



HAMPTON COUNTY SCHOOL DISTRICT FACILITY ASSESSMENTS

DRAFT
10.26.2021



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EXECUTIVE SUMMARY

Hampton County School District Facility Studies

INTRODUCTION

The Hampton County School District (HCSD), through an RFP process, commissioned LS3P to prepare this Facility Study of the existing 10 schools in the new consolidated HCSD. These 10 schools consist of schools in the former Hampton 1 School District and Hampton 2 School District in Hampton County SC. The purpose in consolidating these two school districts was to combine resources (buildings, personnel, finances, programs) to provide better educational opportunities for Hampton County students. This Facility Study is focused only on the building component of this consolidation.

The HCSD Board Members who commissioned this study are:

- Hannah Priester, Chairman
- Jacqueline Hopkins, Vice-Chair
- Kari Foy, Secretary
- Sabrena Graham, Parliamentarian
- Allen Bowers, member
- Bruce Davis, member
- Debra Holmes, member
- Anderson Taylor, member
- Mary Wilson, member

The Hampton County School Superintendent is Dr. Ronald Wilcox.

Hampton County is a rural county along the Savannah River in southeastern South Carolina. It has a population of 18,561 (2020 census), which is an 8.9% decrease from 2010 census counts. The county consists of 563 square miles and is surrounded by Beaufort, Jasper, Colleton, and Allendale Counties. With this recent consolidation, the new Hampton County School District serves all the public school district students in this county.

The current schools in the HCSD are:

- Ben Hazel Primary School
- Brunson Elementary School
- Estill Elementary School
- Estill Middle School
- Estill High School
- Fennell Elementary School
- Hampton Elementary School
- North District Middle School
- Varnville Elementary School
- Wade Hampton High School

PURPOSE

The purpose of this Facility Study is to provide guidance to the HCSD Board in making decisions relative to school building consolidations, reorganizations, expansions, and repairs, as well as the costs associated with these decisions. It should be noted that the HCSD, under a separate contract, engaged the services of the architectural firm, Jumper Carter and Sease Architects (JCSA), to prepare an in-depth building assessment of all its schools. These assessments were completed in the summer of 2020 and summer of 2021 and made available to LS3P for our review and use. The JCSA Facility Study for District One and District Two Schools should be considered a companion document to this study, and can be found in the Appendix.

PROCESS

The process that LS3P utilized for this Facility Study consisted of the following steps:

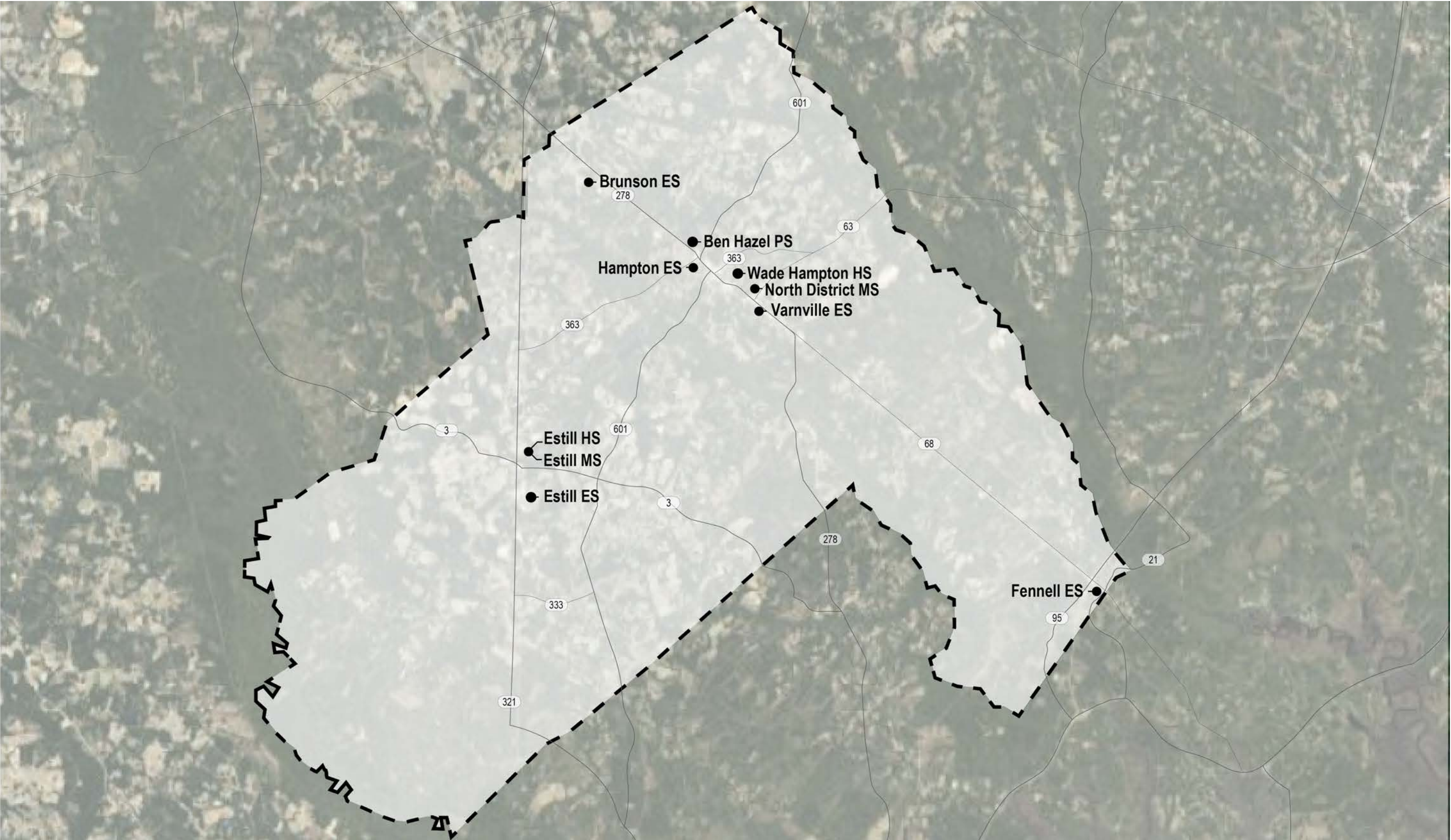
- Reviewed JCSA Facility Assessments
- Visited 10 schools in the District to confirm existing conditions
- Compiled and scanned existing drawings made available from the District Office or from individual schools. Scanned drawings were then used to create base drawings for this study.
- Developed sliding scales to convey the condition of facilities' site features, building envelope (roof and walls), interior conditions, and building systems

(mechanical, electrical, and plumbing)

- Discussed goals and specific issues with District Administrators relating to individual schools
- Requested late Summer 2021 enrollment counts from individual school staffs and confirmed these numbers with District administration in early October 2021
- Determined actual space usage from in person walk throughs or from staff at each school
- Prepared drawings showing room capacities actual counts compared to HCSD desired teacher/ student ratios and South Carolina Department of Education recommended teacher/ student ratios based on room area
- Developed multiple scenarios for school consolidations, reorganizations, and grade restructuring
- Developed cost estimates for these repairs and scenarios (Cost estimates will be provided in a forthcoming update of this report.)

GENERAL FINDINGS

The average age of schools in the US is approximately 50 years old, and this is true in the HCSD as well. There are three schools that are in relatively good condition (North District Middle School, Estill Middle School, and Estill High School) while all the remaining schools are at least 50 years old and in various physical condition. Some of the schools have had more recent additions such as Hampton Elementary School and Brunson Elementary School, but the core of the majority of the schools dates back at least 50 years. Some of the schools are located in smaller, outlying communities such as the towns of Brunson, Yemassee and Estill and are considered neighborhood schools. These schools are the only school presence in these communities. Based on the capacity studies performed by LS3P, all HCSD schools appear to have the ability to serve additional students, however several of these schools are extremely small in students counts. Consolidation of schools is a viable option and will help the HCSD to achieve its goal of providing better educational opportunities and more resources for its students.



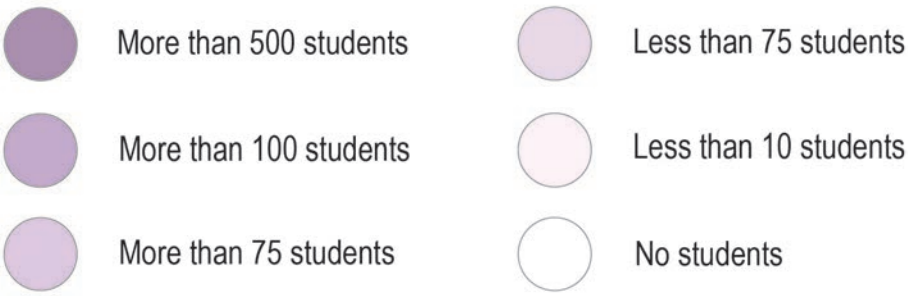
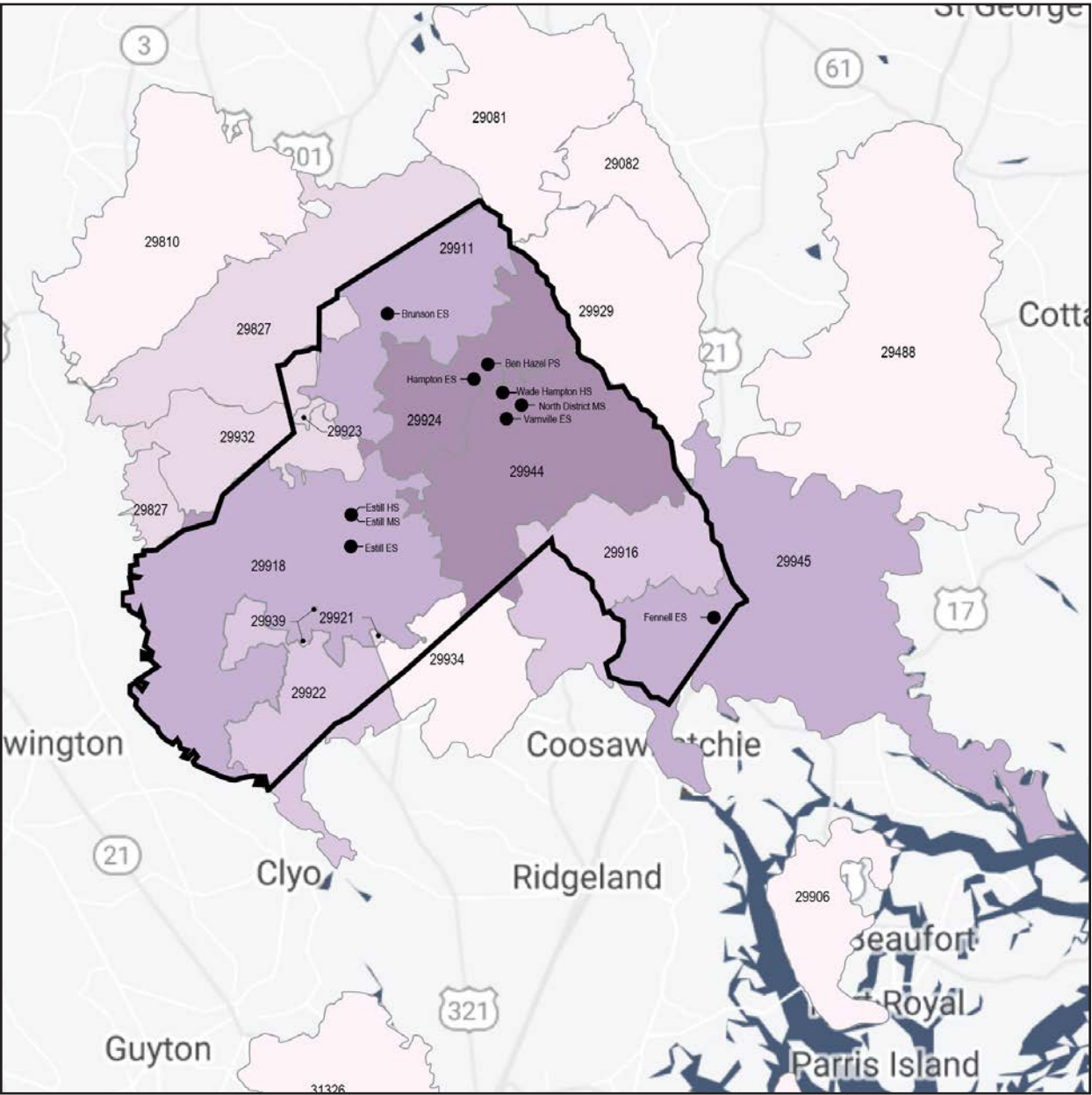
OVERALL COUNTY ZIP CODE MAP

Hampton County School District

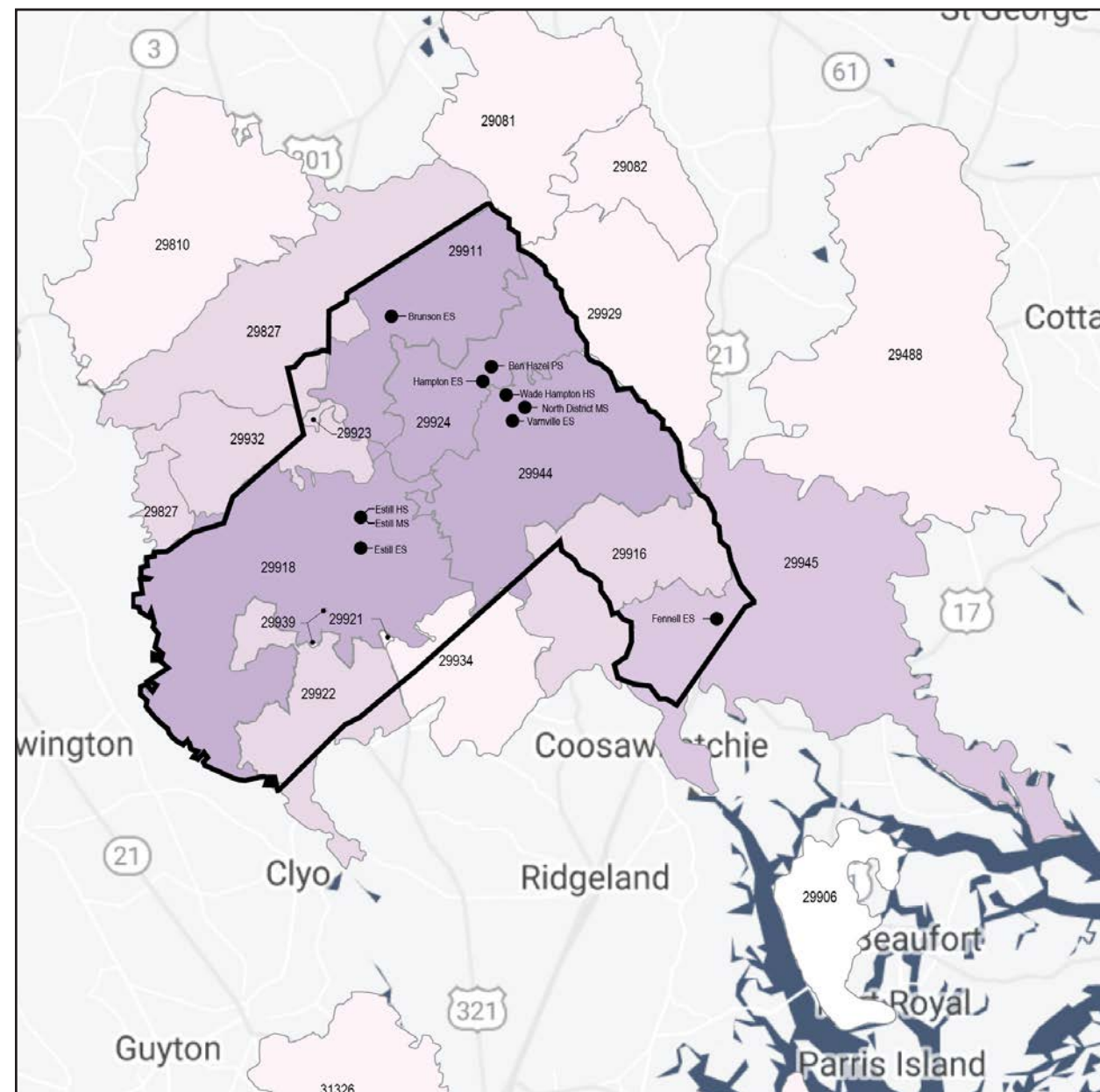
2021-2022											
Grades	Ben Hazel	Varnville	Brunson	Fennell	Estill ES	Hampton	Estill MS	North District	Estill HS	Wade Hampton	
EPK	4										4
PK	31	37	12	12	20						112
K	52	48	20	20	46						186
1	49	71	18	14	51						203
2	36	48	23	13	34						154
3	49	46	19	13	52						179
4			21	10	39	97					167
5			22	17	39	96					174
6			25	7		108	49				189
7							46	160			206
8							59	126			185
9									57	133	190
10									57	155	212
11									34	113	147
12									24	133	157
	221	250	160	106	281	301	154	286	172	534	2465

Enrollment Data Provided By HCSD on October 14, 2021

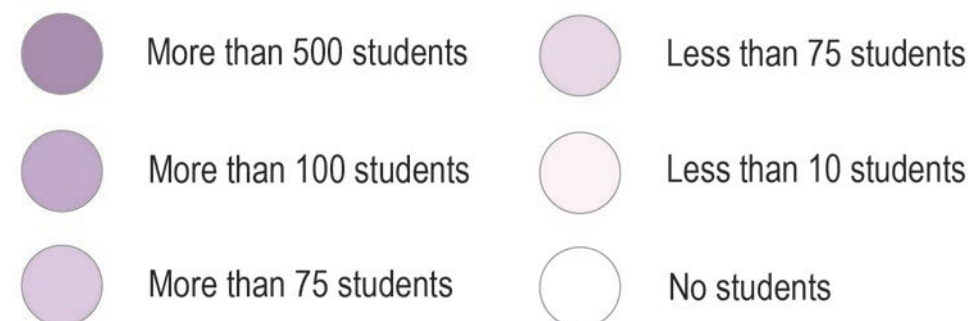
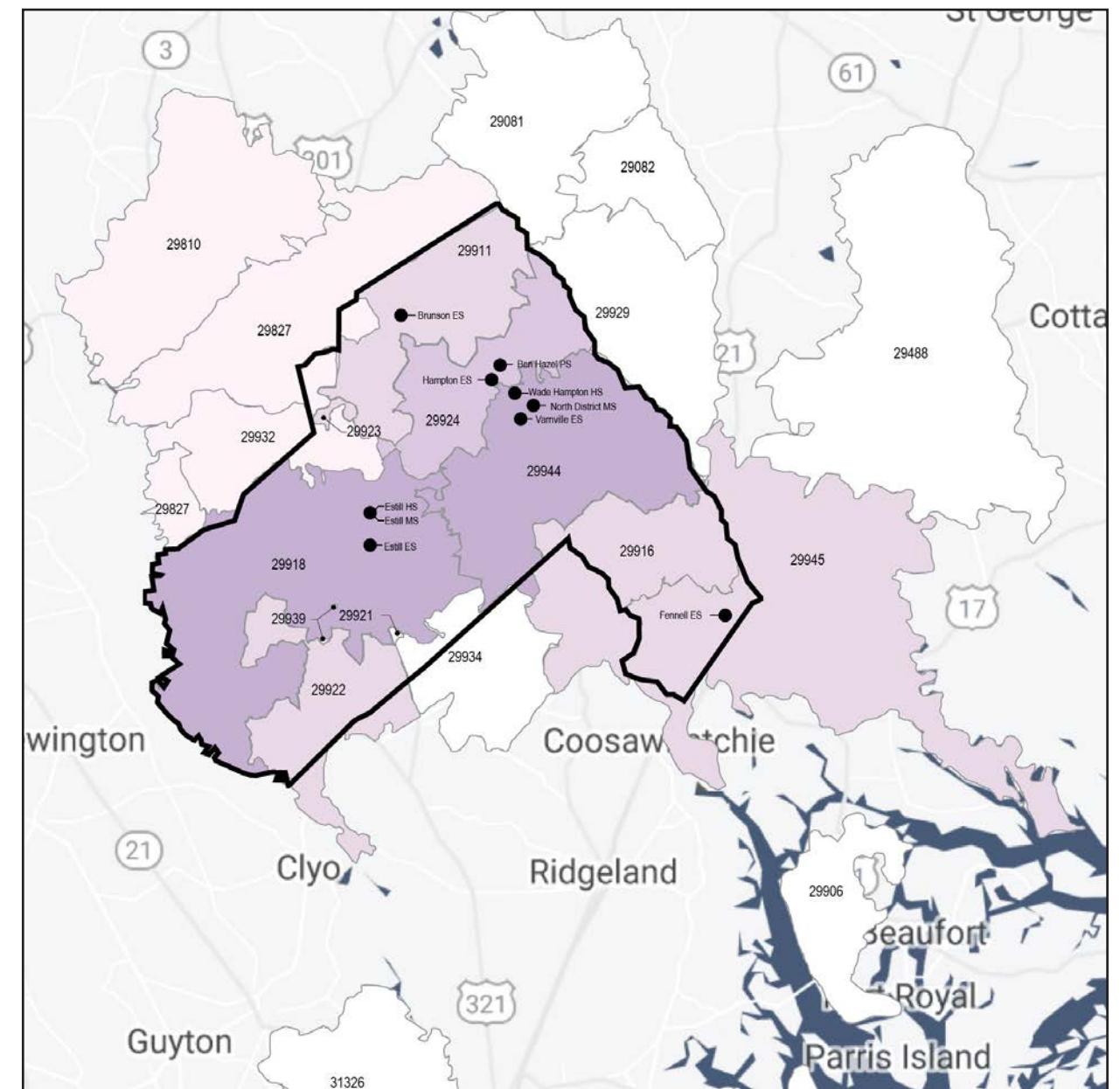
Overall Student Population Heat Map



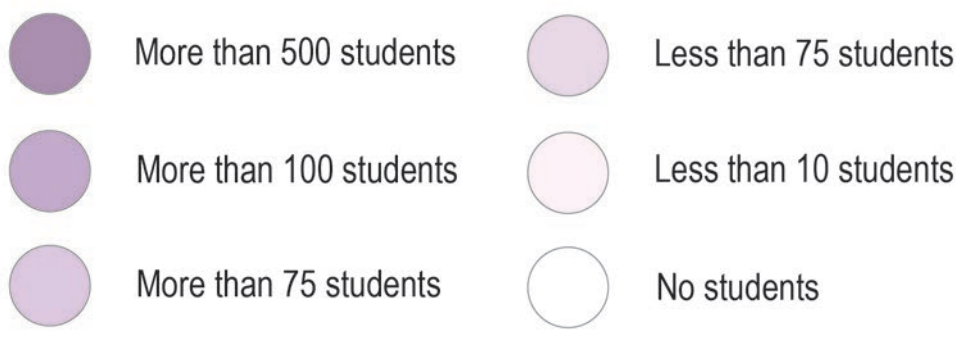
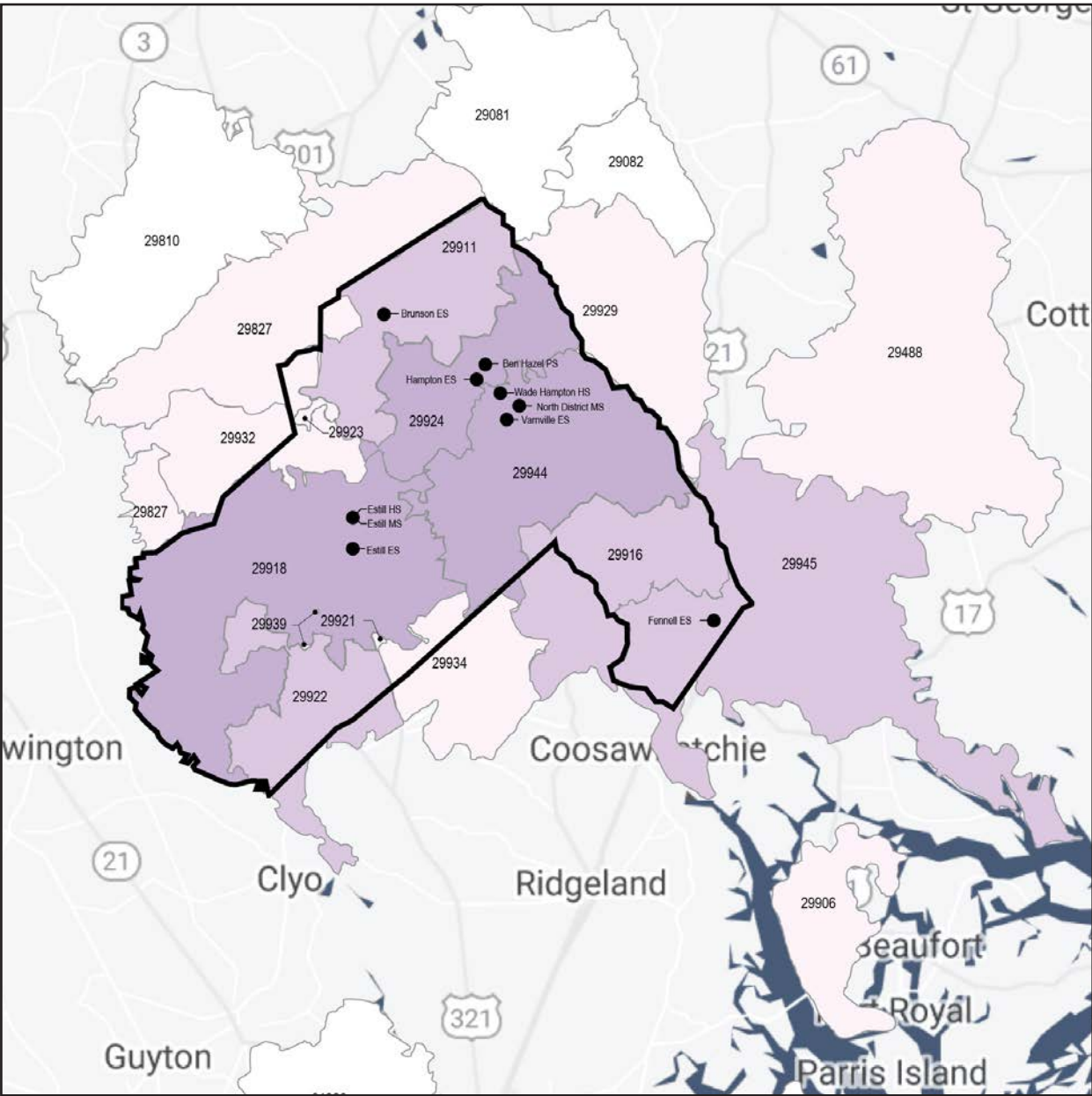
Elementary School Population Heat Map



Middle School Population Heat Map



High School Population Heat Map



OSF Recommendations: General Classroom Space

Item	K4 & Younger	K5	Grades 1-5	Grades 6-12
Floor Area	35 sq ft per student			30 sq ft per student
Minimum Width	Maximum 1/75:1 aspect ratio			
Individual Toilets	Recommended in each classroom		As determined by district policy	
Sink Cabinets	Recommended in each classroom			As determined by district policy

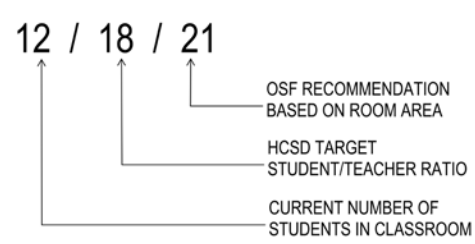
Hampton County Target Ratios

Pre-K thru 3rd Grade	18 students per teacher
4th Grade thru 6th Grade	20 students per teacher
7th Grade thru 12th Grade	25 students per teacher

Capacity Calculations

The three numbers shown within the grade level classrooms on the floor plans for each school were developed as follows:

- The first number is the ACTUAL number of students based on attendance data provided by the HCSD.
- The second number is the DESIRED number of students that the HCSD has stated as a maximum for each classroom based on grade level.
- The third number is based on STATE guidelines and determined by the square footage of the classrooms.



The actual total number of students per grade level per school was provided by the HCSD and then divided equally by the number of classrooms identified as serving that grade. For example, if there are 45 second grade students at a school and 3 second grade classrooms, it is assumed that there are 15 second grade students in each classroom. Some classrooms may have more or less students, but the total number for that grade is accurate. The actual uses of the rooms in a school were field verified and confirmed with school staff whenever possible. If a space originally designed as a classroom has been converted to other uses(such as Support or Admin.), those spaces have a cross hatch through them and the actual use is shown.

BEN HAZEL PRIMARY SCHOOL

Hampton County School District // Facility Assessment

Ben Hazel Primary School was built in 1966 with a major addition in 1988. The school does not have any indoor space for PE or recreation, unlike all the other elementary schools in the District. There are numerous mobile units at the rear of the school that have been used in the past, but they are not all occupied at this time. There is a lack of security at the main entry and at exterior doors. The Kitchen and Cafeteria need renovation.

EXTERIOR ENVELOPE

Exterior walls are showing signs of leakage at the 1988 wing and mold and mildew is apparent on certain exterior walls. Many of the windows are not insulated and energy inefficient. The roof is reported to be in fair condition.

INTERIOR

All the interior doors, frames and hardware needs to be upgraded to meet current codes. Restrooms need be upgraded to meet ADA codes for accessibility. The interior paint is peeling and the interior of the building needs painting.

BUILDING SYSTEMS

Many of the wall mounted HVAC units are old and will need replacement over time as they begin to fail. There is no outside air / fresh air system serving this school. There is a lack of electrical outlets and technology infrastructure.

