



SPARTANBURG COUNTY SCHOOL DISTRICT 3

EDUCATIONAL SPACE REVIEW + FACILITY ASSESSMENT

EXECUTIVE SUMMARY





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Educational Space Review + Facilities Assessment

May 22, 2018



SPARTANBURG COUNTY SCHOOL DISTRICT 3

The Board and Superintendent of Spartanburg District 3 are positioning the district as a *District of Choice*. This is a savvy strategy as other areas around Spartanburg are reaching the point of over development and many areas are there already. The next step will be migration into Spartanburg 3.

The District's elementary schools, high school, and technology center are vibrant learning centers that can be adapted to accommodate the progressive strategies the District is putting into place. The middle schools, however, are not up to current standards and do not adequately serve the needs of the existing programs let alone be able to support advanced learning environments.

The following educational space review and facility assessment study outlines the viability and conditions of the spaces and offers recommendations for improvements and repairs.

SPARTANBURG SCHOOL DISTRICT 3 | DEMOGRAPHICS SUMMARY

SCHOOL	GRADE LEVEL	AVERAGE DAILY MEMBERSHIP	YEAR BUILT	SQUARE FOOTAGE
CANNONS ELEMENTARY	PK-5	252	1994	75,512
CLIFDALE ELEMENTARY	PK-5	305	1978	79,265
COWPENS ELEMENTARY	PK-5	407	1978	89,803
PACOLET ELEMENTARY	PK-5	415	1983	89,803
COWPENS MIDDLE	6-8	408	1954	83,855
MIDDLE SCHOOL OF PACOLET	6-8	230	1954	50,029
BROOME HIGH	9-12	898	1976	185,071
DANIEL MORGAN TECHNOLOGY CENTER	9-12	700 P-T Concurrent w/ HS	1968	85,389
DISTRICT ADMINISTRATION	N/A	N/A	1954	11,440
TOTAL		2,915		750,167

FACILITY ASSESSMENT AND EDUCATIONAL SUITABILITY

We reviewed each school in Spartanburg County School District 3 in two overarching categories, Facility Assessment and Educational Suitability.

The Facility Assessment included ratings on the physical condition of the buildings and properties. Categories assessed were:

- Building Physical Condition, based on architectural and engineering reviews
- Kitchen Condition, based on kitchen expert review
- Building Health and Safety Condition, based on architectural review
- Site Condition, based on engineering review
- Roof Condition, based on building envelope expert review

Educational Suitability measured the success of the building in meeting educational delivery needs. Areas studied were:

- Architectural review of the general school climate
- Arrangement and adjacencies of spaces
- Size of each space
- Layout and functionality of each space
- Built-in cabinets and furniture
- Technology readiness

SPARTANBURG SCHOOL DISTRICT 3 | SCHOOL RATINGS SUMMARY

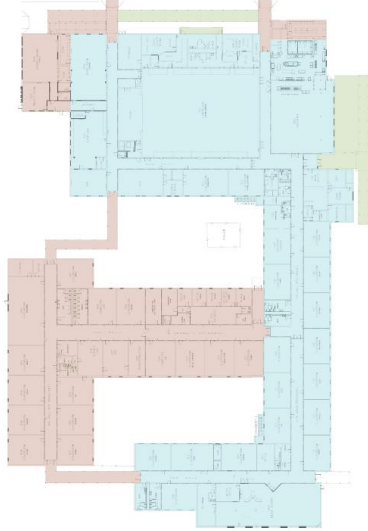
SCHOOL	PHYSICAL CONDITION	HEALTH + SAFETY	EDUCATIONAL SUITABILITY	TOTAL
COWPENS MIDDLE	62%	44%	46%	51%
MIDDLE SCHOOL OF PACOLET	51%	25%	29%	35%
AVERAGE	57%	35%	38%	43%

