ISP

ORANGEBURG COUNTY SCHOOL DISTRICT

PRELIMINARY FACILITY ASSESSMENT

BOOKLET 1 OF 4

Schools:

Bethune-Bowman K-12 School

Branchville High School
(combined with Lockett ES)

Brookdale Elementary School

Carver-Edisto Middle School

Cope Area Career Center

Dover Elementary School

Edisto Elementary School

ORANGEBURG COUNTY SCHOOL DISTRICT
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PRELIMINARY FACILITY ASSESSMENT
SCOPE OVERVIEW

SCHOOL NAME	ADDRESS	COUNT	* MAXIMUM CAPACITY	2020-2021 ENROLLMENT	2019-2020 ENROLLMENT	SQUARE FOOTAGE	NOTES
Bethune-Bowman Elementary School (K-12)	4857 Charleston Hwy. Rowesville, SC 29133	1	1,366	281	310	136,607	
Branchville High School (combined w/ Lockett ES)	1349 Dorange Rd. Branchville, SC 29432	1	1,324	316	364	133,117	
Brookdale Elementary School	394 Brookdale Drive Orangeburg, SC 29115	1	748	280	322	77,383	
Carver-Edisto Middle School	2018 Carver School Rd. Cope, SC 29038	1	1,326	571	611	110,597	
Cope Area Career Center	6064 Slab Landing Rd. Cope, SC 29038	1	340	-	No information	38,673	
Dover Elementary School	1411 Bedford Ave. North, SC 29112	1	704	257	285	56,634	
Edisto Elementary School	136 Woodolive Ln. Cordova, SC 29039	1	880	483	550	80,085	
Edisto High School	500 R. M. Foster Dr. Cordova, SC 29039	1	1,440	638	602	123,101	
Edisto Primary School	3239 Cordova Rd Cordova, SC 29039	1	1,232	538	588	104,206	
Elloree Elementary School/ Middle School	200 Warrior Drive Elloree, SC 29047	1	1,624	416	443	173,964	
Holly Hill Elementary School	1490 Brant Ave. Holly Hill, SC 29059	1	1,078	367	384	93,774	
Holly Hill Roberts Middle School	530 Hesseman Street Holly Hill, SC 29059	1	1,456	459	457	155,102	
Hunter-Kinard-Tyler K-12	7066 Norway Rd. Neeses, SC 29107	1	1,760	238	256	163,857	
Lake Marion High School and Technology Center	3656 Tee Vee Road Santee, SC 29142	1	2,520	690	658	284,609	
Marshall Elementary School	1441 Marshall Ave. Orangeburg, SC 29118	1	1,144	682	722	89,793	
Mellichamp Elementary School	350 Murray Rd. Orangeburg, SC 29115	1	660	219	279	54,238	
North Middle High School	692 Cromer Ave. North, SC 29112	1	1,008	281	272	79,281	
Orangeburg-Wilkinson High School	601 Bruin Pkwy. Orangeburg, SC 29115	1	1,950	1,117	1,017	215,946	
Rivelon Elementary School	350 Thomas B. Eklund Circle Orangeburg, SC 29115	1	528	216	268	57,318	
Robert E. Howard Middle School	1255 Belleville Rd. Orangeburg, SC 29115	1	1,196	424	432	124,030	
Sheridan Elementary School	1139 Hillsboro Rd. Orangeburg, SC 29115	1	990	489	523	68,983	
St. James – Gaillard Elementary School	1555 Gardensgate Rd. Eutawville, SC 29048	1	726	252	289	44,607	
The Technology Center	3720 Magnolia St. Orangeburg, SC 29118	1	800	-	No information	100,271	
Vance – Providence Elementary School	633 Camden Rd. Vance, SC 29163	1	704	216	252	45,385	
Whittaker Elementary School	790 Whittaker Pkwy. Orangeburg, SC 29115	1	924	413	426	72,886	
William J. Clark Middle School	919 Bennett St, Orangeburg, SC 29115	1	1,534	717	720	150,665	
Total Schools in Feasibility Study		**26**	**29,962**	**10,560**	**11,030**	**2,835,112**	

* Maximum capacity based on counting the number of existing classrooms in each facility and calculating student counts as follows:

- Elementary School : 22 Students / Classroom
- Middle School : 26 Students / Classroom
- High School : 30 Students / Classroom

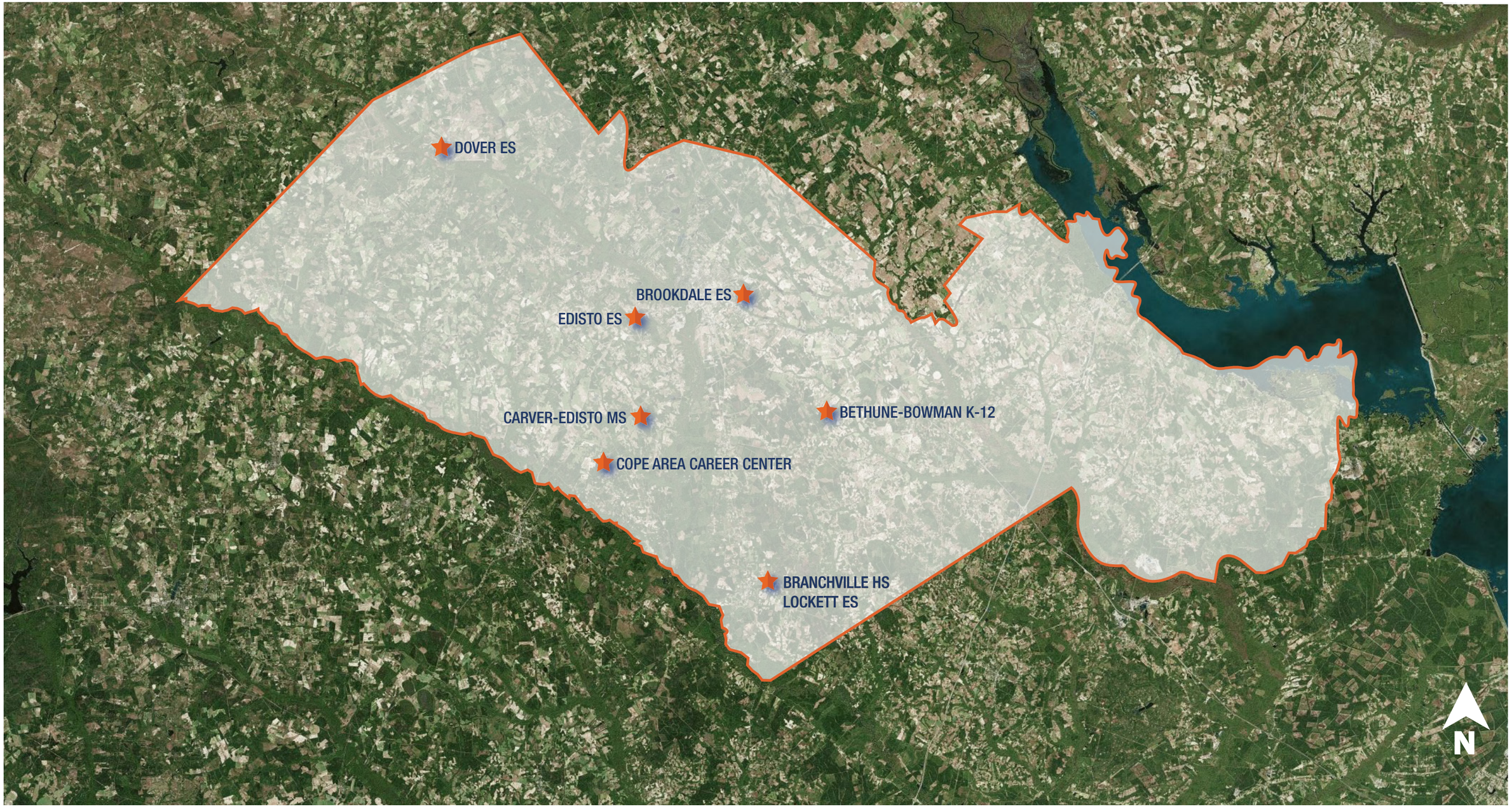
LS3P has been enlisted to provide the Board information to assist with decision making and costs associated with your renovations/additions to their existing schools and potential new schools. The District currently has approximately 12,000 students and 26 schools with nine (9) different grade level structures. The District will be engaging the services of a Demographer and an HVAC Performance Contractor in tandem with LS3P services.

For this “Preliminary Facility Assessment Report”, LS3P’s architectural/interiors staff performed site visits and observations to generally assess and document the capacity and exterior and interior condition of the Districts’ school facilities. Observations were documented on spreadsheets with accompanying photographs, diagrammatic floor plans and site aerials.

Following this Preliminary Report, next steps include a “Feasibility Study” of certain schools that may be viable for renovations and additions, as well as “Conceptual Design” of any potential consolidated new schools the District is considering.

ORANGEBURG COUNTY SCHOOL DISTRICT
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PRELIMINARY FACILITY ASSESSMENT
FACILITY LOCATIONS



LS3P

ORANGEBURG COUNTY SCHOOL DISTRICT
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BETHUNE-BOWMAN K-12







Bethune-Bowman K-12:

Address: 4857 Charleston Hwy Rowesville, SC 29133
Point of Contact: Chris Dyches
Capacity: 1366 / **Enrollment:** 639 / **Utilization:** 47%

Year Built: 2004
Addition/Renovation: N/A
SF: 133,057 SF

Facility Assessment Scope

Exterior observations:

- It has a standing seam metal roof system (green color)- there are visible signs of roof leaks throughout this school. The downspouts and gutters could use some repairs.
- The exterior building envelope has a utility sized brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of aluminum storefront (green color). These appeared to be in good condition.
- The exterior doors are a mixture of aluminum storefront and hollow metal doors and frames and are in good shape with only minor hardware issues and some touch up paint needed.
- The manufactured walkway covers and canopies need some minor repairs at the parent drop-off and the bus loop.
- Playground equipment is old and outdated therefore recommend replacing it.
- There are athletic fields that seem to be in good condition, but the track is in bad shape and needs some repairs.
- Tennis Courts are in bad shape and need resurfacing and the nets need to be replaced.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units). We did notice some structural cracks in a few CMU walls and have already notified the school district about these.
- The administration area has carpet and VCT (Vinyl Composition Tile) throughout and is in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in good condition with only minor touch up paint needed on frames.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired in some locations, and ceramic tile floors. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin and are in good shape.
- Typical Elementary classroom(s) had ACT ceilings with carpet flooring. These are in good shape.
- Typical Middle School classroom(s) had VCT flooring, which is in good condition.
- Typical High School classroom(s) had VCT flooring, which is in good condition.

Conclusion: overall the school is in very good condition.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $155,822.57

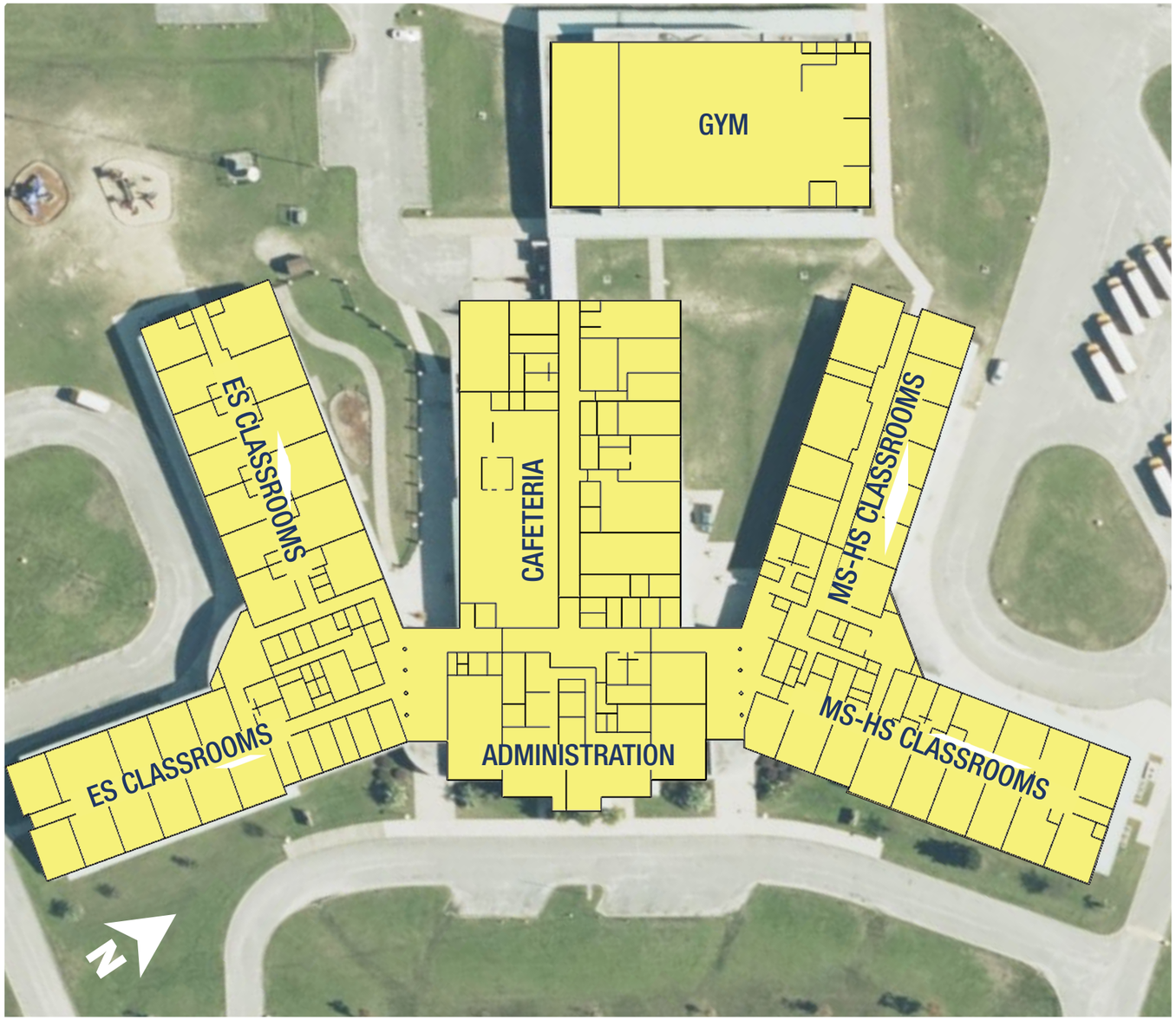
ORANGEBURG COUNTY SCHOOL DISTRICT
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BETHUNE-BOWMAN K-12
EXISTING SITE AERIAL



