



mcmillan | pazdan | smith
architecture

February 25, 2013

McMillan Pazdan Smith Architecture
127 Dunbar Street
Spartanburg, South Carolina 29306
864.585.5678

Facilities Review





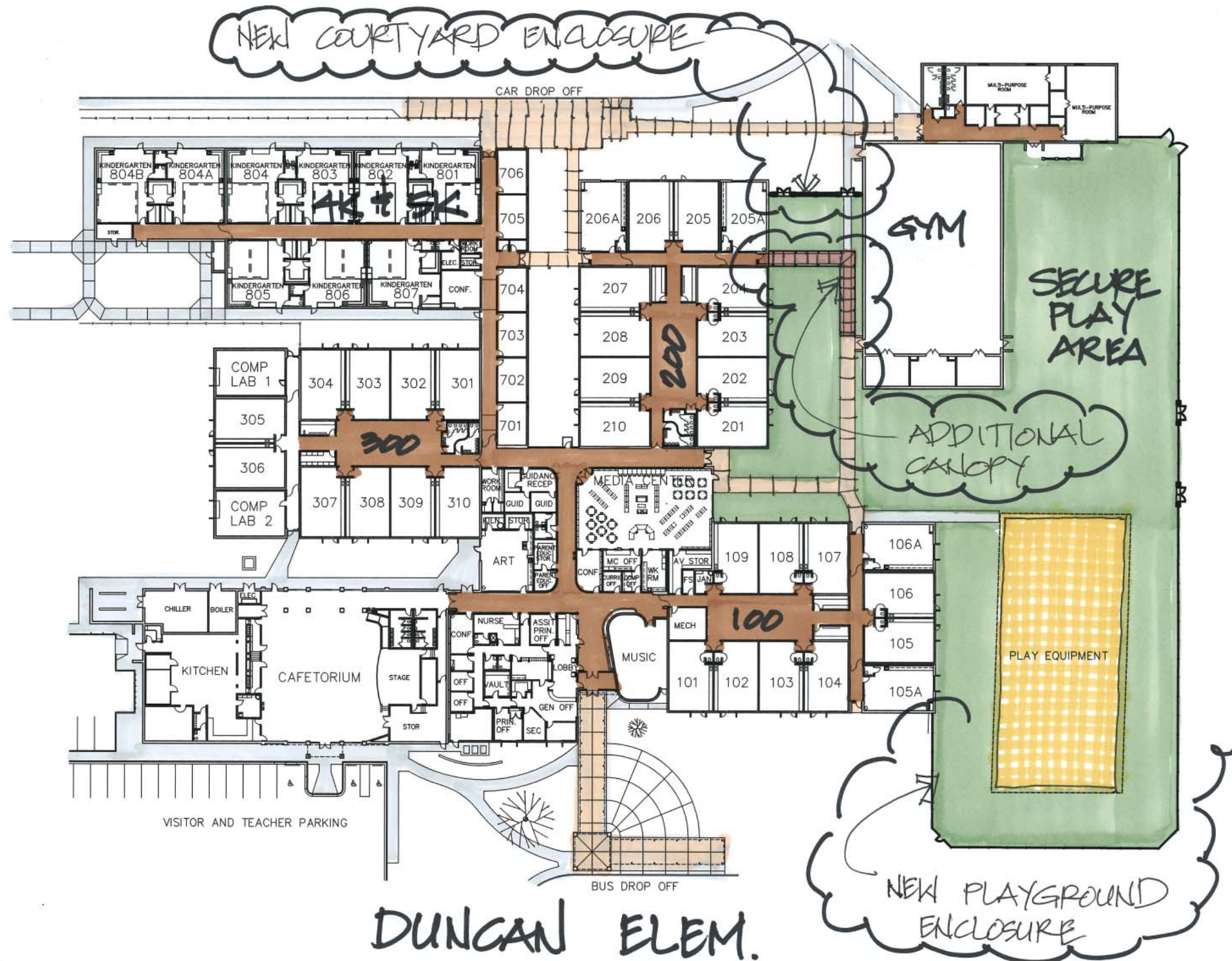
Table of Contents

1. Summer Renovations 2013
2. Executive Summary
3. James F. Byrnes High
4. Abner Creek Academy (Magnet)
5. Beech Springs Intermediate
6. Berry Shoals Intermediate
7. D.R. Hill Middle
8. Duncan Elementary (Title One)
9. Florence Chapel Middle
10. James F. Byrnes Freshman Academy
11. Lyman Elementary
12. Reidville Elementary
13. River Ridge Elementary
14. Wellford Academy of Science + Technology (Title One)



Duncan Elementary + Greenfield

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



Duncan Elementary

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



**Duncan Elementary
Exterior Improvements**

Proposed Budget
MPS #013105B
March 20, 2013

- A. Playground Enclosure to define and secure limits of designated outdoor play area (between gym and community use area along HWY 290). Scope to include:
- 1. Vinyl Coated Steel Chain Link Fence (6' high with 2" SS40 line posts at 10' spacing, 1 5/8" SS20 top rail, 6 gauge bottom tension wire and concrete footings) as follows:
 - 600 LF @ \$16.00/LF \$9,600
 - (16) 3" SS40 Terminal Posts @ \$75.00 ea. \$1,200
 - Swing Gates with padlock hasps \$1,500
 - Private Utility location service (1 trip) \$500
 - 2. Ornamental metal pre-hung security egress gate with panic exit device and self-closer (Tuf-Guard by Merchants Metals or equal) as follows:
 - (4) 4' wide x 7' high @ \$3,000 ea. \$12,000
 - (1) battery-operated mechanical keypad \$800
 - (4) 2'x2'x8'-8" brick piers w/ concrete footings/caps \$8600
- B. Courtyard Enclosure to address connectivity between the 200 Wing/Gymnasium and provide secure courtyard for all grade levels when traveling to and from PE classes. Scope to include:
- 1. Ornamental metal pre-hung security egress gate with panic exit device and self-closer (Tuf-Guard by Merchants Metals or equal) as follows:
 - (4) 4' wide x 7' high @ \$3,000 ea. \$12,000
 - (1) battery-operated mechanical keypad \$800
 - (5) 2'x2'x8'-8" brick piers w/ concrete footings/caps \$10,800
 - 2. Ornamental metal fencing that matches style and profile of metal gates. Install between brick piers in (2) 2' lengths and (2) 10' lengths \$4,800
- C. Covered Walkway to provide protection from rain for students walking from the 200 Wing to the Gymnasium. Primarily would serve 4K and 5K with revised path of travel within the boundary of the new Courtyard Enclosure (as provided by items A and B above). Scope to include:

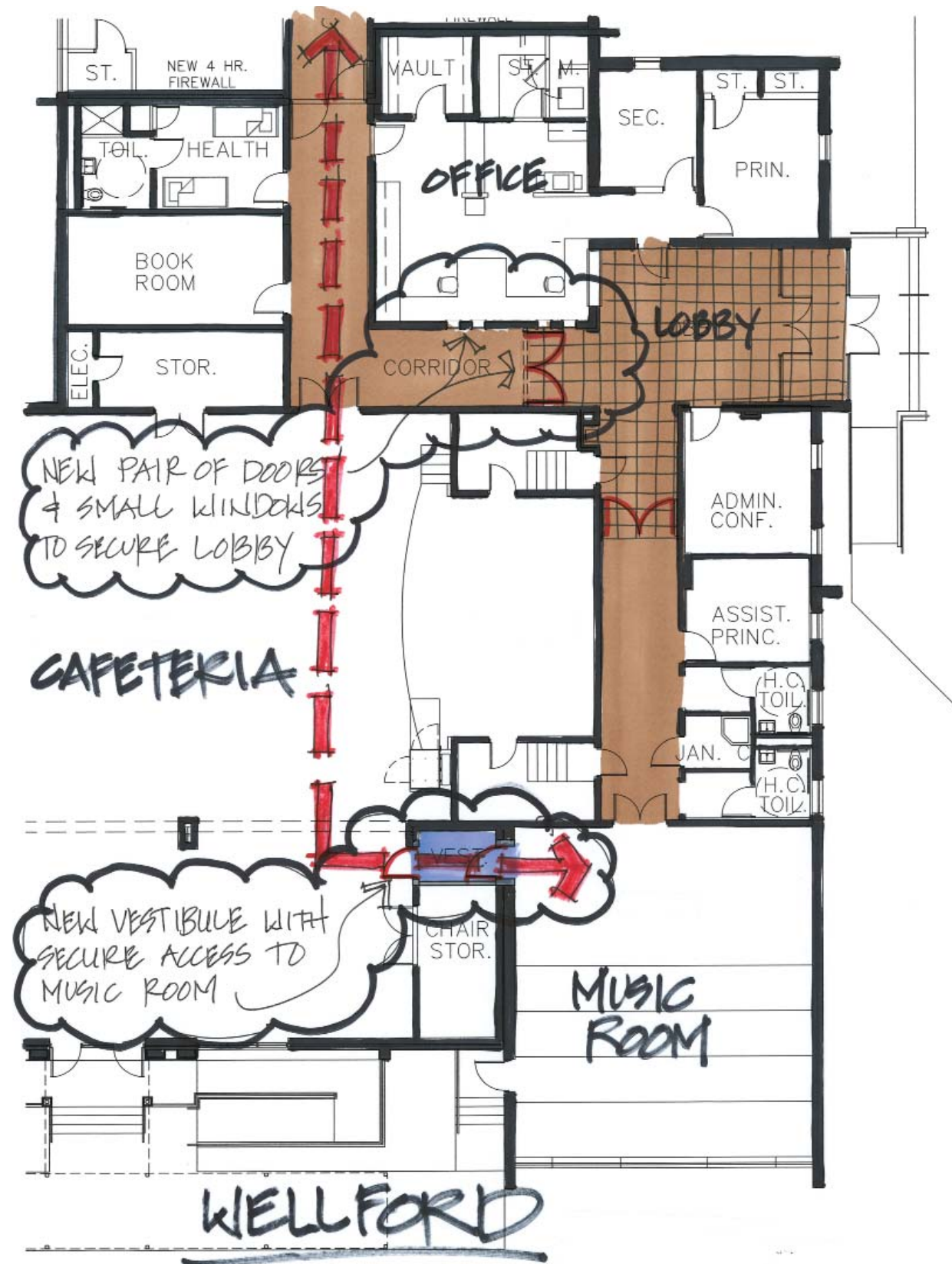
1. Approximately 700 SF of extruded aluminum canopy with (16) 4"x4" posts and 170 LF of fascia.
 - Canopy at \$40/SF. \$28,000
 - (16) concrete footings \$1,600
 - Approximately 1000 SF of new sidewalk \$10,000