SPARTANBURG SCHOOL DISTRICT 3 | ESTIMATED COSTS SUMMARY

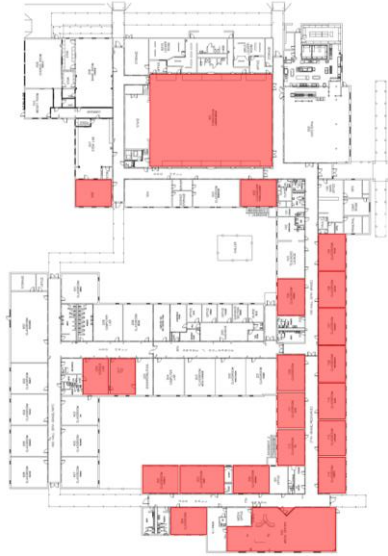
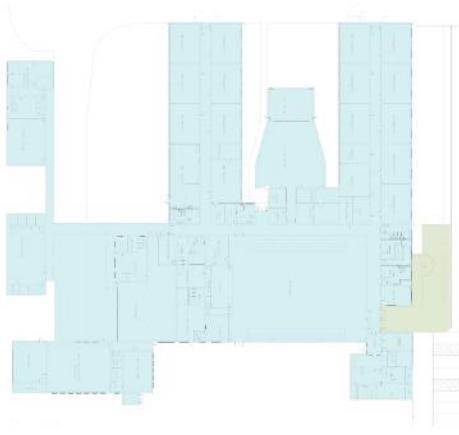
SCHOOL	CRITICAL NEEDS + EXPLORATIONS ESTIMATE	TOTAL NEEDS ESTIMATE	FURNITURE ESTIMATE
COWPENS MIDDLE	\$16,807,000	ESTIMATED COST OF NEW MIDDLE SCHOOL	\$1,025,700
MIDDLE SCHOOL OF PACOLET	\$22,871,000		\$1,092,500
TOTALS	\$39,678,000	\$40,000,000	\$2,118,200

INVESTMENT ANALYSIS

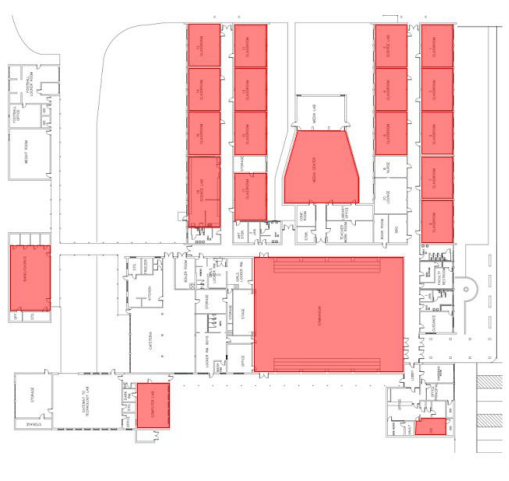
Cowpens Middle School



Middle School of Pacolet



Room size below
current standard



INVESTMENT ANALYSIS

Cowpens Middle School

PROJECTED COST	
SITE ISSUES	
Miscellaneous	\$1,072,000
BUILDING ISSUES	
Building Shell	\$880,000
Internal Finishes	\$2,710,000
Mechanical/Electrical	\$4,835,000
CLASSROOM SIZE ISSUES	
Classroom Wing Modifications	\$3,090,000
Science Wing Modifications	\$2,480,000
Additional Project Labs	\$1,740,000
TOTAL:	\$16,807,000

Middle School of Pacolet

PROJECTED COST	
SITE ISSUES	
Miscellaneous	\$871,000
BUILDING ISSUES	
Building Shell	\$1,434,000
Internal Finishes	\$1,636,000
Mechanical/Electrical	\$8,800,000
CLASSROOM SIZE ISSUES	
Classroom Wing Modifications	\$4,000,000
Cafeteria Expansion	\$950,000
New Music / Athletic Building	\$5,180,000
TOTAL:	\$22,871,000

Total Investment: \$39,678,000

INVESTMENT ANALYSIS

OPTION 1: Invest in Existing Middle Schools		\$39,678,000
<div><div><div><u>ADVANTAGES</u></div><div><ul style="list-style-type: none">• Community schools• Continue past investments</div></div><div><div><u>DISADVANTAGES</u></div><div><ul style="list-style-type: none">• 64 year old building structures• Replaced building system components only• life expectancy• 21st century classrooms only• Operational costs (two campuses, two staffs, etc.)</div></div></div>		
OPTION 2: Invest in New Middle School (700 students)		\$40,000,000
<div><div><div><u>ADVANTAGES</u></div><div><ul style="list-style-type: none">• New building structure• New building systems• Reduced operational cost• 21st century school• Life expectancy</div></div><div><div><u>DISADVANTAGES</u></div><div><ul style="list-style-type: none">• Initial cost</div></div></div>		

COWPENS MIDDLE SCHOOL | EXECUTIVE SUMMARY

Cowpens Middle School is one of two middle schools in the District and one of the three oldest buildings, having been built in 1954. At 64 years old, it has exceeded its life span in terms of age, condition, and functionality. It houses approximately 408 students in grades 6 through 8 in its 83,855 square feet.



The exterior of the building is in good condition although there were no visible control joints. The windows in newer wing are leaking into classrooms and offices and are deteriorating. Some exterior doors are damaged or poorly fitted in the frames and require replacement. The roof is in good shape and only requires some minor repairs.

The interior of the building is not in good condition. Paint is peeling and the carpet is worn and heavily stained. It is suspected that vinyl asbestos tile and asbestos adhesive may be underneath the vinyl composition tile and carpet, requiring abatement of the entire floor. It is also possible that one or more layers of paint are lead-based. The overall rating for this facility is 51%, which is an unacceptable score for a school in the forward-looking Spartanburg County School District 3.

