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Teaching and Learning
for All*

Darlington County School District
Darlington, South Carolina
August 8, 2012

Darlington Area Schools - Building Evaluations

School Name: **Darlington High School** Observed By: Creed/Carter
Principal: Dr. Greg Harrison
Grade Levels: 9th – 12th
Site Size: Approximately 55 Acres
Student Population: 1075 (Approximate Student Population)
Staff Size: 120 (Approximate Staff Size)

Campus Overview and General Observations:

Darlington High sits on a 55 acre site near downtown Darlington. The site is bound by North Main Street in the back and Spring Street in the front of the campus. The 9th grade academy sits at the corner of Spring and Blue Streets; while the main campus sits at the corner of East Smith and Spring Streets. Directly behind the high school is the current Darlington County Administration Building, which was part of the old vocational school, prior to the construction of DCIT.

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.

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.



FACILITIES OVERVIEW					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Safety and Health					
Site Security				■	The Campus is an open campus with numerous access points and no means of control.
Traffic Patterns				■	Pedestrians on campus are not always protected from the elements Drainage is poor and towards the buildings
Main Entrance			■		Easily recognizable but not ADA accessible Once inside a visitor could sneak by office staff.
Exterior Doors		■			Lack energy efficiency Have some hardware issues Have some ADA issues considering, clearances, pull pressure, and hardware
Interior Doors		■			ADA door clearances Non-rated doors in some instances Non-rated glass in some instances Hardware replacement is needed to meet ADA
Windows			■		Do not meet OSF egress requirements in some instances Are not energy efficient in some Operation is questionable on many windows
Fire Alarm	■				Recently replaced Emergency lights require testing for foot candles and to ensure batteries are functioning



Fire Protection			■		As new buildings are added and buildings are renovated sprinklers will be required to be added.
Technology		■			Most instructional areas have had technology upgrades
HVAC			■		Appear adequate. Acoustics should be considered when replacing systems
Mold/Moisture			■		There is some evidence of mold growth in certain areas especially lower level classrooms and on exterior of brick veneer
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 adequate
Electrical			■		Most switches are not ADA compliant GFI breakers are needed at wet areas
Lighting		■			Appears to be sufficient lighting levels
Electrical Rooms			■		Storage is occurring in front of panels Noncompliant floor clearances exist
Data/Server					
ADA Compliance				■	Many noncompliant toilets Many room side door clearances are noncompliant Ramps and rails are noncompliant. Grades on exterior sidewalks between buildings create many non compliant issues as does entry into some buildings

Code Compliance			■		Various violations including: life safety; energy efficiency; accessibility; and seismic to name a few.
Roof			■		Roof to band choral building appears to be in need of replacement soon
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal		■			The overall appearance of the campus is good
Grounds		■			While average as compared to other schools in the District, The possibility of replacing the undersides of the covered walkways that contain cementitious fiber board should be considered as monies become available.
Exterior Envelope		■			Over all in good shape. Careful attention should be paid to some of the exterior brick walls on the ground floors esp. those facing staff parking lot to ensure that no water is penetrating these walls
Ceilings	■				At time of survey it appeared that most ceiling grids and ACT were being replaced
Walls		■			For most part in good shape
Flooring		■			Combination of VCT, quarry and carpet. Carpet in classrooms and other areas in need of replacement – would recommend the use of VCT in the future.
Comments:					

Building Information:

Building 1: Two Story Classroom Building

Year Occupied: 1977
 Renovations: 2012
 First Floor: 40,565
 Second Floor: 40,565
 Total: 81,131

81,131

Total Classrooms: 17 Classrooms – First
 Total Classrooms: 24 Classrooms - Second
 Total Occupancy: 41/classroom x 20 = 820

Building Systems:

Footings: Spread
 Structure: Steel Bar Joist on Load Bearing
 Masonry
 Exterior Walls: Brick Veneer/concrete
 Fenestration: Aluminum Double Hung and fixed
 Storefront
 Exterior Doors: Hollow Metal Frames and Aluminum
 Storefront
 Elevated Floor: Composite slab on Steel Frame
 Roof System: 4-Ply Built-up Roof on light weight
 concrete deck
 Finishes: Terrazzo, carpet, Ceramic Tile.
 Recommend replacement of all carpet
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 First Floor:
 Second Floor:
 Other:
 Electrical System: 240/480V System
 Fire Alarm: Recently upgraded
 Emergency Lights: 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 - Not Rated (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	Required	
Toilets:		
Toilet Counts	Appear to be adequate	
ADA Accessibility	Noncompliant	

Building 2: Cafeteria/Kitchen

Year Const.:	1977
Renovations:	Some
First Floor:	<u>15,559</u>
Total:	15,559

15,559

Building Systems:

Footings:	Spread
Structure:	Steel Bar Joist on Load Bearing Masonry
Exterior Walls:	Brick Vencer / concrete
Fenestration:	Aluminum Double Hung and fixed Storefront
Exterior Doors:	Hollow Metal Frames and Aluminum Storefront
Roof System:	4-Ply Built-up Roof on light weight concrete deck
Finishes:	Terrazzo, quarry tile and ceramic tile
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
First Floor:	
Second Floor:	
Other:	
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 - No Ratings	(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	Required	
Toilets:		
Toilet Counts	Appear to be inadequate	
ADA Accessibility	Noncompliant	

Building 3: Gymnasium

Year Const.: 1977
 Renovations: Some
 First Floor: 31,120
 Total: 31,120

31,120

Building Systems:

