ISSP

ORANGEBURG COUNTY SCHOOL DISTRICT

PRELIMINARY FACILITY ASSESSMENT

BOOKLET 4 OF 4

Schools:

Sheridan Elementary School

St. James-Gaillard Elementary School

The Technology Center

Vance-Providence Elementary School

Whittaker Elementary School

William J. Clark Middle 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

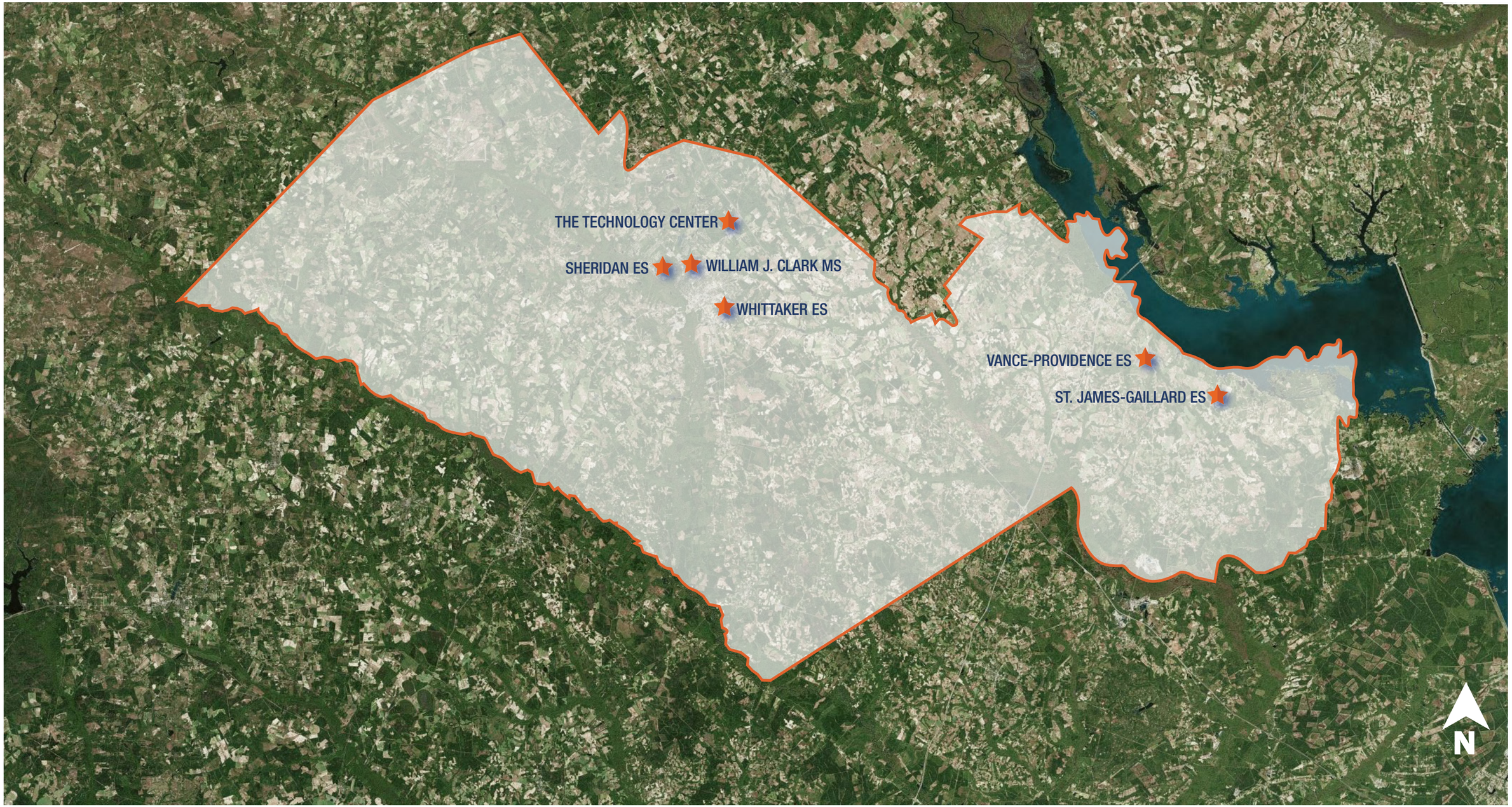
LS3P has been enlisted to provide the Board information to assist with decision making and costs associated with your renovations/additions to their existing schools and potential new schools. The District currently has approximately 12,000 students and 26 schools with nine (9) different grade level 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



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ORANGEBURG COUNTY SCHOOL DISTRICT
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SHERIDAN ES







Sheridan ES:

Address: 1139 Hillsboro Rd. Orangeburg, SC 29115
Point of Contact: N/A
Capacity: 990 / **Enrollment:** 484 / **Utilization:** 49%

Year Built: 1960
Addition/Renovation: 1962,1991, 2002
SF: 68,983 SF

Facility Assessment Scope

Exterior observations:

- Additions and/or Renovations: 1962 there was a renovation, 1991- Library was renovated and 2002- classrooms.
- The school's primary roofing system is a low slope modified bit roof, but there is some standing seam metal roofing system (green color) at the front main entry. The downspouts and gutters need repairs between the older classroom wings of the building.
- The exterior building envelope is standard modular face brick veneer system (red color). There is split-face cmu (light beige color) at the base of the walls on the newer building. This appears to be in good condition. However, on the older classroom wings of the building we saw areas of moisture problems.
- The window system is comprised of aluminum storefront (on the newer buildings) and are in good condition. However, on the older classroom wings, there are old wood aluminum cladded with single pane glass system. These are the original windows from the 60's. These windows need lots of repairs and recommend replacing them.
- The exterior doors are a mixture of storefront (at newer buildings) and hollow metal doors and frames at older sections. Need door hardware repairs. On the older sections, they need lots of repairs and recommend replacing them.
- The manufactured walkway covers and canopies at the older classroom wings are old and leaking in spots. Need lots of repairs. Recommend replacing these.
- Playground equipment is old but in fair condition.
- Note: the in the older classroom wings, the classes are all accessed from the exterior of the building and do not have corridors. Classrooms open directly to the outside. Not an ideal setup. Although there are barbed wired fences around the property, it still poses a potential security threat.
- Water drainage issues in the courtyard area between the older classroom wings as well. The grading in this area is poor and doesn't drain well.

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 in the newer buildings.
- The administration area has a mixture of carpet and VCT. These are in good condition because this building is newer addition to the school.
- 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. However, at the older sections of the school, these are in bad condition and recommend replacing and/or updating these.
- Corridors and hallways have ACT ceilings and VCT flooring and in good condition.
- Media Center has old and dated looking ACT ceiling tiles, but are in okay condition. The carpet flooring appears to be in good condition.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired at locations, and ceramic tile floors. These floors need repairs. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin. However, there are a couple of restrooms that are very small and do not meet ADA standards. These are in the older section of the building.
- 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. However, the older classroom wings are not in good condition and need lots of repairs (e.g., ACT ceiling tiles, VCT and carpet flooring and single pane alumn. cladded windows that need to be replaced.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $75,614.79

Conclusion: the new portion of the school is in good condition with only minor repairs needed. However, the older sections of the school have lots of issues that need to be addressed. Water drainage issues in the courtyard area between the older classroom wings as well. The grading in this area is poor and doesn't drain well.

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SHERIDAN ES
EXISTING SITE AERIAL



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SHERIDAN ES
FLOOR PLAN AND INTERIOR PHOTOS















Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: Sheridan Elementary School

Address: **1139 Hillsboro Rd. Orangeburg, SC 29115**
Year Built: **1960**
SQFT: **68,983**

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

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking		X			Limited parking - not many parking spaces
Car dropoff		X			No real stacking room allowance
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies			X		Old, need to replace
Playgrounds			X		dated/old. There is a basketball court and needs repairs
Fire Apparatus Access					No fire road access. There is room to add one around perimeter
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers			X		Old, need to replace
ADA/Accessibility	X				
Egress	X				
Misc. stormwater					
Misc. Sidewalk					
Loading Dock					
Tennis Courts					
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing		X			Low slope - bit tar & gravel
Walls (Brick, CMU, Stucco, etc.)	X				Face brick with CMU backup (split-face CMU base)
Windows			X		Alum. Wood clad windows - single pane
Doors		X			Steel with HM frames
EAST- Building Envelope (Walls/Windows)					
Roofing	X				Standing seam metal at entry only
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				Between classroom wings

