

6: District Facilities Assessment

Site Recommendations for Pacific Beach Middle School



SITE DATA	PACIFIC BEACH MS	320
Site Net Acreage:	13.5	
Total Permanent Building Sq. Footage:	122,959	
Total Quantity of Classrooms:	42	
Quantity of Permanent Classrooms	42	
Number of Permanent Buildings	9	
School Program Capacity	981	
Current Enrollment - 2007-08	788	
Projected Enrollment - 2016-17:	676	
Student to Acre Ratio:	58	
Quantity of Portable Classrooms	0	
% of Total Classrooms in Portables	0%	
Quantity of Portable Buildings on Site	0	
Quantity of Undersized Classrooms	25	
% of Undersized Classrooms	60%	
API Rating (2007 Base Statewide Rank)	5	
Quantity of buildings over 50 years	8	
Age of Building-% over 50 years	89%	
FCA Rating	Poor	
Climate Control	I	
ADA Report	Poor	
Delta from Capacity	193	

Site Findings:

- Site size is adequate for the current student population
- Adequate parking on site
- 60% of the classrooms are undersized w/ 29 under 800 sq. ft
- 80% of the buildings are over 50 years old & many have not been modified for ADA compliant access
- Music rooms, radio station, & portion of media center are not utilized
- Site grading and depressed lunch area present challenges for ADA compliant site access and interaction at outdoor dining
- There is no indoor dining space

Site Recommendations:

- Analyze site layout, considering new user-friendly entry to campus, with possible replacement of old administration building 04-04
- Replace classroom buildings 05-05, 08-10, and 04-05 with classroom buildings to house district standard-sized classrooms and instructional support space
- Analyze existing space in the Music and Media Center buildings for better utilization of space considering flexibility for current and future programs
- Provide indoor dining space. This could be developed in an existing building
- Site grading modifications need to be planned with the new campus layout to provide easy ADA compliant access throughout the site

Input from Site Survey:

- Additional servers and wireless network needed to support purchased



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technology

- Poor ventilation and no heating reported in some classrooms
- Video surveillance requested for added security and safety
- Windows reported to break upon opening for ventilation
- Electrical sockets reported to hang from wall and lifted from floor, creating a tripping/fire hazard
- Plumbing reported to back up in building 100/200 causing sewer drainage in basement
- Redesign of bus loading zone and addition of sidewalk due to safety concerns
- New signage and painting of all buildings requested
- Natural turf requested for DG field
- New carpeting requested in all classrooms

Input from Cluster Meetings:

- Request ceiling-mounted projectors and upgrade to media center technology
- Reported that switches may need replacing
- Request intercom/PA system
- Request ceiling fans for ventilation
- Remodel old administrative building to serve breakfast/lunch to students and staff
- Tile flooring needs to be replaced in 100, 200, 400 buildings
- Request replacement of windows
- Kitchen/cafeteria requested to be upgraded
- Request bathroom upgrades