

DARLINGTON COUNTY SCHOOL DISTRICT

FACILITIES STUDY UPDATE - 2024

JUMPER CARTER SEASE | ARCHITECTS



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DISTRICT OVERVIEW

With a student population approaching 8,900 students (as of the 45-day count) Darlington County Schools, in August of 2025, will be located in the three largest cities of Darlington County. These consist of the Darlington, Hartsville and Lamar Communities. With the addition of the new Darlington Area Elementary School, the Darlington County School District will educate students at four (4) High Schools, three (3) Middle Schools, and ten (10) Elementary Schools.

In a short period of time spent in the district, it is easily discovered that the community stakeholders are passionate about their schools and traditions. These factors contribute to the idea that Darlington County, while not known to some save the Darlington Speedway, is a great place to live, work and send children to schools which are appropriately sized for student/instructor interactions to be plentiful and meaningful. While the district has seen a slow decline in students over the last 10 years, with new industry in the Florence area, an increase in population in Darlington County could occur due to its proximity to the new industries, land costs, cost of living, quality of education and quality of life. Although this facility review was not tasked with projecting growth in the county, any long-range plan for the school system should include increased capacity options due to the factors mentioned.

Considering the new Darlington Area Elementary School being occupied in August of 2025, since 2006, the school district has added to its inventory: four (4) new elementary schools, two (2) new middle schools; and the Darlington County Institute of Technology; in addition to numerous additions and renovations to various schools. While this has improved the average age of schools in Darlington County, there are numerous schools with wings dating back over 75 years and more. As a general rule of thumb, most school districts in the state of South Carolina consider replacement at 50 years of age, and implement school replacement between 50 and 60 years of age.

DISTRICT OVERVIEW

UNDERSTANDING THE ASSESSMENT

Following up and revisiting documentation from facilities studies performed in 2012 and 2019, documentation from previous studies, in addition to a current analysis of each individual school site or other district facility was conducted by the staff of Jumper Carter Sease | Architects over the past several months. As part of this process, discussions with district administration and many school level administrators were conducted and site visits to each school campus were made. While building information from previous studies was updated, district staff provided current student enrollment information. Collaboration with district level personnel provided nontangible information in regards to recommended scopes for facility improvements and upgrades.

As previously noted, population trend data was not a part of this study. Nationally, with the current population shifts from the north and west to the south and east, it is recommended that a growth study be conducted to understand the capacity needs for the district as it moves towards the middle of this century. Industry trends, moving from abroad back to the States as can be seen with recent announcements, will further have an impact on the population trends affecting Darlington County.

DISTRICT OVERVIEW

For the purpose of this study, the schools and facilities are as follows:

DARLINGTON AREA	HARTSVILLE AREA	LAMAR AREA
Brockington Elem. Magnet S. J. L. Cain Elementary School Pate Elementary School New Darlington Area E.S.	Bay Road Elementary School Southside Early C. C. Carolina Elementary School Thornwell School for the Arts North Hartsville E. S.	Lamar-Spaulding E. S.
Darlington Middle School	Hartsville Middle School	Spaulding Middle School
Darlington High School Mayo High School for Math, Science and Technology	Hartsville High School	Lamar High School
DCIT District Office		

With the analysis of each facility, information was gathered to assess needs in the following areas:

- Safety and Security
- Academic Programming
- Maintenance
- Major Renovations or Replacement

DISTRICT OVERVIEW

DISTRICT-WIDE CHALLENGES

Age of Facilities:

Although gains have been made to provide new facilities, many schools date to the 1950's, 1960's and 1970's. A continued commitment is needed to replace the aged facilities and provide for the students and teachers.

Focus on the Arts:

While several schools do have an art focus, the district is lacking in a facility dedicated to the performing arts. Darlington County School District could be a regional leader in the performing arts with the addition of a Performing Arts Center as adjacent districts are lacking in this area.

DARLINGTON AREA FACILITIES ASSESSMENT

GENERAL FACILITIES OVERVIEW

With the addition of the New Darlington Area Elementary School located at N. Governor Williams Highway and Leavensworth Road, the oldest elementary school in the Darlington High School attendance area is Pate Elementary School with construction dating back to 1956. With this in mind, it is recommended that the student population of Pate Elementary School is combined with the student population of Brockington Elementary Magnet School, and a new replacement facility is built to house them.

Darlington Middle School is approaching its 20th year of operation. Major systems are at, or exceeding, their life span and it is recommended that renovations be considered over the next several years.

In three years, 2027, Darlington High School will have served the community for 50 years. Originally designed as a "campus planned school", similar to colleges and universities at the time, design philosophies have changed to address safety and security.

