

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.





