Total of estimated direct costs:	approximately \$102,200
GC's cost - Gen. Conditions, taxes, bonds, insurance, OH&P (25%):	25,600
Subtotal of hard construction estimated cost:	\$127,800

Construction contingency (15%):	19,170
A/E fees (6%):	7,668
Miscellaneous Expenses (1%):	1,278
Third Party inspections (2%):	2,556
Furniture, Fixtures, Equipment:	-0-

Total proposed budget for Duncan Elementary scope of work:	\$158,472
---	------------------

Duncan Elementary



Wellford Academy

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



**Wellford Academy
Lobby Improvements**

Proposed Budget
MPS #013105C
March 20, 2013

- A. Lobby Enclosure to restrict uncontrolled access from lobby area. Also included are small interior windows to provide visibility into adjoining corridor for front office staff. Scope of work includes:
 - 1. Install one pair of 3'-8" wide x 7'-0" high hollow metal doors w/ glass vision panels in upper half of each leaf, (2) sets of exit devices (one electrified for security), closers, continuous hinges, keyed removable mullion: \$6,000
 - 2. Install (4) 16"x16" punched windows through existing concrete block wall. Locate two in front of each workstation with size limited to available wall space between built-in base cabinet and wall cabinet: \$3,600
 - 3. Remove and reinstall existing data and power outlets from current above-counter location to knee-space with grommets for wire passage. Include card reader in corridor and power wiring for electronic access control of new door from both workstations in front office. \$1,800
- B. Second Access to Music room allows students walking from their classroom to Music to avoid traveling thru the public lobby. New access connects music room to cafeteria by reducing size of current chair storage room. Scope to include:
 - 1. Construct new full-height metal stud/drywall partition approximately 8' in length. Modify ceiling grid and tile. Paint wall and frames. \$1,200
 - 2. Install (2) new 3'-0" wide x 6'-8" high flush wood doors with 3x33 vision panels and pressed metal frames thru existing masonry walls at two locations. Includes cutting/patching openings, lintels, and hardware. \$5,800
 - 3. Provide new 2x2 light fixture and wall switch. \$400.

Total of estimated direct costs:	approximately \$18,800
GC's cost - Gen. Conditions, taxes, bonds, insurance, OH&P (25%):	4,700
Subtotal of hard construction estimated cost:	\$23,500

Construction contingency (15%):	3,525
A/E fees (6%):	1,410
Miscellaneous Expenses (1%):	235
Third Party inspections (3%):	700
Furniture, Fixtures, Equipment:	-0-

Total proposed budget for Wellford Elementary scope of work: \$29,370



District-wide Door Hardware Upgrade

Proposed Budget
MPS #013105A
March 20, 2013

A. Replace (material and labor) existing knob-type locksets on classroom doors with new ADA lever-type lockset with classroom security function (double-keyed) cylinder.

• Reidville	3	@	\$525ea.	\$ 1,575
• Wellford	15	@	\$525ea.	\$ 7,875
• Byrnes High	67	@	\$525ea.	\$35,175

B. Replace (material and labor) existing cylinders on lever-type locksets at classroom doors with new classroom security function (double-keyed) cylinder.

• Duncan	49	@	\$200ea.	\$ 9,800
• Reidville	26	@	\$200ea.	\$ 5,200
• River Ridge	37	@	\$200ea.	\$ 7,400
• Wellford	16	@	\$200ea.	\$ 3,200
• Beech Springs	43	@	\$200ea.	\$ 8,600
• Byrnes Freshman	62	@	\$200ea.	\$12,400
• Byrnes High	69	@	\$200ea.	\$13,800

Total of estimated cost to hardware supplier:	\$105,025
Sales tax (6% of material cost):	5,140
Subtotal of hard construction estimated cost:	\$110,165

Construction contingency (15%):	16,523
A/E fees (6%):	6,631
Miscellaneous Expenses (1%):	1,102
Third Party inspections (2%):	-0-
Furniture, Fixtures, Equipment:	-0-

Total proposed budget for Hardware Upgrade scope:	\$134,421
--	------------------

District-Wide Door Hardware Upgrade



Executive Summary

DESIGN TEAM:

Architects

McMillan Pazdan Smith

Spartanburg, South Carolina

Principal In Charge

Ron G. Smith, AIA

Project Architect

M. Brian Deichman, AIA

Project Architect

Donza H. Mattison, AIA

Project Support

Larry Bishop

The School District contracted with McMillan Pazdan Smith Architects to tour, document, and describe the existing physical condition of each of the district's facilities. The purpose of this review was to

- 1) Determine Overall Physical Condition of each facility
- 2) Verify student capacities for all building
- 3) Determine any major needs for Renovation or Addition

The results of these efforts are assimilated within this document. In almost all locations, the condition of the facilities were found to be well-maintained. In a few locations, roof replacement and or repair will be necessary in the near term. Most other improvements noted relate to minor cosmetics, some issues with accessibility, and some areas where additional measures may be worthy of consideration to improve campus security and safety.

At Byrnes High School in particular, we were asked to review and provide estimates for essentially cosmetic enhancements to the corridors as well as functional improvements to the original gym. Those associated estimates of probable cost - including hard and soft costs – are attached.

As always, it has been a tremendous pleasure to work with Spartanburg District Five, the school administration, and the operational staff. As the information contained is reviewed, please let us know how we may be of further assistance to the Schools and Communities of Spartanburg Five.



James F. Byrnes High

Facilities Review

- **Approximate Size: 350,000 Square Feet**
- **Classroom Distribution:**

Self-contained/Resource	(5) x 12 students each = 60
General classroom, Computer lab, ROTC:	(90) x 25 students each = 2,250
Art rooms, Vocational Instruction:	(3) x 22 students each = 66
Music Rehearsal/PE rooms:	(6) x 45 students each = 270
Current capacity at 100%:	approximately 2646
Classroom utilization (75% scheduled use factor)	x.75
Total capacity	approximately 1985

- **General Condition:**
 1. **Tier Three** – Older facility constructed in the mid 1950’s but has had several significant additions and some renovations.
 2. Accessibility to/from the locker areas serving the original gymnasium is not available and not readily achievable without significant expense. For students with disabilities taking PE classes, an alternative accommodation for changing must be provided on the main level.
 3. Main entrance has security vestibule.
 4. Corridors between classrooms and support areas are enclosed with the exception of the walkway to the main gym and fieldhouse which are separated from the main building by a bus/fire lane.
 5. Cafeteria can seat approximately 650 per lunch period.

6. The existing roof above the old gym and old auditorium is barrel-vaulted insulated gyp-crete panels. Both the underside and top side of these two roof areas will require replacement in the near future. Wood fascia and metal gutters are decayed and deteriorating.
7. Immediately behind the old gym and above a small portion of the original locker rooms, one section of single ply roofing appears to slope away from the roof drains causing water to pond following rainfall. This area should be re-worked such that positive roof slope is achieved towards the drains. Another section of roof (above the 200 Hall) was reported to have issues with drains clogging frequently such that water has the potential to pond above the corridor.
8. Skylights are located throughout the original classroom halls and leaks were noted adjacent to a few of these.
9. Some improvements that are addressed elsewhere in this report are adding Air Conditioning to the old gym and replacing the associated fans/louvers/clerestory windows that room with new insulated windows. Others address cosmetic improvements to the corridors of the main building and security enhancements to classroom door hardware.