SITE

The site has little paved parking requiring staff and visitors to park on the lawn or other grassed areas. Site and security lighting is inadequate. Several handicapped ramps at the rear of the building are not code compliant. The car drop off loop has drainage issues and there are reported septic field issues.

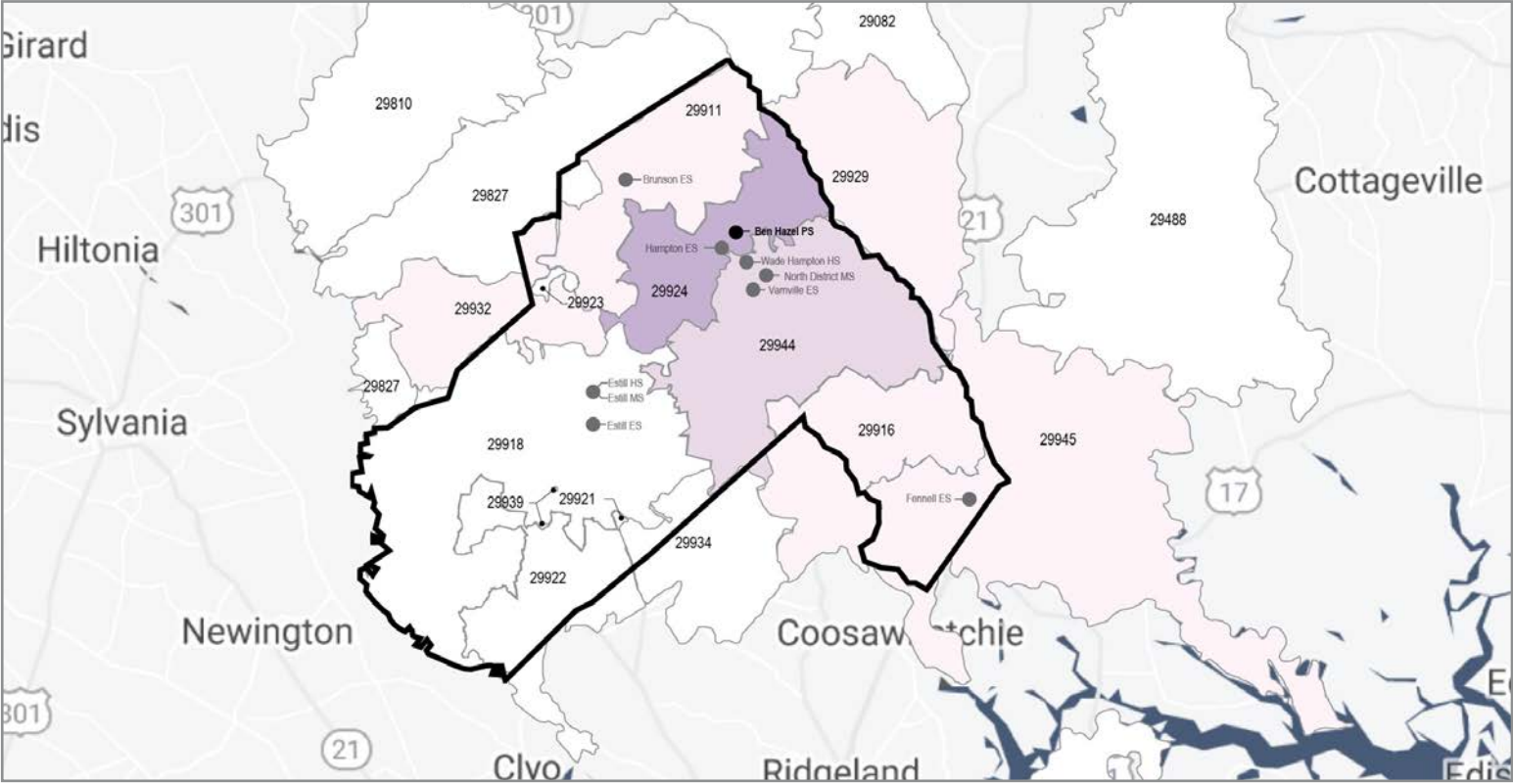
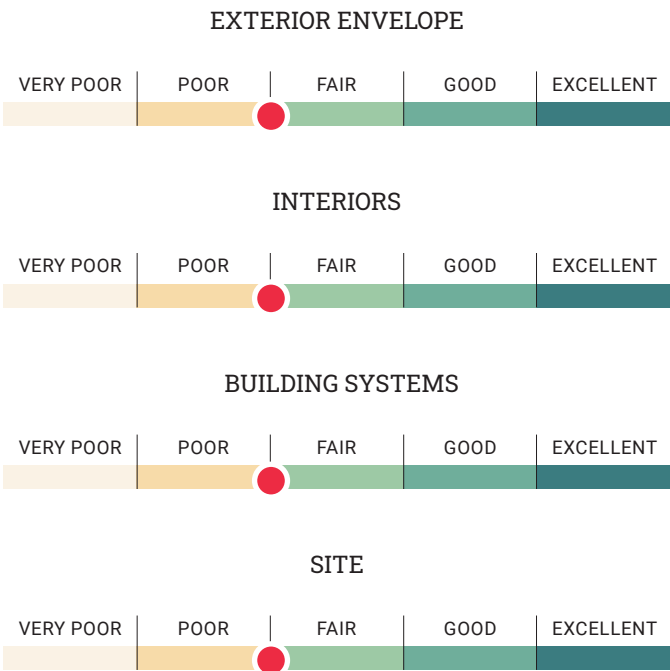
Please see Appendix for Detailed Building Assessment and Photos.

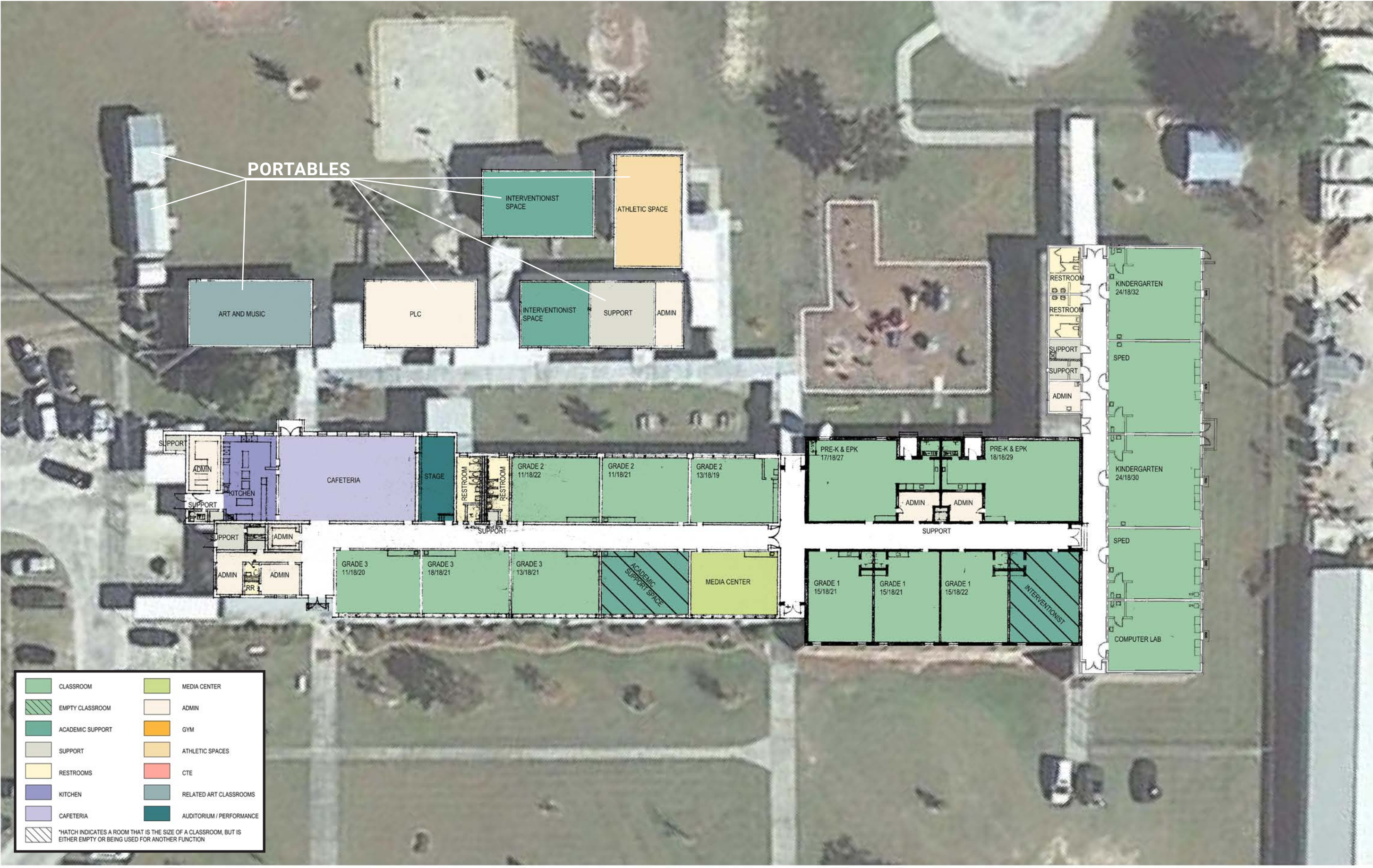
BUILDING STATISTICS

CURRENT GRADE LEVELS	Pre-K-3
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	13
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	5
NUMBER OF TOTAL CLASSROOMS	18
CURRENT ENROLLMENT	221
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	324
CURRENT SPACE AVAILABLE IN SCHOOL	103

PROGRAM OBSERVATIONS

- P.E., ART & MUSIC ARE LOCATED IN PORTABLES AND IN POOR CONDITION





BEN HAZEL PRIMARY SCHOOL CAPACITY AND USAGE PLAN



Brunson Elementary School was originally built as a high school in 1956 and expanded with a 1988 addition when converted to an elementary school. There is a separate Gymnasium building across the street from the elementary school that dates from 1956 and needs renovation for the school’s use. The school is located in a well maintained residential area and the residential streets serve as drop offs for car and bus riders.

EXTERIOR ENVELOPE

The roof on the school was recently recoated and there are no apparent leaks. Windows in the original 1956 wing are uninsulated and energy inefficient.

INTERIOR

All flooring and ceiling tiles need replacement, and it appears that some original flooring (1956 wing) may be asbestos tile. All doors, frames, and hardware on the interior needs replacement to be code compliant. Restrooms in both the classroom building and the Gym need to be renovated for ADA access. There is a lack of security at the main lobby and at other doors.

BUILDING SYSTEMS

There does not appear to be an outside/fresh air system in the buildings and the existing wall hung HVAC units will need to be replaced as they begin to fail under a scheduled maintenance / replacement plan. Lighting and electrical needs to be upgraded.

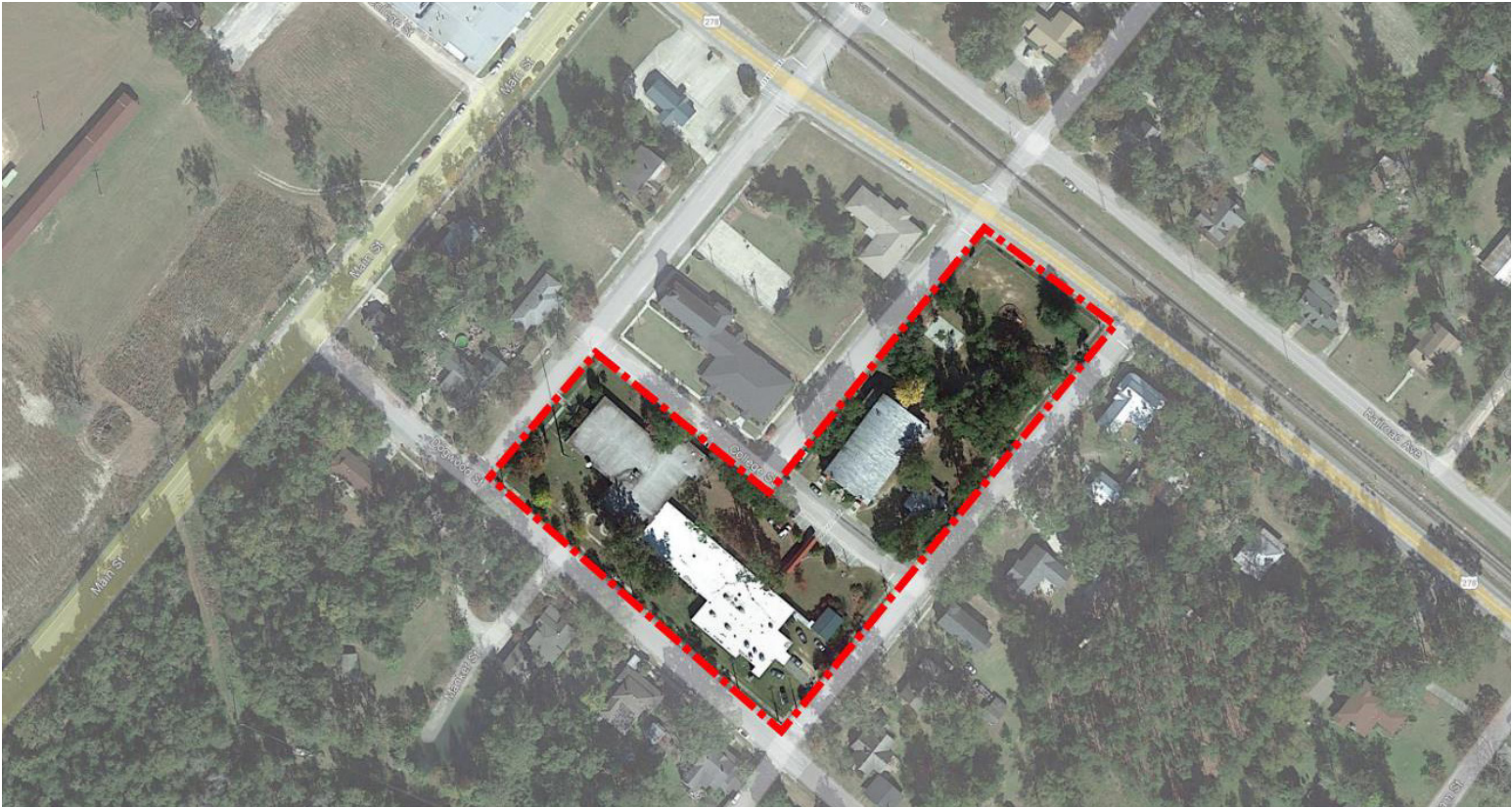
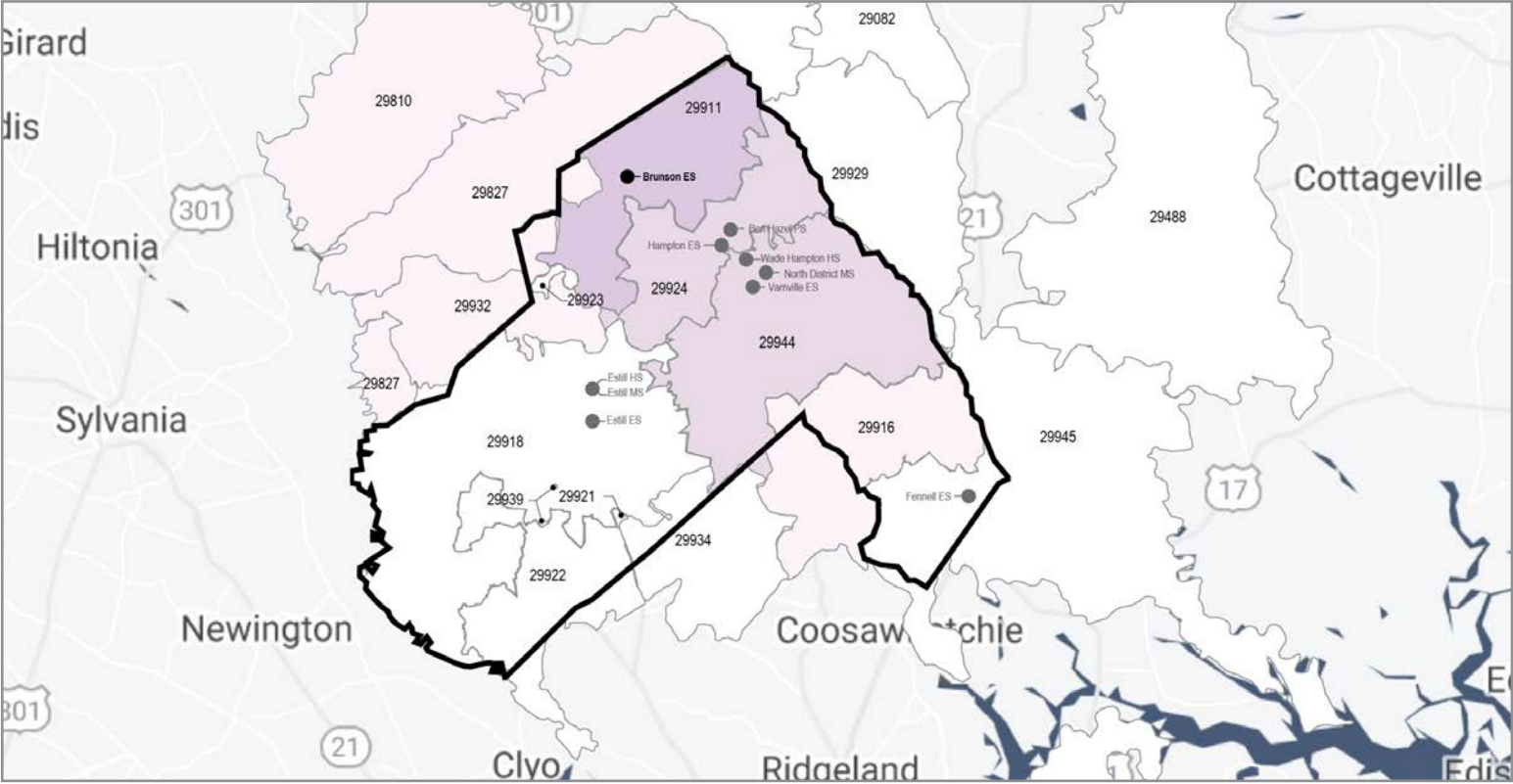
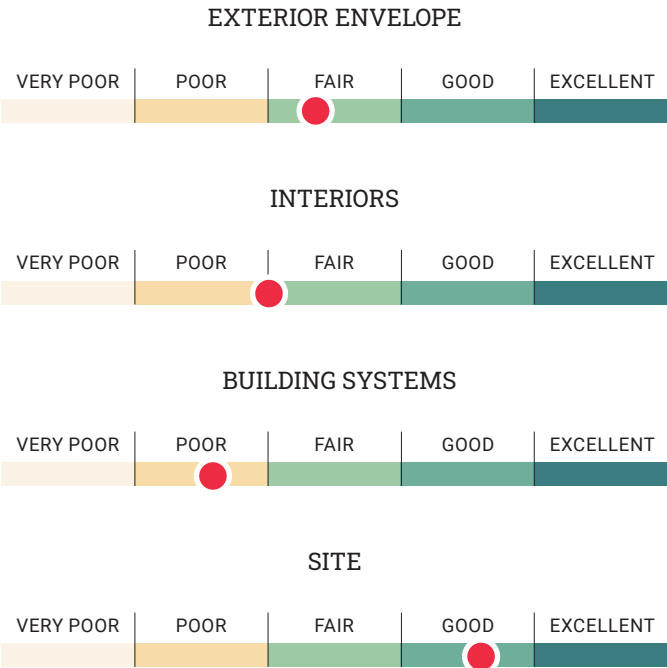
SITE

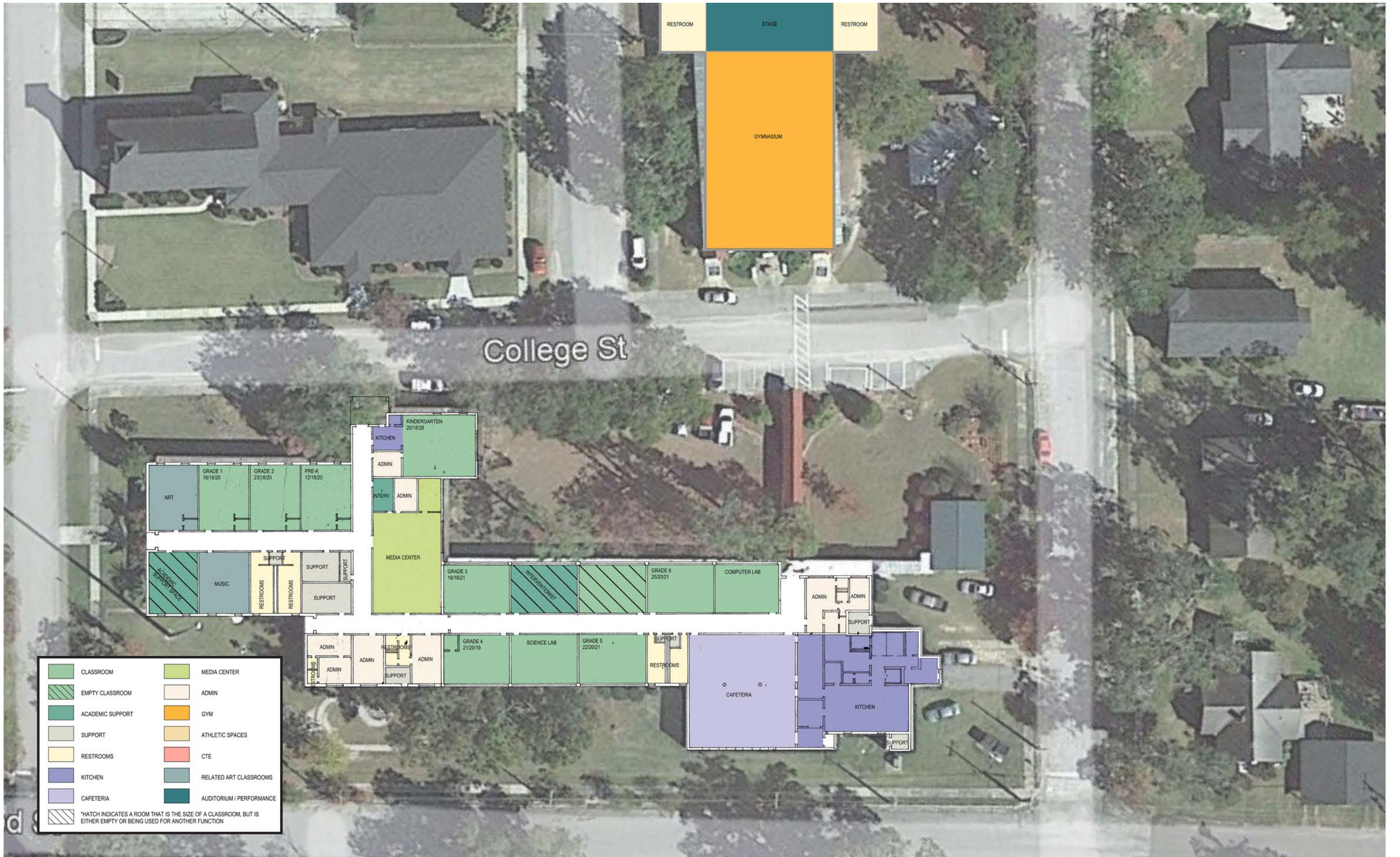
There is no ADA compliant access to the Gym building.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS

CURRENT GRADE LEVELS	Pre-K-6
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	8
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	4
NUMBER OF TOTAL CLASSROOMS	12
CURRENT ENROLLMENT	160
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	216
CURRENT SPACE AVAILABLE IN SCHOOL	56
PROGRAM OBSERVATIONS	
•	GYMNASIUM IS ACROSS THE DROP OFF AISLE FROM THE MAIN SCHOOL





BRUNSON ELEMENTARY SCHOOL CAPACITY AND USAGE PLAN



Estill Elementary School is a combination of buildings dating from the 1950's, 1960' and 1970's which are typically in poor condition. There have been some renovations to one of the five buildings that the school uses, but most of the remaining buildings have not been renovated or upgraded. The school is spread out over two blocks with a public street dividing the campus that students must cross to get to certain functions. There are numerous mobile units serving the school that are in generally poor condition. There is a lack of campus security due to the spread out buildings and street that bisects the campus.

EXTERIOR ENVELOPE

The roof on the main building and the PK wing consists of asphalt shingles and appears to be in good condition. Many of the other, older buildings appear to have flat roofs which do not appear to have been recently re-roofed. There are numerous small windows in many of the buildings, but they do not appear to be recently installed or insulated. The large windows at the Gym have been infilled with plywood which is deteriorating.

INTERIOR

There were no apparent leaks in the one recently renovated building, but parts of other buildings were inaccessible for review. The wood floors in the corridors of the one renovated building were in good condition, but most of the remaining flooring was in poor condition. The doors, frames, and hardware in all the buildings needs to be upgraded to meet current codes. Restrooms throughout the various buildings will need to be upgraded for ADA accessibility.

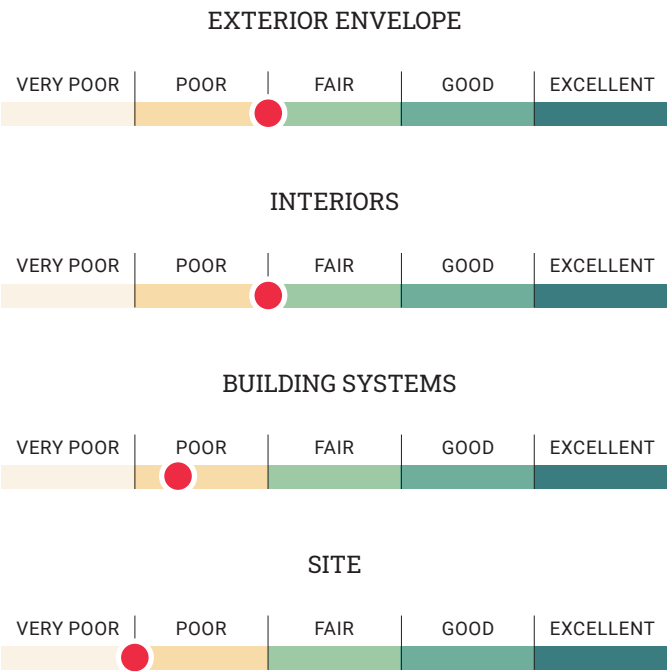
BUILDING SYSTEMS

Few if any of the restrooms have plumbing fixtures that meet current codes or are accessible. The HVAC systems are old and consist of many different types of systems and some buildings do not appear to have functioning systems (Gym). There is no outside/ fresh air system in any buildings. None of the electrical systems that provide power, lighting and technology have been replaced or are code compliant.

SITE

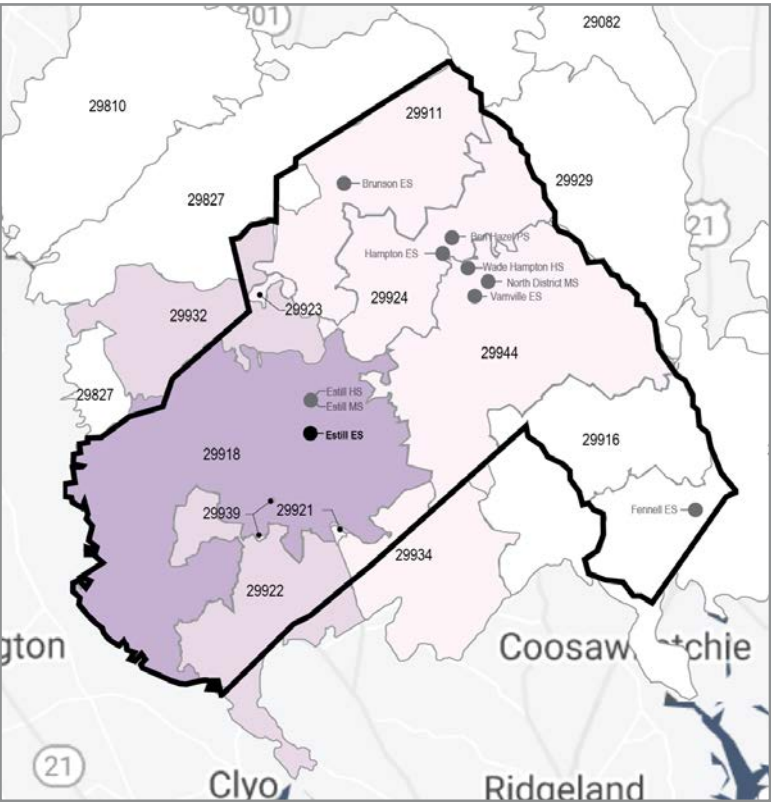
There is no dedicated drop off for car or bus riders. There are numerous deteriorated walks and canopies that connect the 5 main buildings and multiple mobile units. There is a newly constructed ADA compliant ramp at the entry to one building, but most other entries are not ADA compliant. There is little site security as there are wide open entrances to the site from the streets, and no secure perimeter.

Please see Appendix for Detailed Building Assessment and Photos.



BUILDING STATISTICS

CURRENT GRADE LEVELS	Pre-K-5
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	13*
INCLUDES 2 PORTABLES	
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	3
NUMBER OF TOTAL CLASSROOMS	14
NOT INCLUDING PORTABLES	
CURRENT ENROLLMENT	281
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	280
CURRENT SPACE AVAILABLE IN SCHOOL	
• OVER CAPACITY IF NO PORTABLES WERE TO BE USED	
PROGRAM OBSERVATIONS	
• MUSIC IS LOCATED IN PORTABLE; MANY PROGRAM ELEMENTS ARE ACROSS THE STREET AND IN POOR CONDITION	



Estill Middle School was built in 2013 and shares a site with Estill High School. The Fine Arts/ Music Building is located adjacent to the Middle School and used by the Middle School. Shared athletic fields are also on this site.

