Georgetown County School District
Long Range Facilities & Maintenance Plan

2016

Waccamaw Middle
Facilities Shops

Coastal Montessori

Andrews High

Waccamaw High

Pleasant Hill Elementary

Brown's Ferry Elementary

Plantersville Elementary

career-tech

Kensington Elementary

Georgetown High and Career Center

J.B. Beck Administration and Education Center

Sampit Elementary

Carvers Bay High

educational programs

Howard Adult Center

Georgetown Middle

technology capacity

Maryville Elementary

Waccamaw Intermediate

Carvers Bay Elementary

Andrews Elementary

Rosemary Middle

2016
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INTRODUCTION
Purpose of the Plan

In late fall of 2015, Georgetown County School District engaged the M.B. Kahn team to perform a Long Range Facilities and Maintenance Plan for the twenty (20) schools located in the District. The schools include nine (9) elementary schools, one (1) intermediate school, four (4) middle schools, four (4) high schools, a charter school, and an adult education center campus. The J.B. Beck Administration and Education Center was also included in the study.

The process of developing a Long Range Facilities and Maintenance Plan was comprised of three basic steps:

- **Step 1**: Fully assess each of the existing facilities
- **Step 2**: Analyze the identified needs of each facility
- **Step 3**: Recommend and provide cost estimates for corrective action for each facility

The resulting, approved recommendations will become the District’s long range plan. The plan is meant to be a “road map” to guide the District on improving the facilities for the long term. It suggests additions and renovations that are needed based on improving the functionality, sustainability, general condition, capacity, program, and appearance of each school. The plan is not meant to be an all-inclusive listing of all the challenges facing Georgetown County School District, but rather a general overview of major issues on the condition of the existing facilities.

This plan was designed to align with the District’s goals for excellence in education.
Developing the Plan

In November 2015, at the J.B. Beck Administration and Education Center in Georgetown, a kickoff meeting was held to start the Long Range Facilities and Maintenance Plan. At this meeting, various District personnel shared some insight on the challenges the District has faced through the last several years with their facilities. Following the meeting, M.B. Kahn’s “facility teams” began the process of visiting all the schools to assess their needs, evaluate the findings, and compile all of the information into recommendations.

The “facility teams” assessed the schools by visiting each and every school throughout Georgetown County School District. At the start of each of these visits, the team interviewed the principal of the school. Through these interviews, the team gained a better understanding of how each school operated, how the students move through the facility, and identified the physical issues pertaining to the facility. This process enabled the “facility teams” to gain a better of understanding of every school and the challenges the staff faces. It should be noted that all of the principals were extremely insightful and helpful throughout this process.
As the “facility teams” toured every school, many notes and pictures of the conditions were taken to assist in the evaluation of each school. Specifically, the teams were looking at the functionality, sustainability, general condition, capacity, program, and appearance of every building. By focusing on these aspects, a more complete picture of each school was obtained.

The comments and findings from the principals, District staff, and the M.B. Kahn “facility teams” were compiled into a single list for each school. The items in each list then became the scope of work (or improvement recommendations) for that school. Once all this information was added together, a clearer picture of the overall District facilities needs was obtained.

Even though the District’s schools were built over seven decades, some common challenges were observed throughout the District. Examples of this include the need for electrical upgrades, technology upgrades, and HVAC upgrades. However, each facility was assessed individually (even though the challenges may be similar or even the same), because each school has varying degrees to which these challenges need correcting. Then, after all this assessment information was compiled, the evaluation process ensued.

In evaluating the challenges of each school, careful analysis was given to identify a direction or goal for remedying each issue. M.B. Kahn investigated alternative options for achieving the remedies identified, and then assessed the feasibility of each option. The selection of the preferred or best approach was then assessed for the anticipated cost.

The process of determining the cost of expansions / renovations was based on the team’s extensive experience in the areas of facilities planning,
design, and construction. The cost figures utilized for this exercise are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a “good buy”. This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most long-term value for the money spent.

Following the cost estimating task, the team from M.B. Kahn met several times with School District personnel to fully evaluate each school’s issues, confirm the remedy’s feasibility, and review the anticipated cost. Through these collaborative meetings, the team garnered a better understanding of the District’s desires for each facility. Together, M.B. Kahn and the School District evaluated the best approach to every identified issue at every school. The recommendations included in the individual facility section of this report are the results of these meetings.

The Long Range Facilities and Maintenance Plan developed herein is specifically intended for Georgetown County School District’s use as a guide for maintaining and improving their existing facilities.

Issues Considered in the Recommendations:

- safety
- security
- maintenance
- capacity
- educational programs
- location of additions
- costs
Using the Plan

Delivering quality education in the future requires proper planning today. This study is intended to be a long range master plan and guide for the District so as to avoid duplication and overlapping of services, areas, and facilities. It is intended to maximize the benefit of every dollar spent by taking into account all aspects of facility needs. The Long Range Facilities and Maintenance Plan is a tool that can be used for many decision making processes.

The information herein is a listing of many of the challenges occurring at each school. Although the plan was created with the entire district in mind, it is broken down by each facility so that it can be used as a guide towards solving the individual facility’s challenges. The plan is basically twenty four (24) individual plans rolled up into one document. Every school is different. Every school has its own challenges. By using the Long Range Facilities & Maintenance Plan as a guide, every school now has a “road map” towards solving many of those challenges.
Importance of Updating the Plan

The recommended plan is the starting line. Once a final plan is adopted, it is the “road map” to follow along the way. From this document the reader can see what is being recommended at each facility, the costs associated with recommendations, details concerning each of the facilities, and much more. However, it should be noted that the plan herein is a snapshot in time. The “facility teams” from M.B. Kahn made recommendations based on what was seen at each school on one particular day when visiting that school. Although M.B. Kahn’s “facility teams” may have researched how a particular challenge developed or how long it has occurred, the basis of their findings were from the particular day they were at the school. Circumstances at each school will inevitably change, therefore, so too must the plan.