James F. Byrnes High

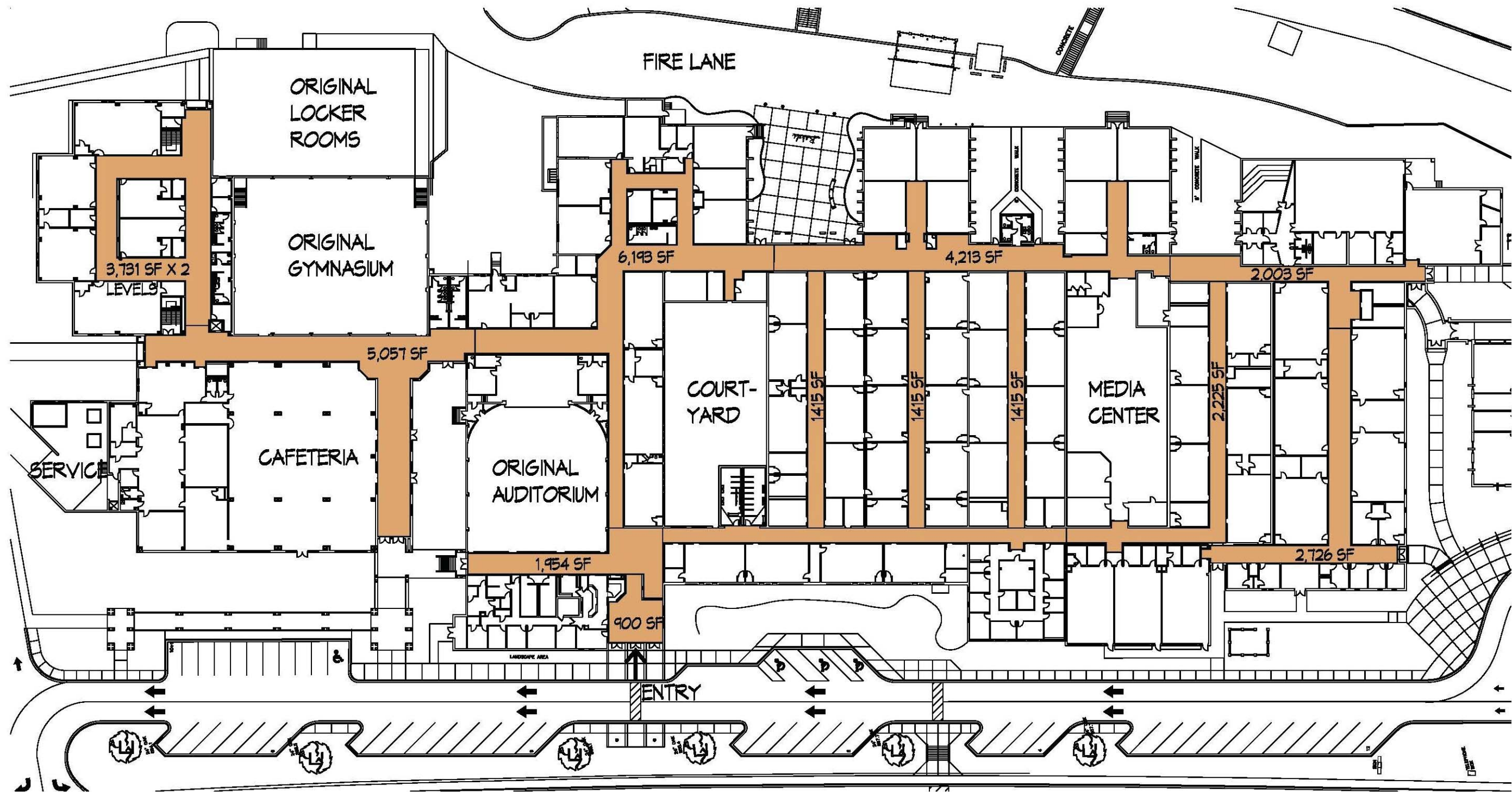
Opinion of
Probable Cost

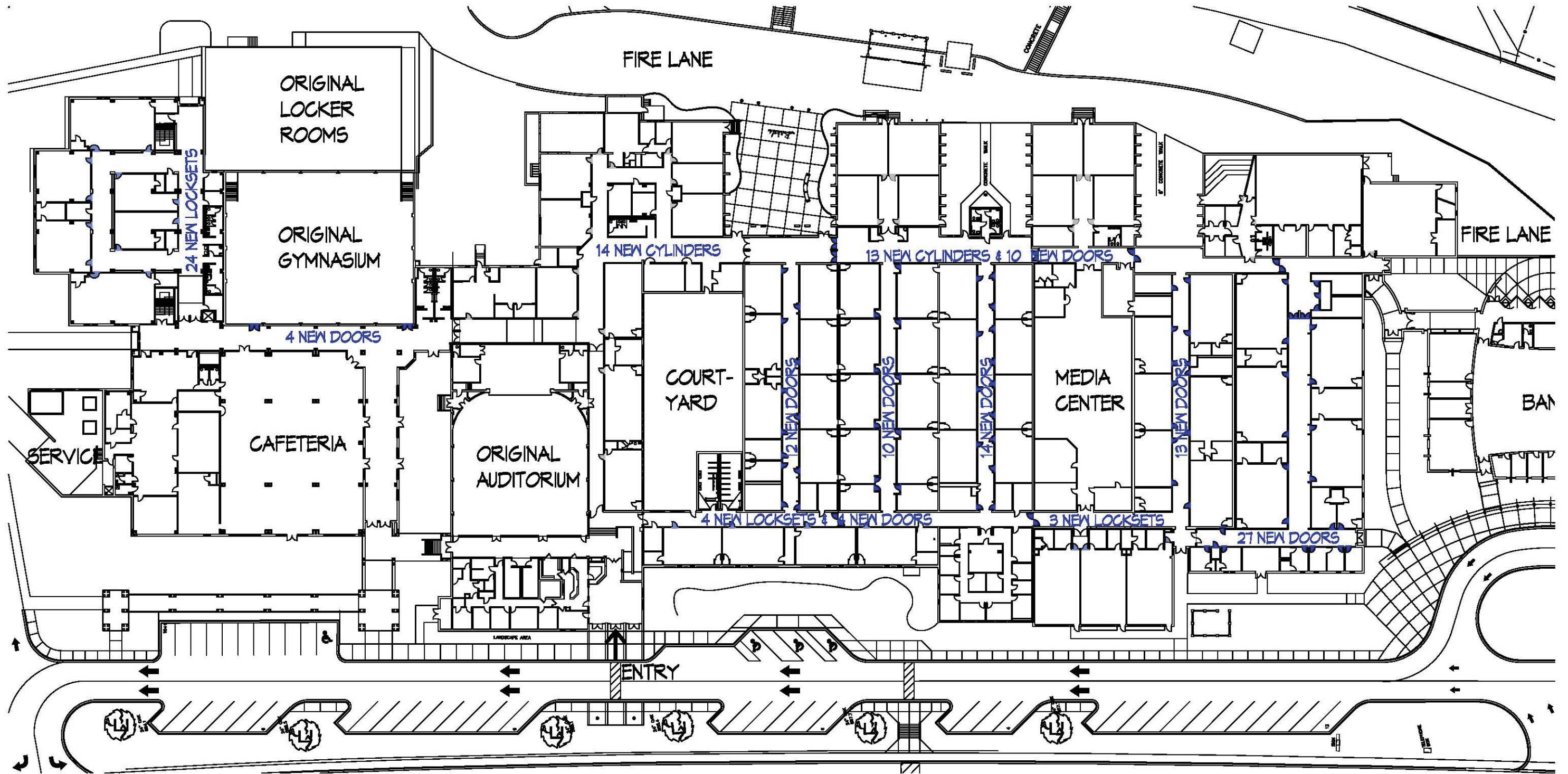
RENOVATION ITEM	CONSTRUCTION COST	OTHER RELATED COSTS	TOTAL PROJECT COSTS
Old Gym Renovations (New HVAC + New Windows)	\$316,000	\$98,000	\$414,000
Old Gym Roof Replacement	\$330,000	\$82,500	\$412,500
Doors + Locks Replacement	\$180,000	\$42,000	\$222,000
Replace Floors in Most Corridors	\$195,000	\$45,000	\$240,000
Replace Ceilings + Light Fixtures in Most Corridors	\$276,000	\$80,000	\$356,000
Repaint All Corridor Walls + Lockers	\$142,000	\$32,000	\$174,000
SUBTOTAL	\$1,439,000	\$379,500	\$1,818,500
Old Auditorium Roof Replacement	\$300,000	\$90,000	\$390,000
Other Roof Repair in Several Small Areas	\$36,000	\$9,000	\$45,000
TOTAL	\$1,775,000	\$478,500	\$2,253,500

NOTES:

"Other Related Costs" Includes:

- 15% Construction Contingency
- A/E Fees
- Third Party Inspection Fees
- Any Equipment or Owner Added Items