LS3P

BETHUNE-BOWMAN K-12
FLOOR PLAN AND INTERIOR PHOTOS















Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Bethune-Bowman ES/ Middle/ High School**

Address: **4857 Charleston Hwy. Rowesville, SC 29133**
Year Built: **2004**
SQFT: **133057**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	x				
Car dropoff	x				
Bus dropoff	x				
Fire Hydrants	x				
Walkway Covers/ Canopies		x			covered canopy/awninig at parent drop-off & bus loop. See photos
Playgrounds			x		playground equipment needs to be replaced
Fire Apparatus Access	x				Yes, there's one around the entire school
Athletic Facilities	x				there is a concession stand building that has boys & girls restrooms
Athletic Fields		x			track is in bad shape
Parapets, Downspouts & Scuppers		x			maintenance is needed on gutters. See photos
ADA/Accessibility	x				ADA parking available
Egress	x				did not observe problems with egress
Misc. stormwater					
Misc. Sidewalk	x				
Loading Dock	x				
Tennis Courts			x		courts are in bad shape. Need resurfacing and replace nets
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing	x				Standing Seam Metal Roof system- there were visible signs of leaks
Walls (Brick, CMU, Stucco, etc.)	x				Utility Size brick veneer
Windows	x				Alumn. Storefront- painted green
Doors	x				mixture of Alumn. Storefront and Hollow Metal doors/ frames
EAST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					

STRUCTURAL					
General Structural	x				
Fire Walls	x				Fire walls between classroom wings
MECHANICAL					
Fire Protection/Sprinklers					no sprinkler system but rated corridors & doors. Smoke detectors in ceiling
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems					
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

No sprinkler system. Just smoke detectors and rated doors in corridors.
Fire walls b/w classroom wings, typ.

	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing														
Name																					Casework					Access.				Fixtures				Partitions						General Notes
ADMINISTRATION	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	
ENTRY VESTIBULE	x				ACT	x				VCT/CPT	x				CMU		x			WD / HM	x				PLAM													
WAITING AREA	x				ACT	x				CARPET	x				CMU		x			WD / HM	x				PLAM													
RECEPTION AREA	x				ACT	x				CARPET	x				CMU		x			WD / HM	x				PLAM													
SECRETARY	x				ACT	x				CARPET	x				CMU		x			WD / HM																		
ATTENDANCE	x				ACT	x				CARPET	x				CMU		x			WD / HM																		
RESOURCE OFFICER/ SRO	x				ACT	x				CARPET	x				CMU		x			WD / HM																		
OFFICES	x				ACT	x				CARPET	x				CMU		x			WD / HM																		
CORRIDORS/ HALLWAYS	x				ACT	x				CARPET	x				CMU		x			WD / HM																		
RECORDS / TESTING/ VAULT																																						Yes, they have this but didn't see in it.
WORK RM./ MAIL/ STOR.	x				ACT					CARPET					CMU					WD / HM																		
STAFF TOILET- MENS/ WOMENS	x				ACT	x				VCT	x				CMU	x				WD / HM																		
CORRIDORS/ HALLWAYS- ADMIN	x				ACT			x		CARPET	x				CMU	x				WD / HM																		Carpet in the Admin. is outdated. Maybe replace
PRINCIPAL OFFICE	x				ACT	x				CARPET	x				CMU	x				WD / HM																		
ASST. PRINCIPAL OFFICE	x				ACT	x				CARPET	x				CMU	x				WD / HM																		
CONFERENCE ROOM(S)	x				ACT	x				CARPET	x				CMU	x				WD / HM																		
TEACHER'S LOUNGE/ WKRM	x				ACT	x				VCT	x				CMU	x				WD / HM	x				PLAM													
HEALTH ROOM	x				ACT	x				VCT	x				CMU	x				WD / HM	x				PLAM													
HEALTH ROOM TOILET																																							
TOILET/ SHOWER	x				ACT	x				VCT/ TILE	x				CMU	x				WD / HM	x				PLAM													
GUIDANCE																																						Didn't see inside these spaces
GUIDANCE WAITING AREA																																							
GUIDANCE RECP.																																							
GUIDANCE OFFICES																																							
STORAGE ROOM(S)	x				ACT	x				VCT	x				CMU	x				WD / HM																		
JANITOR/ CUSTODIAL																																						Yes, they have typical Jan closets, but didn't see inside
ELEC. / DATA / MECH.	x				ACT	x				VCT	x				CMU	x				WD / HM																		
ELEVATOR																																							
ELEVATOR EQUIP. RM.																																							

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions					
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
TYPICAL MS CLASSROOM	x				ACT	x				VCT		x			CMU		x			WD/ HM	x			PLAM													ACT ceilings could use some updating throughout
TYPICAL HS CLASSROOM	x				ACT	x				VCT		x			CMU		x			WD/ HM	x			PLAM													Teacher's Cabinet only in MS/HS side of school
TYPICAL ES CLASSROOM	x				ACT	x				CARPET	x				CMU	x				WD/ HM	x			PLAM													Elem. Side has caswork in classrooms
TYPICAL PRE-K & KINDERGARTEN	x				ACT	x				CARPET	x				CMU	x				WD/ HM	x			PLAM													Pre-K rooms have separate toilet rooms
CORRIDORS/ HALLWAYS	x				GYP./ ACT	x				VCT	x				CMU	x				WD/ HM																	Lockers in corridors are in good condition. Normal markings on gyp.bd. walls throughout the school.
STAFF TOILETS- MENS/WOMENS	x				ACT	x				VCT	x				CMU	x				WD/ HM					x				x								Staff toilets could use some updating
GROUP TOILETS																																						
BOYS			x		ACT	x				ceramic tile	x				CMU										x				x				x				Phenolic resin	Fixtures have been recently updated but partitions could use some updating.
GIRLS			x		ACT	x				ceramic tile	x				CMU										x				x				x				Phenolic resin	Fixtures have been recently updated
COMPUTER LAB(S)																																						Labs had power poles, typ.
SCIENCE CLASSROOMS	x				ACT	x				VCT	x				CMU	x				WD/ HM																	located in the MS/ HS wing
STORAGE/ PREP. RM.															CMU																						
ART CLASSROOMS	x				ACT/ EXP	x				VCT				x	**CMU**	x				WD/ HM																	Art serves both the HS & ES
ART STORAGE	x				ACT	x				VCT	x				CMU	x				WD/ HM																	observed bad structural cracks in cmu wall in Art.
KILN ROOM	x				ACT	x				VCT	x				CMU	x				WD/ HM																	
SPECIAL EDUCATION	x				ACT	x				VCT	x				CMU	x				WD/ HM																	
DEDICATED TOILET/ SHOWER- yes	x				ACT	x				VCT	x				CMU	x				WD/ HM																	
SPEECH CL.- Yes	x				ACT					VCT					CMU					WD/ HM																	
OT/ PT Resource.- Yes	x				ACT					VCT					CMU					WD/ HM																	
STORAGE ROOM(S)																																					Didn't see inside this space
JANITOR/ CUSTODIAL																																					Didn't see inside this space
ELEC./ DATA/ MECH.																																					Didn't see inside this space

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MEDIA CENTER	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
RECEPTION DESK	x				ACT	x				CARPET	x				CMU	x				WD/ HM	x																	Desk was a little dated w/ PLAM
MEDIA SPECIALIST OFFICE	x				ACT	x				CARPET	x				CMU	x				WD/ HM																		
TEACHER WORK ROOM	x				ACT	x				VCT	x				CMU	x				WD/ HM																		
LIBRARY -BOOKSHELVING AREA	x				ACT/ GYP		x			CARPET	x				CMU	x				WD/ HM																		high ceilings
LIBRARY READING AREA	x				ACT/ GYP		x			CARPET	x				CMU	x				WD/ HM																		
CONFERENCE ROOM	x				ACT	x				CARPET	x				CMU	x				WD/ HM																		
STORAGE ROOM(S)	x				ACT	x				CARPET	x				CMU	x				WD/ HM																		

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
GYMNASIUM	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
BASKETBALL COURT		x			EXPOSED	x				WD			x		CMU	x				ALUMN SF																		minor repairs needed in ceiling insulation
VESTIBULE			x		ACT		x			VCT			x		CMU					ALUMN SF																		there were visiable signs of water leaks
COACHES' OFFICES	x				ACT	x				VCT	x				CMU	x				WD/ HM																		
																																						possible cracks in cmu
P.E./ JV ATHLETICS LOCKER RM	x				ACT	x				VCT	x				CMU	x				WD/ HM																		goals, equip., bleachers are in good shape
BOYS																																						Lockers are in okay shape
GIRLS																																						
WEIGHT ROOM	x					x				RUBBER				x	CMU	x				WD/ HM																		observed structural cracks in the cmu wall
STORAGE ROOM(S)- yes																																						didn't see in these spaces
JANITOR/ CUSTODIAL- yes																																						didn't see in these spaces
ELEC./ DATA/ MECH.- yes																																						didn't see in these spaces

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MAIN DINING AREA	x				ACT/ GYP	x				VCT	x				CMU	x				WD/ HM																		floors & ceilings are in good condition
SERVING AREA					ACT/ GYP										CMU																							Roll-up doors
KITCHEN	x				ACT/ VINYL		x			QUARRY TILE		x			CMU/ FRP		x			WD/ HM																		
MANAGER'S OFFICE	x				ACT/ VINYL		x			QUARRY TILE		x			CMU		x			WD/ HM																		Kitchen equip. is in good condition
DISHWASHING	x				ACT/ VINYL		x			QUARRY TILE		x			CMU/ FRP		x			WD/ HM																		
DRY FOOD STORAGE	x				ACT/ VINYL		x			QUARRY TILE		x			CMU		x			WD/ HM																		
CENTRAL RECEIVING	x				ACT/ VINYL		x			QUARRY TILE		x			CMU		x			WD/ HM																		
JANITOR/ CUSTODIAL		x			ACT		x			QUARRY TILE		x			CMU		x			WD/ HM																		
LOCKER ROOM	x				ACT					QUARRY TILE					CMU																								
WASHER/ DRYER					ACT					QUARRY TILE					CMU																								
STAFF TOILET	x				ACT					QUARRY TILE					CMU																								
COOLER/ FREEZER	x				INS.MTL	x				INS.MTL	x				INS.MTL	x				INS.MTL																		
CHAIR STORAGE																																						
FAMILY TOILET																																						
COORIDOR/ HALLWAYS	x				ACT	x				VCT	x				CMU		x			MTL/ HM																		
STAFF TOILET- MENS																																						
STAFF TOILET- WOMENS																																						
MECH. / ELEC./ FIRE PUMP.																																						Didn't see inside these spaces

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MUSIC/ BAND/ CHORUS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
BAND/ MUSIC	x				ACT/ EXP.	x				VCT	x				CMU	x				WD/ HM																		exposed ceilings- need repair at insulation
PRACTICE ROOMS	x				ACT	x				VCT	x				CMU	x				WD/ HM																		
MUSIC ENSEMBLE ROOMS	x				ACT	x				VCT	x				CMU	x				WD/ HM																		
TEACHER'S OFFICE	x				ACT	x				VCT	x				CMU	x				WD/ HM																		

II

BRANCHVILLE HS AND LOCKETT ES

BRANCHVILLE HS AND LOCKETT ES
EXECUTIVE SUMMARY







Branchville HS and Lockett ES:

Address: 1349 Dorange Rd, Branchville, SC
Point of Contact: Greg Moorer
Capacity: 1324 / **Enrollment:** 541 / **Utilization:** 41%

Year Built: 1999
Addition/Renovation: N/A
SF: 133,117 SF

Facility Assessment Scope

Exterior observations:

- It has a standing seam metal roof system (green color)- there are visible signs of roof leaks throughout this school. The downspouts and gutters could use some minor repairs.
- The exterior building envelope has a standard modular face brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of anodized aluminum storefront. These appeared to be in good condition.
- The exterior doors are a mixture of aluminum storefront and hollow metal doors and frames and are in good shape with only minor hardware issues and some touch up paint needed.
- The manufactured walkway covers and canopies need some minor repairs at the parent drop-off and the bus loop.
- No Playground equipment was observed.
- There are athletic fields that seem to be in good condition, but the track is in bad shape and needs some repairs.
- Concessions stand building has boys and girls restrooms. We did not go inside these spaces but were told that it needs some repairs.
- Tennis Courts are in bad shape and need resurfacing and the nets need to be replaced.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units). We did notice some structural cracks in a few CMU walls and have already notified the school district about these.
- The administration area has carpet and VCT (Vinyl Composition Tile) throughout and is in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in good condition with only minor touch up paint needed on frames.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired in some locations, and ceramic tile floors. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin and are in good shape.
- Typical Elementary classroom(s) had ACT ceilings with carpet flooring. These are in good shape.
- Typical Middle School classroom(s) had VCT flooring, which is in good condition.
- Typical High School classroom(s) had VCT flooring, which is in good condition.

