



*Excellence in
Teaching and Learning
for All*

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

Hartsville Area Schools - Building Evaluations

School Name: West Hartsville Elementary Observed By: Cannon/Carter
Principal: Dr. Kay Howell
Grade Levels: 4th- 5th Grades
Site Size: Approximately 40Acres
Student Population: 189 (Approximate Student Population)
Staff Size: 33 (Approximate Staff Size)

Campus Narrative and General Observations:

West Hartsville Elementary School is located on a gradually sloping site shared with the Football/Soccer Stadium and Baseball Stadium for Hartsville High School.

Parent drop-off and pick-up occurs on the north side of the campus and uses the stadium drives. This arrangement appears to function well. Bus traffic occurs on the south side and circulates around the teacher parking area. This also seems to be adequate given the number of students served.

The original building was constructed in 1956. A six (6) Classroom and Library addition was added in 1968. The building recently received a new metal retrofit roof over the original Built-up roofing system.

FACILITIES OVERVIEW					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Safety and Health					
Site Security			■		With a variety of drives and parking on Clyde Road, the visitor may be confused as to which entrance is the main entry.
Traffic Patterns		■			Traffic patterns appear to work well with Parents using the stadium loop and Buses using the teacher parking area.



Main Entrance				■	The main entry is not clearly identifiable.
Exterior Doors				■	Lack energy efficiency Have some hardware issues ADA issues require addressing
Interior Doors			■		ADA door clearances In most cases, doors have been replaced and meet fire rating requirements
Windows			■		It appears the windows were replaced in a recent renovation. The height to window sills may be out of OSF compliance
Fire Alarm		■			Recently replaced Emergency lights require testing for foot candles and to ensure batteries are functioning
Fire Protection				■	Corridor walls have transom windows and are not rated
Technology				■	Most instructional areas have had technology upgrades Removal of abandoned wiring and outdated televisions is recommended.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 Air quality in most cases is below average
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 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
Code Compliance				■	Numerous violations including: life safety; energy efficiency; accessibility; and seismic to name a few.
Roof	■				Roof appears was recently replaced and should be under warranty
Structure		■			Minor cracking of masonry is evident Seismic upgrades may be required
Appearance and Finishes					
Curb Appeal				■	Curb appeal is lacking First impressions of the buildings from Clyde Road is unimpressive
Grounds				■	While average as compared to other schools in the District 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 appear to be in average condition
Walls			■		Painting to freshen the buildings is recommended Should murals be left in place, uniform painting will be hindered Glazed Block on walls will also limit color palates
Flooring		■			VCT overall is in fair condition
Core Space Assessment					
SYSTEM	0 (adequate)	1 (mild need)	2 (strong need)	3 (critical need)	REMARKS
Administration				■	Lacking a Security Lock Lacking Waiting/Reception Space Lacking adequate Office Space and Conference areas
Health Room			■		The space is small but functions considering the student population
Guidance			■		The space appears adequate in size Additional conference area is needed
General Classroom Status			■		There appears to be: 12 General Classrooms 1 PE Room 1 Music Room 1 ESOL Room 1 Science Lab Rooms are 720 Square Feet Toilet facilities appear to meet number requirements and generally meet ADA standards



Cafeteria/Kitchen			■		The size is appears adequate for the size school Serving line flow seems functional Additional natural light is recommended
Media Center			■		Low ceilings create a confined feel Windows are needed for natural light
Art Room				■	Natural light is lacking Need additional sinks Outdoor areas for 2-D and 3-D art are suggested
Science Room		■			There is a Science Lab which appears to well equipped
Music Room				■	Height and area would add to the existing space This room is located on the Fourth Grade Wing making sound an issue
Physical Education Space				■	Located in a 720 sf Classroom This space, like Music, is located on the Fourth Grade Wing adding additional noise to instructional areas There is no Multi-Purpose room
Stage/Theater					
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 learning environments 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



Comments:	

Spatial Area Comparisons:

Area	Existing Square Footage	Recommended Square Footage
Administration	1,000sf +/-	2,000sf Recommended Adding space for additional staff, waiting/reception, and conferencing
Guidance	720sf	Additional area for Conference Room(s)
MediaCenter	Adequate	
Kitchen	Adequate	
Cafeteria	Adequate	
Classrooms	720sf currently	800sf required by current OSF Standards
Gymnasium/P.E.	None	New Multi-Purpose Room recommended
Music Room	720sf Room	Location creates sound issues 1,000sf required
Art Room	720sf	1,000sf required Natural Light needed Kiln Room recommended
Science Room	Adequate in 720sf space	
Group Toilets	Two sets	Appear adequate for population Mild ADA needs
Staff Workrooms		Space Needed
Staff Toilets		Additional Toilets Needed

Building 1: (4th and 5th Grades)
 Year Const.: 1956
 Media/6 CR Addition: 1968
 Renovations: 2001
 Square Footage: 29,700 Single Story
 Total: 29,700

29,700

Total Classrooms⊗

- (5) 4th Grade Classrooms
- (5) 5th Grade Classrooms
- (1) Special Needs Classroom
- (1) ESOL Classroom
- (1) PE Classroom
- (1) Music Classroom
- (1) Art Classroom
- (1) Science Lab
- (1) Computer Lab

Total Occupancy: 1 set Group Toilets
 11/classrooms x 25 = 275

Building Systems:

Structure:	Concrete Beams and Bulb Tees
Exterior Walls:	Load Bearing CMU/Brick Veneer
Fenestration:	Aluminum Double Hung and Storefront
Exterior Doors:	Hollow Metal Frames and Storefront
Roof System:	Metal Retrofit over 4-Ply Built-up Roof on metal deck
Finishes:	Average: Floors-VCT/QT Corridors; VCT Classrooms; Acoustic ceilings; and Painted CMU walls
Plumbing Systems	Copper Supply/Cast Iron Waste
Mechanical Systems:	
Classrooms:	Wall Hung Bard Units
Office:	Packaged Roof Mounted Heat Pumps
Electrical System:	277/480V System
Fire Alarm:	Recently upgraded
Emergency Lighting:	Wall Mounted Battery Backup



2006 IBC Code Review:

Utilities
Occupancy
Construction Type
Area Allowed
Maximum Stories
Occupant Load
Fire Rated Assemblies:
Fire Barriers
Structural Steel
Roof/Ceiling
Fire Walls

City of Hartsville
Educational Type "E"
II B Unprotected/Un-sprinkled
14,500 sf
Two (2) Stories

Corridors appear to meet 1 hr. req.
No Ratings Required
No Ratings Required
3 hr. at tie to Building 2

Toilets:
Toilet Counts
ADA Accessibility

Appear to be adequate
Appear to be compliant



Total Campus Square Footage

29,700



Recommendations:

Due to the size of the school, an increase in student enrollment cannot occur without the addition of classroom space. Given the age of the structure and the sizes of the spaces, renovation into a 21st Century Educational Facility will be costly. Additionally, given the size of the core areas, additions cannot occur without new areas for: Administration; Cafeteria; Media; Physical Education; and Fine Arts areas.

However, the size of the site and the ability to move traffic are advantages to this location.

Option 1:

Merge students on Southside site with students from Washington Street Elementary to create a Pre K-5th grade school.

Option 2: New 4K – 5 Grade School: (Combine Southside, Washington Street and West Hartsville Elementary Schools)

- New 600 Student Elementary School deigned to 21st Century Standards
- 95,000 sf
- Locate in front existing West Hartsville Elementary
- Once Constructed, remove existing school add drives and play areas
- New drives and parking will allow better amenities for the stadium facility