EXTERIOR ENVELOPE

There are several reported roof leaks that need to be investigated and repaired.

INTERIOR

A secure lobby exists, and doors and door hardware are code compliant and in good condition. Flooring, ceilings, and other interior finishes are in good condition.

BUILDING SYSTEMS

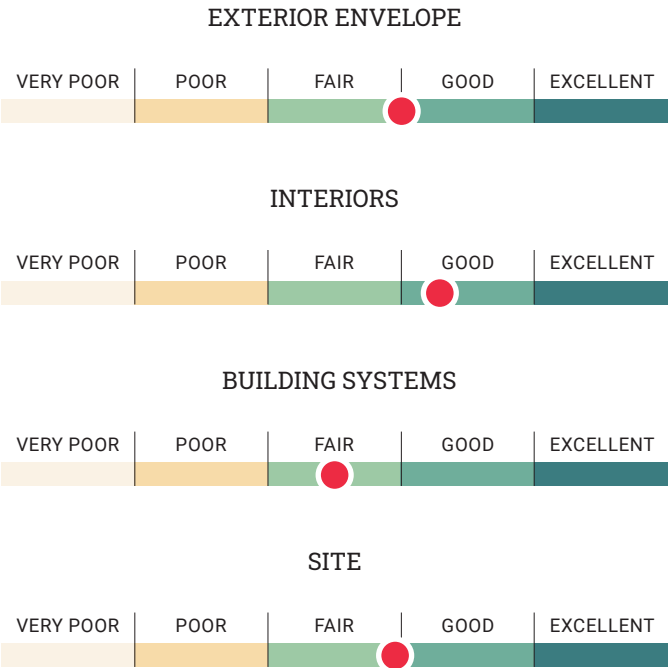
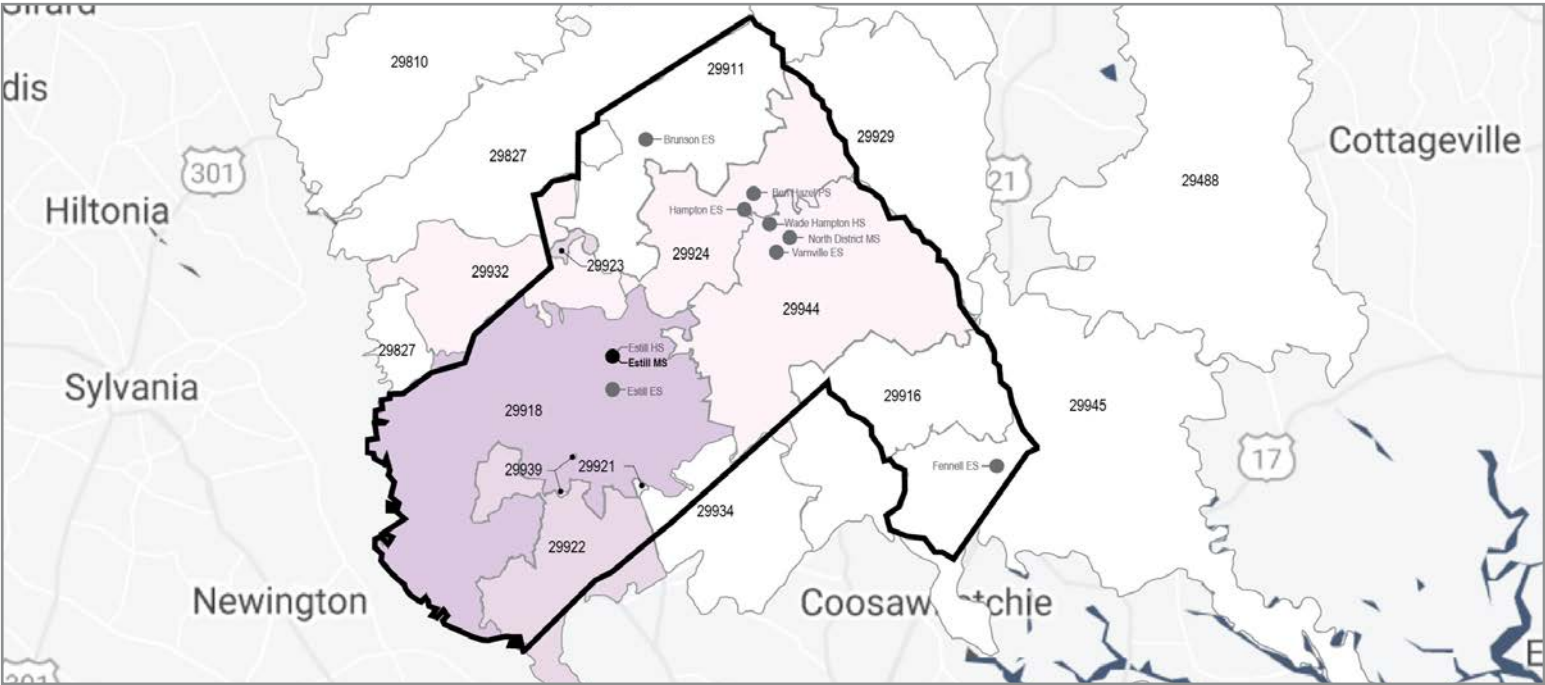
HVAC, Electrical, and Plumbing systems are new and in good condition.

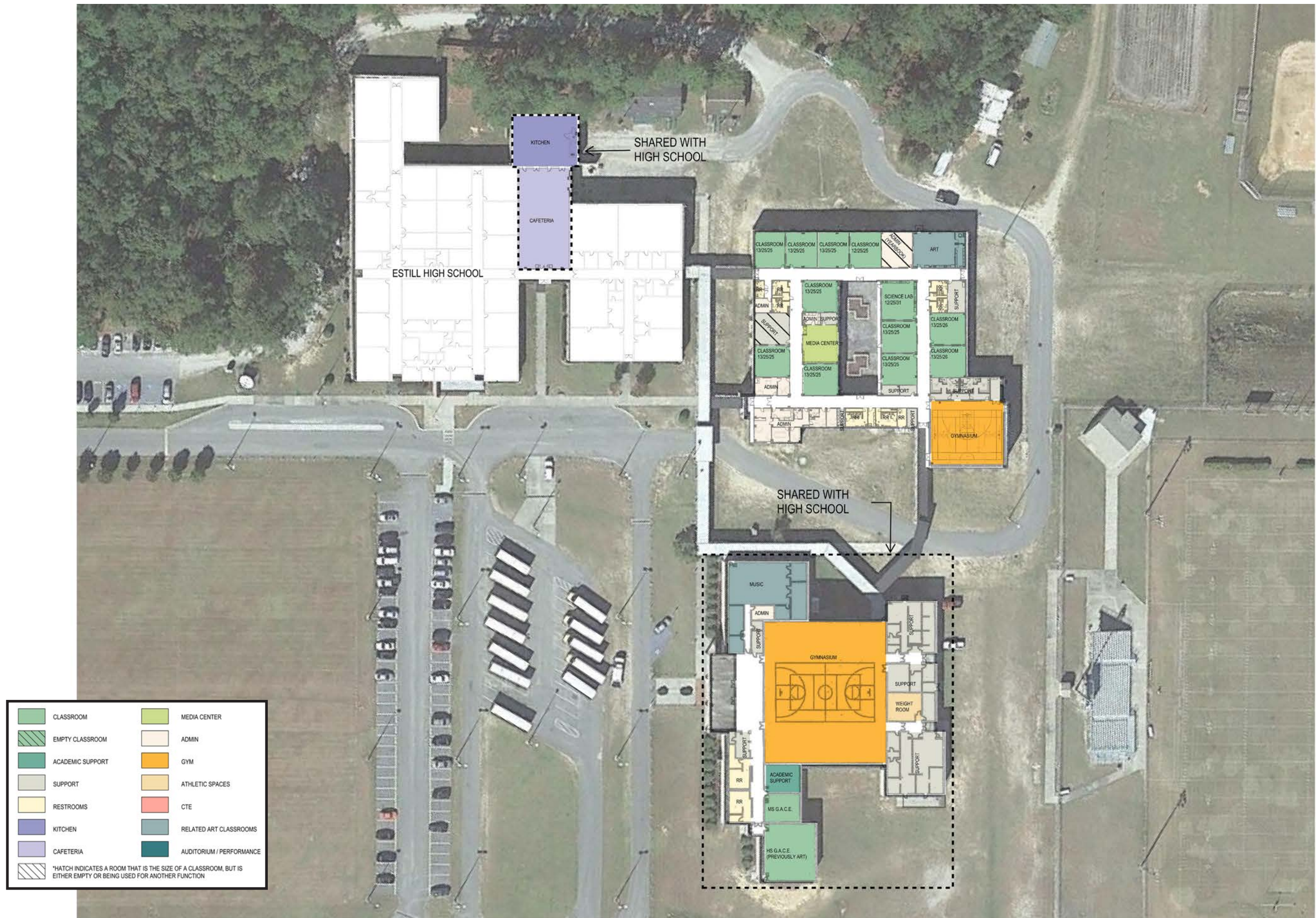
SITE

Drainage around the perimeter of the site needs to be investigated for areas where water infiltration has been experienced. The school shares parking, and bus and car drop off with the high school.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS	
CURRENT GRADE LEVELS	6-8
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	12
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	2
NUMBER OF TOTAL CLASSROOMS	14
CURRENT ENROLLMENT	154
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	350
CURRENT SPACE AVAILABLE IN SCHOOL	146
PROGRAM OBSERVATIONS	
• CAFETERIA AND MUSIC ROOMS ARE SHARED WITH HIGH SCHOOL, BUT LOCATED ON CAMPUS	





ESTILL MIDDLE SCHOOL CAPACITY AND USAGE PLAN

The original high school building was built in 1980 with a Fine Arts and Athletics building constructed in 1996. The cafeteria was recently renovated. This school shares a site with Estill Middle School.

EXTERIOR ENVELOPE

There are several areas where water is infiltrating the building at either windows or the roof that need to be investigated and repaired, but in general the exterior is in fair condition.

INTERIOR

The interior door hardware is not ADA compliant and will need replacement. There is a camera system at the front door but no secure lobby. Flooring in certain areas is showing signs of water damage and should be replaced once water intrusion issues are addressed. Restrooms will need renovation for ADA access.

BUILDING SYSTEMS

The HVAC system is in good condition, but there is no outside/fresh air system. The electrical systems providing power, lighting and technology are in fair condition.

SITE

The athletic fields serving the high school are in good condition. There are some drainage issues around the perimeter of the building that should be addressed to prevent water infiltration. There is sufficient parking and drop off 's for both cars and buses. The canopies and walks connecting the main building and the Fine Arts, CATE/ Athletics building are in good condition.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS

CURRENT GRADE LEVELS	9-12
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	14
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	7
NUMBER OF TOTAL CLASSROOMS	21
CURRENT ENROLLMENT	172
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	525
CURRENT SPACE AVAILABLE IN SCHOOL	353
PROGRAM OBSERVATIONS	
<ul style="list-style-type: none"> CAFETERIA AND MUSIC ROOMS ARE SHARED WITH MIDDLE SCHOOL, NO VISUAL ART ROOM CURRENTLY PROVIDED; MEDIA CENTER HAS NO NATURAL LIGHT 	

EXTERIOR ENVELOPE



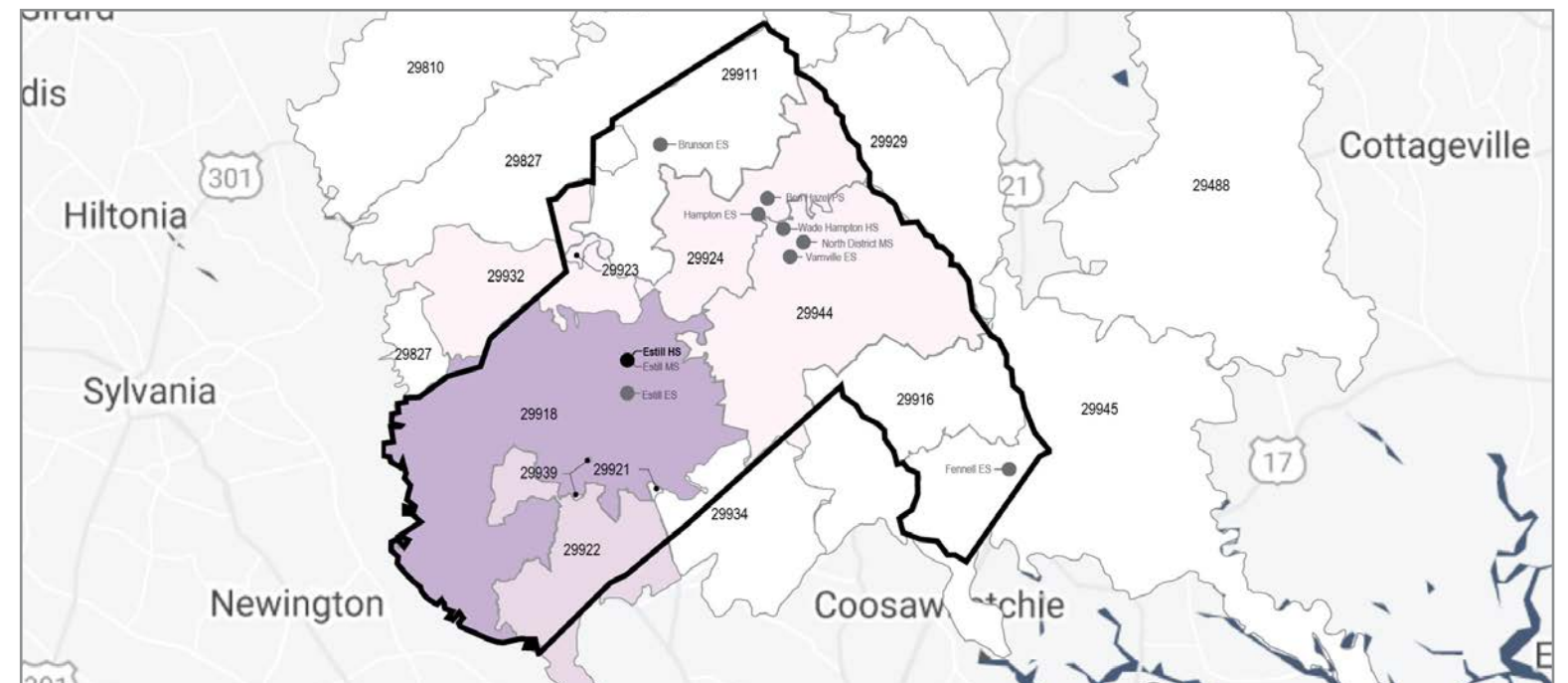
INTERIORS



BUILDING SYSTEMS



SITE



ESTILL HIGH SCHOOL CAPACITY AND USAGE PLAN

Fennell Elementary School was originally constructed in 1958 with substantial additions added in 1976 and 1986. There is a remote Art and Music building that has been constructed behind the school.

EXTERIOR ENVELOPE

There are several roof leaks that are evident in the building that should be addressed with a new roof coating. The exterior doors, frames and hardware is not code compliant and should be replaced. Exterior windows are not insulated and should be replaced with insulated glass.

INTERIOR

There are several areas where the ceiling tile has been damaged or is stained and should be replaced. Interior doors, frames and hardware is not code compliant and should be replaced. A security vestibule should be incorporated into the front lobby area. ADA compliant restrooms for staff and the public should be incorporated.

BUILDING SYSTEMS

This building should have an emergency generator installed to deal with repeated power outages in this area. An overall electrical upgrade should include power, technology, and security systems. The boiler providing hot water should be replaced. There is no outside/ fresh air system serving the building and the existing HVAC units will need to be replaced as they begin to fail under a scheduled maintenance/ replacement plan.

SITE

There is a single entrance drive for cars and buses off the main road serving the school that also enters into the main parking lot. This front entry and parking lot should be reworked to delineate a clear car drop off point and a separate entry provided for car parking. Bus drop off should be separate and could possibly use an existing driveway area to the side of the

Gym. There are some drainage issues near the front entry area that need to be addressed to keep water out of the building.

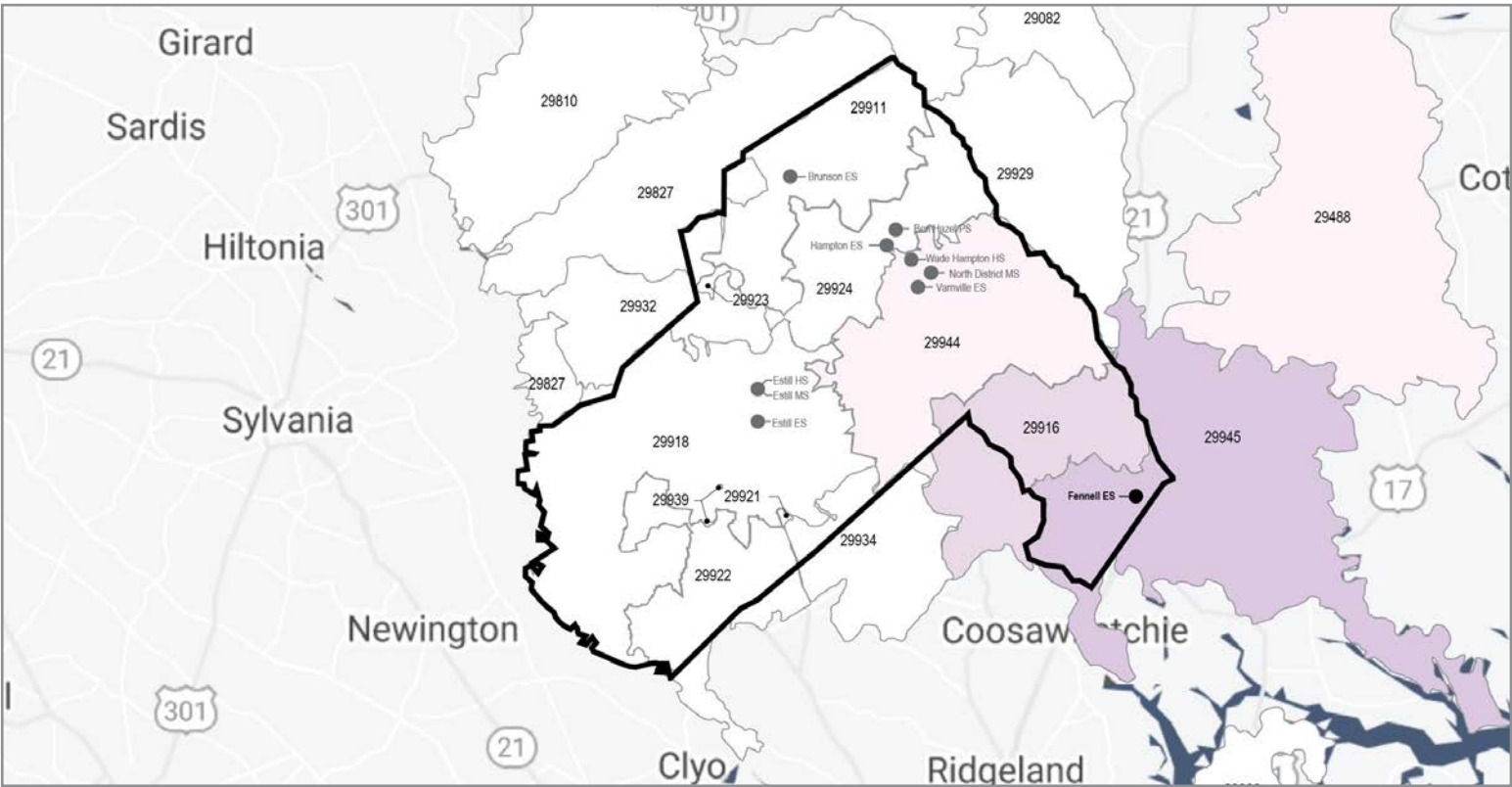
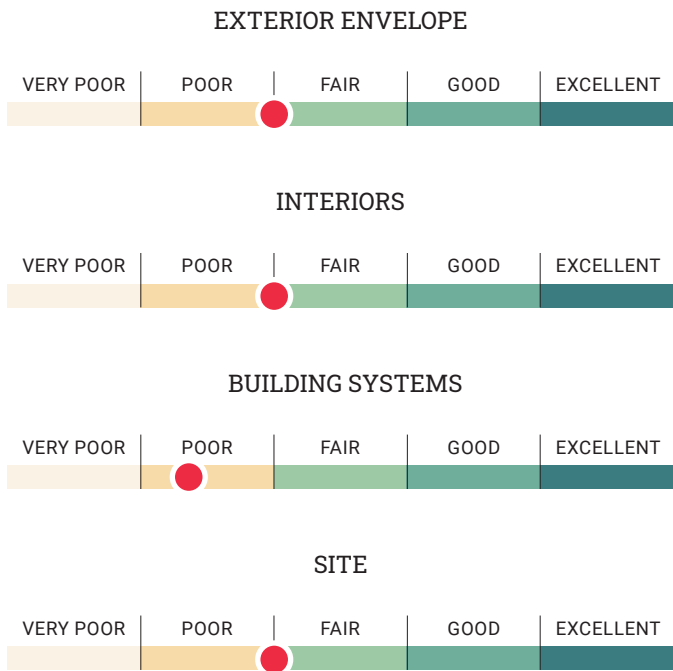
Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS

CURRENT GRADE LEVELS	Pre-K-6
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	8
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	11
NUMBER OF TOTAL CLASSROOMS	19
CURRENT ENROLLMENT	106
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	342
CURRENT SPACE AVAILABLE IN SCHOOL.....	236

PROGRAM OBSERVATIONS

- GYMNASIUM IS IN GOOD CONDITION AND SHARED WITH LOCAL RECREATION ORGANIZATIONS





FENNELL ELEMENTARY SCHOOL CAPACITY AND USAGE PLAN

Hampton Elementary was originally constructed in 1954 with the addition 6 of classrooms in 1988 and a Gymnasium in 1989. There are several mobile units behind the school that are not in use.

EXTERIOR ENVELOPE

The roof and exterior walls are in good condition and show no signs of deterioration. The exterior doors and hardware are in the 1954 original building should be replaced with code compliant doors and hardware.

INTERIOR

There is a security camera at the front entry, but a security vestibule should be constructed in the front lobby. The original 1954 wing has non- code compliant doors and hardware that should be replaced. The flooring in the original 1954 wing is primarily carpet which should be replaced with MCT. Flooring in the newer 1986 and 1989 wings are in fair condition.

BUILDING SYSTEMS

There is no fresh/outside air system in the school. The HVAC units will need to be replaced as they fail under a scheduled maintenance/ replacement plan. Plumbing fixtures in group restrooms will need to be upgraded to meet ADA compliance. Electrical systems are in fair condition.

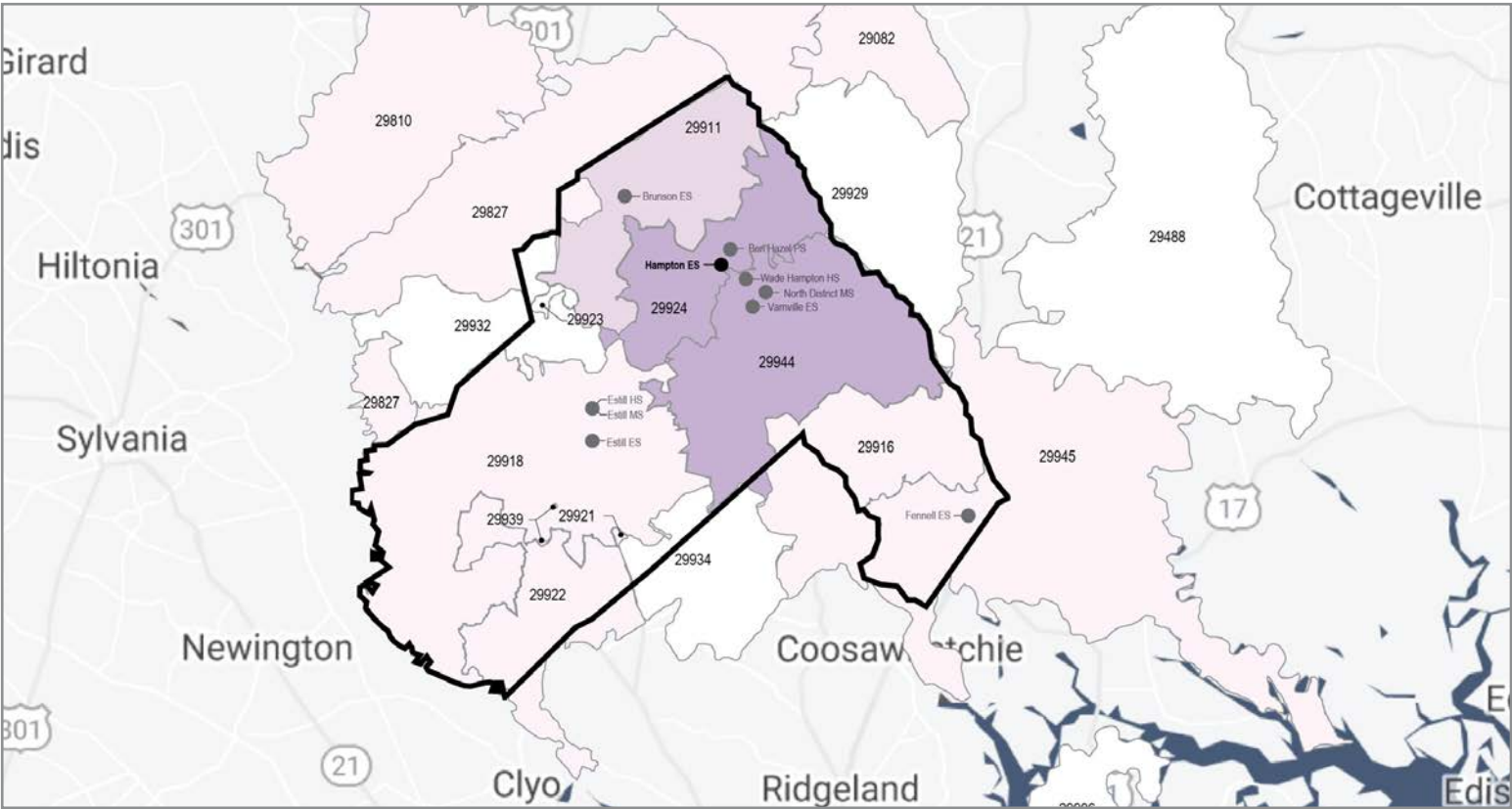
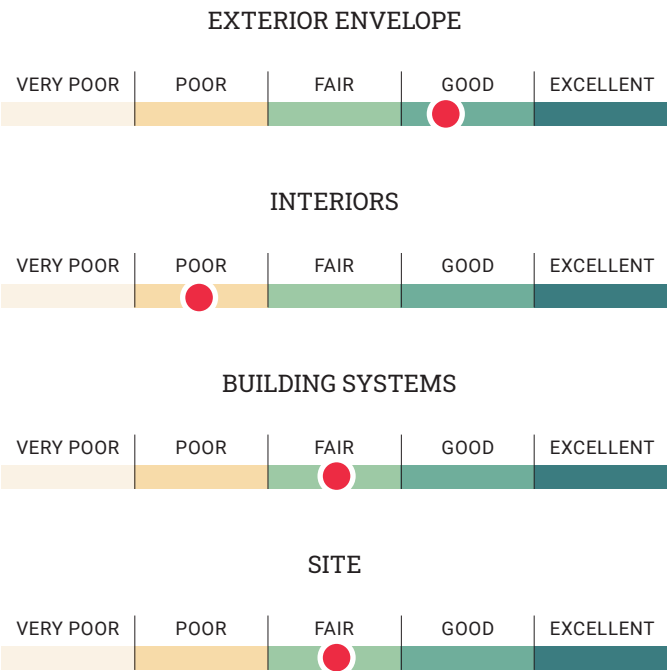
SITE

There is not a dedicated bus drop off as this occurs at the street in front of the school. The car drop off is at the side entry near the gym and is unpaved. There is adequate space for play areas on the site. An ADA compliant ramp needs to be installed at the front entry where there is a 1 step change in grade.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS

CURRENT GRADE LEVELS	4-6
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	18
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	6
NUMBER OF TOTAL CLASSROOMS	24
CURRENT ENROLLMENT	301
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	480
CURRENT SPACE AVAILABLE IN SCHOOL	179
PROGRAM OBSERVATIONS	
• GYMNASIUM IS IN GOOD CONDITION, BUT ART ROOM IS NOT PROVIDED	





HAMPTON ELEMENTARY SCHOOL CAPACITY AND USAGE PLAN



NORTH DISTRICT MIDDLE SCHOOL

Hampton County School District // Facility Assessment

North District Middle School was constructed in 2014 and is the most recently built school in HCSD.

EXTERIOR ENVELOPE

The exterior walls and the roof are in good condition and should need no repairs or work for the foreseeable future.

INTERIOR

The interior features of this school are in good condition and will only need routine maintenance for the foreseeable future.