BROCKINGTON ELEMENTARY MAGNET SCHOOL

DARLINGTON AREA | 413 Brockington Rd, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Dr. Ada Sindab

GRADES: 3 - 5

STUDENT ENROLLMENT: 305

STAFF: 53

BUILDING SIZE: 60,022 sf

SITE: 12 acres

ORIGINAL CONSTRUCTION DATE:

1953 / 1960

ADDITIONS & RENOVATIONS: 2010

AGE: 71

OBSERVATIONS:

Transforming this campus from a 3rd - 5th Grade School into a 4K - 5th Grade campus appears to be logical given the conditions at Pate Elementary School. This also appears to be the trend with other districts in the state of South Carolina, including Darlington County School District. It is also recommended that the original 1953 and 1960 wings be replaced. When this occurs, more square footage will be required to meet current codes and standards.

By combining the student population at Brockington (305) with the population at Pate (401), this equates to a school of 706 students. It is estimated that 27 new classrooms would be needed to house Pate's students. In addition, the support staff needed (assistant principals, guidance counselors, various specialists, custodial staff, etc.), would add additional square footage. Added to this square footage is the replacement of the 1953 and 1960 wings. As has been noted on previous studies of Brockington, parent and bus drop-off and pickup are currently taxing the site and site storm drainage is poor.

BROCKINGTON ELEMENTARY MAGNET SCHOOL

DARLINGTON AREA | 413 Brockington Rd, Darlington, SC 29532

NEEDS:

SAFETY & SECURITY:

- ACADEMIC PROGRAMMING:
- New Media Center
 - New wing for 4K - 2nd grades
 - Replace wings built in the 50's and 60's

MAINTENANCE:

- MAJOR RENOVATIONS OR REPLACEMENT:
- While functioning and serving the community for over 70 years, structures built in the 50's and 60's require replacement to provide the teachers and students opportunities offered in other district schools. This also addresses accessibility not considered when the original wings were constructed.
 - Given the above and the fact that Brockington Elementary's site is only 12 acres, it is the opinion of the architects that the site is not of adequate size to accommodate the required addition of Pate Elementary School's student population. Therefore, replacement is recommended.
 - While the site at Brockington is too small, there is the possibility that a new school could be built behind Pate Elementary to accommodate the Brockington/Pate campuses on this site.

J. L. CAIN ELEMENTARY SCHOOL

DARLINGTON AREA | 605 1st St, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Dr. Stephanie Bridges
GRADES: PK - 5
STUDENT ENROLLMENT: 527
STAFF: 87
BUILDING SIZE: 82,000 sf
SITE: 18.3 acres
ORIGINAL CONSTRUCTION DATE: 2020
AGE: 4

OBSERVATIONS:

Occupied in August of 2020, J. L. Cain Elementary School currently meets all OSF and IBC requirements. Other than general maintenance, this facility should serve the occupants through the year 2030 without any major renovations needed. Around 2032, the life of the mechanical systems will approach their life span and scheduled renovations are recommended.

J. L. CAIN ELEMENTARY SCHOOL

DARLINGTON AREA | 605 1st St, Darlington, SC 29532

NEEDS:

SAFETY & SECURITY: • Perimeter cameras are recommended in addition to a security review of the entire campus

ACADEMIC PROGRAMMING: • While it is believed that the school design is accommodating academic programs, it is suggested that an audit of spaces be performed by the district to confirm this belief

MAINTENANCE: • See Renovations below

MAJOR RENOVATIONS OR REPLACEMENT: • 2032 Mechanical system replacement

• While roof maintenance should occur on a semi-annual basis (cleaning gutters, verifying flashing conditions are watertight, etc.), the metal roof systems should provide service through 2050 or longer.

• The built-up portions of the facility will need to be replaced around 2045.

PATE ELEMENTARY SCHOOL

DARLINGTON AREA | 1010 Indian Branch Rd, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Ms. Ashley Taylor
GRADES: PK - 2
STUDENT ENROLLMENT: 401
STAFF: 73
BUILDING SIZE: 45,876 sf
SITE: 20.9 acres
ORIGINAL CONSTRUCTION DATE: 1956
ADDITIONS & RENOVATIONS:
1980 / 1989 / 5 PORTABLES
AGE: 68

OBSERVATIONS:

Students have to travel outside to access music, art, and PE classrooms. Students housed in mobile classrooms must bear the elements to participate in the previously noted spaces in addition to gaining access to the media center, cafeteria, guidance, and office areas.