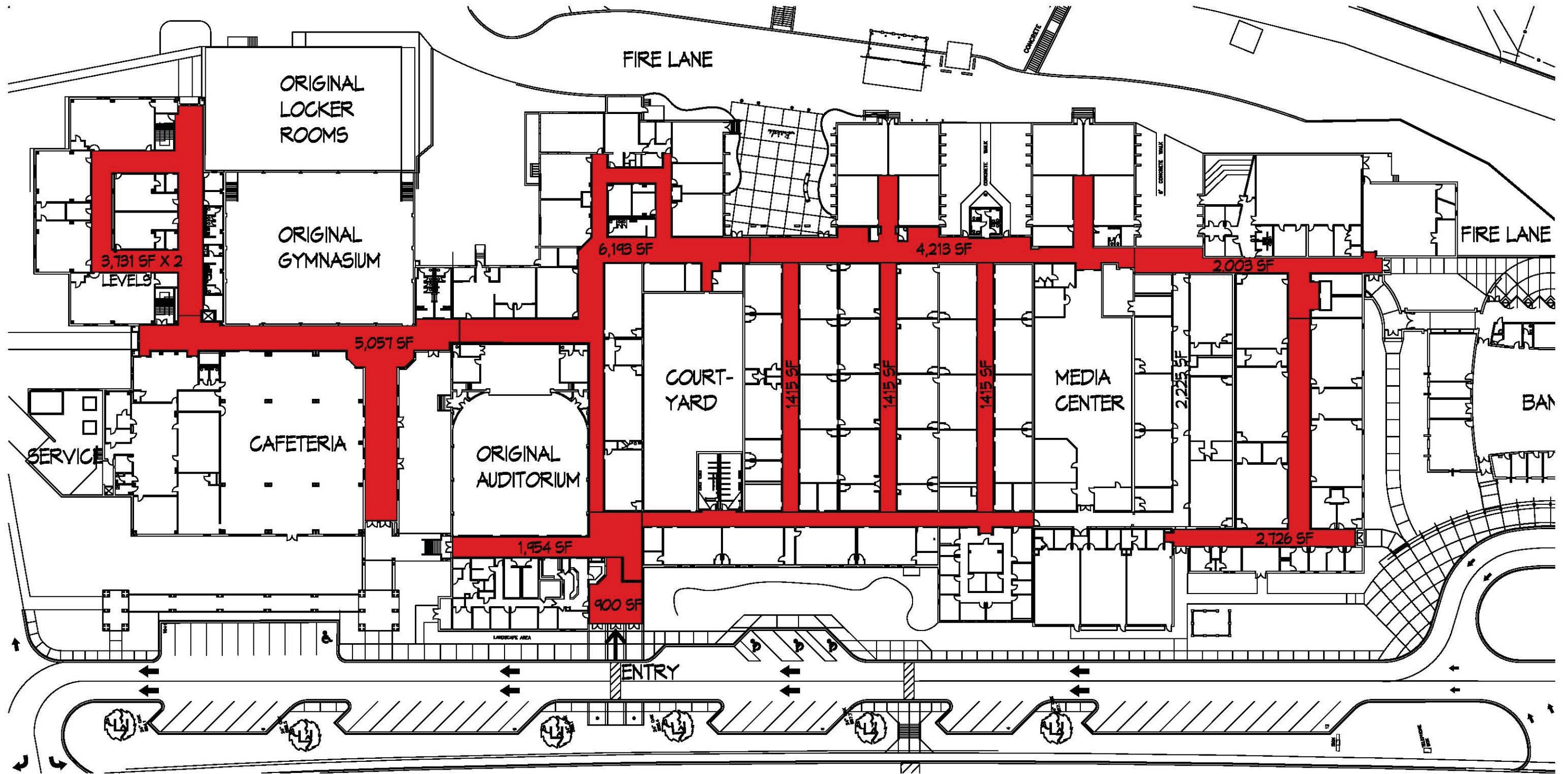


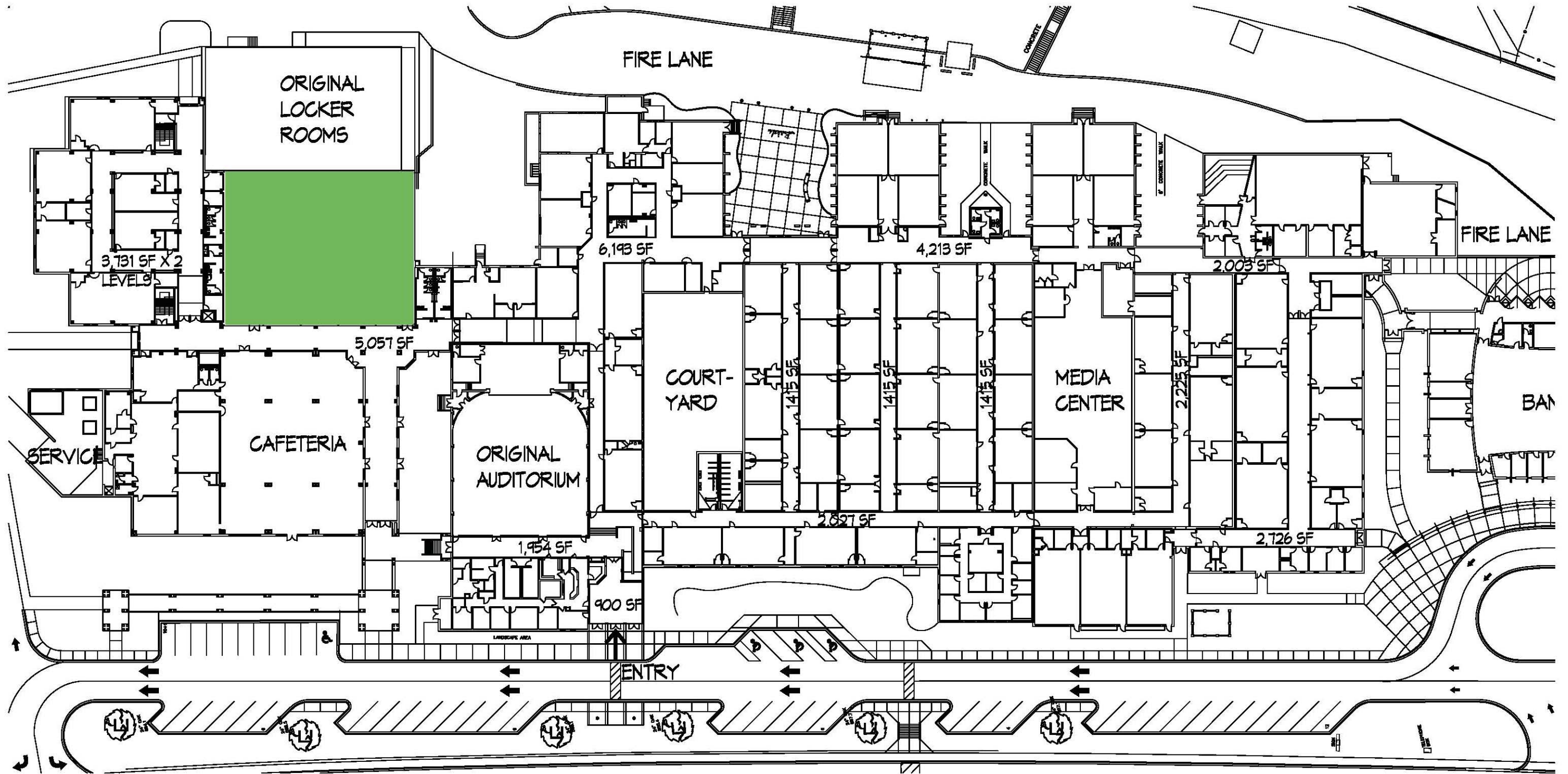


James F. Byrnes High School Door/Hardware

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY

FEBRUARY 25, 2013







**Abner Creek Academy
(Magnet)**

Facilities Review

- **Approximate Size: 92,300 Square Feet**

- **Classroom Distribution:**

Self-Contained Classrooms:	(2) x 12 students each = 24
Kindergarten Room (Age 4):	(1) x 40 students each = 40
Kindergarten Room (Age 5):	(7) x 25 students each = 175
First Grade Classrooms:	(7) x 20 students each = 140
Second Grade Classrooms:	(6) x 22 students each = 132
Third Grade Classrooms:	(5) x 23 students each = 115
Fourth Grade Classrooms:	(5) x 23 students each = 115

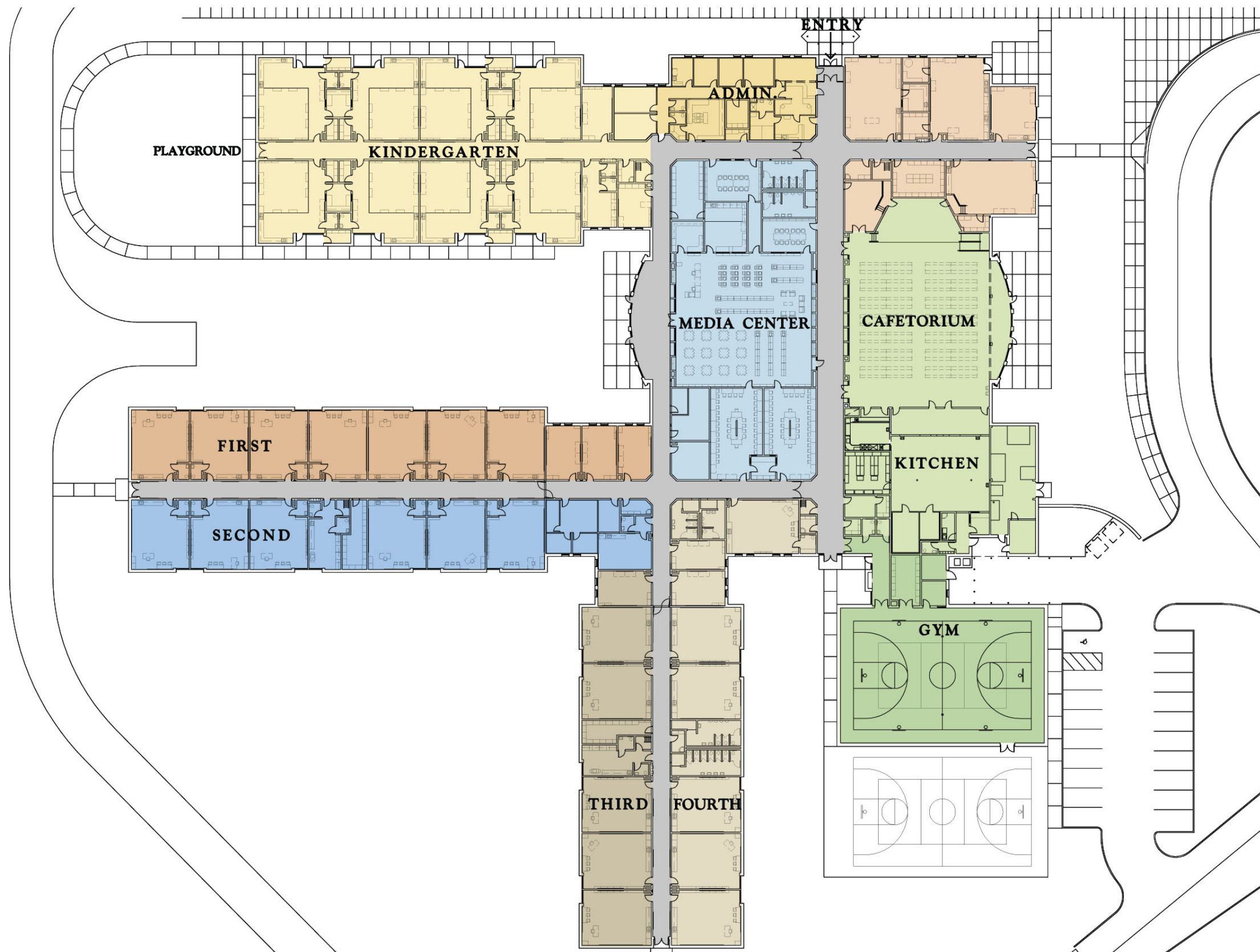
Total current capacity: **approximately 741**

