



*Excellence in  
Teaching and Learning  
for All*

**Darlington County School District**  
Darlington, South Carolina  
August 2, 2012

**Darlington Area Schools - Building Evaluations**

**School Name:** **Brockington** Observed By: Creed/Carter  
**Principal:** Ms. Allison Baker  
**Grade Levels:** 3<sup>rd</sup>-5th  
**Site Size:** Approximately 12 Acres  
**Student Population:** 421 (Approximate Student Population)  
**Staff Size:** 44 (Approximate Staff Size)

**Campus Overview and General Observations:**

Brockington Elementary School sits on a 21 acre site which is relatively flat with a small retention pond at the front of the site near Brockington Road. The site is located near Hwy 52, access to the school occurs across the front off Brockington Road. The main building is typical of the designs associated with schools built in the 1950's and 1960's. Renovations and additions were recently completed in 2010. This work included the addition of a new kitchen, cafeteria/multi-purpose, new admin and six classroom addition 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. While renovations covered life safety issues they did not include cosmetic upgrades.

Campus buildings consist of masonry load bearing and bar joists with standing seam metal roofs. Although, the ages of the buildings dictate varying compliance to a variety of building codes a concerted effort was done to create compliant buildings as they related to IBC and OSF during the 2010 Renovations and additions. A new fire alarm system was also added to the entire campus.

There is a large fenced play area in the back of the school for the children.

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.

<b>FACILITIES OVERVIEW</b>					
<b>SYSTEM</b>	<b>0 (adequate)</b>	<b>1 (mild need)</b>	<b>2 (strong need)</b>	<b>3 (critical need)</b>	<b>REMARKS</b>
<b>Safety and Health</b>					



Site Security	■				The Campus is connected by a series of interior corridors allowing students and staff to circulate without having to exit the building
Traffic Patterns		■			Ideally a larger parent drive would be created and separated from the bus drive
Main Entrance	■				Works well with new secure airlock
Exterior Doors	■				Most are new
Interior Doors		■			ADA door clearances Most doors have been recently replaced In older wings, hardware replacement is needed to meet ADA
Windows		■			Older windows do not meet OSF egress requirements Are not energy efficient Operation is questionable on many windows.
Fire Alarm	■				Recently replaced
Fire Protection	■				All buildings are sprinklered
Technology		■			Most instructional areas have had technology upgrades
HVAC			■		Noise from free blowing wall hung mechanical units should be addressed
Mold/Moisture		■			General maintenance required to keep water away from the buildings
Plumbing			■		While plumbing systems appear to be functioning, many fixtures are not in good condition nor meet ADA accessibility requirements
Teacher Work Areas		■			Appear to be lacking in quantity, technology, and size

Electrical		■			In original building, most switches are not ADA compliant GFI breakers are needed at wet areas. Insufficient outlets in some classrooms
Lighting	■				Lighting levels appear to be adequate
Electrical Rooms	■				Appear to be adequate
Data/Server	■				Server currently housed in own room
ADA Compliance		■			Many noncompliant toilets Many room side door clearances are noncompliant
Code Compliance	■				The buildings are fully sprinklered with new fire alarm systems
Roof	■				All roofing has either been recently replaced or is new
Structure	■				No apparent structural issues noted
<b>Appearance and Finishes</b>					
Curb Appeal		■			A phased landscaping plan is recommended
Grounds		■			Above Average as compared to other schools in the District, Reworking of the drives and access as parents approach campus is recommended
Exterior Envelope	■				Appears adequate
Ceilings		■			Ceilings not replaced in 2010 should be replaced as funding becomes available
Walls		■			Most spaces appear to be in good shape
Flooring		■			VCT overall is in average condition.

					Replacement is recommended at non-renovated classrooms as funding becomes available
Comments:					

**Building Information:**

**Building 1: Classroom/Media**

Year Occupied:	1953/1960	
Renovations:	2010	
First Floor:	<u>31,134</u>	
Total:	31,134	31,134

Total Classrooms:	22 Classrooms
Total Occupancy:	22/classroom x 20 = 440

**Building Systems:**

Footings:	Spread
Structure:	Load Bearing Masonry w/bar joist
Exterior Walls:	CMU/Brick Veneer/Dryvit
Fenestration:	Aluminum Double Hung and fixed Storefront
Exterior Doors:	Hollow Metal Frames and Aluminum Storefront
Roof System:	Standing Seam Metal Roof
Finishes:	VCT – mostly new, some old
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	Free blow exterior hung Bard Units
Electrical System:	240/480V System
Fire Alarm:	Recently upgraded
Emergency Lights:	Ceiling battery backup



**2006 IBC Code Review:**

Utilities	City of Darlington
Occupancy	Educational Type "E"
Construction Type	II B Unprotected/Un-sprinkled
Area Allowed	14,500 sf
Maximum Stories	Two (2) Stories
Fire Rated Assemblies:	
Fire Barriers	Corridors - Not Rated (1 hr. req.)
Structural Steel	No Ratings (1 hr. req.)
Roof/Ceiling	No Ratings (1 hr. req.)
Fire Walls	3 Hr Separation

Toilets:

Toilet Counts	Appear to be adequate	
ADA Accessibility	Noncompliant	
<b>Building 2: Multi-Purpose/Cafeteria/Office</b>		
Year Const.:	2010	
Renovations:	None	
First Floor:	<u>21,693</u>	
Total:	21,693	21,693