Footings: Spread
 Structure: Masonry Load bearing
 Exterior Walls: CMU/Brick Veneer
 Fenestration: Aluminum Double Hung and fixed Storefront
 Exterior Doors: Hollow Metal Frames and Storefront
 Elevated Floor: Composite Slab on Steel Frame
 Roof System: 4-Ply Built-up Roof on light weight concrete deck
 Finishes: Quarry Tile, Ceramic Tile, Hardwood
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 First Floor:
 Second Floor:
 Other:
 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
 Occupant Load:
 Fire Rated Assemblies:
 Fire Barriers: Corridors - No Ratings (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: Required
 Toilets:
 Toilet Counts: Appear to be inadequate
 ADA Accessibility: Noncompliant

Building 4: Band/Choral

Year Const.:	1967	
Renovations:	Minimal	
First Floor:	5,040	
Total:	5,040	5,040

Building Systems:

Footings:	Spread
Structure:	Steel Bar Joist on Load Bearing Masonry
Exterior Walls:	Load Bearing CMU/Brick Veneer
Fenestration:	Aluminum Double Hung and fixed Storefront
Exterior Doors:	Hollow Metal Frames and Aluminum Storefront
Roof System:	4-Ply Built-up Roof on light weight concrete deck
Finishes:	Average to poor. Floors-VCT and carpet
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
Gym and Lobby:	No A/C, electric heat
Electrical System:	277/480V System
Fire Alarm:	
Emergency Lighting:	



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	None
Structural Steel	No Ratings Required
Roof/Ceiling	No Ratings Required
Fire Walls	No Ratings Required
Toilets:	
Toilet Counts	None
ADA Accessibility	Appear to be noncompliant



Building 5: Ninth Grade Academy

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Jumper Carter Sease / Architects, P.A.



Year Const.: 1985
Renovations: Some
First Floor: 43,457
Total: 43,457

43,457

Building Systems:

Footings: Spread
Structure: Masonry Load bearing
Exterior Walls: CMU/Brick Vencer
Fenestration: Aluminum Double Hung and fixed Storefront
Exterior Doors: Hollow Metal Frames and Storefront
Elevated Floor: Composite Slab on Steel Frame
Roof System: Standing seam metal roof
Finishes: Quarry Tile, Ceramic Tile, VCT and carpet – carpet needs replacing
Copper Supply/Cast Iron Waste
Plumbing Systems
Mechanical Systems:
First Floor:
Second Floor:
Other:
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
Occupant Load
Fire Rated Assemblies:
Fire Barriers: Corridors - No Ratings (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: Required



Toilets:

Toilet Counts: Inadequate
ADA Accessibility: Noncompliant

Total Campus Square Footage

176,307

Assessment of Major Spaces:

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Jumper Carter Sease / Architects, P.A.



Administration:	Adequate space allotted Entry has no secure airlock Office waiting is inadequate for the school size. Visitor could bypass office and gain access to entire school.
Guidance Offices:	The guidance areas appear to be working
Classrooms:	Classroom numbers appear adequate for the student population. Toilet facilities in classroom buildings are inadequate and do not meet current ADA standards
Science Labs	Appear adequate
Media Center:	Lack of natural light However there is plenty of glazing into corridors Carpet needs replacing.
Cafeteria:	The size is adequate for the size school Serving line while they work are inside the kitchen proper, would benefit from opening up the serving line with some glazing Toilet facilities are inadequate and do not meet ADA standards
Physical Education:	The existing gym is adequate as are the locker rooms. Would recommend adding additional locker rooms for PE as well as PE gym
Arts Rooms:	Additional Art Room recommended Natural light is lacking Additional sinks are needed Outdoor areas for 2-D and 3-D art are suggested
Music Spaces:	Ideally these rooms would be connected to main classroom building with covered walks or incorporated into main classroom building
Other:	Ninth grade Academy students circulating to main building areas becomes a security issue. Consideration of air quality when selecting mechanical systems Low flow toilets and plumbing fixtures LED lighting where applicable Auxiliary Gym and associated locker rooms suggested

General Observations: Guard rails at numerous stairs do not meet height or spacing requirements on today's codes. Difficult for ADA navigation on campus due to site and building elements.

Recommendations:

Following the renovation work which took place this past summer, the majority of the campus has a new clean fresh look as well as some much needed upgrades. However, areas that still need to be addressed are: the music building, with regard to acoustics and finishes (carpet replacement), the lack of a PE gym and associated locker rooms, and the ADA access as one enters the front of the school. The existing carpet in the classrooms in the academic building should be replaced with VCT. As on most campus style schools security is an issue with students walking to and from buildings. At Darlington High, this problem is exasperated by the distance of the ninth grade academy from the rest of the school.

Option 1:

The school would remain operational as currently occupied with the addition of a new PE/Music building. This building would occupy the area currently occupied by the music building and would possibly tie onto the existing locker room corridor at the present gym. This building would include a new PE gym and some locker rooms as well as the new music rooms, possibility of adding additional rooms such as art or auditorium should be considered by the district.

Minor renovations such as replacement of non-compliant handrails and guardrails would occur and the ADA toilet situations would be addresses throughout the school.

Option 1; Phase I:

- Add 9th grade wing extending the wing to the left of the Office area.
- Connect the Administration Building, Cafeteria and Gym Lobby

Option 1; Phase II:

- Build a new Band/Choral/Fine Arts wing
- Build a new basketball Arena, Locker Rooms and Lobby (Lobby will be tied to the existing Gym Lobby)