

Darlington County School District
Facility Study
July 29, 2019

Table of Content

Brockington Elementary Magnet School for Science and Technology	1
Carolina Elementary School	11
Darlington High School	21
Hartsville High School	31
Lamar High School	45
Mayo High School for Math, Science, & Technology	55
North Hartsville Elementary School	65
Pate Elementary School	75
Rosenwald Elementary & Middle School	83
Southside Early Childhood Center	91
St. John’s Elementary School	99
Thornwell School for the Arts	107
Appendix	117

Brockington Elementary Magnet School for Science and Technology

Brockington Elementary School, located in Darlington, SC, sits on a 12 acre site near Brockington Road and Highway 52. The site is relatively flat with a detention pond at the front and large fenced in play area in the back. The main building is typical of the designs associated with schools built in the 1950's and 1960's. Renovations and additions were completed in 2010 which included the addition of a new kitchen, cafeteria/multi-purpose, new administration area, and six classrooms with group toilets. In addition there was extensive renovation work done to the existing buildings including the creation of enclosed corridors to tie the entire campus together under one roof and new fire alarm system. While renovations covered life safety issues they did not include cosmetic upgrades or address ADA compliance.

The parent drive and bus drive both enter the site in close proximity off of Brockington Road. Ideally these two drives would be separated and a longer parent drive created to keep cars from backing up on Brockington Road.

The existing campus and spaces appear to function well and the school would benefit from cosmetic upgrades due to age of finishes. This would include casework, acoustical ceiling and flooring not addressed in the 2010 renovations, hardware, and and restrooms.

Principal	Stephanie Bridges
Grades	3-5
Staff	46
Current Enrollment	424
Site Size	11.99 Acres
Square Footage	60,022
Year Constructed	1953, 1960
Renovations	2010



Brockington Elementary Magnet School for Science and Technology

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security	X			
Landscaping		X		
Secure Entrance	X			
Access Control of Entrances		X		

Comments/Pictures:

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas				X

Comments/Pictures:

- A larger parent drive separated from bus drive would be ideal
- General maintenance is required to keep water away from buildings



Brockington Elementary Magnet School for Science and Technology

Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick	X			
Windows		X		
Exterior Doors/Hardware	X			

Comments/Pictures:

- Windows not energy efficient
- Some windows have visible seal failure

Building Interior	Good	Average	Poor	N/A
Apparent Leaks	X			
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- In older wings, hardware does not meet ADA requirements
- Several fixtures are in poor condition and/or do not meet ADA requirements
- Some door clearances do not meet ADA



Brockington Elementary Magnet School for Science and Technology

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems		X		

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality		X		

Comments/Pictures:

- Noise from free blowing wall hung mechanical units can interfere with instruction

Electrical Systems	Good	Average	Poor	N/A
Lighting Level	X			
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems	X			
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Insufficient outlets in some classrooms
- Switches not ADA compliant in original building

Brockington Elementary Magnet School for Science and Technology

Spatial Observations	Good	Average	Poor	N/A
Administration	X			
Guidance	X			
Media Center		X		
Kitchen	X			
Cafeteria	X			
Classrooms		X		
Gymnasium/PE	X			
Band Room				X
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Teacher work areas are undersized for the quantity in the school
- Music room needs acoustical treatment on walls for sound
- Media Center is adequate but small
- Classrooms throughout would benefit from casework upgrades



Recommendations

Option 1: Relocate Students from Pate Campus to Brockington Campus

Although the school currently works well as a 3rd through 5th grade campus, due to its close physical proximity to the Pate Campus, it is recommended that the two campuses merge to create a 4K – 5th grade campus. Due to the condition of the two schools it is recommended that the combination be done on the Brockington site. Needed upgrades to electrical and plumbing systems at Pate as well as any renovations or additions makes it cost prohibitive to move students to the Pate campus. The Brockington cafeteria, kitchen, and multi-purpose areas are sized to support this combined population. If additional administrative space is needed it is the recommendation of the architect that the administration area grow to include the existing science and computer lab and these rooms be re-built as part of the addition. Two additional classroom wings to support the Pate population would be built in front of the cafeteria building and would be separated from the cafeteria by courtyards but connected by an enclosed corridor on the stage end of the building. An additional fenced in playground would be built for the lower grades and can be either in this added courtyard or in the space between the new wings and detention pond. The addition would keep the admin area at the center of the new campus as well as the cafeteria and multipurpose room for circulation efficiency between classes and the shared spaces.

A new music room tied into the side of the stage would allow warm up/practice/staging to occur in the classroom prior to accessing the stage. Renovate the two small classrooms in the courtyard to become one large art room with access to courtyard for outdoor instruction. Renovations in other areas as suggested in Option 1 would also be needed if not yet addressed.

The traffic pattern and sitework would need to be studied to improve stacking at the parent pick-up and drop-off loop.

Option 2: Renovate

As money becomes available, replacement of acoustical ceiling tile (ACT), older casework, doors, and hardware is recommended. Renovations to buildings will need to occur during the summers in phases to not disrupt operation of school.





Carolina Elementary is located on a 10 acre site and houses students from the first through fifth grades. Its two main buildings were constructed in the 1950's. The site is relatively flat with little grade which creates drainage issues when rains occur, especially at the parent loop.

Visitor parking is limited and traffic circulation for buses is poor. Parent drop-off and pickup seems to be adequate for the number of students currently.

Since the buildings are not connected through an enclosed protected structure, security is a greater issue as doors to buildings must remain unlocked to allow access for students and staff. Additionally, when students and staff move from building to building in inclement weather, they are subjected to the elements. These conditions contribute to higher energy costs, greater maintenance, and wet floors creating slip/fall hazards and damage to flooring and floor substrates.

There are 5 mobile units/classrooms being used. Two of these mobile units are situated within 20' of a permanent structure which is a code violation.

Principal	Kathryn Abbott
Grades	1-5
Staff	39
Current Enrollment	266
Site Size	9.96 Acres
Square Footage	27,700
Year Constructed	1949, 1953
Renovations	Various



Carolina Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance			X	
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- There is no means of control of the multiple access points in the open campus
- Front entrance only identifiable by school crests and difficult to see when approaching the site

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas				X

Comments/Pictures:

- Awkward traffic patterns
- Parking area in need of repaving and drainage control via curb, gutter, and storm drains
- Ramps at portables to be addressed, ADA issues and not covered



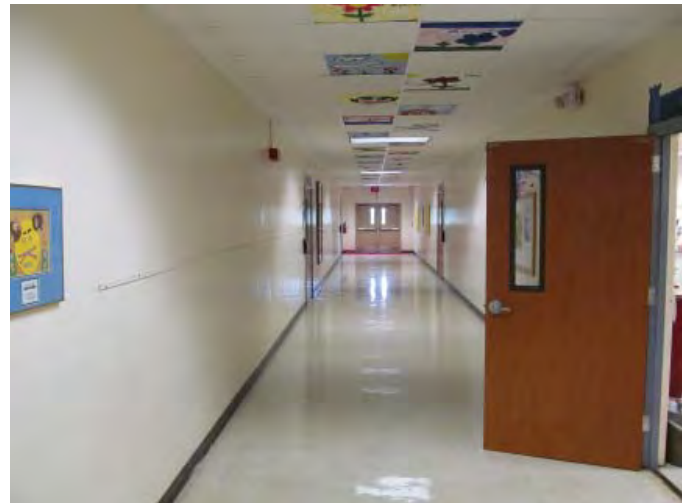
Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick		X		
Windows		X		
Exterior Doors/Hardware			X	

Comments/Pictures:

- Some exterior doors have ADA and hardware issues
- Windows are not energy efficient
- Exterior in need of repainting and recaulking, masonry tuck-pointing

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware		X		
Group Restrooms		X		
Staff Restrooms		X		
ADA Compliant Restrooms			X	

Comments/Pictures:



Carolina Elementary School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

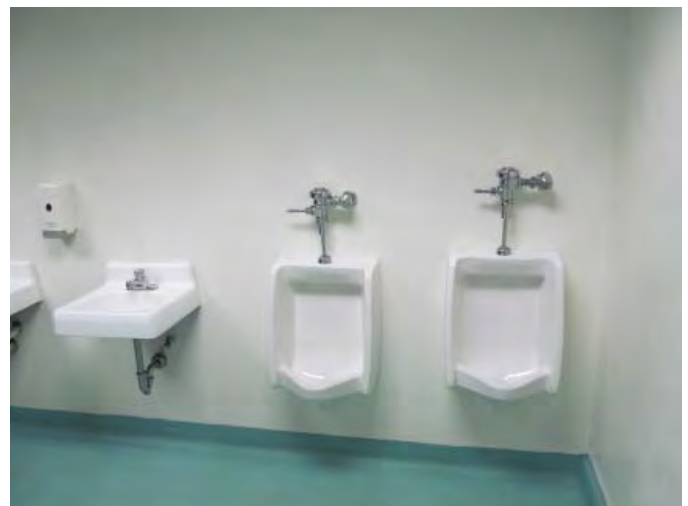
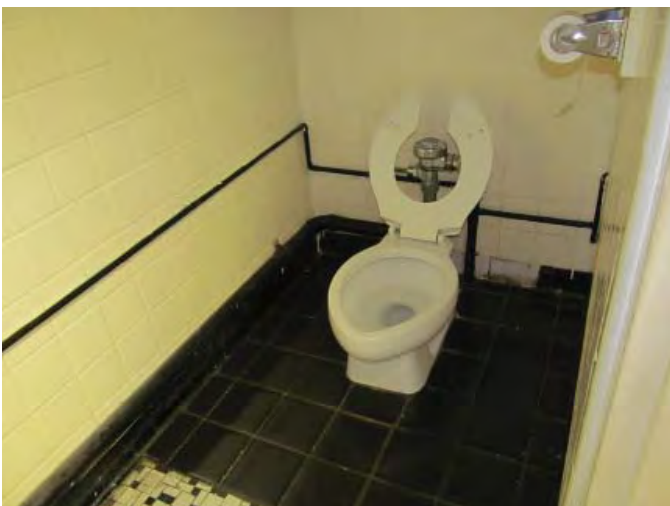
Comments/Pictures:

- Several restrooms not in good condition nor meet ADA requirements

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality			X	

Comments/Pictures:

- HVAC air quality needs to be confirmed



Electrical Systems	Good	Average	Poor	N/A
Lighting Level			X	
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Emergency lighting needed at exterior doors
- Several old electrical panels and wiring not NEC compliant
- MDF security and dedicated power a concern



Carolina Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center		X		
Kitchen		X		
Cafeteria			X	
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus			X	
Art Room		X		
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Small administration offices and waiting area
- Classrooms are around 700sf
- Toilet facilities need to be added for the cafeteria
- More natural light recommended in several instructional and gathering spaces
- PE and music are taught in portables
- Stage appears to be undersized for population of the school