Conclusion: overall the school is in very good condition.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas)**: $142,874.48

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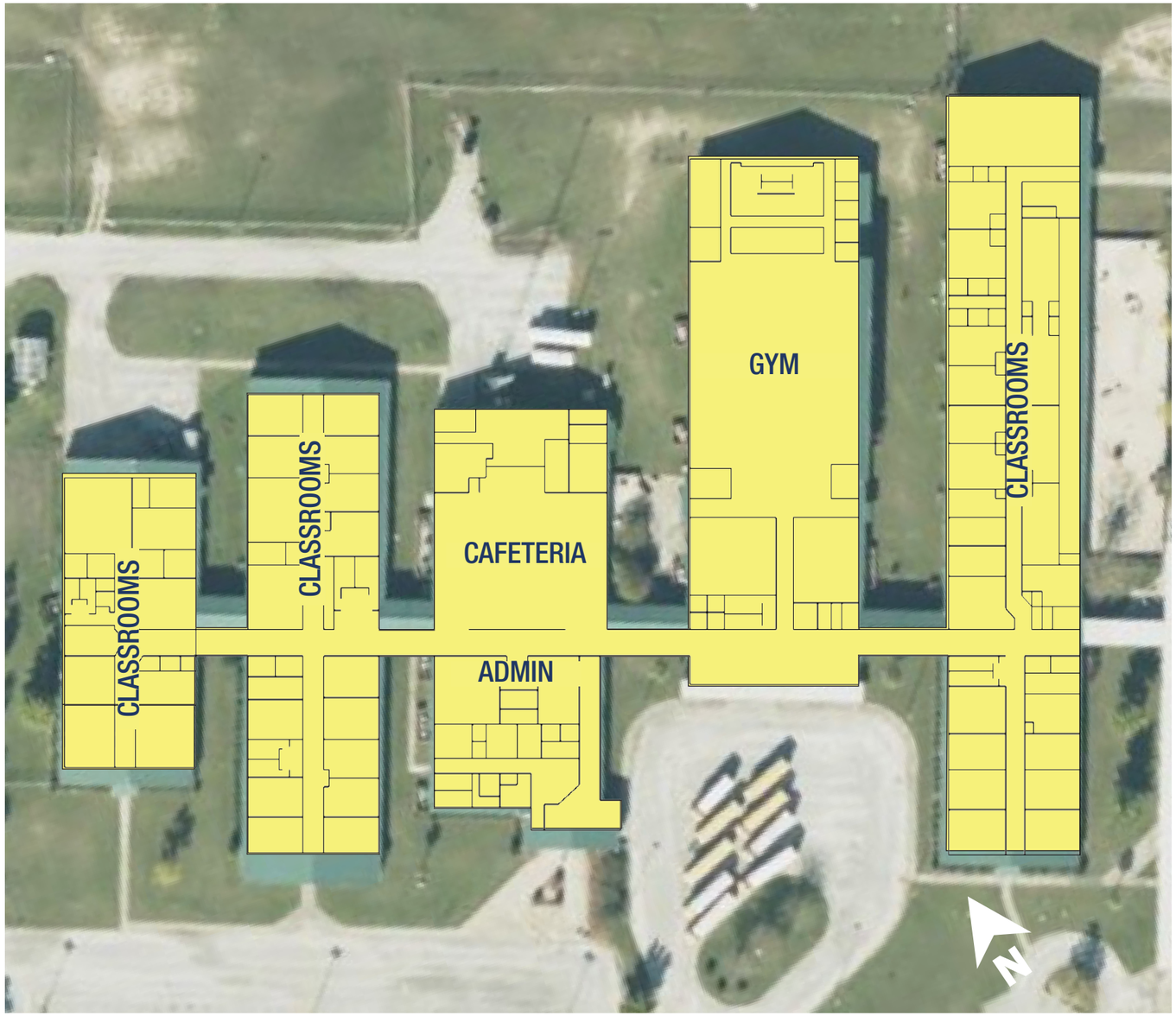
BRANCHVILLE HS AND LOCKETT ES
EXISTING SITE AERIAL



LS3P

BRANCHVILLE HS AND LOCKETT ES

FLOOR PLAN AND INTERIOR PHOTOS















Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Branchville HS & Lockett ES**

Address: **1349 Dorange Rd. Branchville, SC 29432**
Year Built: **1999**
SQFT: **133117**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	x				
Car dropoff	x				
Bus dropoff	x				
Fire Hydrants	x				
Walkway Covers/ Canopies		x			manufatured walkway cover at parent drop-off & bus loop
Playgrounds					no playground seen
Fire Apparatus Access					did not see an actual designated fire loop road around school
Athletic Facilities	x				there is a concession stand building that has boys & girls restrooms
Athletic Fields		x			track is in bad shape
Parapets, Downspouts & Scuppers		x			maintenance is needed on gutters. See photos
ADA/Accessibility	x				ADA parking available
Egress	x				did not observe problems with egress
Misc. stormwater					
Misc. Sidewalk	x				
Loading Dock	x				
Tennis Courts			x		courts are in bad shape. Need resurfacing and replace nets
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing	x				Standing Seam Metal Roof system- green color
Walls (Brick, CMU, Stucco, etc.)	x				Standard face brick veneer
Windows	x				Andodized Alumn. Storefront
Doors	x				mixture of Alumn. Storefront and Hollow Metal doors/ frames
EAST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
STRUCTURAL					
General Structural	x				
Fire Walls	x				Fire walls between classroom wings
MECHANICAL					
Fire Protection/Sprinklers					no sprinkler system but rated corridors & doors. Smoke detectors in ceiling
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems					
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable B = Repair C= Replace D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing														
Name																					Casework					Access.				Fixtures				Partitions						General Notes
ADMINISTRATION	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	
ENTRY VESTIBULE	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		Metal studs w/ gyp.bd. throughout
WAITING AREA	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
RECEPTION AREA	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM		x			PLAM													Reception desk needs to be updated/ minor repairs
SECRETARY	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
ATTENDANCE	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
RESOURCE OFFICER	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
OFFICES	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
CORRIDORS/ HALLWAYS	x				ACT	x				VCT	x				GYP. BD.		x			WD / HM																		
RECORDS / TESTING/ VAULT																																							Didn't see insides these spaces
WORK RM./ MAIL/ STOR.																																							
STAFF TOILET- MENS/ WOMENS	x				ACT	x				VCT	x				GYP. BD.	x				WD / HM																		
CORRIDORS/ HALLWAYS- ADMIN	x				ACT			x		CARPET	x				GYP. BD.	x				WD / HM																		Carpet in the Admin. is outdated. Maybe replace
PRINCIPAL OFFICE	x				ACT	x				CARPET	x				GYP. BD.	x				WD / HM																		
ASST. PRINCIPAL OFFICE	x				ACT	x				CARPET	x				GYP. BD.	x				WD / HM																		
CONFERENCE ROOM(S)	x				ACT	x				CARPET	x				GYP. BD.	x				WD / HM																		
TEACHER'S LOUNGE/ WKRM	x				ACT	x				VCT	x				GYP. BD.	x				WD / HM	x				PLAM													Data Room w/ computer server, etc.
HEALTH ROOM																																							Didn't see inside these spaces
HEALTH ROOM TOILET																																							
NURSE'S OFFICE																																							
TOILET/ SHOWER																																							
GUIDANCE																																							
GUIDANCE WAITING AREA																																							
GUIDANCE RECP.																																							
GUIDANCE OFFICES																																							
IN-SCHOOL SUSPENSION																																							
STORAGE ROOM(S)	x				ACT	x				VCT	x				GYP. BD.	x				WD / HM																		
JANITOR/ CUSTODIAL																																							
ELEC. / DATA / MECH.	x				ACT		x			VCT	x				GYP. BD.	x				WD / HM																		
ELEVATOR																																							
ELEVATOR EQUIP. RM.																																							

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions					
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
TYPICAL HS CLASSROOM		x			ACT		x			VCT		x			GYP. BD.		x			WD/ HM	x			PLAM													ACT ceilings could use some updating throughout
TYPICAL ES CLASSROOM	x				ACT	x				VCT		x			GYP. BD.		x			WD/ HM	x			PLAM													Note: some classrooms have VCT and some have Carpet. The teachers were given the option.
TYPICAL ES CLASSROOM	x				ACT		x			CARPET	x				GYP. BD.	x				WD/ HM	x			PLAM													
TYPICAL PRE-K & KINDERGARTEN	x				ACT		x			CARPET	x				GYP. BD.	x				WD/ HM	x			PLAM													Pre-K rooms have separate toilet rooms
CORRIDORS/ HALLWAYS	x				ACT	x				VCT	x				GYP. BD.	x				WD/ HM																	Lockers in corridors are in good condition. Normal markings on gyp.bd. walls throughout the school.
STAFF TOILETS- MENS/WOMENS	x				ACT	x				VCT	x				GYP.BD.	x				WD/ HM						x			x			x					Staff toilets could use some updating
GROUP TOILETS																																						
BOYS	x				ACT/ VINYL	x				EPOXY/ RES.	x				ceramic tile										x					x			x				ceramic tile on walls	Accessories & fixtures could use some updating
GIRLS	x				ACT/ VINYL	x				EPOXY/ RES.	x				ceramic tile										x					x			x				ceramic tile on walls	Accessories & fixtures could use some updating
COMPUTER LAB(S)		x			ACT					VCT/ CPT					GYP.BD.	x				WD/ HM																	Labs had power poles, typ.
SCIENCE CLASSROOMS		x			ACT					VCT					GYP.BD.	x				WD/ HM																	located in the HS wing
STORAGE/ PREP. RM.																																					
ART CLASSROOMS	x				EXPOSED	x				VCT	x				GYP.BD.	x				WD/ HM																	Art serves both the HS & ES
ART STORAGE																																					
KILN ROOM																																					
MULTI-PURPOSE RM.	x				EXPOSED	x				VCT		x			GYP.BD.	x				WD/ HM																	located at the back of ES classroom wing
SPECIAL EDUCATION	x				ACT					VCT					GYP.BD.					WD/ HM																	
DEDICATED TOILET/ SHOWER																																					
SPEECH CLASSROOM																																					
OT/ PT CLASSROOM																																					
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MEDIA CENTER	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
RECEPTION DESK	x				ACT	x				CARPET	x				GYP. BD.	x				WD/ HM	x																	Desk was a little dated w/ PLAM
MEDIA SPECIALIST OFFICE	x				ACT	x				CARPET	x				GYP. BD.	x				WD/ HM																	
TEACHER WORK ROOM	x				ACT	x				VCT	x				GYP. BD.	x				WD/ HM																	1 sink in this area
LIBRARY -BOOKSHELVING AREA	x				ACT		x			CARPET					GYP. BD.					WD/ HM																	
LIBRARY READING AREA	x				ACT		x			CARPET					GYP. BD.					WD/ HM																	