The Long Range Facilities and Maintenance Plan is a living document and should be reviewed for updates periodically. It is written in a way that can be easily modified, depending on how the needs of each facility change through time. As circumstances in every facility will inevitably change over time, the plan should be updated periodically.
Acknowledgements

Throughout the process, Georgetown County School District has been a great partner. At every school, the faculty and staff welcomed us into their communities and answered some direct questions about their schools. Without exception, they were all extremely helpful and insightful into the inner workings of their schools and the District. The district staff was very patient with us as we walked down every hallway, in and out of many classrooms, and answered countless questions for us. We have met on several occasions with Dr. Randall Dozier, Lisa Ackerman, Bill Crompton, Lisa Johnson, Mike Bland, and Alan Walters, as well as those listed below, to review and assess our findings. They have answered countless emails, phone calls, and helped us get in touch with the right people throughout Georgetown County School District. Everyone throughout the District has gone out of their way to assist us in accomplishing our goals, to which we are extremely grateful.

Special appreciation is extended to the following:

**DISTRICT ADMINISTRATION**

- Dr. H. Randall Dozier  
  Superintendent
- Lisa Ackerman, CPPB  
  Director of Procurement and Special Projects
- David Almonte  
  Director of Student Information Services
- Johnnie Anderson  
  Electrical Foreman
- Mike Bland  
  Information Technology Director
- Dr. Michael Cafaro  
  Executive Director for Operations/Maintenance
- Michael Caviris  
  Executive Director for Special Services
- Bill Crompton  
  Director of Facilities
- Patti Hammel  
  Executive Director for Student Performance and Federal Programs
- Tony Holcomb  
  Maintenance Facilitator
- Lisa Johnson, CPA  
  Associate Superintendent for Finance and Technology
- Jan Knox  
  School Nutrition Director
- W C Marsh  
  Carpentry Foreman
- Elliott McDaniel  
  Maintenance Facilitator
- Dr. Marthena Grate Morant  
  District Title IX Coordinator
- Andy Nobles  
  Roofing Foreman
- Chris Owens  
  Plumbing Foreman
Thanks to the Board of Trustees, who continually work for our schools. Your leadership and foresight to evaluate our facilities will help move the District forward.
OVERALL DISTRICT ASSESSMENT
Characteristics of the District

Georgetown County is located along the coast of South Carolina approximately 60 miles north of Charleston. It encompasses 814 square miles of land, and over 230 additional square miles of water, and has a total population of approximately 60,440 (2013). The county seat is the City of Georgetown. Larger towns include Pawleys Island, Murrells Inlet, and Andrews.

Georgetown County School District encompasses the entire County, with an overall student enrollment of approximately 9,450 students. The School District is comprised of nine (9) elementary schools, one (1) intermediate school, four (4) middle schools, four (4) high schools, and one (1) adult education facility. These schools are located in four (4) distinct attendance areas – Carvers Bay, Waccamaw, Andrews, and Georgetown – all of which have their own feeder systems.

Carvers Bay

In the Carvers Bay attendance area, there exists three elementary schools, one middle school and one high school. The elementary schools are Brown’s Ferry Elementary, Plantersville Elementary, and Pleasant Hill Elementary, which serve grades Pre-Kindergarten through 5th grade. The area’s middle school, Carvers Bay Middle, serves 6th grade through 8th grade. The high school, Carvers Bay High, serves 9th grade through 12th grade. The total enrollment in this attendance area is approximately 1,270 students.

Waccamaw

In the Waccamaw attendance area, there exists one elementary school, one intermediate school, one middle school, and one high school. Waccamaw Elementary serves grades Pre-Kindergarten through 3rd grade. Waccamaw Intermediate serves 4th grade through 6th grade. Waccamaw
Middle serves 7th grade and 8th grade. Waccamaw High serves 9th grade through 12th grade. The total enrollment in this attendance area is approximately 2,430 students.

Throughout the schools of GCSD, one common theme persists:

the majority of the schools in the District are in need of updating to serve as 21st century education centers.

Andrews

In the Andrews attendance area, there exists two elementary schools, one middle school, and one high school. The elementary schools are Andrews Elementary and Sampit Elementary which serve grades Pre-Kindergarten through 5th grade. The area’s middle school, Rosemary Middle, serves 6th grade through 8th grade. The high school, Andrews High, serves 9th grade through 12th grade. The total enrollment in this attendance area is approximately 2,100 students.

Georgetown

In the Georgetown attendance area, there exists three elementary schools, one middle school, and one high school. The elementary schools are Kensington Elementary, McDonald Elementary, and Maryville Elementary which serve grades Pre-Kindergarten through 5th grade. The area’s middle school, Georgetown Middle, serves 6th grade through 8th grade. The high school, Georgetown High, serves 9th grade through 12th grade. The total enrollment in this attendance area is approximately 3,350 students.

Other Facilities

Other district-related facilities in Georgetown County School District include J.B. Beck Administration and Education Center, Howard Adult Education Center, Facility (maintenance) Shops, and Coastal Montessori Charter School. For purposes of this study, M.B. Kahn has also reviewed Mike Johnson Park and the Head Start Building.
Every school throughout the District has its own challenges. This is exactly why the team began the assessment by looking at each of these schools individually, and therefore every school has its own set of recommendations in this plan. Generally, this study found the following:

The nine (9) elementary schools’ average age is over 47 years old, and therefore are in need of many repairs and renovations. Many of these elementary schools have been renovated throughout the years, but still lack the appearance and function of modern learning facilities. One of the elementary schools was originally built as a high school, and later repurposed to now serve as an elementary school.