Recommendations

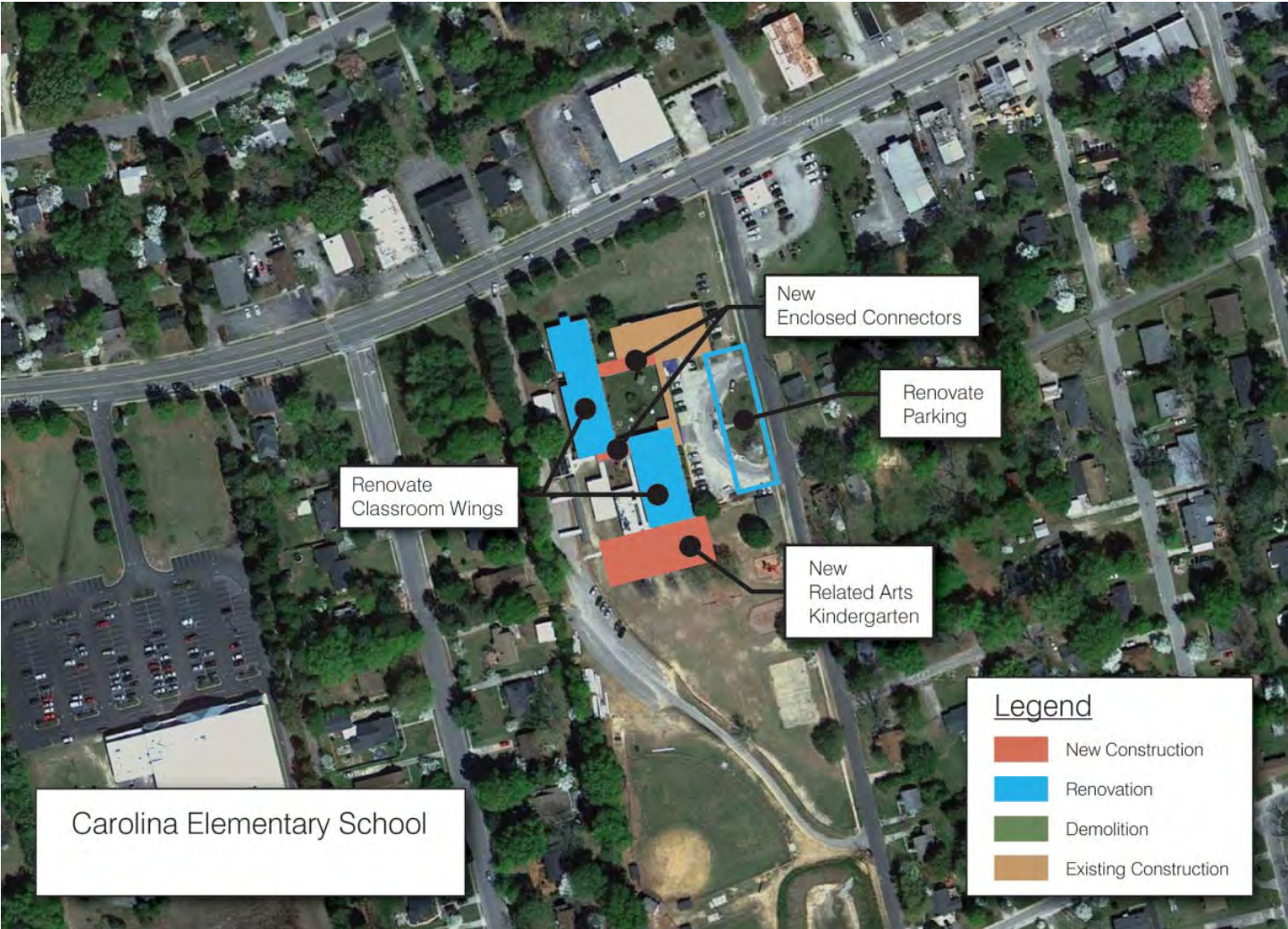
Option 1: Create a K-5th grade school by rezoning children from Southside.

For the Hartsville area part of the recommendation is to close Southside Early Childhood Center and send the children to their zoned elementary schools. To do this at Carolina a Kindergarten wing with dedicated play area is needed. Part of the renovation would be to enclose the corridors to the different buildings to better secure the site and reduce some of the energy loss from constantly opening exterior doors. The existing spaces would receive minor renovations with regard to finishes, building systems, and ADA compliance. Site work to improve drainage, parking, and to extend the parent loop will need to be studied based on the new kindergarten wing addition.

Option 2: Relocate Students from Carolina and Thornwell to a new site

In the long term it may be better to locate the students from Carolina and Thornwell to a new PK-5 school building at a new site. The existing buildings at both campuses are not able to meet all needs and limit the current technology and 21st century learning environment trends. This new campus can be built at the existing Southside site or a new site to be purchased by the district. The children currently in Southside can be temporarily housed in the newly vacated Washington or West Hartsville site while construction is being done if not already relocated to Carolina, Thornwell, North Hartsville, and the New Hartsville Elementary Schools.





Darlington High sits on a 71 acre site near downtown Darlington that also houses the 9th grade academy, which sits at the corner of Spring and Blue Streets, and the Darlington County Administration Building. The site is bound by North Main Street in the back and Spring Street in the front of the campus.

Access to the main entrance of the school is easily identifiable by a large covered canopy. However there is no easily visible ADA access and because the school sits below the grade of the front parking area, a series of stairs must be maneuvered before entering the school. The ninth grade academy is its own free standing building and sits on the opposite corner of the site; it has its own easily identifiable entrance and access is easily gained into the 9th grade academy.

At both locations there is no secured entry airlock. However, both locations have relatively good sight lines to visitors entering the school and this could possibly be helped with the use of security cameras at the main campus.

Campus buildings consist of masonry load bearing walls and bar joists with low sloped roofs at the main campus and masonry load bearing walls and steel beams with standing seam metal roofs at the 9th grade academy. The ages of the buildings dictate varying compliance to a variety of building codes creating some noncompliant conditions as it relates to current codes.

Principal	Cortney Gehrke
Grades	9-12
Staff	80
Current Enrollment	1,084
Site Size	71 Acres
Square Footage	176,307
Year Constructed	1967, 1977, 1985
Renovations	Various

Athletic facilities include a gymnasium with locker rooms, several softball and baseball fields and a football stadium with running track. Also of note is the fact that students from the 9th grade academy must walk a considerable distance underneath a covered canopy to use any of the facilities at the main campus such as cafeteria, gymnasium and other support areas; this creates a safety/security issue as well as taking away from the students time in the classroom.



Darlington High School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple access points
- Visitors can bypass office and gain access to entire school

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings			X	
General Play Areas				X
4K Play Areas				X

Comments/Pictures:

- Drainage goes towards the building causing moisture issues on brick and needs to be monitored/addressed
- ADA access to building entrances lacking
- Covered walk needed for access from band building and 9th Grade building to main campus building



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware		X		

Comments/Pictures:

- Some hardware and ADA issues at exterior doors
- In need of energy efficient windows

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling	X			
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms		X		
Staff Restrooms		X		
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some interior doors not rated



Darlington High School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

- Sprinkler system to be addressed as buildings are renovated or added
- ADA compliant rest rooms needed

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas

Darlington High School

Spatial Observations	Good	Average	Poor	N/A
Administration		X		
Guidance		X		
Media Center		X		
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE		X		
Band Room		X		
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- More natural lighting recommended in classroom and media spaces
- Additional sinks in Art room are needed and suggest access to outdoor area
- Connectivity to music spaces from classroom spaces via covered walk or addition is recommended

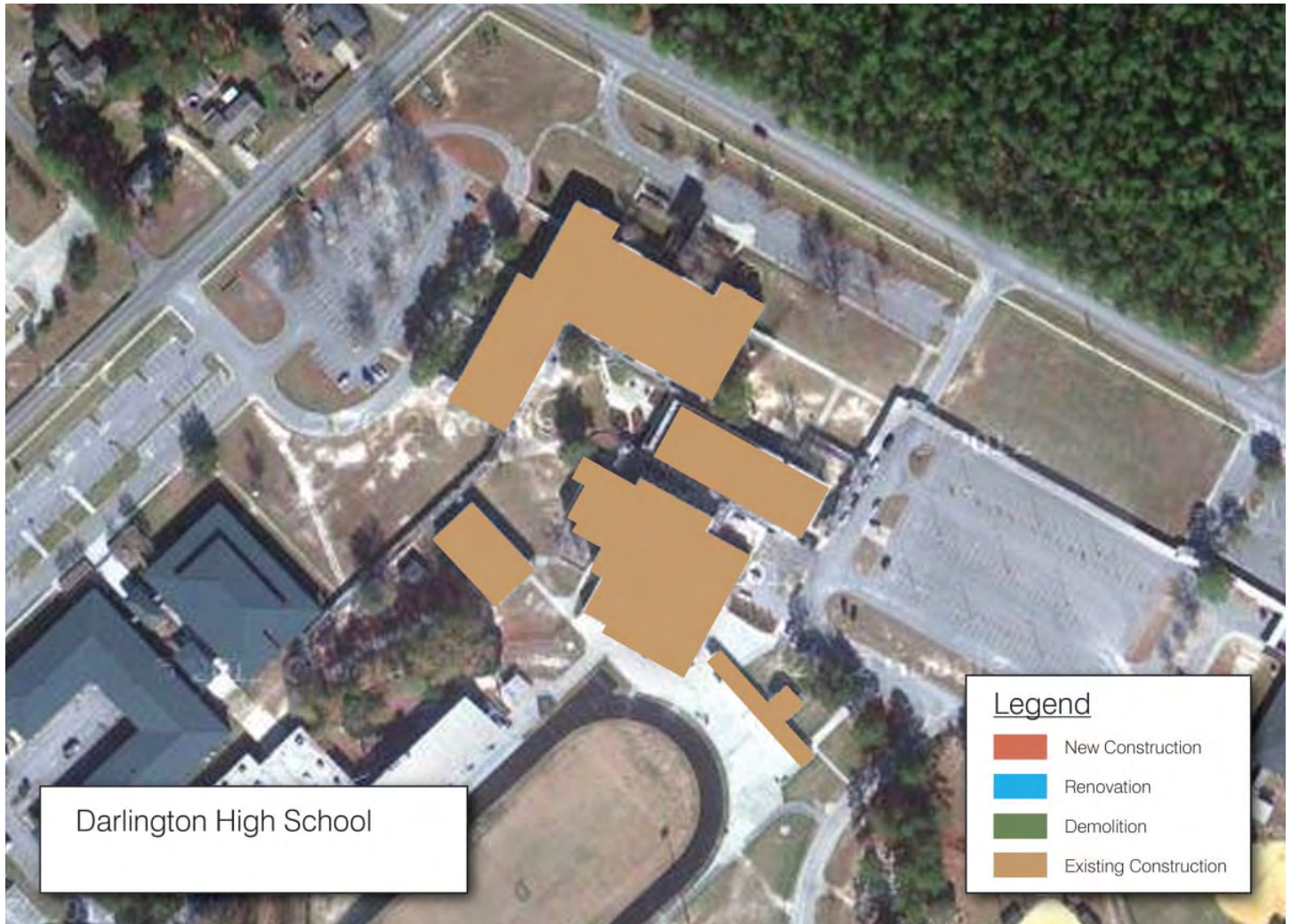


Recommendations

The high school would benefit with relocating the 9th Grade Academy closer to the rest of the campus with the addition of a new academic wing. This would resolve some security issues and a separate entrance can still be maintained if desired. An additional connecting corridor to the cafeteria, gym, and administration area improves security and protects students and staff from the elements. A dedicated PE gym and a competition gym with lobby space would bring equity to the Darlington area to align with the basketball facility at Hartsville High School. These can tie into the new locker rooms being completed. Minor renovations such as replacement of non-compliant handrails and guardrails would occur and the ADA toilet situations would be addresses throughout the school as well as upgrades to finishes in some of the existing spaces.

Possibility of adding a fine arts wing to relocate art, band, choral, and add an auditorium should be considered by the district to provide a Fine Arts facility for larger size productions and events which is currently lacking in the district.

These recommendations will need to be phased for continued occupancy of the school and care taken for safety and security during construction. Phase One would be the 9th Grade wing and connecting corridor, Phase Two would be the competition gym and Fine Arts Auditorium.







Hartsville High School sits on a 27 acre site which is relatively flat. Access to the site occurs from Lewelleyn Avenue at the front and Washington Street at the rear. Storm water drainage is poor. The campus layout, typical of the designs associated with high schools built from the mid 1960's through the late 1970's, is based on a college campus design with multiple buildings connected by an array of covered walks and sidewalks. Campus buildings have been added as needs from 1964 through 2011. Renovations have periodically occurred based on need and not through a planned process such as a master plan.

Access to the main entrance of the school is not easily identifiable as it occurs through a neighborhood rather than a main vehicular artery. The Washington Street vantage is the more prevalent of the entrances.

Campus layouts like that of Hartsville High School, create security issues as doors to all buildings typically must remain unlocked to allow access to students and staff. Traversing the campus in inclement weather is also problematic as rain, cold and wind are not only an inconvenience to students and staff but also add additional safety hazards with slip/fall risks.

The ages of the buildings dictate varying compliance to a variety of building codes creating many noncompliant conditions as it relates to current codes.

Principal	Corey Lewis
Grades	9-12
Staff	106
Current Enrollment	1,196
Site Size	26.60 Acres
Square Footage	224,140
Year Constructed	1962, 1964, 1967, 1970, 1972, 1973, 1975, 1993, 2011
Renovations	2011

Athletic facilities are located both on the campus proper and offsite. On site facilities include: PE/practice gymnasium; competition gymnasium; softball complex; football/soccer practice fields; and band practice/PE field. Offsite facilities include the competition football/soccer stadium and baseball field.