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
GYMNASIUM	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
BASKETBALL COURT		x			EXPOSED	x				WD	x				GYP.BD.	x				WD/ HM																	minor repairs needed in ceiling insulation
COACHES' OFFICES																																					goals, equip., bleachers are in good shape
P.E./ ATHLETICS LOCKER ROOMS																																					
BOYS																																					
GIRLS																																					
P.E./JV LOCKER ROOMS																																					
BOYS																																					
GIRLS																																					
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
MAIN DINING AREA	x				ACT	x				VCT	x				GYP.BD.	x				WD/ HM																	floors & ceilings are in good condition
SERVING AREA					ACT					CONC/ PNT																											painted concrete floor
KITCHEN	x				ACT/ VINYL		x			CONC/ PNT		x			GYP/ FRP		x			WD/ HM																	overall could use some minor repairs
MANAGER'S OFFICE	x				ACT		x			CONC/ PNT		x			GYP/ FRP		x			WD/ HM																	Kitchen equip. is in good condition
DISHWASHING	x				ACT/ VINYL		x			CONC/ PNT		x			GYP/ FRP		x			WD/ HM																	
DRY FOOD STORAGE	x				ACT/ VINYL		x			CONC/ PNT		x			GYP/ FRP		x			WD/ HM																	
CENTRAL RECEIVING	x				ACT/ VINYL		x			CONC/ PNT		x			GYP/ FRP		x			WD/ HM																	
JANITOR/ CUSTODIAL		x			ACT		x			CONC/ PNT		x			GYP.BD.		x			WD/ HM																	
LOCKER ROOM																																					
WASHER/ DRYER																																					
STAFF TOILET																																					
COOLER/ FREEZER	x				INS.MTL	x				INS.MTL	x				INS.MTL	x				INS.MTL																	
CHAIR STORAGE																																					
FAMILY TOILET																																					
GROUP TOILET																																					
BOYS																																					
GIRLS																																					
ELEC./ DATA																																					
COORIDOR/ HALLWAYS	x				ACT	x				VCT	x				GYP.BD.		x			MTL/ HM																	
STAFF TOILET- MENS																																					
STAFF TOILET- WOMENS																																					
MECH. / ELEC./ FIRE PUMP.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing															
																					Casework				Access.				Fixtures				Partitions							
MUSIC/ BAND/ CHORUS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**			
BAND/ MUSIC		x			EXPOSED		x			VCT		x			GYP.BD.		x			WD/ HM																		exposed ceilings- need repair at insulation		
PRACTICE ROOMS																																								
MUSIC ENSEMBLE ROOMS																																								
TEACHER'S OFFICE																																								

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing															
																					Casework				Access.				Fixtures				Partitions							
CTE/ VOCATIONAL	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**			
AGRICULTURE/ HORTICULTURE		x			EXPOSED		x			CONC		x			GYP.BD.		x			WD/ HM																		Roll-up door in this space		

BROOKDALE ES







Brookdale ES:

Address: 394 Brookdale Drive Orangeburg, SC 29115
Point of Contact: Mike Taylor
Capacity: 748 / **Enrollment:** 279 / **Utilization:** 37%

Year Built: 1967
Addition/Renovation: N/A
SF: 77,383 SF

Facility Assessment Scope

Exterior observations:

- It has a Low Slope Modified BIT roofing system with metal canopies (green color). The downspouts and gutters could use some minor repairs. We did observe several areas that had either roof or mechanical system(s) leaks. This was evident in the ACT ceiling tiles that had signs of moisture rings.
- The exterior building envelope has a standard modular face brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of aluminum (double hung). These are old and in bad condition. Would recommend replacing them in the older sections of the building.
- The exterior doors are hollow metal doors and frames and are old and need hardware repairs and need some touch up paint.
- The manufactured walkway covers and canopies need repairs.
- Playground equipment needs to be replaced.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units).
- The administration area has carpet and is in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in bad condition and need repairs throughout the school (i.e., need paint on frames, and new door hardware).
- Corridors and hallways are terrazzo and it's in very good condition in general. There were some areas that have visible signs of moisture issues possibly coming from poor drainage coming in under the storefront windows along the courtyard area.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired in some locations, and ceramic tile floors. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin with CMU and tiles. These are in pretty good shape.
- Typical Elementary classroom(s) had ACT ceilings with VCT flooring. Most of the VCT in the classrooms need to be repaired in the newer sections of the building or replaced in the older sections.
- The casework in most classrooms is old and dated plastic laminate.
- It was noted that there is no working mechanical system in the Gym.
- The wooden bleachers in the Gym need to be replaced.

Conclusion: the school is mostly outdated and in need of a lot of repairs.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas)**: $87,543.82

ORANGEBURG COUNTY SCHOOL DISTRICT
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BROOKDALE ES
EXISTING SITE AERIAL

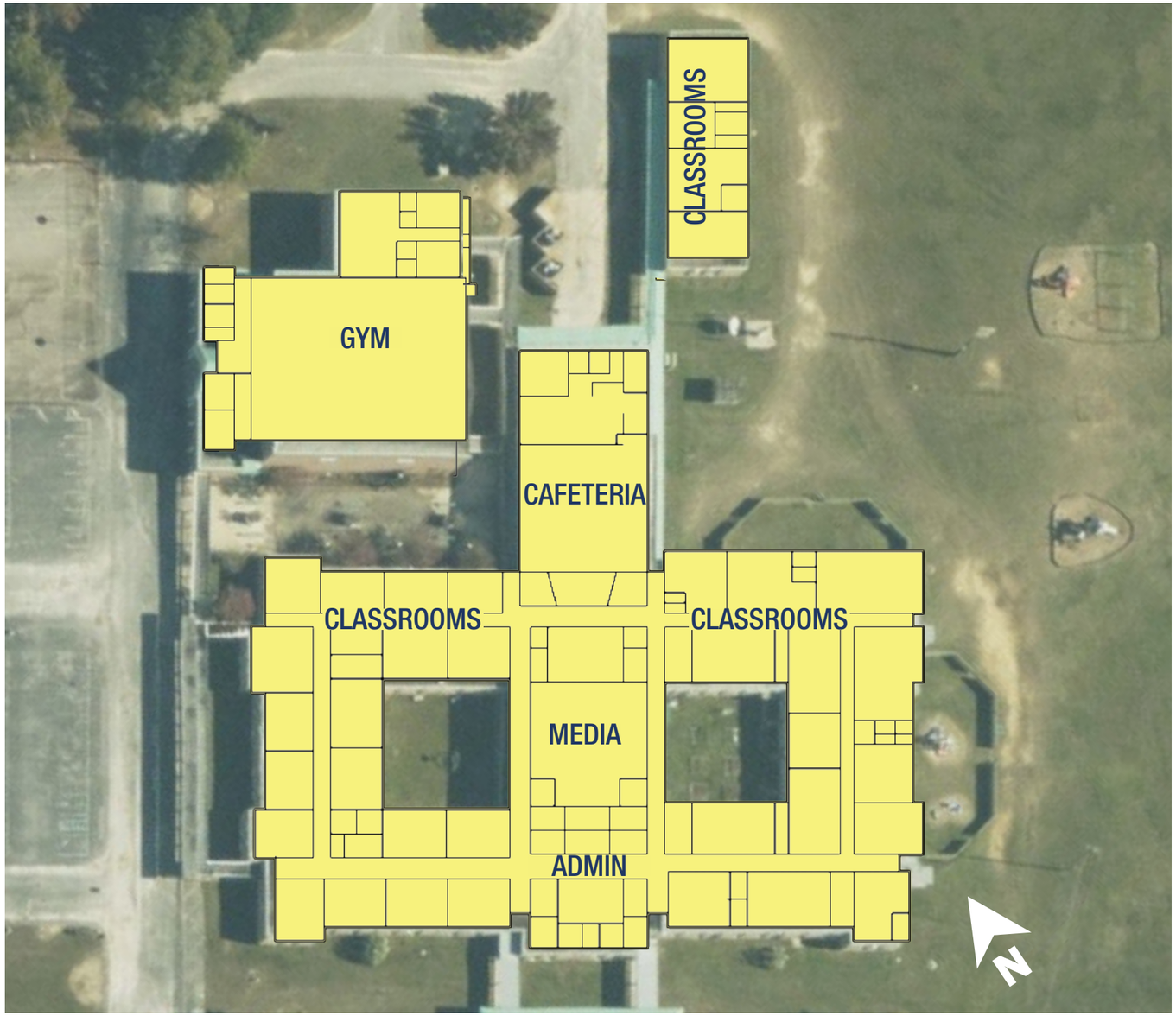


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LS3P

ORANGEBURG COUNTY SCHOOL DISTRICT
We Are One

BROOKDALE ES
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Brookdale ES**

Address: **394 Brookdale Drive. Orangeburg, SC 29115**
Year Built: **1967**
SQFT: **77,383**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking		X			Small
Car dropoff		X			In front - small area
Bus dropoff		X			In front - small area
Fire Hydrants	X				
Walkway Covers/ Canopies		X			Old section of school - these are in bad condition
Playgrounds			X		Need to be replaced
Fire Apparatus Access					
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers			X		Major issues with leaks
ADA/Accessibility	X				No issues reported
Egress	X				
Misc. stormwater					
Misc. Sidewalk					
Loading Dock					
Tennis Courts					
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing			X		Low Slope Modified Bit roofing system
Walls (Brick, CMU, Stucco, etc.)	X				CMU w/ standard modular face brick - redish color
Windows			X		Original Aluminum double hung windows - need to be replaced
Doors		X			HM doors and frames
EAST- Building Envelope (Walls/Windows)					Same as North elevation comments
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					Same as North elevation comments
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					Same as North elevation comments
Roofing					
Walls					
Windows					
Doors					
STRUCTURAL					
General Structural					
Fire Walls					
MECHANICAL					
Fire Protection/Sprinklers					
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems					
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing														
Name																					Casework					Access.				Fixtures				Partitions						General Notes
ADMINISTRATION	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	
ENTRY VESTIBULE	x				ACT	x				TERRAZO	x				CMU	x				WD / HM																		Doors and frames need to be updated
WAITING AREA	X				ACT	x				CPT	x				CMU	x				WD / HM																		
RECEPTION AREA		x			ACT	x				CPT	x				CMU	x				WD / HM																		
SECRETARY																																							
ATTENDANCE																																							
OFFICES																																							
CORRIDORS/ HALLWAYS		x			ACT					TERRAZO																													
RECORDS / TESTING/ VAULT		x			ACT		X			CPT	X				CMU/BR																								Outside of Admin
WORK RM./ MAIL/ STOR.																																							
STAFF TOILET- MENS/ WOMENS						X				CT (1X1)	x				CMU	x				WD / HM						X				X									PAINT NEEDED ON DOORS
CORRIDORS/ HALLWAYS- ADMIN																																							
PRINCIPAL OFFICE																																							
ASST. PRINCIPAL OFFICE																																							
CONFERENCE ROOM(S)	x				ACT			x		CPT	x				CMU	x				WD / HM																		
TEACHER'S LOUNGE/ WKRM		x			ACT			x		CPT	x				CMU	x				WD / HM																		
HEALTH ROOM	x				ACT		x			VCT	x				CMU	x				WD / HM																		
HEALTH ROOM TOILET																																							
STORAGE ROOM(S)																																							
JANITOR/ CUSTODIAL																																							
ELEC. / DATA / MECH.																																							

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing														
Name																									Access.				Fixtures				Partitions						General Notes
CLASSROOMS	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	
TYPICAL ES CLASSROOM	x				ACT	x				VCT	x				CMU			x		WD/HM			x														
TYP. 3RD GRADE CLASSROOM	x				ACT		x			VCT	x				CMU			x		WD/HM			x														CASEWORK NEEDS TO BE REPLACED
TYP. 2ND GRADE CLASSROOM	x				ACT			x		VCT	x				CMU			x		WD/HM			x														DOORS AND FRAMES NEED TO BE UPDATED
TYPICAL PRE-K & KINDERGARTEN	x				ACT			x		VCT	x				CMU			x		WD/HM			x														
CORRIDORS/ HALLWAYS						X				TERRAZO	x				CMU																						
TEACHER WORKROOM/ LOUNGE																																						
STAFF TOILETS- MENS/WOMENS																																						
GROUP TOILETS																																						
BOYS	x				ACT	x				CT (1X1)	x				CT/PH		x			WD/HM					x				x				x				PHENOLIC PARTITIONS
GIRLS	x				ACT	x				CT (1X1)	x				CT/PH		x			WD/HM					x				x				x				PHENOLIC PARTITIONS
COMPUTER LAB(S)	x				ACT			x		CPT	x				CMU			x		WD/HM			x														
ART CLASSROOMS																																						
ART STORAGE																																						
KILN ROOM																																						
MULTI-PURPOSE RM.																																						
SPECIAL EDUCATION		x			ACT		x			VCT	x				CMU			x		WD/HM																	SEPARATE BUILDING
DEDICATED TOILET/ ~~SHOWER~~								x		EXD	x				CMU			x		WD/HM																	BAD CONDITION
SPEECH CLASSROOM																																						
OT/ PT CLASSROOM																																						
STORAGE ROOM(S)		X			ACT			X		VCT	x				CMU		X			WD/HM																	
JANITOR/ CUSTODIAL																																						
ELEC./ DATA/ MECH.																																						