BUILDING SYSTEMS

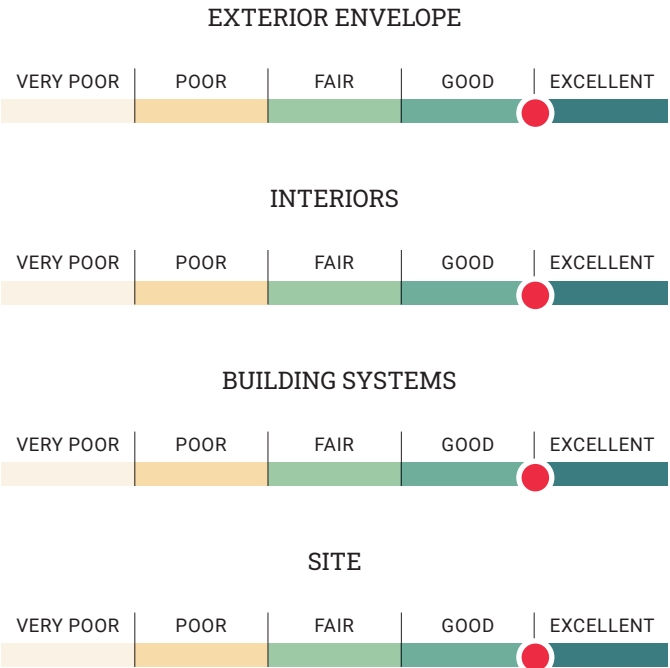
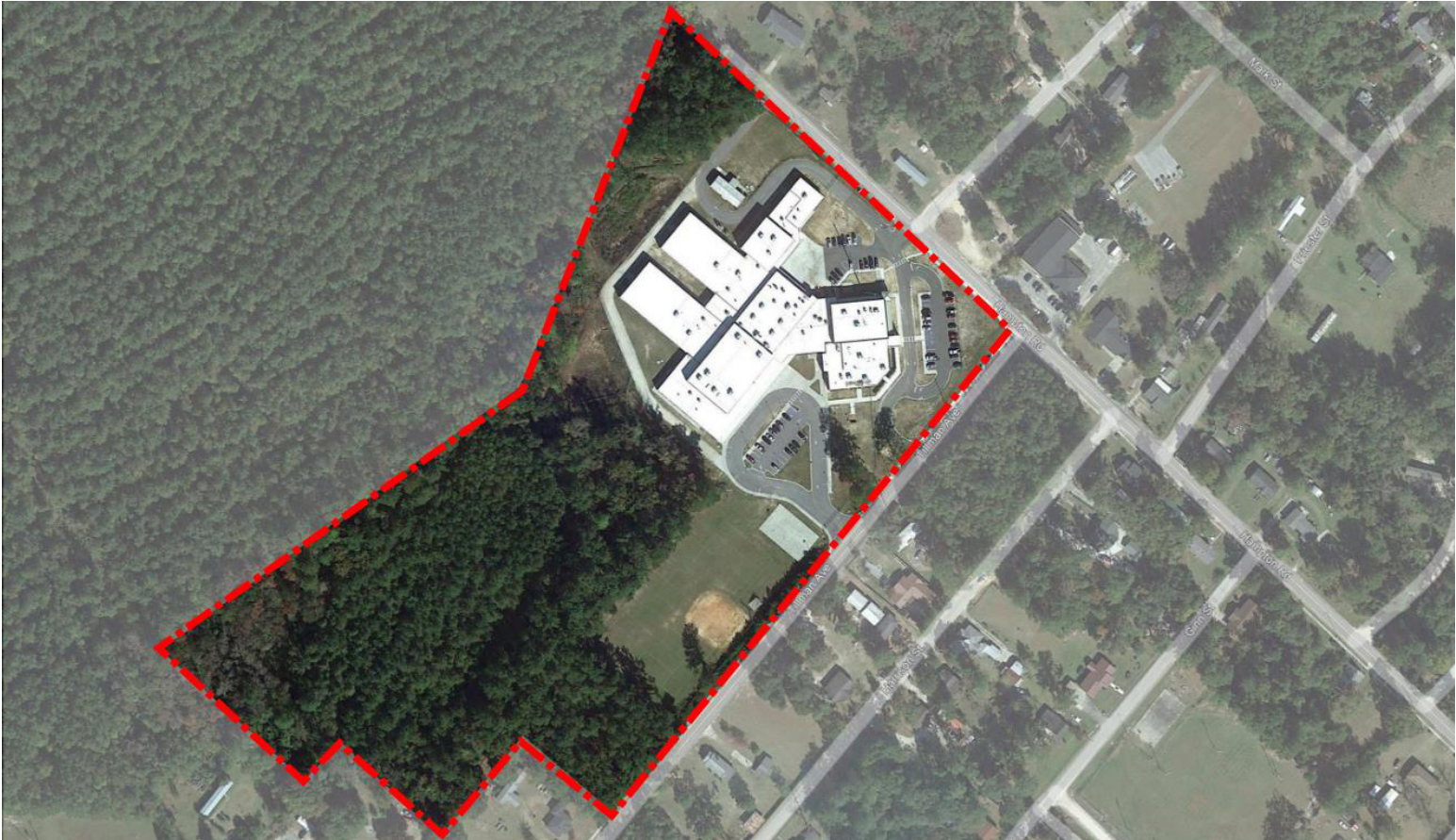
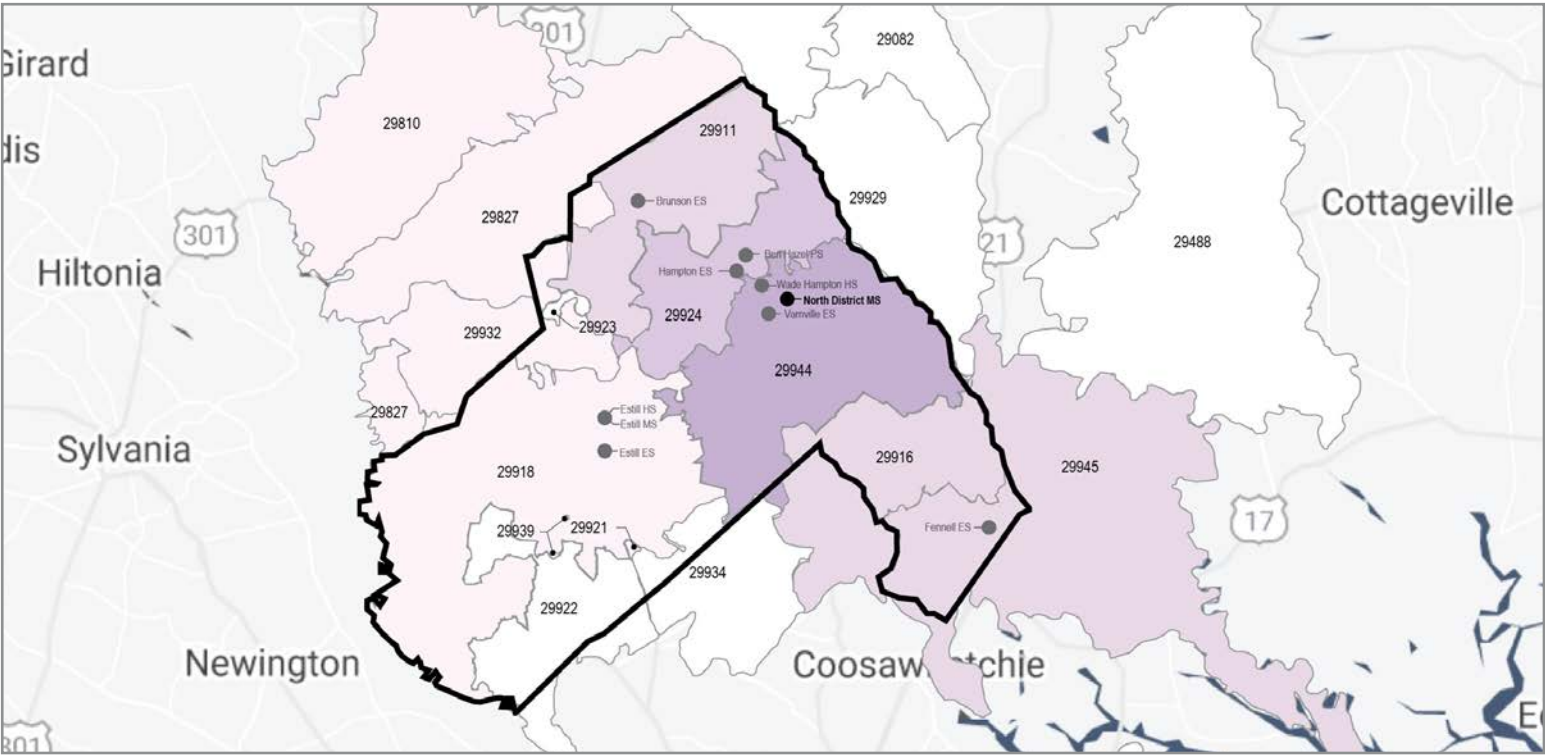
All the building systems in this building are in working order and will only need routine maintenance for the foreseeable future.

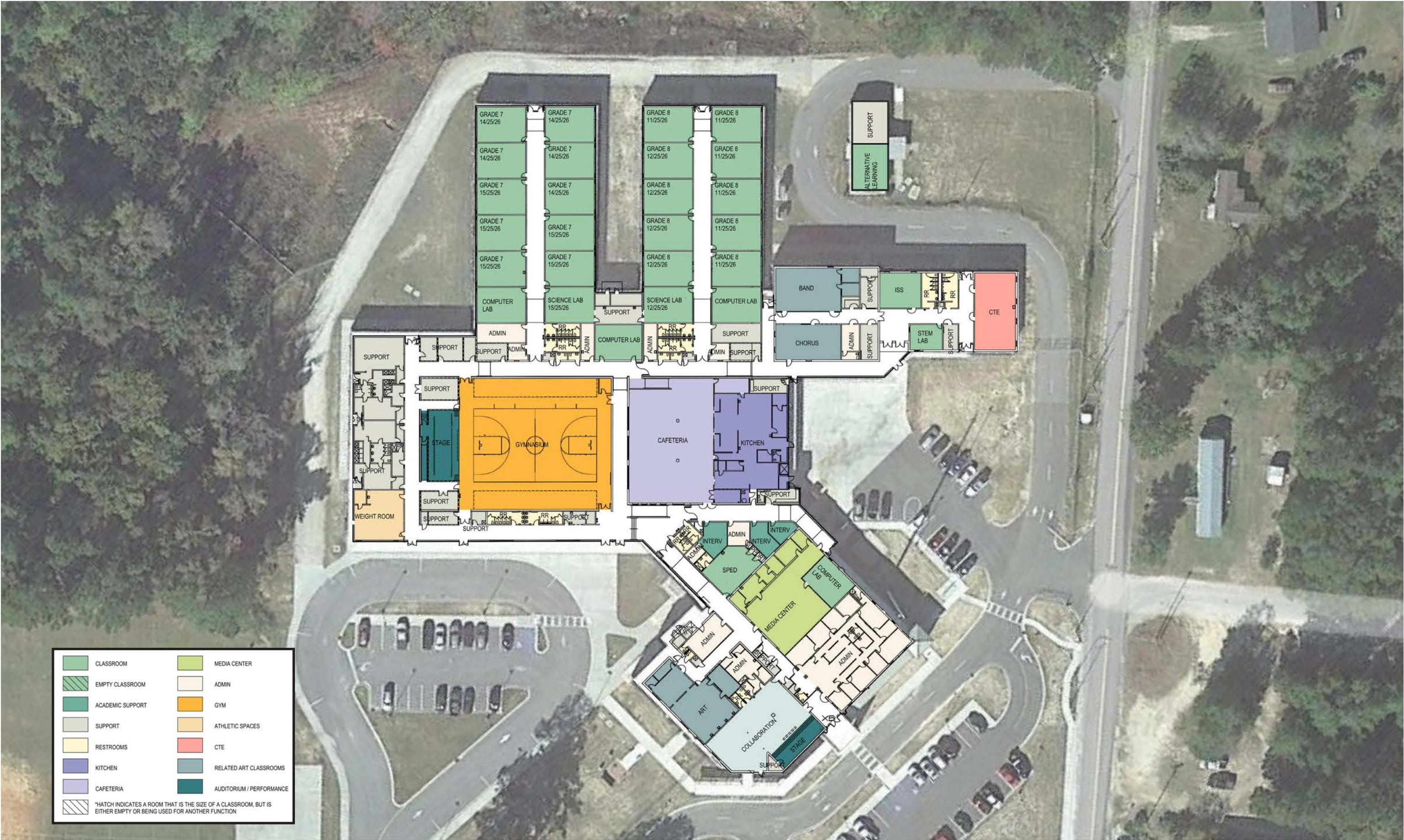
SITE

The site features for this school include all the required drop off loops, parking and outdoor areas needed for a school such as this.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS	
CURRENT GRADE LEVELS	7-8
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	22
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	3
NUMBER OF TOTAL CLASSROOMS	25
CURRENT ENROLLMENT	286
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	625
CURRENT SPACE AVAILABLE IN SCHOOL	339
PROGRAM OBSERVATIONS	
• ALL PROGRAM ELEMENTS ARE IN GOOD CONDITION	





NORTH DISTRICT MIDDLE` SCHOOL CAPACITY AND USAGE PLAN



Varnville Elementary School was constructed in 1977 with additions completed in 1988. There are several mobile units on site, but most of those are either empty or used by outside agencies (Dental Clinic). There is a large Gym building operated by the Hampton County Recreation Department that is available for school use.

EXTERIOR ENVELOPE

All the windows in the school are uninsulated and energy inefficient. The roof has several leaks that are apparent on the interior of the building. The exterior doors and hardware is non-code compliant and should be replaced.

INTERIOR

There is no secure vestibule at the main entrance. The ceiling tiles in the corridors need to be replaced. Interior doors, frames and hardware is non- code compliant and need replacement.

BUILDING SYSTEMS

The HVAC system is a combination of old units and supplemental window units, which is very inefficient. There is no fresh/outside air system. Electrical upgrades are needed for power, technology, and lighting systems.

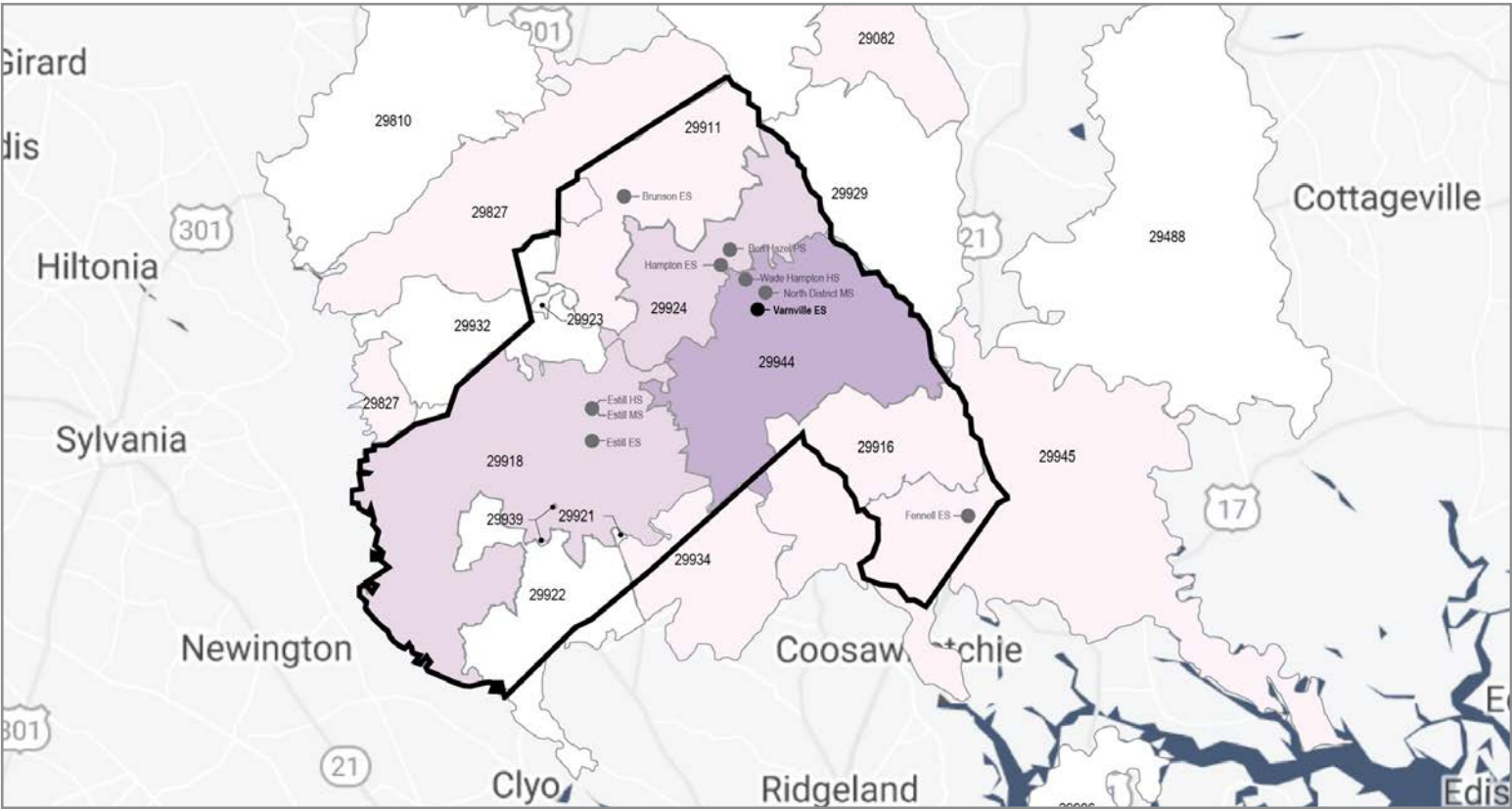
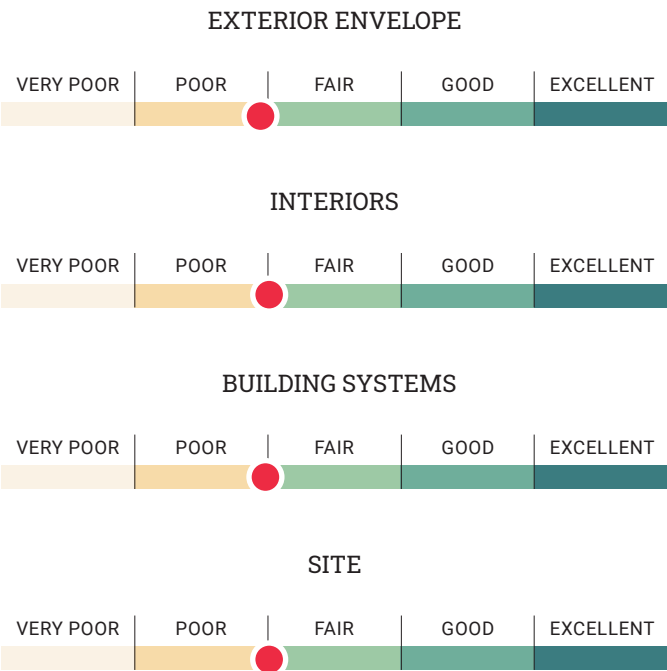
SITE

There is no clearly defined bus and car drop off loops as both use the front drive. There is inadequate parking for staff and parking takes place on the grass. Additional sidewalks are needed at the exits. Some drainage issues exist where the roof downspouts empty on to grade.

Please see Appendix for Detailed Building Assessment and Photos.

BUILDING STATISTICS

CURRENT GRADE LEVELS	Pre-K-3
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	15
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	9
NUMBER OF TOTAL CLASSROOMS	24
CURRENT ENROLLMENT	250
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	432
CURRENT SPACE AVAILABLE IN SCHOOL	182
PROGRAM OBSERVATIONS	
	• GYMNASIUM IS SHARED WITH RECREATION DEPARTMENT; MUSIC AND ART SHARE SPACE



Wade Hampton High School was built in stages starting in the 1950's and extending to the 2001. The newer buildings are the Gym (1970's) and the CATE building (2001). There are numerous remote athletic field house and storage structures on the site. The site consists of fields for football, baseball, softball, and a track and various practice fields.

EXTERIOR ENVELOPE

The roof of the CATE building needs repair, and while the age of the roofs on other structures is unknown, these roofs do not appear to have been recently reroofed. Windows are uninsulated and energy inefficient. Exterior doors and hardware are non-code compliant and do not have access control.

INTERIOR

There is no secure lobby at the entry and the administration area is remote from the main entry. Many interior doors and door hardware are non- code compliant. All the finishes in the group and staff restrooms are in poor shape. Many ceiling areas are stained or damaged.

BUILDING SYSTEMS

The HVAC system consists of various types of equipment, but numerous rooms have inefficient window units serving them. There is no fresh / outside air system. Ventilation at science labs is deficient. All electrical systems providing power, technology, and lighting need to be upgraded or replaced. Site and security lighting is lacking.

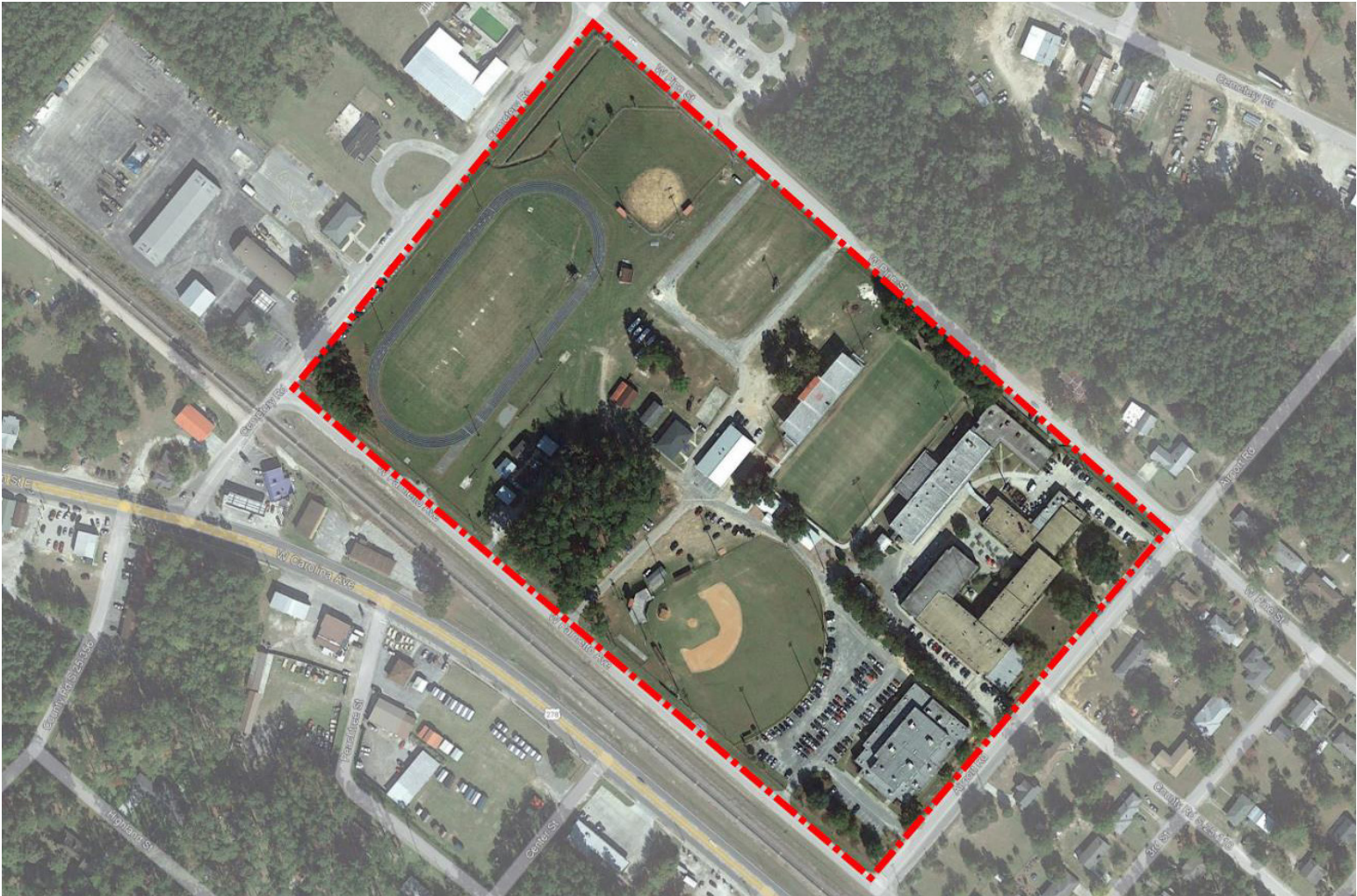
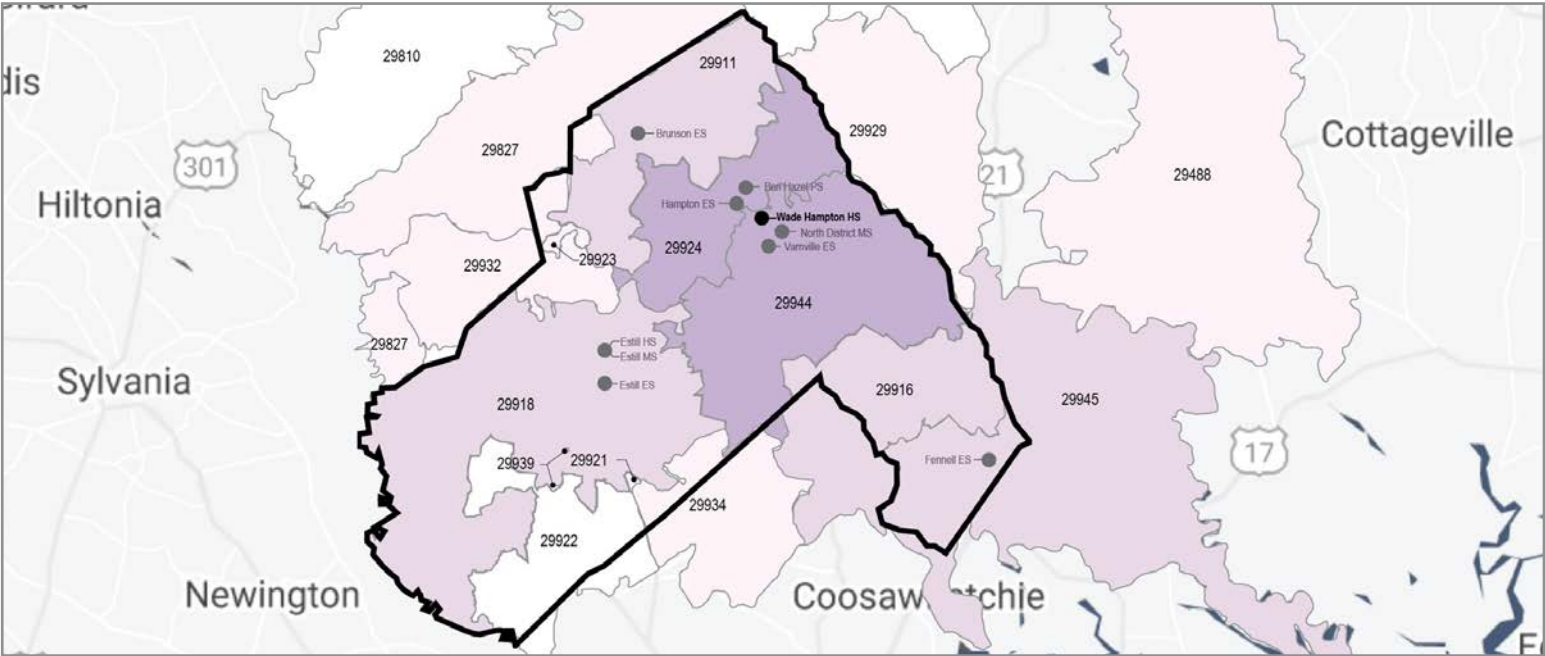
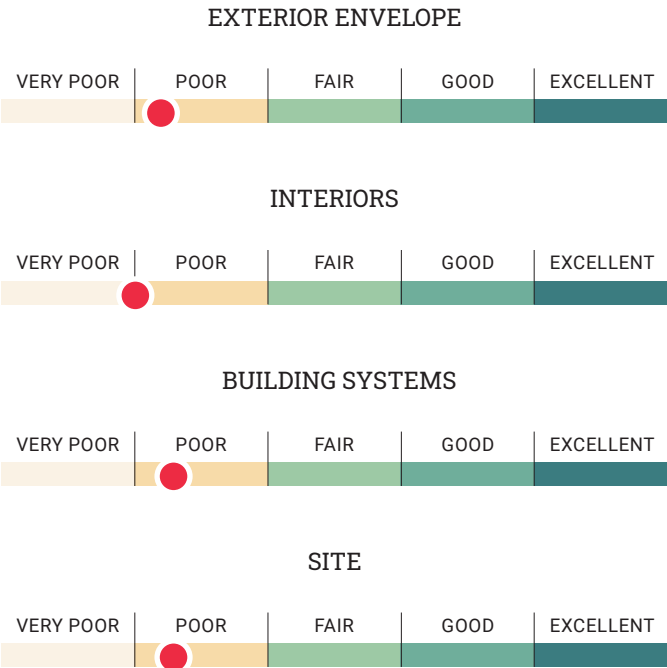
SITE

There are numerous drainage issues in the fields and, parking areas and roadways on site. There is no clearly defined car or bus drop off areas which could result in students crossing traffic to access the building. ADA access at entrances and exits is not provided at all exits or entrances. Much of he paving is deteriorated.

BUILDING STATISTICS

CURRENT GRADE LEVELS	9-12
NUMBER OF CLASSROOMS CURRENTLY UTILIZED	27
NUMBER OF CLASSROOMS EMPTY OR REPROGRAMMED	9
NUMBER OF TOTAL CLASSROOMS	36
CURRENT ENROLLMENT	534
CURRENT CAPACITY BASED ON TOTAL NUMBER OF CLASSROOMS (NOT INCLUDING PORTABLES).....	900
CURRENT SPACE AVAILABLE IN SCHOOL	366
PROGRAM OBSERVATIONS	
	• ART ROOM IS UNDERSIZED; GYMNASIUM HEIGHT IS TOO LOW

Please see Appendix for Detailed Building Assessment and Photos.