PATE ELEMENTARY SCHOOL

DARLINGTON AREA | 1010 Indian Branch Rd, Darlington, SC 29532

NEEDS:

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- SAFETY & SECURITY:
- Students are exposed to attend required programmatic instructional spaces
 - Entries are not easily identifiable

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- ACADEMIC PROGRAMMING:
- Classrooms need to be accessed via corridors and not outside covered walks
 - In general, classrooms are not sized per OSF standards for K - 1st grade classrooms
 - Due to its age, the cafeteria is in poor condition

-
- MAINTENANCE:
- Due to the existing structure, ceilings are low
 - ADA accessibility is not adequate

-
- MAJOR RENOVATIONS OR REPLACEMENT:
- Given this facilities age, classroom sizes and security concerns, replacement is recommended.
 - As was previously noted at Brockington, there is the possibility that a new school could be built behind Pate Elementary to accommodate the Brockington/Pate campuses on this site.
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NEW DARLINGTON AREA ELEMENTARY SCHOOL

DARLINGTON AREA | 2308 N Governor Williams Hwy, Darlington, SC 29540

GENERAL INFORMATION:



PRINCIPAL: Ms. Kathryn Atkinson
GRADES: PK - 5
STUDENT ENROLLMENT: 650
STAFF:
BUILDING SIZE: 104,000 sf
SITE: 63 acres
OCCUPANCY DATE: 2025

OBSERVATIONS:

This new state of the art school, with proper maintenance, should serve the students, staff, and community for 12 to 15 years before major renovations are required to mechanical and other systems.

NEW DARLINGTON AREA ELEMENTARY SCHOOL

DARLINGTON AREA | 2308 N Governor Williams Hwy, Darlington, SC 29540

NEEDS:

SAFETY & SECURITY:

ACADEMIC
PROGRAMMING:

MAINTENANCE:

MAJOR
RENOVATIONS OR
REPLACEMENT:

DARLINGTON MIDDLE SCHOOL

DARLINGTON AREA | 150 Pinedale Dr, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Ms. Victoria Williams-Cooper

GRADES: 6 - 8

STUDENT ENROLLMENT: 889

STAFF: 127

BUILDING SIZE: 142,000 sf

SITE: 148 acres

ORIGINAL CONSTRUCTION DATE: 2006

AGE: 18

OBSERVATIONS:

Occupied in August of 2006, this facility is approaching its 20th year of operation. While it has been maintained, some systems are reaching their life limits. Although the site appears to be large, it is shared with the Darlington County Institute of Technology.

Athletic fields are not well developed on the site. It is suggested that the following fields be developed over time to assist with physical education and athletics for the middle school students. These fields include: football/soccer; softball; and possibly a baseball field. Due to the close proximity of Darlington High School, these facilities could provide alternative fields for high school use.

DARLINGTON MIDDLE SCHOOL

DARLINGTON AREA | 150 Pinedale Dr, Darlington, SC 29532

NEEDS:

- SAFETY & SECURITY:
- Security upgrades including: new electronic hardware; film on windows to guard against breaking glass to enter the building; additional cameras to cover “blind spots” at the property perimeter.

ACADEMIC PROGRAMMING:

- MAINTENANCE:
- Refreshing of finishes.
 - ADA accessibility review to address any issues.

- MAJOR
RENOVATIONS OR
REPLACEMENT:
- Mechanical system replacement.
 - Roof analysis. While it is believed that the roof has been maintained, it is recommended that a roofing consultant be hired to do a thorough inspection and written report of the existing roof condition. This report will address needs beyond maintenance, which should be performed.
 - Building envelope analysis covering exterior wall systems, doors and windows.

DARLINGTON HIGH SCHOOL

DARLINGTON AREA | 525 Spring St, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Ms. Cortney Gehrke
GRADES: 9 - 12
STUDENT ENROLLMENT: 972
STAFF: 142
BUILDING SIZE: 176,307 sf
SITE: 69.3 acres
ORIGINAL CONSTRUCTION DATE: 1977
ADDITIONS & RENOVATIONS: 1985 / 2012
AGE: 47

OBSERVATIONS:

Renovations which occurred to the school in 2012 are now approaching 13 years of use and need to be reviewed to freshen the school's appearance. Items noted in previous studies, such as the lack of rated walls, still need to be addressed through the addition of a fire sprinkler system. There are also classrooms lacking natural light, which goes against evidence-based design practices for educational facilities.

With the new Blue Street Athletic Complex, scheduled for occupancy in February, 2025, Darlington High School is seeing needed improvements occurring for athletics. By moving the baseball field from the old Brunson-Dargan Elementary site, all athletic facilities will now be housed on the Darlington High School Campus. The one facility recommended to be added is a new Competition Gymnasium. With increased sports requiring gymnasium practice and play time, two gymnasiums are needed so that practice and play can end at a reasonable hour to allow student athletes study and rest time.

DARLINGTON HIGH SCHOOL

DARLINGTON AREA | 525 Spring St, Darlington, SC 29532

NEEDS:

- SAFETY & SECURITY:
- Designed on a campus type plan typical in the 70's and early 80's, students must move from building to building exposing them to the elements and creating security issues at doors which are sometimes propped open by students.