Orangeburg County School District - Preliminary Facility Assessments

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MEDIA CENTER	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
RECEPTION DESK		X			ACT		X			CPT	X				CMU		X			WD/HM		X														CASEWORK OUTDATED - PLAM
MEDIA SPECIALIST OFFICE	X				ACT			X		VCT	X				CMU		X			WD/HM																	IN WORKROOM
TEACHER WORK ROOM	X				ACT			X		VCT	X				CMU		X			WD/HM																	
LIBRARY -BOOKSHELVING AREA	X				ACT		X			CPT	X				CMU		X			WD/HM																	
LIBRARY READING AREA	X				ACT		X			CPT	X				CMU		X			WD/HM																	
AV/ TECHNOLOGY	X				ACT						X				CMU		X			WD/HM																	
CONFERENCE ROOM		X			ACT		X			CPT	X				CMU		X			WD/HM																	
READING TUTOR RM.																																					
STORAGE ROOM(S)	X				EXP			X		CPT	X				CMU		X			WD/HM																	
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
GYMNASIUM	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
BASKETBALL COURT	X				EXPOSED			X		VCT	X				CMU		X			MTL/HM																	WOOD BLEACHERS - REPLACE
COACHES' OFFICES																																					
P.E./ ATHLETICS LOCKER ROOMS																																					
BOYS																																					
GIRLS																																					
UNIFORM STORAGE																																					
LAUNDRY ROOM/WASHER/DRYER																																					
GROUP TOILET		X			GYP BD	X				CT (1X1)	X				CMU/CT		X			WD/HM																	
COORIDOR/ HALLWAYS																																					
STAFF TOILET- MENS																																					
STAFF TOILET- WOMENS																																					
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					
ENTRY VESTIBULE	X				GYP BD	X				QT	X				CMU		X			MTL/HM																	

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MAIN DINING AREA		X			ACT	**X**				TERRAZO	**X**				CMU		X			STL/HM																		STAGE - NO RAMP ADA
SERVING AREA		X			ACT/VINYL	X				QT	X				CMU			X		WD/HM																	
KITCHEN		X			ACT/VINYL	X				QT	X				CMU			X		WD/HM																	ORIGINAL HOOD STILL IN USE
MANAGER'S OFFICE																																					
DISHWASHING		X			ACT/VINYL	X				QT	X				CMU			X		WD/HM																	
DRY FOOD STORAGE		X			ACT/VINYL	X				CEMENT	X				CMU			X		WD/HM																	ALSO USED AS OFFICE
JANITOR/ CUSTODIAL																																					
LOCKER ROOM		X			ACT/VINYL	X				CT (1X1)	X				CMU	X				WD/HM																	
WASHER/ DRYER		X			ACT/VINYL	X				CT (1X1)	X				CMU/CT	X				WD/HM																	
STAFF TOILET																																					
COOLER/ FREEZER	**X**				ACT/VINYL	**X**				QT	**X**				CMU																						
CHAIR STORAGE																																					
ELEC./ DATA																																					
COORIDOR/ HALLWAYS																																					
STAFF TOILET- MENS																																					
STAFF TOILET- WOMENS																																					
MECH. / ELEC./ FIRE PUMP.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MUSIC/ ~~BAND~~/ CHORUS	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MUSIC/ CHORUS		X			ACT	X				CPT	X				CMU			X		WD/HM																	
TEACHER'S OFFICE																																					
MUSIC STORAGE																																					
PRACTICE ROOMS		X			ACT	X				CPT	X				CMU			X		WD/HM																	2

IV | CARVER-EDISTO MS







Carver-Edisto MS:

Address: 2018 Carver School Rd. Cope, SC 29038
Point of Contact: Greg Moorer
Capacity: 1326 / **Enrollment:** 614 / **Utilization:** 46%

Year Built: 1995
Addition/Renovation: N/A
SF: 110,597 SF

Facility Assessment Scope

Exterior observations:

- The front of the school has a small portion of standing seam metal roof system (grayish/brown color), but a majority of the roof is a low sloped BIT roofing system.
- The downspouts and gutters could use some minor repairs.
- The exterior building envelope has standard modular sized face brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of aluminum windows. These appeared to be in bad condition and recommend replacing them.
- The exterior doors are hollow metal doors and frames and are in alright shape with minor hardware issues that need to be addressed, and some touch up paint needed.
- The manufactured walkway covers and canopies need some minor repairs.
- Playground equipment is old and outdated therefore recommend replacing it.
- There are athletic fields that were in bad condition. There's no track.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units) and appeared to be in good condition.
- The administration area is primarily comprised of VCT (Vinyl Composition Tile) as the flooring material, but does have some carpet is office locations. These flooring materials are in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in good condition with only minor touch up paint needed on frames.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which needs to be repaired in some locations, and small (1x1) ceramic tiles for the flooring material. The sinks and toilet fixtures are in good condition and the toilet partitions are CMU with phenolic resin doors and are in good shape.
- Typical Middle School classroom(s) had VCT flooring, which is in good condition.
- There is carpet in some of the corridors and they have replaced most of it with VCT. So, recommend removing the old carpet and replacing with new flooring.
- Media Center has some very old ACT ceiling tiles that appear really outdated. Would recommend replacing these.

Conclusion: overall the school is in good condition but needs some updating and minor repairs.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $130,634.78

CARVER-EDISTO MS
EXISTING SITE AERIAL



CARVER-EDISTO MS
FLOOR PLAN AND INTERIOR PHOTOS















Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Carver-Edisto Middle School**

Address: **2018 Carver School Rd. Cope, SC 29038**
Year Built: **1995**
SQFT: **110,597 SF**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	x				ampel room for parking
Car dropoff	x				No issues noted
Bus dropoff	x				
Fire Hydrants	x				
Walkway Covers/ Canopies	x				appear to be in okay shape
Playgrounds			x		playground equipment is old and dated
Fire Apparatus Access					No fire road, but plenty of room for access around building
Athletic Facilities			x		old dugouts at the baseball fields
Athletic Fields		x			need repairs and no track
Parapets, Downspouts & Scuppers		x			minor repairs needed
ADA/Accessibility					ADA parking provided
Egress	x				No issues noted
Misc. stormwater					No noted problems or mention of any issues
Misc. Sidewalk					No noted problems or mention of any issues
Loading Dock					
Tennis Courts					
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					We were told that the roof has been replaced/updated 5 years ago
Roofing	x				Low slope- Modified Bit roofing system (no mention of any roof leaks)
Walls (Brick, CMU, Stucco, etc.)	x				Utility brick veneer with load bearing CMU backup
Windows			x		Alumn. wood cladded- (double hung) system- old & dated
Doors		x			Hollow Metal doors/ frames
EAST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					Similar to North walls
Roofing					
Walls					
Windows					
Doors					
STRUCTURAL					
General Structural	x				No issues noted
Fire Walls	x				Fire walls between classroom wings
MECHANICAL					
Fire Protection/Sprinklers	x				no sprinkler system but rated corridors & doors. Smoke detectors in ceiling
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems			x		Old mechanical equipment and has lots of issues
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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N/A

	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing													
Name																					Casework					Access.				Fixtures				Partitions					
ADMINISTRATION	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
ENTRY VESTIBULE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
WAITING AREA	X				ACT (2X2)	X				VCT/ CPT	X				CMU	X				WD/ HM																		
RECEPTION AREA	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X				PLAM													RECEPTION DESK- PLAM, GOOD CONDITION
SECRETARY	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
ATTENDANCE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
RESOURCE OFFICER		X			GYPBD.		X			VCT	X				CMU	X				WD/ HM		X			PLAM													
OFFICES	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
CORRIDORS/ HALLWAYS	X				ACT (2X2)	X				VCT	X				CMU SPLITFACE	X				WD/ HM																		
RECORDS / TESTING/ VAULT																																						
WORK RM./ MAIL/ STOR.	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X				WOOD													
STAFF TOILET- MENS/ WOMENS	X				ACT (2X2)	X				CT (1X1)	X				CMU	X				WD/ HM						X				X								STAFF TOILET DOES NOT MEET CURRENT ADA
CORRIDORS/ HALLWAYS- ADMIN	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
PRINCIPAL OFFICE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
ASST. PRINCIPAL OFFICE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
HEALTH ROOM	X				ACT (2X4)	X				VCT	X				CMU	X				WD/ HM	X				WOOD													
TOILET/ SHOWER- YES	X				ACT (2X4)	X				CT (1X1)	X				CMU	X				WD/ HM						X				X								HAS ADA CLEARANCES BUT PLUMBING VALVE ON TOILET IS NOT COMPLIANT.
GUIDANCE- **YES**																																						
GUIDANCE WAITING AREA																																						
GUIDANCE RECP.																																						
GUIDANCE OFFICES																																						
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
ELEC. / DATA / MECH.	X				ACT	X				VCT																												

Orangeburg County School District - Preliminary Facility Assessments

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	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions						
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
TYPICAL MS CLASSROOM	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X			PLAM														Teacher's cabinets are PLAM and are typical throughout the school
CORRIDORS/ HALLWAYS	X				ACT (2X2)	X				VCT/ CPT	X				CMU	X				WD/ HM																		There is carpet in some of the corridors and they have replaced most of it with VCT. Recommend removing and replacing carpet throughout with VCT.
STAFF TOILETS- MENS/WOMENS	X				ACT (2X2)	X				CT (1X1)	X				CMU	X				WD/ HM					X				X				X				PHENOLIC	
GROUP TOILETS																																						
BOYS	X				ACT (2X2)	X				CT (1X1)	X				CMU	X				WD/ HM					X				X				X				CMU/ PHENOLIC	
GIRLS	X				ACT (2X2)	X				CT (1X1)	X				CMU	X				WD/ HM					X				X				X				CMU/ PHENOLIC	Fixtures & Plam countertops could use some updating
COMPUTER LAB(S)	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		Power poles in this room.
																																						Power poles in this room.
SCIENCE CLASSROOMS	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X			WD PLAM														
STORAGE/ PREP. RM./ CHEM.																																						
ART CLASSROOMS	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X			WD PLAM														Casework is in good condition but dated
ART STORAGE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
KILN ROOM	X				ACT (2X2)	X				QUARRY TILE	X				CMU	X				WD/ HM																		
SPECIAL EDUCATION	X				GYP.BD.	X				VCT	X				CMU	X				WD/ HM																		
SPEECH CLASSROOM- **YES**	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
ELEC./ DATA/ MECH.																																						

Orangeburg County School District - Preliminary Facility Assessments

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions						
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
TYPICAL 6TH GRADE CLASSROOM	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM	X			PLAM														Teacher's cabinets are Wood Plam typical. HVAC systems in each classroom
CORRIDORS/ HALLWAYS																																						
GROUP TOILETS																																						
BOYS	X				ACT (2X2)	X				CT (6X6)					CMU	X				WD/ HM					X				X				X				PHENOLIC	
GIRLS	X				ACT (2X2)	X				CT (6X6)					CMU	X				WD/ HM					X				X				X				PHENOLIC	
COMPUTER LAB	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		

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N/A

Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing														General Notes
																									Access.				Fixtures				Partitions						
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	
TYPICAL **8TH GRADE** CLASSROOM	X				GYP.BD.	X				VCT	X				CMU/ BR		X			WD/ HM	X			PLAM														Teacher's cabinets are Wood Plam typical. HVAC systems in each classroom. Some classrooms have CPT and others have VCT
CORRIDORS/ HALLWAYS					ACT (2X2)		X			VCT/ CPT	X				CMU/ BR		X			WD/ HM																		Lockers are in good condition
GROUP TOILETS																																						
BOYS	X				ACT (2X2)	X				CT (1X1)					CMU	X				WD/ HM					X				X				X				CMU	
GIRLS	X				ACT (2X2)	X				CT (1X1)					CMU	X				WD/ HM					X				X				X				CMU	
TEACHER'S LOUNGE																																						

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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N/A

Name	Ceilings					Floor					Walls					Doors					Casework					Toilet Rooms / Plumbing													General Notes
																										Access.				Fixtures				Partitions						
MEDIA CENTER	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	
RECEPTION DESK		X			ACT		X			CPT	X				CMU	X				WD/ HM	X				PLAM														Desk was a little dated w/ PLAM, but in good condition
MEDIA SPECIALIST OFFICE	X				ACT (2X2)															WD/ HM																		
TEACHER WORK ROOM	X				ACT (2X2)	X				VCT	X					X				WD/ HM																		1 sink in this area w/ PLAM countertops- dated
LIBRARY -BOOKSHELVING AREA		X			ACT		X			CPT	X				CMU	X				WD/ HM	X				WOOD														20 Years old- ACT Ceiling was is dated, but in good condition
LIBRARY READING AREA		X			ACT		X			CPT	X				CMU	X				WD/ HM	X				WOOD														
AV/ STORAGE	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																		
CONFERENCE ROOM	X				ACT (2X2)		X			CPT	X				CMU	X				WD/ HM																		New carpet in the conf. room
STORAGE ROOM(S)	X				ACT (2X2)		X			VCT	X				CMU	X				WD/ HM																		

