



Darlington County School District

Darlington, South Carolina

August 8, 2012

Hartsville Area Schools - Building Evaluations

School Name: Southside Early Childhood Observed By: Cannon/Carter
Principal: Ms. Patricia Toney
Grade Levels: 4K and 5K Grades
Site Size: Approximately 22 Acres
Student Population: 435 (Approximate Student Population)
Staff Size: 56 (Approximate Staff Size)

Campus Narrative and General Observations:

Although Southside Early Childhood Center does not have the striking appearance of a new school, it does have the potential of façade reconstruction and additions to make this facility visually attractive. Highway improvements would improve traffic flow and ease site entering and exiting congestion.

All drives and parking can be improved through the use of new pavement, striping and directional arrows. Drainage appears acceptable around the drives but poor closer to the buildings.

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.

There are 6 mobile units/classrooms being used. Two of these mobile units are situated within 20' of a permanent structure which is a code violation.



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 little means of control.
Traffic Patterns			■		Traffic patterns appear to work reasonably well Bus drives and parent drives are separated Visitor parking areas need improving for efficiency and circulation
Main Entrance				■	Although there is a defined front entry, a secondary entrance is used The secondary entry does not provide a secure entry
Exterior Doors				■	Exterior doors need replacing to provide: energy efficiency; security and safety as related to hardware; address ADA issues; etc. A chain was observed locking Building 3. This needs to be removed as it is a code violation and does not allow safe egress from the building.
Interior Doors			■		ADA door clearances need addressing In most cases, doors have been replaced and meet fire rating requirements Hardware replacement and rekeying may need addressing



Windows			■		In some areas, windows do not meet OSF egress requirements but this is not a requirement as all rooms have doors to the exterior
Fire Alarm	■				Recently replaced Emergency lights require testing for foot candles and to ensure batteries are functioning
Fire Protection			■		Wall ratings in the buildings appear to be one hour rated Buildings are non-sprinkled
Technology			■		Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.
HVAC			■		Units are split unit heat pumps and appear to meet ASHRAE fresh air requirements
Mold/Moisture					No evidence of mold was observed
Plumbing			■		While plumbing systems appear to be functioning, many fixtures require replacement and do not 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 some wet areas in Building 3
Lighting			■		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				■	Additional ADA compliant toilets are needed Many room side door clearances are noncompliant Ramps to some doors at Building 3 are noncompliant
Code Compliance				■	Numerous violations including: life safety; energy efficiency; accessibility; among others
Roof Systems	■				Roofs are built-up systems. Leaks observed appeared to be minimal so it is thought these roofs may have 10 years of life remaining with minor repairs.
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal			■		Curb appeal is lacking but can be improved
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 to freshen the buildings was occurring at the time of observation
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 are lacking in space The addition of a security lock is recommended
Health Room				■	Although the school nurse is provided in the space is small Observation of this space by other staff members is difficult due to location
Guidance				■	Guidance is located off of the cafeteria
General Classroom Status		■			Classrooms in buildings 1 and 2 appear to meet OSF space requirements Classrooms are typically around 1,000 sf Toilet facilities need to be brought to current ADA standards
Cafeteria/Kitchen			■		The size is appears small Toilets require upgrades in space for ADA Additional toilets are needed to meet code Natural light is good but windows do not appear to be insulated and lack efficiency



Media Center				■	Currently the Media Center is located in a mobile unit.
Art Room					There is no Art Room Art occurs in the classrooms
Science Room					Science is not required for this age group
Music Room				■	Music is taught in a Mobile Unit
Physical Education Space				■	The school lacks a multi-purpose/PE space
Stage/Theater					
Records Vault				■	There does not appear to be a rated records vault
Other:					Should this facility remain in use, buildings should be connected to increase security Collaborative areas for Students and Instructors are recommended Low flow toilets and plumbing fixtures Use CFL or LED lighting to reduce energy Traffic issues Mobile Units need to be removed
Comments:					



Spatial Area Comparisons:

Area	Existing Square Footage	Recommended Square Footage
Administration	1000 sf	3,500sf recommended Adding space for staff and waiting
Guidance	120sf near cafeteria	400 sf required
Media Center		3,500 sf required
Kitchen	Adequate	3,500 sf if replaced
Cafetorium		5,000 sf
Classrooms	Buildings 1 and 2 seem adequate	15,000 sf is needed to accommodate 10 spaces
Gymnasium/P.E.	0	3,500 sf needed
Music Room	Housed in Portable	
Art Room	0	1,000 sf recommended
Group Toilets	Needed	1,000 sf required for additional group toilets
Staff Workrooms	Needed	Space Needed
Staff Toilets	Needed	Additional Toilets Needed



