

**Darlington County School District**  
Darlington, South Carolina  
September 12, 2012

## **Lamar Area Schools - Building Evaluations**

**School Name:** Spaulding Middle  
**Principal:** Mr. Derrick Glover  
**Grade Levels:** 6<sup>th</sup> – 8<sup>th</sup> Grades  
**Site Size:** Approximately 15 Acres  
**Student Population:** 274 (Approximate Student Population)  
**Staff Size:** 33 (Approximate Staff Size)

Observed By: Cannon/Carter

### **Campus Narrative and General Observations:**

Spaulding Middle School shares a site with Spaulding Elementary School. The site is relatively flat, creating drainage issues in wet weather. The Middle School shares the cafeteria and kitchen with Spaulding Elementary School and on occasions also shares the gymnasium. In order to access play fields, students must cross the bus and service drive.

Circulation for car riders occurs in the parking area in front of the school. Backup for car riders does occur on East Main Street, creating traffic issues for those passing through.





FACILITIES OVERVIEW					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
<b>Safety and Health</b>					
Site Security			■		Due to the shared amenities with Spaulding Elementary School, many doors are left unlocked to provide student access.
Traffic Patterns				■	Traffic studies are needed to determine the best solutions to avoid off street backup and better achieve DOT requirements
Main Entrance			■		Visitor parking is blocked by car pickup/drop off traffic creating hazards for drivers The permanent canopy at the front of the school identifies the entry A secure foyer exists preventing direct access to the school
Exterior Doors			■		Some doors have been replaced. Others: lack energy efficiency; have hardware issues; have ADA; etc.
Interior Doors		■			ADA door clearances Some Interior doors have been replaced but many others are in need of replacement Hardware replacement and rekeying is needed
Windows			■		In many areas, windows do not meet OSF egress requirements due to the height of the windows off the floor.
Fire Alarm	■				The fire alarm was recently replaced



Fire Protection				■	In the original building, wall ratings do not meet code Transom windows do not meet code
Technology				■	Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.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
Plumbing				■	Plumbing systems appear to be functioning adequately. Existing toilets do not meet ADA requirements. Fixture replacement is recommended.
Teacher Work Areas		■			Work areas appear adequate for the staff size.
Electrical				■	Most switches are not ADA compliant GFI breakers are needed at wet areas
Lighting		■			Fixtures appear to have been recently replaced
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 Security issues exist Power may not be dedicated



ADA Compliance			■		Many areas such as Toilets, Stage, Music Rooms, etc. are noncompliant
Code Compliance				■	The existing building has numerous violations including: life safety; energy efficiency; accessibility; among others
Roof Systems				■	Roof systems appear to be at their life limits
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
<b>Appearance and Finishes</b>					
Curb Appeal				■	Curb appeal is below average
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 in general are in good condition
Walls		■			Walls appear to be in average to good condition
Flooring		■			VCT overall is in fair condition
<b>Core Space Assessment</b>					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Administration		■			Recent renovations have assisted in creating a secure entry and allowing the office to function



Health Room		■			Space appears adequate. A larger toilet is recommended.
Guidance		■			Space appears adequate
General Classroom Status			■		Classrooms are typically about 720 sf
Cafeteria/Kitchen			■		Space appears adequate. Kitchen, although functioning, is small
Media Center	■				Good natural light Size is adequate for the numbers of students served
Art Room	■				Outdoor areas for 2-D and 3-D art are suggested
Science Room			■		The Science Classroom appears adequate for the number of students served.
Music Rooms			■		Acoustical treatments are recommended
Physical Education Space		■			Adequate Entry Lobby needs renovation
Stage			■		Located at the end of the gymnasium
Records Vault				■	There does not appear to be a rated records vault
Other:					Collaborative areas for Students and Instructors are recommended Introduction of natural light into the media center is needed Consideration of ambient noise when selecting mechanical systems Consideration of air quality when selecting mechanical systems Low flow toilets and plumbing fixtures Use CFL or LED lighting to reduce energy Traffic issues





Comments:	



**Spatial Area Comparisons:**

Area	Existing Square Footage	Recommended Square Footage
Administration	1700 sf	Appears adequate
Guidance	720 sf	Appears adequate
Media Center	1500 sf	Appears adequate
Kitchen	Shared with Middle School	
Cafeteria	Shared with Middle School	
Classrooms	720 sf	
Gymnasium/P.E.	720 sf classroom size	New Multipurpose Space Recommended
Music Room	720 sf	1,200 recommended
Art Room	720 sf	1,200 recommended
Science Rooms	720 sf	1000 sf recommended
Group Toilets	Adequate	ADA issues exist
Staff Workrooms	Adequate	
Staff Toilets		Additional Toilets Needed



**Building 1:** (1<sup>st</sup> and 2<sup>nd</sup> Grades)  
 Year Const.: 1962  
 Renovations: Various Years  
 Square Footage: 26,400 Single Story  
 Total: 26,400

26,400

**Building Systems:**

Footings: Spread  
 Structure: Wooden Trusses on Load Bearing Masonry  
 Exterior Walls: Load Bearing CMU/Brick Veneer  
 Fenestration: Aluminum Double Hung and fixed Storefront and EFIS infill  
 Exterior Doors: Hollow Metal Frames and Hollow Metal Doors  
 Roof System: Metal Retrofit  
 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  
 Office: Wall Hung Bard Units  
 Electrical System: 277/480V System  
 Fire Alarm: Needs Replacement  
 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: 14,500 sf  
 Maximum Stories: Two (2) Stories  
 Occupant Load:  
 Fire Rated Assemblies:  
 Fire Barriers: Corridors Not Rated 1 hr. req.  
 Wood Trusses: Not Rated  
 Roof/Ceiling: Not Rated 1 hr. req.  
 Fire Walls: Not Required  
 Toilets:  
 Toilet Counts: Appear to be adequate  
 ADA Accessibility: Appear to be compliant





**Recommendations:**

The new additions at Spaulding Middle School meet current codes and are quality construction. The original portions are not in keeping with a 21<sup>st</sup> century educational facility and need to be removed. Therefore it is the recommendation that this facility be transformed into a new PK-5<sup>th</sup> grade elementary school. The newer structures will remain and be added to and the older structures removed.