MECHANICAL					
Fire Protection/Sprinklers					No 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														
																					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					VCT	X				CMU	X				STL/HM																		STOREFRONT @ ENTRY
WAITING AREA		X			ACT			X		CPT	X				CMU	X				STL/HM		X			PLAM													PLAM FRONT DESK - DATED
RECEPTION AREA		X			ACT			X		CPT	X				CMU	X				STL/HM																		DOORS NEED FRESH PAINT
ATTENDANCE		X			ACT			X		CPT	X				CMU	X				STL/HM																		
WORK RM./ MAIL/ STOR.		X			ACT		X			VCT	X				CMU	X				STL/HM																		
STAFF TOILET- MENS/ WOMENS	X				ACT	X				QT	X				CMU																							
CORRIDORS/ HALLWAYS- ADMIN																																							
PRINCIPAL OFFICE																																							
ASST. PRINCIPAL OFFICE																																							
CONFERENCE ROOM(S)																																							
TEACHER'S LOUNGE/ WKRM																																							
HEALTH ROOM																																							
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				CMU																							
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						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**	**D**	**Material**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**Material**	
TYP CLASSROOM (5TH GRADE)	X				ACT		X			VCT	X				CMU		X			STL/HM																		
TYP CLASSROOM (PRE-K W/ TLT)	X				ACT		X			VCT	X				CMU		X			STL/HM																		
CLASSROOM - 1ST GRADE		X			ACT		X			VCT	X				CMU		X			STL/HM			X		PLAM												PLAM - OLD; NEEDS TO BE REPLACED, TYP.
CLASSROOM - 3RD GRADE	X				ACT					CPT - OLD	X				CMU		X			STL/HM																		ORIGINAL WOOD/ALUM CLAD; SINGLE PANE WINDOWS
CORRIDORS/ HALLWAYS		X			ACT	X				VCT	X				CMU		X			STL/HM																		
TEACHER WORKROOM/ LOUNGE																																						
STAFF TOILETS- MENS/WOMENS																																						
GROUP TOILETS		X			ACT/VINYL	X				QT	X				CMU		X			STL/HM						X					X				X			PHENOLIC	
GROUP TOILETS			X		GYP BD	X				CT (1X1)	X				CMU		X			STL/HM																		
BOYS																																						
GIRLS																																						
COMPUTER LAB(S)																																						
SCIENCE CLASSROOMS																																						
STORAGE/ PREP. RM.																																						
ART CLASSROOMS																																						
ART STORAGE																																						
KILN ROOM																																						
MULTI-PURPOSE RM.	X				ACT					MONDO SPORT	X				CMU					STL/HM - EXT																		WD/HM - INT
SPECIAL EDUCATION																																						
DEDICATED TOILET/ SHOWER																																						
SPEECH CLASSROOM																																						
OT/ PT CLASSROOM																																						
BIOLOGY/ CHEMISTRY																																						
LAB AREA																																						
PHYSICS																																						
PHYSICS LAB																																						
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	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														
MEDIA SPECIALIST OFFICE																																					
TEACHER WORK ROOM		X			ACT		X			VCT	X				CMU	X				WD/HM																PLAM - OLD
TEACHERS' LOUNGE																																					
CORRIDORS/ HALLWAYS																																					
STAFF TOILET- MENS/WOMENS																																					
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																																					
MULTI-MEDIA ROOM																																					
AV/ TECHNOLOGY																																					
GREEN SCREEN RM.																																					
CONFERENCE ROOM																																					
READING TUTOR RM.																																					
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**	**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/BR		X			STL/HM																	STAGE IN CAFETERIA, NO RAMP
STAGE					ACT		X			VCT																												
KITCHEN		X			ACT/VINYL	X				QT	X				CMU/BR		**X**			STL/HM																		
MANAGER'S OFFICE																																						
DISHWASHING																																						
JANITOR/ CUSTODIAL																																						COMBINED W/ LOCKER
LOCKER ROOM																																						
WASHER/ DRYER																																						
STAFF TOILET (COMBO)																																						
COOLER/ ~~FREEZER~~																																						
ELEC./ DATA																																						
STAFF TOILET- MENS																																						NOT ADA; TOO SMALL
STAFF TOILET- WOMENS																																						
MECH. / ELEC./ FIRE PUMP.																																						

ST. JAMES-GAILLARD ES







St. James-Gaillard ES:

Address: 1555 Gardensgate Rd. Eutawville, SC 29048
Point of Contact: N/A
Capacity: 726 / **Enrollment:**249 / **Utilization:** 34%

Year Built: 1954
Addition/Renovation: 1996
SF: 44,607 SF

Facility Assessment Scope

Exterior observations:

- The school's primary roofing system is a low slope modified bit roof. There were some signs of roof leaks throughout the school. The downspouts and gutters need repairs.
- There was a renovation in 1996.
- The exterior building envelope is standard modular face brick veneer system (red color). This appears to be in good condition.
- The window system is comprised of older aluminum windows. Most are in good condition, but there are areas that have issues. The windows appear to have been a part of the 1996 renovation (i.e., they replaced the original single pane windows from the 1950's).
- The exterior doors are a mixture of storefront and hollow metal doors and frames. Need door hardware repairs. On the older sections, they need lots of repairs and recommend replacing them.
- Playground equipment is old but in okay condition.
- Overall, this building still looks very outdated.

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 in the newer buildings.
- The administration area has a mixture of carpet and VCT. These are in good condition because this area was a part of the renovation in 1996.
- 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. These appeared to be a part of the upgrades during the renovation.
- Corridors and hallways have ACT ceilings and VCT flooring and in good condition.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired at locations, and quarry tile (old broken pieces- looks very dated) floors. These floors need repairs. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin. However, there are a couple of restrooms that are very small and do not meet ADA standards.
- Typical Elementary classroom(s) had the following: ACT ceilings with mixture of both VCT and carpet flooring. The walls are load bearing cmu. Overall, most of the classrooms are in good condition, but have large HVAC units (most have issues and problems) on exterior perimeter walls.

Conclusion: Overall, this building still looks very outdated. The areas of the school that were a part of the 1996 renovation appeared to be in good condition with only minor repairs needed. However, there are still areas of the school that need repairs and have issues that need to be addressed.

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $39,889.92

ORANGEBURG COUNTY SCHOOL DISTRICT
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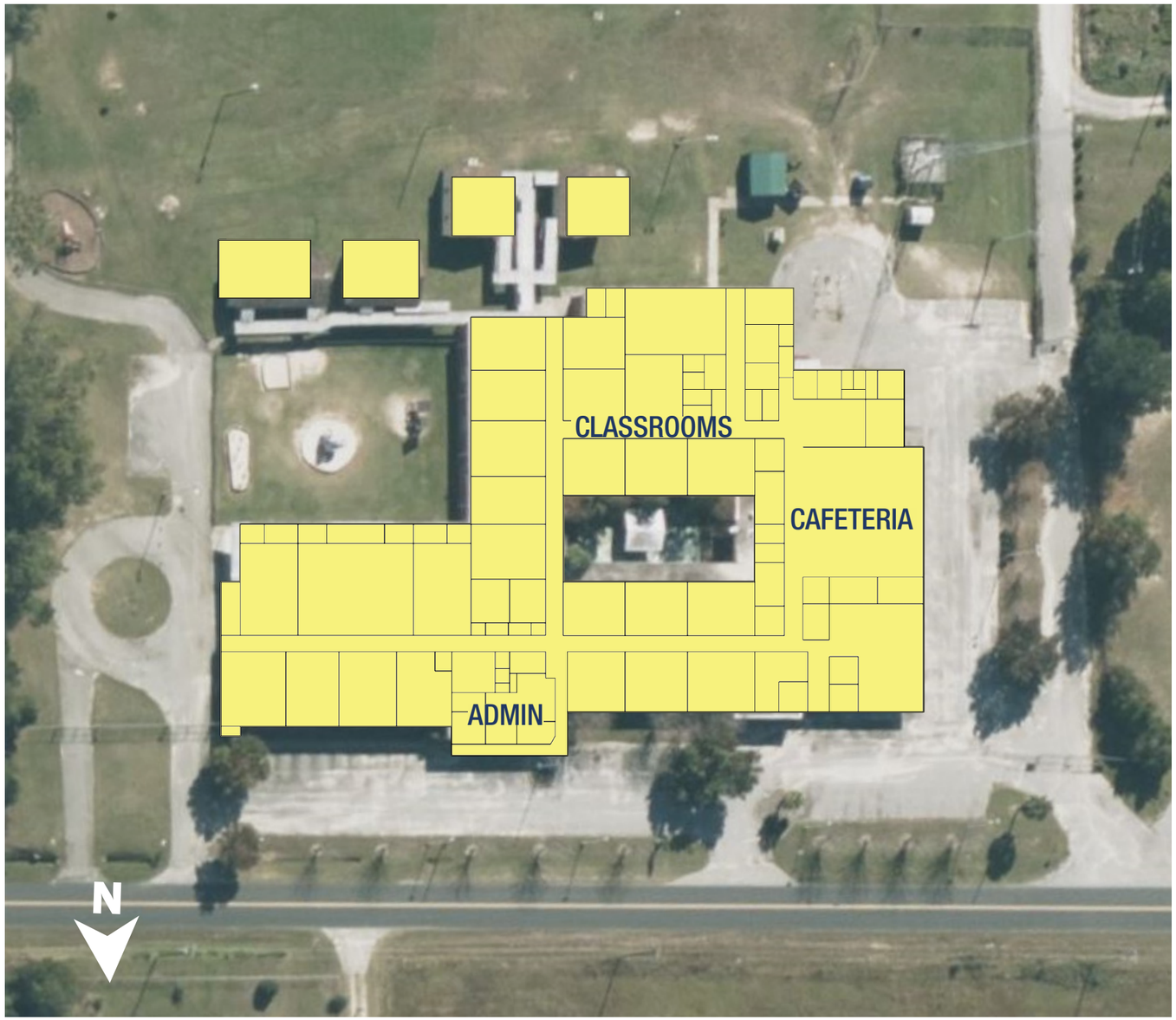
ST. JAMES-GAILLARD ES
EXISTING SITE AERIAL



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ORANGEBURG COUNTY SCHOOL DISTRICT
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ST. JAMES-GAILLARD ES
FLOOR PLAN AND INTERIOR PHOTOS















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Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **St. James – Gaillard Elementary School**

Address: **1555 Gardensgate Rd. Eutawville, SC 29048**
Year Built: **1954**
SQFT: **44,607**

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

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking		x			Very small parking lot
Car dropoff		x			Parent dropoff is a dirt road around the school
Bus dropoff	x				Bus loop is good
Fire Hydrants	x				
Walkway Covers/ Canopies					No walkway cover
Playgrounds			x		Old and dated
Fire Apparatus Access	x				There is a dirt road (parent dropoff loop) around school, so access is there
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers	x				No issues noted by Joey
ADA/Accessibility				x	Sloped floors in corridors do not meet current ADA standards
Egress				x	Same as note above
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)					
Roofing		x			Low slope- Modified Bit roofing system- minor roof leaks noted
Walls (Brick, CMU, Stucco, etc.)	x				Standard brick veneer with load bearing CMU backup
Windows			x		Alumn. wood cladded- (single hung) system- need to be replaced in older building
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				No issues noted
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					