The four (4) middle schools’ average age is only 15-16 years old, while the one (1) intermediate school is only eight (8) years old. Primarily due to the younger age, the majority of these facilities are in good shape and require only limited renovations at this time.

The four (4) high schools’ average age is over 22 years old, and therefore are in need of current education concepts found in newer schools. A combination of additions and renovations are recommended.

### Average Age of GCSD Schools

<table>
<thead>
<tr>
<th></th>
<th>Elementary</th>
<th>Middle</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>47 years</td>
<td>15 years</td>
<td>22 years</td>
</tr>
</tbody>
</table>
The challenges facing older school buildings are similar in many regards to anything that ages. With each of the building systems that make up a school, age becomes a constant challenge as these systems wear out over time. These challenges do not fade away over time, but instead they compound if not addressed in a timely manner.

The challenges Georgetown County School District faces are very common for schools that are in heavy use in today’s learning environments. Today’s schools are being built and renovated toward enhancing student’s experiences while at school. For example, with the ever changing technology climate, media centers are taking a whole new shape as collaborative learning areas. Many of the common areas in schools (dining areas, hallways, media centers, etc) have more natural light coming in from outside. At the high school level, with the regulations on the equality of programs being offered, gymnasium space is in high demand. All of these factors weighed into the recommendations of this plan.
Physical Condition

As buildings age over time, the physical condition begins to play a critical role in maintaining the facility. Maintenance budgets can only go so far to cover the regular maintenance on many of the facilities’ aging systems. But what happens when those systems begin to deteriorate where regular maintenance can no longer sustain them? The recommendations in the plan take into consideration how to deal with major replacements, newer energy efficient systems, changing technology, and an ever changing approach to education.

Major replacements of systems in aging facilities are always a challenge. In many of the District’s schools, the plan calls for replacements and upgrades to the HVAC systems at each school. Many of these schools have several different types of heating and air units in the same facility. Over time, the codes have changed and the movement now is to have a certain amount of fresh air from the outside utilized into the units regularly. This has caused the recommendations for HVAC to include fresh air in replacement systems wherever possible.

New technology, such as LED lighting, provides a better atmosphere for classrooms. These energy efficient bulbs also save the District more on electrical bills.

New energy efficient systems will always be coming out. As the District replaces old systems with newer ones, the newer ones by design will save the District more and more in electrical bills as new products are a lot more energy efficient. For example, at all of the schools where lighting is recommended for replacement, the team is recommending LED lighting instead of the old fluorescent lights.
Technology by design is always evolving into newer and better applications in the classroom and the school. Obviously, this is a hard concept to keep up with as it is always changing. Once the District adopts a plan to move forward, that plan should always include the “latest and greatest” technology because it will by design be outdated soon enough.

Approaches to education are always changing as well but the facilities should be built in a way to adapt to that change. Nearly all the schools in Georgetown County School District have been built with flexibility towards change in mind. With only slight modifications, many of the facilities can be given a completely modern new look and feel. For example, the common areas in all schools (dining facilities, media centers, and hallways) are being built today with a lot of natural light being brought in. In the recommendations, the team is suggesting to open up many of these spaces to create this effect.

Operational budgets are not enough for major maintenance challenges. For example, a complete new roof on a school can be several million dollars. A completely new HVAC system can be that expensive as well. So how does the District stay ahead of all this when operational budgets determine priorities from year to year? The Long Range Facilities and Maintenance Plan outlines what is needed.
Summary of Needs

As the team from M.B. Kahn traveled throughout Georgetown County School District, one thing became abundantly clear – every facility has issues and challenges. Some of the issues are common throughout the District while the majority are site specific. With this plan as the “road map”, every facility now has solutions to these challenges listed as recommendations.

Some of the challenges that are common throughout the District include heating and air conditioning, technology, electrical, and roofs. All heating and air conditioning issues were evaluated by a consultant to determine an accurate cost to repair or replace the units in every facility. M.B. Kahn used the specialty expertise of a technology consultant to evaluate the facilities for technology and security needs as well. Their overall costs are expressed as one number later in this report. Every facility is being recommended for electrical upgrades. The District’s roofing foreman provided M.B. Kahn information on which roofs needing replacing and this information was used as a basis to determine anticipated roof repair/replacement cost.

The plan herein includes improving door hardware at all facilities throughout the District. Much of the hardware that exists on doors now is not handicap (ADA) compliant. In order to bring these facilities closer to current building code, many schools are recommended to receive all new exterior door hardware.

Another common challenge observed throughout the District was flooring issues. In many of the schools, carpet remains in the classrooms or common areas. By working through the principals of each school, the team was able to determine how much of each school was needing carpet to tile replacement, and those are included in the recommendations. In several of the schools, floor settlement repairs are recommended. These challenges were observed in several of the older elementary schools as well as a couple of the middle schools. The flooring cosmetic problems have occurred as concrete settled over time. The repairs the team is recommending at this time will cosmetically fix these situations.
In the proposed plan, all of the high schools would receive athletic upgrades in the form of an auxiliary gym, resurfacing for the existing tracks, drainage repairs at the tracks, and the addition of six tennis courts. With the increase of the programs offered at each high school, gym space is needed everywhere. At several of the high schools, other site specific athletic recommendations are included as well.

All of the projects at all of the facilities were estimated to be actual construction costs to the District. The process of determining the cost of every project was based on M.B. Kahn’s extensive experience in the areas of facilities planning, design, and construction. The cost figures utilized for this plan are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a “good buy”. This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most for the money spent.

The School District will benefit from the long term value of keeping each facility in good, operating condition.
Cost Estimates

The cost estimates in the “Individual Facility Recommendations” section of this plan are intended to be all inclusive costs for the projects. The costs are intended to include the construction costs, design costs, furniture costs, technology costs, and anticipated inflation costs (three years). They do not include replacement of existing building components, Department of Education requirements beyond the expansion / new construction, or future changes in regulatory requirements.