Hartsville High School

General Overview	Good	Average	Poor	N/A
General Appearance			X	
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Main office not easily identifiable when approaching campus
- Open campus with no access control
- Careful landscaping needed to address appearance of campus from all sides

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive		X		
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings			X	
General Play Areas				X
4K Play Areas				X

Comments/Pictures:

- Site drainage an immediate concern
- Reworking and striping of parking lots and drives recommended



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick			X	
Windows			X	
Exterior Doors/Hardware			X	

Comments/Pictures:

- Exterior doors have hardware and ADA issues
- Windows not energy efficient and some need replacement
- Roofs throughout district are in the process of or have been recently replaced
- Brick needs to be tuck-pointed

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms		X		
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some interior doors not rated
- ADA restrooms needed
- Renovation of classrooms to include finishes is recommended



Hartsville High School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems			X	

Comments/Pictures:

- Only practice and competition gyms are sprinklered, as buildings are renovated or added sprinkler system will need to be added

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality			X	

Comments/Pictures:

- Air quality will need to be tested
- Mold and moisture need to be monitored for cause of either HVAC or drainage and addressed



Electrical Systems	Good	Average	Poor	N/A
Lighting Level			X	
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Emergency lighting needed at exterior doors
- Several older electrical panels are present
- MDF is not secured and needs dedicated power

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria			X	
Classrooms		X		
Gymnasium/PE		X		
Band Room			X	
Music/Chorus			X	
Art Room			X	
Science Room/Labs		X		
Other Instructional Space			X	

Comments/Pictures:

- Administrative area is cramped and uninviting
- Office spaces are small and conference space is lacking
- Layout of media center creates blind spots for security
- Cafeteria is undersized and lacks flow in the serving line
- More natural lighting is recommended in instructional spaces
- Art room needs more sinks and access to outdoor space

Recommendations

There are several major factors when considering renovations to Hartsville High School. These include: safety and security; rain water drainage; electrical/technology relocation from canopy structures; and consideration of the competitive edge a 21st Century Learning Environment will provide to the students' of Darlington County. More specifically, most buildings are in immediate need of building envelope renovations which will include: roof replacement; window replacement; exterior door system replacement; removal and reinstallation of caulking systems; in some cases masonry tuck pointing; and covered walk replacement; some of these items have been or in the process of being addressed. All buildings require varying degrees of renovations or complete replacement.

Option 1: Renovate and Rebuild

The following buildings should be renovated:

- Building 1: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 2: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 3: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 4: Minor renovations to this building should sustain it for 7 to 10 years. Should it be determined that Science Classrooms need consolidating, this may change the extent of renovations from minor to major.
- Building 9A: At that time, finishes will need to be freshened by painting and possibly ceiling replacement.

It is our opinion that the following buildings should be abandoned and removed from the site:

- Building 5: Considering the building shape, it does not allow efficient flow. Also due to design, the building systems are largely exposed creating a non-attractive learning environment.
- Building 6: See comments Building 5.
- Building 7: In addition to this building not fitting into the master plan, extensive renovations are required.
- Building 8: Rainwater issues, code compliance issues and lack of available space plague this building, renovations are not recommended and building removal is required.
- Building 9: While the gymnasium can be renovated, the locker rooms and support areas are inadequate considering today's standards. Therefore it is the recommendation of this report that the gymnasium is renovated and new locker facilities added in addition to: physical education classrooms; a new weight room; a cardio/aerobics room; training rooms; offices; and storage areas. A new lobby for this building with toilets is also recommended.
- Building 10: This building at its present location is not conducive to campus flow and therefore requires removal.
- Building 11: Due to location and cost of renovation, removal is recommended.
- Building 12: Due to location and cost of renovation, removal is recommended.
- Building 13: Due to location and cost of renovation, removal is recommended.

Phasing of the renovations, building demolitions, and building replacement will occur over a minimum of six (6) phases and will take a minimum of 7 years. This process can be slowly occurring over as many as 20 years but over that timeline the effectiveness of the phasing will be lost and therefore a plan between 7 to 12 years is recommended.

Option 2: Renovate and Additions

Although not recommended, additions and renovations can occur which will address security and other campus issues. This option will require the following building renovations and new additions:

- Building 1: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 2: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 3: Major renovations including replacement of brick veneer to increase fenestration and provide a new look to the structure. New brick colors will also tie the campus together.
- Building 4: Minor renovations to this building should sustain it for 7 to 10 years. Should it be determined that Science Classrooms need consolidating, this may change the extent of renovations from minor to major.
- Building 5: Major renovations would occur including increasing fenestration allowing natural light into interior spaces. Interior walls would be removed to allow for revised classroom configurations, toilets would be added meeting code, mechanical systems would be replaced and the building would be sprinkled.
- Building 6: Major renovations would occur including increasing fenestration allowing natural light into interior spaces. Interior walls would be removed to allow for revised classroom configurations, toilets would be added meeting code, mechanical systems would be replaced and the building would be sprinkled.
- Building 7: This building would be removed and the space would be landscaped and become campus green area with wireless internet overlay.
- Building 8: This building would ultimately be removed and become a part of the Band Practice Field.
- Building 9: While the gymnasium can be renovated, the locker rooms and support areas are inadequate considering today's standards. Therefore, the gymnasium would be renovated. In the future, new locker facilities would be added in addition to physical education classrooms, a new weight room, a cardio/aerobics room, training rooms, offices and storage areas. The addition of a new lobby for this building with toilets is also recommended.
- Building 9A: At that time, finishes will need to be freshened by painting and possibly ceiling replacement.
- Building 10: This building would require major renovations and will be repurposed to house the Media Center.

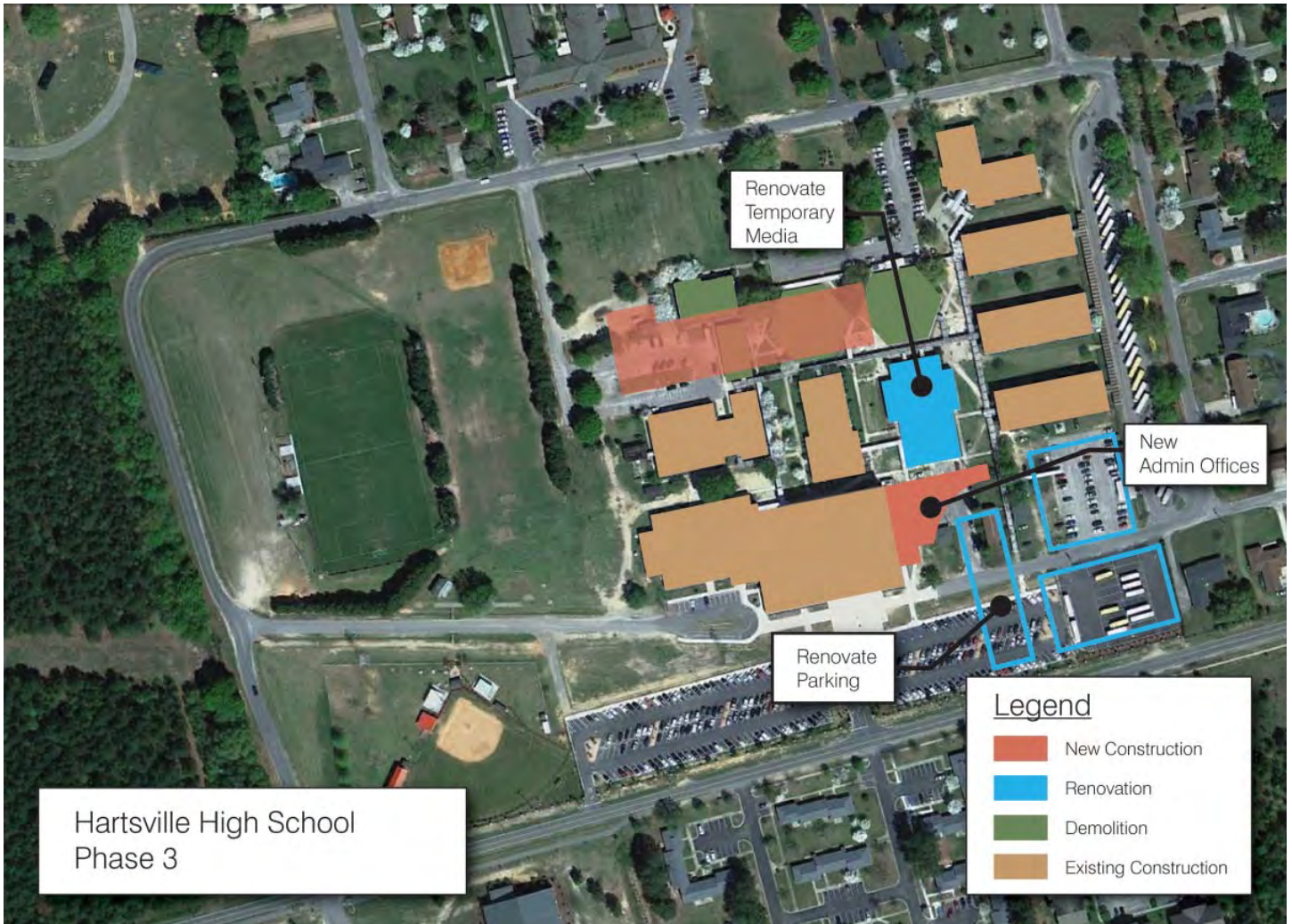
Option 3: Relocate to a New School Site

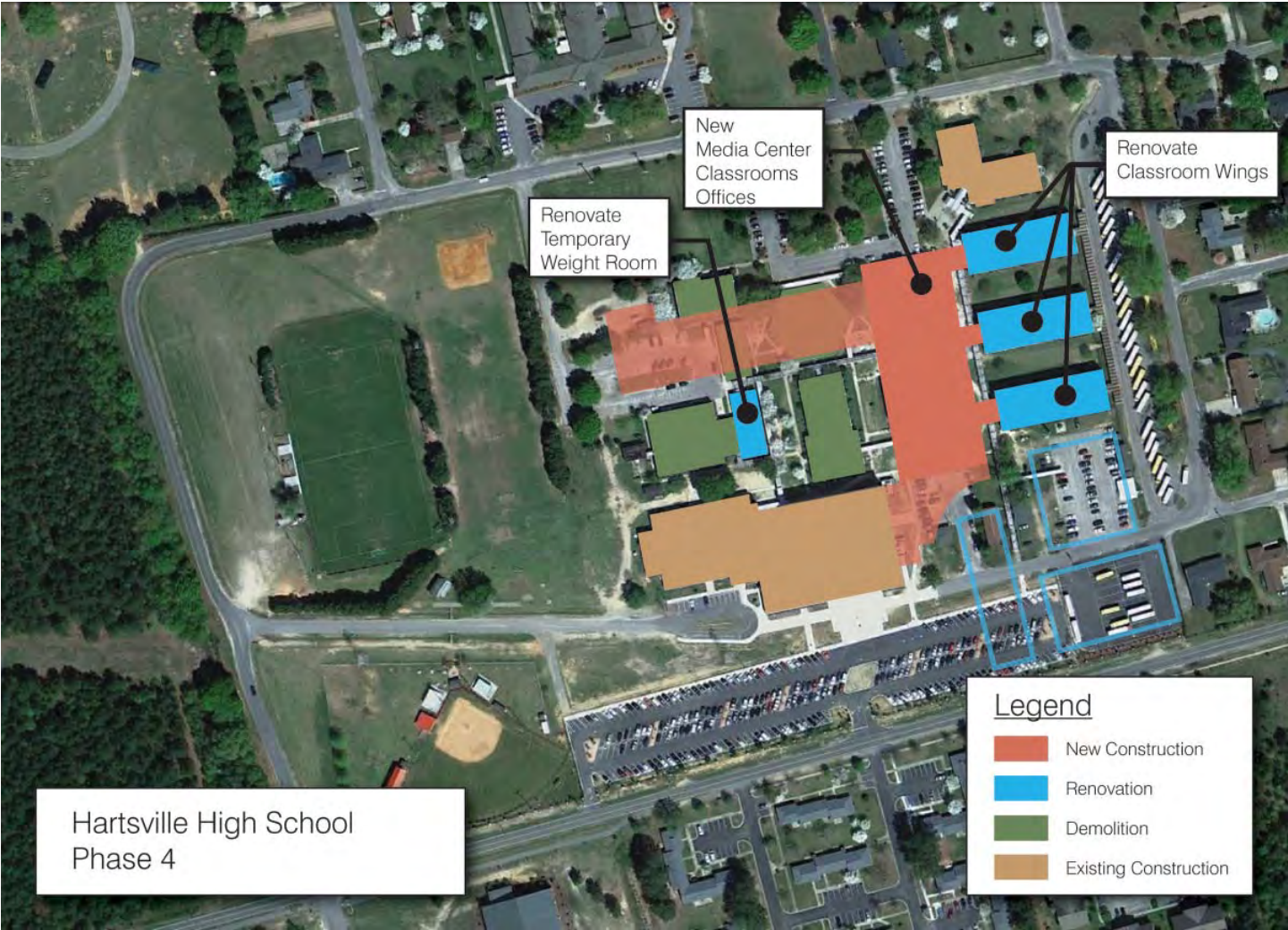
While the architect's opinion that a revitalization of Hartsville High School as noted in Option 1 can occur on the existing site, it should also be considered that of the 280,000 sq. ft. needed to sustain the student capacity at the current high school only 35,000 sq. ft. is new space. The remaining 105,000 sq. ft. of the existing campus will be old renovated space. A new facility on a new site offers the opportunity to address curb appeal, traffic patterns and locate all athletic venues on a single site, a new school as an option must be considered. West Hartsville Elementary is a potential site the district already owns. If that site is considered the existing high school site can be utilized as a sports complex for Hartsville and/or a 9th Grade Academy.