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 (2X2)	X				QT	X				CMU	X				WD/ HM																		
WAITING AREA	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
RECEPTION AREA	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM		X			PLAM													Reception desk plam is a little dated
SECRETARY	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
CORRIDORS/ HALLWAYS	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
RECORDS / TESTING/ VAULT- YES																																							Didn't see inside this space
WORK RM./ MAIL/ STOR.	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
BREAK AREA (SMALL)	X				ACT (2X2)	X				VCT	X				CMU																							
STAFF TOILET- MENS/ WOMENS		X			ACT (2X2)	X				QT	X				CMU	X				WD/ HM						X				X								Doesn't apprear to meet current ADA standards
																																							Doesn't apprear to meet current ADA standards
CORRIDORS/ HALLWAYS- ADMIN		X			ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
PRINCIPAL OFFICE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
CONFERENCE ROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM	X				PLAM													
TEACHER'S LOUNGE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM	X				PLAM													
HEALTH ROOM																																							Didn't see inside these spaces
TOILET																																							

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Name																									Access.				Fixtures				Partitions					General Notes
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	
TYP. 4TH-5TH GRADE CLASSROOM	X				ACT (2X2)	X				CPT/ VCT	X				CMU	X				WD/ HM			X	PLAM													Casework in the older portion of the building is in bad shape. Some classrooms with Carpet and some with VCT
TYP. 2ND- 3RD GRADE CLASSROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																	Relatively new carpet in these classrooms
TYP. K-1ST GRADE CLASSROOM	X				ACT (2X2)	X				CPT/ VCT	X				CMU	X				WD/ HM		X		PLAM													White PLAM casework- good shape but dated
COMPUTER LAB W/ TOILET			X		ACT (2X2)	X				CPT/ VCT	X				CMU	X				WD/ HM		X		PLAM													Roof or Mechanical water leak in this room
MULTI-PURPOSE			X		ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																	
MULTI-PURPOSE- OFFICE/ LOCKER			X		ACT (2X2)			X		CPT	X				CMU	X				WD/ HM																	
MULTI-PURPOSE- STORAGE			X		ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																	
CORRIDORS/ HALLWAYS		X			ACT (2X2)	X				VCT	X				CMU/ BR	X				WD/ HM																	
TEACHER WORKROOM/ LOUNGE	X				ACT (2X2)					CPT	X				CMU	X				WD/ HM		X		PLAM													
STAFF TOILETS- MENS/WOMENS	X				ACT (2X2)					QT	X				CMU	X				WD/ HM					X				X								
GROUP TOILETS																																					
BOYS		X			ACT (2X2)			X		QT	X				CMU								X	PLAM	X					X						X	PHENOLIC	Very old/dated and does not meet current ADA standards
GIRLS		X			ACT (2X2)			X		QT	X				CMU								X	PLAM	X					X						X	PHENOLIC	Very old/dated and does not meet current ADA standards
ART CLASSROOMS	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM		X		PLAM													
ART STORAGE/ KILN ROOM	X				ACT (2X2)	X				VCT	X				CMU	X				WD/ HM																	
SPECIAL EDUCATION																																					Didn't see inside this classroom
STORAGE ROOM(S)																																					Didn't see inside these spaces
JANITOR/ CUSTODIAL																																					
ELEC./ DATA/ MECH.																																					

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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 (2X2)/ GYP	X				CPT	X				CMU/ BR	X				WD/ HM		X			PLAM														
MEDIA SPECIALIST OFFICE	X				ACT (2X2)	X				CPT	X				CMU/ BR	X				WD/ HM		X			PLAM														
LIBRARY -BOOKSHELVING AREA	X				ACT (2X2)		X			CPT	X				CMU/ BR	X				WD/ HM		X			PLAM														Bookshelving is old and dated
LIBRARY READING AREA	X				ACT (2X2)		X			CPT	X				CMU/ BR	X				WD/ HM		X			PLAM														
AV/ TECHNOLOGY/ STORAGE	X				ACT (2X2)		X			CPT	X				CMU/ BR	X				WD/ HM		X			PLAM														

Interior Conditions

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N/A

Name	Ceilings					Floor					Walls					Doors					Casework					Toilet Rooms / Plumbing														General Notes
																					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	Material	A	B	C	D	A	B	C	D	A	B	C	D	Material	
MAIN DINING AREA		X			ACT (2X2)/ GYP	X				VCT		X			CMU/ BR	X				WD/ HM																			VCT was replaced in 1996. Possible addition to this cafeteria during that time as well.
SERVING AREA		X			ACT (2X2)					VCT					CMU/ BR					WD/ HM																			
KITCHEN			X		EXP	X				QT		X			CMU/ BR	X				WD/ HM																			Kitchen equipment is in good condition Exposed ceiling in kitchen is not good. Would recommend adding Vinyl ACT ceiling in this area.
MANAGER'S OFFICE					ACT (2X2)					VCT					CMU/ BR					WD/ HM																			
DISHWASHING					EXP					QT					CMU/ BR					WD/ HM																			
DRY FOOD STORAGE					ACT (2X2)					VCT					CMU/ BR					WD/ HM																			
JANITOR W/ TOILET			X		EXP			X		VCT		X			CMU/ BR		X			WD/ HM					X					X					X		CMU	Toilet room is very small & does not meet ADA
COOLER/ FREEZER					STL					STL					STL					STL																			Exterior of building
MECH. / ELEC./ FIRE PUMP.																																							Didn't see inside these spaces

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						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	
MUSIC																																						Didn't see inside this classroom
TEACHER'S OFFICE																																						

THE TECHNOLOGY CENTER







The Technology Center:

Address: : 3720 Magnolia St. Orangeburg, SC 29118
Point of Contact: N/A
Capacity: 800 / **Enrollment:** N/A / **Utilization: N/A**

Year Built: 1967
Addition/Renovation: 1976,1978, 2002
SF: 100,271 SF

Facility Assessment Scope

Exterior observations:

- The school has a low slope modified bit roofing system.
- The downspouts and gutters are in good condition.
- The exterior building envelope has a standard modular face brick veneer system (cream/white color) and appears to be in good condition.
- The window system is comprised of wood aluminum cladded (single pane) windows. These are the original windows and recommend replacing with new Low-E glazing system.
- 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.
- There is plenty of parent drop-off area and ample staff and visitor parking.
- Bus loop has ample room for drop-off and parking.
- Walkway canopy between the buildings is very old and needs repairs.
- Exterior light poles look very dated, but no issues were reported.
- Note: There are several portable classroom units located at the back of school that are in very bad condition. There mobile units are not currently being used and therefore would recommend removing these from the site.

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 main entry/ vestibule area and corridors have Terrazzo flooring and is in very good condition.
- The administration area is primarily comprised of carpet with some VCT (Vinyl Composition Tile) as the flooring material and is in good condition. However, there was mention of a minor roof leak in this area.
- 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) with vinyl, 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 toilet partitions are cmu with phenolic resin doors and are in good shape.
- Typical classroom(s) had ACT ceilings (some areas need to be replaced), VCT flooring, which is in good condition, and cmu walls.
- Automotive shop has exposed ceilings, with cmu walls and concrete floors (which needs some repairs). The equipment is in good shape, so overall this space is in good condition.
- Cosmetology classroom has ACT ceiling, and VCT flooring (which needs repairs).
- Criminal Justice classroom has ACT ceiling and carpet flooring. Recommend replacing the carpet.

Note: during our visit the principal informed us that several programs at the school are no longer being taught, therefore the following classroom are not currently being used: Machine Shop, Machinery and Pre Vocational. These are very large classroom spaces (not sure of the exact square footages), so this should be taken in to consideration as part of the overall evaluation.

