

EXISTING SITE CONDITIONS

OCEAN KNOLL ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



EXISTING SITE INFORMATION

Year Built: 1959

Buildings Added: 2007, 2016

Building Area: 68,880 SF

Site Acreage: 18.37

Student Population (2023-2024): 494

Grade Levels: K-6

Total Number of Classrooms: 26

Number of Portables: 0

OVERVIEW

The Ocean Knoll Elementary campus consists of (8) permanent construction 'finger' buildings oriented with their extended elevations facing N/S. The Kindergarten classrooms and associated play area are located along the central West edge of the site, with the East edge encompassing a softball field as well as a main field.

SITE PRIORITIES:

1. Provide CDE compliance for the kindergarten classrooms size (1,350 SF).
2. Update and reconfigure the Media Center & Learning Resource Center.
3. Provide additional classrooms for electives.
4. Restroom refresh.
5. Kitchen upgrades.

DISTRICT-WIDE PRIORITIES:

1. Phase 1 & 2 Kitchen Upgrades (modernized kitchen, indoor serving line)
2. Dedicated enrichment program spaces, and TRAC space
3. Exterior entry enhancements, curb appeal
4. Restroom refresh
5. Drainage improvements

PREVIOUSLY COMPLETED PROJECTS

- 2007 - Added NW modular building with (3) new classrooms
- 2016 - Added (4) photovoltaic carports.
- 2016 - Added solatubes throughout campus
- 2016 - Added northern modular building with (8) new classrooms. Replaced windows throughout campus.
- 2017 - Added (1) portable for EUSD Grounds Department

SITE COMMENTS

Program Needs & Updates to Functionality

- Additional storage for Science, Music.
- Concern regarding access to restrooms for the 'remote' buildings.
- Modernize campus circulation - restrooms and workrooms are too far from classrooms.
- Flexible and mobile furniture to fully utilize Library and Media Center.
- Replace playground material with rubber

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- surfacing
- Weather proof lunch shelter for inclement weather
- Shade opportunity at northern classrooms - shade sails are inefficient for outdoor learning
- Rightsize remaining kinder classroom to CDE standard (1350sf)

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0]	NO WORK.
CATEGORY [1]	MINOR MODERNIZATION.
CATEGORY [2]	MAJOR MODERNIZATION/ REPLACEMENT.

Parking / Drop-off

Category [1]

- Back parking lot access to school raises some safety concerns. No clear drop off area/dead-end circulation.

Paving

Category [0]

Concrete (natural gray) and brick pavers.

- Concrete paving is in good condition at Kindergarten play and campus quad.

AC paving

Category [1]

- Hardcourts are in fair condition with some areas cracking. Grind, re-seal and re-stripe.
- Verify potential cross slope issues (>2%).
- Worn striping has been recently repaired.

Site Amenities

Category [1]

- Repaint shelter and fence.
- Shade Shelter - (Between classroom building and 500 building and at school garden) does not have adequate attachments and should

be removed and reattached.

- Track is DG/grass - Replace with rubberized surfacing.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [0.5]

- The play equipment for both Kindergarten and the lower/upper grades are in good condition and were replaced in the 2015-2016 school year.
- Replace fiber chips in fall zone with rubberized surfacing.
- Ball wall is in good condition.
- Swings are in good condition, replace fiber chips with rubber.
- Basketball goals and posts are in good condition.
- Baseball infield areas should be removed or re-worked. Potential replacement of backstops.

Landscape

Category [1]

- Grass areas should be reseeded and regraded.
- Desire for landscape areas to be upgraded to drought tolerant plants.
- More shade trees are recommended throughout campus.

Irrigation

Category [0.5]

- Provide shut-off valves to both domestic and reclaimed systems, and provide identification of each system at piping throughout site. Ensure domestic system is properly separated from the reclaimed system in future site work.
- Note there is reclaimed water at this site.

Fencing/Gates

Category [0]

- Fencing at the campus is painted steel. Fencing in general is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Category [0]

- Buildings are wood construction with exterior stucco finish and are in general good condition.

Paint

Category [0.5]

- Stucco areas could use a new coat of paint. Updated color scheme to reflect school's colors should be utilized.

Windows

Category [0]

- Windows were replaced in 2016 to low-e insulated type. Windows are operable.

Roof

Category [1]

- Per information provided by the District's consultant, new roof coatings are recommended at the Media Center, Administration Building (both with existing coated emulsion roofing), and Portables 27-29 (existing metal roofing).

Accessibility

Category [1.5]

- Restrooms have had ADA upgrades.
- Classroom sinks and casework have had ADA upgrades.
- Drinking fountains have been replaced to accessible 'hi-low' type, and there are filtered bottle filling stations on campus.
- Room signage needs to be replaced to meet

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- ADA requirements.
- Path of travel compliance needs to be evaluated.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Overall Rating: Category [1]

- In general, the interior finishes (painting and whiteboards) are dated and could use an update.
- Interior floor finishes were replaced in the 2015-2016 school year and are in good condition.
- Casework is in acceptable condition but could use an update.
- Classroom ceilings are ACT-type; tiles are dated or damaged and should be replaced when future work is completed in these areas.