- **Instructional spaces not counted in capacity above:**

Art Room
Computer Lab (2)
Gymnasium
Music Room
Multipurpose Room
Other: Resource Room (4), ESL, ROAR, SOAR, Speech/Hearing, OT/PT

- **General Condition:**

1. **Tier One** – Newer facility approximately five years old
2. No significant issues with building systems or accessibility
3. Main entrance has security vestibule.
4. All corridors between classrooms and support areas are enclosed.
5. Cafetorium can seat approximately 450 per lunch period.
6. Classroom wings have expansion capability.



Abner Creek Academy (Magnet) Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY





**Beech Springs
Intermediate**

Facilities Review

- **Approximate Size: 103,655 Square Feet**

- **Classroom Distribution:**

Self-contained:	(3) x 12 students each = 36
Fifth Grade:	(16) x 23 students each = 368
Sixth grade:	(16) x 23 students each = 368
<hr/>	
Total current capacity:	approximately 770

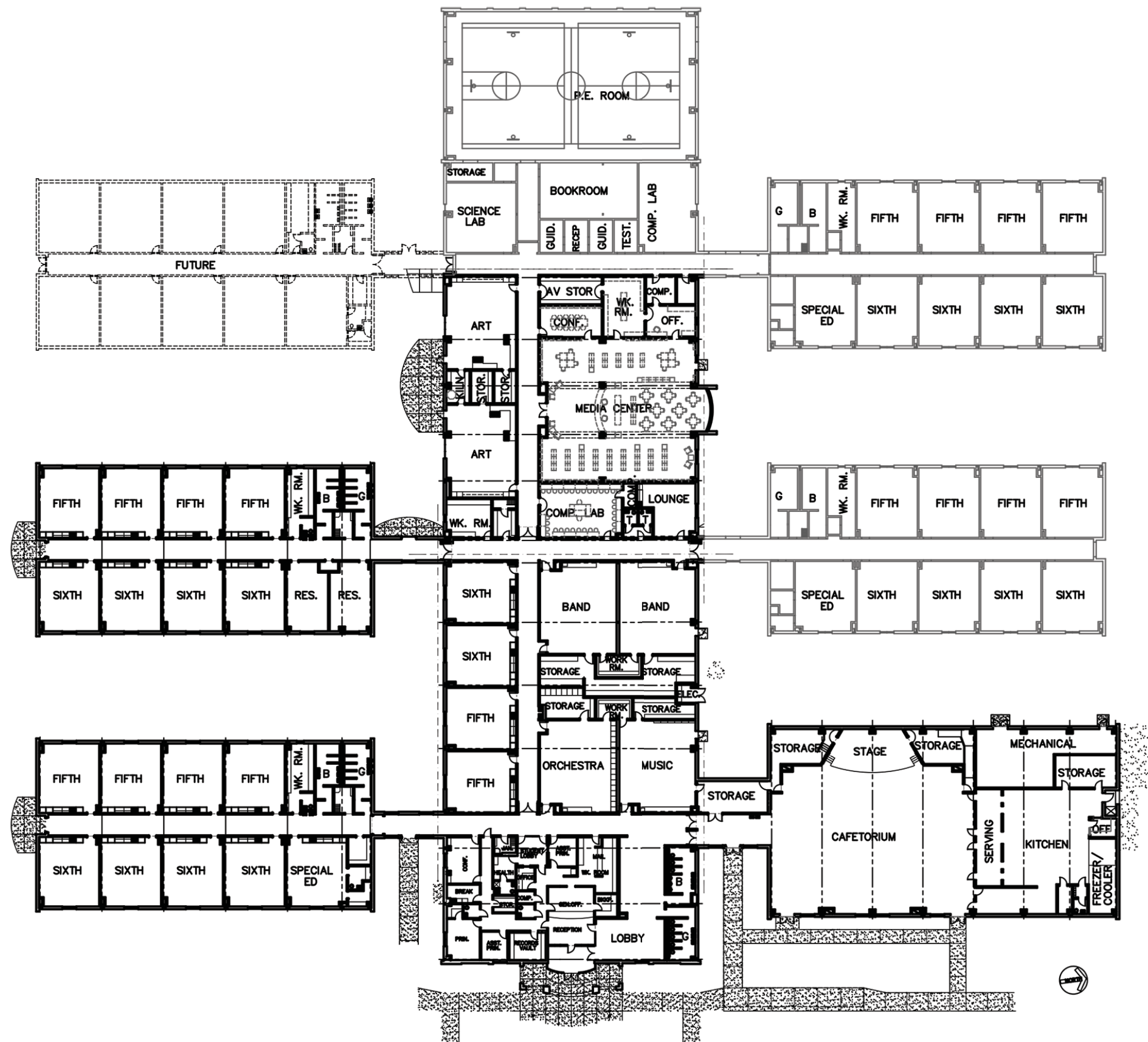
- **Instructional spaces not counted in capacity above:**

Art Room(2)
Drama
Computer Lab (2)
Gymnasium
Music/Band/Orchestra Room (4)
Science lab
Other: Resource/Specialty Room (2)

- **General Condition:**

1. **Tier Two** – Mid-level building between 15-20 years of age constructed with (4) shared classroom wings.
2. No significant issues with building systems or accessibility.
3. Main entrance has security vestibule.
4. Corridors between classrooms and support areas are enclosed.

5. Cafetorium can seat approximately 425 per lunch period.
6. One classroom wing has not been built and that area remains available for future growth to accommodate another (9) classrooms.
7. Standing seam metal roof appears to be in good shape with no obvious signs of leaks.
8. The PE coach identified some cracks in the gym floor. Some signs of cracking in VCT tiles in corridors, but overall VCT flooring seems to be in good shape.
9. HVAC systems appear to be in good operating condition.
10. Some ceiling tiles are damaged in gymnasium from high balls.



Beech Springs Intermediate Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY





**Berry Shoals
Intermediate**

Facilities Review

- **Approximate Size: 117,000 Square Feet**

- **Classroom Distribution:**

Self-contained:	(4) x 12 students each = 48
Fifth Grade:	(18) x 23 students each = 414
Sixth grade:	(18) x 23 students each = 414
Total current capacity:	approximately 875

- **Instructional spaces not counted in capacity above:**

Art Room (2)
Computer Lab (2)
Gymnasium
Music/Band/Orchestra Room (4)
Drama Room
Science lab
Other: Resource/Specialty Room (2)

- **General Condition:**

1. **Tier Two** – Mid-level building between 10-15 years of age constructed with (6) shared classroom wings.
2. No significant issues with building systems or accessibility. Odor in kitchen area potentially from drainage needs to be investigated.
3. Main entrance has security vestibule.
4. Corridors between classrooms and support areas are enclosed.
5. Cafetorium can seat approximately 475 per lunch period.
6. Standing seam metal roof appears to be in good shape with no obvious signs of leaks.
7. HVAC systems appear to be in good operating condition, but there are on-going concerns with condensate from the geo-thermal system.



FACILITIES REVIEW

DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



DISTRICT
Five
SCHOOLS
Spartanburg County
Every child...every day.