The following spreadsheet summarizes the costs of the entire plan broken down by site. They are separated by type – elementary, middle, high, and other. All the renovations for a particular site (both major and general) are listed in the renovations category while the additions are in a separate column.
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<thead>
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<th></th>
<th>Additions</th>
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<th>Total</th>
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</thead>
<tbody>
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<td></td>
<td></td>
</tr>
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<td>$0</td>
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<td>$4,048,000</td>
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<td>Kensington Elementary</td>
<td>$0</td>
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<td>$5,567,000</td>
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<td>Rosemary Middle</td>
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<td><strong>High Schools</strong></td>
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<td>Waccammaw High</td>
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<tr>
<td>Mike Johnson Field</td>
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</tr>
<tr>
<td>Coastal Montessori</td>
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</tr>
<tr>
<td>Head Start</td>
<td></td>
<td></td>
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<td>Advanced Manufacturing Center</td>
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<td><strong>Technology</strong></td>
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<td><strong>TOTALS</strong></td>
<td>$35,335,000</td>
<td>$108,121,000</td>
<td>$164,561,000</td>
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</table>
In this plan, the team outlined three types of solutions to the challenges the district will face – general renovations, major renovations, and additions.

**General renovations** include many different kinds of renovations that typically do not cost as much as major renovations. Items in this category include painting, door hardware replacement, digital marquee signs, electrical upgrades, technology upgrades, changing carpet in classrooms to tile, minor restroom renovations, repairing kitchen floors, landscaping, playground improvements, sidewalks, canopies, floor settlement issues, stage curtains, etc. The team tried to leave some flexibility so that each school could determine what was included in this category.

**Major renovations** are those renovations which require a lot of resources in capital and planning. Items in this category include complete refurbishing of restrooms, replacing all lighting and ceilings, HVAC upgrades, dining facility expansions, roof replacement, new facades on some buildings, replacing aged windows, media center upgrades, etc. This category takes an existing space and completely renovates it.

**Additions** add new space. Examples of this category include auxiliary gyms, adding classrooms, new media centers, new front entrances, vocational education additional spaces, etc. In several schools where the dining facilities add space, the team included those in this category.
Conclusion

The history of Georgetown County can be seen through the education facilities. The oldest school in the District (Maryville Elementary) has the best view just off of the media center which overlooks Winyah Bay. The newest school in the District (Waccamaw Intermediate) backs right up to one of the state’s most picturesque gardens. Every school throughout the District has its own story to tell and its own challenges ahead for the future.

The facilities in Georgetown County were designed and built as centers for the communities they serve. Over the course of seven decades in which they were built, education trends have come and gone, but these schools were intended to be solid, timeless education buildings. However over time, all of the facilities have developed their own challenges.

Every facility throughout the District requires some level of renovations. The renovations can be as simple as repairing a cracked sidewalk to as major as an entire new roof. All throughout the District the team is recommending taking all carpet out of the classrooms and replacing it with tile floors that should last longer and have less maintenance. The team also recommends updating, repairing, or replacing many heating and air systems throughout the district.

Schools are the heartbeat of the community. We must continue to keep them in good health.
Technology upgrades are being recommended for every school as technology and education go hand in hand. With the suggested renovations, these same facilities can and will serve the people of Georgetown County for many decades to come.

Approximately half of the facilities are recommended to get some form of an addition. All the high schools are recommended to get new auxiliary gymnasiums as gym space becomes critical with the amount of programs the schools now offer. The plan includes tennis courts for all high schools as well. Schools that have small media centers are going to be expanded and upgraded to include more natural light similar to McDonald Elementary School’s media center. The schools that have smaller dining facilities will be expanded and upgraded to include more windows and courtyards.

Many of the challenges at each facility have been identified and solutions have been recommended – so what comes next?

Many of the suggested projects are critical to move forward with as they will only worsen with time. For example, HVAC systems that are starting to wear down now will soon exceed their life expectancy. Restrooms that have old and dilapidated plumbing fixtures will continue to malfunction over time. Roofs, a vital component to facilities, will continue to leak and damage the facility if not replaced.

The Long Range Facilities and Maintenance Plan does not tell the history of every school facility in Georgetown County. It does, however, provide a plan for every school that addresses many of the challenges that lie ahead. From Carvers Bay to Waccamaw and from Andrews to Georgetown, the people of Georgetown County have come to expect a high level of education being delivered at quality facilities.

The entire team at M.B. Kahn greatly appreciates the opportunity to work with the awesome, dedicated administration and staff at Georgetown County School District. The School District has made an effective use of funds while trying to do more with less. The school facilities require work to match the achievements and expectations of the students, teachers, staff, and community.
INDIVIDUAL FACILITY ASSESSMENTS
Elementary Schools

Elementary Schools are often the very first experience that new parents and guardians have with the School District. Georgetown County School District has created welcoming environments at all elementary schools with the use of community-related murals and/or artwork. The recent security additions at the front desk of each school enhance the safety and security of staff and students while still allowing for interpersonal interactions.

Each elementary school holds a special place in the community, and therefore, is a high traffic area ... considering all of the PTA meetings, after-school events, and community related activities, the elementary schools serve a variety of functions. The academic areas and supporting core spaces (cafeterias, restrooms) must be considered carefully from both a functional and safety perspective.

The age of the Elementary Schools in Georgetown County requires a large amount of renovations and continued maintenance. Even though improvements have been made, the original portion of a building that is constantly being used, requires attention.
Factors that Impact Elementary Schools
Function and Maintenance

Elementary schools hold some of our most vulnerable children who need constant supervision, more space and restroom requirements, and additional personal care than most students in secondary schools. Elementary schools also take a bigger “hit” on maintenance issues due to many small children walking on floors, spills in the cafeteria, etc.