ACADEMIC
PROGRAMMING:

MAINTENANCE:

- MAJOR
RENOVATIONS OR
REPLACEMENT:
- Fire Sprinkler System is needed throughout this facility
 - A Competition Gymnasium is recommended
 - Most of the school districts in the state of South Carolina consider replacement of schools at 50 years of age with replacement starting, in general, between the ages of 50 to 60 years. Darlington High School is at this age and replacement within the next 10 years is recommended to keep up with educational and facility trends

MAYO HIGH SCHOOL FOR MATH, SCIENCE AND TECHN.

DARLINGTON AREA | 405 Chestnut St, Darlington, SC 29532

GENERAL INFORMATION:



PRINCIPAL: Ms. Stephania Lenard
GRADES: 9 - 12
STUDENT ENROLLMENT: 312
STAFF: 46
BUILDING SIZE: 81,000 sf
SITE: 8.2 acres
ORIGINAL CONSTRUCTION DATE: 1949
ADDITIONS & RENOVATIONS:
1954, 1956, 1962, 1967, 1975, 1990s, 2017
AGE: 75

OBSERVATIONS:

It should be noted that Mayo High School is one of the highest performing high schools in the State of South Carolina. Access to the main entrance of the school occurs off of Chestnut Street in the City of Darlington and the curb appeal could be improved. Entrance into the in the two-story building is identifiable by a few steps, columns and a ramp leading up to a pair of doors which are recessed back making the entry doors hard to see. There are currently seven (7) different buildings which makes up the high school on this 10-acre site. The Mayo Conference Center is the latest addition to the facility.

Given the age and condition of Mayo High School, in the future major renovations or replacement will need to be considered.

MAYO HIGH SCHOOL FOR MATH, SCIENCE AND TECHN.

DARLINGTON AREA | 405 Chestnut St, Darlington, SC 29532

NEEDS:

SAFETY & SECURITY: • Being a multiple building site, security is an issue with students and staff having to move from building to building. This invites doors to be propped open and other issues associated with student exposure to the public.

ACADEMIC PROGRAMMING:

MAINTENANCE: • The exterior of the school is in need of maintenance as some staining of brick and other visible blemishes indicate water intrusion.

MAJOR RENOVATIONS OR REPLACEMENT:

HARTSVILLE AREA FACILITIES ASSESSMENT

GENERAL FACILITIES OVERVIEW

There are currently five (5) elementary schools which have served the students of the Hartsville High School attendance area well over the years. However, most sites have restrictions related to: parent and bus drop-off/pickup; logical and reasonable space for additions; site drainage; and secure student play areas. It is recommended that attendance boundaries be adjusted and three total elementary schools would serve the Hartsville attendance area. These three elementary schools would include Bay Road Elementary and two (2) new elementary schools. Based on current enrollment figures, each of these schools would accommodate approximately 610 students.

Hartsville Middle School, much like Darlington Middle School, is approaching its 20th year of operation. Here again, major systems are at, or exceeding, their life span and it is recommended that renovations be considered over the next several years.

As has been noted on previous facilities studies, Hartsville High School has critical security issues. Additionally, with facilities in use which date back over 60 years, infrastructure for water, sewer, power and site drainage must be considered and costly upgrades are needed. Also, considering site restrictions limiting expansion (roads, neighborhoods, and power transmission lines), there is no additional area for expansion on this site.

BAY ROAD ELEMENTARY SCHOOL

HARTSVILLE AREA | 1251 Bay Rd, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Ms. Jackee Lynn

GRADES: PK - 5

STUDENT ENROLLMENT: 568

STAFF: 92

BUILDING SIZE: 80,000 sf

SITE:

ORIGINAL CONSTRUCTION DATE: 2020

AGE: 4

OBSERVATIONS:

Bay Road Elementary and its sister school, Lamar-Spaulding Elementary, were occupied in August, 2020.

Much like Cain Elementary, it is believed that this school currently meets all OSF and IBC requirements.

With general maintenance, this facility should serve the occupants through the year 2030 without any major renovations needed. The life of the mechanical systems will approach their life span in 2032, and scheduled renovations are recommended which may include: painting; VCT and/or carpeted floor replacement; marred or stained ceiling tiles; and other cosmetic upgrades.

BAY ROAD ELEMENTARY SCHOOL

HARTSVILLE AREA | 1251 Bay Rd, Hartsville, SC 29550

NEEDS:

-
- SAFETY & SECURITY:
- With four years of occupancy, an evaluation with the staff is recommended to determine if there are blind spots in camera coverage or other issues noted.
 - If protective film was not installed or has not been added at entries, it is recommended that this be a priority and installed.

-
- ACADEMIC PROGRAMMING:
- An audit of programs and how they function is recommended to determine if spaces are adequate for specific programs.