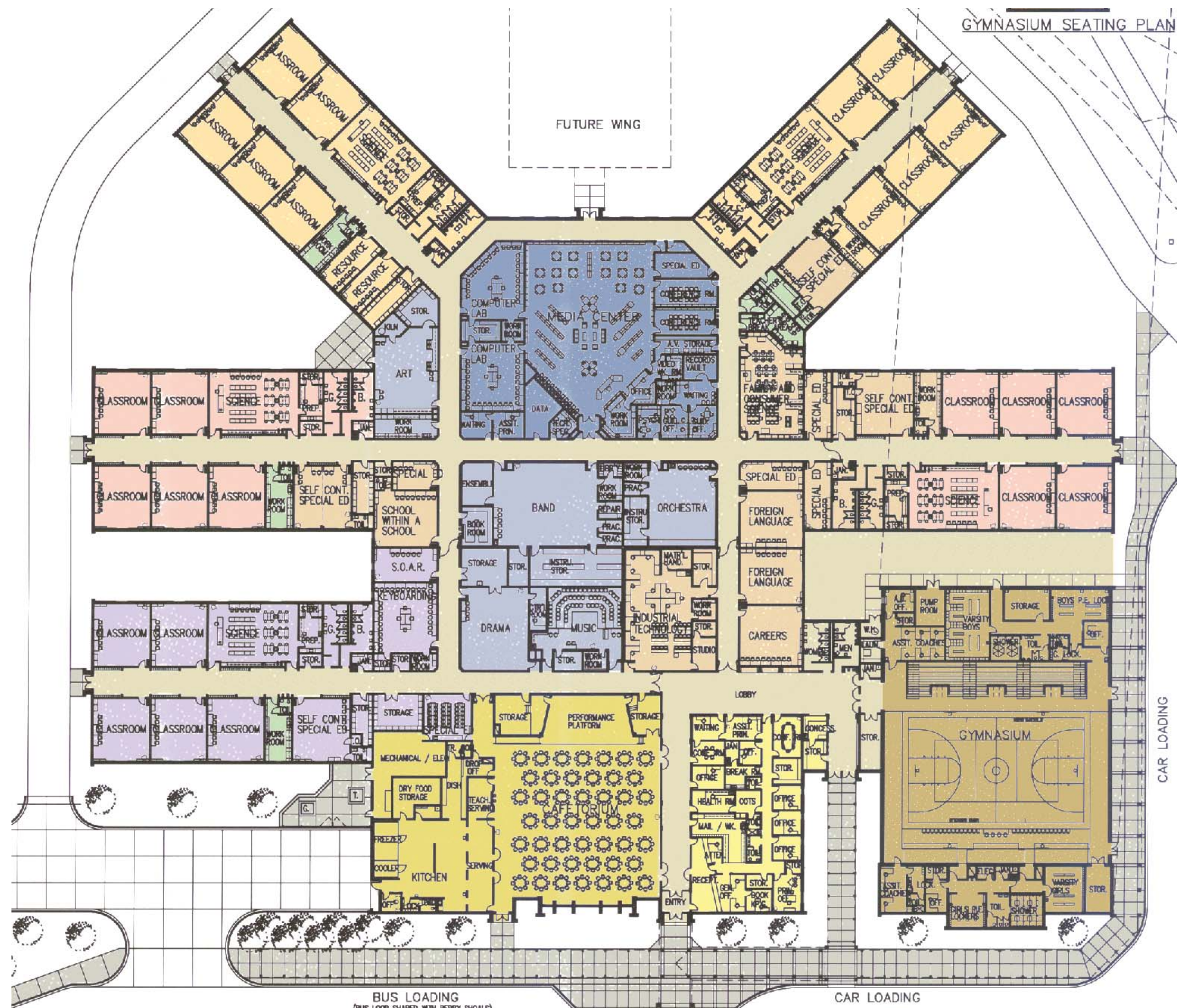


D.R. Hill Middle

Facilities Review

- **Approximate Size:** 139,029 Square Feet (Plan similar in concept to Berry Shoals Intermediate)
- **Classroom Distribution:**

Self-contained:	(4) x 12 students each = 48
Seventh Grade Classrooms:	(15) x 25 students each = 375
Eighth Grade Classrooms:	(15) x 25 students each = 375
Total current capacity:	approximately 800
- **Instructional spaces not counted in capacity above:**
 - Art Room
 - Computer Lab/Keyboarding (3)
 - Gymnasium
 - Foreign Language (2)
 - Music/Band/Orchestra Rooms (3)
 - Drama Room
 - Industrial Tech/Careers (2)
 - Family & Consumer Science
 - In-School Suspension
 - Other: Resource Room, SOAR (4)
- **General Condition:**
 1. **Tier One** – Newer facility approximately five years old
 2. No significant issues with building systems or accessibility
 3. Main entrance has security vestibule.
 4. All corridors between classrooms and support areas are enclosed.
 5. Cafetorium can seat approximately 475 per lunch period.
 6. Space allotted for future expansion with construction of (6th) Classroom wing.



D.R. Hill Middle Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



D.R. Hill Middle Existing Images



**Duncan Elementary
(Title One)**

Facilities Review

- **Approximate Size: 106,625 Square Feet**

- **Classroom Distribution:**

Kindergarten Room (Age 4):	(3) x 20 students each = 60
Kindergarten Room (Age 5):	(6) x 25 students each = 150
First Grade Classrooms:	(9) x 18 students each = 162
Second Grade Classrooms:	(8) x 20 students each = 160
Third Grade Classrooms:	(8) x 20 students each = 160
Fourth Grade Classrooms:	(8) x 20 students each = 160

Total current capacity: **approximately 852**

- **Instructional spaces not counted in capacity above:**

Art Room
Computer Lab (2)
Gymnasium
Music Room
Multipurpose Room (2)
Other: Resource/Specialty Room (6)

- **General Condition:**

1. **Tier Three** – Older facility with (3) grade level pods and kindergarten wing.
2. No significant issues with building systems or accessibility.
3. The roof has obvious signs of prior patching, but no major problems reported or observed at time of field visit in December of 2012. A few small stains were noted on ceiling tiles.
4. Main entrance has security vestibule.
5. With the exception of the Gymnasium, corridors between classrooms and support areas are enclosed.
6. Cafetorium can seat approximately 425 per lunch period.
7. The Kindergarten wing could be expanded, but the three classroom pods have very limited room for growth.



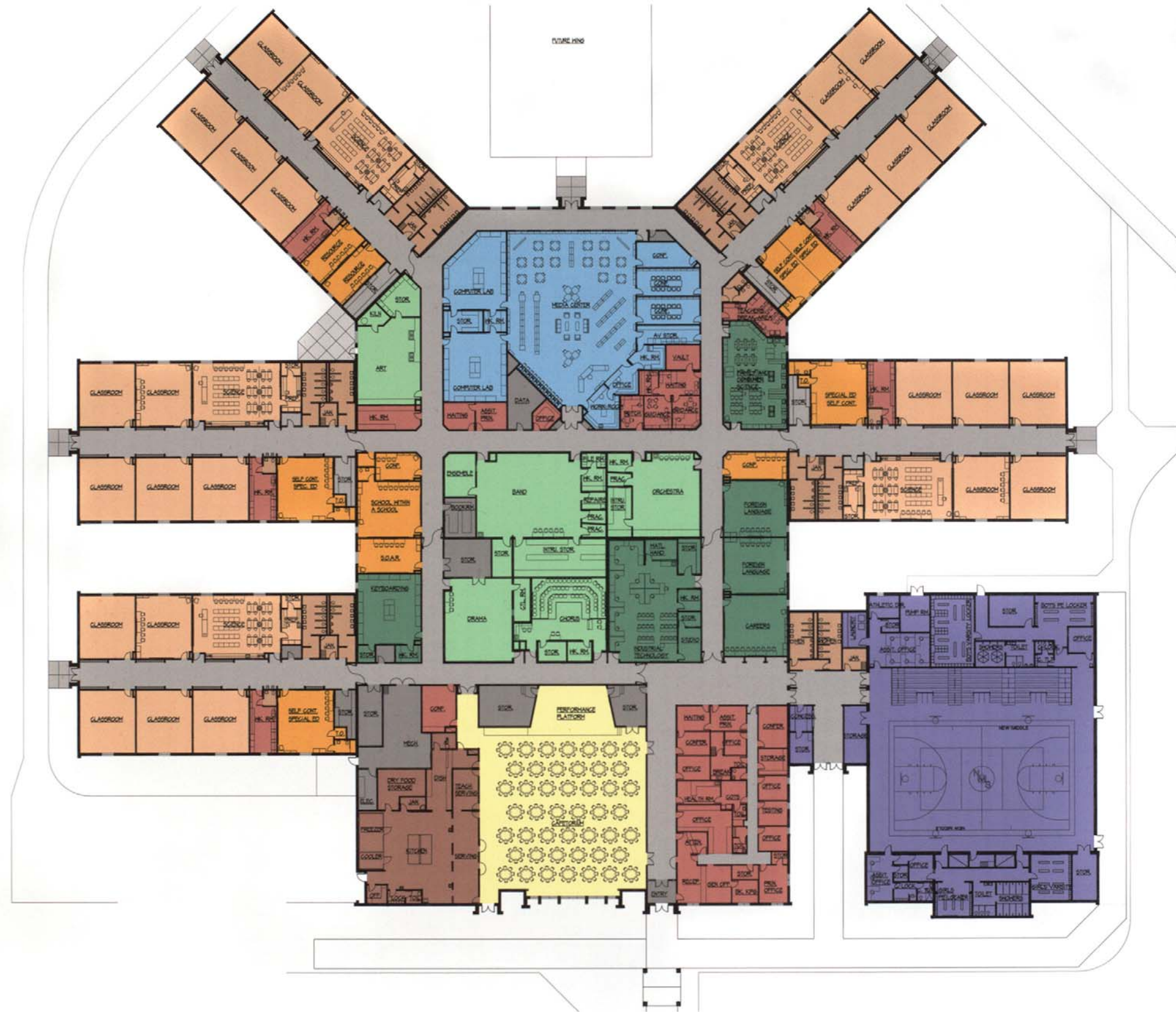


**Florence Chapel
Middle**

Facilities Review

- **Approximate Size:** 139,029 Square Feet (Plan is prototype for subsequent D.R. Hill Middle School)
- **Classroom Distribution:**

Self-contained:	(4) x 12 students each = 48
Seventh Grade Classrooms:	(15) x 25 students each = 375
Eighth Grade Classrooms:	(15) x 25 students each = 375
Total current capacity:	approximately 800
- **Instructional spaces not counted in capacity above:**
 - Art Room
 - Computer Lab/Keyboarding (3)
 - Gymnasium
 - Foreign Language (2)
 - Music/Band/Orchestra Rooms (3)
 - Drama Room
 - Industrial Tech/Careers (2)
 - Family & Consumer Science
 - In-School Suspension
 - Other: Resource Room, SOAR (4)
- **General Condition:**
 1. **Tier One** – Newer facility approximately 7-8 years old
 2. No significant issues with building systems or accessibility
 3. Main entrance has security vestibule.
 4. All corridors between classrooms and support areas are enclosed.
 5. Cafetorium can seat approximately 475 per lunch period.
 6. Space allotted for future expansion with construction of (6th) Classroom wing.