A large portion of the costs explained on the following pages arise from typical issues found in elementary schools. While the schools have been well maintained and are safe and secure, our Study recommends items to maintain, expand or enhance the existing schools.
Factors that Impact Project Costs

Each School Summary Sheet contains an estimated cost to make the recommended improvements. It is important to understand what went into the cost, because many companies provide their estimates differently.

2 Ways to provide a Project’s Cost:

<table>
<thead>
<tr>
<th>Project Elements Only</th>
<th>Total Project Cost *</th>
</tr>
</thead>
</table>
| • Cost of Equipment / Materials  
  • Labor Cost to install | • Cost of Equipment / Materials  
  • Labor Cost to install  
  • Design/engineering cost (if required)  
  • Inflation cost (if delayed for 1+ year)  
  • Site costs (for additions)  
  • Impacts to other systems  
  • Impacts to electrical or technology |

* The costs for a “Total Project” consider all of the elements of a project’s costs. This method has been used within this Study so that the School District has a more realistic picture of the funding requirements for projects.

The nine (9) elementary schools are covered in this section:

1. Andrews Elementary School
2. Browns Ferry Elementary School
3. Kensington Elementary School
4. Maryville Elementary School
5. McDonald Elementary School
6. Plantersville Elementary School
7. Pleasant Hill Elementary School
8. Sampit Elementary School
9. Waccamaw Elementary School
ANDREWS ELEMENTARY SCHOOL
13072 County Line Road
Andrews, SC 29510

GRADES:  PK-5

Building Size  117,343 SF

2015-2016
Enrollment  719

Originally Built  1983
Additions  1989, 2001

OVERALL ANALYSIS
Original portions of this facility are more than 33 years old. The most recent addition is 15 years old. Needs Media Center replaced, and additional parking. Major renovations should be considered for the kitchen, restrooms, HVAC and parking/drives. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS
• Kitchen space is crowded
• Media Center is inadequate
• Upgrades to HVAC including fresh air
• Older restrooms require updating
• Older flooring requires replacement
• Insufficient number of staff restrooms
• Parking lots & drives are in poor condition
• Staff parking in unpaved areas
• Site lighting is inadequate
• ADA ramp to stage is temporary
• Some door hardware not ADA compliant
• Upgrades needed to fire alarm system

RECOMMENDATIONS

ADDITIONS  $1,752,000
• Media Center

RENOVATIONS  $6,332,000
• Expand kitchen
• Restroom renovations
• Upgrade fire alarm system
• Additional parking and repairs
• ADA door & stage ramp upgrades
• Additional site lighting
• HVAC & fresh air upgrades
• General renovations (flooring, canopies, sidewalks, etc.)

TOTAL PROJECTED COST  $ 8,084,000
OVERALL ANALYSIS

Original portions of this facility are more than 60 years old. The most recent addition is 17 years old. A new front entrance and additional parking should be provided. Major renovations should be considered for the restrooms, HVAC and interior lighting. Other miscellaneous renovations should also be considered. In summary, this facility needs a heavy level of renovation.

MAJOR CONCERNS

- Facility is in need of renovations and general upgrades
- Security barriers needed at highway intersection
- Additional parking needed
- Group restroom renovations needed
- Ceilings and lights need replacement
- Flooring cracked and damaged
- Develop new restroom at cafeteria stage for community use
- Upgrades to HVAC to include fresh air
- Courtyard for media center
- Health room needs renovations
- Upgrades needed to fire alarm system

RECOMMENDATIONS

ADDITIONS

- None

RENOVATIONS

- Security barriers at highway intersection
- Additional parking
- Group restrooms
- New restroom at stage
- New canopy at front entrance
- Upgrade fire alarm system
- HVAC & fresh air upgrades
- General renovations (flooring, ceiling, lights, etc.)

TOTAL PROJECTED COST

$4,048,000
KENSINGTON ELEMENTARY SCHOOL
86 Kensington Boulevard
Georgetown, SC 29440

GRADES: PK-5

Building Size 86,639 SF

2015-2016
Enrollment 593

Originally Built 1957

OVERALL ANALYSIS
Original portions of this facility are more than 59 years old. The most recent addition is 6 years old. Additional parking should be provided. Major renovations should be considered for the restrooms, roof, HVAC and settlement/moisture issues. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS
• The severe floor settlement and cracking appears to be worsening
• Water infiltration is causing interior damage
• Older areas of the facility are worn and require renovations
• Insufficient walkway canopies create problems during inclement weather
• Staff members are parking in grass areas
• Standing water is present around the site
• Upgrades to HVAC to include fresh air

RECOMMENDATIONS

ADDITIONS $0
• None

RENOVATIONS $5,567,00
• Replace roof at several areas
• Restrooms
• Repair floor settlement issues
• Additional parking & canopies
• Drainage issues
• Media center renovation
• HVAC & fresh air upgrades
• General renovations (painting, ceilings, etc.)

TOTAL PROJECTED COST $5,567,000
MARYVILLE ELEMENTARY SCHOOL
2125 Poplar Street
Georgetown, SC 29440

GRADES:  PK-5

Building Size  69,959 SF

2015-2016
Enrollment  494

Originally Built  1951

OVERALL ANALYSIS
Original portions of this facility are more than 65 years old. The most recent addition is 4 years old. New walkway canopies should be provided. Major renovations should be considered for the restrooms, roof, HVAC and exterior windows. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS
- Facility is in need of renovations and general upgrades
- Additional parking needed
- Site improvements needed
- Canopies at building connectors need replacement
- Canopies needed at car drops
- Group restroom renovations
- Windows need replacement at older buildings
- Flooring replacements needed
- Reroofing needed
- Upgrades to HVAC to include fresh air

RECOMMENDATIONS

ADDITIONS  $0

- None

RENOVATIONS  $4,945,000

- Group restrooms
- Replace roof
- Window replacement
- Additional parking in back
- New canopies
- Site improvements (retention pond)
- HVAC & fresh air upgrades
- General renovations  
  (painting, flooring, etc.)