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

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $105,730.50

ORANGEBURG COUNTY SCHOOL DISTRICT
We Are One

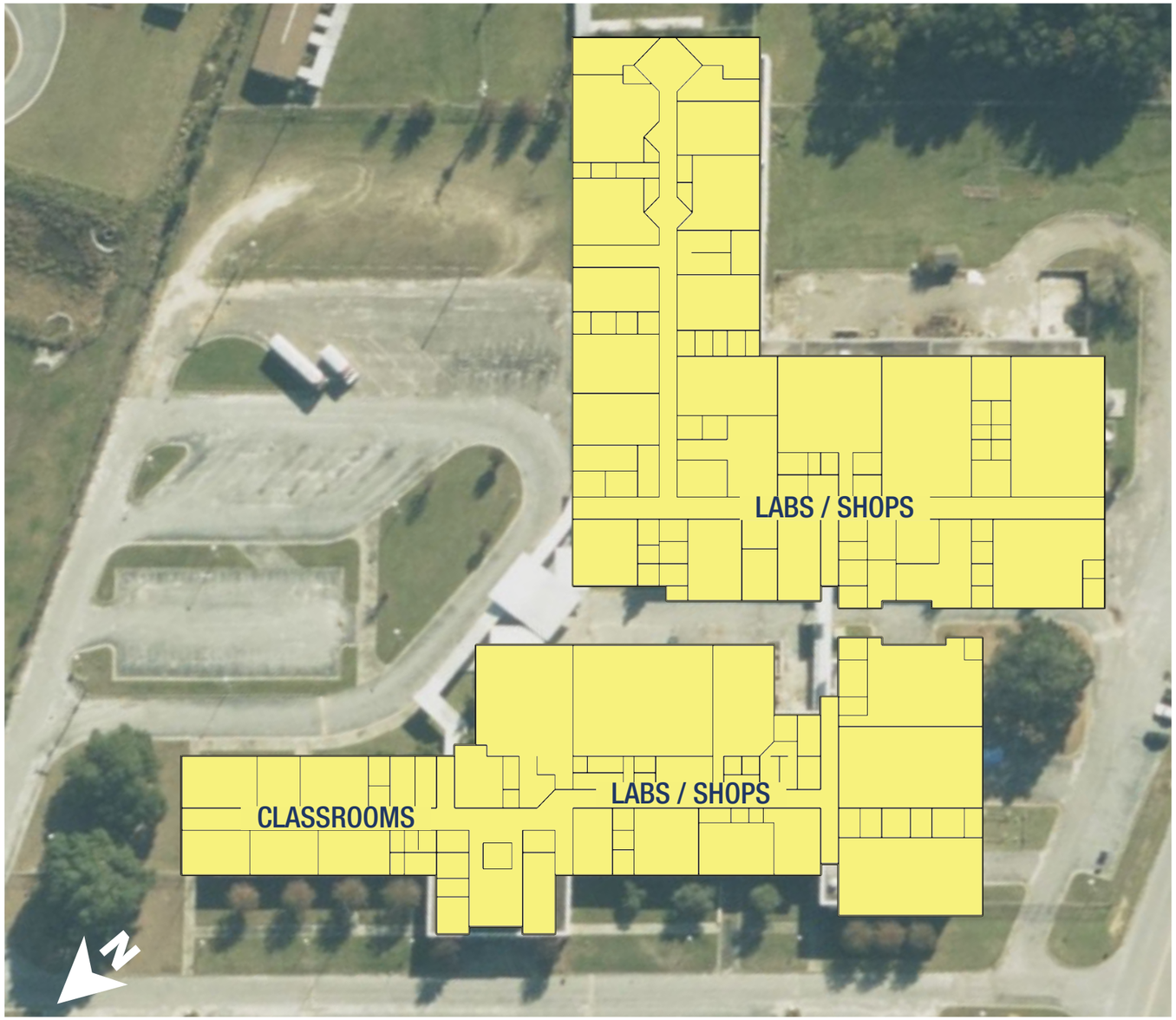
THE TECHNOLOGY CENTER
EXISTING SITE AERIAL



LS3P

ORANGEBURG
COUNTY SCHOOL DISTRICT
We Are **One**

THE TECHNOLOGY CENTER
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: The Technology Center

Address: **3720 Magnolia St. Orangeburg, SC 29118**
Year Built: **1971**
SQFT: **100,271**

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 fire loop road, but may be room to add one
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers	X				
ADA/Accessibility	X				
Egress	X				
Misc. stormwater					
Misc. Sidewalk					
Loading Dock	X				This was located at the back of school
Tennis Courts					
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					
Roofing		X			Low slope roof (tar is gravel)
Walls (Brick, CMU, Stucco, etc.)	X				Face brick with CMU backup
Windows			X		Wood alum clad - single pane
Doors	X				Stl/HM; Wood/HM
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				

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																					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				TERRAZO	X				CMU	X				WD/HM		X															OLD PLAM RECEPTION DESK MOST DOOR ARE WOOD W/ HM FRAMES OLD AND DATED
WAITING AREA																																					
RECEPTION AREA																																					
SECRETARY																																					
CORRIDORS/ HALLWAYS			X		ACT	X				TERRAZO	X				CMU		X			WD/HM																	
RECORDS / TESTING/ VAULT																																					
WORK RM./ MAIL/ STOR.																																					
STAFF TOILET- MENS/ WOMENS																																					
CORRIDORS/ HALLWAYS- ADMIN																																					
PRINCIPAL OFFICE/DIRECTOR			X		ACT			X		CPT	X				CMU	X				WD/HM																	WOOD PANELING ON WALLS
ASST. PRINCIPAL OFFICE																																					
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																																					
HEALTH ROOM TOILET																																					
NURSE'S OFFICE																																					
TOILET/ SHOWER																																					
GUIDANCE																																					
GUIDANCE WAITING AREA																																					
GUIDANCE RECP.																																					
GUIDANCE OFFICES																																					
IN-SCHOOL SUSPENSION																																					
STORAGE ROOM(S)																																					
JANITOR/ CUSTODIAL			X		ACT		X			CT (1X1)	X				CMU		X			WD/HM																	
ELEC. / DATA / MECH.																																					
ELEVATOR																																					
ELEVATOR EQUIP. RM.																																					

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Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing													General Notes
																									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	
DELK CLASSROOM		X			ACT			X		CPT	X				CMU		X			WD/HM																	W/ TEACHER OFFICE
CULINARY LAB/CLASS			X		ACT	X				QT	X				CMU		X			WD/HM																	
BOYS & GIRLS DRESSING ROOMS											X				CMU		X			WD/HM																	
OFFICE		X			ACT		X			VCT	X				CMU		X			WD/HM																	
DRY STORAGE		X			ACT		X			VCT	X				CMU		X			WD/HM																	
WASH ROOM		X			GYP BD		X			CONC	X				CMU		X			WD/HM																	
HEALTH/SPORTS MED		X			ACT		X			VCT	X				CMU		X			WD/HM			X														PLAM (OLD/OUTDATED)
BARBER CLASS		X			ACT			X		VCT/CPT	X				CMU		X			WD/HM																	
TYP CLASSROOM		X			ACT		X			VCT	X				CMU		X			WD/HM																	SCHALOR MECH UNITS, TYP.
ELA CLASSROOM		X			ACT		X			VCT	X				CMU		X			WD/HM																	
TYP CLASSROOM		X			ACT																																BAD ROOF LEAK AREA; THEY PUT GYP. OVER THE CMU TO HIDE PROBLEM. BUT LEAKS STILL @ ROOF
D-VOC CLASSROOM		X			ACT	X				CPT/VCT	X				CMU		X			WD/HM			X													
EARLY CHILDHOOD	X				ACT	X				VCT	X				CMU		X			WD/HM																	W/ WORKROOM
CORRIDORS/ HALLWAYS		X			ACT	X				TERRAZO	X				CMU/TILE		X			WD/HM																	
TEACHER WORKROOM/ LOUNGE		X			ACT		X			CPT	X				CMU		X			WD/HM																	
STAFF TOILETS- MENS/WOMENS																									X							X					
GROUP TOILETS																																					
BOYS			X		ACT/VINYL					CT (1X1)	X				CMU		X			WD/HM					X							X				PHENOLIC	NO ADA STALL
GIRLS			X		ACT/VINYL					CT (1X1)	X				CMU		X			WD/HM					X							X				PHENOLIC	
COMPUTER LAB(S)																																					
SCIENCE CLASSROOMS		X			ACT		X			VCT			X		CMU		X			WD/HM			X														ROOF LEAK; CMU - PAINT IS BUBBLING OFF OF THE BACK WALL
SCIENCE CLASSROOMS		X			ACT		X			VCT	X				CMU		X			WD/HM			X													WOOD CASEWORK IS OLD AND DATED
STORAGE/ PREP. RM.																																					
ART CLASSROOMS																																					
ART STORAGE																																					
KILN ROOM																																					
MULTI-PURPOSE RM.																																					
SPECIAL EDUCATION																																					
DEDICATED TOILET/ ~~SHOWER~~																																					
SPEECH CLASSROOM																																					
OT/ PT CLASSROOM																																					
BIOLOGY/ CHEMISTRY																																					
LAB AREA																																					
PHYSICS																																					
PHYSICS LAB																																					
STORAGE ROOM(S)																																					

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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																	THERE IS A LOT OF MOISTURE LEAKS IN THIS AREA
KITCHEN			X		ACT/VINYL		**X**			VCT	X				CMU		**X**			WD/HM																	DIDN'T GO INTO THIS AREA
MANAGER'S OFFICE																																					
DISHWASHING																																					
DRY FOOD STORAGE																																					
CENTRAL RECEIVING																																					
JANITOR/ CUSTODIAL																																					
LOCKER ROOM																																					
WASHER/ DRYER																																					
STAFF TOILET																																					
COOLER/ FREEZER																																					

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Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing														General Notes
																					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	
CTE PROGRAMS																																						
HEALTH LAB/CLASS		X			ACT		X			VCT	X				CMU		X			WD/HM																	
IT TECHNOLOGY																																						
EMS/ HEALTH																																						
CRIMINAL JUSTICE/LAW		X			ACT			X		CPT	X				CMU					WD/HM																	
AGRICULTURE/ HORTICULTURE																																						
ENGINEERING/ ~~ROBOTICS LABS~~																																						
COSMETOLOGY	X				ACT	X				VCT	X				CMIJ		X			WD/HM																	2003 VCT
ROTC																																						
FOOD SERVICE CLASSROOMS																																						
DINING FLEX																																						
CULINARY DINING	X				ACT	X				QT	X				CMU		X			WD/HM																	
CULINARY LABS	X				ACT		X			VCT	X				CMU		X			WD/HM																	
SERVING LINES	X				ACT		X			VCT	X				CMU		X			WD/HM																	
CONSTRUCTION		X			EXP		X			CONC.	X				CMU		X			WD/HM																	WOOD SHOP
WELDING		X			EXP		X			CONC.	X				CMU																						
STORAGE		X			EXP		X			CONC.	X				CMU																						
AUTOMOTIVE/ TECH. SHOP	X				EXP		X			CONC.	X				CMU		X			WD/HM																	
TEACHER'S OFFICE																																						
LOCKER ROOM		X			GYP BD		X			TILE (1X1)	X				CMU		X			WD/HM																	
CLASSROOM																																						
CAD/ENGINEERING		X			ACT		X			VCT		X			CMU/GYP		X			WD/HM																	
OFFICE																																						
EARLY CHILDHOOD		X			ACT		X			VCT		X			CMU/GYP		X			WD/HM																	
AUTO SHOP		X			EXP		X			CONC.	X				CMU		X			WD/HM																	NOT BEING USED
GROUP TLT (BOYS)			X		GYP BD		X			CT (1X1)		X			CMU/TILE		X			WD/HM					X						X			X		PHENOLIC	VERY OLD/BAD SHAPE
JAN CLOSET		X			GYP BD		X			CT (1X1)	X				CMU		X			WD/HM																	