-
- MAINTENANCE:
- Refreshing of finishes including painting, flooring, ceiling tiles, etc.

-
- MAJOR RENOVATIONS OR REPLACEMENT:
- 2032 Mechanical system replacement.
 - While roof maintenance should occur on a semi-annual basis (cleaning gutters, verifying flashing conditions are watertight, etc.), the metal roof systems should provide service through 2050 or longer.
-

SOUTHSIDE EARLY CHILDHOOD CENTER

HARTSVILLE AREA | 1251 Bay Rd, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Ms. Pat Toney

GRADES: 3K - K

STUDENT ENROLLMENT: 359

STAFF: 76

BUILDING SIZE: 30,000 sf

SITE: 20 acres

ORIGINAL CONSTRUCTION DATE: 1959

ADDITIONS & RENOVATIONS: 1970

9 PORTABLES

AGE: 65

OBSERVATIONS:

With approximately 20 acres of available land, this site meets the standards for a new elementary school. However, considering 2,000 linear feet of stacking for parents, bus drives being separated from parent parking and drives and storm water detention, development of this site will likely utilize all available area. The facility was constructed in two phases. The 1959 original structure and an addition completed in 1970. In addition to the three classroom buildings, there are nine (9) mobile classroom units.

SOUTHSIDE EARLY CHILDHOOD CENTER

HARTSVILLE AREA | 1251 Bay Rd, Hartsville, SC 29550

NEEDS:

-
- SAFETY & SECURITY:**
- Students are exposed to the elements and the public when transferring from the various structures and nine portables.
 - Movement of Pre-K through 2nd Grade students from building to building is not recommended.
 - A security overview is recommended.

-
- ACADEMIC PROGRAMMING:**
- An audit of spaces is recommended to verify space size and amenities are adequate for programs offered

-
- MAINTENANCE:**
- The building envelope is in need of replacement. This will include: many roofs; windows; doors; masonry repairs; and other systems.

-
- MAJOR RENOVATIONS OR REPLACEMENT:**
- New School Recommendation: Given the age of the facility, the numbers of mobile classroom units on site, having to transition from building to building via exterior covered walks, and many other factors, it is recommended that attendance lines be redrawn and that three elementary schools would serve the Hartsville area. These would be Bay Road and two (2) additional new elementary schools. Given the current enrollment, each of these schools would have a student population of about 610 students.
-

CAROLINA ELEMENTARY SCHOOL

HARTSVILLE AREA | 719 W Carolina Ave, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Ms. Kacy Keels

GRADES: 1 - 5

STUDENT ENROLLMENT: 211

STAFF: 44

BUILDING SIZE: 27,700 sf

SITE: 10 acres

ORIGINAL CONSTRUCTION DATE: 1949

6 PORTABLES

AGE: 75

OBSERVATIONS:

Situated on a 9.96-acre site, Carolina Elementary also shares its site with recreational league baseball and softball fields. In addition, there is a storm water detention pond on this site. This reduces the available usable area to about 7 acres. As has been noted on previous studies, parent and bus drop-off/pickup is not adequate for parents, but is extremely inadequate for bus unloading and loading. Adding to the four (4) mobile classroom units previously on the site, two additional mobile classroom units were added over the summer of 2024 equating to a total of six (6) mobile units. Considering the size of the core facilities, (office, guidance, media center, cafeteria, etc.), and the fact that this facility is on a septic tank system, this site is at its limits. Another point in reference to Carolina Elementary is that one portion of this facility dates to 1949.

CAROLINA ELEMENTARY SCHOOL

HARTSVILLE AREA | 719 W Carolina Ave, Hartsville, SC 29550

NEEDS:

-
- SAFETY & SECURITY:
- Parent and bus drop-off/pickup is not adequate
 - Movement of students from building to building and from mobile classroom units to various buildings exposes the students to the elements and public.

-
- ACADEMIC PROGRAMMING:
- Core facilities sizes are not adequate
 - An audit of spaces is recommended to verify space size and amenities are adequate for programs offered

-
- MAINTENANCE:
- The building envelope is in need of replacement. This will include: many roofs; windows; doors; masonry repairs; and other systems.

