



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

Lamar Area Schools - Building Evaluations

School Name: Lamar Elementary Observed By: Cannon/Carter
Principal: Mr. Garry Fowlers
Grade Levels: Pre-K – 2nd Grades
Site Size: Approximately 10 Acres
Student Population: 300 (Approximate Student Population)
Staff Size: 37 (Approximate Staff Size)

Campus Narrative and General Observations:

Lamar Elementary School shares its site with Lamar High School. The buildings making up the complex are three 1930's vintage structures. The site is sloping and is considered a moderate slope considering the topography of the area. While this assists with drainage, it also complicates ADA accessibility.

Visitor parking occurs at the main building but is limited. Access to the office is hindered by the grade change creating accessibility issues. Traffic circulation for parents is shared with the High School. Bus access for students is at the rear.

The buildings did receive recent renovations and the interior appearance is good but the exterior of the school buildings still portrays an image of a 1930's facility. Separate buildings are problematic also. 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 rain, cold, heat and wind. These conditions contribute to higher energy costs, greater maintenance, and wet floors creating slip/fall hazards and damage to flooring and floor substrates.



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			■		Traffic patterns although tight appear to work for parents and visitors Bus loading/unloading is separated from the parent drives
Main Entrance			■		Visitor parking area is adequate Grade differentials create ADA issues There is no covered drop-off area for buses or car riders
Exterior Doors				■	Some doors have been replaced. Others: lack energy efficiency; have hardware issues; have ADA; etc.
Interior Doors				■	ADA door clearances In some cases, doors have been replaced and meet fire rating requirements Hardware replacement and rekeying has occurred
Windows			■		In some areas, windows do not meet OSF egress requirements Many windows have recently been replaced and meet energy efficiency requirements
Fire Alarm	■				Recently replaced Emergency lights require testing for foot candles and to ensure batteries are functioning



Fire Protection				■	Wall are not rated Buildings are non-sprinkled
Technology				■	Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.
HVAC				■	Units do not appear to provide air changes to meet ASHRAE fresh air requirements It is probable that air quality does not meet ASHRAE requirements
Mold/Moisture					No evidence of mold was observed Painting in the buildings was occurring masking smells
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				■	Most switches are not ADA compliant GFI breakers are needed at wet areas
Lighting				■	Fixtures do not meet ASHRAE 90.1 standards Emergency lighting is required at exterior doors
Electrical Rooms				■	Storage is occurring in front of panels Noncompliant floor clearances exist In some instances wiring was not color coded per NEC Some panels are old and replacement breakers may be unavailable



Data/Server				■	Space is not adequate in size MDF has unsecured access and unintentional damage can occur Security issues exist Power may not be dedicated Backup power capacity is questioned
ADA Compliance				■	Many noncompliant toilets Many room side door clearances are noncompliant Ramps and rails are noncompliant
Code Compliance				■	Numerous violations including: life safety; energy efficiency; accessibility; among others Transom windows are open in many areas and of non-rated construction
Roof Systems			■		Some pitched roofs have been replaced with metal retrofit roofing systems The sloped roof at the gym is a shingled roof system in fair condition It is believed that low sloped roofs need replacing
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal				■	Curb appeal is lacking
Grounds				■	Grounds at the time of observation were well kept A phased landscaping master plan is recommended
Exterior Envelope				■	Paint is peeling on exterior steel Exterior door frames are in need of caulk and paint Masonry requires some tuck pointing



Ceilings			■		Ceilings are in average condition Communication wires are laying on ceiling systems
Walls		■			Painting of walls occurred in recent renovations.
Flooring		■			VCT overall is in fair condition
Core Space Assessment					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Administration				■	Office areas and waiting appeared adequate The addition of a security lock is recommended
Health Room				■	The health room is off of the main office.
Guidance				■	Guidance is located down the corridor from the office and appears adequate
General Classroom Status			■		Classrooms appeared to meet or approach size standards of OSF Many rooms did not have sinks Most rooms do not have toilets
Cafeteria/Kitchen				■	The students share the cafeteria with the high school The elementary students go to lunch from 10:30 to 12:00 and high school from 12:00 to 1:30 Students access the cafeteria via a covered walk to the high school
Media Center		■			Lighting was adequate Natural light enhanced the space Size seemed adequate for the numbers of students served
Art Room				■	There is no Art Room