IV | VANCE-PROVIDENCE ES







Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $45,763.98

Vance-Providence ES:

Address: 633 Camden Rd. Vance, SC 29163
Point of Contact: N/A
Capacity: 704 / **Enrollment:** 215 / **Utilization:** 31%

Year Built: 1930
Addition/Renovation: 1994
SF: 45,385 SF

Facility Assessment Scope

Exterior observations (The following notes apply only to the single story portion of the school) :

- The school's primary roofing system is a low slope modified bit roof. The downspouts and gutters need repairs between the older classroom wings of the building.
- The exterior building envelope is standard modular face brick veneer system (painted white/cream color). This appears to be in okay condition.
- The window system is comprised of anodized aluminum and are in fair condition. The windows appear to have been installed as part of the renovation of the facility in 1994.
- The exterior doors are a mixture of storefront (at newer buildings) and hollow metal doors and frames at older sections. Need door hardware repairs. On the older sections, they need lots of repairs and recommend replacing them.
- The canopies on the building are old and dated. Need lots of repairs. Recommend removing and replacing these.
- Playground equipment appears to dated, but be in okay condition.

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. These are in good condition because this area was a part of the renovation to the school.
- 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. This is probably because they were replaced during the renovation.
- Corridors and hallways have ACT ceilings and VCT flooring and in good condition.
- Media Center has old and dated looking ACT ceiling tiles, but are in okay condition. The carpet flooring appears to be in good condition.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired at locations, and quarry tile floors. These floors need repairs. The sinks and toilet fixtures are in good condition and the toilet partitions were a mix of cmu with ceramic tiles and phenolic resin doors. However, there are a couple of restrooms that are very small and do not meet ADA clearances standards. These are in the older section of the building.
- Typical Elementary classroom(s) had the following: ACT ceilings with carpet flooring and the walls are load bearing cmu.

Conclusion: the new portion of the school is in alright condition with repairs needed. However, the older section of the school has lots of issues that need to be addressed. See note below.

Note: A portion of this school is in very bad condition, and has been closed off from the rest of the main school building. This area of the school is a two-story building, with a crawl space underneath, that has a wooden structure. This wooden structure has a lot of termite damage, so there are structural issues that need to be investigated. There were visible signs of rotted wood and mold throughout this building. This portion of the building's HVAC system has been turned off. And because the HVAC system is not being utilized, along with the exposed areas of flooring that has termite damage with holes in the ceilings and floors, there are a lot of mold issues. See photographs taken of the visible signs of mold growing in this building. Therefore, recommendation would be to demolish this old two story building, and remove it from the premises.

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VANCE-PROVIDENCE ES
EXISTING SITE AERIAL



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VANCE-PROVIDENCE ES
FLOOR PLAN AND INTERIOR PHOTOS















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Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: **Vance – Providence Elementary School**

Address: **633 Camden Rd. Vance, SC 29163**
Year Built: **1930**
SQFT: **45,385**

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

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking		x			Very small parking lot
Car dropoff			x		No real car drop off loop
Bus dropoff			x		Bus loop is very small
Fire Hydrants	x				
Walkway Covers/ Canopies					No walkway cover
Playgrounds		x			dated looking but in okay condition
Fire Apparatus Access				x	No fire loop around school and don't see room for one either
Athletic Facilities					
Athletic Fields					
Parapets, Downspouts & Scuppers			x		There were several that we saw that need repairs
ADA/Accessibility				x	Sloped floors in corridors do not meet current ADA standards
Egress				x	Same as note above
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)					Per Joey- the roof was updated and repaired in 1996
Roofing		x			Low slope- Modified Bit roofing system- minor roof leaks noted
Walls (Brick, CMU, Stucco, etc.)		x			Standard brick veneer with load bearing CMU backup
Windows		x			Alumn. wood cladded- (single hung) system- old and dated
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				No issues noted
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 (2X2)	X				QT	X				CMU	X				WD/ HM																		PLAM countertops and casework- white color
WAITING AREA	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
RECEPTION AREA	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
SECRETARY	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM	X				PLAM													
ATTENDANCE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
CORRIDORS/ HALLWAYS	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
RECORDS / TESTING/ VAULT- YES																																							Did not see inside this room.
WORK RM./ MAIL/ STOR.	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
CORRIDORS/ HALLWAYS- ADMIN	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
PRINCIPAL OFFICE	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
HEALTH ROOM	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM	X				PLAM													
TOILET- YES	X				ACT (2X2)	X				QT	X				CMU	X				WD/ HM						X				X							X	CMU	Doesn't meet current ADA standards
GUIDANCE- YES	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
GUIDANCE OFFICES	X				ACT (2X2)	X				CPT	X				CMU	X				WD/ HM																		
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						
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
TYP. 4TH-5TH GRADE CLASSROOM	X				ACT (2X2)	X				CPT	X				CMU/ BR		X			WD/ HM		X		PLAM													
TYP. 2ND- 3RD GRADE CLASSROOM	X				ACT (2X2)	X				CPT	X				CMU		X			WD/ HM		X		PLAM													
TYP. K-1ST GRADE CLASSROOM	X				ACT (2X2)		X			CPT	X				CMU		X			WD/ HM		X		PLAM													
MULTI-PURPOSE	X				ACT (2X2)		X			VCT	X				CMU		X			WD/ HM																	
MULTI-PURPOSE- OFFICE/ LOCKER	X				ACT (2X2)		X			VCT	X				CMU		X			WD/ HM																	
MULTI-PURPOSE- TOILET	X				ACT (2X2)	X				QT	X				CMU		X			WD/ HM																	
CORRIDORS/ HALLWAYS		X			ACT (2X2)	X				VCT	X				CMU/ BR		X			WD/ HM																	
TEACHER WORKROOM/ LOUNGE	X				ACT (2X2)	X				VCT	X				CMU		X			WD/ HM	X			PLAM													
STAFF TOILETS- MENS/WOMENS	X				ACT (2X2)	X				QT	X				CMU		X			WD/ HM					X				X								
GROUP TOILETS																																						
BOYS		X			ACT (2X2)	X				QT	X				CMU/ TILE										X				X								X	PHENOLIC	Very old/dated and does not meet current ADA standards
GIRLS		X			ACT (2X2)	X				QT	X				CMU/ TILE										X				X								X	PHENOLIC	Very old/dated and does not meet current ADA standards
ART CLASSROOMS	X				ACT (2X2)		X			VCT	X				CMU	X				WD/ HM																	
ART STORAGE/ KILN ROOM	X				ACT (2X2)		X			VCT	X				CMU	X				WD/ HM																	
SPECIAL EDUCATION																																						Didn't see this space
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						
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	General Notes
RECEPTION DESK	X				ACT (2X2)	X				CPT	X				CMU/ BR		X			WD/ HM		X			PLAM														Carpet was installed in 1996
MEDIA SPECIALIST OFFICE	X				ACT (2X2)	X				CPT	X				CMU/ BR		X			WD/ HM		X			PLAM														
LIBRARY -BOOKSHELVING AREA	X				ACT (2X2)	X				CPT	X				CMU/ BR		X			WD/ HM		X			PLAM														Bookshelving is old and dated
LIBRARY READING AREA	X				ACT (2X2)	X				CPT	X				CMU/ BR		X			WD/ HM		X			PLAM														
AV/ TECHNOLOGY/ STORAGE	X				ACT (2X2)	X				VCT	X				CMU/ BR		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

Name	Ceilings					Floor					Walls					Doors					Casework				Toilet Rooms / Plumbing																	
																					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			WD/ HM																		painted brick on inside of walls and appears to be very dated looking. VCT is outdated looking as well.				
SERVING AREA	X				ACT (2X2)	X				QT	X				CMU/ BR		X			WD/ HM																					
KITCHEN	X				EXP	X				QT	X				CMU/ BR		X			WD/ HM																		Kitchen equipment is in good condition				
MANAGER'S OFFICE	X				ACT (2X2)		X			VCT	X				CMU/ BR		X			WD/ HM																					
DISHWASHING	X				EXP	X				QT	X				CMU/ BR		X			WD/ HM																					
DRY FOOD STORAGE	X				ACT (2X2)	X				VCT	X				CMU/ BR		X			WD/ HM																					
JANITOR/ LOCKERS W/ TOILET	X				ACT (2X2)	X				VCT	X				CMU/ BR		X			WD/ HM					X					X								CMU	Toilet room is very small & does not meet ADA				
COOLER/ FREEZER	X				STL	X				STL	X				STL	X				STL																					
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

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**				
MUSIC	X				ACT (2X2)					CPT			X		CMU	X				WD/ HM																		Major moisture problem on exterior wall. See photos of this space.				

