

Name of School or Building	Approximate square footage	Approximate age, years	Roof	Exterior Walls	Exterior Windows	Exterior Accessibility	Exterior Doors
Bells Elementary School	45,000	0	Good	Good	New/Less than 1 year	New/Less than 1 year	New/Less than 1 year
Black Street Early Childhood Center	48,000	54	Fair	Good	Very Good	Good	Very Good
Colleton County Adult Education	33,000	50	Poor	Fair	Fair	Fair	Fair
Colleton County Middle School	280,000	36	Fair	Good	Fair	Good	Good
Cottageville Elmentary School	68,000	7	Fair	Good	Very Good	Very Good	Very Good
Forest Hills Elementary School	82,000	7	Fair	Good	Good	Good	Good
Hendersonville Elementary School	65,000	15	Fair	Fair	Good	Good	Good
Colleton County Alternative School	7,500	20	Fair	Good	Good	Good	Good
Colleton County High School	365,000	6	Good	Very Good	Very Good	Very Good	Very Good

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Northside Elementary School	63,000	21	Fair	Good	Good	Very Good	Very Good
Thunderbolt Career & Technology Center	49,000	49	Poor	Good	Poor	Good	Fair

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Name of School or Building	Building Security	Toilet Room Accessibility	Other Interior Assessability	Administration Area Condition	Common Area and Corridor Condition	Classroom Condition	Gymnasium Condition
Northside Elementary School	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good	Very Good
Thunderbolt Career & Technology Center	Fair	Poor	Fair	Good	Good	Good	N/A

Name of School or Building	Auditorium/ Multipurpose Area Condition	Kitchen Condition	Toilet Room Condition	Administration HVAC	Classroom HVAC	Other HVAC	Main Electrical Entrance
Northside Elementary School	Very Good	Very Good	Very Good	Poor	Fair	Poor	Good
Thunderbolt Career & Technology Center	N/A	Good	Fair	Fair	Fair	Poor	Fair

Name of School or Building	Electrical Distribution	Lighting	Plumbing	Fire Alarm	Fire Sprinkler
Bells Elementary School	New/Less than 1 year	New/Less than 1 year	New/Less than 1 year	New/Less than 1 year	New/Less than 1 year
Black Street Early Childhood Center	Fair	Good	Fair	Good	N/A
Colleton County Adult Education	Fair	Fair	Fair	Good	N/A
Colleton County Middle School	Good	Fair	Fair	Good	N/A
Cottageville Elementary School	Very Good	Very Good	Very Good	Very Good	Very Good
Forest Hills Elementary School	Good	Good	Good	Good	Good
Hendersonville Elementary School	Good	Fair	Good	Good	Good
Colleton County Alternative School	Good	Good	Good	Good	N/A
Colleton County High School	Very Good	Good	Very Good	Very Good	Very Good

Name of School or Building	Electrical Distribution	Lighting	Plumbing	Fire Alarm	Fire Sprinkler
Northside Elementary School	Good	Good	Good	Good	N/A
Thunderbolt Career & Technology Center	Good	Good	Fair	Poor	N/A