Fire safety is non-existent as the building is not equipped with a sprinkler system or fire hydrant(s) within the range of covering the school. The entire sanitary sewer piping system needs to be replaced, but the cost of this effort can't be known until exploratory work is done.

The major challenges of this facility are of educational suitability and are not correctable in its present layout and configuration without significant renovations and additions.

The school is not Americans with Disabilities Act (ADA) compliant and furthermore, is inadequate for the purposes of teaching and learning. Some of the general classrooms have been enlarged from their size of approximately 638 square feet, but others have not. The absolute minimum per State recommendations is 800 square feet with many districts going to 850 or 900 square feet to accommodate progressive teaching programs. Project-based learning, robotics, and other curriculum programs today are facilitated by having a number of classrooms surrounding an open area for flexible group work by teams of students. The configuration of the building precludes large project spaces without losing a significant number of classrooms. The lack of these spaces puts these students at a disadvantage when compared to those from other districts.

Critical Work Required or Requested by District, Exploratory Work	\$7,248,000
Work Required Mid-Term	\$1,792,000
Work Required Long-Term	\$457,000
Classroom Wing Modifications	\$3,090,000
Science Wing Modifications	\$2,480,000
Additional Project Labs	\$1,740,000
Total	\$16,807,000*
Furniture	\$1,025,700

*Does not include repair work for the replacement of the sanitary sewer piping.



Non-Functional Science Lab Space



Evidence of Roof Leak



Building Infrastructure Non-Code Compliant

MIDDLE SCHOOL OF PACOLET | EXECUTIVE SUMMARY

The Middle School of Pacolet is one of two middle schools in the District and one of the three oldest buildings, having been built in 1954. It houses approximately 230 students in grades 6 through 8 in its 50,029 square feet. We have no doubt that at the time of its construction it was a model school for the District, but at 64 years old it is beyond its expected life span in terms of age, condition, and suitability. It is an attractive brick building that serves as a symbol of pride in the community in which it is located.



The site of the school site is small and doesn't provide the quality of athletic fields that are desirable for middle school athletes. There is a septic field serving the school that is overgrown with trees that needs exploratory work to be done before it's possible to ascertain the suitability of this system and cost of remediation.

The exteriors of the buildings are in relatively good shape. The brick is in good condition and the windows in the main building are acceptable, although the windows in the auxiliary building need to be replaced due to moisture issues. Deficiencies in the exterior building envelope include brick control joints which require new sealant and exterior doors which are damaged and require replacement. Approximately 27% of the roof requires immediate replacement with replacement of the remainder of the roof in 3-5 years. The light gage drop-off canopy needs to be replaced due to wear and tear on the columns from traffic.

The major challenges of this facility are of educational suitability and are not correctable in its present layout and configuration without significant renovations and additions.

The interiors of the buildings are not in acceptable shape, scoring 51% (out of 100%) on Physical Condition, 25% on Health & Safety, and 29% on Educational Suitability. The combined score of 35% is an entirely unacceptable rating in the forward-looking Spartanburg County School District 3.

Some of the major points relate to fire safety. Fire hydrant(s) and a sprinkler system are required. All of the existing flooring is in need of replacement. To undertake this effort will require the abatement of vinyl asbestos tile and adhesive that is suspected to be in place throughout the main building and possibly the annex. The entire interior needs to be repainted and it is possible that the existing paint may be lead based although that can't be known without testing.

The school is not Americans with Disabilities Act (ADA) compliant and furthermore, is inadequate for the purposes of teaching and learning. The general classrooms are approximately 644 square feet in size. The absolute minimum per State recommendations is 800 square feet with many districts going to 850 or 900 square feet to accommodate progressive teaching programs. Project-based learning, robotics, and other curriculum programs today are facilitated by having a number of classrooms surrounding an open area for flexible group work by teams of students. Even if the District decided to forego the project area and was willing to reduce capacity by combining two classrooms into one, that won't solve the problem within the current footprint. The classrooms that would result would be very long and narrow and unusable for teaching and learning. In addition, special classrooms such as science, band, and weight training are housed in spaces entirely incompatible with the programs being taught. The kitchen, music building, and athletic building all need to be demolished and replaced.

Critical Work Required or Requested by District, Exploratory Work	\$10,751,000
Work Required Mid-Term	\$1,797,000
Work Required Long-Term	\$193,000
Classroom Wing Modifications	\$4,000,000
Cafeteria Expansion	\$950,000
New Music / Athletic Building	\$5,180,000
Total	\$22,871,000*
Furniture	\$1,092,500

*Does not include repair work to septic field or storm water pond. Exploratory work must be done to determine scope.



Typical condition of restroom.



Class change.



Science classroom.