ASSESSMENT OF SYSTEMS

Site Utilities

- **Domestic Water:**
Category [0]
 - Existing tie-in to City water is in fair condition and is at adequate capacity for site.
- **Gas:**
Category [0]
 - No known issues.
- **Sewer:**
Category [1]
 - Existing sewer system has areas that should be repaired/replaced. Consider including these repairs in future work.
- **Storm Drain/ Drainage:**
Category [0]

- No known issues.
 - **Fire Water:**
Category [0]
 - No known flow issues for fire hydrants on-site or in the adjacent R.O.W.
 - No sprinklered buildings.
 - **Mechanical**
Category [0]
 - No known issues.
- #### Plumbing
- Category [2]
- Plumbing piping at the original buildings is understood to be original to 1959 construction and should be replaced.
 - Potable water is not available for the Maintenance portable on site, recommend adding access - re: hose bibs and staff restrooms.
 - Typical student and staff restrooms appear to have had ADA upgrades and meet accessible codes of that time. Due to code changes they will most likely need some upgrades if future work is to be done at existing buildings.
 - The plumbing fixture count and restroom adjacency for buildings should be also be examined with future work- to ensure that students/staff in all areas of campus have a restroom nearby.

Electrical

- **Power:**
Category [0]
 - No known issues.
- **Fire Alarm:**
Category [0]
 - No known issues.

- **Data Network:**
Category [0]
 - No known issues.
- **Phone System:**
Category [0]
 - No known issues.
- **Audio Visual:**
Category [0.5]
 - MPR AV controls have been updated to be more-user friendly/current technology.
 - LCD projectors are provided in all classrooms. Preference is for short-throw projectors in future work.
- **Intercom / Clock / Bell:**
Category [2]
 - System is dated and split between systems - should be replaced with updated/ integrated AP system.
- **Security:**
Category [0]
 - Panels have been replaced.
- **Lighting:**
Category [2] - Interior and Exterior
 - Lighting controls need to be replaced and modernized to comply with current Title 24 requirements. Controls shall include occupancy sensors, dimming stations, photocells, lighting control relay panels and digital integrated network.
 - Classrooms and pods have solatubes installed throughout - all are in good condition.
 - Exterior lighting are high-pressure sodium fixtures. Eventually they should all be upgraded to LED.

EXISTING SITE OBSERVATIONS
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Front of School



Drop-off Loop



Kindergarten Play Area



Covered Walkway



School Garden



School Garden



Outdoor Learning Court



Outdoor Learning Court



Outdoor Learning Court

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Physical Education Storage



Hardcourts



Playfields



Lunch Shelter



Former Farm Lab



Former Farm Lab



Reception Area



Copy Area



Staff Workroom

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Encinitas Union School District
Facilities Plan Update

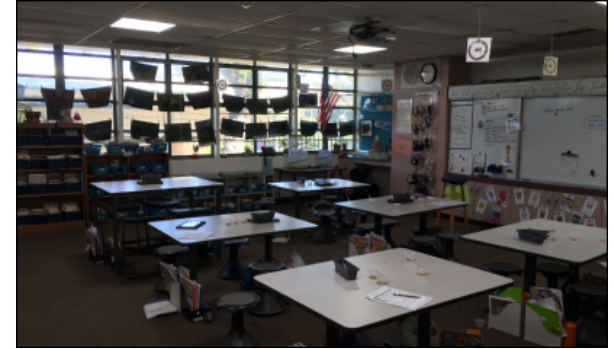
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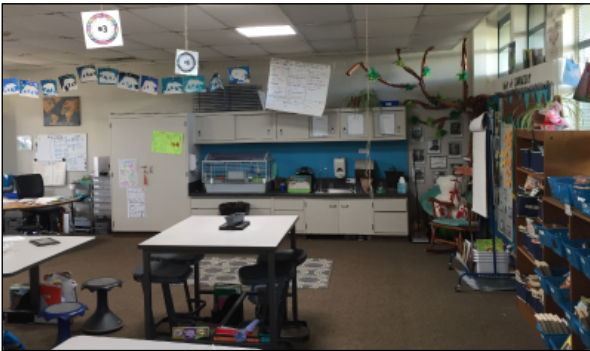
Staff Lounge



Kindergarten Classroom



Typical Classroom



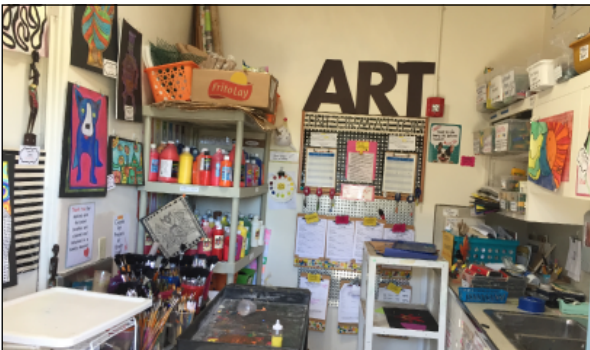
Typical Classroom



Music Classroom



Nutrition Lab



Art Supply Closet



Learning Resource Center (LRC)



Media Center

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Multi-Purpose Room (MPR)



Multi-Purpose Room (MPR) Stage



Kitchen



Serving Line Area



Typical Student Restroom