Name of School or Building	Comments on building exterior
Bells Elementary School	<p>The building exterior is in generally very good condition since the building is less than one year old. However, there are some issues that need to be addressed. The back side of the building has a sidewalk that covers most of the exterior wall weep holes. There is also a significant amount of efflorescence on the brick face. This should be investigated. It could be coming from moisture at the roofing/wall intersection. There are numerous areas of concern with the roofing and detailing of wall/roof and roof/gutter. Weep holes did not appear to be on the high wall above the roof of the auditorium.</p>
Black Street Early Childhood Center	<p>Exterior walls are CMU with brick veneer for original structure (1963) and both additions (1966, 1984). Brickwork is in generally good condition. Typical large window banks in the original building have been infilled with framing and EFIS and smaller aluminum windows with tinted IG glazing. Northeast corner has been infilled with framed storage area clad in plywood siding in poor condition. Roof over outdoor walk-in-coolers/freezers is substandard. One wing of classrooms has wood framed exterior decks and stairs to grade. Roof slopes are generally very low and all covered with spray foam roofing in need of repairs. Original extensive skylights have been removed but roof curbs remain and have been</p>
Colleton County Adult Education	<p>The building exterior is in poor condition and should be renovated. The roofing is in poor condition. The wood fascia and roof overhangs are in poor condition. The walkways are in poor condition. The site does not drain well and there is standing water in multiple locations.</p>
Colleton County Middle School	<p>Multiple areas of roofing have missing topcoat and exposed foam. The topcoat was installed over metal coping and has cracked in multiple areas. The coping has rusted and is in poor/fair condition. The roofing observed is at or near the end of its service life and should be planned for replacement. There were soft spots on the roofing surface and dimples with missing topcoat. At vertical wall to horizontal roof intersections there is a lack of flashing/counterflashing.</p>
Cottageville Elmentary School	<p>Building exterior consists of exposed aggregate CMU base topped with jumbo brick veneer and upper walls clad in EFIS. Overall condition of masonry walls is good with slight efflorescence visible at some areas. Roof slopes are typically good with spray foam roofing throughout; however foam roofing is in need of general repair. Metal gutters are large enough and served with piped downspouts however gutters are run too long without adequate expansion provisions with numerous seams opening and leaking onto walls below. As a newer school, exterior windows and doors are aluminum with tinted IG glazing in windows. Sealants are in good condition.</p>
Forest Hills Elementary School	<p>There is an issue discussed with facilities staff onsite at one of the roofing to vertical wall intersections where moisture is visible below on the inside face of the exterior wall. Sealant is used in multiple roofing to brick intersections on vertical and horizontal surfaces. This detail could lead to moisture infiltration and future maintenance issues. The roofing topcoat and system appears to be in poor condition and at the end of its serviceable life.</p>
Hendersonville Elementary School	<p>The exterior wall is composed of CMU with a brick and metal panel exterior. There are signs of moisture infiltration on the inside face of the western exterior wall. It appears to be a flashing issue at the transition from metal panels to brick. Further investigation should be done and the District should plan for corrective work. The roofing appears to be at the end of its life and is in poor/fair condition. There was a strip of roofing on the northwest main entry side of the school that was recently replaced after wind damage. There are multiple locations where the topcoat of the roofing is missing and the foam below is exposed. Ponding water was also observed on metal coping and several other locations on the roof.</p>
Colleton County Alternative School	<p>The gutters and downspouts should be cleaned and one downspout needs to be reconnected to the underground drain.</p>
Colleton County High School	<p>Exterior walls are typically exposed aggregate CMU for lower walls and highlights, with jumbo brick veneer and areas of metal wall panels or EFIS above. Windows are typically aluminum with tinted IG glazing and exterior doors are typically aluminum with tinted glazing. Roof slopes are generally good and roofing is typically spray foam with two limited areas of pitched standing seam metal roofing. Spray foam roofing is in need of touch-up; typical aluminum gutters are large enough with ample piped downspouts but runs are too long without expansion provisions and seams are splitting. Concealed gutter at curved front metal roofing panels appears to be leaking causing efflorescence at brick veneer.</p>

Name of School or Building	Comments on building exterior
Northside Elementary School	<p>Building exterior consists of CMU with base and upper band of offsetting colored modular brick and upper walls clad in vertical metal panels. Accent color glazed brick is also used for emphasis. Overall condition of masonry walls is good. Roof slopes are typically good with spray foam roofing throughout; however foam roofing is in need of general repair. Metal gutters are different sizes with variously sized downspouts, some piped and others spilling onto grade. Some gutters are run too long without adequate expansion provisions with numerous seams opening and leaking onto walls below. Some gutters are inadequately supported. Courtyard drainage is marginal with potential flooding at courtyard canopy connector sidewalk. Metal wall panels appear in good shape with some rusted fasteners. Northeast wall at Cafeteria is staining and discolored by bio-growth; window sill flashing requires sealant to minimize water entry this area. Front entry canopy columns require cleaning due to roof water runoff and there is an area of efflorescence to right of entrance column. As a newer school, exterior windows and doors are aluminum with tinted IG glazing in windows. Large windows are aluminum storefront with tinted IG glazing. Sealants are in good condition.</p>
Thunderbolt Career & Technology Center	<p>The original 1968 building exterior consists of CMU walls with modular brick veneer and continuous large painted fascia panels. The northern addition (1980) is also a single story structure with CMU walls and brick veneer but a slightly different color. In general the masonry is in good condition. Multiple very low slope roof planes at different elevations are now covered with spray foam roofing that is in need of significant repair. In addition, most existing roof drains are clogged and many areas pond water. Gutters are in very poor condition, clogged and sagging and ineffective. There are multiple signs of roof leaks. Windows are aluminum operable replacements with tinted glazing at the front administrative/classroom</p>

Name of School or Building	Comments on building accessibility
Bells Elementary School	NA
Black Street Early Childhood Center	Accessibility in original school is adequate except toilets and staff areas with narrow corridor. All student access is directed through the main entry with secured vestibule under visual control.
Colleton County Adult Education	The restrooms are in poor condition and numerous accessibility issues. Non-accessible door hardware, door sizes, and minimum clearance issues throughout the building.
Colleton County Middle School	Lavatories lack under lav insulation. Toilet paper dispensers are located high outside of stalls not meeting ADA locations. Accessible stall widths are original to the building and do not meet current codes. The stage/auditorium is not accessible.
Cottageville Elementary School	Building accessibility is ample, compliant and clear with separate aluminum canopied entries for car riders and bus riders.
Forest Hills Elementary School	There are several issues with the site paving/sidewalk that would prevent handicapped access based on height variances between surfaces.
Hendersonville Elementary School	There are multiple handicapped lavatories that do not have the required insulation on under lav piping.
Colleton County Alternative School	The drinking fountain located in the corridor adjacent to the mechanical cage does not provide accessible clearances.
Colleton County High School	As a newer school, building accessibility is very good with separate car and bus traffic access, good visual control sightlines and front entry lobby.