WILDCATS

V

WHITTAKER ES







Whittaker ES:

Address: 790 Whittaker Pkwy. Orangeburg, SC 29115
Point of Contact: N/A
Capacity: 924 / **Enrollment:** 407 / **Utilization:** 44%

Year Built: 1955
Addition/Renovation: 1962-1965,1981,2001
SF: 72,886 SF

Facility Assessment Scope

Exterior observations:

- Additions and/or Renovations: 1962- 1965 classroom wing addition at back of school, 1981- Media Center addition, 2001- Newer classroom wing addition with metal roof system.
- The primary roofing system is a low slope modified bit roofing system. There is a small portion of standing seam metal roofing system (blue color) at the Entry/ Admin area and the new classroom wing addition done in 2001. The downspouts and gutters need lots of repairs on the older classroom wings.
- The majority of the exterior building envelope is standard modular face brick veneer system (red color). The Media center addition has a textured cmu block (light brown color). This appears to be in good condition. The newer classroom wing addition has a standard modular face brick with cmu split-face base and accent bands (cream color).
- The window system is comprised of aluminum storefront (on the newer building front and classroom additions) and are in good condition. However, on the older classroom wings, there are stil wood aluminum cladded windows with single pane glass system. These windows need lots of repairs and recommend replacing them.
- The exterior doors are a mixture of storefront and hollow metal doors and frames. Need door hardware repairs. On the older sections, they need lots of repairs and recommend replacing them.
- The manufactured walkway covers and canopies (especially at the older classroom wings) are old and leaking in spots. Need lots of repairs. Recommend replacing these.
- Note: the older classroom wings are all accessed from the exterior of the building and do not have corridors. Classroom doors open directly to the outside. This is a potential security issue. People can gain access to these classrooms without actually having to go through the main building.
- Water drainage issues between the older classroom wings and Media Center. The grading in this area is poor and doesn't have the necessary catch basins and storm water piping to carry water away from the building(s).

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 in the newer buildings.
- 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 (except in the older sections of the school) are in good condition. Only need some minor touch up paint on the frames. However, in the older classroom wings these doors need lots of door hardware repairs and touch up paint.
- Corridors and hallways have ACT ceilings (except in a few areas) and VCT flooring and in good condition.
- Media Center has ACT ceilings, and carpet flooring. There are roof leaks in this space.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired at locations, and ceramic tile floors. The sinks and toilet fixtures are in good condition and the toilet partitions are phenolic resin. For the most part, these were good condition. The older sections need repairs.
- Typical Elementary school classroom(s) had the following: ACT ceilings with VCT flooring and the walls are load bearing cmu. Overall, these items were in good condition. However, the older classroom wings are not in as good of condition and need lots of repairs (e.g., ACT ceiling tiles, VCT flooring and single pane alumn. cladded windows need to be replaced.

Conclusion: the new portion of the school is in good condition with only minor repairs needed. However, the older classroom wings are not in good of condition and need lots of repairs (e.g., ACT ceiling tiles, VCT flooring and single pane alumn. cladded windows need to be replaced. The walkway canopies are in really bad condition.

Annual Energy Costs:

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

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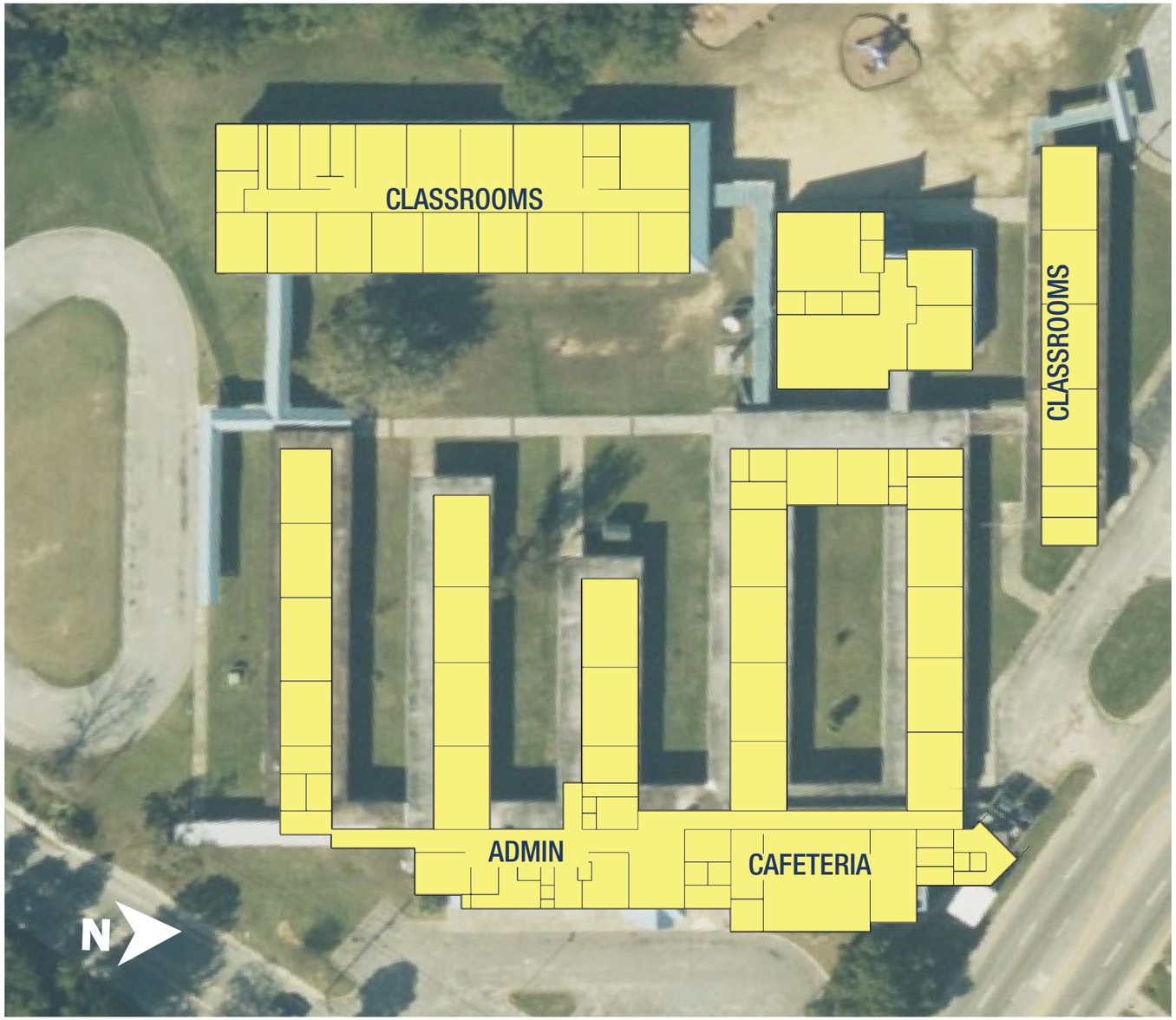
WHITTAKER ES
EXISTING SITE AERIAL



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ORANGEBURG COUNTY SCHOOL DISTRICT
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WHITTAKER ES
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: Whittaker Elementary School

Address: **790 Whittaker Pkwy. Orangeburg, SC 29115**
Year Built: **1955**
SQFT: **72,886**

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

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking		X			Small amount of parking
Car dropoff			X		Very small area - stacking in road out front
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies			X		Ok, but bad in older section of building
Playgrounds			X		Really bad in some areas
Fire Apparatus Access					
~~Athletic Facilities~~					
~~Athletic Fields~~					
Parapets, Downspouts & Scuppers			X		Bad condition throughout
ADA/Accessibility	X				
Egress	X				
Misc. stormwater			x		Storm water issues between old classroom wings and media center
Misc. Sidewalk					
Loading Dock					
Tennis Courts					
ARCHITECTURAL- EXTERIOR					
NORTH- Building Envelope (Walls/Windows)					Newer building
Roofing			X		Roof leaks at media center
Walls (Brick, CMU, Stucco, etc.)	X				Facebrick with CMU
Windows		X			Wood/alum clad windows (issues with newer windows)
Doors					
EAST- Building Envelope (Walls/Windows)					Older building
Roofing		X			Low slope bit
Walls	X				CMU with Brick Face / Splitface at base of walls
Windows					Alum
Doors		X			Wood/HM (Int) Stl/HM (Ext)
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					No sprinkler system, but fire walls and fire rated corridors
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														
																					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					STL/HM																		
WAITING AREA		X			ACT		X			CPT	X				CMU					STL/HM																		
RECEPTION AREA		X			ACT		X			CPT	X				CMU					STL/HM																		
SECRETARY		X			ACT		X			CPT	X				CMU					STL/HM																		
ATTENDANCE		X			ACT		X			CPT	X				CMU					STL/HM																		
OFFICES		X			ACT		X			CPT	X				CMU					STL/HM																		
RECORDS / TESTING/ VAULT		X			ACT		X			CPT	X				CMU					STL/HM																		
CORRIDORS/ HALLWAYS- ADMIN																																							
PRINCIPAL OFFICE		X			ACT		X			CPT	X				CMU					STL/HM																		
ASST. PRINCIPAL OFFICE																																							
CONFERENCE ROOM(S)																																							
TEACHER'S LOUNGE/ WKRM																																							
HEALTH ROOM		X			ACT		X			VCT	X				CMU					STL/HM																		
HEALTH ROOM TOILET																																							
NURSE'S OFFICE		X			ACT						X				CMU					STL/HM																		
TOILET/ SHOWER		X			ACT	X				QT	X				CMU					STL/HM																		
GUIDANCE																																							
GUIDANCE WAITING AREA																																							
GUIDANCE RECP.																																							
GUIDANCE OFFICES																																							
IN-SCHOOL SUSPENSION																																							
STORAGE ROOM(S)		X			ACT																																		
JANITOR/ CUSTODIAL																																							
ELEC. / DATA / MECH.																																							
ELEVATOR																																							
ELEVATOR EQUIP. RM.																																							
BOOK STORAGE (ACROSS HALL)		X			ACT																																		