-
- MAJOR RENOVATIONS OR REPLACEMENT:
- New School Recommendation: Considering the limited available acreage of the site, the facility's age, the number of mobile classroom units on-site, and the need to move between buildings by connecting exterior covered walkways, it is recommended that attendance boundaries be adjusted and three total elementary schools would serve the Hartsville attendance area. These three elementary schools would include Bay Road Elementary and two (2) new elementary schools. Based on current enrollment figures, each of these schools would accommodate approximately 610 students.
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THORNWELL SCHOOL FOR THE ARTS

HARTSVILLE AREA | 437 W Carolina Ave, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Ms. Janice Dargan

GRADES: 1 - 5

STUDENT ENROLLMENT: 190

STAFF: 60

BUILDING SIZE: 65,100 sf

SITE: 9 acres

ORIGINAL CONSTRUCTION DATE: 1947

AGE: 77

OBSERVATIONS:

Seated on one of the smaller school sites in the district, Thornwell School for the Arts is located on a site which has less than 9 acres. The facility, built in varying phases from 1947 - 1962, consists of structures from one to three stories in height. Much like North Hartsville Elementary, stacking of cars for parent drop-off and pickup occurs on the surrounding state roadways. Additionally, movement of students for dining, music, and other amenities, occurs outside via covered walks, exposing students to the elements of the weather, and is not in keeping with current security standards for K-12 facilities.

THORNWELL SCHOOL FOR THE ARTS

HARTSVILLE AREA | 437 W Carolina Ave, Hartsville, SC 29550

NEEDS:

- SAFETY & SECURITY:
- Parent drop-off/pickup occurs on state roadways exposing students to traffic other than parent traffic.
 - Movement of students from building to building exposes the students to the elements and public.
 - Given that Adult Education also occurs on this site, a security audit is recommended.
-

- ACADEMIC PROGRAMMING:
- Since one building is multilevel, further study by the district is needed to determine if classrooms/programs offered on the second level are meeting the needs of the program(s).
 - An audit of spaces is recommended to verify space size and amenities are adequate for programs offered
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- MAINTENANCE:
- The building envelope is in need of upgrades.
 - Site drainage improvements are needed.
-

- MAJOR RENOVATIONS OR REPLACEMENT:
- New School Recommendation: Given the site's inability to provide parent backup/pickup except on the state roadway system, limited acreage, the facility's age, and external building connectivity, it is recommended that attendance boundaries be revised and utilize three elementary schools to serve the Hartsville attendance area. These three schools would consist of Bay Road Elementary and two new elementary schools. Based on current enrollment data, each of these schools would be designed to accommodate approximately 610 students.
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NORTH HARTSVILLE ELEMENTARY SCHOOL

HARTSVILLE AREA | 110 School Dr, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Ms. Carla Watford

GRADES: 1 - 5

STUDENT ENROLLMENT: 490

STAFF: 74

BUILDING SIZE:

SITE: 11 acres

ORIGINAL CONSTRUCTION DATE: 1951

4 PORTABLES

AGE: 73

OBSERVATIONS:

Located on a 12-acre site with about 11 acres of usable property, North Hartsville Elementary is bordered on the front, (south facing) by School Drive, the west by Byrd Street, the north by a stream and wetlands and the east by Ruby Road. The site also has roughly a 30' fall in elevation from School Drive (south), to the wetlands located to the north. Furthermore, this facility has buildings dating from 1951 to the latest additions which date to 1999. While the school functions on the site, parent drop-off and pickup occur on School Drive which is a public road. This is not allowed by current SCDOT regulations. Given the slope of the property and configuration of bus drives, service drives and playgrounds, additions to this school would likely not be allowed by OSF and SCDOT.

NORTH HARTSVILLE ELEMENTARY SCHOOL

HARTSVILLE AREA | 110 School Dr, Hartsville, SC 29550

NEEDS:

- SAFETY & SECURITY:
- Parent drop-off/pickup occurs on state roadways exposing students to traffic other than parent traffic.
 - Movement of students from building to building exposes the students to the elements and public.
-

- ACADEMIC PROGRAMMING:
- An audit of spaces is recommended to verify space size and amenities are adequate for programs offered.
-

- MAINTENANCE:
- The building envelope is in need of upgrades.
 - Sidewalk replacement is needed where deteriorating concrete creates tripping hazards.
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- MAJOR RENOVATIONS OR REPLACEMENT:
- New School Recommendation: As has been previously noted on the older Hartsville attendance area elementary schools, it is recommended that the attendance lines be redrawn and Bay Road Elementary be supplemented with two additional new elementary schools to accommodate the elementary school population. Given the current enrollment numbers, the capacity of these schools would be about 610 each. Furthermore, this would make all elementary schools in the Hartsville attendance area compatible in size and grade structure.
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HARTSVILLE MIDDLE SCHOOL

HARTSVILLE AREA | 1427 14th St, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Dr. Katrina James
GRADES: 6 - 8
STUDENT ENROLLMENT: 803
STAFF: 128
BUILDING SIZE: 142,000 sf
SITE: 41.7 acres
ORIGINAL CONSTRUCTION DATE: 2006
AGE: 18

OBSERVATIONS:

Occupied in August 2006, at the same time as its sister school, Darlington Middle School, this facility is approaching its 20th year of operation. While it has been maintained, some systems are reaching their life limits and the mechanical system in the auditorium was recently replaced over the summer of 2023.