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
GYMNASIUM	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
BASKETBALL COURT	X				EXP	X				WOOD		X			CMU/ BRICK		X			STL/ HM																		Brick walls were recently painted over and updated The wood floors were updated as well. Goals, equip. are in good shape but are dated. Wood bleachers are old & need some updating. Exterior doors are Steel w/ HM frames & need new paint. Update door hardware.
COACHES' OFFICE	X				ACT (2X2)	X				VCT	X				CMU/ BRICK	X				WD/ HM																		
P.E. LOCKER ROOMS WITH SHOWERS	X				ACT (2X2)	X				QUARRY TILE	X				CMU	X				STL/ HM																		Lockers are in good shape. Wood benches need minor repairs.
BOYS	X				ACT (2X2)	X				QUARRY TILE	X				CMU	X				WD/ HM					X				X				X				STL	Showers are in good shape
GIRLS	X				ACT (2X2)	X				QUARRY TILE	X				CMU	X				WD/HM					X				X				X				STL	
COORIDOR/ HALLWAYS	X				ACT	X				VCT	X				CMU	X				STL/ HM																		
STORAGE ROOM(S)- **YES**																																						
JANITOR/ CUSTODIAL - **YES**																																						
ELEC./ DATA/ MECH.- **YES**																																						

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	**A**	**B**	**C**	**D**	**Material**	**A**	**D**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MAIN DINING AREA		X			ACT (2X2)	X				VCT	X				CMU/ BR	X				STL/ HM																		Doors need minor paint & door hdwr repairs
SERVING AREA		X			ACT (2X2)	X				VCT	X				CMU/ BR	X				WD/ HM																		Overall the cafeteria is in an older portion of the building, so it needs updating.
KITCHEN		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
MANAGER'S OFFICE		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		Kitchen equip. is in good condition
DISHWASHING		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
DRY FOOD STORAGE		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
CENTRAL RECEIVING		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
JANITOR/ CUSTODIAL W/ TOILET		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
LOCKER ROOM		X			ACT (2X2)		X			CONC/ RES	X				CMU/ FRP	X				WD/ HM																		
COOLER/ FREEZER	X				MTL	X				MTL	X				MTL	X				MTL																		
ELEC./ DATA																																						
MECH. / ELEC./ FIRE PUMP.																																						

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					General Notes
MUSIC/ BAND/ CHORUS	A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	
BAND/ MUSIC (COMBINED)	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
PRACTICE ROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
MUSIC ENSEMBLE ROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
TEACHER'S OFFICE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
INSTRUMENT STORAGE																																					
CHORUS	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
TEACHER'S OFFICE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	
MUSIC ENSEMBLE ROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	

COPE
Area Career Center

A Pathway to a Great Education that leads to Employment!

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COPE AREA CAREER CENTER







Cope Area Career Center

Address: 6052 Slab Landing Rd. Cope, SC 29038
Point of Contact: Greg Moorer
Capacity: 340 / **Enrollment:** N/A / **Utilization:** N/A

Year Built: 1977
Addition/Renovation: N/A
SF: 38,673 SF

Facility Assessment Scope

Exterior observations:

- The front of the school is primarily standing seam metal roof system (brown color), but a small portion in the back of the school is a low sloped BIT roofing system.
- The downspouts and gutters are in good condition.
- The exterior building envelope has utility sized brick veneer system (light tan color) and appears to be in good condition.
- The window system is comprised of aluminum windows. These are the original windows and recommend replacing them.
- The exterior doors are hollow metal doors and frames and are in fair shape with minor hardware issues that need to be addressed, and some touch up paint needed.
- The porte-cochere at the parent drop-off is in good condition.
- There is an old pre-engineered metal building at the back of the school that's being used for storage and needs some repairs.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors and wire glass.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units) and appeared to be in good condition.
- The administration area is primarily comprised of VCT (Vinyl Composition Tile) as the flooring material and was replaced 3 years ago, so it's in very good condition.
- Doors are primarily wood with hollow metal frames. Most of the doors throughout the school are in good condition but look dated. They only need minor touch up paint on the frames.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which needs to be repaired in some locations, and small (1x1) ceramic tiles for the flooring material. The floors are dated looking but good condition. The sinks and toilet fixtures are 15 years old, according to the principal, and are in fair condition. The toilet partitions are CMU with phenolic resin doors and are in good shape.
- Typical classroom(s) had VCT flooring, which is in good condition.
- Automotive shop has exposed ceilings, with CMU walls and concrete floors. The equipment is in good shape, so overall this space is in good condition.

Conclusion: overall the school is in good condition, but is dated looking and needs some minor repairs and updating.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $31,716.67

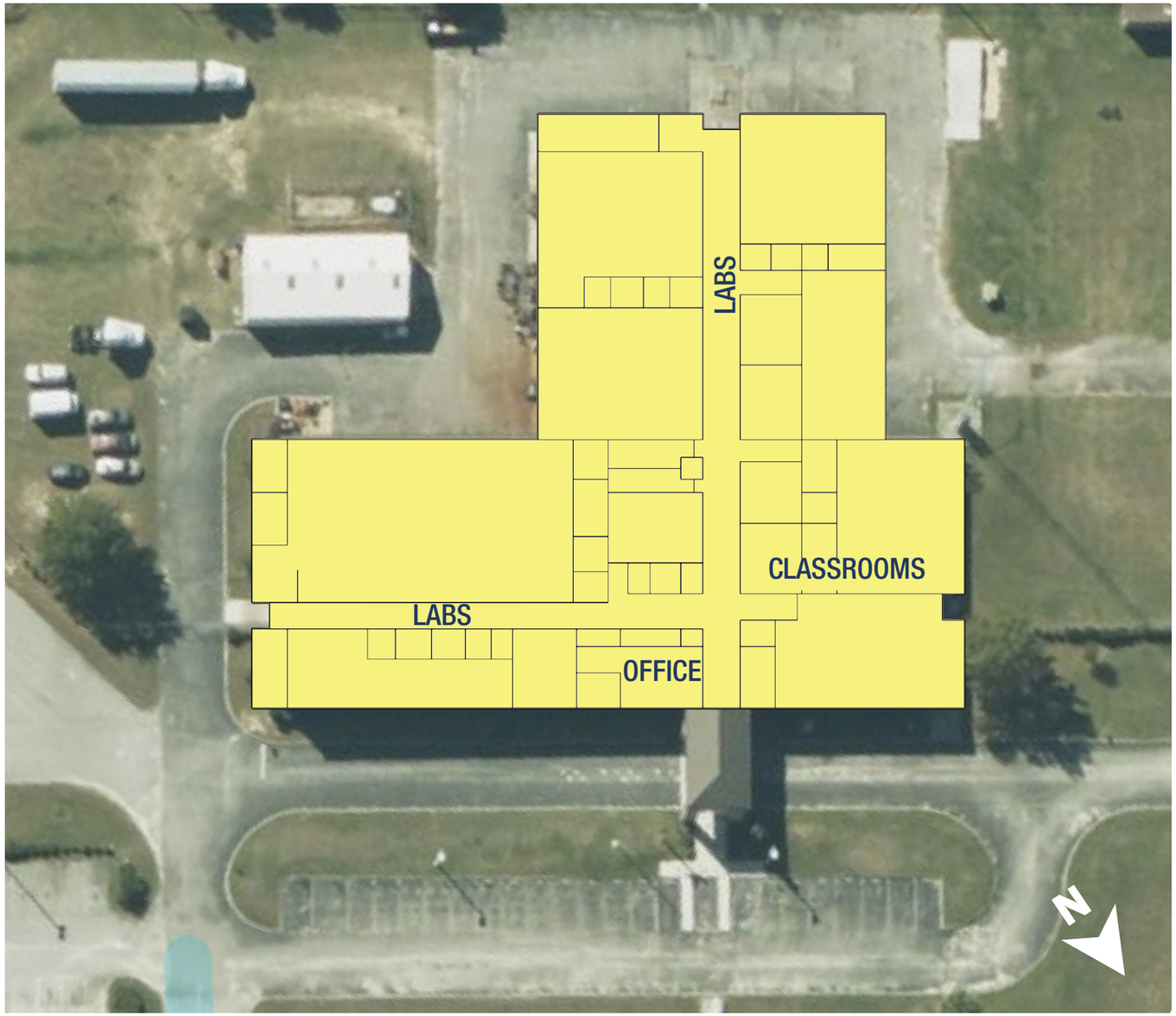
ORANGEBURG COUNTY SCHOOL DISTRICT
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COPE AREA CAREER CENTER
EXISTING SITE AERIAL



ORANGEBURG COUNTY SCHOOL DISTRICT
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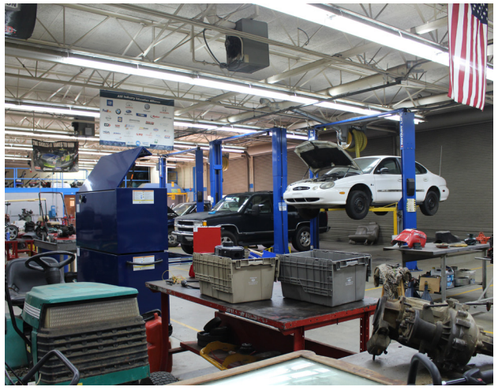
COPE AREA CAREER CENTER
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Cope Area Career Center**

Address: **6064 Slab Landing Rd. Cope, SC 29038**
Year Built: **1977**
SQFT: **38,673**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	X				
Car dropoff	X				
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies	X				
Playgrounds					
Fire Apparatus Access					No real loop road around building, but room for access
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers	X				
ADA/Accessibility	X				
Egress	X				
Misc. stormwater					
Misc. Sidewalk					
Loading Dock	X				Away from building
Tennis Courts					
					Old metal building / pole barn wood structure; concrete floor
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing	X				Mtl roof on majority of building with some low slope at back
Walls (Brick, CMU, Stucco, etc.)	X				Utility Brick
Windows			X		Alum. Window System - 1960. Recommend replacing and updating
Doors		X			HM Doors & Frames - Dated/Old; Needs to be updated and painted
EAST- Building Envelope (Walls/Windows)					Same as North
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					Same as North
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					Same as North
Roofing					
Walls					
Windows					
Doors					
STRUCTURAL					
General Structural	X				
Fire Walls	X				





Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing														
Name																					Casework					Access.				Fixtures				Partitions						
ADMINISTRATION	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
ENTRY VESTIBULE	X				ACT	X				VCT	X				CMU	X				WD/ HM	X				WOOD/PLAM														VCT REPLACED 3 YEARS AGO
WAITING AREA	X				ACT	X				VCT	X				CMU	X				WD/ HM																		
RECEPTION AREA	X				ACT	X				VCT	X				CMU	X				WD/ HM																		INTERCOM SYSTEM - OLD
SECRETARY	X				ACT	X				VCT	X				CMU	X				WD/ HM																		COMBINED W/ RECEPTION AREA
COPIER ROOM	X				ACT	X				VCT	X				CMU	X				WD/ HM																		
RECORDS / TESTING/ VAULT																																						
CORRIDORS/ HALLWAYS- ADMIN	X				ACT	X				TERRAZO	X				CMU	X				WD/ HM																		
PRINCIPAL OFFICE	X				ACT	X				VCT	X				CMU	X				WD/ HM																		WOOD PANELING - OLD & PAINTED
ASST. PRINCIPAL OFFICE																																						
CONFERENCE ROOM(S)																																						
TEACHER'S LOUNGE/ WKRM	X				ACT	X				VCT	X				CMU	X				WD/ HM																		SHOWER/NURSE
HEALTH ROOM	X				ACT	X				VCT	X				CMU	X				WD/ HM																		
HEALTH ROOM TOILET																																						
NURSE'S OFFICE																																						
TOILET/ SHOWER	X				ACT	X				CT (1X1)	X				CMU	X				WD/ HM																		
GUIDANCE			X		ACT (2X4)	X				VCT	X				CMU	X				WD/ HM																		
GUIDANCE WAITING AREA			X		ACT (2X4)	X				VCT	X				CMU	X				WD/ HM																		
GUIDANCE RECP.			X		ACT (2X4)	X				VCT	X				CMU	X				WD/ HM																		
GUIDANCE OFFICES			X		ACT (2X4)	X				VCT	X				CMU	X				WD/ HM																		-1
IN-SCHOOL SUSPENSION																																						
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
ELEC. / DATA / MECH.																																						
ELEVATOR																																						
ELEVATOR EQUIP. RM.																																						

