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Teaching and Learning
for All*

Darlington County School District

Darlington, South Carolina

August 8, 2012

Hartsville Area Schools - Building Evaluations

School Name: Thornwell School of the Arts Observed By: Cannon/Carter
Principal: Ms. Julie Mahn
Grade Levels: 1st – 5th Grades
Site Size: Approximately 10 Acres
Student Population: 400 (Approximate Student Population)
Staff Size: 48 (Approximate Staff Size)

Campus Narrative and General Observations:

Thornwell School of the Arts is located on an urban site in the downtown area of Hartsville. This campus is shared with the 1926 facility which is being used predominantly for Adult Education. There are five (5) separate buildings being used on the site which includes: Building 1 (the two story administration building); Building 2 (the one story building); Building 3 (the cafeteria/media building); Building 4 (the gymnasium); and Building 5 (music).

The school has done a good job of directing traffic to separate buses from parents but because of the site size, traffic issues exist. Deliveries to the cafeteria also block a portion of Marlboro Ave. at the rear of the school. Drainage is an issue around and between buildings. Students also have to cross backup areas to access the playground.

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.

Currently there are no mobile classroom units on site.



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 Additional directional signage is needed to avoid drive confusion off of West Carolina Ave.
Main Entrance				■	Because of the dominant presence of the 1921 building and its circular drive, there is some question as to where the front entrance is The canopy at the main office equally directs traffic to the Music Room and the One Story Building
Exterior Doors				■	Some exterior doors need replacing to provide: energy efficiency; security and safety as related to hardware; address ADA issues; etc.
Interior Doors			■		ADA door clearances need addressing In most cases, doors have been replaced and meet fire rating requirements Rekeying may need addressing



Windows			■		In some areas, windows do not meet OSF egress requirements
Fire Alarm	■				Recently replaced Emergency lights require testing for foot candles and to ensure batteries are functioning
Fire Protection				■	Wall ratings in the buildings 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			■		The majority of the mechanical systems are wall mounted heat pumps. In the music room and gym, gas heaters are present. The gym is not air-conditioned
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 buildings appear to have upgraded electrical systems. The gymnasium is suspect
Lighting		■			Emergency lighting is required at exterior doors
Electrical Rooms		■			Noncompliant floor clearances exist 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 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 paint to freshen the appearance Masonry requires some tuck pointing
Ceilings		■			Ceilings are in average to good condition The gym building is in the most need



Walls		■			Recent renovations have kept the buildings fresh The media center, cafeteria, and gym all need new finishes.
Flooring		■			VCT overall is in good 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			■		Observation of this space by other staff members is difficult due to location
Guidance		■			Guidance is located near the office. Additional conference and observation areas are recommended
General Classroom Status		■			Classrooms in buildings 1 and 2 appear to meet OSF space requirements Toilet facilities are needed in one second grade classroom
Cafeteria/Kitchen			■		The size appears to function well Toilets upgrades for ADA compliance are needed Natural light is good but windows do not appear to be insulated and lack efficiency Some windows were removed from the kitchen area and openings need to be properly patched
Media Center			■		Space is adequate Carpet replacement is suggested Natural light is good Window replacement is required



Art Room			■		Access to the exterior for 2-D and 3-D art is recommended Additional Natural Light is needed
Science Room		■			Room appears to function well
Music Room				■	The music room is adequate in size The location is in a separate building Acoustical isolation is excellent Security issues exists due to location
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	Adequate	
Guidance	Adequate	
Media Center	Adequate	Renovations required
Kitchen	Adequate	Renovations required
Cafeteria	Adequate	Renovations required
Classrooms	Appropriate in most cases	
Gymnasium/P.E.	Space is adequate	Renovations required
Music Room	Adequate	Renovations required
Art Room	Adequate	
Science Rooms	Adequate	
Group Toilets		Renovations Required
Staff Workrooms	Adequate	
Staff Toilets	Adequate	



Building 1: (Administration/3rd, 4th, 5th, Strings)

Year Const.:	1962	
Renovations:	2006	
Square Footage:	<u>12,250</u>	Two Story
Total:	24,500	24,500

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
Finishes:	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:	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 Rated	(1 hr. req.)
Structural Steel	1 hr. Required	Not Rated
Roof/Ceiling	1 hr. Required	Not Rated
Fire Walls	Not Required	
Toilets:		
Toilet Counts	Appear to be adequate	
ADA Accessibility	Compliant in most cases	

Building 3: (Media Center, Cafeteria, Kitchen)

Year Const.:	1954	
Renovations:	Various Years	
Square Footage:	<u>13,200</u>	Single Story
Total:	13,200	13,200

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
Finishes:	Average. Floors-VCT Corridors/Carpet in Media; 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:	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 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	

Building 4: (Gymnasium and Locker Rooms)

Year Const.:	1947	
Renovations:	Various Years	
Square Footage:	<u>15,000</u>	Single Story
Total:	15,000	15,000

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
Finishes:	Average. Floors-VCT Corridors/Wood gym floor/CT Locker rooms; Acoustic ceilings; and Painted CMU walls
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
Classrooms:	Wall Hung Bard Units
Other:	Gas heaters; No A/C
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:		(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	Noncompliant	
ADA Accessibility	Noncompliant	

Building 5: (Music Room)
 Year Const.: 1956
 Renovations: Various Years
 Square Footage: 2,400 Single Story
 Total: 2,400

2,400

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
 Finishes: Good. Floors-VCT; 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: 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: 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: Appear to be compliant



Total Campus Square Footage

65,100



Recommendations:

Renovate:

1. Media Center
2. Cafeteria and Kitchen
3. Gymnasium and Locker Rooms

Construct a New Office with Secure Entry

Connect Buildings at Rear With new Fine Arts Wing

Move Strings Classroom from 2nd floor to New Fine Arts Wing

Move Band Room to New Fine Arts Wing

Remove existing Band Room

Fence and Gate Buildings at Front