



Darlington County School District

Darlington, South Carolina

September 12, 2012

Hartsville Area Schools - Building Evaluations

School Name: Washington Street Elementary Observed By: Cannon/Carter
Principal: Ms. Valerie Sawyer
Grade Levels: 1st – 3rd Grades and Special Needs
Site Size: Approximately 11 Acres
Student Population: 360 (Approximate Student Population)
Staff Size: 40 (Approximate Staff Size)

Campus Narrative and General Observations:

Washington Street Elementary School is Carolina Elementary is located on an 11 acre site which is bordered by: Washington Street to the north; Campbell Street to south and east; a cemetery on the west; and the railroad at the northwest side of the school. The railroad is of concern due to the possibility of spills, its ability to impede emergency service vehicles and the noise associated with train whistles and crossing signals. Additionally this site has a high voltage power line subdividing the playground area. Site drainage is average for this school.

Circulation for cars and buses appears to function well for the school. Visitor parking also appears to be adequate.

The buildings are joined and form a contiguous facility. One only need leave the building for play and physical education.

There are no mobile classroom units currently 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 no means of control.
Traffic Patterns				■	The Railroad is a concern. Traffic patterns appear to function for parents and visitors
Main Entrance		■			Visitor parking area is in need of repaving, and possibly additional storm drainage The permanent canopy at the front of the school identifies the entry
Exterior Doors				■	Some doors have been replaced. Others: lack energy efficiency; have hardware issues; have ADA; etc.
Interior Doors		■			ADA door clearances In most cases, doors have been replaced and meet fire rating requirements Hardware replacement and rekeying has occurred
Windows				■	In many areas, windows do not meet OSF egress requirements Many windows are the original steel single pane windows
Fire Alarm				■	Requires replacement
Fire Protection				■	Wall ratings 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Technology			■		Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.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			■		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
Roof Systems				■	Original built-up roofs have been replaced with metal retrofit roofing systems
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal			■		Curb appeal is 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 are in average condition Communication wires are laying on ceiling systems
Walls		■			Walls appear to be in average to good condition
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 space The addition of a security lock is needed
Health Room				■	Space is inadequate



Guidance				■	Additional space is needed
General Classroom Status				■	Although there appears to be 25 classrooms to accommodate 360 students, half of the classrooms are dedicated to special needs children Classrooms are typically about 720 sf Toilet facilities need to be brought to current ADA standards
Cafeteria/Kitchen				■	The cafeteria is long and narrow The stage is being used as a work area as there is a copier on the stage Toilets require upgrades in space for ADA Additional toilets are needed to meet code Additional natural light is recommended
Media Center				■	Natural light is needed Size seemed adequate for the numbers of students served
Art Room				■	Natural light is lacking Outdoor areas for 2-D and 3-D art are suggested
Science Room					There is no Science Classroom
Music Room				■	Acoustical treatments are recommended
Physical Education Space				■	Physical Education is taught in a 720 sf classroom The school lacks a multi-purpose/PE space
Stage/Theater					
Records Vault				■	There does not appear to be a rated records vault
Other:					Collaborative areas for Students and Instructors are recommended

					<p>Introduction of natural light into the media center is needed</p> <p>Consideration of ambient noise when selecting mechanical systems</p> <p>Consideration of air quality when selecting mechanical systems</p> <p>Low flow toilets and plumbing fixtures</p> <p>Use CFL or LED lighting to reduce energy</p> <p>Traffic issues</p> <p>Mobile Units need to be removed</p>
Comments:					



Spatial Area Comparisons:

Area	Existing Square Footage	Recommended Square Footage
Administration	1000 sf	2500sf recommended Adding space for staff and waiting
Guidance	90sf	400 sf This will provide enough space for a Guidance Suite
Media Center	Adequate	
Kitchen	Small	1,000 additional sf is needed
Cafeteria	Adequate	
Classrooms	720 sf	
Gymnasium/P.E.		Space required
Music Room	Adequate	
Art Room	Adequate	
Science Rooms		1000 sf recommended
Group Toilets		Renovations Required
Staff Workrooms		Space Needed
Staff Toilets		Additional Toilets Needed



Building 1: (1st and 2nd Grades)
 Year Const.: 1962
 Renovations: Various Years
 Square Footage: 27,000 Single Story
 Total: 27,000 27,000

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: Metal Retrofit
Finishes: Average to Good. Floors-VCT Corridors and Classrooms; Acoustic ceilings; and Painted CMU walls
Plumbing Systems
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 2: (Media Center/3rd Grade/Fine Arts)
 Year Const.: 1987
 Renovations: Various Years
 Square Footage: 18,500 Single Story
 Total: 18,500 18,500

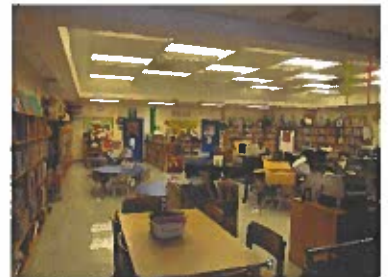
Building Systems:

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: 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: 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



Total Campus Square Footage 45,500

Recommendations:

Due to the site concerns with the Railroad and Power Lines, expansion on this site is not recommended. Renovations can occur but one must remember that when money is expended on a facility, it prolongs the use of the building by at least 15 years.

Option 1:

Minimal renovations to maintain current conditions

Close school once opportunities allow student movement to occur to other sites.