Name of School or Building	Comments on building accessibility
Northside Elementary School	Building accessibility is ample, compliant and clear with separate entries for car riders (front) and bus riders (side) under steel roof canopies.
Thunderbolt Career & Technology Center	Accessibility appears adequate from all sides for pedestrians and vehicles with security fencing and access controlled gates to the Shop areas. Interior accessibility to spaces is adequate to the administrative and front classroom areas however it is limited for the heavy (masonry, automotive, welding) shops.

Name of School or Building	Comments on building interior finishes
Bells Elementary School	NA
Black Street Early Childhood Center	Typical interior finishes are VCT flooring, painted CMU walls with resilient base and ACT. Most interior doors are original wood paneled doors in HM frames. Kitchen has quarry tile floors and base with carpet in Admin areas. IT room has VAT flooring, but it appears intact.
Colleton County Adult Education	Most of the finishes are in poor/fair condition and should be planned for replacement.
Colleton County Middle School	Most of the finishes are in poor/fair condition and should be planned for replacement. There are rusted ceiling grids, moisture stained ACP, damaged floor tiles, missing floor tiles, damaged walls and resilient base, and others throughout the building.
Cottageville Elmentary School	Building interior finishes are appropriate for various areas: terrazzo flooring, resilient base, painted CMU walls and ACT in high traffic areas; VCT, resilient base, painted CMU/GWB walls in classrooms and ACT; carpet, resilient base, painted CMU/GWB and ACT in offices and Library. Extensive painted murals are wonderful.
Forest Hills Elementary School	The older (2005) wing has VCT that is near the end of its service life. Joints in the concrete floor slab are spanned with VCT in multiple locations and has cracked the tile.
Hendersonville Elementary School	Most of the finishes appear to be original. The terrazzo flooring is in good condition, while the roll carpet and vct are in poor condition. The resilient base is in poor condition as well.
Colleton County Alternative School	Most of the finishes appear to be in good condition.
Colleton County High School	Building interior finishes are appropriate for areas and consist of hard tile/terrazzo, resilient base, painted CMU walls and ACT in public/high traffic areas; VCT, resilient base, painted CMU/GWB for interior partitions with ACT in classrooms; polished concrete floor in Cafeteria; quarry tile flooring and base in Kitchen; maple flooring in gymnasium; carpet in Theater and Library; seamless flooring and base in Group Toilets. Painted CMU walls predominate. Interior doors are typically wood doors in HM frames with sidelights.

Name of School or Building	Comments on building interior finishes
Northside Elementary School	Building interior finishes are appropriate for various areas: terrazzo flooring, resilient base, painted CMU walls and ACT in high traffic areas; VCT, resilient base, painted CMU/GWB walls in classrooms and ACT; carpet, resilient base, painted CMU/GWB and ACT in offices and Library; terrazzo flooring in Cafeteria; quarry tile and base with painted CMU walls in Kitchen; wood flooring at stage in Cafeteria/Multipurpose; synthetic flooring in Gymnasium. Colorful painted murals at Entry Vestibule, Main Corridor and Library are exciting.
Thunderbolt Career & Technology Center	Terrazzo flooring, flared tile base, painted CMU walls and ACT are in the public corridors; carpet/VCT/VAT flooring, resilient base, painted CMU/Masonite wall panels and ACT in the administrative areas; broken quarry tile flooring and base with painted CMU walls and ACT in the Food Service Kitchen area; ceramic tile flooring and walls with ACT in the public toilet rooms, exposed concrete (sealed) floor slabs with painted CMU walls and exposed wood fiber roof deck in the Shop areas, and exposed concrete (sealed) floor slabs , painted CMU/brick walls and ACT in the Shop areas corridors. These are generally in fair condition with no overt signs of failure.