WADE HAMPTON HIGH SCHOOL CAPACITY AND USAGE PLAN

SCENARIO 1A: TRADITIONAL SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	7
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF MIDDLE SCHOOL CAMPUSES	1
TOTAL NUMBER OF K-8 CAMPUSES.....	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	4
SCHOOL CLOSURES	4
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL HIGH SCHOOL• WADE HAMPTON HIGH SCHOOL	

PROS & CONS

Pros

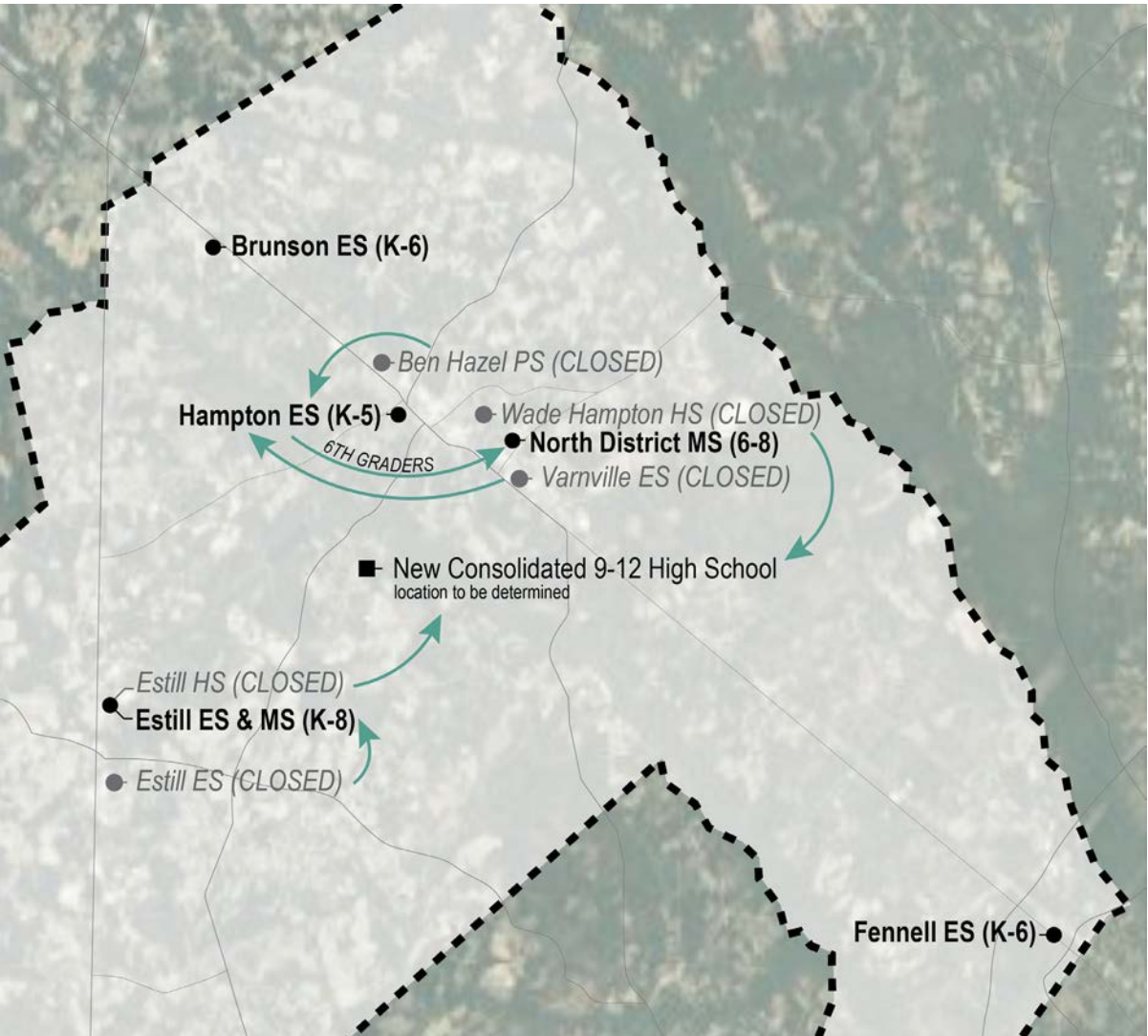
1. Reduces Campuses from 10 to 7.
2. Consolidated High School locates all High School Students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 3 of the poorest condition Buildings(Estill Elementary, Wade Hampton High, Ben Hazel Elementary)
5. Puts all High School and Middle School students in newer facilities

Cons

1. All Middle School Students are not together for equal educational opportunities (Estill Middle separate)
2. One unique grade level school (Estill K-8)
3. Keeps 4 elementary schools open that need substantial renovations (Fennell, Brunson, Varnville, and Hampton Elementary Schools)
4. All Elementary students (except those in a relocated Estill Elementary) are in older renovated schools

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
2. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
3. VARNVILLE ELEMENTARY (K-5)
 - Redistribute Students From Ben Hazel, Varnville Elementary And 4th & 5th Graders From Hampton Elementary Into Two K-5 Schools
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 332
4. HAMPTON ELEMENTARY (K-5)
 - Redistribute Students From Ben Hazel, Varnville Elementary And 4th & 5th Graders From Hampton Elementary Into Two Schools
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 332
5. ESTILL ELEMENTARY & MIDDLE (K-8)
 - Move Elementary Students To Current Estill Middle School
 - Renovate Current Estill Middle & High School Per Assessment Recommendations
 - Renovate Current Estill High Or Middle School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 435
6. NORTH DISTRICT MIDDLE (6-8)
 - Relocate 6th Grade From Hampton Elementary Into North District Middle
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 394
7. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 1A: COST ESTIMATE PENDING

SCENARIO 1B: TRADITIONAL SCHEME WITH FACILITY REDUCTIONS

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	6
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF MIDDLE SCHOOL CAMPUSES	1
TOTAL NUMBER OF K-8 CAMPUSES.....	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	3
SCHOOL CLOSURES	5
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL HIGH SCHOOL• VARNVILLE ELEMENTARY• WADE HAMPTON HIGH SCHOOL	

PROS & CONS

Pros

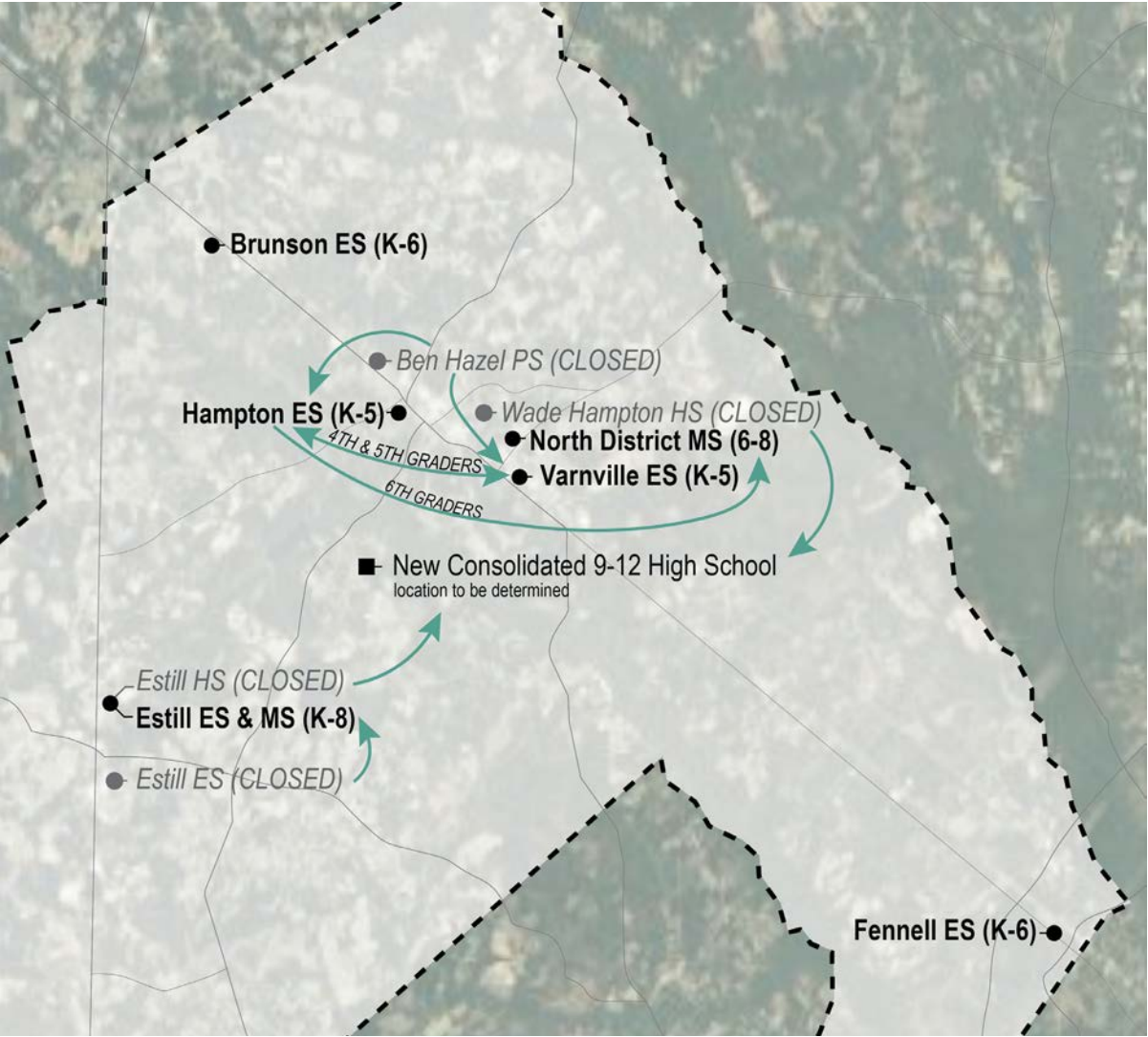
1. Reduces Campuses from 10 to 6.
2. Consolidated High School locates all High School Students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 4 of the poorest condition Buildings (Estill Elementary, Wade Hampton High, Ben Hazel and Varnville Elementary)
5. Puts all High School and Middle School students in newer facilities

Cons

1. All Middle School Students are not together for equal educational opportunities (Estill Middle separate)
2. One unique grade level school (Estill K-8)
3. Keeps 3 elementary schools open that need substantial renovations (Fennell, Brunson, and Hampton Elementary Schools)
4. All Elementary students (except those in a relocated Estill Elementary) are in older renovated schools

PROPOSED CAMPUSES

1. FENNELL ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
2. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
3. HAMPTON ELEMENTARY (K-5)
 - Move Students From Ben Hazel & Varnville Elementary Into Hampton Elementary
 - Renovate, Rebuild, Or Enlarge Portions Of Hampton Elementary To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 664
4. ESTILL ELEMENTARY & MIDDLE (K-8)
 - Move Elementary Students To Current Estill Middle School
 - Renovate Current Estill Middle & High School Per Assessment Recommendations
 - Renovate Current Estill High Or Middle School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 435
5. NORTH DISTRICT MIDDLE (6-8)
 - Relocate 6th Grade From Hampton Elementary Into North District Middle
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 394
6. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 1B: COST ESTIMATE PENDING

SCENARIO 1C: TRADITIONAL SCHEME RE-USING WADE HAMPTON HIGH SCHOOL AS A MIDDLE SCHOOL

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	6
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF MIDDLE SCHOOL CAMPUSES	1
TOTAL NUMBER OF K-8 CAMPUSES.....	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	3
SCHOOL CLOSURES	5
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL HIGH SCHOOL• VARNVILLE ELEMENTARY• HAMPTON ELEMENTARY SCHOOL	

PROS & CONS

Pros

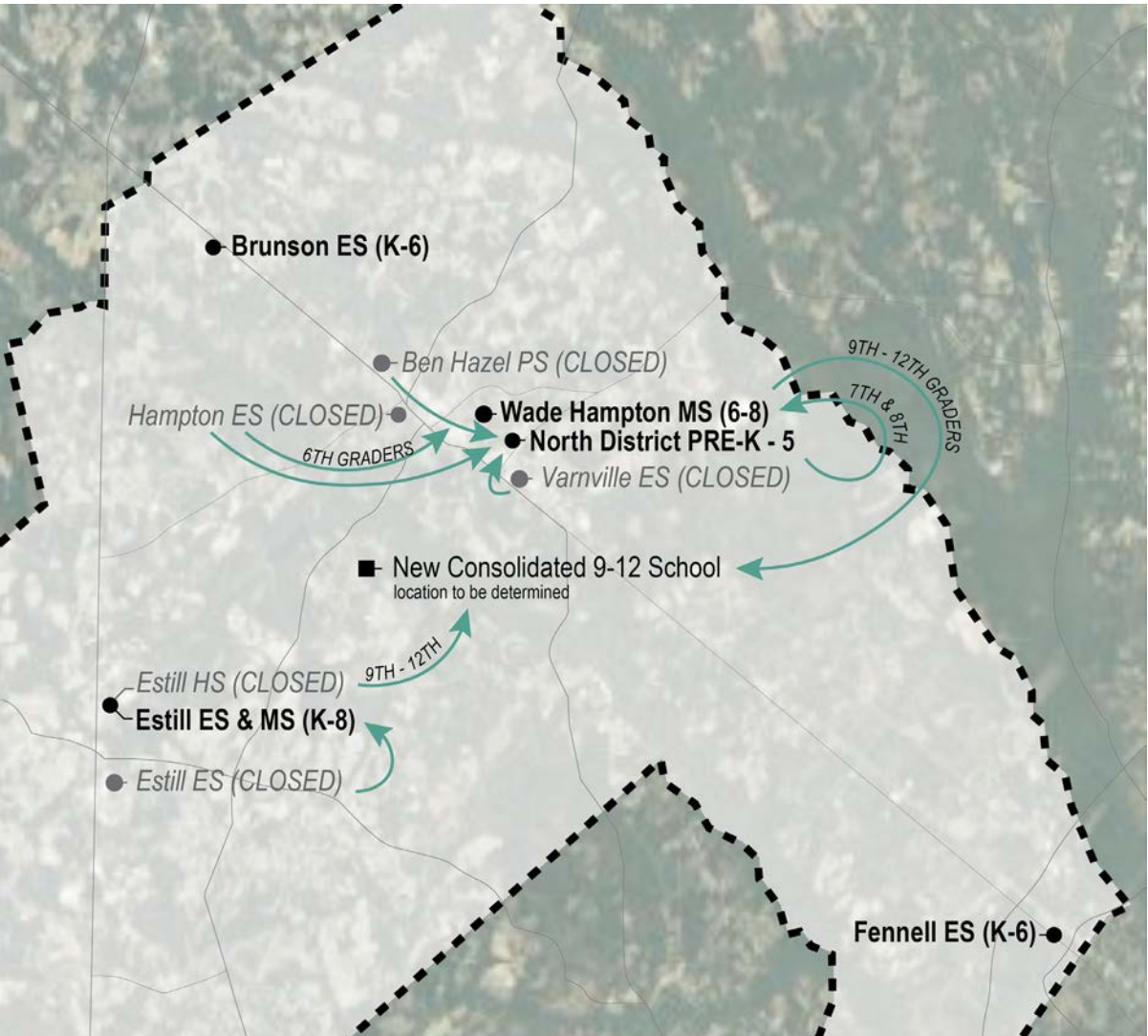
1. Reduces Campuses from 10 to 6.
2. Consolidated High School locates all High School Students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 3 of the poorest condition Buildings (Estill Elementary, Ben Hazel and Varnville Elementary)

Cons

1. All Middle School Students are not together for equal educational opportunities (Estill Middle separate)
2. One unique grade level school (Estill K-8)
3. Keeps 2 elementary schools open that need substantial renovations (Fennell and Brunson Elementary Schools)
4. All Elementary students (except those in a relocated Estill Elementary) are in older renovated schools
5. Re-using Wade Hampton High School as a Middle School will require renovations.
6. For North District to be converted to a PK-5, there will need to be an addition of a Pre-K wing of classrooms to hold all the students from Hampton ES, Varnville ES and Ben Hazel ES.

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
2. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
3. WADE HAMPTON HIGH (CONVERTED TO WADE HAMPTON MIDDLE SCHOOL)
 - Relocate all 6th Grade students students from Hampton ES and the existing 7th and 8th Grade from North District Middle to the renovated Wade Hampton Middle School
 - Consider demolition of older parts of campus and renovation of newer wind for use as a Middle School
 - Approximate Student Enrollment: 394
4. ESTILL ELEMENTARY & MIDDLE (K-8)
 - Move Elementary Students To Current Estill Middle School
 - Renovate Current Estill Middle & High School Per Assessment Recommendations
 - Renovate Current Estill High Or Middle School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 435
5. NORTH DISTRICT PRE K-5
 - Relocate all Pre-K -5 students from Varnville ES, Ben Hazel ES, and Hampton ES into a renovated and expanded North District Pre-K-5 School
 - Approximate Student Enrollment: 664
6. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 1C: COST ESTIMATE PENDING

SCENARIO 2: K-8 SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	6
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF K-8 CAMPUSES.....	3
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	2
SCHOOL CLOSURES	5
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL HIGH SCHOOL• VARNVILLE ELEMENTARY• WADE HAMPTON HIGH SCHOOL	

PROS & CONS

Pros

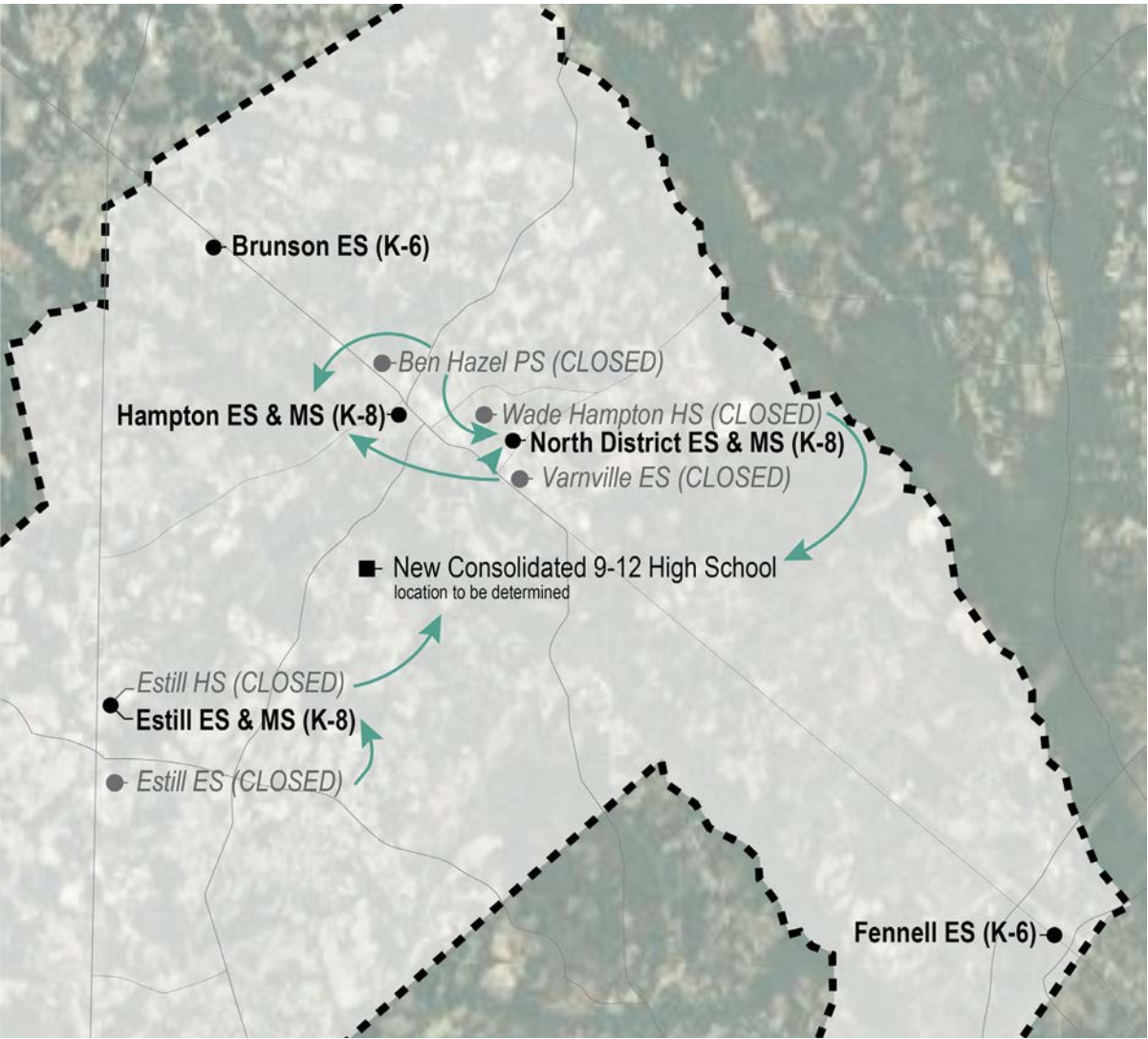
1. Reduces Campuses from 10 to 6.
2. Consolidated High School locates all High School Students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 4 of the poorest condition Buildings(Estill Elementary, Wade Hampton High, Ben Hazel Elementary, and Varnville Elementary)
5. Puts all High School and Middle School students in newer facilities

Cons

1. Establishes different grade level organization for younger students(K 8 in 3 places but K 6 in 2 places.)
2. Middle School Students are not grouped together across the district
3. Keeps 2 Elementary Schools open(Brunson and Fennell) that need substantial renovations and also requires renovations to North District to change it to a K8 School.

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
2. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
3. ESTILL ELEMENTARY & MIDDLE (K-8)
 - Move Elementary Students To Current Estill Middle School
 - Renovate Current Estill Middle Or High School Per Assessment Recommendations
 - Renovate Current Estill Middle Or High School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 435
4. NORTH DISTRICT ELEMENTARY & MIDDLE (K-8)
 - Students From Ben Hazel, Hampton Elementary, Varnville Elementary & North District Are Redistributed Between Two K-8 Schools
 - Approximate Student Enrollment: 529
5. HAMPTON ELEMENTARY & MIDDLE (K-8)
 - Students From Ben Hazel, Hampton Elementary, Varnville Elementary & North District Are Redistributed Between Two K-8 Schools
 - Approximate Student Enrollment: 529
6. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 2: COST ESTIMATE PENDING

SCENARIO 3: PRE-SCHOOL & INTERMEDIATE SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	7
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF K-8 CAMPUSES.....	1
TOTAL NUMBER OF MIDDLE SCHOOL CAMPUSES	1
TOTAL NUMBER OF INTERMEDIATE CAMPUSES	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	2
TOTAL NUMBER OF EARLY CHILDHOOD CENTERS.....	1
SCHOOL CLOSURES	4
<ul style="list-style-type: none">• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL HIGH SCHOOL• VARNVILLE ELEMENTARY• WADE HAMPTON HIGH SCHOOL	

PROS & CONS

Pros

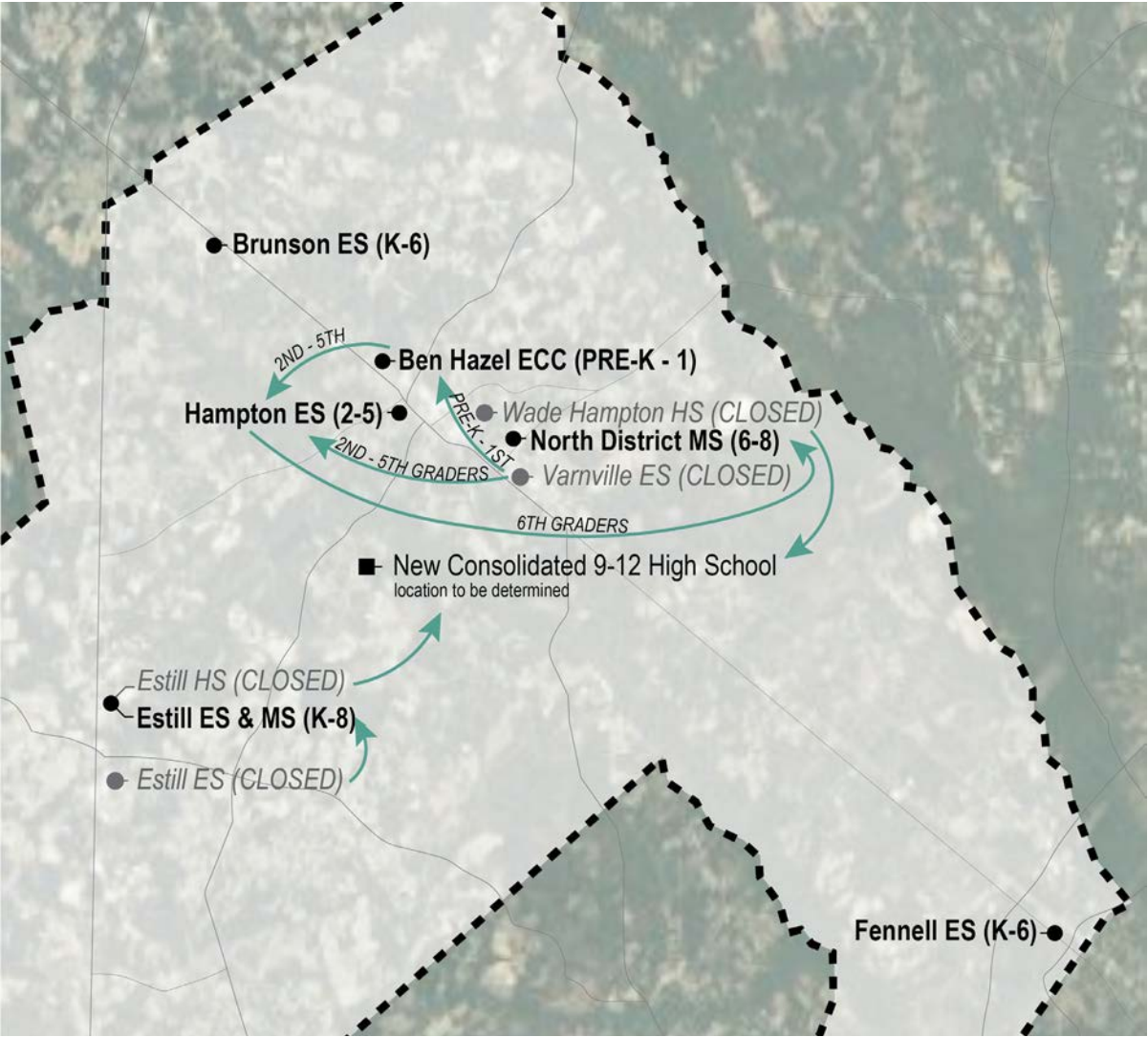
1. Reduces Campuses from 10 to 7.
2. Consolidated High School locates all High School Students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 3 of the poorest condition Buildings (Estill Elementary, Wade Hampton High, Varnville Elementary)
5. Puts all High School and Middle School students in newer facilities

Cons

1. Five different grade level organizations across the district for younger students
2. Keeps 4 Elementary Schools open (Brunson, Fennell, Ben Hazel, and Hampton Elementary) that need substantial renovations
3. All elementary students (except Estill Elementary) remain in older renovated schools.

PROPOSED CAMPUSES

1. BEN HAZEL EARLY CHILDHOOD CENTER (PRE-K - 1)
 - Relocate Pre-K Thru 1st Grade Students From Varnville Elementary To Ben Hazel
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 292
2. FENNELL ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
3. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
4. HAMPTON ELEMENTARY (2-5)
 - Relocate 2nd Thru 5th Grade Students From Ben Hazel And Varnville Elementary To Hampton Elementary
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 372
5. ESTILL K-8
 - Move Estill Elementary Students To Current Estill High School
 - Renovate Current Estill Middle & High School Per Assessment Recommendations
 - Renovate Current Estill Middle Or High School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 435
6. NORTH DISTRICT MIDDLE (6-8)
 - Relocated 6th Grade Students From Hampton Elementary To North District Middle
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 394
7. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 3: COST ESTIMATE PENDING

SCENARIO 4: UNIFIED GRADE SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	7
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
TOTAL NUMBER OF K-8 CAMPUSES.....	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	5
SCHOOL CLOSURES	5
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL MIDDLE SCHOOL• ESTILL HIGH SCHOOL• WADE HAMPTON HIGH SCHOOL	

PROS & CONS

Pros

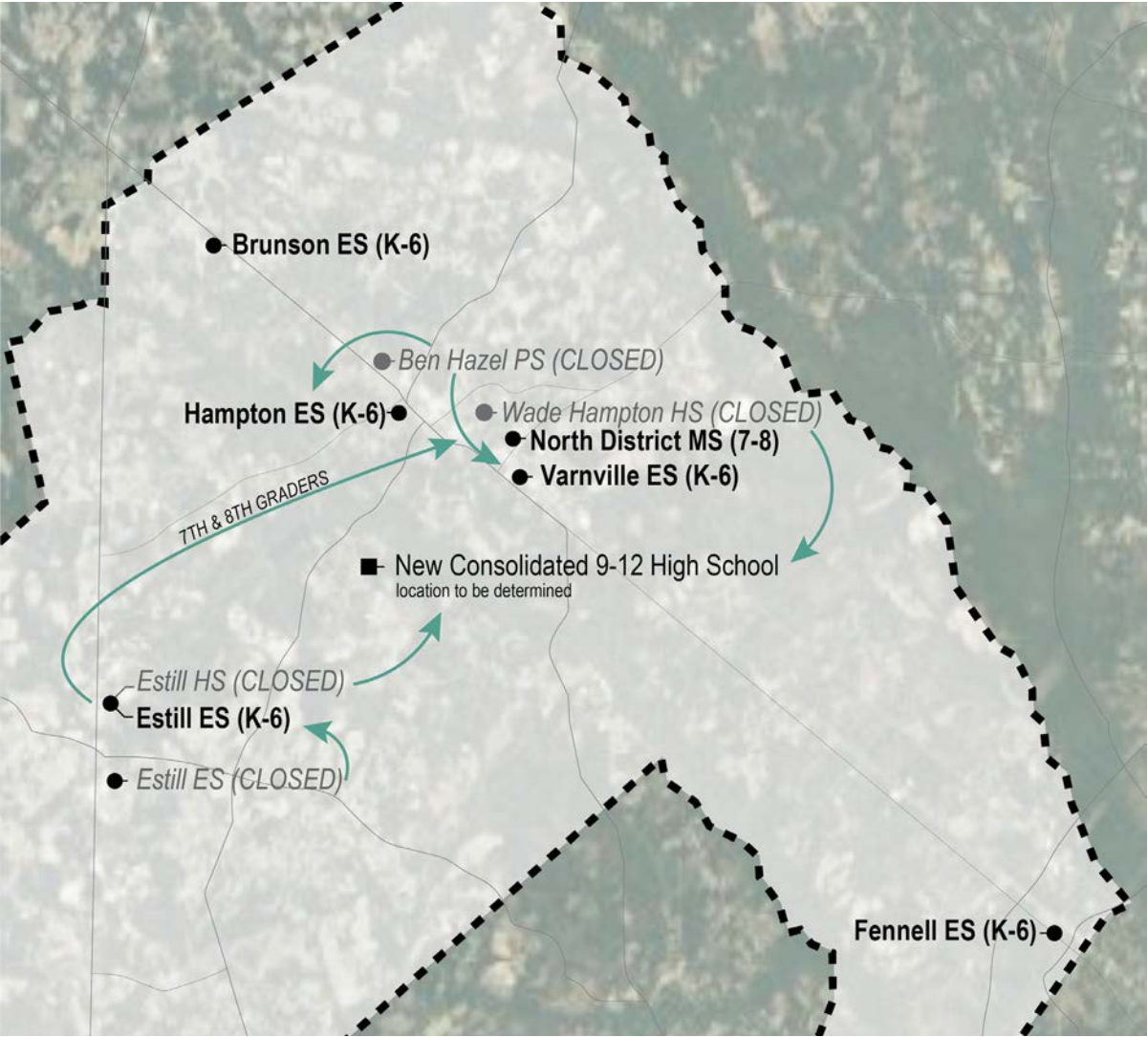
1. Reduces Campuses from 10 to 7.
2. Consolidated High School locates all High School Students together and North District Middle School puts all 7th and 8th grade students together for equal educational opportunities
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 3 of the poorest condition Buildings (Estill Elementary, Wade Hampton High, Ben Hazel Elementary)
5. Puts all High School and Middle School students in newer facilities

Cons

1. Sixth grade could benefit educationally by being with other typical middle school aged students(7th and 8th graders)
2. Keeps 4 elementary Schools(Fennell, Brunson, Hampton and Varnville) open that need substantial renovations
3. All elementary students(except those in a relocated Estill Elementary) remain in older renovated facilities.