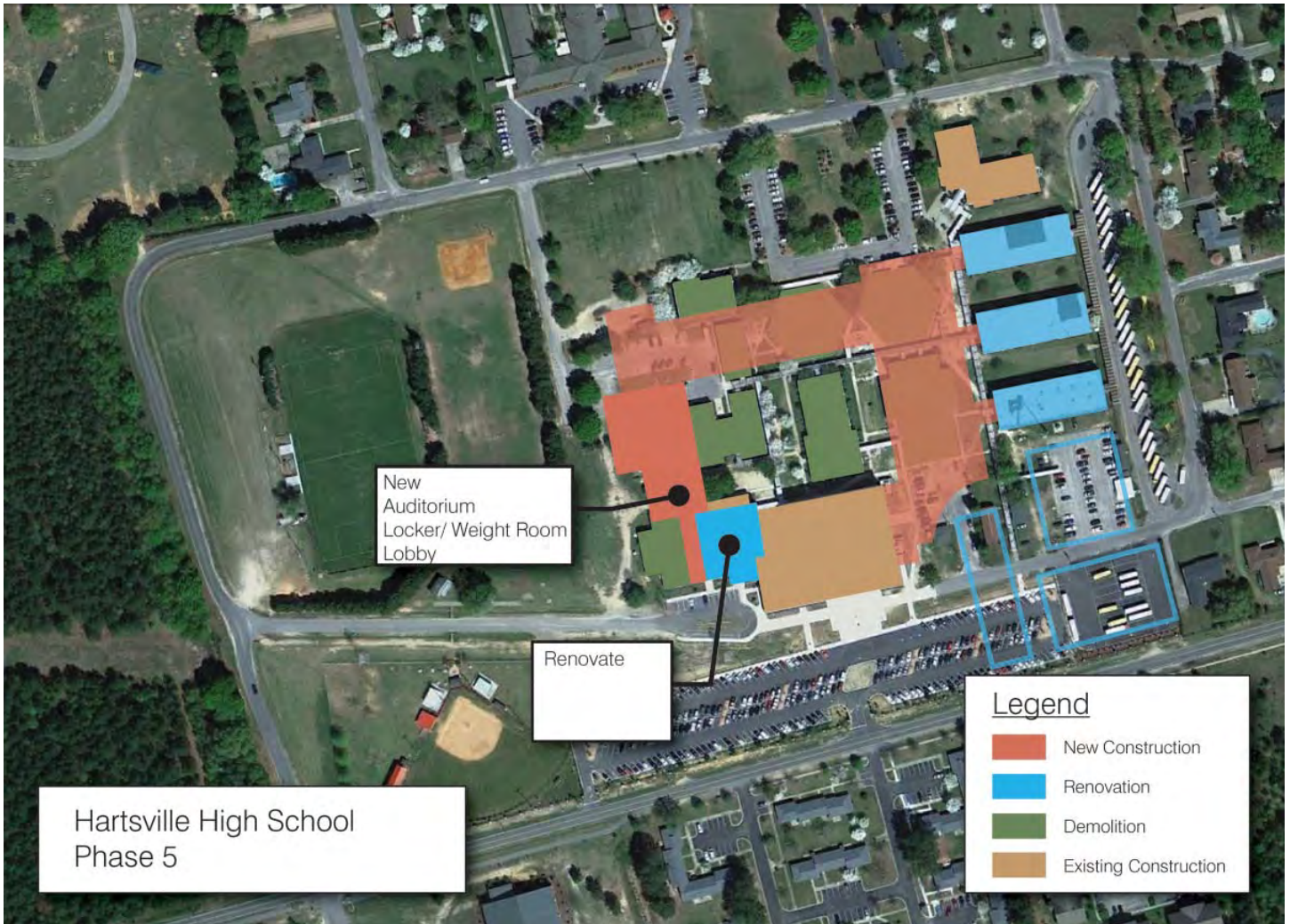












Constructed in the 1950's with the most recent addition completed in 2007, Lamar High School shares its site with the old Lamar Elementary School which housed 4K – 2nd grade students. Traffic patterns appear to work well with parents using the front of the school, students on the northern side and buses circulating at the rear. Student parking also serves the dual use of event parking for football, baseball, and basketball games. All sporting facilities are located on the campus.

The school is comprised of three buildings. These include the main building, the cafeteria building and the gymnasium building. The Main Building houses the administration, classrooms, art, and the media center. The cafeteria, in addition to the cafeteria kitchen, also contains the band and music rooms. The gymnasium houses the competition gym and locker rooms for physical education and competition. There is an auxiliary gym on the elementary site but it does not appear to be used by the High School.

The design of the school created many interior classrooms. Therefore, natural light is missing in some spaces. The art room is one such room without natural light. The media center is another.

With the exception of the new track, the athletic facilities are in average to below average condition and require significant upgrades.

Principal	Kathy Gainey
Grades	9-12
Staff	33
Current Enrollment	264
Site Size	33.75 Acres
Square Footage	77,350
Year Constructed	1980
Renovations	



Lamar High School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple access points and lacks a secure entry in the front office

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas				X
4K Play Areas				X

Comments/Pictures:

- Ramps to some doors are not ADA compliant



Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick			X	
Windows		X		
Exterior Doors/Hardware			X	

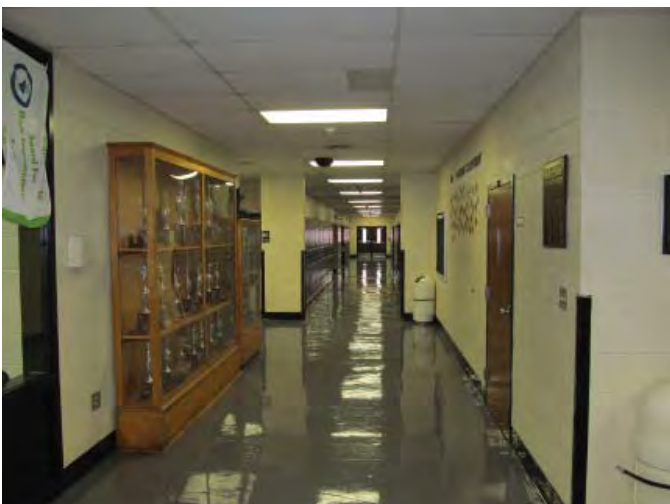
Comments/Pictures:

- Exterior doors are not energy efficient and require replacement due to hardware or ADA
- Brick needs tuck-pointing

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware		X		
Group Restrooms			X	
Staff Restrooms		X		
ADA Compliant Restrooms			X	

Comments/Pictures:

- Needs ADA restrooms for both student and staff



Lamar High School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X		
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

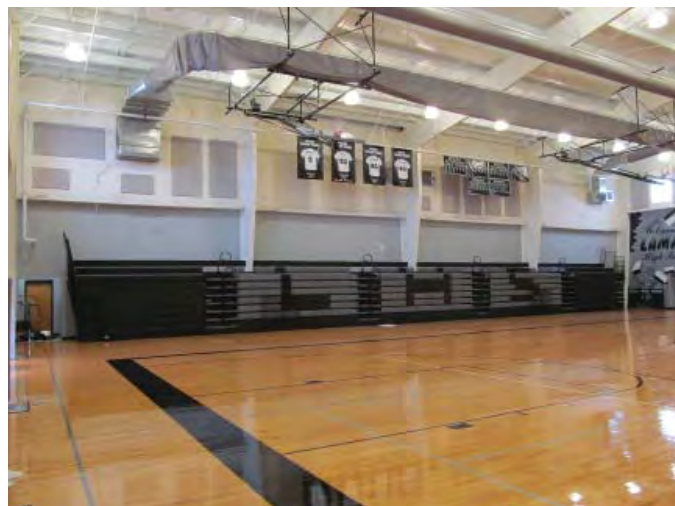
- MDF has size, security, and dedicated power concerns

Lamar High School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance		X		
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE		X		
Band Room		X		
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Offices and waiting areas lack space
- More natural light recommended in media center
- Art room can benefit from more natural lighting and access to outdoor space
- Stage is undersized for larger productions

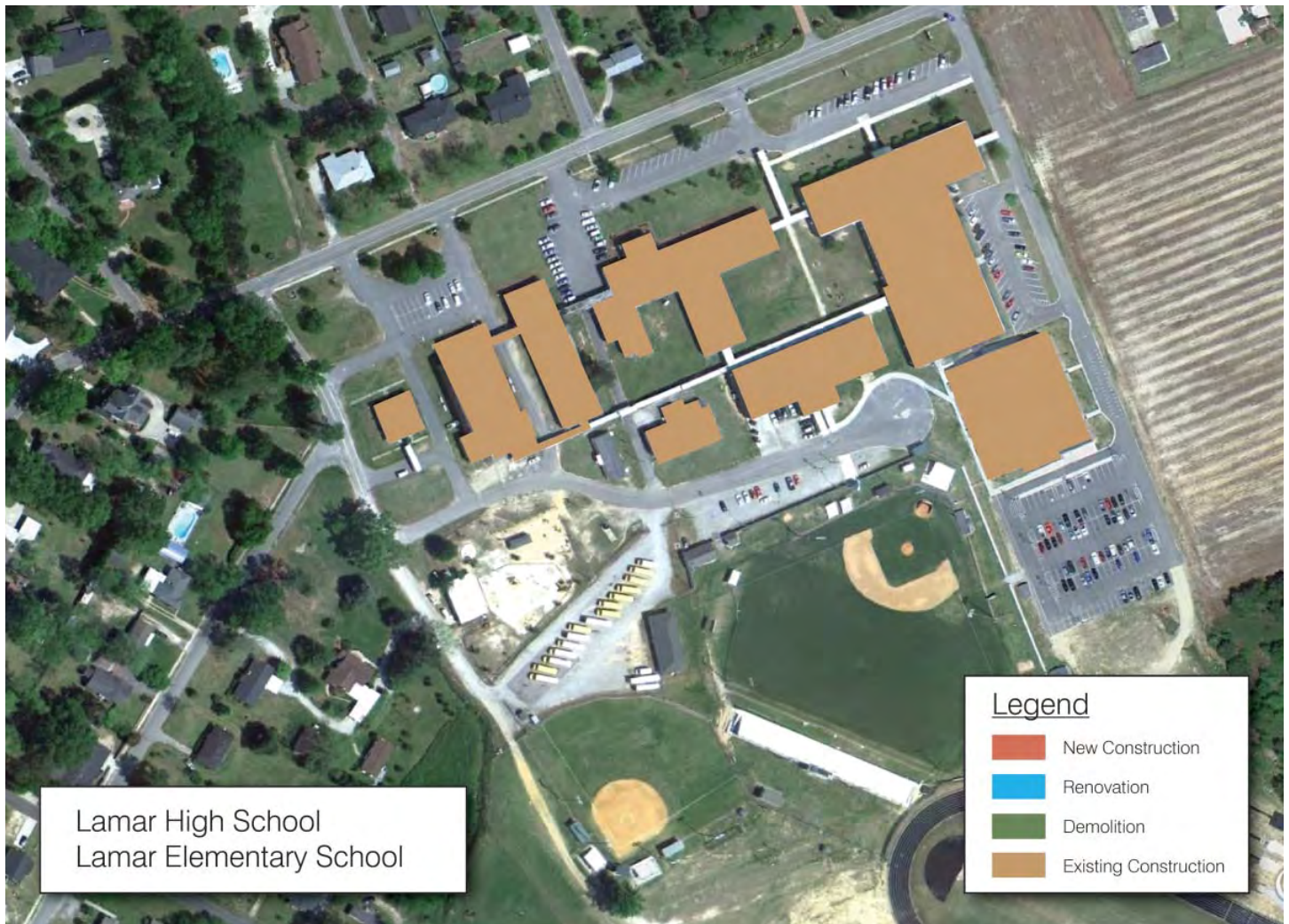


Recommendations

Option 1: Renovate

All areas of Lamar High School require some renovations. While these are predominately cosmetic, some will require a greater degree of work. It is also our recommendation to relocate Spaulding Middle School to the newly vacated Lamar Elementary site. Shared Administrative and Guidance Offices with a new middle school are proposed. It is also recommended that a new shared Media Center be added as new construction. In addition to the Middle School Students occupying the site, an enclosed connector is recommended to connect the cafeteria to the main school building. The Middle School will also add a PE/Practice Gym which will assist in scheduling of the current gymnasium. Play fields will need to be reworked to have a dedicated baseball and football facility for the high school. This can be done at the high school or at the Spaulding site.