Science Room				■	There is no Science Classroom
Music Room				■	Music occurs on the 5K Disabilities wing creating distractions for these students
Physical Education Space			■		PE occurs in a classroom on the 5K Disabilities wing creating distractions for these students
Records Vault				■	There does not appear to be a rated records vault
Other:					Education occurs in a 1930's facility making it difficult to portray a 21 st Century Learning Environment



Main Building: (5K and 1st & 2nd Grades)

Year Const.: 1930's and later additions

Renovations: Various Years

Square Footage: 23,400 Single Story

Total: 23,400

23,400

Total Classrooms: 15 Instructional Spaces w/o toilets
1 Staff Toilets

Building Systems:

Footings: Spread
Structure: Concrete Beams on Load Bearing Masonry
Exterior Walls: Load Bearing CMU/Brick Veneer
Fenestration: Aluminum Double Hung and fixed

Exterior Doors: Storefront
Hollow Metal Frames and Aluminum Storefront
Roof System: Metal Retrofit and low slope
Finishes: Average
Plumbing Systems: Copper Supply/Cast Iron Waste
Mechanical Systems:

Classrooms: Wall Hung Bard Units
Office: Wall Hung Bard Units
Electrical System: 277/480V System
Fire Alarm: Recently upgraded
Emergency Lighting: Wall Mounted Battery Backup

2006 IBC Code Review:

Utilities: City of Lamar
Occupancy: Educational Type "E"
Construction Type: III B Unprotected/Un-sprinkled
Area Allowed: 11,500 sf
Maximum Stories: Two (2) Stories
Occupant Load:

Fire Rated Assemblies:
Fire Barriers: Corridors Not Rated 1 hr. req.
Structural Steel: No Ratings Required
Roof/Ceiling: No Ratings Required
Fire Walls: Not Required

Toilets:
Toilet Counts: Appear to be adequate
ADA Accessibility: New toilets appear to be compliant



Primary Building: (3K, 4K, 5K, PE and Music)

Year Const.: 1930's
 Renovations: Various Years
 Square Footage: 9,400 Single Story
 Total: 9,400

9,400

Total Classrooms: 7 Class rooms with toilets
 1 Set Group Toilets

Building Systems:

Footings: Spread
 Structure: Wood trusses 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: Metal Retrofit
 Finishes: Average
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 Classrooms: Wall Hung Bard Units
 Office: Wall Hung Bard Units
 Electrical System: 277/480V System
 Fire Alarm: Recently upgraded
 Emergency Lighting: Wall Mounted Battery Backup



2006 IBC Code Review:

Utilities: City of Lamar
 Occupancy: Educational Type "E"
 Construction Type: III B Unprotected/Un-sprinkled
 Area Allowed: 11,500 sf
 Maximum Stories: Two (2) Stories

Fire Rated Assemblies:

Fire Barriers: Corridors Not Rated 1 hr. req.
 Structural Steel: No Ratings Required
 Roof/Ceiling: No Ratings Required
 Fire Walls: Not Required

Toilets:

Toilet Counts: Appear to be adequate
 ADA Accessibility: Appear to be compliant

Gymnasium Building: (PE)
 Year Const.: 1930's
 Renovations: Various Years
 Square Footage: 12,300 Single Story
 Total: 12,300 12,300

Total Classrooms: No Classrooms
 1 Set Group Toilets
 Total Occupancy: N/A

Building Systems:
 Footings: Spread
 Structure: Steel trusses 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: Metal Retrofit
 Finishes: Average
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 Classrooms: Wall Hung Bard Units
 Office: Wall Hung Bard Units
 Electrical System: 277/480V System
 Fire Alarm: Recently upgraded
 Emergency Lighting: Wall Mounted Battery Backup

2006 IBC Code Review:
 Utilities: City of Lamar
 Occupancy: Educational Type "E"
 Construction Type: II B Unprotected/Un-sprinkled
 Area Allowed: 14,500 sf
 Maximum Stories: Two (2) Stories

Fire Rated Assemblies: 1 hr. req.
 Fire Barriers: Corridors Not Rated
 Structural Steel: No Ratings Required
 Roof/Ceiling: No Ratings Required
 Fire Walls: Not Required
 Toilets:
 Toilet Counts: Appear to be adequate
 ADA Accessibility: Appear to be compliant



Total Campus Square Footage 43,100



Recommendations:

Due to the age of the buildings and the extreme age difference between the Primary and High Schools this school should be replaced with a school with closer age association.

Option 1:

1. Close this facility
2. Relocate Students to the New Lamar Elementary School
3. Rebuild a new Middle School on this site.