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 106
2. BRUNSON ELEMENTARY (K-6)
 - Remains Open As A K-6 School
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 160
3. ESTILL ELEMENTARY (K-6)
 - Move Students To Current Estill Middle School
 - Renovate Current Estill Middle School Per Assessment Recommendations
 - Renovate Current Estill Middle School To Accommodate Elementary Grade Students
 - Approximate Student Enrollment: 281
4. HAMPTON ELEMENTARY (K-6)
 - Redistribute Students From Ben Hazel To Varnville And Hampton Elementaries
 - Approximate Student Enrollment: 412
5. VARNVILLE ELEMENTARY (K-6)
 - Redistribute Students From Ben Hazel To Varnville And Hampton Elementaries
 - Approximate Student Enrollment: 360
6. NORTH DISTRICT MIDDLE (7-8)
 - 7th & 8th Graders From Estill Middle Are Relocated To North District Middle
 - Renovate Per Assessment Recommendations
 - Approximate Student Enrollment: 391
7. NEW CONSOLIDATED HIGH SCHOOL (9-12)
 - Consolidate Students From Wade Hampton High & Estill High
 - Approximate Student Enrollment: 706



SCENARIO 4: COST ESTIMATE PENDING

SCENARIO 5A: K-12 SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	1
TOTAL NUMBER OF CONSOLIDATED HIGH SCHOOLS.....	1
SCHOOL CLOSURES	10

- BEN HAZEL ELEMENTARY
- ESTILL ELEMENTARY
- ESTILL MIDDLE SCHOOL
- ESTILL HIGH SCHOOL
- HAMPTON ELEMENTARY
- NORTH DISTRICT MIDDLE SCHOOL
- VARNVILLE ELEMENTARY
- WADE HAMPTON HIGH SCHOOL
- BRUNSON ELEMENTARY
- Fennell ELEMENTARY

PROS & CONS

Pros

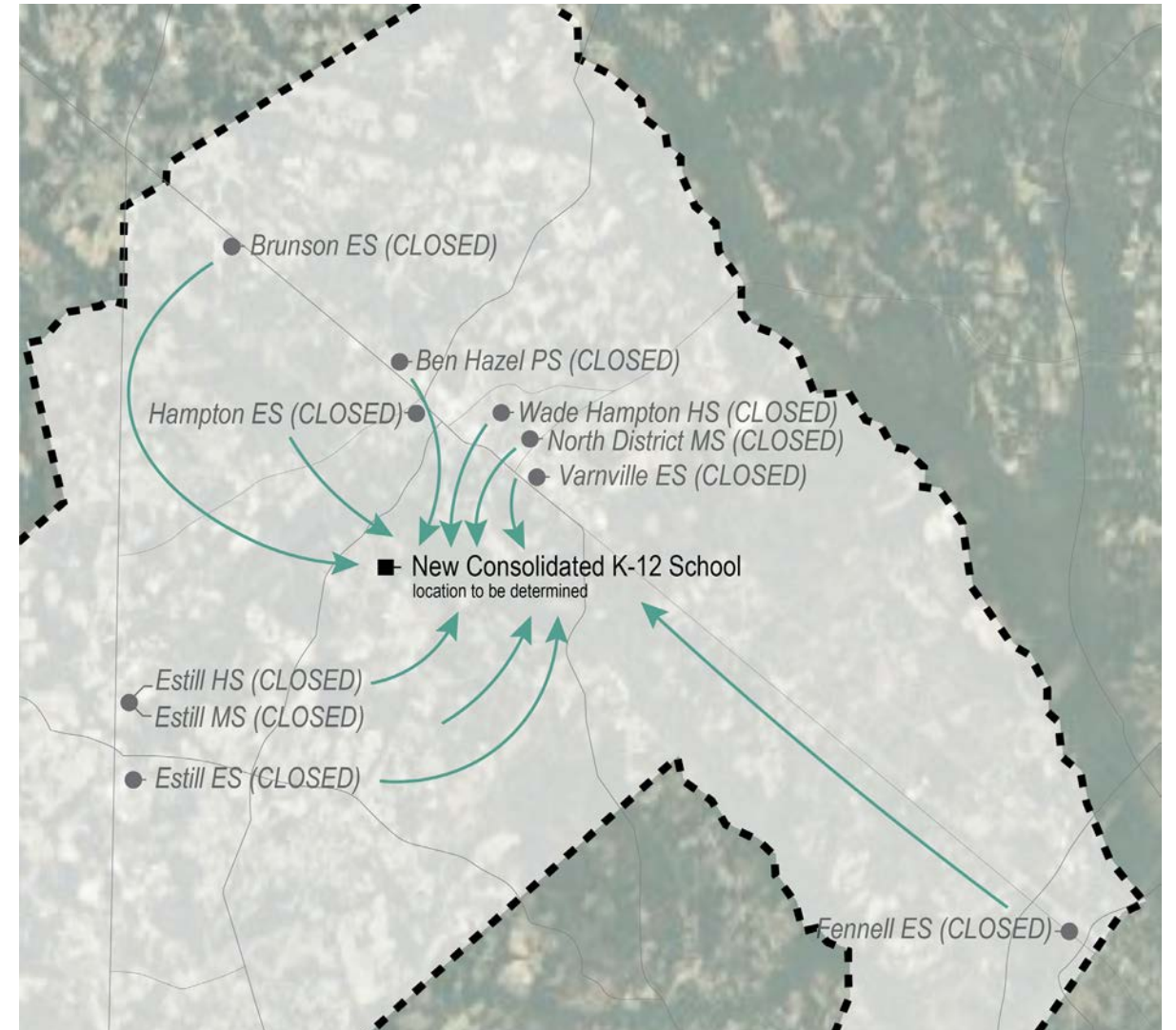
1. Reduces campuses to one, taking all existing schools offline
2. Locates all HCSD students in a new facility
3. Provides operational efficiencies district wide
4. No renovations of existing facilities

Cons

1. Concerns about all ages of students on one campus
2. Largest amount of new construction, resulting in high first cost for a large campus
3. Closes neighborhood schools and requires more transportation time from outlying areas.
4. Newer usable buildings such as North District Middle and Estill Middle will be left vacant and all other schools will be left vacant as well.

PROPOSED CAMPUSES

1. NEW CONSOLIDATED K-12
 - Consolidate All Students Into A Central K-12 Campus
 - Approximate Student Enrollment: 2,465



SCENARIO 5A: COST ESTIMATE PENDING

SCENARIO 5B: K-12 WITH OUTLYING ELEMENTARY SCHOOLS SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	4
TOTAL NUMBER OF COMBINED K-12 CAMPUSES.....	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	3
SCHOOL CLOSURES	8

- BEN HAZEL ELEMENTARY
- EXISTING ESTILL ELEMENTARY CAMPUS
- ESTILL MIDDLE SCHOOL
- ESTILL HIGH SCHOOL
- HAMPTON ELEMENTARY
- NORTH DISTRICT MIDDLE SCHOOL
- VARNVILLE ELEMENTARY
- WADE HAMPTON HIGH SCHOOL

PROS & CONS

Pros

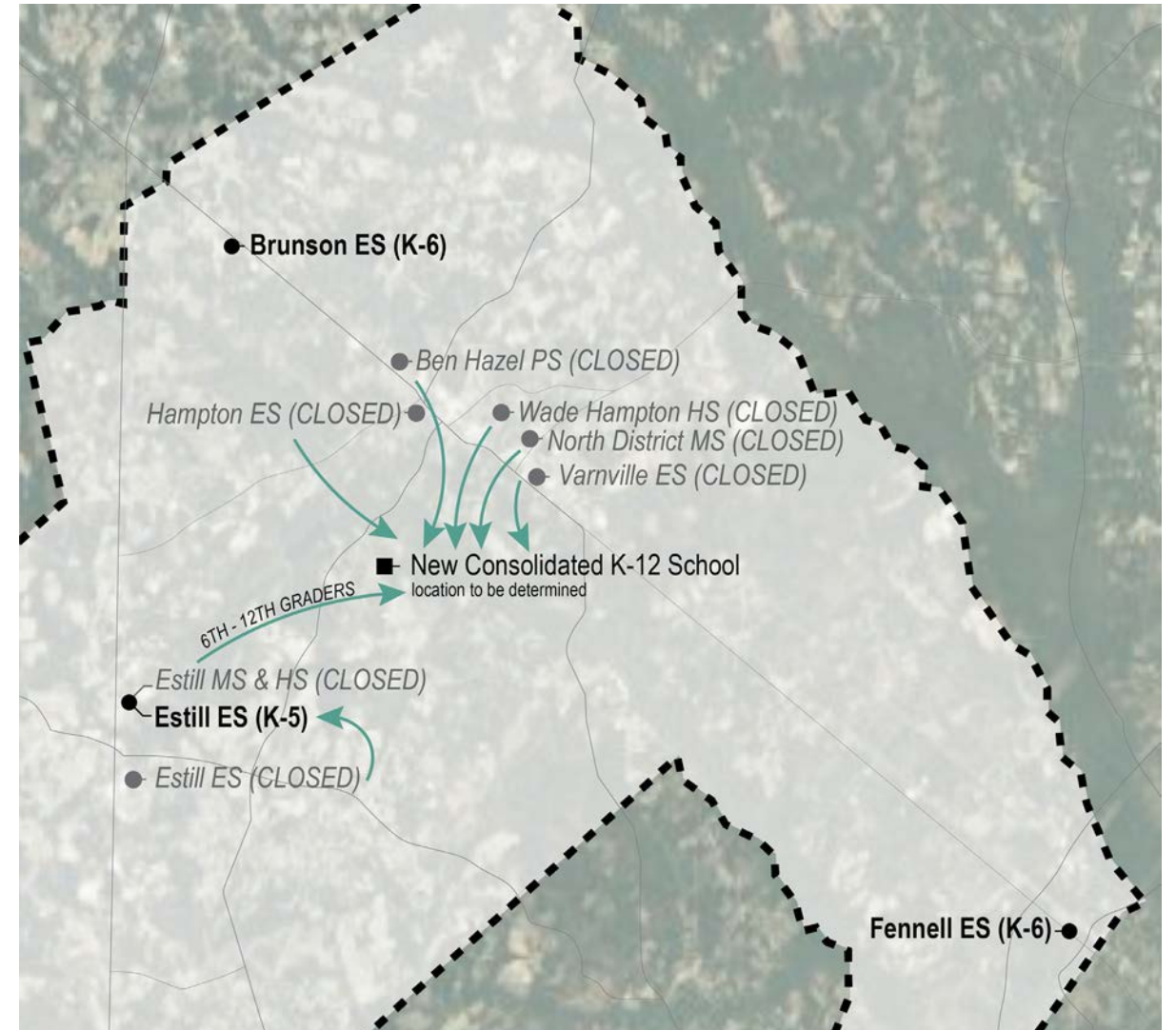
1. Reduces campuses from 10 to 4.
2. Locates most (but not all) HCSD students in newer facilities.
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)

Cons

1. Concerns about all ages of students on one campus
2. Largest amount of new construction, resulting in high first cost for a large campus
3. Closes neighborhood schools and requires more transportation time from outlying areas.
4. Newer usable buildings such as North District Middle and Estill Middle will be left vacant and all other schools will be left vacant as well.

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - REMAINS OPEN AS A K-6 SCHOOL
 - RENOVATE PER ASSESSMENT RECOMMENDATIONS
 - APPROXIMATE STUDENT ENROLLMENT: 106
2. BRUNSON ELEMENTARY (K-6)
 - REMAINS OPEN AS A K-6 SCHOOL
 - RENOVATE PER ASSESSMENT RECOMMENDATIONS
 - APPROXIMATE STUDENT ENROLLMENT: 160
3. ESTILL ELEMENTARY (K-5)
 - MOVE STUDENTS TO CURRENT ESTILL MIDDLE SCHOOL
 - RENOVATE CURRENT ESTILL MIDDLE SCHOOL PER ASSESSMENT RECOMMENDATIONS
 - RENOVATE CURRENT ESTILL MIDDLE SCHOOL TO ACCOMMODATE ELEMENTARY GRADE STUDENTS
 - APPROXIMATE STUDENT ENROLLMENT: 281
4. NEW CONSOLIDATED K-12
 - CONSOLIDATE ALL STUDENTS NOT ATTENDING THREE OUTLYING ELEMENTARY SCHOOLS IN TO A CENTRAL K-12 CAMPUS
 - APPROXIMATE STUDENT ENROLLMENT: 1,918



SCENARIO 5B: COST ESTIMATE PENDING

SCENARIO 6: MIDDLE/HIGH SCHEME

Hampton County School District // Facility Assessment

QUICK STATISTICS

TOTAL NUMBER OF CAMPUSES	5
TOTAL NUMBER OF COMBINED MIDDLE/HIGH CAMPUSES	1
TOTAL NUMBER OF ELEMENTARY CAMPUSES.....	4
SCHOOL CLOSURES	8
<ul style="list-style-type: none">• BEN HAZEL ELEMENTARY• EXISTING ESTILL ELEMENTARY CAMPUS• ESTILL MIDDLE SCHOOL• ESTILL HIGH SCHOOL• HAMPTON ELEMENTARY• NORTH DISTRICT MIDDLE SCHOOL*• VARNVILLE ELEMENTARY• WADE HAMPTON HIGH SCHOOL	
*CAMPUS RENOVATED INTO K-5 SCHOOL	

PROS & CONS

Pros

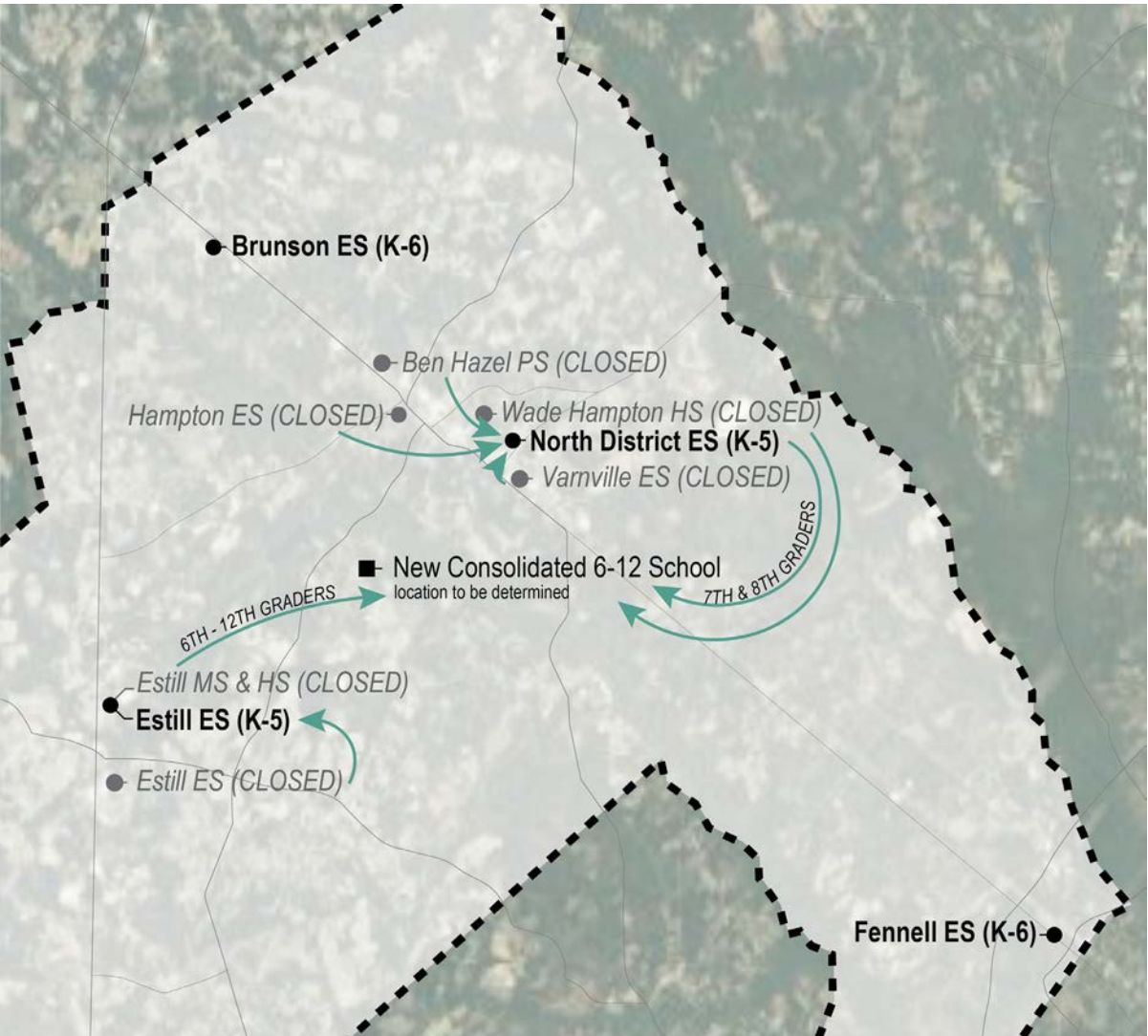
1. Reduces Campuses from 10 to 5
2. Provides unified grade levels across the district.
3. Keeps a school presence in three smaller outlying communities (Brunson, Estill, Fennell)
4. Closes 4 of the poorest condition Buildings (Estill Elementary, Wade Hampton High, Varnville Elementary and Ben Hazel Elementary)
5. Puts all High School and Middle School students in newer facilities and allows for equal educational opportunities

Cons

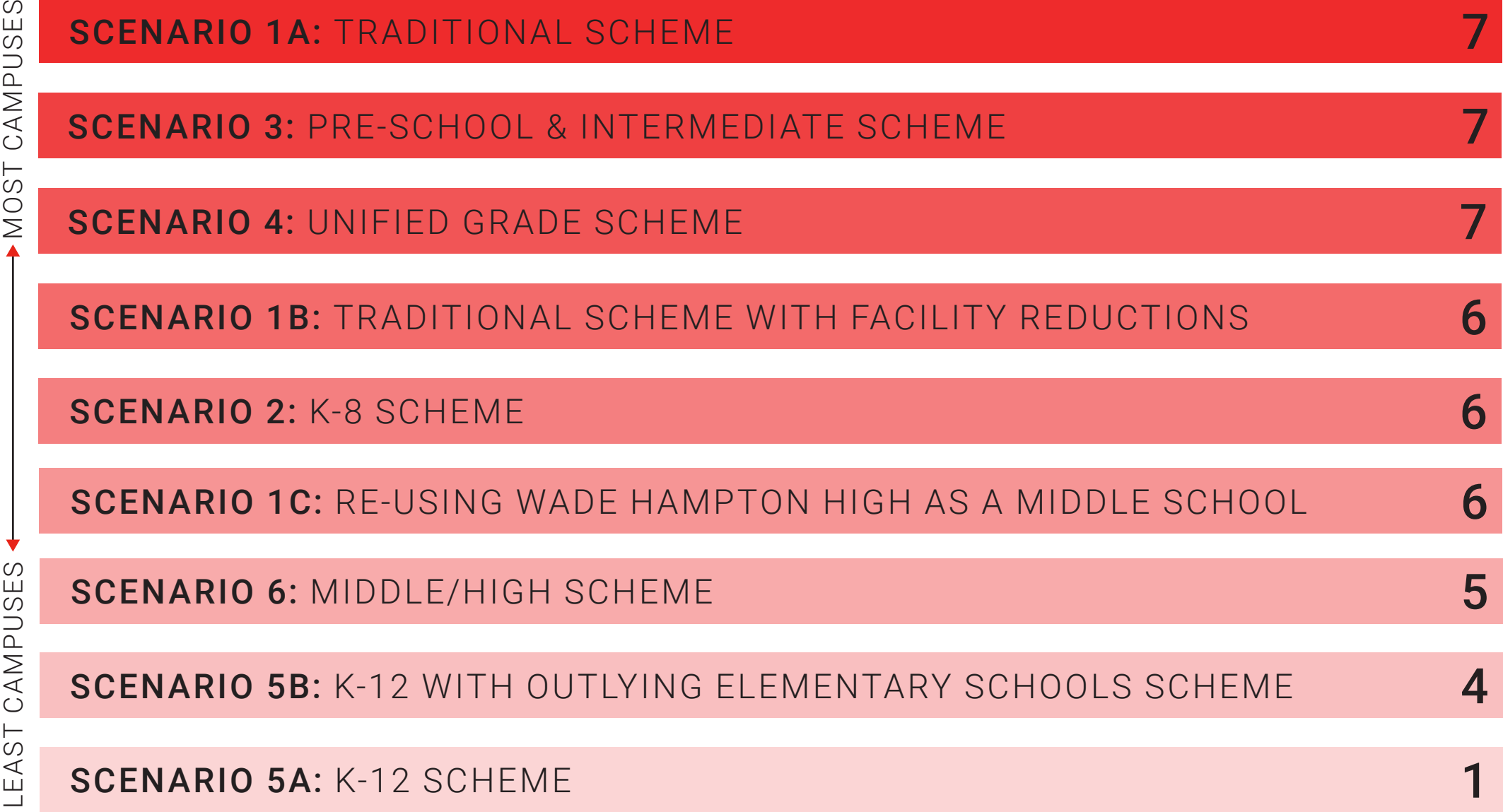
1. More new construction required for HS/ MS facility than only a High School
2. Keeps 2 Elementary Schools open (Brunson, Fennell) that need substantial renovations
3. Renovations required at North District to convert to a K 5
4. Results in 3 small elementary schools and one large elementary school .

PROPOSED CAMPUSES

1. FENNELLS ELEMENTARY (K-6)
 - REMAINS OPEN AS A K-6 SCHOOL
 - RENOVATE PER ASSESSMENT RECOMMENDATIONS
 - APPROXIMATE STUDENT ENROLLMENT: 106
2. BRUNSON ELEMENTARY (K-6)
 - REMAINS OPEN AS A K-6 SCHOOL
 - RENOVATE PER ASSESSMENT RECOMMENDATIONS
 - APPROXIMATE STUDENT ENROLLMENT: 160
3. ESTILL ELEMENTARY (K-5)
 - MOVE STUDENTS TO CURRENT ESTILL MIDDLE SCHOOL
 - RENOVATE CURRENT ESTILL MIDDLE SCHOOL PER ASSESSMENT RECOMMENDATIONS
 - RENOVATE CURRENT ESTILL MIDDLE SCHOOL TO ACCOMMODATE ELEMENTARY GRADE STUDENTS
 - APPROXIMATE STUDENT ENROLLMENT: 281
4. NORTH DISTRICT ELEMENTARY (K-5)
 - CONSOLIDATE STUDENTS FROM BEN HAZEL, HAMPTON ELEMENTARY & VARNVILLE ELEMENTARY INTO NEW NORTH DISTRICT ELEMENTARY
 - 7TH & 8TH GRADERS FROM NORTH DISTRICT MIDDLE & ESTILL MIDDLE ARE RELOCATED TO NEW CONSOLIDATED MIDDLE HIGH
 - APPROXIMATE STUDENT ENROLLMENT: 664
5. NEW CONSOLIDATED MIDDLE HIGH (6-12)
 - CONSOLIDATE STUDENTS FROM ESTILL MIDDLE, NORTH DISTRICT MIDDLE, (6TH GRADERS) HAMPTON ELEMENTARY, WADE HAMPTON HIGH & ESTILL HIGH
 - APPROXIMATE STUDENT ENROLLMENT: 1,254



SCENARIO 6: COST ESTIMATE PENDING



PHASING / FUNDING CONSIDERATIONS

Item	Applies to the Following Scenarios	Timeline	Benefits
1. Consider consolidating all high school students into one high school at Wade Hampton High by closing Estill High	1A, 1B, 2, 3, 4, 5A, 5B, 6	At the beginning of a school year	Begins the high school merger process, closes Estill High for possible use by Estill Elementary
2. If funding for a New Consolidated High School is not available, consider consolidating all high school students into a renovated Wade Hampton High School	1A, 1B, 2, 3, 4, 5A, 5B, 6 Renovated Wade Hampton HS would replace a new consolidated High School in these scenarios.	Renovation to begin during a summer break, but will likely take two summers to complete	Begins the high school merger process, closes Estill High for possible use by Estill Elementary
3.Relocate all middle school students to one facility by relocating Estill Middle School and 6th grade from Hampton Elementary to North District Middle	1A, 1B, 3, 4	At the beginning of a school year	Begins the middle school merger process, closes Estill Middle for use by Estill Elementary and frees up space in Hampton Elementary for use in other options
4.Close one of the three elementary schools in the Hampton/Varnville area and redistribute the students to the two elementary schools in this area	1A, 1B, 3, 4	At the beginning of a school year	Closes one elementary school in an area where there is excess capacity at three schools
5.Relocate all elementary students from Brunson and Fennell to schools in the Hampton / Varnville area	Not currently show in any scenarios	At the beginning of a school year	Closes two schools that need renovation and helps to fill in the excess capacity in Hampton/ Varnville/ Ben Hazel schools
6.Consider selling or entering into a joint use arrangement with County Recreation Department any unused indoor or outdoor athletic facilities such as fields at Wade Hampton High and Estill Middle/ High and Gyms at Brunson Elementary School and Fennell Elementary School	Possible with any scenario	As soon as sale or legal joint use arrangement can be worked out	Provides a Win/Win for the County and School District by providing access to athletic and recreational events in many parts of the County.
7.Consider using a centrally located closed elementary school as a District office	1A, 1B, 1C, 2, 3, 4, 5A, 5B, 6	Depends upon which school is available, but renovation could be complete approximately 1 year after school closes	Repurposes an empty school for HCSD use
8.If HCSD proceeds with consideration 7 above(using an empty school for the District Office), then also consider using the Fred’s Building for the District Maintenance. Transportation, and Storage facility.	Possible in any scenario	Could begin immediately	Puts some of the “ Back of House” functions in a building that would require very little renovation for this use, as the building already has a loading dock, large open spaces for storage, a lounge area for bus drivers, parking for buses. The building is also not located in a residential neighborhood that could object to bus traffic and storage.
9. If funding is not available for a fully developed Consolidated High School outdoor athletic complex such as baseball fields, softball fields, track, and football stadium, consider keeping these functions at Wade Hampton High until the funding is available. Build only practice field at new consolidated high school.	Possible in any scenario	No change to current situation so this could apply until funding is available	Save on initial construction costs and takes advantage of previous District investments in these fields
10.Consider the timeline for a substantial new construction project such as a Consolidated new High School or Middle / High School.	1A, 1B, 1C, 2, 3, 4, 5A, 5B, 6	Assume 1 year for design and 2 years for construction	Allows for time for consolidated schools to be merged prior to construction being completed

APPENDIX A

Hampton District One Facility Study - JCSA

HAMPTON DISTRICT ONE
FACILITY STUDY
11/09/2020
JUMPER CARTER SEASE ARCHITECTS



FACILITIES STUDY:

Ben Hazel Primary School
Brunson Elementary School
Fennell Elementary School
Hampton Elementary School
Varnville Elementary School
North District Middle School
Wade Hampton High School