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																	
																									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 KINDERGARTEN		X			ACT		X			VCT	X				CMU		X			STL/HM																		
TYP CLASSROOM		X			ACT		X			VCT	X				CMU		X			STL/HM																		
TYP CLASSROOM (5TH)		X			ACT		X			VCT	X				CMU		X			STL/HM																		DOORS & FRAMES - PAINT COMING
TYP CLASSROOM (1ST)		X			ACT	X				VCT	X				CMU/BR		X			STL/HM																		TEACHER MENTIONED - BAD VENTILATION
TYP CLASSROOM (2ND)		X			ACT	X				VCT	X				CMU		X			STL/HM																		W/ TLT
BOYS		X			ACT/VINYL	X				CT (1X1)	X				CMU										X					X					X					NEWER TOILET PARTITIONS BUT OLD SINKS & TOILETS, TYP. GAS/METHANE BAD SMELLS IN THIS TLT
GIRLS		X			ACT/VINYL																																		
CORRIDORS/ HALLWAYS																																								
TEACHER WORKROOM/ LOUNGE																																								
STAFF TOILETS- MENS/WOMENS																																								
GROUP TOILETS (EXT BLDG)																																								NEW ACCESSORIES BUT OLD PARTITIONS/ FIXTURES
BOYS		X			ACT/VINYL	X				CT	X				CMU									X					X					X					
GIRLS		X			ACT/VINYL	X				CT	X				CMU									X					X					X					
COMPUTER LAB(S)																																								
SCIENCE CLASSROOMS																																								
STORAGE/ PREP. RM.																																								
ART CLASSROOMS																																								
ART STORAGE																																								
KILN ROOM																																								
MULTI-PURPOSE RM.		X			EXP		X			MUNDO	X				CMU					WD/HM																		W/ TEACHER'S OFFICE
SPECIAL EDUCATION	X				ACT		X			VCT					CMU																								W/ RESOURCE COUNCELOR
DEDICATED TOILET/ SHOWER																																								
SPEECH CLASSROOM																																								
OT/ PT CLASSROOM																																								
BIOLOGY/ CHEMISTRY																																								
LAB AREA																																								
PHYSICS																																								
PHYSICS LAB																																								
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	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																																					
MEDIA SPECIALIST OFFICE																																					
TEACHER WORK ROOM																																					
TEACHERS' LOUNGE																																					
CORRIDORS/ HALLWAYS																																					
STAFF TOILET- MENS/WOMENS																																					
LIBRARY -BOOKSHELVING AREA	X				EXP		X			CPT	X				CMU	X				WD/HM																	
LIBRARY READING AREA																																					
COMPUTER LAB																																					
MULTI-MEDIA ROOM																																					
AV/ TECHNOLOGY																																					
GREEN SCREEN RM.																																					
CONFERENCE ROOM																																					
READING TUTOR RM.																																					
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																					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/BR		X			STL/HM																	STAGE IN THIS AREA; WOOD FLOOR ON STAGE
KITCHEN																																					OLDER KITCHEN
MANAGER'S OFFICE		X			ACT/VINYL	X				QT	X				CMU/CT		**X**			STL/HM																	
DISHWASHING																																					
DRY FOOD STORAGE																																					
JANITOR/ CUSTODIAL		**X**			ACT	X				QT	X				CMU					STL/HM																	TINY TOILET AREA - NOT ADA
COOLER/ FREEZER																																					OUTSIDE (NOT GOOD CONDITION)
CHAIR STORAGE																																					
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**
PERFORMANCE SPACE AREA																																					
STAGE/ PLATFORM																																					
DRESSING ROOMS																																					
BOYS																																					
GIRLS																																					

VI | WILLIAM J. CLARK MS





William J. Clark MS:

Address: 919 Bennett St, Orangeburg, SC 29115
Point of Contact: N/A
Capacity: 1534 / **Enrollment:** 720 / **Utilization:** 47%

Year Built: 1954
Addition/Renovation: 1974, 2004
SF: 150,665 SF

Annual Energy Costs:

- **Cost / Year (Electricity + Gas):** $164,113.17

Facility Assessment Scope

Exterior observations:

- Additions and/or Renovations: 1954- Music building (which is a separate building by itself near the outdoor amphitheater), Cafeteria addition, Home economics, Gym and Shop classrooms. Then in 1974- Library and Admin additions. And finally in 2004- Classroom wing addition.
- The roofing system is a low slope modified bit roofing system. There are roof leak issues that are currently being addressed (i.e., roofers were there working on the roof during our site visit) at this school. Note: we saw visible signs of water leaks, especially along the corridor near the Administration area. Moisture and leaking issues in classrooms as well. There were also bad leaks in the newer 2004 classroom wing addition. At the front entry of the school there was really bad ponding of stormwater. The downspouts and gutters need lots of repairs.
- The exterior building envelope is standard modular face brick veneer system (red color) with some areas with stucco (light red color). The overall appearance is dated and old looking. The older classroom wings of the building we saw areas of moisture problems.
- The window system is comprised of aluminum storefront (on the newer building front) and are in good condition. However, on the older classroom wings, there are wood aluminum cladded with single pane glass system. These windows need lots of repairs and recommend replacing them. Note: we observed lots of leaks at windows during our site visit because it was raining that day.
- The exterior doors are a mixture of storefront and hollow metal doors and frames. Need door hardware repairs. On the older sections, they need lots of repairs and recommend replacing them.
- The manufactured walkway covers and canopies need lots of repairs. Recommend replacing these.
- Water drainage issues between the older classroom wings as well. The grading in this area is poor and doesn't have the necessary catch basins and storm water piping to carry water away from the building(s).

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 in the newer buildings.
- The administration area is VCT and is in fairly good condition.
- Doors are primarily wood core doors with hollow metal frames. Most of the doors throughout the school (except in the older sections of the school) are in good condition. Only need some minor touch up paint on the frames. However, in the older classroom wings these doors need lots of door hardware repairs and touch up paint.
- Corridors and hallways have ACT ceilings (except in a few areas) and VCT flooring. There are some really bad areas where we observed water/moisture issues occurring.
- Typical Middle School classroom(s) had the following: ACT ceilings with VCT flooring and the walls are load bearing cmu. Overall, most of these items were in good condition. However, the older classroom wings are not in good condition and need lots of repairs (e.g., ACT ceiling tiles, VCT flooring and single pane alumn. cladded windows need to be replaced.
- Group toilets consisted of ACT (Acoustic Ceiling Tiles), which need to be repaired at locations, and ceramic tile floors. The sinks and toilet fixtures are in okay condition and the toilet partitions are phenolic resin.
- Computer Lab near the Admin area has bad moisture issues in the floor. Not sure what is causing the VCT and floor to crack, but needs to be addressed.
- Stair wells need new flooring and paint on the handrails.
- Media center- there are visible signs of mold in the AV room.
- Classroom wing (2004)- there are mold issues in the classrooms along the front part of this classroom wing. Not sure what's causing the issues. Also, there are lots of leaks in the Vestibule at the end of the classroom wing.
- We did not go inside the Band room addition, but were told that it is in bad shape and needs lots of repairs.

Conclusion: the new portion of the school is in good condition with some repairs needed. However, the older sections of the school have lots of issues that need to be addressed. The manufactured walkway covers and canopies need lots of repairs. Recommend replacing these. Water drainage issues between the older classroom wings as well. The grading in this area is poor and doesn't have the necessary catch basins and storm water piping to carry water away from the building(s).

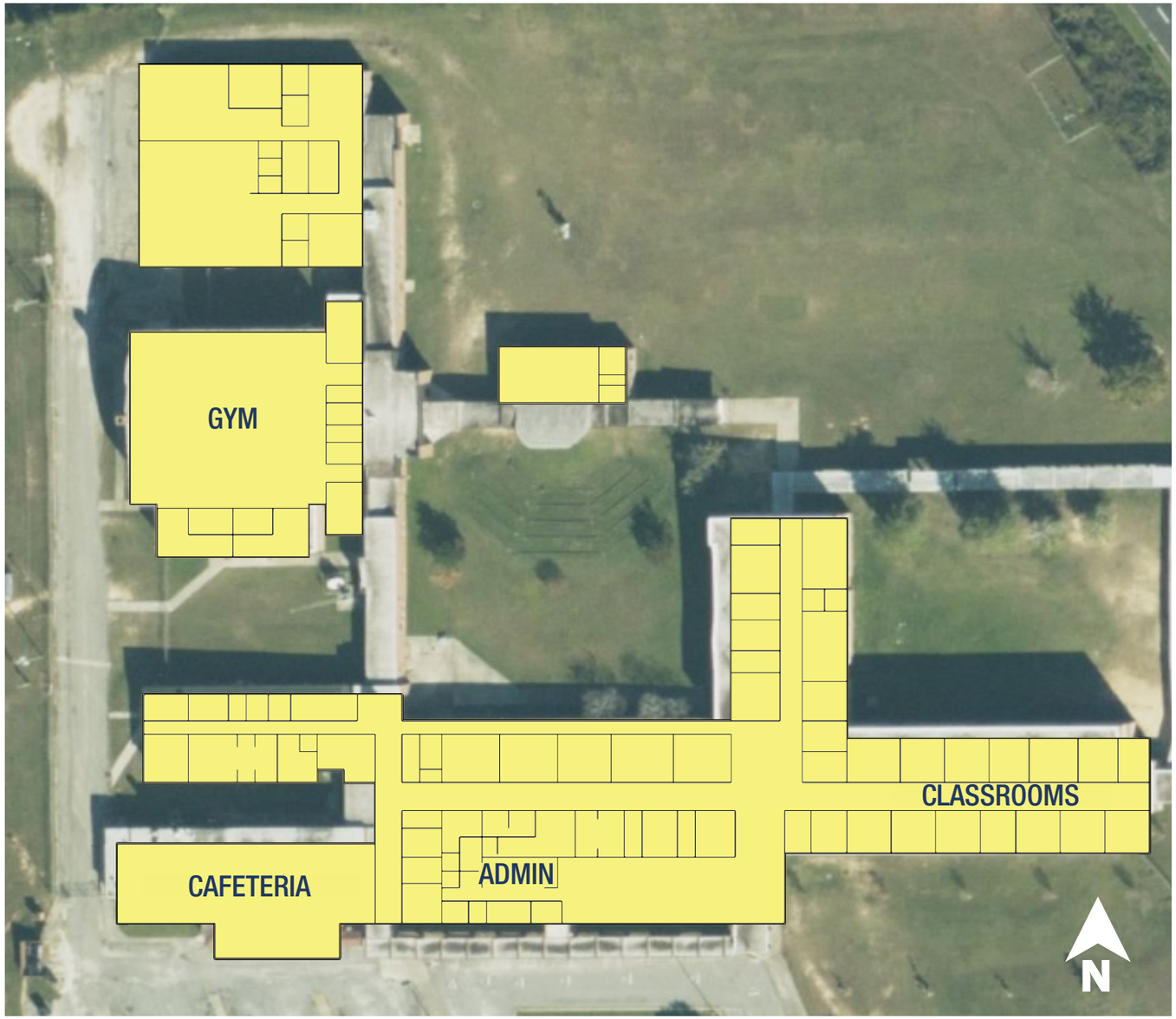
ORANGEBURG
COUNTY SCHOOL DISTRICT
We Are **One**