TOTAL PROJECTED COST  $4,945,000
MCDONALD ELEMENTARY SCHOOL
523 McDonald Road
Georgetown, SC 29440

GRADES: PK-5

Building Size 77,298 SF

2015-2016
Enrollment 451

Originally Built 1954

OVERALL ANALYSIS

Original portions of this facility are more than 62 years old. The most recent addition is 4 years old. The dining area should be expanded and new walkway canopies should be added. Major renovations should be considered for the restrooms, roof, HVAC and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS

• Older areas showing signs of wear
• Insufficient amount of sidewalk and canopy for car riders
• Insufficient amount of staff parking
• Highly visible corner of building at cafeteria is very unsightly
• Roof needs work in some areas
• Restrooms are dated and in bad shape
• Soffits need replacing near playground
• Drainage issues at playground
• Upgrades to HVAC to include fresh air

RECOMMENDATIONS

ADDITIONS $391,000
• Expand dining area

RENOVATIONS $4,079,000
• Site improvements at cafeteria
• Replace roof at several areas
• Restroom renovations
• Parking lot & drive repairs
• HVAC & fresh air upgrades
• General renovations (flooring, canopies etc.)

TOTAL PROJECTED COST $4,470,000
PLANTERSVILLE ELEMENTARY SCHOOL  
1668 Exodus Drive  
Georgetown, SC 29440

GRADES: PK-5

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<thead>
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<table>
<thead>
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<table>
<thead>
<tr>
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</table>

<table>
<thead>
<tr>
<th>Additions</th>
<th>1989, 1999</th>
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</table>

OVERALL ANALYSIS

Original portions of this facility are more than 61 years old. The most recent addition is 17 years old. Major renovations should be considered for the restrooms, HVAC, electrical, interior lighting, and multipurpose room flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a heavy level of renovation.

MAJOR CONCERNS

- Facility is in need of renovations and general upgrades
- Site drainage issues
- Parking and auto/bus drive renovations needed
- Canopies and sidewalks needed
- Roof in need of repairs
- Group restroom need renovations
- Ceiling/lighting replacement needed
- Flooring cracked and worn
- Upgrades to HVAC to include fresh air
- Multipurpose room floor needs repairs
- Bus drop off is inadequate
- Upgrades needed to fire alarm system

RECOMMENDATIONS

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$0</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>RENOVATIONS</th>
<th>$3,874,000</th>
</tr>
</thead>
</table>

- None
- Group restrooms
- Site drainage issues
- Bus loop improvements
- Replace portion of roof
- New multipurpose room floor
- Upgrade fire alarm system
- HVAC and fresh air upgrades
- General renovations (flooring, painting, media center courtyard, etc.)

TOTAL PROJECTED COST $3,874,000
PLEASANT HILL ELEMENTARY SCHOOL
127 Schoolhouse Drive
Hemingway, SC 29554

GRADES: PK-5
Building Size 102,827 SF

2015-2016
Enrollment 316

Originally Built 1985
Additions 1992, 2001

OVERALL ANALYSIS
Original portions of this facility are more than 31 years old. The most recent addition is 15 years old. New walkway canopies should be added. Major renovations should be considered for the Media Center, HVAC, and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a **light level** of renovation.

MAJOR CONCERNS
- Facility is in need of renovations and general upgrades
- Exterior security lighting upgrades
- Sewer lift station needs replacement
- Parking/Drives upgrades
- Replace carpet with vinyl tile
- ADA accessibility
- Gutter/door awnings replacement
- Media center needs renovating
- Gym floor and bleachers need repairs
- Upgrades to HVAC to include fresh air
- Upgrades needed to fire alarm system

RECOMMENDATIONS

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$ 0</th>
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</thead>
<tbody>
<tr>
<td>RENOVATIONS</td>
<td>$ 4,336,000</td>
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<tr>
<td>Media center renovations</td>
<td></td>
</tr>
<tr>
<td>Sewer lift station replacement</td>
<td></td>
</tr>
<tr>
<td>Repair &amp; reseal asphalt</td>
<td></td>
</tr>
<tr>
<td>Additional site lighting</td>
<td></td>
</tr>
<tr>
<td>Replace interior lighting</td>
<td></td>
</tr>
<tr>
<td>HVAC &amp; fresh air upgrades</td>
<td></td>
</tr>
<tr>
<td>Upgrade fire alarm system</td>
<td></td>
</tr>
<tr>
<td>General renovations (playground improvements, canopies, etc.)</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL PROJECTED COST $ 4,336,000
# Sampit Elementary School

**69 Woodland Avenue**  
**Georgetown, SC 29440**

## Grades: PK-5

<table>
<thead>
<tr>
<th>Building Size</th>
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### 2015-2016

<table>
<thead>
<tr>
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<th>318</th>
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</thead>
<tbody>
<tr>
<td>Originally Built</td>
<td>2000</td>
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</tbody>
</table>

### Additions

- New front entrance canopy
- New walkway canopies

### Renovations

- Replace metal roof
- Media center renovation
- Restroom renovations
- Sewer lift station
- Exterior lighting improvements
- HVAC and fresh air upgrades
- General renovations *(flooring, painting, etc.)*

## Overall Analysis

This facility is more than 16 years old. A new front entrance should be added. Major renovations should be considered for the Media Center, restrooms, HVAC, roof, and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