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions					
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
TYP CLASSROOM		X			ACT (2X4)	X				TERRAZO	X				CMU	X				WD/HM																	
TYP CLASSROOM		X			ACT (2X4)	X				VCT	X				CMU	X				WD/HM																	
CORRIDORS/ HALLWAYS		X			ACT (2X2)	X				TERRAZO	X				CMU	X				WD/HM																	
TEACHER WORKROOM/ LOUNGE																																					
STAFF TOILETS- MENS/WOMENS		X			ACT		X			CT (1X1)	X				CMU	X				WD/HM					X						X				X		PHENOLIC	NOT ADA/OLD PARTITIONS
GROUP TOILETS																																					15 YEAR OLD FIXTURES
BOYS		X			ACT (2X2)		X			CT (1X1)	X				CMU	X				WD/HM					X					X			X					
GIRLS		X			ACT (2X2)		X			CT (1X1)	X				CMU	X				WD/HM					X					X			X					
MULTI-PURPOSE RM.		X			EXP		X			VCT	X				CMU	X				WD/HM																	CASEWORK IS DATED
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL																																					VENDING MACHINE

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CTE/ VOCATIONAL	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
EARLY CHILDHOOD	X				ACT	X				VCT	X				CMU	X				WD/HM																	
AUTOMOTIVE CLASS	X				ACT	X				VCT	X				CMU	X				WD/HM																	
AUTOMOTIVE CLASS		X			ACT (2X4)	X				VCT	X				CMU	X				WD/HM																	
SMALL ENGINE REPAIR		X			ACT (2X4)	X				VCT	X				CMU	X				WD/HM																	
IT TECHNOLOGY	X				ACT	X				VCT	X				CMU	X				WD/HM																	& ROBOTICS; POWER POLES/COMPUTER LAB
EMS/ HEALTH		X			ACT (2X4)																																
CRIMINAL JUSTICE		X			ACT (2X4)	X				VCT	X				CMU	X				WD/HM		X															OLD WOOD CASEWORK
HOSA LABS																																					
PHARMACY	X				ACT	X				TERRAZO	X				CMU	X				WD/HM																	& HEALTH
STORAGE/OFFICES	X				ACT																																
AGRICULTURE/ HORTICULTURE																																					
ENGINEERING/ ROBOTICS LABS																																					
COSMETOLOGY		X			ACT (2X4)	X				VCT	X				CMU	X				WD/HM																	
TEACHER'S OFFICE		X			ACT (2X4)	X				TERRAZO	X				CMU	X				WD/HM		X															OLD WOOD CASEWORK
ROTC																																					
FOOD SERVICE CLASSROOMS																																					
DINING FLEX																																					
CULINARY DINING																																					
CULINARY LABS																																					
SERVING LINES																																					
CONSTRUCTION																																					
WELDING	X				EXP		X			CONC																											
STORAGE																																					
AUTOMOTIVE/ TECH. SHOP	X				EXP		X			CONC	X				CMU	X				WD/HM																	ROLL-UP DOORS NEED TO BE REPLACED, THEY HAVE ISSUES
CDL CLASSROOM																																					ONLY CDL PROGRAM IN THE STATE

VI | DOVER ES







Dover ES:

Address: 1411 Bedford Ave. North, SC 29112
Point of Contact: N/A
Capacity: 704 / **Enrollment:** 258 / **Utilization:** 37%

Year Built: 1954
Addition/Renovation: 1985 and 2002
SF: 56,634

Facility Assessment Scope

Exterior observations:

- We were informed that this school was originally an old High school built in 1954 at this location, but was demolished when the newer portion of the school was built. However, the 1954 Gym was the only portion of the building that was kept. The K-5 classroom wing was added on in 1985 and final addition was done in 2002, which was the Administration and classrooms.
- The main building has a standing seam metal roofing system (blue color) and the older Gym and small classroom wing have low slope modified bit roofing system. The downspouts and gutters could use some minor repairs. The older Gym needs of lots of repairs. We did observe areas that had roof leaks.
- The exterior building envelope has utility sized brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of aluminum storefront (on the newer building) and is in good condition. However, the Gym has old wood aluminum cladded system and need lots of repairs. Would recommend replacing them in the older sections of the building.
- The exterior doors are a mixture of storefront and hollow metal doors and frames. Need door hardware repairs.
- The manufactured walkway covers at bus loop need some minor repairs.
- Playground equipment is in good shape, but the older swings need to be replaced.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units) and are in good condition.
- The administration area has a mixture of carpet and VCT. They both are in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in good condition. Only need some minor touch up paint on the frames.
- Corridors and hallways are VCT and in very good condition.
- Media Center is the primary problem at this school. There are several roof leaks in this area.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired in some locations, and ceramic tile floors. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin. These are in pretty good shape.
- Typical Elementary classroom(s) had the following: ACT ceilings with VCT flooring and the walls are load bearing cmu. Overall, these items were in good condition.

Conclusion: the new portion of the school is in good condition with only minor repairs needed. However, the old Gym and Media Center roofs have water leak issues that need to be addressed.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $73,983.73

ORANGEBURG COUNTY SCHOOL DISTRICT
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DOVER ES
EXISTING SITE AERIAL



LS3P

ORANGEBURG COUNTY SCHOOL DISTRICT
We Are One

DOVER ES
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: Dover Elementary School

Address: **1411 Bedford Ave. North, SC 29112**
Year Built: **1954**
SQFT: **56,634**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	X				
Car dropoff	X				
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies	X				Good Condition
Playgrounds		X			Most of the equipment is in good condition, but there are some old swings
Fire Apparatus Access	X				
Parapets, Downspouts & Scuppers	X				
ADA/Accessibility	X				
Egress	X				
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					Main Building
Roofing	X				Standing seam metal roof - blue color
Walls (Brick, CMU, Stucco, etc.)	X				Utility Brick - Red
Windows	X				SF
Doors	X				SF - Ext Doors
EAST- Building Envelope (Walls/Windows)					Out Building - Band
Roofing		X			Low Slope Roof
Walls	X				Utility Brick
Windows	X				Aluminum Storefront
Doors					
WEST- Building Envelope (Walls/Windows)					
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					
Roofing					
Walls					
Windows					
Doors					
STRUCTURAL					
General Structural	X				
Fire Walls	X				Between classroom wings

MECHANICAL					
Fire Protection/Sprinklers					
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems					
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable B = Repair C= Replace D = Code Issue**
N/A

Name	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing																	General Notes
																					Casework					Access.				Fixtures				Partitions									
ADMINISTRATION	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material					
ENTRY VESTIBULE	X				GYP BD	X				VCT	X				CMU	X				SF																					
WAITING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																					
RECEPTION AREA	X				ACT	X				VCT	X				CMU	X				WD/HM																					
SECRETARY	X				ACT	X				VCT	X				CMU	X				WD/HM																					AND BOOK KEEPER
ATTENDANCE	X				ACT	X				VCT	X				CMU	X				WD/HM																					
OFFICES	X				ACT	X				VCT	X				CMU	X				WD/HM																					
CORRIDORS/ HALLWAYS	X				ACT	X				VCT	X				CMU	X				WD/HM																					
WORK RM./ MAIL/ STOR.	X				ACT	X				VCT	X				CMU	X				WD/HM																					
STAFF TOILET- MENS/ WOMENS	X				ACT	X				VCT	X				CMU	X				WD/HM																					
CORRIDORS/ HALLWAYS- ADMIN	X				ACT	X				VCT	X				CMU	X				WD/HM																					
PRINCIPAL OFFICE	X				ACT	X				CPT	X				CMU	X				WD/HM																					
ASST. PRINCIPAL OFFICE	X				ACT	X				CPT	X				CMU	X				WD/HM																					
CONFERENCE ROOM(S)	X				ACT	X				CPT	X				CMU	X				WD/HM																					
TEACHER'S LOUNGE/ WKRM	X				ACT	X				VCT	X				CMU	X				WD/HM																					
HEALTH ROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																					
TOILET/ SHOWER	X				ACT	X				VCT	X				CMU	X				WD/HM																					
GUIDANCE																																									
GUIDANCE WAITING AREA																																									
GUIDANCE RECP.																																									
GUIDANCE OFFICES																																									
IN-SCHOOL SUSPENSION																																									
STORAGE ROOM(S)																																									
JANITOR/ CUSTODIAL																																									
ELEC. / DATA / MECH.																																									

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions					
CLASSROOMS	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
READING ROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	
RESOURCE ROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	
TYP CLASSROOM	X				ACT	X				VCT	X				CMU	X				WD/HM				PLAM													TEACHER'S CABINET, TYP
PRE-K CLASSROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	PLAM CUBBIES AND CASEWORK
PRE-K TLT	X				ACT	X				VCT	X				CMU	X				WD/HM																	
TYP CLASSROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	
1ST GRADE CLASSROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	
CORRIDORS/ HALLWAYS																																					
TEACHER WORKROOM/ LOUNGE																																					
STAFF TOILETS- MENS/WOMENS																																					
GROUP TOILETS																																					
BOYS	X				ACT	X				CT (1X1)	X				CMU	X				WD/HM					X				X				X				PHENOLIC	
GIRLS	X				ACT	X				CT (1X1)	X				CMU	X				WD/HM					X				X				X				PHENOLIC	
COMPUTER LAB(S)																																					
SCIENCE CLASSROOMS	X				ACT	X				VCT	X				CMU	X				WD/HM		X		PLAM													CASEWORK - DATED
STORAGE/ PREP. RM.																																					
ART CLASSROOMS	X				ACT	X				VCT	X				CMU	X				WD/HM																	
MULTI-PURPOSE RM.																																					
SPECIAL EDUCATION	X				ACT	X				VCT	X				CMU	X				WD/HM		X		PLAM													DATED CASEWORK
SPEECH CLASSROOM		X			ACT	X				CPT	X				CMU	X				WD/HH																	POSSIBLE LEAK IN THIS SPACE

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	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MEDIA CENTER	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
RECEPTION DESK	X				ACT	X				CPT	X				CMU	X				WD/HM																	
MEDIA SPECIALIST OFFICE	X				ACT	X				CPT	X				CMU	X				WD/HM																	
LIBRARY -BOOKSHELVING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																	
LIBRARY READING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																	
COMPUTER LAB	X				ACT	X				CPT	X				CMU	X				WD/HM																	
MULTI-MEDIA ROOM																																					
AV/ TECHNOLOGY																																					
GREEN SCREEN RM.																																					
CONFERENCE ROOM	X				ACT	X				CPT	X				CMU	X				WD/HM																	
STORAGE ROOM(S)	X				ACT	X				VCT	X				CMU	X				WD/HM																	

Orangeburg County School District - Preliminary Facility Assessments

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
GYMNASIUM	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
BASKETBALL COURT	X				EXP		X			WOOD		X			BRICK	X				WD/HM																	BLEACHERS ARE OLD GOALS ARE OLD AND NEED TO BE REPLACED
COACHES' OFFICES																																					
GROUP TOILET		X			GYP BD	X				CT (1X1)	X				GYP BD	X				WD/HM																	

Orangeburg County School District - Preliminary Facility Assessments

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MAIN DINING AREA	X				ACT	X				VCT	X				CMU	X				WD/HM																		
KITCHEN	X				ACT	X				QT	X				CMU	X				WD/HM																		
MANAGER'S OFFICE	X				ACT	X				QT	X				CMU	X				WD/HM																		
DISHWASHING	X				ACT	X				QT	X				CMU	X				WD/HM																		
DRY FOOD STORAGE	X				ACT	X				QT	X				CMU	X				WD/HM																		
JANITOR/ CUSTODIAL	X				ACT	X				QT	X				CMU	X				WD/HM																		
LOCKER ROOM	X				ACT	X				QT	X				CMU	X				WD/HM																		
WASHER/ DRYER	X				ACT	X				QT	X				CMU	X				WD/HM																		
STAFF TOILET (COMBO)	X				ACT	X				QT	X				CMU	X				WD/HM																		
COOLER/ FREEZER																																						
COORIDOR/ HALLWAYS																																						
STAFF TOILET- MENS																																						
STAFF TOILET- WOMENS																																						
MECH. / ELEC./ FIRE PUMP.																																						
STORAGE	X				ACT	X				QT	X				CMU	X				WD/HM																		

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MUSIC/ BAND/ CHORUS	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MUSIC/ CHORUS	X				ACT	X				VCT	X				CMU	X				WD/HM		X																
TEACHER'S OFFICE																																						
MUSIC STORAGE																																						
BAND/ MUSIC	X				ACT	X				VCT	X				CMU	X				WD/HM		X																SEPARATE BLDG CASEWORK - PLAM; IS A LITTLE DATED W/ TOILET & STORAGE

VII EDISTO ES







Edisto ES:

Address: 136 Woodolive Ln. Cordova, SC 29039
Point of Contact: N/A
Capacity: 880 / **Enrollment:** 484 / **Utilization:** 55%

Year Built: 1995
Addition/Renovation: N/A
SF: 80,085 SF

Facility Assessment Scope

Exterior observations:

- The main building has a standing seam metal roofing system (blue color) and the Cafeteria/ Kitchen, Media Center and Physical Ed. portions of the building have a low slope modified bit roofing system. The downspouts and gutters could use some minor repairs.
- The exterior building envelope has utility sized brick veneer system (red color) and appears to be in good condition.
- The window system is comprised of older wooden aluminum cladded system and need some repairs.
- The exterior doors are storefront with a few hollow metal doors and frames at utility rooms, etc. Door hardware repairs are needed.
- The manufactured walkway covers at bus loop need some minor repairs.
- Playground equipment appeared to be new.