HAMPTON DISTRICT ONE SCHOOLS
HAMPTON, SOUTH CAROLINA

JCS Commission No. 19050

011/09/2020



JUMPER CARTER SEASE ARCHITECTS 412 Meeting Street, West Columbia, SC 29169 PH (803) 791-1020
www.jcsarchitects.com | 1 of 1



131 Yemassee Highway, Yemassee, SC 29945

803.398.5591

General Information	
Grades	Pre-K through 3 rd Grade
Teachers / Staff	23 / 23
Capacity	360
Current Enrollment	220
Square Footage	30,828 SF
Year Constructed	1966
Renovations / Additions	1988
Acreage	8.4 acres
Number of Classrooms	19



Ben Hazel Primary

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping	X			
Secure Entrance			X	
Access Control of Entrances		X		

- Comments / Photographs:
- The school was very clean and well maintained. We commend the custodial, maintenance, and administrative staff for taking good care of the building.
 - The building is accessed via front entrance, which has a covered walkway from the street leading to the front door. This canopy needs downspout near front door
 - Security is maintained via intercom at front door
 - Need more outdoor security lighting



Main entrance



Covered walk

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive		X		
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas		X		



Ben Hazel Primary

- Comments / Photographs:
- Staff parks on the lawn adjacent to existing drive – need paved staff parking area
 - Need drainage for back pickup area
 - Drain issue in portables
 - There are covered walkways to building
 - Canopy leaks in front of PE room and other locations
 - Play areas include an age appropriate play ground
 - Ramps lead from building to play area are not ADA compliant



Kindergarten play area
Ramp not ADA compliant

Outdoor play storage

Building Envelope	Good	Average	Poor	N/A
Roof System	X	X		
Exterior Brick		X	X	
Windows		X	X	
Exterior Doors/Hardware		X		
Exterior Hardware		X		

- Comments / Photographs:
- Roof appears to be in good condition
 - Windows have been replaced in original building. Windows are small and limit natural light into the building.
 - Large amount of mildew discoloration on side of building
 - Admin reports weep holes causing moisture issues in the part of the building that was built in 1986



Ben Hazel Primary



Exterior brick

Wire glass (safety issue)

Building Interior	Good	Average	Poor	N/A
Apparent Leaks		X		
Ceiling				
Floors		X		
Interior Doors/Hardware		X	X	
Group Restrooms		X		
Staff Restrooms			X	
ADA Compliant Restrooms		X	X	

- Comments / Photographs:
- 12 classrooms have adjacent student toilets
 - 2 group toilet areas with 5 stalls each
 - 1 adult restroom for staff (single stall) Need additional toilets.
 - Many interior doors and door hardware are not ADA compliant.
 - Paint is peeling off ceiling in kitchen office
 - Paint is bubbling and peeling in multiple locations – walls and ceilings
 - Doors outside electrical room should be replaced or at least painted
 - Exterior wall shows signs of leaks



Ben Hazel Primary



Corridor doors Narrow door to toilet Drink fountain not accessible

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups			X	
Sprinkler System				X

- Comments / Photographs:
- Student toilets appear to be in acceptable condition and are ADA compliant
 - Some toilets are not ADA accessible
 - Admin reports plumbing drain field needs to be upgraded
 - Drinking fountains are not code compliant



Group toilet Group toilet ADA compliant



Ben Hazel Primary

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X	X	
Air Quality				X

- Comments / Photographs:
- Thru wall HVAC systems need upgrading throughout the building
 - Currently mechanical system does not address air quality



Excellent landscaping

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X	X	
P/A Systems			X	
Computer/Data Systems			X	
Camera Systems		X		
Emergency Lighting		X		

- Comments / Photographs:
- Need electrical upgrades – in the newest part of the building



Ben Hazel Primary

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance				
Media Center				
Kitchen			X	
Cafeteria			X	
Classrooms		X		
Gymnasium/P.E.				X
Band Room		X		
Music/Chorus		X		
Art Room		X		
Science Rooms/Labs				X
Other Instructional Spaces				

- Comments / Photographs:
- School needs an appropriate PE space



Front office



Kitchen/serving area



Dishwash



Kitchen



Ben Hazel Primary



Window unit in kitchen



Kitchen hood



Exterior storage

Observations / Recommendations for Ben Hazel Primary

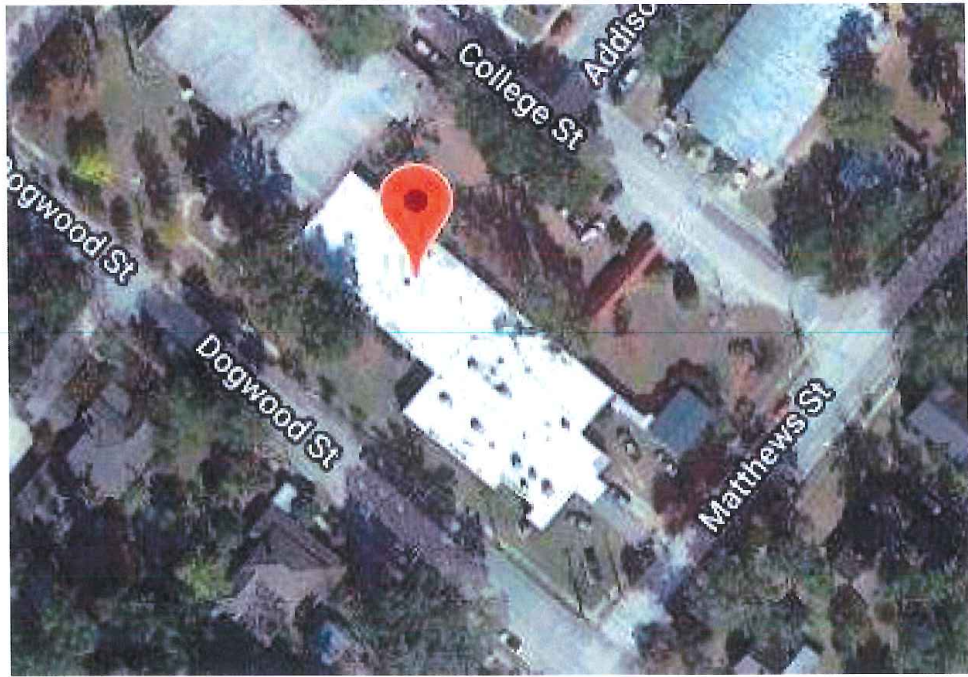
- Create a new secured front entry
- Add card access controls
- Need PE / Gym facility





College St, Brunson, SC 29911

General Information	
Grades	Pre K-6
Teachers / Staff	18
Current Enrollment	180
Square Footage	31,278 SF
Year Constructed	1956 (Gymnasium 1920s)
Renovations	1988 classroom addition
Acreage	2.1 acres
Number of Classrooms	18



Brunson Elementary School

Rich in history, Brunson, SC, a rural community, is home to Brunson Elementary School and is located on the north eastern end of Hampton County near the Allendale County line. It is situated in a well-maintained residential area in the center of the town. Originally constructed in 1956 as a high school, the school has had a major classroom addition and renovations in 1988. In addition, a vintage 1920s Gymnasium is present across the street from the main entrance.

The school is exceptionally landscaped and fits well within the neighborhood, surrounded by relatively narrow residential streets that act as stacking lanes for cars and buses. The school is also well-maintained, but has an inadequate HVAC system, aging finishes, inadequate security, and no ADA accessibility for toilets, door hardware, or the Gymnasium building entrance.

General Overview	Good	Average	Poor	N/A
General Appearance	X			
Visual Security		X		
Landscaping	X			
Secure Entrance			X	
Access Control of Entrances			X	

Comments / Photographs:

- The school was very clean and well maintained. We commend the custodial, maintenance, and administrative staff for taking good care of the building.
- Landscaping is exceptional and allows the school to fit well within the neighborhood.
- Lack of secure entrance upon entering the building.



Main entrance



Exceptional landscaping



No secure entrance



Brunson Elementary School

Site Review	Good	Average	Poor	N/A
Drainage	X			
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks	X			
Handicap Access/Exterior		X		
Covered Entries/Awnings	X			
General Play Areas	X			
4K Play Areas		X		

Comments / Photographs:

- Parent and bus drives are on relatively narrow residential streets that act as stacking lanes.
- Exterior handicap access is sufficient for the front entrance, but is not adequate for the one mobile unit or not present for the Gymnasium building across the street.
- Wood entrance canopy is older but appears to be holding up well.
- Kindergarten play areas surrounded by chain link, and gates are chained shut, which does not allow for emergency egress. Gates should be equipped with exit devices.



Parking near main entrance



Front entrance canopy



Car stacking



Mobile unit entrance



Gymnasium entrance (no ADA)



Playground gates (no exit devices)



Brunson Elementary School

Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows		X		
Exterior Doors/Hardware			X	
Exterior Hardware			X	

Comments / Photographs:

- Roof system is reported to be recently sealed; no ongoing leaks reported. Gym roof may need to be addressed.
- Most windows appear to be double-paned except for the original administration windows.



Exterior brick and windows



Exterior stucco



Brick at Gymnasium

Building Interior	Good	Average	Poor	N/A
Apparent Leaks	X			
Ceiling			X	
Floors			X	
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments / Photographs:

- Ceiling tiles are old and mismatched.
- Flooring in the original 1956 classrooms appears to be asbestos tile, which may also be present in the corridors under the newer VCT. Recommend flooring replacement throughout.
- Wood gymnasium floor is in excellent shape, but wood bleachers are original and do not meet ADA accessibility standards.
- Majority of interior doors are knob type which does not meet ADA standards. Recommend replacement with lever hardware throughout.
- Group and staff restrooms are in poor shape and do not have ADA accessibility. (Stalls in group restrooms designated as handicap accessible do not meet current standards.)



Brunson Elementary School

- Restrooms for the Gymnasium are in poor shape and located on a lower half-level with no ADA accessibility.



VAT tile in classrooms



Wood Gymnasium floor



Ceiling tiles



Group toilets (non-accessible)



Group toilets (non-accessible)



Group toilets (non-accessible)



Group toilets (non-accessible)



Gymnasium showers/toilet



Gymnasium showers/toilet

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure			X	
Backups		X		
Sprinkler System			X	

Comments / Photographs:

- Plumbing fixtures appear to be original and do not meet ADA standards.
- No sprinkler system is present.



Brunson Elementary School

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems				
Air Quality				

Comments / Photographs:

- Majority of classroom heat and AC is achieved with retro-fitted residential-style wall units. Recommend replacement throughout.
- Gymnasium HVAC appears to have been retrofitted with four newer units, but electric heater units appear to be in poor condition.



Classroom HVAC wall unit



Classroom HVAC wall unit



Classroom HVAC wall unit



Gymnasium HVAC units

Electrical Systems	Good	Average	Poor	N/A
Lighting Level			X	
Adequate Outlets			X	
P/A Systems		X		
Computer/Data Systems		X		
Camera Systems			X	
Emergency Lighting			X	

Comments / Photographs:

- Lighting fixtures are old fluorescent fixtures. Recommend replacement with LED.
- Emergency lighting and fire alarm systems are not adequate.



Brunson Elementary School



Electrical transformer

Electrical panels

Classroom outlets

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance		X		
Media Center		X		
Kitchen			X	
Cafeteria		X		
Classrooms			X	
Gymnasium/P.E.		X		
Band Room				X
Music/Chorus			X	
Art Room			X	
Science Rooms/Labs			X	
Other Instructional Spaces			X	

Comments / Photographs:

- Administration area is small, with only a reception area, principal's office, and a small workroom. Guidance and nurse's clinic are located in remote parts of the building.
- Kitchen and Cafeteria are of good size, but equipment is old and may need replacement.
- Classrooms throughout need updating with new finishes and electrical, technology, and HVAC.
- Gymnasium is of a 1920s historical nature and is well maintained, apart from accessibility issues and the basement condition.



Reception area

Principal's office

Typical classroom



Brunson Elementary School



Kindergarten classroom

Media Center

Cafeteria



Kitchen

Gymnasium

Stage

Recommendations for Brunson Elementary

Based on interviews with current staff and the analysis of the structure, the following items would improve safety and the learning environment at BES:

Safety Items

- Secure front entrance along with an access control system for other primary entrances.
- Install security cameras.

General Items

- Address handicap accessibility, including restrooms, door hardware, and Gymnasium entrances.
- Upgrade HVAC system. Recommend replacing the HVAC system.
- Replace flooring throughout, except Gymnasium main floor.
- Replace ceiling tiles and grid throughout.
- Follow recommendations as stated in Roofing Evaluation.
- PA system upgrades.
- Evaluate need for additional classrooms.





131 Yemassee Hwy, Yemassee, SC 29945

General Information	
Grades	Pre K-6
Teachers	15
Current Enrollment	142
Square Footage	53,000 SF
Year Constructed	1958
Renovations	2 additions
Acreage	6.9 acres
Number of Classrooms	



Fennell Elementary School

Rich in history, Yemassee, SC, a rural community, is home to Fennell Elementary School and is located on the south eastern end of Hampton County at the Beaufort County line. Originally constructed in 1958, the school has had two additions comprising a total square footage of 53,000 sf. The student population, according to data obtained from the National Center for Educational Statistics, is declining. Since 2010, student enrollment has declined by 41 students.

The school’s appearance is diminished by a chain link fence capped with a barbed wire arm which surrounds the property. Site accessed is gained by a single drive used by buses, teachers and parents. While it appears the school has a good system, this needs correcting. Drainage is also poor which causes the music and art room to experience water intrusion during heavy rains.

Due to the student enrollment and conditions of the site and facility, consideration should be given to merging with another school in the District.

General Overview	Good	Average	Poor	N/A
General Appearance			X	
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

- Comments/Photographs:
- The school was very clean and well maintained. We commend the custodial, maintenance, and administrative staff for taking good care of the building
 - Although access into the school is gained through the use of cameras and switches, upon entering, the office is not easily accessed.



Front lawn



Front entry lobby



Fennell Elementary School

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas			X	

- Comments/Photographs:
- The interior courtyard adds visual calm to the classrooms with a view
 - ADA access is inadequate going to and from the Art/Music detached building
 - Drainage around the Art/Music building is inadequate
 - Teacher Parking occurs on unpaved grassed areas
 - Asphalt drives are in poor condition



Dirt drives



Asphalt drive



Rear entry



Covered canopy



Landscape courtyard



Fennell Elementary School

Building Envelope	Good	Average	Poor	N/A
Roof System			X	
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware			X	
Exterior Hardware			X	

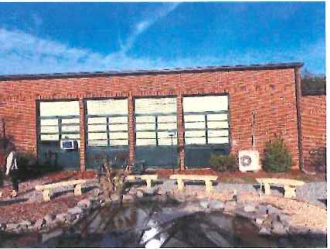
- Comments/Photographs:
- Roof leaks were present but not in abundance
 - Windows are predominantly single pane windows in steel frames. Recommend replacing the windows.
 - Exterior brick appears to be in average condition for the building age
 - Exterior door hardware in areas does not meet ADA standards



Electrical room



Exterior brick



Building Interior	Good	Average	Poor	N/A
Apparent Leaks			X	
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms		X		
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Photographs:



Fennell Elementary School



Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups			X	
Sprinkler System				X
Boiler System			X	

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality			X	

- Comments/Photographs:
- HVAC System needs to be replaced.

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets			X	
P/A Systems		X		
Computer/Data Systems			X	
Camera Systems			X	
Emergency Lighting			X	

Comments/Photographs:



Fennell Elementary School



Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center		X		
Kitchen		X		
Cafeteria		•		
Classrooms			X	
Gymnasium/P.E.		X		
Band Room			X	
Music/Chorus			X	
Art Room			X	
Science Rooms/Labs			X	
Other Instructional Spaces			X	

Comments/Photographs:



APPENDIX A

Hampton District One Facility Study - JCSA

Fennell Elementary School



Storage



Cafeteria/serving line



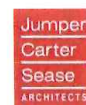
Corridor/storage area



Stage/storage



Media center



Fennell Elementary School

Recommendations for Fennell Elementary

Based on interviews with current staff and the analysis of the structure, the following items would improve safety and the learning environment at FES:

Safety Items

1. Secure front entrance along with an access control system for other primary entrances.
2. Install security cameras.
3. Remove unused cell tower poles.

General Items

1. Address handicap accessibility.
2. Address roof leaks. Recommend replacing the roof system.
3. Upgrade HVAC system. Recommend replacing the HVAC system
4. Replace ceiling tiles and grid where yellowing and stained.
5. Replace the 200 gallon boiler.
6. Replace classroom HVAC units
7. Replace windows in inner court garden area.

Annual Maintenance Items: Budget TBD by District Administration

1. Initiate scheduled replacement for HVAC units
2. Follow recommendations as stated in Roofing Evaluation
3. PA system upgrades





505 Hoover Street, Hampton, SC 29224

803.943.3251

General Information	
Grades	4, 5, 6
Teachers / Staff	22 / 30
Capacity	480
Current Enrollment	366
Square Footage	Approx. 58,000 SF
Year Constructed	1954
Renovations / Additions	1989
Number of Classrooms	26
Acreage	7.6 acres



Hampton Elementary School

Hampton Elementary School (HES) was built in 1954, with a classroom/PE Room wing addition in 1989 that included 5 classrooms and a media center, group toilets and associated spaces. Average enrollment over the last several years was approximately 400 students.

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances				

- Comments/Photographs:
- The school was very clean and well maintained. We commend the custodial, maintenance, and administrative staff for taking good care of the building
 - The building is accessed via front entrance, which has a covered walkway from Hoover Street leading to the front door.
 - Security is maintained via intercom and camera system.
 - Security system / camera systems in place



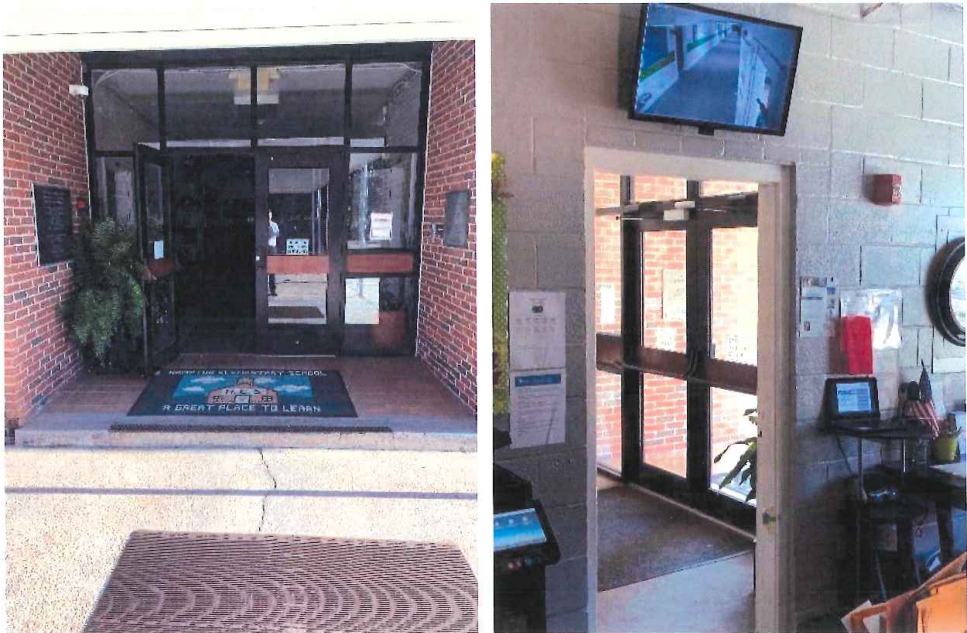
Front of school



Front entry



Hampton Elementary School



Main entrance

View of front door from front office

Site Review	Good	Average	Poor	N/A
Drainage	X			
Parent Drive			X	
Bus Drive / Service Drive			X	
Parking Staff/Visitors			X	
Sidewalks		X	X	
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas		X		

Comments/Photographs:

- Drainage of the site does not seem to be an issue
- Bus drive is on Hoover Street
- Parent drive access is provided at the gym
- There is a covered sidewalk leading from the driveway to the gym side entrance that has been damaged
- ADA access to front door is limited by a step in the concrete walk
- Play areas are in good condition and include a basketball court and badminton/volleyball court



Hampton Elementary School

- Wood fence separating playground from service drive is in poor condition
- Two portable classrooms on site
- The portable classrooms are not ADA accessible



Parent drive



Kitchen service area



Mobile units



Staff parking area



Asphalt play area



Exterior of gym/PE area



Hampton Elementary School



Rear service drive

Pair of doors

Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick	X			
Windows				
Exterior Doors/Hardware			X	

- Comments/Photographs:
- Roof system appears to be in good condition at the 1989 addition and average condition on the original building
 - Exterior brick in good condition
 - Small windows in classrooms limit the amount of natural light
 - Some classroom doors are original doors and do not have ADA compliant hardware
 - Some exterior doors still have original door hardware. This should be replaced with code compliant hardware.



Exterior brick & thru wall mechanical units



Hampton Elementary School

Building Interior	Good	Average	Poor	N/A
Apparent Leaks				
Ceiling		X		
Floors		X	X	
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

- Comments/Photographs:
- Interior of the building is very clean and well maintained
 - Interior floor finishes should be scheduled to be replaced



Classroom



Classroom carpet



Staff toilet (not accessible)



Group toilets



Hampton Elementary School



Group toilets (not accessible)

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups				
Sprinkler System				X
Overall Plumbing System			X	

Comments/Photographs:

- Original toilets have been upgraded with new fixtures and partitions
- Student and staff toilets are not ADA accessible

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X	X	
Air Quality				

Comments/Photographs:

- A combination of thru-wall mechanical units, window units and split systems are utilized to cool the buildings
- There appears to be no evidence of fresh air being introduced through the mechanical system



Hampton Elementary School



Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X		
P/A Systems		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting		X		

Comments/Photographs:

- Some classroom lights do not work
- Exposed wiring at front entry
- Camera in office monitors corridor



Hampton Elementary School



Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/P.E.	X			
Band Room		X		
Music/Chorus		X		
Art Room				
Science Rooms/Labs				X
Other Instructional Spaces				

- Comments/Photographs:
- Media center has exposed data box mounted to wall with exposed wiring
 - Very little natural light
 - Gym appears to be in good condition
 - Classrooms with smart boards – technology adequate
 - Classrooms are adequately sized, but very little natural light



Hampton Elementary School



Media center

Gym



Hampton Elementary School

Recommendations for Hampton Elementary

Safety Items

- 1. Secure front entrance along with an access control system for other primary entrances
- 2. Security cameras

General Items

- 1. Improve parent drop off / pick up drive
- 2. Review handicap accessibility and fixtures
- 3. Group restroom upgrades
- 4. Initiate scheduled replacement for HVAC units
- 5. Follow recommendations as stated in Roofing Evaluation
- 6. PA system upgrades



395 E Pine St, Varnville, SC 29944

803.943.2376

General Information	
Grades	Pre-K thru Third Grade
Teachers & Staff	48
Capacity	360
Current Enrollment	290
Square Footage	47,020 SF
Year Constructed	1977
Renovations	
Acreage	6.3 acres
Number of Classrooms	25



Varnville Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances				X

- Comments/Photographs:
- No secure entrance at the front entry lobby.
 - No access control system.



Front entrance



Front entry lobby/administrative area



Front entrance



Varnville Elementary School

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors			X	
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas		X		

- Comments/Photographs:
- Downspouts drain to splash blocks and some slope toward building.
 - No apparent separation between parking areas and parent drives and bus drives.
 - Rear and side doors do not have sidewalks to public way.
 - Screening for trash dumpsters needed.



Staff parking area



Rear courtyard



Play area



Staff parking area



Varnville Elementary School



Kitchen service area

Downspouts drain on grade

Building Envelope	Good	Average	Poor	N/A
Roof System		X		
Exterior Brick		X		
Windows			X	
Exterior Doors/Hardware		X		
Exterior Hardware		X		

- Comments/Photographs:
- Roof leaks at cafeteria and kitchen are evident.
 - Parapet cap appears to be leaking at joints.
 - Windows are single pane non-insulated glazing.
 - Exterior door hardware appears to be original in most cases.



Window mechanical units at classroom wing



Varnville Elementary School

Building Interior	Good	Average	Poor	N/A
Apparent Roof Leaks			X	
Ceiling	X	X	X	
Floors				
Interior Doors/Hardware		X		
Group Restrooms	X			
Staff Restrooms				
ADA Compliant Restrooms				

- Comments/Photographs:
- Roof leak at kitchen.
 - Corridor ceiling tile and grid is yellowing.
 - Classroom ceiling tiles and grid appear to have been replaced recently and are in good condition.
 - Ceiling in the Media Center is stained and in need of replacement.
 - Classroom corridor doors do not shut properly.



Media center

Classroom



Ceiling tile & grid

Group toilets non-ADA compliant



Varnville Elementary School



Classroom



Group toilet

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler System				X

Comments/Photographs:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality		X		

Comments/Pictures:

- Window units have been added to supply additional cooling.
- Unit ventilators appear to be original.
- Units do not appear to introduce fresh air.
- Media center and cafeteria HVAC system needs to be upgraded.



Cafeteria



Classroom



Varnville Elementary School

Electrical Systems	Good	Average	Poor	N/A
Lighting Level				
Adequate Outlets				
P/A Systems				
Computer/Data Systems				
Camera Systems				
Emergency Lighting				

Comments/Photographs:



Electrical panel boxes

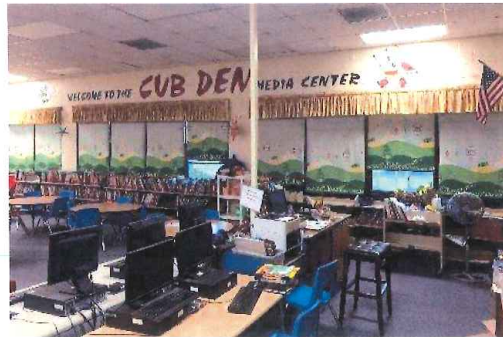


Varnville Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance				
Media Center			X	
Kitchen				
Cafeteria			X	
Classrooms		X		
Gymnasium/P.E.		X		
Music/Chorus				
Art Room				
Science Rooms/Labs				
Other Instructional Spaces				

Comments/Photographs:

- Administration area should have greater visibility to front entry.
- Recommend creating a secure entrance.
- Washer and dryer currently located in an out building need to be moved to main building.



Media center



Classroom



Front office



Classroom



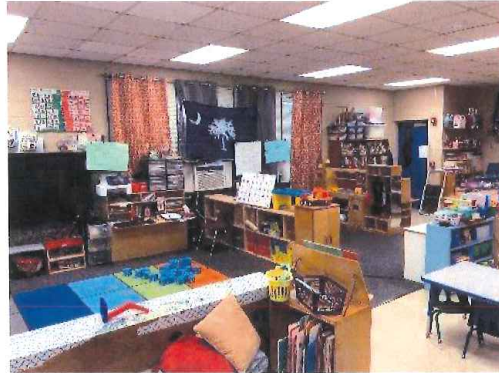
Varnville Elementary School



Music room



Cafeteria



Kindergarten classroom



Varnville Elementary School

Recommendations for Varnville Elementary

Safety Items

- 1. Add secure front entrance along with an access control system for other primary entrances.
- 2. Create visibility from administrative area to front entry.
- 3. Install security cameras.

General Items

- 1. Review handicap accessibility and fixtures.
- 2. Resolve grading/drainage issues.
- 3. Address roof leaks.
- 4. Upgrade HVAC system.
- 5. Replace ceiling tiles and grid where yellowing and stained.
- 6. Repair or replace nonfunctioning doors.
- 7. Add sidewalks where necessary for access to public way.
- 8. Separate bus drive from parking and parent pickup areas.
- 9. Screen dumpsters.
- 10. Initiate scheduled replacement for HVAC units.



NORTH DISTRICT
MIDDLE SCHOOL

507 Tillman Avenue, Varnville, SC 29944

803.943.3507

General Information	
Grades	7 & 8
Teachers / Staff	29 / 15
Capacity	
Current Enrollment	354
Square Footage	Approx. 102,500 SF
Year Constructed	2014
Renovations	N/A
Acreage	23.9 acres
Number of Classrooms	34



North District Middle School

General Overview	Good	Average	Poor	N/A
General Appearance	X			
Visual Security	X			
Landscaping	X			
Secure Entrance	X			
Access Control of Entrances	X			

Comments / Photographs:

- North District Middle School is a new school building and is in good condition. The facility appears to be well maintained.



Front entrance with ADA accessible parking



North District Middle School

Site Review	Good	Average	Poor	N/A
Drainage	X			
Parent Drive	X			
Bus Drive	X			
Parking Staff/Visitors	X			
Sidewalks	X			
Handicap Access/Exterior	X			
Covered Entries/Awnings	X			
General Play Areas	X			
4K Play Areas				N/A

Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick	X			
Windows	X			
Exterior Doors/Hardware	X			
Exterior Hardware	X			

Building Interior	Good	Average	Poor	N/A
Apparent Leaks				X
Ceiling	X			
Floors	X			
Interior Doors/Hardware	X			
Group Restrooms	X			
Staff Restrooms	X			
ADA Compliant Restrooms	X			

Comments / Photographs:

- Flexible gymnasium will accommodate the entire student body.