## Major Concerns

- Excessive cracking in floors
- Kitchen floor is in poor condition
- Roof leaking throughout the facility
- Size and layout of media center restricts use
- Insufficient walkway canopy at entry
- Cracking of asphalt in parking and drives
- Restrooms are dated
- Insufficient exterior lighting
- Upgrades to HVAC to include fresh air

## Total Projected Cost

$5,884,000

<table>
<thead>
<tr>
<th>Total Projected Cost</th>
<th>$5,884,000</th>
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</thead>
</table>
# WACCAMAW ELEMENTARY SCHOOL

1364 Waverly Road  
Pawleys Island, SC 29585

**GRADES:** PK-3

<table>
<thead>
<tr>
<th>Building Size</th>
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**2015-2016**  

<table>
<thead>
<tr>
<th>Enrollment</th>
<th>607</th>
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<table>
<thead>
<tr>
<th>Originally Built</th>
<th>1975</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Additions</th>
<th>1983, 2002</th>
</tr>
</thead>
</table>

### OVERALL ANALYSIS

Original portions of this facility are more than 41 years old. The most recent addition is 14 years old. The dining area should be renovated and new walkway canopies should be added. Major renovations should be considered for the dining area, media center, restrooms, HVAC, roof, and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a **medium level** of renovation.

### MAJOR CONCERNS

- Facility is in need of renovations and general upgrades  
- Stage needed in gymnasium  
- Group restroom renovations  
- Additional parking needed  
- Canopies needed at car and bus drops  
- ADA accessibility issues  
- Roof issues in some areas  
- Dining area in need of renovation  
- Insufficient lighting in gym  
- HVAC needs to be upgraded

### RECOMMENDATIONS

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$0</th>
</tr>
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<tbody>
<tr>
<td>None</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>RENOVATIONS</th>
<th>$4,500,000</th>
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</thead>
<tbody>
<tr>
<td>Dining area renovation</td>
<td></td>
</tr>
<tr>
<td>Group restrooms</td>
<td></td>
</tr>
<tr>
<td>Media center renovation</td>
<td></td>
</tr>
<tr>
<td>Additional parking &amp; canopies</td>
<td></td>
</tr>
<tr>
<td>Roof replacement (partial)</td>
<td></td>
</tr>
<tr>
<td>Add stage at existing gym</td>
<td></td>
</tr>
<tr>
<td>HVAC &amp; fresh air upgrades</td>
<td></td>
</tr>
</tbody>
</table>
| General renovations  
  *(ceilings, awnings, gym lighting, etc.)* | |

### TOTAL PROJECTED COST

$4,500,000
Middle Schools

The District has made security additions at the front desk of each middle school to enhance the safety and security of staff and students while still allowing for interpersonal interactions.

The middle schools begin incorporating school pride with both higher academic challenges and organized school sports. The academic areas and supporting core spaces (science labs, cafeterias, restrooms) must be considered carefully from both a functional and safety perspective.

All 4 of Georgetown County School District’s Middle Schools were built the year 2000 or after.
Factors that Impact Middle Schools’ Function and Maintenance

Middle schools still absorb a big impact from heavy student traffic. With the addition of more courses and athletics, middle schools have continued maintenance that is required.

A large portion of the costs explained on the following pages arise from typical issues found in middle schools. While the schools have been well maintained and are safe and secure, our Study recommends items to maintain, expand or enhance the existing schools.
Factors that Impact Project Costs

Each School Summary Sheet contains an estimated cost to make the recommended improvements. It is important to understand what went into the cost, because many companies provide their estimates differently.

2 Ways to provide a Project’s Cost:

<table>
<thead>
<tr>
<th>Project Elements Only</th>
<th>Total Project Cost *</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Cost of Equipment / Materials</td>
<td>• Cost of Equipment / Materials</td>
</tr>
<tr>
<td>• Labor Cost to install</td>
<td>• Labor Cost to install</td>
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<td>• Design/engineering cost (if required)</td>
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<td></td>
<td>• Inflation cost (if delayed for 1+ year)</td>
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<tr>
<td></td>
<td>• Site costs (for additions)</td>
</tr>
<tr>
<td></td>
<td>• Impacts to other systems</td>
</tr>
<tr>
<td></td>
<td>• Impacts to electrical or technology</td>
</tr>
</tbody>
</table>

* The costs for a “Total Project” consider all of the elements of a project’s costs. This method has been used within this Study so that the School District has a more realistic picture of the funding requirements for projects.

The one (1) intermediate and four (4) middle schools are covered in this section:

1. Waccamaw Intermediate School
2. Carvers Bay Middle School
3. Georgetown Middle School
4. Rosemary Middle School
5. Waccamaw Middle School
CARVERS BAY MIDDLE SCHOOL
13002 Choppee Road
Hemingway, SC 29554

GRADES: 6-8

Building Size 101,893 SF

2015-2016
Enrollment 282

Originally Built 2000
Additions None

OVERALL ANALYSIS
This facility is more than 16 years old. New walkway canopies should be added. Major renovations should be considered for the roof, HVAC flooring, and exterior lighting. Other miscellaneous renovations should also be considered. In summary, this facility needs a light level of renovation.

MAJOR CONCERNS
- Roof leaking in the facility
- Older carpet needs to be replaced with tile
- Media center needs outdoor patio
- Outdoor dining area covering
- Entrance pond is unsightly
- Repair /replace sidewalks
- Exposed insulation @ gym is damaged
- Upgrades to HVAC including fresh air
- Acoustical panels need to be replaced
- Exterior lighting is inadequate
- Upgrades needed to fire alarm system

RECOMMENDATIONS

ADDITIONS $0
- None

RENOVATIONS $5,175,000
- Roof replacement (partial)
- Landscaping at entrance pond
- Additional exterior lighting
- HVAC and fresh air upgrades
- Upgrade fire alarm system
- General renovations (flooring, acoustics, etc.)