In addition to programmatic needs determined by the District, other considerations for renovations, as this facility ages, should follow the districts guidelines for upgrades.

Athletic fields are not well developed on the site. It is suggested that the following fields be developed over time to assist with physical education and athletics for the middle school students. These fields include: football/soccer; softball; possibly a baseball field; and outdoor basketball courts.

HARTSVILLE MIDDLE SCHOOL

HARTSVILLE AREA | 1427 14th St, Hartsville, SC 29550

NEEDS:

SAFETY & SECURITY:

- Security upgrades including: new electronic hardware; film on windows to guard against breaking glass to enter the building; additional cameras to cover “blind spots” at the property perimeter.

ACADEMIC PROGRAMMING:

- Refreshening of finishes.
- ADA accessibility review to address any issues.

MAINTENANCE:

MAJOR RENOVATIONS OR REPLACEMENT:

- Mechanical system replacement.
- Roof analysis. While it is believed that the roof has been maintained, it is recommended that a roofing consultant be hired to do a thorough inspection and written report of the existing roof condition. This report will address needs beyond maintenance, which should be performed.
- Building envelope analysis covering exterior wall systems, doors, and windows.

HARTSVILLE HIGH SCHOOL

HARTSVILLE AREA | 701 Lewellen Ave, Hartsville, SC 29550

GENERAL INFORMATION:



PRINCIPAL: Mr. Corey Lewis

GRADES: 9 - 12

STUDENT ENROLLMENT: 1,134

STAFF: 153

BUILDING SIZE: 224,640 sf

SITE: 40 acres

ORIGINAL CONSTRUCTION DATE: 1962

ADDITIONS & RENOVATIONS: 1964 - 2011

AGE: 62

OBSERVATIONS:

While Hartsville High School has many needs, security is paramount. The difficulty with addressing this one need, is that the constraints on correcting this issue dictates that a new facility be considered.

HARTSVILLE HIGH SCHOOL

HARTSVILLE AREA | 701 Lewellen Ave, Hartsville, SC 29550

NEEDS:

SAFETY & SECURITY: • While this facility is in dire need of security upgrades, the only remedy is replacement.

ACADEMIC PROGRAMMING: • A programming exercise is recommended for the programming of a new high school. This program will also be the future guidelines for Lamar high School and Darlington High School.

MAINTENANCE: • While infrastructure must be maintained, major upgrades need to be limited and applied to the new Hartsville High School.

MAJOR RENOVATIONS OR REPLACEMENT: • Due to all factors listed and many implied, immediate replacement is recommended.

LAMAR AREA FACILITIES ASSESSMENT

GENERAL FACILITIES OVERVIEW

With the addition of the new Lamar-Spaulding Elementary School, the Lamar attendance area houses all of its PK - 5th grade students in this new facility. Lamar High School has some challenges but, with proper thought and planning, are not unsurmountable. Spaulding Middle School is the school with the most needs in the Lamar attendance area.

LAMAR-SPAULDING ELEMENTARY SCHOOL

LAMAR AREA | 5232 Lamar Hwy, Lamar, SC 29069

GENERAL INFORMATION:



PRINCIPAL: Ms. Geneva "Lorraine" Williams

GRADES: PK - 5

STUDENT ENROLLMENT: 501

STAFF: 74

BUILDING SIZE: 80,000 sf

SITE: 49 acres

ORIGINAL CONSTRUCTION DATE: 2020

AGE: 4

OBSERVATIONS:

As previously mentioned, Lamar-Spaulding Elementary is a sister school to Bay Road Elementary in the Hartsville attendance area. Lamar-Spaulding Elementary was occupied in August, 2020, and it is believed that this facility meets all OSF and IBC requirements.

With general maintenance, this facility should serve the occupants through the year 2030 without any major renovations needed. The life of the mechanical systems will approach their life span in 2032, and scheduled renovations are recommended which may include: painting; VCT and/or carpeted floor replacement; marred or stained ceiling tiles; and other cosmetic upgrades.

LAMAR-SPAULDING ELEMENTARY SCHOOL

LAMAR AREA | 5232 Lamar Hwy, Lamar, SC 29069

NEEDS:

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- SAFETY & SECURITY:
- With four years of occupancy, an evaluation with the staff is recommended to determine if there are blind spots in camera coverage or other issues noted.
 - If protective film was not installed or has not been added at entries, it is recommended that this be a priority and installed.

-
- ACADEMIC PROGRAMMING:
- An audit of programs and how they function is recommended to determine if spaces are adequate for specific programs.

-
- MAINTENANCE:
- Refreshing of finishes including painting, flooring, ceiling tiles, etc.