Building 1: (Administration/Cafeteria/ 4K and 5K)

Year Const.: 1959
 Renovations: Various Years
 Square Footage: 16,200 Single Story
 Total: 16,200 16,200

Total Classrooms: 6Instructional Spaces w/toilets
 1 Staff Toilets

Total Occupancy: 6classrooms x 25 = 150

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: Built-up Roof
 Finishes: Average to Good. Floors-VCT
 Corridors and Classrooms; Acoustic
 ceilings; and Painted CMU walls
 Plumbing Systems Copper Supply/Cast Iron Waste
 Mechanical Systems:
 Classrooms: Split System Heat Pumps
 Office/Cafeteria: 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 Hartsville
 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 Rated 1 hour 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 Compliant in areas

Building 2: (4K and 5K)
 Year Const.: 1970
 Renovations: Various Years
 Square Footage: 9,900 Single Story
 Total: 9,900 9,900

Total Classrooms: 6 Instructional Spaces w/toilets
 0 Staff Toilets
 Total Occupancy: 6 classrooms x 25 = 150

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: Built-up Roof
 Finishes: Average to Good. Floors-VCT
 Corridors and Classrooms; Acoustic
 ceilings; and Painted CMU walls
 Plumbing Systems: Copper Supply/Cast Iron Waste
 Mechanical Systems:
 Classrooms: Split System Heat Pumps
 Electrical System: 277/480V System
 Fire Alarm: Recently upgraded
 Emergency Lighting: Wall Mounted Battery Backup

2006 IBC Code Review:

Utilities: City of Hartsville
 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 Rated 1 hour 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: Compliant in areas

Building 3: (Administration/Cafeteria/ 4K and 5K)

Year Const.:	1959	
Renovations:	Various Years	
Square Footage:	<u>3,900</u>	Single Story
Total:	3,900	3,900

Total Classrooms: 4 Instructional Spaces w/toilets
0 Staff Toilets

Total Occupancy: 4classrooms x 25 = 100

Building Systems:

Footings:	Spread
Structure:	Steel Bar Joist on Load Bearing Masonry
Exterior Walls:	Load Bearing CMU/Brick Vencer
Fenestration:	Aluminum Double Hung and fixed Storefront
Exterior Doors:	Hollow Metal Frames and Aluminum Storefront
Roof System:	Built-up Roof
Finishes:	Average to Good. Floors-VCT Corridors and Classrooms; Acoustic ceilings; and Painted CMU walls
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
Classrooms:	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 Hartsville
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 Not Applicable
Structural Steel	No Ratings Required
Roof/Ceiling	No Ratings Required
Fire Walls	Not Required
Toilets:	
Toilet Counts	Appear to be adequate
ADA Accessibility	Compliant in areas



Mobile Unit 1: (Not Designated)

Year Const.:

Renovations:

Square Footage: 720

Mobile Unit 2: (Resource)

Year Const.:

Renovations:

Square Footage: 720

Mobile Unit 3: (Music)

Year Const.:

Renovations:

Square Footage: 720

Mobile Unit 4: (4K and 5K)

Year Const.:

Renovations:

Square Footage: 720

Mobile Unit 5: (Resource)

Year Const.:

Renovations:

Square Footage: 720

Mobile Unit 6: (Media Center)

Year Const.:

Renovations:

Square Footage: 720

Total Campus Square Footage

30,000

Recommendations:

Since site size is ample, additions and renovations can occur without effecting drives and circulation.

Phase 1 :(6,000 sf of new additions)

1. New Additions to Include:
 - A. Administrative Areas
 - B. Cafeteria Expansion
 - C. Stage Renovation/Addition
 - D. Group Toilet Addition
2. Renovations
3. Add Group Toilets

Phase 2 :(34,000 sf Addition)

1. Relocate Mobile Units
2. Add Mobile Units as needed
3. New Addition including:
 - A. 10 Classrooms
 - B. Media Center
 - C. P.E. Multipurpose Room
 - D. Music Room
 - E. Art Room
 - F. Teacher work areas
 - G. Teacher Toilets
 - H. Building connections

Phase 3:

1. Remove Building 3
2. Remove mobile units