Florence Chapel Middle Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY





**James F. Byrnes
Freshman Academy**

Facilities Review

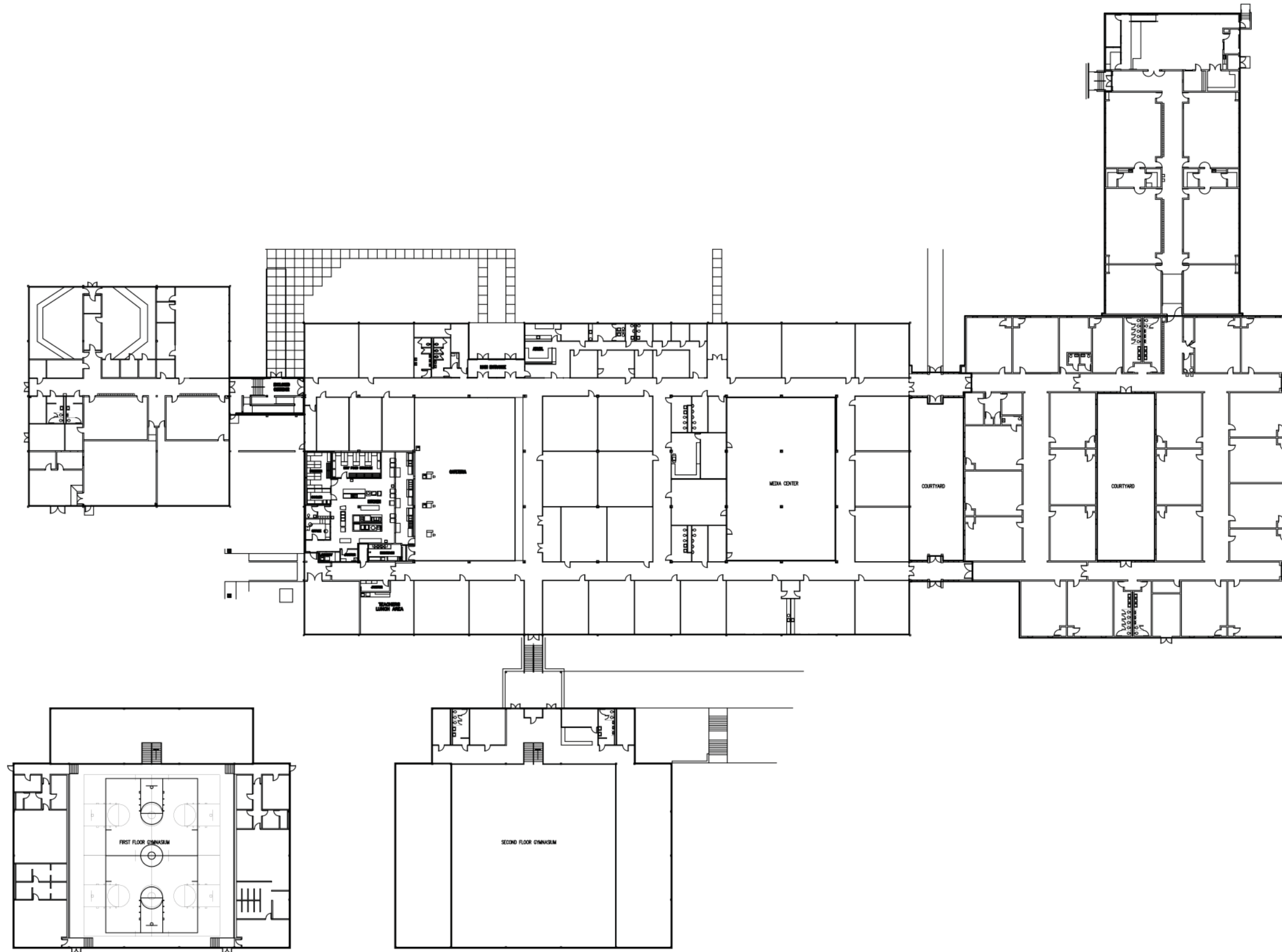
- **Approximate Size: 135,422 Square Feet**

- **Classroom Distribution:**

Self-contained/Resource	(6) x 12 students each =	72
General Classroom, Computer lab, ROTC:	(48) x 25 students each =	1,200
Art room, Vocational Instruction:	(4) x 22 students each =	88
Music Rehearsal/PE room:	(4) x 45 students each =	180
Current capacity at 100%:		approximately 1,540
Classroom utilization (75% scheduled use factor)		x.75
Total capacity		approximately 1150

- **General Condition:**

1. Tier Three – Older facility built in 1973 that previously served as Jr. High/ Middle school prior to conversion to a ninth grade academy.
2. Accessibility to/from the gymnasium to the main building remains an issue. Due to the various levels within the gym, any solution required to address access for each area will be a challenge with significant cost.
3. Main entrance has security vestibule.
4. Corridors between classrooms and support areas are enclosed with the exception of the connector from the main building to the gym.
5. Cafeteria can seat approximately 400 per lunch period.
6. Existing roof - above previous 6th grade wing - has area of 4-ply built up gravel that will need to be replaced in the near future (+/- five years with continued maintenance/patching as needed).
7. Existing exterior siding is primarily stucco and may contain ACM components.



James F. Byrnes Freshman Academy Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY

FEBRUARY 25, 2013



James F. Byrnes Freshman Academy Existing Images

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY



Lyman Elementary

Facilities Review

- **Approximate Size: 92,300 Square Feet (Plan similar to Abner Creek)**

- **Classroom Distribution:**

Self-Contained Classrooms:	(2) x 12 students each = 24
Kindergarten Room (Age 4):	(1) x 40 students each = 40
Kindergarten Room (Age 5):	(7) x 25 students each = 175
First Grade Classrooms:	(7) x 20 students each = 140
Second Grade Classrooms:	(6) x 22 students each = 132
Third Grade Classrooms:	(5) x 23 students each = 115
Fourth Grade Classrooms:	(5) x 23 students each = 115

Total current capacity: **approximately 741**

- **Instructional spaces not counted in capacity above:**

- Art Room
- Computer Lab (2)
- Gymnasium
- Music Room
- Multipurpose Room
- Other: Resource Room (4), ESL, ROAR, SOAR, Speech/Hearing, OT/PT

- **General Condition:**

1. **Tier One** – Newer facility approximately five years old
2. No significant issues with building systems or accessibility
3. Main entrance has security vestibule.
4. All corridors between classrooms and support areas are enclosed.
5. Cafetorium can seat approximately 450 per lunch period.
6. Classroom wings have expansion capability.