-
- MAJOR RENOVATIONS OR REPLACEMENT:
- 2032 Mechanical system replacement.
 - While roof maintenance should occur on a semi-annual basis (cleaning gutters, verifying flashing conditions are watertight, etc.), the metal roof systems should provide service through 2050 or longer.
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SPAULDING MIDDLE SCHOOL

LAMAR AREA | 400 Cartersville Hwy, Lamar, SC 29069

GENERAL INFORMATION:



PRINCIPAL: Mr. Heath Shirey

GRADES: 6 - 8

STUDENT ENROLLMENT: 229

STAFF: 46

BUILDING SIZE: 64,100 sf

SITE: 28.5 acres

ORIGINAL CONSTRUCTION DATE: 1962

ADDITIONS & RENOVATIONS: 2006

AGE: 62

OBSERVATIONS:

Located on the southern side of the Town of Lamar, Spaulding Middle School shares property with the old Spaulding Elementary School. The site consists of approximately 28.5 acres. While the site is adequate in size, due to the terrain, drainage is an issue. While the new wing, housing the Media Center, seven classrooms, the Science Lab and Art Room appear to meet most of the current OSF standards, it is lacking in current ADA toilet compliance. Additionally, the original classroom wing does not appear to meet standards for a K-12 facility and renovations are not recommended.

SPAULDING MIDDLE SCHOOL

LAMAR AREA | 400 Cartersville Hwy, Lamar, SC 29069

NEEDS:

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- SAFETY & SECURITY:
- The parking area is not easily monitored from the office area.
 - An audit of security is recommended.

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- ACADEMIC PROGRAMMING:
- An audit of spaces is recommended to verify space size and amenities are adequate for programs offered

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- MAINTENANCE:
- The building envelope is in need of upgrades.
 - Fire walls/partitions require attention.
 - Site drainage improvements are needed.

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- MAJOR RENOVATIONS OR REPLACEMENT:
- As an alternative to renovating this facility, a better use of funds may be to construct a 6th - 8th grade wing at Lamar High School.
 - Another alternative may be to construct a 7th and 8th grade wing to Lamar High School. Lamar-Spaulding Elementary has the capacity to accommodate the 75 students currently housed in the 6th grade at Spaulding Middle School.
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LAMAR HIGH SCHOOL

LAMAR AREA | 216 N Darlington Ave, Lamar, SC 29069

GENERAL INFORMATION:



PRINCIPAL: Mr. William Lenard
GRADES: 9 - 12
STUDENT ENROLLMENT: 279
STAFF: 55
BUILDING SIZE: 76,204 sf
SITE: 32.2 acres
ORIGINAL CONSTRUCTION DATE: 1960s
AGE: 60 approx.

OBSERVATIONS:

The latest addition to Lamar High School was the Gymnasium constructed in 2007. With recent demolitions, the structures currently being utilized at Lamar High School date back to the 1960s. Due to its design, the original building has many interior classrooms with limited natural light. Improvements to the aesthetics of the front entry would provide a modern appearance and be more reflective of the education occurring within. Due to a combination of new sports, practice schedules and games, the addition of a Competition Gymnasium is recommended.

LAMAR HIGH SCHOOL

LAMAR AREA | 216 N Darlington Ave, Lamar, SC 29069

NEEDS:

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- SAFETY & SECURITY:
- Parking areas need to be more visible to the administration and staff.
 - Protective film is recommended at all entries.
 - With the expansion of athletic facilities, additional cameras may be needed to cover all areas.

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- ACADEMIC PROGRAMMING:
- An audit of spaces is recommended to verify special requirements are adequate for programs provided.
 - A review of the programming for the new Hartsville High School is recommended to ensure all of the District's high schools are compatible.

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- MAINTENANCE:
- Address building envelope in reference to roof systems, brick walls, windows and doors.
 - Replace windows and doors with energy efficient products.

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- MAJOR RENOVATIONS OR REPLACEMENT:
- The addition of a wing to house the 6th - 8th grades from Spaulding Middle School.
 - A new Guidance Suite is recommended.
 - A new Media Center introducing natural light is also recommended.
 - The addition of a new Competition Gym.
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SUMMARY

Foremost, it should be noted that Darlington County School District facilities are well maintained. This has been evident from the initial facilities study in 2012 and subsequent updates in 2019 and now in 2024. It is obvious that the custodial and maintenance staffs along with the teachers and administration take pride in the facilities as they have been clean on every visit, even though some facilities are beyond their suggested life as an educational facility.

As has been noted, there are pockets of the district which are in very good shape from a facilities standpoint. However, there are immediate needs and other needs which need to be addressed over the next 5 to 10 years. As far as prioritizing major projects, Hartsville High School replacement is the most urgent. Beyond this, next in order is the elementary schools in the Hartsville and Darlington attendance areas followed by Spaulding Middle School. While Darlington High School and Lamar High School also have needs, these can likely be put deferred to years 7 - 10.