This recommendation leaves the Spaulding campus site with Spaulding Middle School and the old Spaulding Elementary available for a future Career Technology building that would compliment DCIT and focus on other curriculum like Ag. Bio Sciences to better meet the needs of the communitiy. This can be done by renovating some of the spaces at Spaulding Middle School and adding a building to house more specialized spatial needs.





Mayo High sits on a small 8 acre site near downtown Darlington. The site is bound by Allen Street in the back and Chestnut Street in the front of campus; Hickory and Southern Pine Streets create the other boundaries to the property. The campus is made up of six buildings. The ages of the buildings dictate varying compliance to a variety of building codes creating some noncompliant conditions as it relates to current codes.

Access to the main entrance of the school which occurs in the two storey building (Building 1) fronting Hickory Street is identifiable by a few steps, columns and a ramp leading up to a pair of doors which are recessed back and somewhat hard to see. A smaller one storey building sits to the right and is known as the Mayo Annex or old Administration Building. There is no secured entry airlock as one enters the two story building – Building 1 – and works their way to administration. There is a single door with a lite that directs people to the admin area; a visitor could easily pass by without being detected if the front receptionist was busy.

Due to the small size of the campus, athletic facilities are limited to an older gymnasium with locker rooms and a stage. There are no softball, baseball or football stadiums. Although there are some canopies interconnecting the various buildings, students must walk outside when going from building to building; this creates a safety/security issue as well as a discomfort depending on the climatic conditions.

Principal	Arlene Wallace
Grades	9-12
Staff	32
Current Enrollment	279
Site Size	7.95 Acres
Square Footage	76,204
Year Constructed	1949, 1954, 1956, 1962, 1967, 1975
Renovations	Various



Mayo High School for Math, Science, & Technology

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple access points

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks			X	
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas				X
4K Play Areas				X

Comments/Pictures:

- Drainage towards buildings causing moisture issues
- Grade changes and ramps need to be address for ADA access
- Drives and parking lots would benefit from repaving and striping



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware			X	

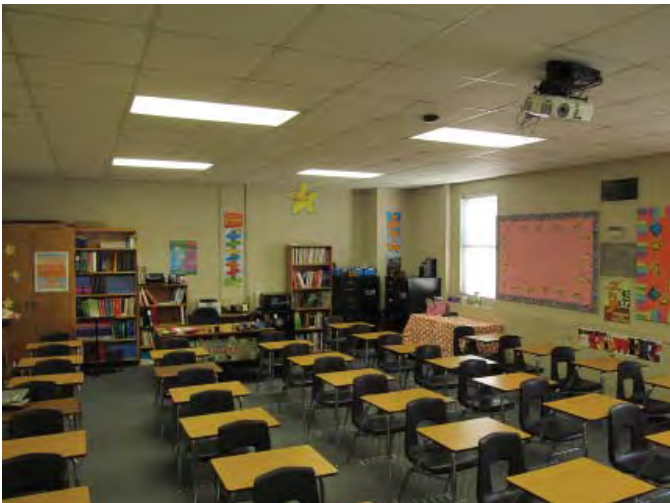
Comments/Pictures:

- Exterior doors have ADA and hardware issues
- Windows are not energy efficient and some are non-operating

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling			X	
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some doors not rated
- ADA issues with door clearances and hardware
- Fixtures and access create ADA issues at the restrooms



Mayo High School for Math, Science, & Technology

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

- As buildings are renovated or added sprinkler system will need to be added

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm		X		

Comments/Pictures:

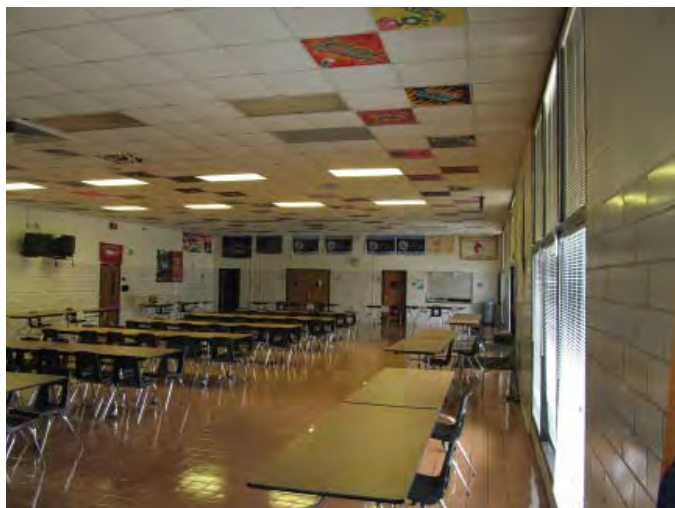
- GFI breakers needed in wet areas
- Data areas lack security

Mayo High School for Math, Science, & Technology

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance		X		
Media Center		X		
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room			X	
Music/Chorus			X	
Art Room			X	
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Office and waiting areas are small
- Media center lacks natural lighting
- Gym and support spaces are inadequate
- Art room needs more sinks and lacks natural light
- Band and Music rooms need additional acoustical treatments



Recommendations

Option 1: Renovate

As on most campus style schools security is an issue with students walking to and from buildings. At Mayo High, this problem is exasperated by the fact that there are basically two vacant buildings on campus, the old admin building and the janitorial storage building. It is our recommendation to remove abandoned buildings and renovate those that are to remain. Address site security with enclosed connecting corridors, secure entry, and fencing.





Located on a sloping site, the school fronts School Drive and falls to the rear (north) and towards Ruby Road at the east. Beyond the rear drives, the site slopes more severely to its lowest elevation at the northern most point. The site is bordered on the east, south, and west sides by streets and on the north side by private property which includes a pond. The original school building of 44,500 sf built in 1951 has had two major additions. These additions consisted of a 52,000 sf addition in 1985 and a 23,300 sf addition in 1991. There are also currently 4 portable classroom buildings on campus with varying levels of ADA accessibility. Connectivity between buildings occurs via an exterior covered canopy system. Campus security is obtained by a combination of decorative aluminum fencing and chain link fencing systems and cameras. Gates at the fencing need new hardware and panic devices and the vehicular gate towards the back of the site needs replacing.

Since the buildings are not connected through an enclosed protected structure, security is a greater issue as doors to buildings must remain unlocked to allow access to students and staff and some doors are egress only causing doors to be left ajar. Additionally, moving from building to building in inclement weather subjects students and staff to the elements. These conditions contribute to higher energy costs, greater maintenance, and wet floors creating slip/fall hazards and damage to flooring and floor substrates. The entry is clearly located but there is no secure entry vestibule to guide visitors to the main office before gaining access to the rest of the school.

The ages of the buildings dictate varying compliance to a variety of building codes creating many noncompliant conditions

Principal	Kristi Austin
Grades	1-5
Staff	49
Current Enrollment	631
Site Size	11 Acres
Square Footage	66,200
Year Constructed	1951, 1985, 1999
Renovations	1999

as it relates to current codes. Some roofing has been completed recently and should address moisture issues present in the cafeteria. Stacking for parent drop-off and pick-up is lacking so there are two separate areas used as well as the nearby Lakeview Baptist Church parking lot for stacking space.



North Hartsville Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance			X	
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Fences and gates have been installed but for the most part are either not fully secured, damaged, or does not adequately meet egress safety
- Exterior doors need to be kept unlocked or propped open for staff/student access throughout the day
- Modular classrooms are deteriorating

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas	X			
4K Play Areas				X

Comments/Pictures:

- Traffic patterns are awkward and lack stacking space for parent pick up and causes backups in neighborhood
- Modular classrooms lack ADA ramps



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick			X	
Windows		X		
Exterior Doors/Hardware			X	

Comments/Pictures:

- Exterior doors have hardware and ADA issues
- Brick requires some tuck-pointing
- Windows are not energy efficient

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware		X		
Group Restrooms		X		
Staff Restrooms		X		
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some interior doors are not ADA accessible
- Some restrooms and plumbing fixtures are not ADA compliant



North Hartsville Elementary School

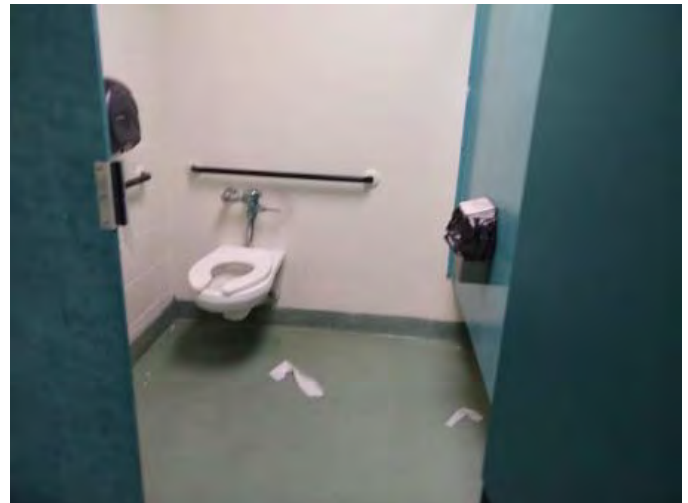
Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality			X	

Comments/Pictures:

- Air quality needs to be tested
- Moisture issues present in some spaces



Electrical Systems	Good	Average	Poor	N/A
Lighting Level			X	
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet spaces
- Emergency lighting needed at exterior doors
- Some electrical panels are older and wiring does not comply with NEC
- Data room security and dedicated power needs to be addressed

North Hartsville Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration		X		
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus			X	
Art Room		X		
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