Name of School or Building	Comments on MEP
Bells Elementary School	NA
Black Street Early Childhood Center	Multiple HVAC systems including Wall-Hung units are employed in original building. Newer wings typically use split systems with one unit (zone) for each pair of classrooms. Kitchen and Dining Rooms use multiple systems with rooftop mounted equipment of various ages. Building is not sprinklered. Electrical system appears adequate with lighting (fluorescent) employing occupancy sensors and multiple switching. Plumbing appears adequate throughout.
Colleton County Adult Education	The equipment appears to be in working order, but dated. The building needs a major renovation.
Colleton County Middle School	The equipment appears to be in working order, but dated. There is a very old hot water heater located in the rear mechanical room that should be replaced.
Cottageville Elmentary School	HVAC system consists of rooftop mounted equipment and split systems with two classrooms per zone, typical. Lighting is typically fluorescents with occupancy sensors. Campus is served with wells and on-site above-ground water storage tanks and pump house. Large spaces are served with packaged units.
Forest Hills Elementary School	Most of the equipment is original to the building but appears to be functioning properly. Kenny Blakeney did mention that the fresh air unit needs to be replaced.
Hendersonville Elementary School	Original equipment is nearing the end of its service life and should be planned for replacement. The District plans to replace the mechanical system in the computer lab.
Colleton County Alternative School	Mechanical equipment was added in existing corridors and rooms – appears to be new. The building isn’t sprinklered so the corridors should be rated. An investigation should be done to verify ratings and ensure ductwork has proper rated dampers. The drain for the unit appears to have overflowed and stained VCT in the area. There is an electrical panel located in a corridor that does not have mandated code clearances. The clearance is blocked by a “Square D” unit.
Colleton County High School	HVAC systems are appropriately zoned with separate hoods for laboratories and repetitive typical classroom wings served by ducted HVAC systems with rooftop mounted equipment including DOAUs in good condition. Gymnasium, cafeteria, kitchen, theatre are typically served with rooftop equipment in good condition. Campus is served from a central cooling tower and pump house. Lighting is typically fluorescents with occupancy sensors. Plumbing is current.

Name of School or Building	Comments on MEP
Northside Elementary School	Extensive rooftop mounted HVAC equipment is generally at end of service life and requires replacement; however there are a few newer units. Refrigerant line insulation is deteriorated, typical. Interior mechanical closets house HVAC units that typically serve two classrooms in a single zone with exterior wall louvers. Large spaces are served with packaged rooftop equipment. Lighting appears adequate with occupancy sensors and suitable switching.
Thunderbolt Career & Technology Center	HVAC systems consist of a myriad of rooftop mounted equipment in various conditions and various ages. Multiple exhaust hoods over the Shop areas are heavily rusted. Shop areas are typically provided with HW space heaters suspended from the overheard bar joists roof framing. Lighting is typically fluorescent fixtures in ACT ceilings with multiple color temperature lamps.

Name of School or Building	Comments on building life safety and security
Bells Elementary School	An exhaustive assessment of all the sprinkler heads was not done, however they should be checked to make sure there are not others that have sealant around the concealed sprinkler cover.
Black Street Early Childhood Center	Life safety appears adequate with multiple well marked exits, classroom evacuation plans, and modern FA system. Building security is well established with controlled entry lobby.
Colleton County Adult Education	The building isn't sprinklered and there are numerous life safety issues within the building. A wall/door is built in the middle of a corridor that is lockable with no panic device. This is a serious safety concern and should be immediately resolved. Old classrooms are used as storage rooms with paper/boxes piled up and little room to move around the space. This is not what the intended occupancy of the rooms was designed for and especially without sprinklers is a safety concern. File cabinets are being stored in the egress corridor.
Colleton County Middle School	The building isn't sprinklered. Ratings for corridor walls were not verified.
Cottageville Elementary School	Building life safety and security is very good with full FA system, sprinklers, exit lights and secure entry lobby under good visual control. Site is fenced.
Forest Hills Elementary School	The existing sidewalk adjacent to the electrical room/roof hatch entrance is hazardous. It was used when there was a temporary kitchen on the site. The sidewalk has been undermined and drainage is apparent under the sidewalk. The sidewalk should be demolished or the drainage and grading issues should be addressed. The existing ceramic tile in the entry lobby areas should be replaced or the existing tile be addressed. The tile appears to be extremely slick and could be dangerous during wet conditions. Kenny Blackeney thinks the issue may have arisen from a buffing machine.
Hendersonville Elementary School	Kenny Blackeney said that exit lights, fire alarm, and sprinklers are maintained and inspected as required.
Colleton County Alternative School	The building is not sprinklered. Ratings for corridor walls were not verified.
Colleton County High School	As a newer school, Life safety and building security are very good with ample exiting, sprinklers and full FA system. Front entry is provided with a secure visible lobby and a staffed security control station and video monitoring.

Name of School or Building	Comments on building life safety and security
Northside Elementary School	Building life safety is well served with adequate exits, FA system and perimeter security fence, however building is not sprinklered.
Thunderbolt Career & Technology Center	Building life safety includes adequate exits and corridors however the building is not sprinklered and is not equipped with a current FA system and personnel exit doors in the Shops are not provided with illuminated Exit signs. The public entry lobby is well secured and visibly controlled.