WILLIAM J. CLARK MS
EXISTING SITE AERIAL



LS3P

WILLIAM J. CLARK MS
FLOOR PLAN AND INTERIOR PHOTOS















LS3P

Orangeburg County School District - Preliminary Facility Assessments

Exterior and Engineering Systems

Name of School: William J. Clark Middle School

Address: **919 Bennett St, Orangeburg, SC 29115**
Year Built: **1954**
SQFT: **150,665**

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

	Assessment				Notes
	A	B	C	D	
SITE					
Roads/Parking	X				Ample parking provided
Car dropoff	X				
Bus dropoff	X				
Fire Hydrants	X				
Walkway Covers/ Canopies			X		
Playgrounds					
Fire Apparatus Access					No actual loop road, but there's room for one
Athletic Facilities					
Athletic Fields			X		Foorball field with dirt track and basketball court
Parapets, Downspouts & Scuppers			X		Issues at front of school
ADA/Accessibility	X				
Egress	X				Sloped/ramped corridors in areas
Misc. stormwater			X		Issues at front of school
Misc. Sidewalk			X		Sidewalk cracking at back of school
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				Face brick veneer
Windows		X			Alum. Storefront
Doors		X			Mixture of SF and Stl/HM doors
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			Noticed some cracks in CMU
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	X				Yes, works well
Stairs	X				Handrails need new paint, treads are peeling off



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				VCT	X				CMU	X				WD/HM																		IN OLDER BLDG
WAITING AREA	X				ACT	X				VCT	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																		
ATTENDANCE	X				ACT	X				VCT	X				CMU	X				WD/HM																		
RESOURCE OFFICER	X				ACT	X				VCT	X				CMU	X				WD/HM																		ANOTHER LOCATION
OFFICES	X				ACT	X				VCT	X				CMU	X				WD/HM																		
CORRIDORS/ HALLWAYS	X				ACT					VCT	X				CT/CMU	X				WD/HM																		
RECORDS / TESTING/ VAULT	X				ACT			X		VCT	X				CMU	X				WD/HM																		
WORK RM./ MAIL/ STOR.	X				ACT			X		CPT	X				CMU																							
STAFF TOILET- MENS/ WOMENS	X				ACT		X			CT	X				CMU	X				WD/HM																		
PRINCIPAL OFFICE	X				ACT			X		CPT	X				CMU	X				WD/HM																		
CONFERENCE ROOM(S)																																							
TEACHER'S LOUNGE/ WKRM	X				ACT			X		VCT	X				CMU	X				WD/HM																		2 TEACHER WORKROOMS
HEALTH ROOM	X				ACT		X			VCT	X				CMU	X				WD/HM																		
HEALTH ROOM TOILET	X				ACT																																	
TOILET/ SHOWER																																						
GUIDANCE	X				ACT																																	
GUIDANCE OFFICES																																						2 OFFICES
IN-SCHOOL SUSPENSION																																						
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
ELEC. / DATA / MECH.																																						
ELEVATOR																																						
ELEVATOR EQUIP. RM.																																						

Orangeburg County School District - Preliminary Facility Assessments

Interior Conditions

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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**
8TH GRADE CLASS	X				ACT	X				VCT	X				CMU		X			WD/HM		X															PLAM TEACHER'S CAB
8TH GRADE - SCIENCE	X				ACT	X				VCT	X				CMU		X			WD/HM		X															PLAM CASEWORK - DATED
COMPUTER LAB	X				ACT	X				VCT	X				CMU		X			WD/HM																	
MATH CLASS																																						WATER LEAK
SCIENCE CLASS/LAB	X				ACT	X				VCT	X				CMU		X			WD/HM		X															
TEACHER'S WORKROOM	X				ACT			X		VCT	X				CMU	X				WD/HM		X															LEAKS IN THIS ROOM, VCT IS MOLDED
GROUP TOILETS																																						
BOYS		X			EXP	X				CT (1X1)	X				CMU										X					X				X			SOME ACCESSORIES NEED TO BE REPLACED
GIRLS		X			EXP	X				CT (1X1)	X				CMU										X					X				X			SOME ACCESSORIES NEED TO BE REPLACED
COMPUTER LAB(S)	X				ACT			X		VCT					CMU			X		WD/HM																		DOORS NEED MINOR REPAIRS; PAINT FRAMES
SCIENCE CLASSROOMS		X			ACT		X			VCT	X				CMU	X				WD/HM																	
STORAGE/ PREP. RM.																																						
ART CLASSROOMS	X				ACT	X				VCT	X				CMU		X			WD/HM																	TEACHER'S CABNET - PLAM; DATED
ART STORAGE																																						
~~KILN ROOM~~																																						
MULTI-PURPOSE RM.																																						
SPECIAL EDUCATION		X			ACT		X			VCT	X				CMU		X			WD/HM																	
DEDICATED TOILET/ ~~SHOWER~~																																						
SPEECH CLASSROOM																																						
OT/ PT CLASSROOM																																						
BIOLOGY/ CHEMISTRY																																						
LAB AREA																																						
PHYSICS																																						
PHYSICS LAB																																						
STORAGE ROOM(S)																																						
JANITOR/ CUSTODIAL																																						
ELEC./ DATA/ MECH.																																						
STAIRWELL		X			ACT			X		RUBBER	X				CMU																						OLD/DATED NEEDS NEW PAINT AND NEW FLOORING

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					
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																																					PLAM - VERY OLD - NEEDS TO BE UPDATED
MEDIA SPECIALIST OFFICE																																					
TEACHER WORK ROOM	X				ACT		X			VCT	X				CMU/BR	X				WD/HM																	
TEACHERS' LOUNGE																																					
CORRIDORS/ HALLWAYS																																					
STAFF TOILET- MENS/WOMENS																																					
LIBRARY -BOOKSHELVING AREA	X				ACT		X			CPT	X				CMU/BR	X				WD/HM		X															
LIBRARY READING AREA	X				ACT		X			CPT	X				CMU/BR	X				WD/HM																	
COMPUTER LAB																																					
MULTI-MEDIA ROOM																																					
AV/ TECHNOLOGY	X				ACT		X			CPT	X				CMU/BR	X				WD/HM																	
GREEN SCREEN RM.	X				ACT		X			CPT	X				CMU/BR	X				WD/HM																	
CONFERENCE ROOM																																					
READING TUTOR RM.																																					
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																					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/BR		X			STL/HM																		GYM ROOF IS CURRENTLY UNDER REPAIR NOW
COACHES' OFFICES																																					
P.E./ ATHLETICS LOCKER ROOMS																																						
BOYS			X		ACT/GYP			X		CONC/TILE	X				CMU/BR		X			WD/HM					X						X				X		
GIRLS																																						
FOOTBALL (VARSITY) LOCKER RM																																						
COACHES' OFFICE																																						
WEIGHT ROOM																																						MAYBE
GROUP TOILET	X				ACT	X				CT (1X1)	X				CMU										X						X				X			PHENOLIC PARTITIONS - BAD

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/BR		X			STL/HM																		STAGE IN CAFÉ; VCT @ THE STAGE NEEDS TO BE REPLACED; NO RAMP
KITCHEN			X		ACT/VINYL	X				QT	X				CMU/CT																							
MANAGER'S OFFICE																																						
DISHWASHING																																						
DRY FOOD STORAGE																																						
JANITOR/ CUSTODIAL																																						
LOCKER ROOM																																						
WASHER/ DRYER																																						
STAFF TOILET (COMBO)			X		GYP	X				QT	X				CMU/CT			X		WD/HM																		TOO SMALL, NOT ADA COMPLIANT
COOLER/ FREEZER																																						
COORIDOR/ HALLWAYS																																						
MECH. / ELEC./ FIRE PUMP.	**X**				EXP	X				CONC	X				CMU		X			STL/HM																		ROOF LEAKING HERE TOO; BEING WORKED ON

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					
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**
STAGE/ PLATFORM																																						
DRESSING ROOMS																																						
BOYS																																						
GIRLS																																						
MUSIC/ CHORUS		X			ACT	X				VCT	X				CMU/BR		X			WD/HM																		