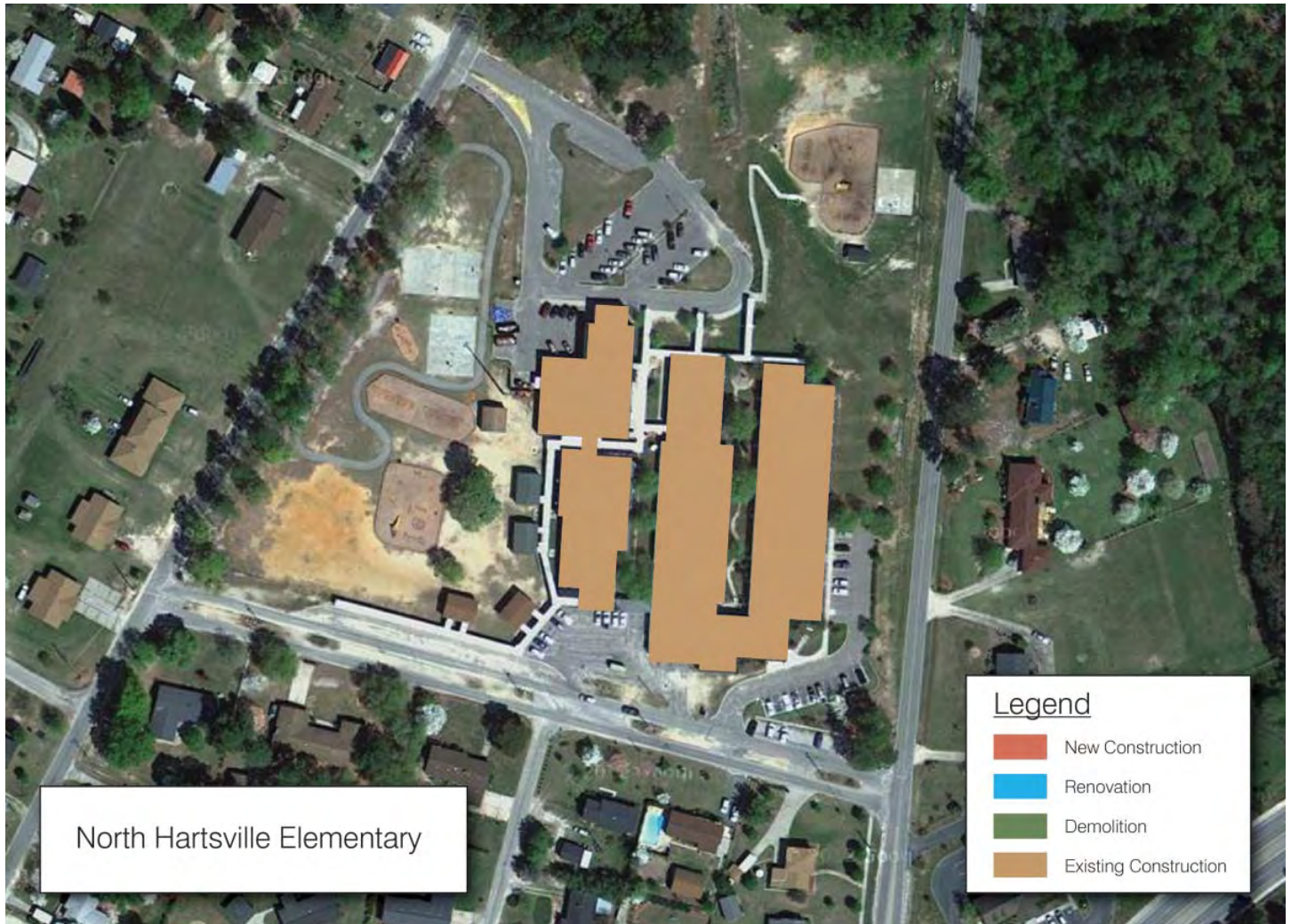
- Secure entry at main entrance is recommended
- Guidance, music, and PE are currently in portable classrooms
- Additional natural light recommended in the cafeteria, media center, and art room
- Access from art room to outdoor space is recommended

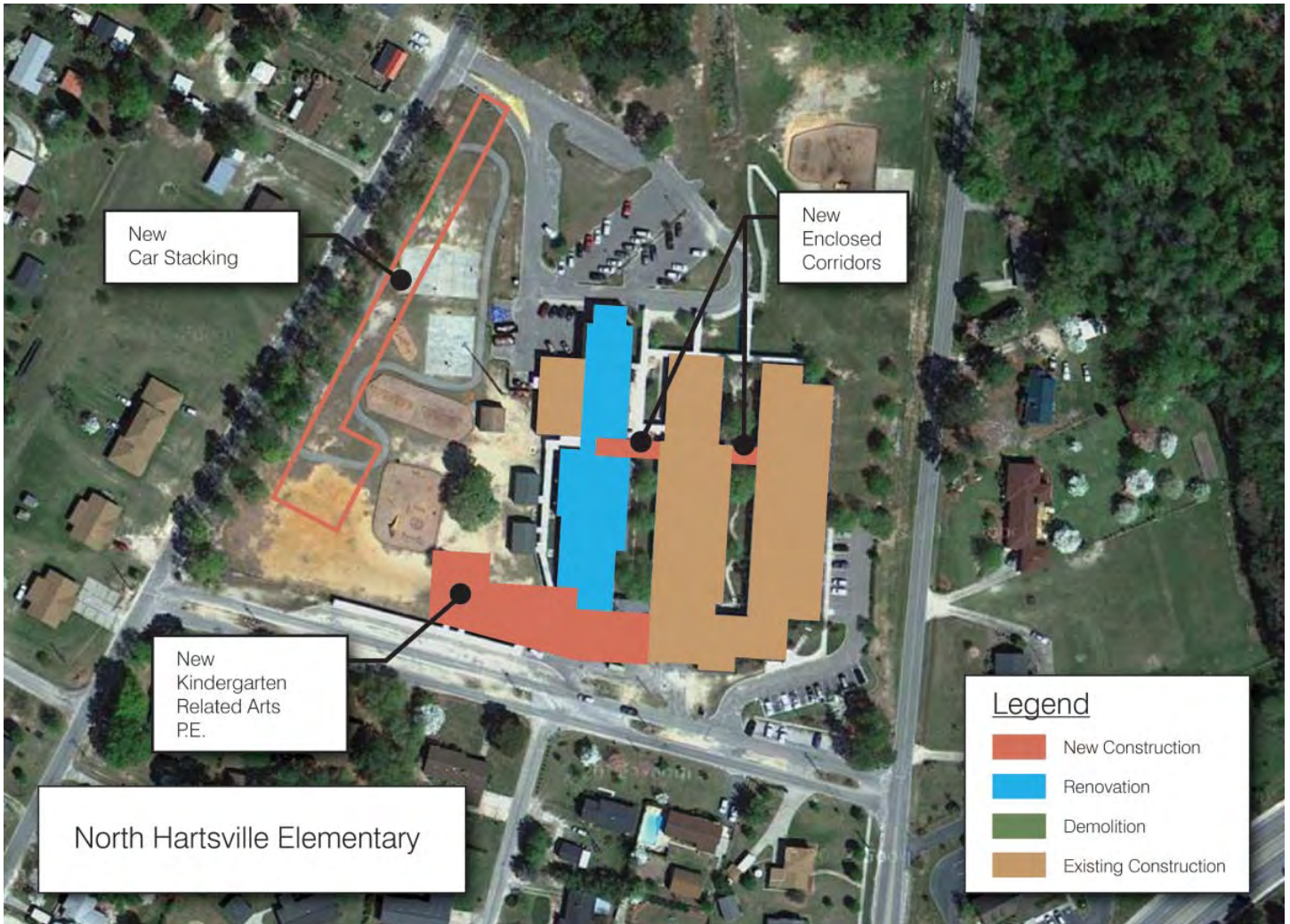


Recommendations

Option 1: Create a K-5th grade school by rezoning children from Southside.

For the Hartsville area part of the recommendation is to close Southside Early Childhood Center and send the children to their zoned elementary schools. To do this at North Hartsville a Kindergarten wing with dedicated play area is needed. Part of the renovation would be to enclose the corridors to the different buildings to better secure the site and reduce some of the energy loss from constantly opening exterior doors. The existing spaces would receive minor renovations with regard to finishes, building systems, and ADA compliance. A new multipurpose PE room with toilets, music, art room, and guidance suite in more permanent structures will help to eliminate the portables. Site work to improve drainage, parking, and to extend the parent loop will need to be studied.





Pate Elementary School sits on a 22 acre site which is relatively flat with a small retention pond near the kitchen staff parking area. The site is located near Hwy 401, access to the school occurs across the front off Indian Branch Road. Storm water drainage is poor. The main building is typical of the designs associated with schools built in the 1950's. A couple of building were added later as needs arose and there are currently five occupied portables. Renovations have periodically occurred based on need and not through a planned process such as a master plan.

Access to the main entrance of the school is not easily identifiable. The original entrance to the school is still present, the name of the school is mounted on the wall adjacent to a pair of doors and storefront and sidewalks leading to the old entrance. However through signage and footprints painted on the sidewalk visitors are now guided to a new entrance on the side of the building, adjacent to the parent drop off. This entrance leads visitors by a resource room and health room prior to gaining visual access to the front office. Unclearly marked entrances where the existing architecture of the building competes with newer signage creates confusion as well as security concerns for staff. Since the only visual access from the main office to the new entrance is via a window in the corridor, it would be easy for office staff to miss a visitor and for said visitor to gain access to the entire school without first checking in at the office. In addition, there are covered canopies connecting the two classroom buildings, gym and media center, as well as the portables; making it hard to secure the campus and exposing students and staff to the elements. Numerous doors must be left unlocked throughout the day for students and staff to circulate on the campus. The ages of the buildings dictate varying compliance to a variety of building codes creating many noncompliant

conditions as it relates to current codes. There is a small fenced in play ground for kindergarten students and a larger play area in the back of the school for the older children. The parent drive forms at the front of the school with drop off on the side of the school adjacent to the cafeteria area. The parent drive is confusing because there appears to be two entry points off of Indian Branch Road. The bus loops comes off of Indian Branch Road as well, but on the opposite side of the school and students are dropped off at the back and enter through covered sidewalks into the main classroom building, kindergarten building or gym.

Principal	Emily Lunn
Grades	4K-2
Staff	62
Current Enrollment	393
Site Size	22 Acres
Square Footage	45,876
Year Constructed	1956, 1980, 1989
Renovations	-



Pate Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Multiple buildings with several access points
- Main entrance not easily identifiable

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas		X		

Comments/Pictures:

- Traffic patterns are awkward for parent drop off
- Drainage issue around media center building
- Continuity of covered walk from bus drop off recommended



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware			X	

Comments/Pictures:

- Media center exterior door needs proper hardware
- Some exterior doors need to address hardware and ADA issues
- Windows not energy efficient

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Interior doors need new hardware in some spaces
- Several restrooms need new fixtures or do not meet ADA



Pate Elementary School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality		X		

Comments/Pictures:

- PE lacks air quality creating a smell and moisture issues



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Not enough outlets in classrooms
- MDF needs dedicated secure space

Pate Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center		X		
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space			X	

Comments/Pictures:

- Main office does not have visual connection to school entry
- Offices and waiting area are cramped
- All classrooms are in need of updated finishes
- No stage/platform on campus
- Crack in multipurpose concrete slab has telegraphed to floor finish
- Music room could use additional acoustical treatment
- Art room lacks natural light and needs additional sinks



Recommendations

Option 1: Relocate Students from Pate Campus to Brockington Campus

A viable option when considering the cost of a new multipurpose room, as well as the necessary cost to upgrade electrical and plumbing at the existing classroom buildings and the associated cost with multiple points of construction additions would be to close the Pate campus and move the student to Brockington. The geographical proximity to Brockington and the recent upgrades to Brockington make this an option that should be considered by the district. A new Special Ed and 4K – 5K wing along with a 1st and 2nd Grade wing could be added onto the Brockington Campus. See recommendation Option 1 for Brockington for additional narrative.

Option 2: (Renovate and Add - On)

There are several major factors when considering renovations to Pate Elementary School. The age of the main instructional building as it relates to size of classrooms as well as size or lack of support areas (teacher work rooms, staff toilets, compliant student toilets, guidance areas, science as well as computer areas, administrative and technology support areas) existing technology and electrical issues and security issues of the open campus plan. The lack of an adequate indoor multi-purpose room and stage are also to be considered. The elimination of the five older portables found on the campus and the inclusion of these teaching areas into a brick and mortar building should be included as a goal if the students are to remain on this campus.

The following buildings should be renovated:

Building 1: A major renovations to electrical systems to include addition of outlets throughout the classrooms areas should occur. Renovation should also include toilet areas to insure that some ADA compliant fixtures are included. A new MDF room should be created to house computer systems. An interior corridor could be created and a two classroom addition constructed adjacent to media center where two portables are currently housed. This addition would house the students currently served by the two portables. The bus loop would need to be re-configured if the district wishes to maximize addition to include two more rooms.

Building 2: It is the opinion of the architect that the existing multi-purpose building is torn down and that a new multipurpose building be built to include a stage, this could occur directly off the back of the cafeteria building. If district wishes new classrooms could be constructed as part of this addition for future growth.

Building 3: A two classroom addition, where the 4k play area and portables are currently located could house a new art room with kiln and a new music room. This addition could also connect adjacent to existing classroom 7, creating support areas for the kindergarten fine arts building. The two rooms where Music and Art were once located could house two 5k rooms currently located in the cafeteria area.

Phasing: Due to the nature of the additions, with careful planning the construction could take place during the school year. However, renovations to building 1 will need to occur during the summers.



Located in the community of Society Hill, SC on the northern end of Darlington County, the Rosenwald School houses students from Pre-K through 8th grades. Situated on a 12 acre sloping site the school fronts Church St. and parents and buses utilize the same drives to access the site. Buses are parked on the site towards the back. To assist in parent pickup/drop-off a drive was created around the rear of the school; this creates a hazard for students going to the playground. Due to ongoing septic issues, land across Church Street was purchased in 2005 for a septic drain field. The sanitary sewer is now pumped across Church Street to this new septic tank drain field.

