



*Excellence in
Teaching and Learning
for All*

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

Darlington Area Schools - Building Evaluations

School Name: Mayo High School Observed By: Creed/Carter
Principal: Ms. Arlene Johnson
Grade Levels: 9th – 12th
Site Size: Approximately 10 Acres
Student Population: 359 (Approximate Student Population)
Staff Size: 36 (Approximate Staff Size)

Campus Overview and General Observations:

Mayo High sits on a small 10 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; however there appears to be some individual homes adjacent to the campus and within the above mentioned boundaries... The majority of the campus sits near the corner of Chestnut and Southern Pine Streets. The campus is made up of six buildings.

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.

Campus buildings consist of masonry load bearing walls and bar joists with low sloped roofs. The ages of the buildings dictate varying compliance to a variety of building codes creating some noncompliant conditions as it relates to current codes.

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.



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			■		Front door is recessed, visitor is able to recognize entry 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					
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 however, still many older style TV sets throughout campus
HVAC		■			Appear adequate
Mold/Moisture			■		There is some evidence of mold growth in certain areas especially Building 6, where water appears to be entering the building
Plumbing			■		While plumbing systems appear to be functioning, many fixtures are not in good condition nor meet ADA accessibility requirements. Many toilets facilities are inaccessible due to grade changes in flooring from corridor to toilet rooms.
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			■		Data/Server rooms need to be secure from intentional and unintentional damage
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			■		A Planned landscape design would help with curb appeal
Grounds			■		While average as compared to other schools in the District, The ground appears to be in need of a cleanup, specifically the parking lots and drives will soon need a new top coat applied.
Exterior Envelope			■		Over all in fair shape.
Ceilings			■		Acoustical ceiling tile (ACT) in gymnasium building as well as at other areas where moisture and humidity have gotten the best of ceiling in need of replacement, recommend going back with 2'x2' in lieu of 2'x4'
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 Storey Classroom Building

Year Occupied:	1949	
Renovations:	New Facade	
First Floor:	11,957	
Second Floor:	<u>11,957</u>	
Total:	23,913	23,913

Total Classrooms:	7 Classrooms – First
Total Classrooms:	10 Classrooms - Second
Total Occupancy:	17/classroom x 20 = 340

Building Systems:

Footings:	Spread
Structure:	Steel Bar Joist on Load Bearing Masonry
Exterior Walls:	Brick Veneer/split face cmu/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 Copper Supply/Cast Iron Waste
Plumbing Systems	
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: Mayo Annex

Year Const.: 1975
Renovations: None
First Floor: 3,711
Total: 3,711

3,711

Building Systems:

Footings: Spread
Structure: Steel Bar Joist on Load Bearing
Masonry/ False mansard fascia
Exterior Walls: Brick Veneer / rubble stone fascia
panels
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: VCT/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 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: Classroom/Media Center

Year Const.: 1962
 Renovations: Some
 First Floor: 18,957
 Total: 18,957

18,957

Building Systems:

Footings: Spread
 Structure: Masonry Load bearing
 Exterior Walls: Dryvit/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: VCT, Carpet, Glazed CMU in Corridor
 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: Janitorial Storage

Year Const.:	1954	
Renovations:	Minimal	
First Floor:	<u>7,488</u>	
Total:	7,488	7,488

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:	Poor. Floors-VCT popping loose due to moisture
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: Gymnasium/Multipurpose

Year Const.:	1956	
Renovations:	Some	
First Floor:	<u>12,410</u>	
Total:	12,410	12,410

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:	None
Roof System:	4-Ply built up roof
Finishes:	Quarry Tile, Ceramic Tile, hardwoods. ACT needs replacing
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	Inadequate
ADA Accessibility	Noncompliant

Building 6: Cafeteria/Kitchen

Year Const.:	1967	
Renovations:	Some	
First Floor:	<u>9,725</u>	
Total:	9,725	9,725

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:	None
Roof System:	4-Ply built up roof
Finishes:	Quarry Tile, Ceramic Tile
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
First 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 76,204

Assessment of Major Spaces:

Administration:	Inadequate 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. Health Room is inadequate, as well as restrooms
Guidance Offices:	The guidance areas appear to be work
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 Size is adequate
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. Additional natural light would be nice Toilet facilities are inadequate and do not meet ADA standards
Physical Education:	The existing gym is inadequate as are the locker rooms. Existing wooden bleachers are antiquated and do not meet current safety codes. Locker room floors and toilet room floors are stained and dirty
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 not open directly into cafeteria. Would benefit from acoustical treatment on walls
Other:	Consideration of air quality when selecting mechanical systems Low flow toilets and plumbing fixtures

LED lighting where applicable

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. In many instances access into group toilets is impeded by change in floor heights. Appears to be a dead end corridor situation on second floor of Building 1 on either end of corridor.

Recommendations:

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 currently used janitorial storage building.

1. Remove abandoned buildings
2. Renovate all buildings
3. As buildings are renovated, connect with enclosed corridors