Total Classrooms:	1 Assembly area/One classroom/One Office area
Total Occupancy:	****

**Building Systems:**

Footings:	Spread
Structure:	Load Bearing Masonry wall w/ bar joist
Exterior Walls:	CMU/Brick Veneer/Dryvit
Fenestration:	Fixed Storefront
Exterior Doors:	Hollow Metal Frames and Doors
Elevated Floor:	Slab on grade
Roof System:	Standing Seam Metal Roof
Finishes:	VCT, Quarry Tile, Carpet
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
First Floor:	
Electrical System:	240/480V System
Fire Alarm:	Recently upgraded
Emergency Lighting:	Wall mounted battery backup



**2006 IBC Code Review:**

Utilities	City of Darlington	
Occupancy	Educational Type "E"	
Construction Type	II B Unprotected/Un-sprinkled	
Area Allowed	14,500 sf	
Maximum Stories	Two (2) Stories	
Fire Rated Assemblies:		
Fire Barriers	Corridors – 1 hr.	(1 hr. req.)
Structural Steel	No Ratings	(1 hr. req.)
Floor/Ceiling	No Ratings	(1 hr. req.)
Roof/Ceiling	No Ratings	(1 hr. req.)
Fire Walls	3 Hr - Separation	



Toilets:	
Toilet Counts	Adequate
ADA Accessibility	Compliant

**Building 3: Classroom**

Year Const.:	2010
Renovations:	None
First Floor:	<u>7,195</u>

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Total: 7,195 7,195

Total Classrooms: 5 Classrooms  
Total Occupancy: 45 Classrooms x 20 = 100

**Building Systems:**

Footings: Spread  
Structure: Load Bearing Masonry w/ Bar Joist  
Exterior Walls: CMU/Brick Veneer  
Fenestration: Aluminum Double Hung  
Exterior Doors: Hollow Metal Frames and Doors  
Roof System: Standing Seam Metal Roof  
Finishes: VCT/Ceramic Tile  
Plumbing Systems: Copper Supply/Cast Iron Waste  
Mechanical Systems:  
First Floor: Free blow exterior hung Bard Unit  
Electrical System: 240/480V System  
Fire Alarm: New  
Emergency Lighting: Wall mounted battery backup

**2006 IBC Code Review:**

Utilities: City of Darlington  
Occupancy: Educational Type "E"  
Construction Type: II B Unprotected/Un-sprinkled  
Area Allowed: 14,500 sf  
Maximum Stories: Two (2) Stories  
Occupant Load:  
Fire Rated Assemblies:  
Fire Barriers: Corridor – 1 Hr (1 hr. req.)  
Structural Steel: No Ratings (1 hr. req.)  
Floor/Ceiling: No Ratings (1 hr. req.)  
Roof/Ceiling: No Ratings (1 hr. req.)  
Fire Walls: None Required  
Toilets:  
Toilet Counts: Compliant  
ADA Accessibility: Compliant

Total Campus Square Footage 60,022

**Assessment of Major Spaces:**

Administration:	Appears to function well
Guidance Offices:	Appears to function well
Classrooms:	Classroom numbers appear adequate. Classrooms in the media center building and throughout other parts of the school would benefit from casework upgrades.
Science Labs	Adequate
Media Center	Adequate but small
Cafeteria:	Size appears to be adequate Kitchen appears adequate and has quarry tile floor
Physical Education:	New Multi-purpose (2010) with stage and storage
Arts Rooms:	None? No Kiln
Music Spaces:	The sizes of the rooms appear to be adequate. Need acoustical treatment on walls.
Other:	Consideration of ambient noise when selecting mechanical systems Consideration of air quality when selecting mechanical systems Low flow toilets and plumbing fixtures LED lighting where applicable
General Observations:	If other additions and or renovations occur courtyard would benefit from the removal of two small classrooms or perhaps this could become one large art room with access to courtyard.

**Recommendations:**

The existing campus appears to function well with the exception of the stacking space for parents in the mornings and afternoon drop off/pick-up period. If Option-2 below is chosen then one might need to look at a larger media center or perhaps the possibility of building a new one for just the younger grade levels and the upper grades keeping the current media center.



**Option 1: (Renovate)**

As money becomes available, replacement of acoustical ceiling tile (ACT), older casework and doors is recommended.

**Phasing:** Renovations to buildings will need to occur during the summers.

**Option 2: (Relocate Students from Pate Campus to Brockington Campus)**

Although the school currently works well as a 3<sup>rd</sup> through 5<sup>th</sup> grade campus, due to its close physical proximity to the Pate Campus, it is recommended that the two campuses merge to create a 4K – 5<sup>th</sup> grade campus on the Brockington site. The new cafeteria, kitchen, multi-purpose areas should suffice. If additional administrative space is needed it is the recommendation of the architect that the admin area grow to include existing science and computer lab and these rooms be re-built as part of the addition. The architect recommends that a two building addition occur in front of the new cafeteria building. These two classrooms wings would be separated from the cafeteria by courtyards but connected by an enclosed corridor on the stage end of the building. The addition would keep the admin area at the center of the new campus as well as the cafeteria and multipurpose room.

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.