The school consists of five (5) distinct buildings with two of the buildings connected: the Office/Cafeteria building stands alone; the Media Wing is connected to the Gym Building (they both have associated classrooms) and are connected by an enclosed corridor; and the Six Classroom Wing shares a covered walk with the Music Room. These buildings have ages ranging from the mid-1950's with the newest addition being occupied in 2006. Limited renovations also occurred during the summer of 2006. Although covered walks connect the buildings, security, inclement weather and energy efficiency are all compromised. Additionally, the sloping site creates ADA accessibility issues. Current enrollment is around 155 students with a staff of 30.

Principal	Kimberly Mason
Grades	K-8
Staff	30
Current Enrollment	154
Site Size	11.45 Acres
Square Footage	46,980
Year Constructed	1950's
Renovations	2006



Rosenwald Elementary & Middle School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping			X	
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors		X		
Sidewalks			X	
Handicap Access/Exterior			X	
Covered Entries/Awnings			X	
General Play Areas			X	
4K Play Areas			X	

Comments/Pictures:

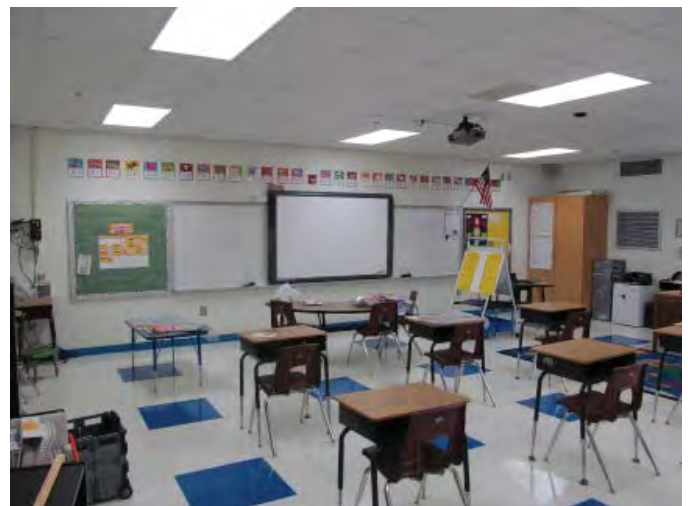


Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware			X	

Comments/Pictures:

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors			X	
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:



Rosenwald Elementary & Middle School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm			X	

Comments/Pictures:

Rosenwald Elementary & Middle School

Spatial Observations	Good	Average	Poor	N/A
Administration		X		
Guidance		X		
Media Center		X		
Kitchen			X	
Cafeteria			X	
Classrooms		X		
Gymnasium/PE	X			
Band Room				X
Music/Chorus		X		
Art Room		X		
Science Room/Labs			X	
Other Instructional Space		X		

Comments/Pictures:



Recommendations

Option 1: Relocate Elementary students from Rosenwald and St. Johns to a new site

Due to the size and location of the Society Hill community as well as the condition of the St. Johns campus with regard to the needs of the students it is recommended that a new school located between Darlington and Society Hill be constructed to house these two schools. This would provide a new facility for both communities as well as reduce resources needed to have two separate campuses. The middle school children at Rosenwald will go to Darlington Middle School or a new middle school for the Darlington Area.



Southside Early Childhood Center sits on a 20 acres site south of downtown Hartsville and houses the Hartsville area 4K and 5K program. Although it does not have the striking appearance of a new school, it does have the potential of façade reconstruction and additions to make this facility visually attractive. Highway improvements would improve traffic flow and ease site entering and exiting congestion. All drives and parking can be improved through the use of new pavement, striping and directional arrows. Drainage appears acceptable around the drives but poor closer to the buildings.

The site is adequately sized with play fields and on-site stacking and parking.

Since the buildings are not connected through an enclosed protected structure, security is a greater issue as doors to buildings must remain unlocked to allow access to students and staff. Additionally, when students and staff move from building to building in inclement weather, they are subjected to the elements. These conditions contribute to higher energy costs, greater maintenance, and wet floors creating slip/fall hazards and damage to flooring and floor substrates.

There are 6 mobile units/classrooms being used. Two of these mobile units are situated within 20' of a permanent structure which is a code violation.

Principal	Patricia Toney
Grades	4K-5K
Staff	33
Current Enrollment	435
Site Size	20 Acres
Square Footage	30,000
Year Constructed	1959, 1970
Renovations	Various



Southside Early Childhood Center

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple buildings and multiple access points
- The secondary entrance that is primarily used does not have a secure entry

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas				X
4K Play Areas		X		

Comments/Pictures:

- Improvements to parking circulation and efficiency is recommended
- Ramps to some doors in Building 3 do not meet ADA



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick			X	
Windows			X	
Exterior Doors/Hardware			X	

Comments/Pictures:

- Exterior doors are not energy efficient and need to address hardware and ADA issues
- Some windows are not energy efficient
- Masonry needs tuck-pointing

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware		X		
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some doors do not meet ADA clearances
- Restrooms and plumbing fixtures need to be updated to address ADA



Southside Early Childhood Center

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas in Building 3
- Emergency lighting needed at exterior doors
- Some wiring does not meet NEC
- MDF security and dedicated power to be addressed



Southside Early Childhood Center

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus			X	
Art Room				X
Science Room/Labs				X
Other Instructional Space			X	

Comments/Pictures:

- Offices and waiting areas are small
- Cafeteria appears small for student population
- Media center and music are in portable classrooms
- No dedicated multipurpose or PE space



Recommendations

Option 1: Close school and rezone children to Carolina, North Hartsville, Thornwell, and the New Hartsville Area Elementary School

It is our recommendation to close Southside Early Childhood Center and send the children to their zoned elementary schools. This frees up resources to be used elsewhere in the district and provides land for other potential use.



St. John's Elementary sits on a 12 acre site in the historic district on downtown Darlington. The site is abutted by Hwy 52 as it runs through downtown and by Park Street across the front of the campus; along the back the site drops off very quickly toward the Swift Creek. The site of the campus has been an educational institution since 1818 and fortunately two of the older classroom buildings have remained and been renovated and restored while still keeping much of the exterior architectural integrity in place.

Access to the main entrance of the school is easily identifiable by a large set of monumental stairs that lead up to the main hall, unfortunately this sometimes makes it hard for disabled visitors to gain access although an elevator is available on the far left of the building.

Campus layouts like that at St. Johns Elementary School, create security issues as doors to all buildings typically must remain unlocked to allow access to students and staff. Traversing the campus in inclement weather is also problematic as rain, cold and wind are not only an inconvenience to students and staff but also add additional safety hazards. The above combined with some grade issues especially as relating to ADA, create inconveniences for students, staff, and visitors.

The ages of the buildings dictate varying compliance to a variety of building codes creating many noncompliant conditions as it relates to current codes.

Principal	Karen Kinloch
Grades	4K-5
Staff	58
Current Enrollment	625
Site Size	11.80 Acres
Square Footage	130,930
Year Constructed	1915, 1918, 1953
Renovations	Various

Athletic facilities include a gymnasium. Also of note is the auditorium which is in the three story classroom building.



St. John's Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple access points
- Visitors can bypass front office
- Architectural style of cafeteria building distracts from rest of campus

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors			X	
Sidewalks			X	
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas			X	
4K Play Areas			X	

Comments/Pictures:

- Site drainage needs to be addressed to address mold on brick
- Restriping of parking areas is recommended
- Traffic patterns are awkward for parent and bus drop off
- Have to cross the street to access play areas
- Sidewalks between buildings create accessibility issues for entry to buildings



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick			X	
Windows			X	
Exterior Doors/Hardware		X		

Comments/Pictures:

- Windows are not energy efficient and some are not operable
- Exterior doors need to be addressed for ADA and hardware issues
- Exterior brick needs tuck-pointing
- Paint and recaulking needed in areas

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some doors are not rated
- Door clearances or hardware replacement needed to meet ADA compliance
- Restrooms and fixtures need to address ADA



St. John's Elementary School

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems		X		

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers at wet areas needed
- Some panels are older and need replacement
- Some wiring does not meet NEC



St. John's Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus			X	
Art Room			X	
Science Room/Labs			X	
Other Instructional Space			X	

Comments/Pictures:

- Offices and waiting areas are small
- Conference spaces are lacking
- Media center would benefit from additional natural lighting and higher ceilings
- Gym and support spaces are in need of renovations
- Art room needs additional sinks, more natural light, and possibly another classroom space
- There is no dedicated science classroom
- Access to music room is awkward and size is not adequate



Recommendations

Option 1: Relocate and Re-purpose

Because of the constraints on the site with regards to parent and bus drop off and the nature of this unique site, the architect believes that this campus is probably at maximum capacity and attempts to contain growth at this school should be made. In the long term it is recommended that a new school located between Darlington and Society Hill be constructed to house these two schools.

The historical nature of the buildings make it a valuable part of downtown Darlington and the district and can best be utilized in other functions. Any renovations will need additional signage be at key points directing visitors to appropriate ADA accessible pathways. In addition, all handrails and guardrails should be checked for appropriate heights and spacing between pickets. The existing cafeteria/third grade building could be demolished and replaced with a new more efficient building that would also create interior connections to the "B" building and possibly the "A" building depending on the nature of future use. This new building could be built to complement/imitate the architectural character of the "A" and "B" buildings. If this is not selected major renovations are recommended. Moisture intrusion issues especially on the ground floor of the "B" building should be addressed.

Some uses for this campus to be considered by the district include:

- Montessori School
- Magnet School
- Middle School
- Annex for DCIT to include culinary arts with a part time restaurant
- Apartments for teacher housing



Thornwell School of the Arts is located on an urban site in the downtown area of Hartsville. This campus is shared with the 1926 facility which is being used predominantly for Adult Education. There are five separate buildings being used on the site which includes: Building 1 (the two story administration building); Building 2 (the one story building); Building 3 (the cafeteria/media building); Building 4 (the gymnasium); and Building 5 (music).

The school has done a good job of directing traffic to separate buses from parents but because of the site size, traffic issues exist. Deliveries to the cafeteria also block a portion of Marlboro Ave. at the rear of the school. Drainage is an issue around and between buildings. Students also have to cross backup areas to access the playground.

Since the buildings are not connected through an enclosed protected structure, security is a greater issue as doors to buildings must remain unlocked to allow access to students and staff. Additionally, when students and staff move from building to building in inclement weather, they are subjected to the elements. These conditions contribute to higher energy costs, greater maintenance, and wet floors creating slip/fall hazards and damage to flooring and floor substrates.

Principal	Lilkenya Jenkins
Grades	1-5
Staff	38
Current Enrollment	326
Site Size	9 Acres
Square Footage	65,100
Year Constructed	1947, 1954, 1956, 1962
Renovations	Various, 2007



Thornwell School for the Arts

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

Comments/Pictures:

- Open campus with multiple access points
- Main entrance is not clearly defined

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas			X	
4K Play Areas				X

Comments/Pictures:

- Parking areas need improved circulation and efficiency as well as signage
- Ramps at some doors are not ADA accessible



Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick			X	
Windows		X		
Exterior Doors/Hardware			X	

Comments/Pictures:

- Exterior doors have hardware and ADA issues
- Brick needs to be tuck-pointed
- Windows in media and cafeteria need to be addressed

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling		X		
Floors		X		
Interior Doors/Hardware		X		
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:

- Some interior doors need to address ADA clearances
- Restrooms and fixtures do not meet ADA standards



Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems				X

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Comments/Pictures:

- Gym HVAC needs to be addressed



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X		
P/A System		X		
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting Systems			X	
Fire Alarm	X			

Comments/Pictures:

- Removal of abandoned wiring and technology is recommended
- Emergency lighting needed at exterior doors
- Some panels are old and outdated
- MDF has security and dedicated power concerns

Thornwell School for the Arts

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance		X		
Media Center		X		
Kitchen			X	
Cafeteria		X		
Classrooms		X		
Gymnasium/PE			X	
Band Room				X
Music/Chorus		X		
Art Room		X		
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Offices and waiting area are small
- Additional conference spaces are recommended
- Kitchen needs walls patched where windows once were located
- Music room remoteness is a security concern
- Lower bookshelves recommended in media center for age group
- Art room would benefit from more natural light and access to outdoor space
- Gym and support spaces need renovations