Interior observations:

- No fire sprinkler system, but corridors appear to be rated and have 20 min. rated doors.
- Smoke detectors throughout the school.
- 3 Hour Fire Walls separate the fire areas throughout the buildings.
- The interior walls are primarily comprised of load bearing CMU (concrete masonry units) and are in good condition.
- The administration area has a mixture of carpet and VCT. They both are in good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school are in good condition. Only need some touch up paint on the frames and minor door hardware fixes.
- Corridors and hallways are VCT and in good condition.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), and ceramic tile floors. The toilet fixtures are in good condition, but the sinks need some updating. The toilet partitions are phenolic resin and are in pretty good shape.
- Typical Elementary classroom(s) had the following: ACT ceilings with VCT flooring and the walls are load bearing CMU. Overall, these items were in good condition.
- Media Center has some old and dated ceiling tiles. Would recommend replacing these.
- No ADA ramp to get up to the platform in the cafeteria.

Conclusion: overall the school is in good condition. There are only minor repairs needed.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $97,385.50

ORANGEBURG
COUNTY SCHOOL DISTRICT
We Are One

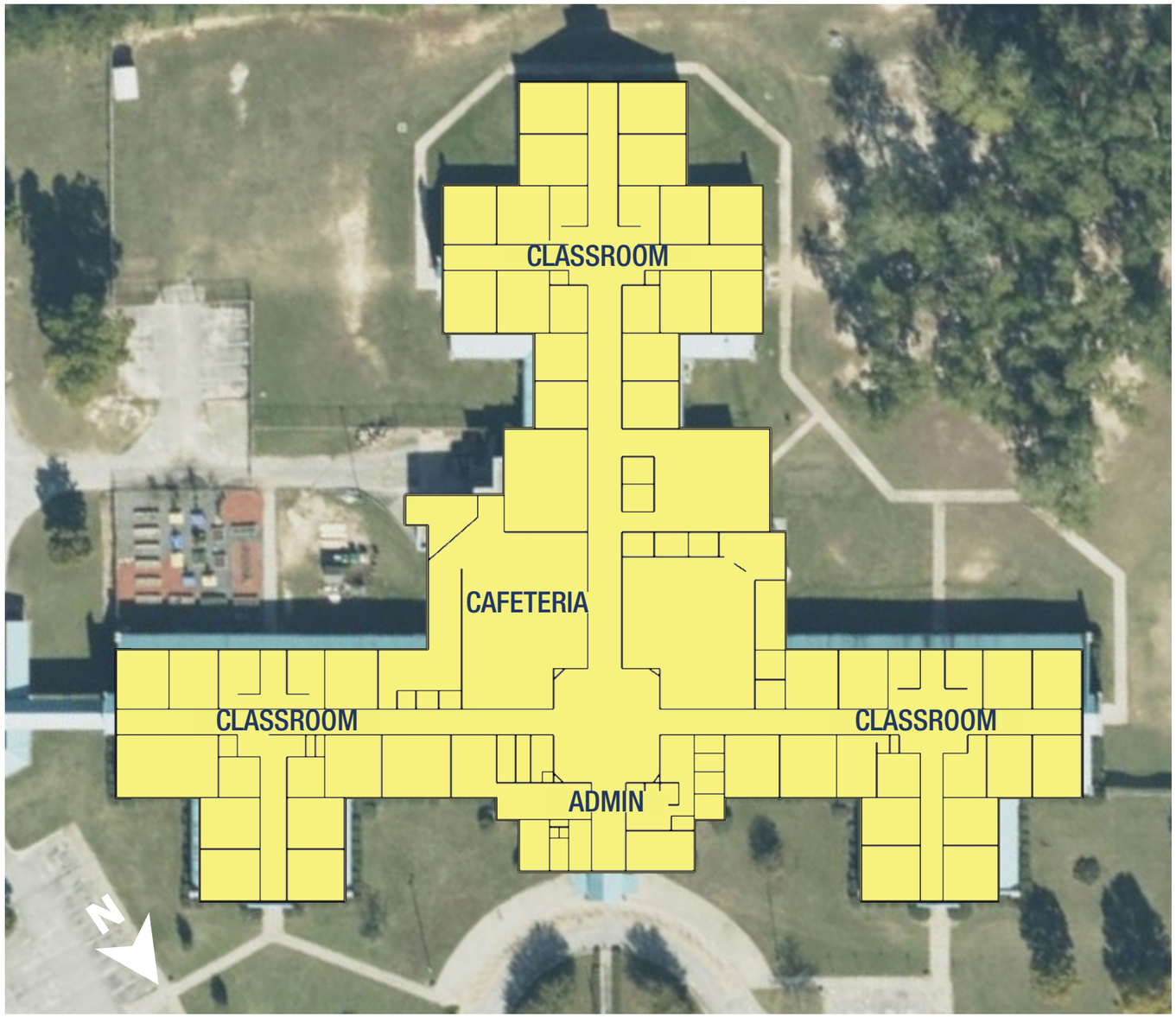
EDISTO ES
EXISTING SITE AERIAL



LS3P

ORANGEBURG COUNTY SCHOOL DISTRICT
We Are One

EDISTO ES
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: Edisto Elementary School

Address: **136 Woodolive Ln. Cordova, SC 29039**
Year Built: **1995**
SQFT: **80,085**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**
= Not Applicable

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	X				
Car dropoff	X				
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies		X			Minor amount at bus loop
Playgrounds	X				Playground equipment appeared to be new
Fire Apparatus Access	X				
Parapets, Downspouts & Scuppers		X			Minor repairs
ADA/Accessibility	X				
Egress	X				
Loading Dock	X				
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing	X				Standing seam metal roof on majority of building
Walls (Brick, CMU, Stucco, etc.)	X				Utility Brick
Windows		X			Wood aluminum clad - old
Doors		X			Storefront on exterior doors
EAST- Building Envelope (Walls/Windows)					
Roofing					
Walls					
Windows					
Doors					
WEST- Building Envelope (Walls/Windows)					
Roofing					
Walls					
Windows					
Doors					
SOUTH- Building Envelope (Walls/Windows)					
Roofing					
Walls					
Windows					
Doors					

STRUCTURAL					
General Structural	X				
Fire Walls	X				
MECHANICAL					
Fire Protection/Sprinklers					
Plumbing					
Hot Water Heaters/Boilers					
HVAC Systems					
ELECTRICAL / LOW VOLTAGE					
Electrical					
Lighting (Interior)					
Lighting (Exterior)					
Fire Alarm					
Emergency Power					
Security/Cameras					
VERTICAL TRANSPORATION					
Elevators/Lifts					
Stairs					



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Name	Ceilings					Floor					Walls					Doors/ Frames					Casework					Toilet Rooms / Plumbing														
																					Casework					Access.				Fixtures				Partitions						
ADMINISTRATION	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
ENTRY VESTIBULE	X				ACT	X				VCT	X				CMU	X				WD/HM		X			PLAM													PLAM IS A LITTLE DATED BUT GOOD CONDITION
WAITING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																		MAILBOXES IN ADMIN WAITING AREA
RECEPTION AREA																																						
SECRETARY																																						
ATTENDANCE																																						
RESOURCE OFFICER																																						
OFFICES																																						
CORRIDORS/ HALLWAYS	X				ACT	X				VCT	X				CMU	X				WD/HM																		
RECORDS / TESTING/ VAULT																																						
WORK RM./ MAIL/ STOR.																																						
STAFF TOILET- MENS/ WOMENS	X				ACT	X				CT (1X1)	X				CMU	X				WD/HM						X					X				X			PHENOLIC	
CORRIDORS/ HALLWAYS- ADMIN		X			ACT	X				VCT	X				CMU	X				WD/HM																		
PRINCIPAL OFFICE	X				ACT	X				CPT	X				CMU	X				WD/HM																		
ASST. PRINCIPAL OFFICE																																						
CONFERENCE ROOM(S)																																						
TEACHER'S LOUNGE/ WKRM																																						
HEALTH ROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																		
HEALTH ROOM TOILET																																						
TOILET/ ~~SHOWER~~																																						
GUIDANCE	X				ACT	X				CPT	X				CMU	X				WD/HM																		
GUIDANCE WAITING AREA																																						
GUIDANCE OFFICES																																						
IN-SCHOOL SUSPENSION																																						
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
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	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																									Access.				Fixtures				Partitions					
CLASSROOMS	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
TYP CLASSROOM (4TH GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													CUBBIES
TYP CLASSROOM (4TH GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													PLAM CASEWORK
TYP CLASSROOM	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													PLAM - TEACHER'S CABINET & CUBBIES - GOOD
TYP CLASSROOM (4TH GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													
TYP CLASSROOM (3RD GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													PLAM - GOOD SHAPE/DATED
TYP CLASSROOM (5TH GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													
TYP CLASSROOM (5TH GRADE)	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													PLAM - GOOD SHAPE
CORRIDORS/ HALLWAYS																																					
TEACHER WORKROOM/ LOUNGE																																					
GROUP TOILETS																																					
BOYS	X				ACT					CT (1X1)	X				CMU										X					X				PHENOLIC	SINKS ARE OLD, BUT TOILETS/URINALS - GOOD
GIRLS	X				ACT					CT (1X1)	X				CMU										X					X				PHENOLIC	
COMPUTER LAB(S)																																					
ART CLASSROOMS	X				ACT	X				VCT	X				CMU	X				WD/HM																	
ART STORAGE																																					
KILN ROOM																																					
MULTI-PURPOSE RM.	X				EXP	X				VCT	X				CMU	X				WD/HM																	
PE STORAGE	X				ACT	X				VCT	X				CMU	X				WD/HM																	
OFFICE W/ TOILET	X				ACT	X				VCT	X				CMU	X				WD/HM																	
SPECIAL EDUCATION	X				ACT	X				VCT	X				CMU	X				WD/HM	X			PLAM													PLAM IS OK, BUT DATED
DEDICATED TOILET/ ~~SHOWER~~																																					
SPEECH CLASSROOM																																					
OT/ PT CLASSROOM																																					
STORAGE ROOM(S)		X			ACT		X			VCT	X				CMU	X				WD/HM																	
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

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Name																					Casework				Access.				Fixtures				Partitions					
MEDIA CENTER	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	Material	General Notes
RECEPTION DESK	X				ACT	X				CPT	X				CMU	X				WD/HM																	MINOR LEAKS IN MEDIA CENTER. SEE PHOTOS
MEDIA SPECIALIST OFFICE																																					
TEACHER WORK ROOM	X				ACT	X				VCT	X				CMU	X				WD/HM																	
CORRIDORS/ HALLWAYS																																					
STAFF TOILET- MENS/WOMENS																																					
																																					OLD CEILING TILES, BUT OK CONDITION OVERALL
LIBRARY -BOOKSHELVING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																	
LIBRARY READING AREA	X				ACT	X				CPT	X				CMU	X				WD/HM																	READING NOOK
MULTI-MEDIA ROOM																																					
AV/ TECHNOLOGY																																					
GREEN SCREEN RM.																																					
CONFERENCE ROOM	X				ACT	X				CPT	X				CMU	X				WD/HM																	USED AS STORAGE
READING TUTOR RM.																																					
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

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	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
CAFETERIA	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MAIN DINING AREA		X			ACT	**X**				VCT	**X**				CMU	**X**				STL/HM																		OLD/DATED CEILING TILES IN THIS AREA, NO VINYL ACT, JUST REGULAR
SERVING AREA																																					
PLATFORM/STAGE	**X**				ACT	X				VCT	X				CMU																						NO RAMP TO GET UP TO STAGE
KITCHEN	**X**				ACT	X				CONC/PT	X				CMU																						EQUIPMENT IS GOOD SHAPE
MANAGER'S OFFICE																																					
DISHWASHING																																					
DRY FOOD STORAGE																																					
JANITOR/ CUSTODIAL																																					
LOCKER ROOM																																					
STAFF TOILET (COMBO)	**X**				ACT	X				CONC/PNT	X				CMU	X				WD/HM																		
COOLER/ FREEZER																																					
LOADING DOCK																																					
ELEC./ DATA																																					
STAFF TOILET- MENS																																					
STAFF TOILET- WOMENS																																					
MECH. / ELEC./ FIRE PUMP.																																					

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

Abbreviation Key: **A = Acceptable** **B = Repair** **C= Replace** **D = Code Issue**
N/A

	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													
Name																					Casework				Access.				Fixtures				Partitions					
MUSIC/ BAND/ CHORUS	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	**General Notes**
MUSIC/ CHORUS	**X**				ACT	X				VCT	X				CMU	X				WD/HM																		SLOPED CEILING
TEACHER'S OFFICE																																					
MUSIC STORAGE																																					2