North District Middle School



Media center



Gym

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure	X			
Backups	X			
Sprinkler System	X			

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems	X			
Air Quality	X			

Electrical Systems	Good	Average	Poor	N/A
Lighting Level	X			
Adequate Outlets	X			
P/A Systems	X			
Computer/Data Systems	X			
Camera Systems	X			
Emergency Lighting	X			



North District Middle School

Spatial Observations	Good	Average	Poor	N/A
Administration	X			
Guidance	X			
Media Center	X			
Kitchen	X			
Cafeteria	X			
Classrooms	X			
Gymnasium/P.E.	X			
Band Room	X			
Music/Chorus	X			
Art Room	X			
Science Rooms/Labs	X			
Other Instructional Spaces				

Comments / Photographs:



Cafeteria



Stage area





115 Airport Rd, Hampton, SC 29924

803.943.3568

General Information	
Grades	9 th -12 th
Teachers	
Capacity	900
Current Enrollment	560
Square Footage	
Year Constructed	Original building 1950s
Renovations/Additions	Gym 1970s, CATE 1980s, 2001
Acreage	28.2 acres
Number of Classrooms	45

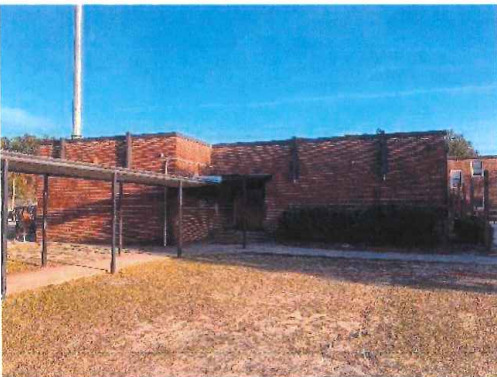


Wade Hampton High School

Wade Hampton High School has 45 classrooms that include Art, Chorus, Computer Labs, Special Ed, Band, and ROTC as well as 8 classrooms in the CATE building that include building construction, auto tech, and the weight room.

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security			X	
Landscaping		X		
Secure Entrance			X	
Access Control of Entrances			X	

- Comments / Photographs:
- No exterior lighting on campus.



Covered canopy at rear entrance



Side elevation of gym building



ADA ramp at classroom wing



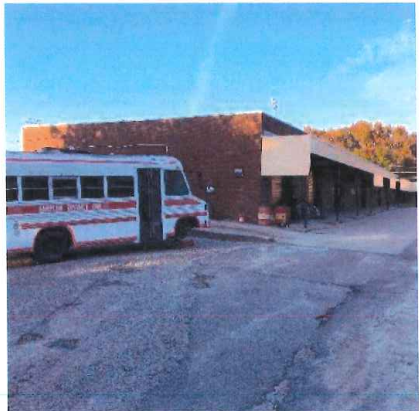
Main entrance



Wade Hampton High School

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive			X	
Bus Drive		X		
Parking Staff/Visitors			X	
Sidewalks			X	
Handicap Access/Exterior			X	
Covered Entries/Awnings		X		

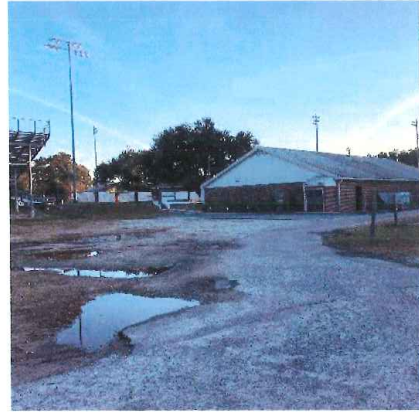
- Comments / Photographs:
- Parking immediately adjacent to classroom wing creates a security concern.
 - Drive way at CATE building & Field House are in poor condition and create a safety/security issue with student crossing vehicular traffic



CATE Center



Parking immediately adjacent to classroom wing



Field House



Wade Hampton High School

Building Envelope	Good	Average	Poor	N/A
Roof System		X	X	
Exterior Brick		X		
Windows		X	X	
Exterior Doors/Hardware		X	X	
Exterior Hardware		X	X	

- Comments / Photographs:
- Some downspouts are disconnected and water is running down face of brick.
 - Some classroom doors need ADA compliant hardware.
 - CATE roof is in poor condition.
 - Windows are small and limit natural light from entering the learning environment.



Corridor doors



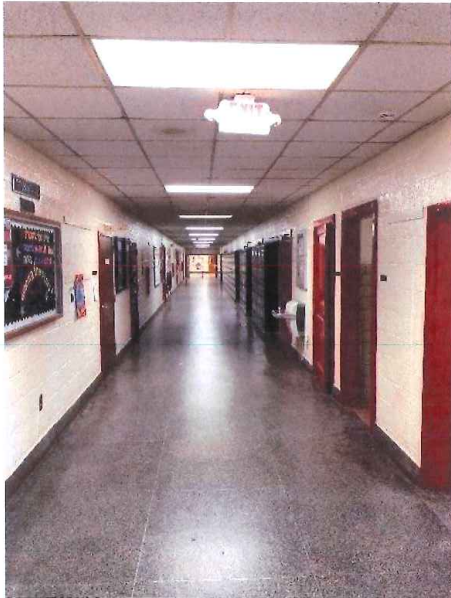
Downspout



Wade Hampton High School

Building Interior	Good	Average	Poor	N/A
Apparent Leaks				
Ceiling			X	
Floors	X			
Interior Doors/Hardware		X	X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

- Comments / Photographs:
- Terrazzo floors in corridors are in excellent condition.
 - Corridor doors to classroom in many cases are original and do not have code compliant ratings or hardware.



Corridor with terrazzo floors



Corridor with terrazzo floors



Wade Hampton High School

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure	X			
Backups	X			
Sprinkler System				X

- Comments / Photographs:
- Plumbing in cafeteria toilet not operating properly.
 - Student group restrooms are in poor condition and are not ADA compliant. Needs to be upgraded.



Group toilet, not accessible



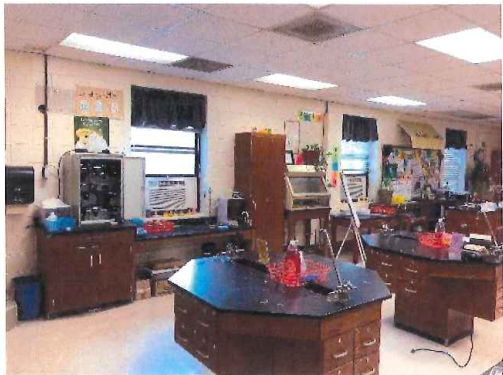
Group toilet, not accessible



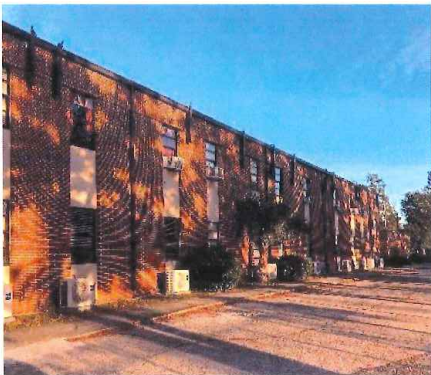
Wade Hampton High School

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			x	
Air Quality				x

- Comments / Photographs:
- Science labs need HVAC systems upgrades.
 - Existing building has a number of thru wall window units and split systems.
 - No apparent mechanical system to introduce fresh air into building.



Science lab



Two story classroom wing



Two story classroom wing & mechanical units



Wade Hampton High School

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X	X	
Adequate Outlets			X	
P/A Systems			X	
Computer/Data Systems			X	
Camera Systems				
Emergency Lighting				

- Comments / Photographs:
- Electrical systems need to be upgraded throughout building.
 - Break box in boiler room.
 - No fire alarm in gym or field house.



Wade Hampton High School

Spatial Observations	Good	Average	Poor	N/A
Administration				
Guidance				
Media Center				
Kitchen			X	
Cafeteria			X	
Classrooms		X		
Gymnasium/P.E.		X		
Band Room				
Music/Chorus				
Art Room				
Science Rooms/Labs			X	
Other Instructional Spaces				

Comments / Photographs:

- Gym ceiling too low for high school volleyball competitions.
- No ADA access to front entrance of gym.
- Student lockers in the corridor create a security and over-crowded issue.
- Media center - need to upgrade space, furniture, lighting, and IT.
- Cafeteria - needs upgrading space, furniture, HVAC and lighting.



Gym



Cafeteria



Corridor lockers



Wade Hampton High School

Observations and Recommendations for Wade Hampton High

Safety Items

1. Install site lighting.
2. Install fire alarms to gym and field house.
3. Create a secure front entry.
4. Upgrade door access controls.

General Items

1. Upgrade electrical systems throughout building.
2. Upgrade HVAC in science labs and classrooms.
3. Upgrade CATE roof.
4. Move parking away from CATE building.
5. Address handicap accessibility to gym.
6. Repair downspouts.
7. Rework student restrooms.
8. Gym, art, chorus, and band rooms are disconnected from remainder of building.
9. Address parking in front of CATE Building.
10. Repave entire premises.
11. Replace classroom doors.
12. Install new floor tile in halls.
13. Provide more electrical outlets.
14. Re-plumb old section of school.
15. Build a new media center. Convert old library to teacher work areas.
16. Consider a new cafeteria, convert old cafeteria to new office space.
17. Replace all doors in older part of the building.
18. Remove portables from campus that are not being used.



HAMPTON COUNTY SCHOOL DISTRICT

FACILITIES STUDY: Estill Elementary School Estill Middle School Estill High School

HAMPTON COUNTY SCHOOL DISTRICT
HAMPTON, SOUTH CAROLINA

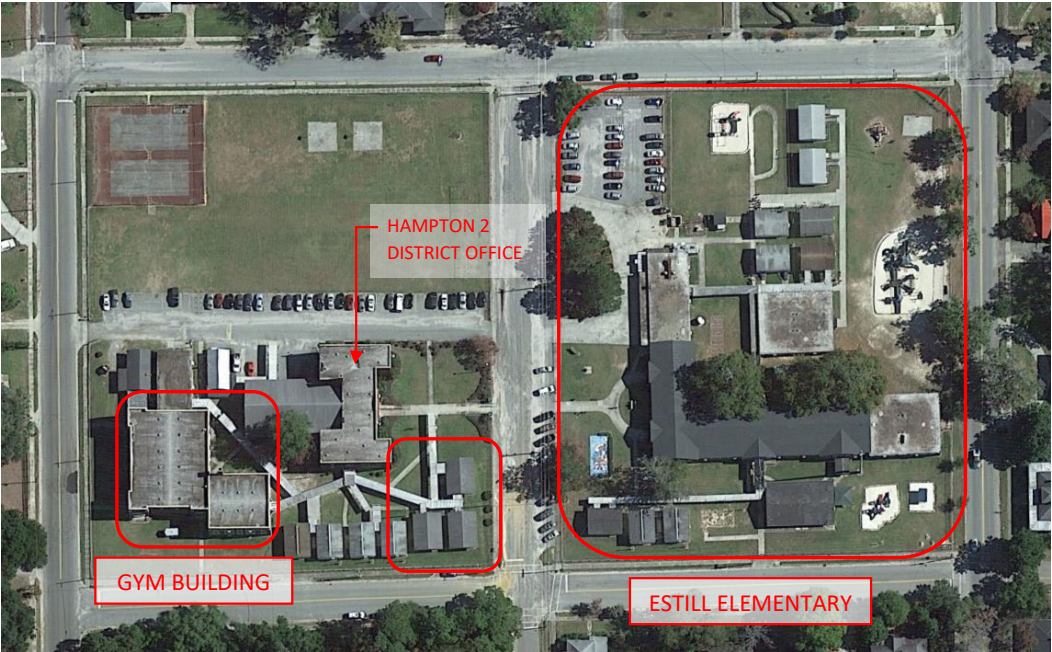
JCS Commission No. 19050
08/25/2021



318 4TH Street, Estill, SC 29918

803.625.5030

General Information	
Grades	Pre-K through 5 th Grade
Teachers / Staff	51
Capacity	Approx. 460 (with current portables)
Current Enrollment	310
Square Footage Estimate	43,700 sqft. (Main Building) 11,180 sqft. (Gym) = 54,880 sqft. (Total)
Year Constructed	1950's
Renovations / Additions	1960's & 1970's
Acreage	Approx. 4.75
Number of Classrooms	Approx. 23



Estill Elementary School

General Overview	Good	Average	Poor	N/A
General Appearance		X	X	
Visual Security			X	
Landscaping		X		
Secure Entrance	X			
Access Control of Entrances	X			

Comments / Photographs:

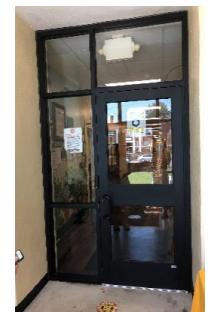
- The campus is spread out between the main building, various portables, and parts of the building across the street (current District Office Building). Students must cross the street to go to art, music, and gym classes.
- The school’s front entrance has recently been remodeled and is in good condition. The entrance has accessible ramps and a secure entry/air lock with updated access control.
- Portables and buildings across the street are in poor shape.
- The school’s front entrance is diminished by the chain like fence and parking which is directly in front.
- Street parking presents a safety hazard.



Main entrance / main building



Pre-K building on main building side of street



Secure entry



Courtyard area behind main building



Portables on main building side of street



Estill Elementary School



Portables on District Office side of street



Gym and art room buildings on District Office side of street

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive			X	
Parking Staff/Visitors			X	
Sidewalks			X	
Handicap Access/Exterior		X		
Covered Entries/Awnings			X	
General Play Areas	X			
4K Play Areas		X		

Comments / Photographs:

- No clear separation between bus drop-off, parent pick-up, and kitchen service drive.
- New playground near the back of the school is in good condition. There are also various other age-appropriate playgrounds.
- Sidewalk/steps into Media Center are cracked and uneven.
- Front doors do not have a covering/awning.
- There are covered walkways into buildings but they are falling apart in multiple places.
- Paint is peeling off of all exterior canopies.
- Front entry ramps are in good condition but other ramps around the school are in mediocre shape.



Front entry ramps of main building



Gym exterior



Estill Elementary School





Ramp/canopy at exterior door of main building in poor condition

Ramp/canopy at exterior door of main building – very narrow & poor condition

Canopy at exterior door of gym – very narrow & very poor condition





Canopy in courtyard of main building in very poor condition

Large playground in good condition

Pre-K playground



Front of gym - fence is unattractive

Jumper
Carter
Sease
ARCHITECTS

Hampton County School District – Facility Study

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Estill Elementary School

Building Envelope	Good	Average	Poor	N/A
Roof System		X	X	
Exterior Brick		X		
Windows		X	X	
Exterior Doors/Hardware	X			

Comments / Photographs:

- The portables’ exteriors vary from average to poor condition.
- Gym has many plywood-covered windows.
- Exterior brick is in average condition for building age.
- Exterior doors have been replaced recently and are in good condition.




Exterior of main building




Exterior of gym – window infill in need of work – poor condition

Jumper
Carter
Sease
ARCHITECTS

Hampton County School District – Facility Study

August 2021 | Page 5 of 10

LS3P Hampton County School District Facility Assessments
 81

Estill Elementary School

Building Interior	Good	Average	Poor	N/A
Apparent Leaks	X			
Ceiling	X			
Floors	X	X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments / Photographs:

- The main building seemed to be recently painted and has wonderful murals.
- Group toilets have no sinage, are not ADA compliant, and are missing stall doors.
- Gym toilets are poor overall and have uneven steps into them.
- Most interior door hardware is not ADA compliant.
- Most of building lacks proper signage.
- Ceilings are generally clean and seem to have been updated in recent years.
- Wood floors add character and are well maintained.



Main corridor – beautiful wood floors



Corridor with wonderful murals



Typ. classroom door of main building – non-ADA compliant



Girls group restroom – non-ADA compliant



Estill Elementary School



Boys group restroom – non-ADA compliant



Stairs into boys group restroom in gym building – non-ADA compliant



Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure			X	
Backups			X	
Sprinkler System				X

Comments / Photographs:

- Drinking fountains are not code compliant and some are falling apart.

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality			X	

Electrical Systems	Good	Average	Poor	N/A
Lighting Level			X	
Adequate Outlets			X	
P/A Systems				
Computer/Data Systems			X	
Camera Systems			X	
Emergency Lighting			X	



Estill Elementary School

Spatial Observations	Good	Average	Poor	N/A
Administration			X	
Guidance			X	
Media Center		X		
Kitchen			X	
Cafeteria			X	
Classrooms		X		
Gymnasium/P.E.			X	
Band Room				X
Music/Chorus			X	
Art Room			X	
Science Rooms/Labs				X
Other Instructional Spaces		X		

Comments / Photographs:

- Front office area is small.
- Media Center content and furniture are outdated.
- Kitchen is small and cramped by serving line.
- Cafeteria has little natural light due to small windows.
- Many classrooms are located in separate buildings or portables.
- Gym building is across the street behind the District Office. Facility is in poor condition overall and has very little natural light.
- Music room is in a portable across the street and has no natural light.
- Art room is in gym building across the street, is carpeted, and lacks sinks and natural light.



Front office



Admin



Classroom – main building

Estill Elementary School



Classroom – main building



Pre-K classroom



Media center



Music room in portable – district office side of street



Art room – gym building



Computer lab



Cafeteria



Kitchen & serving line

Estill Elementary School

Observations / Recommendations for Estill Elementary School:

1. Classrooms and other spaces such as the music room, art room, and gym are very spread out and disconnected. The music room, art room, and gym are located across the street from the main school which creates a huge safety concern.
2. Replace the numerous portables being used on the campus with permanent classroom wings.
3. Existing canopies need to be replaced.
4. Replace interior doors/door hardware to meet ADA requirements.
5. Demolish and recreate group toilets to meet current standards.
6. Update art room with sinks, casework, and flooring in order to function properly.
7. Update/replace entire gym building.
8. Entire facility needs to be replaced to bring the school up to current elementary school standards.

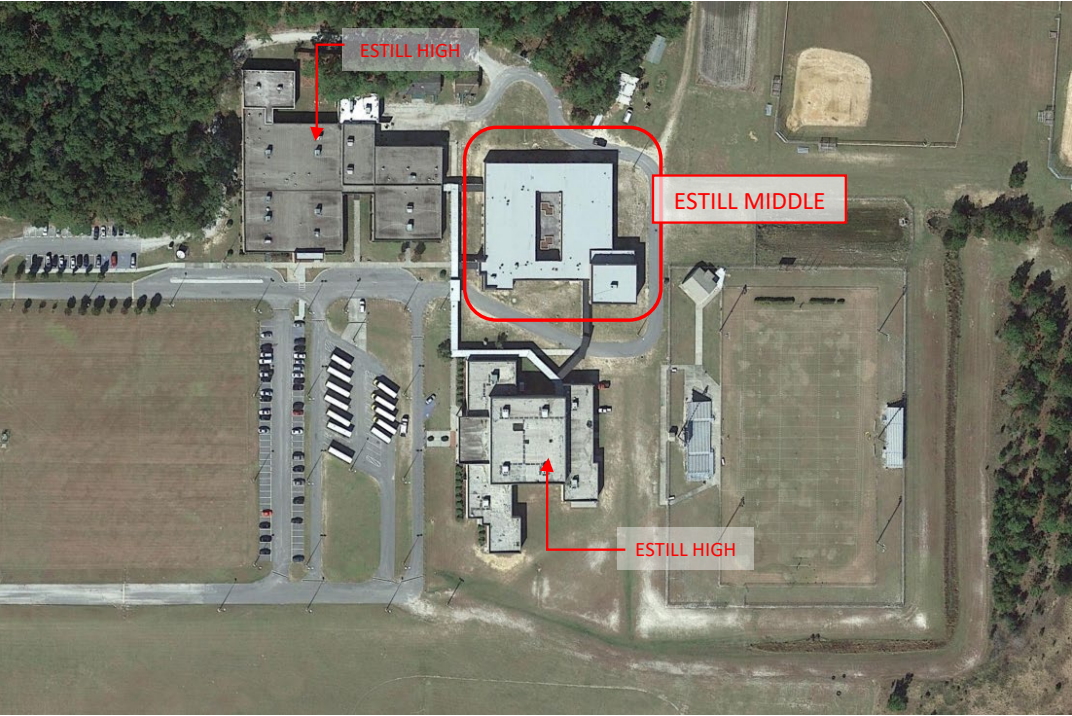


ESTILL MIDDLE SCHOOL

1450 Columbia Hwy North, Estill, SC 29918

803.625.3588

General Information	
Grades	6 TH through 8 TH Grade
Teachers / Staff	32 (some shared with high school)
Capacity	280
Current Enrollment	155
Square Footage	Approx. 34,100 sqft.
Year Constructed	2013
Renovations / Additions	
Acreage	Approx. 44
Number of Classrooms	14



Estill Middle School

General Overview	Good	Average	Poor	N/A
General Appearance	X			
Visual Security	X			
Landscaping			X	
Secure Entrance	X			
Access Control of Entrances	X			

- Comments / Photographs:
- Front entrance has a lot of glass which creates a visual connection to the exterior.
 - Front entrance curtain wall and sunshade have large, visible dents on the corner.
 - School exterior is modern and in good condition.
 - Landscaping only includes grass.
 - Building overall is in good condition except where there are major leaks/water intrusion.
 - Security is maintained with the secure entry and exterior intercom at the front entrance and badge access at every exterior door.



Main entrance



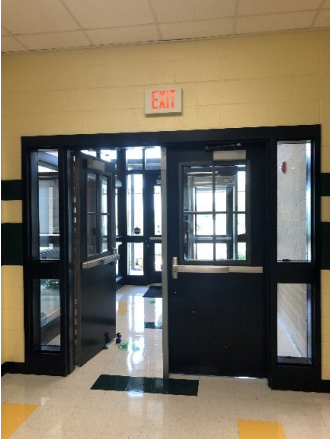
Covered walk and building exterior



Curtain wall sunshade & downspout - corner trim dent is in need of repair



Curtain wall sunshade



Secure Entry



Estill Middle School

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior	X			
Covered Entries/Awnings	X			
General Play Areas		X		

- Comments / Photographs:
- Drainage around building is poor and causes hallways and classrooms to experience water intrusion during heavy rains.
 - Asphalt drives are in good condition.
 - Exterior circulation of middle school is not separated from high school.
 - School shares playing fields with high school.



Service drive



Courtyard



Estill Middle School

Building Envelope	Good	Average	Poor	N/A
Roof System		X	X	
Exterior Brick	X			
Windows	X			
Exterior Doors/Hardware	X	X		

Comments / Photographs:

- Doors seem to be in good physical condition and hardware is ADA compliant. Admin reports water intrusion at exterior doors leading to the courtyard during rain.
- There are many windows that allow plenty of natural light to enter the building.



Exterior brick

Estill Middle School

Building Interior	Good	Average	Poor	N/A
Apparent Leaks			X	
Ceiling	X			
Floors	X			
Interior Doors/Hardware	X			
Group Restrooms	X			
Staff Restrooms	X			
ADA Compliant Restrooms	X			

Comments / Photographs:

- Admin reports numerous large leaks in ceilings in specific classrooms.
- Ceiling grid and tiles are in good condition other than where leaking has occurred.



Corridor



Exterior doors leading to courtyard



Leak in principal's office



Leak in classroom ceiling



Typical interior door/hardware



Drinking fountains

Estill Middle School



Group toilet ADA compliant

Group toilet ADA compliant

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler System				X

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X		
Air Quality		X		

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X		
P/A Systems		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting		X		

Estill Middle School

Spatial Observations	Good	Average	Poor	N/A
Administration	X			
Guidance	X			
Media Center			X	
Kitchen				X
Cafeteria				X
Classrooms	X			
Gymnasium/P.E.	X	X		
Band Room				X
Music/Chorus			X	
Art Room		X		
Science Rooms/Labs		X		
Other Instructional Spaces		X		

Comments / Photographs:

- Media Center is fairly small and has few bookshelves.
- The middle school uses the high school cafeteria and kitchen.
- Gym is small but works well as a practice gym. The middle school uses the high school gym as well.
- Art/Music room works well for art classes but not as adequate for band/music classes.



Front office




Admin area




Classroom


Estill Middle School




Media center




Media center



Science lab



Computer lab



Gym

Observations / Recommendations for Estill Middle School

1. Exterior of building is in good condition and attractive.

2. Interior spaces also are in good condition.

3. Several spaces are not adequately sized for middle school education like the media center and music room. Possibility of sharing these spaces with adjacent high school.

Jumper
Carter
Sease
ARCHITECTS

Hampton County School District – Facility Study

August 2021 | Page 8 of 8



ESTILL HIGH SCHOOL

1450 Columbia Hwy North, Estill, SC 29918

803.625.4695

General Information	
Grades	9 TH through 12 TH Grade
Teachers / Staff	47
Student Capacity	480
Current Student Enrollment	185
Square Footage Approx.	49,600 sqft. (Main Building 33,350 sqft. (Gym) = 82,950 sqft. (Total)
Year Constructed	1980
Renovations / Additions	Gym Building: 1996
Acreage	Approx. 44
Number of Classrooms	24



Jumper
Carter
Sease
ARCHITECTS

Hampton County School District – Facility Study

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LS3P Hampton County School District Facility Assessments

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Estill High School

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security		X		
Landscaping			X	
Secure Entrance		X		
Access Control of Entrances	X			

Comments / Photographs:

- Building is in good condition for the age of the school.
- Security is maintained via intercom at the front door, but no secure entry.



Main entrance



Gymnasium Building Overall



Covered Walkway



Building Exterior

Estill High School

Site Review	Good	Average	Poor	N/A
Drainage			X	
Parent Drive		X		
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks	X			
Handicap Access/Exterior	X			
Covered Entries/Awnings		X		
General Play Areas		X		
Stadium Field & Bleachers		X		
Stadium Concessions Building			X	

Comments / Photographs:

- Drainage issues across campus cause the building to flood during heavy rains.
- Sidewalk lighting fixtures are in poor condition.



Stadium field and bleachers



Sidewalk from high school to gym



Stadium bleachers



Stadium concessions & toilet building

Estill High School

Building Envelope	Good	Average	Poor	N/A
Roof System		X	X	
Exterior Brick		X	X	
Windows		X	X	
Exterior Doors/Hardware	X			

Comments / Photographs:

- Brick is older and faded but not in bad condition considering. Could be power washed.
- Windows are in good shape but there are very few of them.
- Exterior doors have been replaced recently.



Exterior brick

Estill High School

Building Interior	Good	Average	Poor	N/A
Apparent Leaks			X	
Ceiling		X		
Floors			X	
Interior Doors/Hardware			X	
Group Restrooms		X		
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments / Photographs:

- Various classrooms and hallways experience water intrusion when it rains.
- Some classrooms in the gym building have humidity issues that cause the walls to sweat.
- Ceilings are in average condition overall but have many stains from water damage.
- Many interior doors have non-accessible hardware.
- Staff restrooms are not ADA compliant.
- Various cracks from water damage are present in floors throughout the school.



Corridor



Water damage to floor in hall and control joint in flooring



Water damage to floor in classroom



Water damage on ceiling



Drinking fountain



Janitor's closet

Estill High School

Plumbing Systems	Good	Average	Poor	N/A
Adequate Pressure		X	X	
Backups				
Sprinkler System				X

Comments / Photographs:



Group toilet sinks



Group toilet – non-ADA compliant



Staff Toilet – non-ADA compliant

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems		X	X	
Air Quality		X	X	

Electrical Systems	Good	Average	Poor	N/A
Lighting Level		X		
Adequate Outlets		X		
P/A Systems		X		
Computer/Data Systems		X		
Camera Systems		X		
Emergency Lighting		X		



Estill High School

Spatial Observations	Good	Average	Poor	N/A
Administration		X		
Guidance			X	
Media Center			X	
Kitchen		X		
Cafeteria		X		
Classrooms		X		
Gymnasium/P.E.		X		
Band Room				X
Music/Chorus				?
Art Room				?
Science Rooms/Labs		X		
Other Instructional Spaces	X			

Comments / Photographs:

- Guidance area was moved to a renovated space near the back of the school where there is an absence of natural light.
- Media Center is small and lacks natural light. Admin reports that it is not utilized because the collection is outdated. Needs to be updated to function as a modern media center.
- Cafeteria has been updated recently. Furniture is modern but space has little natural light. Tiles have been removed from ceiling clouds and admin reports that the remaining grids block the security camera’s view.
- Serving line is modern and seems to function well.
- Classrooms have very few/small windows and some classroom have no windows.
- Gym lobby is a large and inviting space. Concession area is a good size.
- Gym locker rooms’ floors and ceilings are in poor condition. Leaks are present in these spaces.
- School has good agriculture classroom.



Front office



Classroom



APPENDIX A

Hampton District Two Facility Study - JCSA

Estill High School



Computer lab – has water intrusion issue at window adjacent to courtyard



Agriculture classroom



Cafeteria



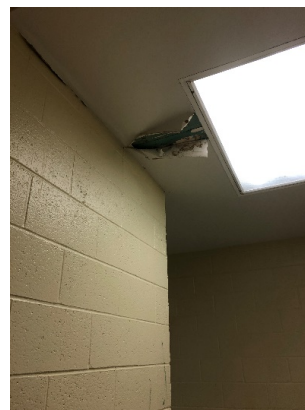
Media center



Teacher's workstation



Window in classroom



Water damage in ceiling



Guidance conference room

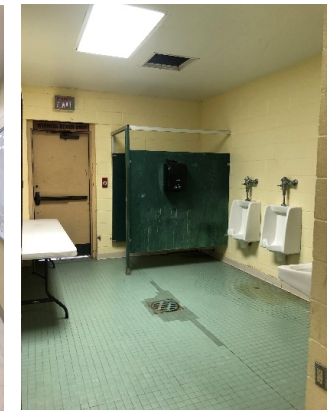
Estill High School



Gymnasium



Gym locker room



Gym locker room

Observations / Recommendations for Estill High School

1. Building's exterior appearance is average.
2. There appears to be a number of water infiltration issues with roof leaks, window/door leaks, and wall leaks.
3. The mechanical system in the gymnasium building is not performing properly, and there appears to be air quality issues throughout the building.
4. In a number of places, the floor tile has water damage. Further investigation is necessary to determine the cause and corrective action.



HAMPTON COUNTY SCHOOL DISTRICT FACILITY ASSESSMENTS

DRAFT
10.26.2021