Recommendations

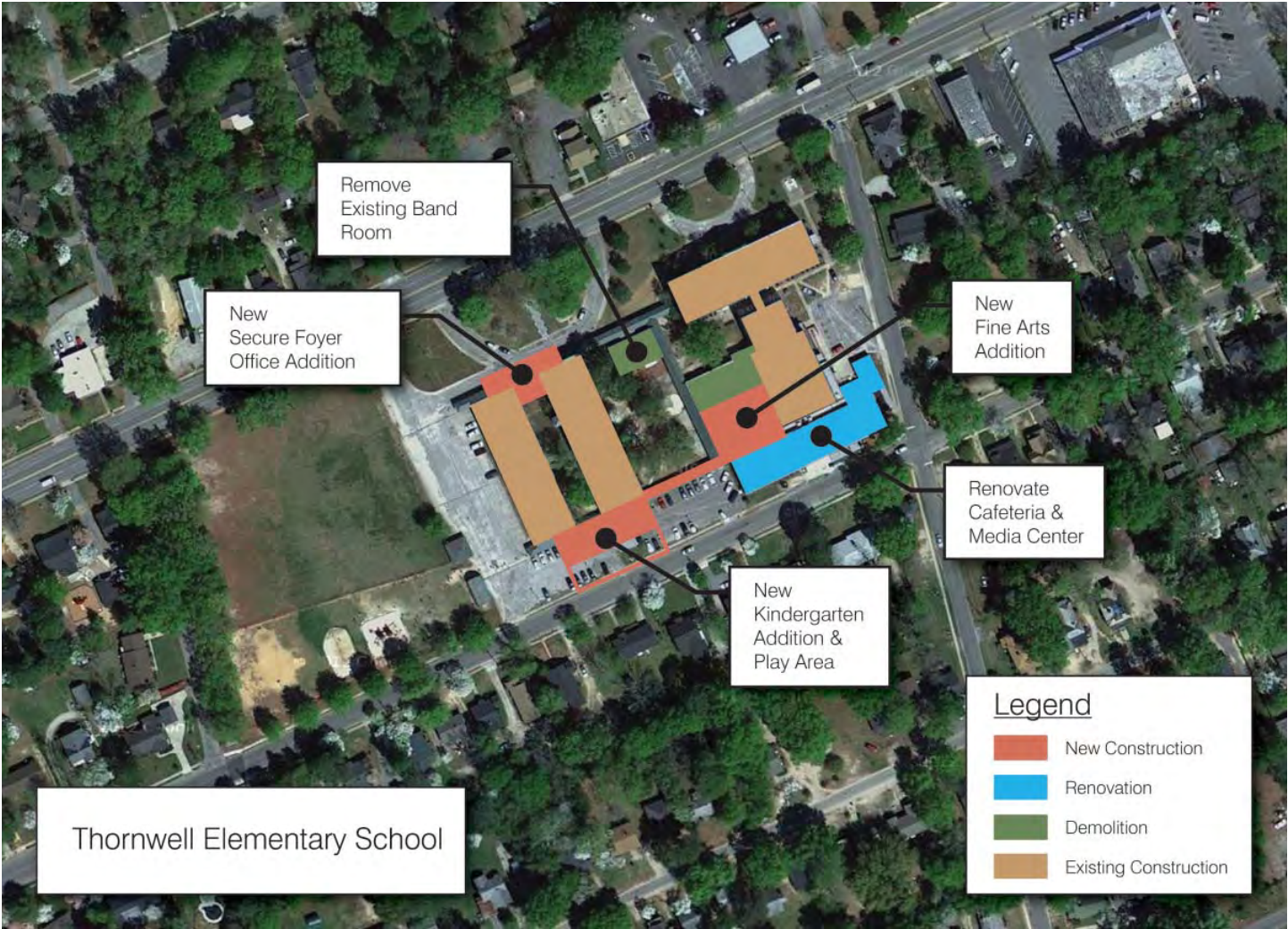
Option 1: Create a K-5th grade school by rezoning children from Southside.

For the Hartsville area part of the recommendation is to close Southside Early Childhood Center and send the children to their zoned elementary schools. To do this at Thornwell a kindergarten wing with dedicated play area is needed. Core spaces like the Media Center, Cafeteria, Kitchen, and Gymnasium will need to be renovated as well. A new Fine Arts wing would house art, band, and music and tie into the other wings with a connecting corridor. The existing band room would be demolished. At the front of the school a new secure entry and admin offices as well as fencing would address security at the site.

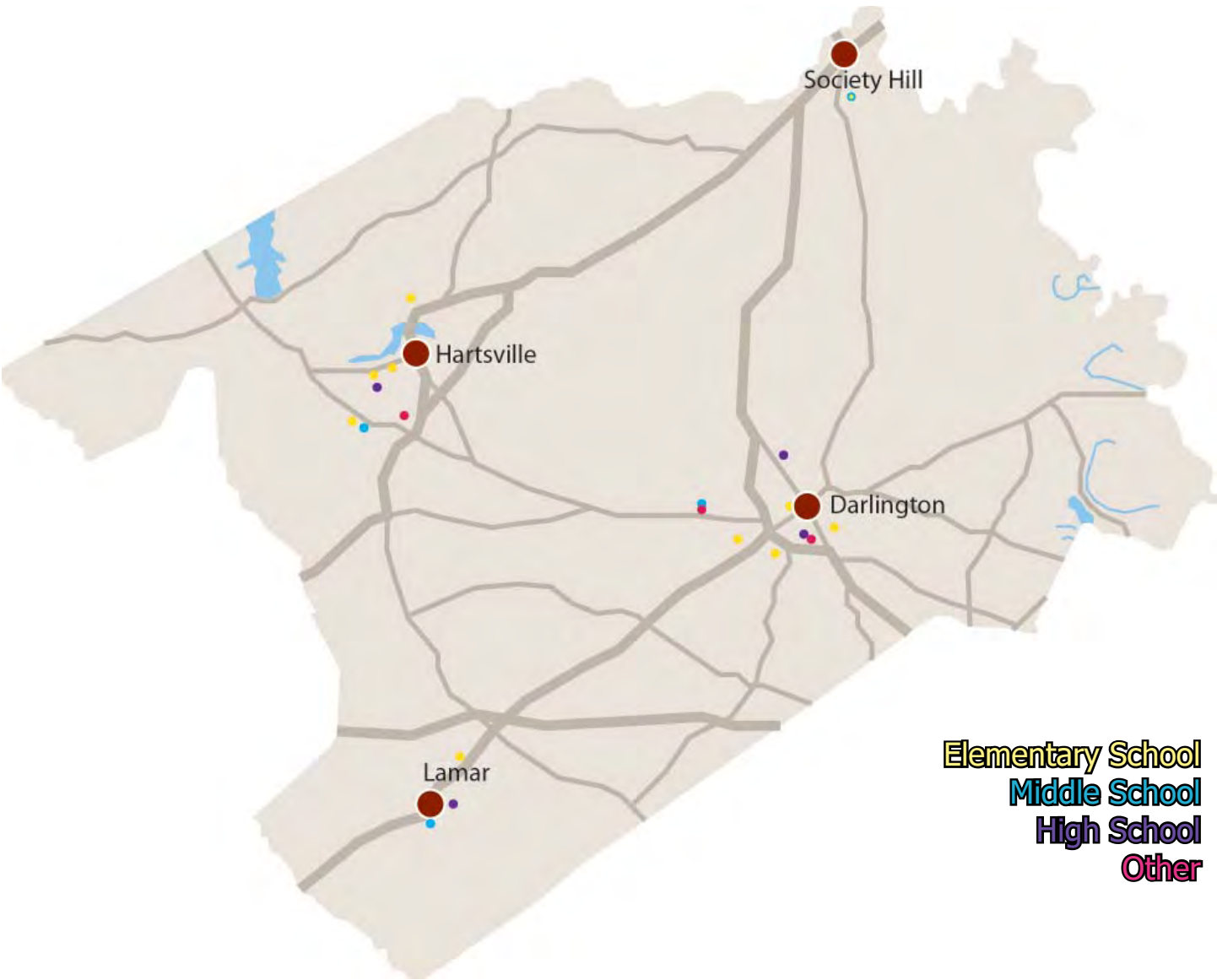
Option 2: Relocate Students from Carolina and Thornwell to a new site

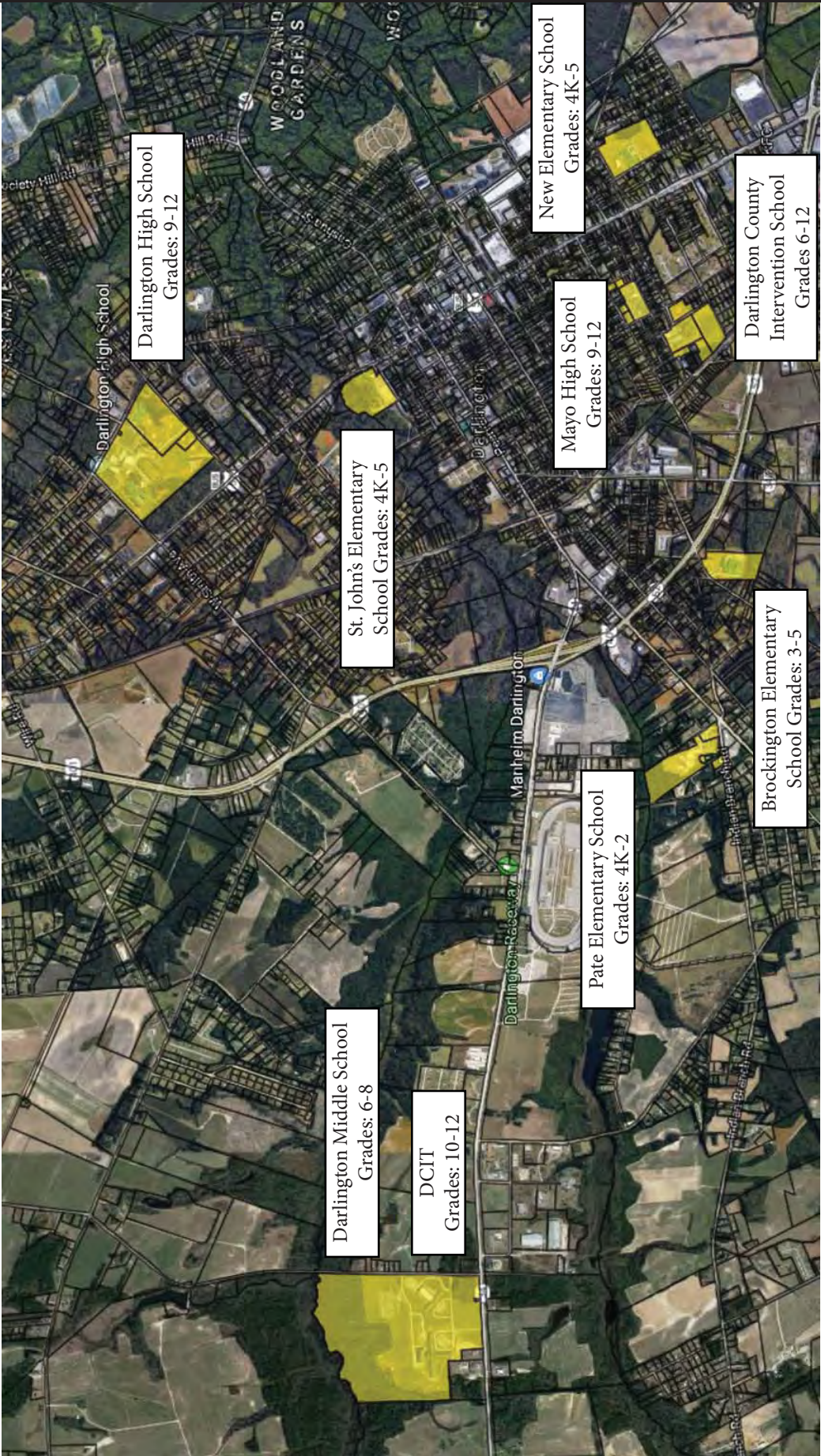
In the long term it may be better to locate the students from Carolina and Thornwell to a new PK-5 school building at a new site. The existing buildings at both campuses are not able to meet all needs and limit the current technology and 21st century learning environment trends. This new campus can be built at the existing Southside site or a new site to be purchased by the district. The children currently in Southside can be temporarily housed in the newly vacated Washington or West Hartsville site while construction is being done if not already relocated to Carolina, Thornwell, North Hartsville, and the New Hartsville Elementary Schools.





Darlington County School District Map





Darlington Map





Lamar Map



Society Hill Map