Lyman Elementary Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY





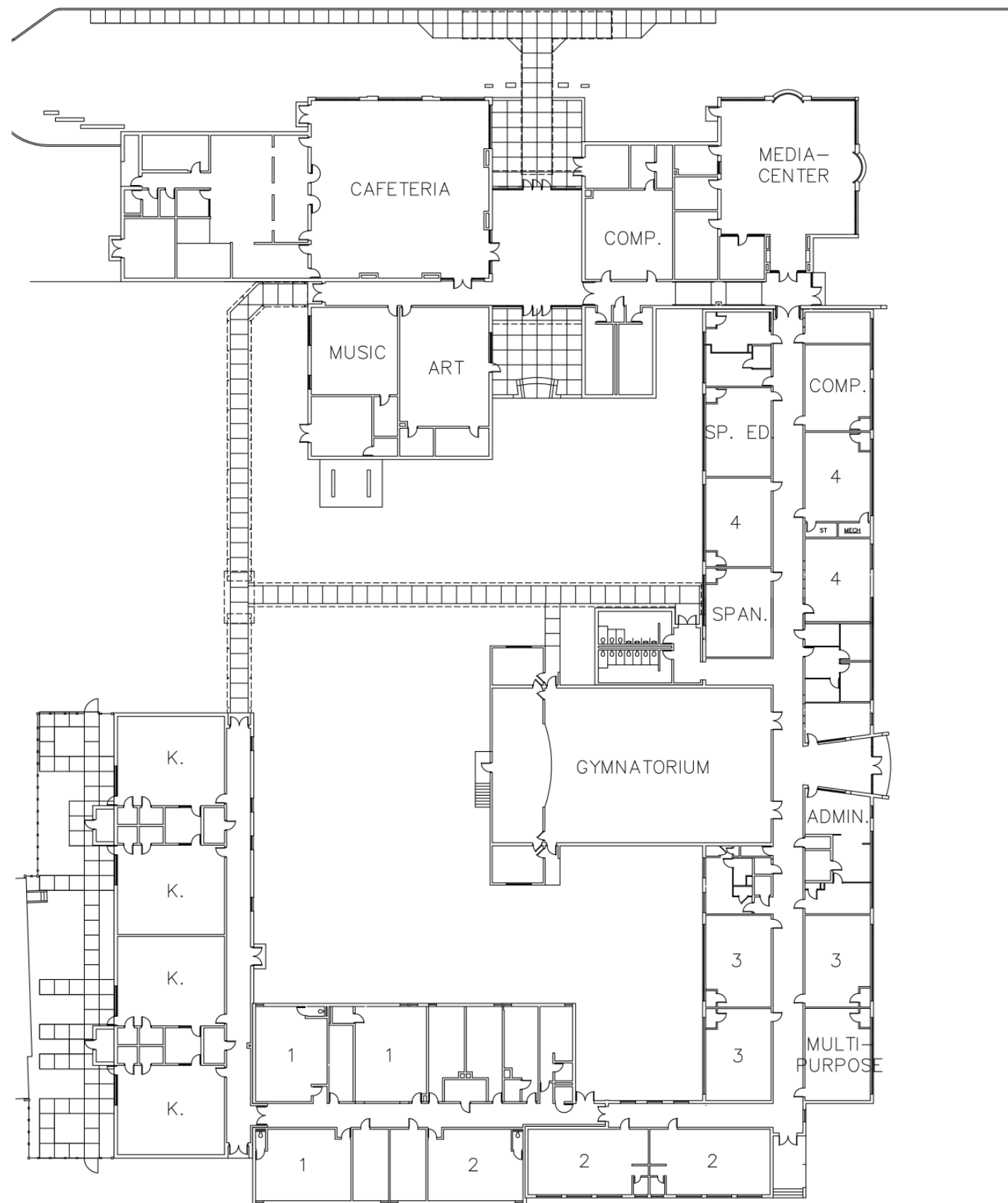
Reidville Elementary

Facilities Review

- **Approximate Size: 56,290 Square Feet**
- **Classroom Distribution:**

Kindergarten Room (Age 4):	(1) x 40 students each =	40
Kindergarten Room (Age 5):	(3) x 25 students each =	75
First Grade Classrooms:	(3) x 20 students each =	60
Second Grade Classrooms:	(4) x 22 students each =	88
Third Grade Classrooms:	(3) x 23 students each =	69
Fourth Grade Classrooms:	(3) x 23 students each =	69
Total current capacity:		approximately 401
- **Instructional spaces not counted in capacity above:**
 - Art Room
 - Computer Lab (2)
 - Gymnasium
 - Music Room
 - Multipurpose Room (1)
 - Self-contained Classroom (1)
 - Spanish (1)
 - Other: Resource/Specialty Room (3)
- **General Condition:**
 1. **Tier Three** – Older facility built in 1948.
 2. There appears to be no handicap access to stage area in gymnasium.

3. Overall the roof is functional, but has numerous patches. Observed and reported to district some clogged roof drains at time of site visit in December of 2012. A new roof should be strongly considered in future capital improvement/maintenance budgets.
4. Main entrance has security vestibule.
5. Corridors between classrooms and support areas are enclosed.
6. Cafeteria can seat approximately 230 per lunch period.
7. The Kindergarten wing could be expanded with a small addition.
8. There is an equipment room in the basement with some storage capacity, but it is not very functional due to limited access.
9. Primary HVAC equipment appears in good working condition, but we were unable to access the classroom mechanical rooms to observe condition of those units.



Reidville Elementary Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY





**River Ridge
Elementary**

Facilities Review

- **Approximate Size: 110,958 Square Feet**

- **Classroom Distribution:**

Self-Contained Classrooms:	(2) x 12 students each = 24
Kindergarten Room (Age 4):	(1) x 40 students each = 40
Kindergarten Room (Age 5):	(7) x 25 students each = 175
First Grade Classrooms:	(8) x 20 students each = 160
Second Grade Classrooms:	(8) x 22 students each = 176
Third Grade Classrooms:	(8) x 23 students each = 184
Fourth Grade Classrooms:	(9) x 23 students each = 207

Total current capacity: **approximately 966**

- **Instructional spaces not counted in capacity above:**

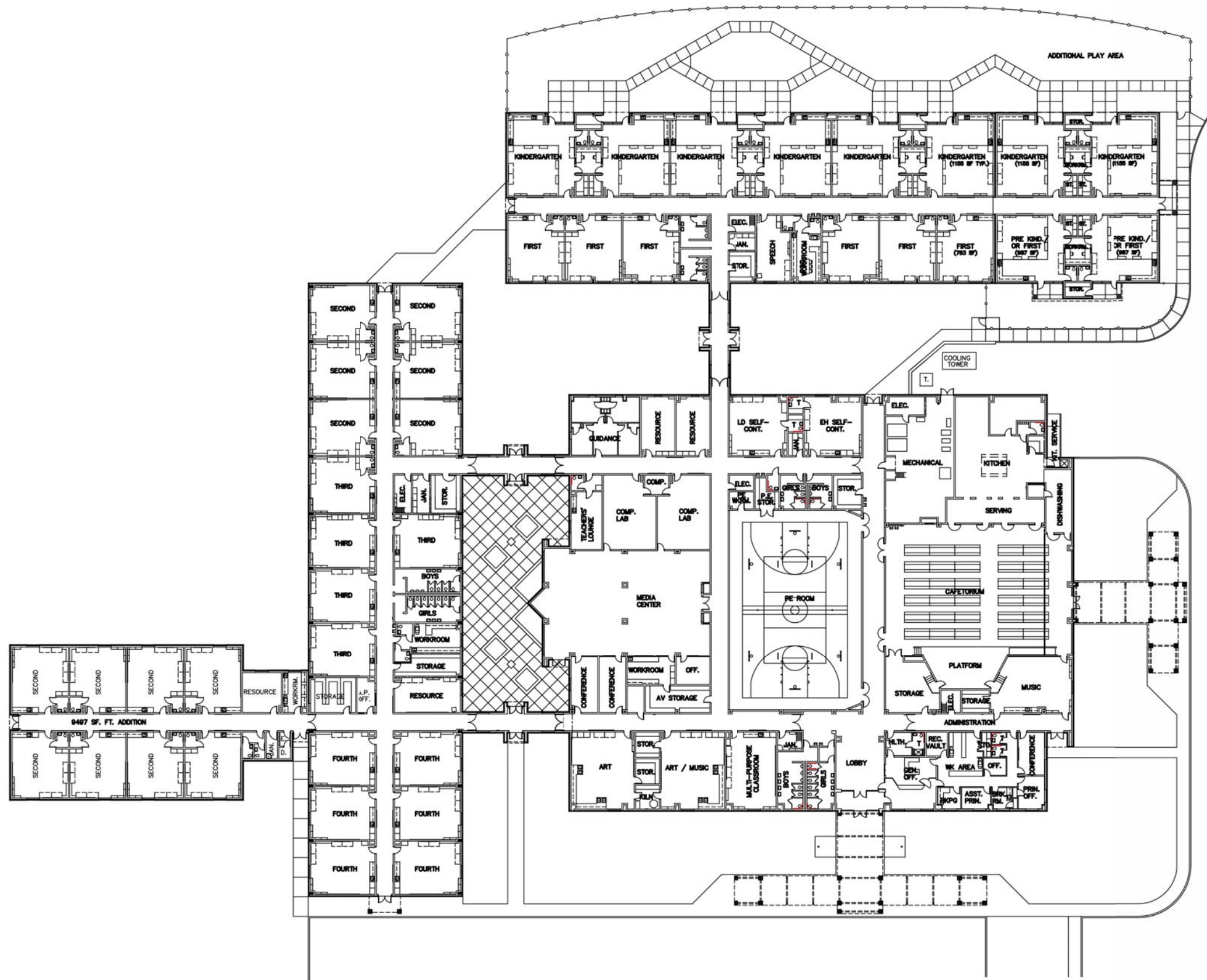
- Art Room
- Computer Lab (2)
- Gymnasium
- Music Room
- Multipurpose Room
- Parent Education
- Science Lab
- Sensory Room
- Spanish (2)
- Special Education (2)
- Other: Resource/Specialty Room (6)

River Ridge Elementary

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY

- **General Condition:**

1. Tier Two – Mid-level building between 5-15 years of age with subsequent Kindergarten and Classroom wing additions.
2. No significant issues with building systems or accessibility
3. Main entrance has security vestibule.
4. Corridors between classrooms and support areas are enclosed.
5. Cafetorium can seat approximately 450 per lunch period.
6. Roof is standing seam metal with no obvious signs of significant leaks.



River Ridge Elementary Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY

FEBRUARY 25, 2013





**Wellford Academy of
Science + Technology
(Title One)**

Facilities Review

- **Approximate Size: 70,350 Square Feet**
- **Classroom Distribution:**

Self-Contained Classrooms:	(3) x 12 students each = 36
Kindergarten Room (Age 4):	(1) x 40 students each = 40
Kindergarten Room (Age 5):	(4) x 25 students each = 100
First Grade Classrooms:	(5) x 18 students each = 90
Second Grade Classrooms:	(5) x 20 students each = 100
Third Grade Classrooms:	(6) x 20 students each = 120
Fourth Grade Classrooms:	(5) x 20 students each = 100
Total current capacity:	approximately 586
- **Instructional spaces not counted in capacity above:**
 - Art Room
 - Computer Lab (2)
 - Gymnasium
 - Music Room
 - Self-contained Classroom
 - Other: Resource/Specialty Room (5)
- **General Condition:**
 1. **Tier Three** – Older facility with combination of Synthetic Stucco finish in some areas, brick masonry in others. The stucco (or EIFS) appears to have had some issues with drainage to the interior side of the wall system.
 2. No significant issues reported or observed with building systems other than roofing.

3. The roof has obvious signs of prior patching and requires frequent repairs. Needs new gutters and work performed on fascia/eave.
4. Main entrance has airlock, but not a true security vestibule.
5. Corridors between classrooms and support areas are enclosed.
6. Cafetorium can seat approximately 330 per lunch period.
7. Some areas of the building have steps within the exit discharge.
8. Exterior fascia/eave has wood trim that should be replaced in some areas.
9. Equipment room located in basement makes maintenance more difficult to access.
10. Exterior metal canopy appears to have some defects at the left side of building when faced from street.



Wellford Academy of Science + Technology (Title One) Existing Floor Plan

FACILITIES REVIEW
DISTRICT FIVE SCHOOLS OF SPARTANBURG COUNTY