TOTAL PROJECTED COST $5,175,000
OVERALL ANALYSIS

This facility is more than 15 years old. The auditorium & media center should be expanded and a new front entrance should be added. Major renovations should be considered for the restrooms, HVAC, roof, and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS

- Media center is inadequate
- Most of the roof is in need of replacing
- Auditorium stage/seating/ramp has issues
- Restrooms need updating
- Flooring replacement needed
- Need bus canopy
- Settlement issues around building
- Upgrades to HVAC including fresh air
- Baseball field needs bleachers, fencing, dugouts
- Upgrades needed to fire alarm system
- Parking lot in need of repairs

RECOMMENDATIONS

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$ 938,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expand auditorium</td>
<td></td>
</tr>
<tr>
<td>New front entrance</td>
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<table>
<thead>
<tr>
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<td>Roof replacement (partial)</td>
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<tr>
<td>Group restroom renovations</td>
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<tr>
<td>Baseball upgrades</td>
<td></td>
</tr>
<tr>
<td>Walkway canopies</td>
<td></td>
</tr>
<tr>
<td>HVAC &amp; fresh air upgrades</td>
<td></td>
</tr>
<tr>
<td>General renovations</td>
<td>(flooring, sidewalks, etc.)</td>
</tr>
</tbody>
</table>
**ROSEMARY MIDDLE SCHOOL**
12804 County Line Road  
Andrews, SC 29510

**GRADES:** 6-8  

<table>
<thead>
<tr>
<th>Building Size</th>
<th>100,898 SF</th>
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<tbody>
<tr>
<td>2015-2016</td>
<td>Enrollment</td>
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<td>449</td>
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</tr>
<tr>
<td>Originally Built</td>
<td>2000</td>
</tr>
<tr>
<td>Additions</td>
<td>None</td>
</tr>
</tbody>
</table>

**OVERALL ANALYSIS**
This facility is more than 16 years old. New bus & walkway canopies should be added. Major renovations should be considered for the media center, restrooms, HVAC and roof. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

**MAJOR CONCERNS**
- Settlement and cracking of floors
- Roof leaks in some areas
- Flooring in group restroom and kitchen is in poor condition
- Media center finishes and appearance is worn and dated
- Lack of sidewalks and canopies creates problems during inclement weather
- Lack of fencing at the rear property line creates a security issue
- Upgrades to HVAC including fresh air
- Upgrades needed to fire alarm system

**RECOMMENDATIONS**

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$0</th>
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<tbody>
<tr>
<td>None</td>
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<table>
<thead>
<tr>
<th>RENOVATIONS</th>
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</thead>
<tbody>
<tr>
<td>Media center renovation</td>
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<tr>
<td>Restroom renovations</td>
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<tr>
<td>Roof repair (partial)</td>
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<tr>
<td>Additional sidewalks &amp; canopies</td>
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</tr>
<tr>
<td>Upgrade fire alarm system</td>
<td></td>
</tr>
<tr>
<td>HVAC &amp; fresh air upgrades</td>
<td></td>
</tr>
<tr>
<td>General renovations (flooring, painting, etc.)</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL PROJECTED COST** $5,423,000
WACCAMAW INTERMEDIATE SCHOOL
320 Wildcat Way
Pawleys Island, SC 29585

GRADES: 4-6

Building Size 89,084 SF

2015-2016
Enrollment 538

Originally Built 2008
Additions None

OVERALL ANALYSIS
This facility is more than 8 years old. A Multipurpose room and Band/Chorus rooms should be added. Major renovations should be considered for the HVAC and roof. Other miscellaneous renovations should also be considered. In summary, this facility needs a light level of renovation.

MAJOR CONCERNS
• Needs separate band classroom
• Needs separate auxiliary gym
• Upgrades to HVAC including fresh air
• Roof repairs needed
• Exterior door hardware needs replacement
• Carpet in administration area needs replacing

RECOMMENDATIONS

ADDITIONS $5,090,000
• Band classroom
• Intermediate auxiliary gymnasium

RENOVATIONS $2,013,000
• Roof repairs (partial)
• HVAC & fresh air upgrades
• General renovations
  (flooring, ADA, painting, etc.)

TOTAL PROJECTED COST $7,103,000
OVERALL ANALYSIS
This facility is more than 15 years old. The dining area should be expanded including an exterior dining courtyard. Major renovations should be considered for the roof, HVAC and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCERNS
• Facility is in need of renovations and general upgrades
• Dining area needs expansion with courtyard
• Parking / drives need upgrades
• Additional canopies & sidewalks needed
• Repaint all exterior
• Replace carpet with vinyl tile
• Upgrades to HVAC including fresh air
• Landscaping needs improvement
• Door hardware needs replacing

RECOMMENDATIONS
ADDITIONS $812,000
• Expand dining area

RENOVATIONS $3,880,000
• Resurface parking
• Interior & exterior painting
• Additional sidewalks & canopies
• Replace roof (partial)
• HVAC & fresh air upgrades
• General renovations (painting, flooring, landscaping, etc.)

TOTAL PROJECTED COST $4,692,000
High Schools

The District has made security additions at the front desk of each high school to enhance the safety and security of staff and students while still allowing for interpersonal interactions.

The high schools begin incorporating school pride with both higher academic challenges and organized school sports. The academic areas and supporting core spaces (science labs, cafeterias, restrooms) must be considered carefully from both a functional and safety perspective.

Georgetown County School District’s 4 High Schools host over 2,875 students combined.
Factors that Impact High Schools Function and Maintenance

High schools are the key to a community’s source of pride. High schools become more complex due to science labs, larger media centers, athletic spaces, and Career-Tech courses which require specialized equipment. More students comprise the high schools, requiring more square footage than elementary or middle schools.

A large portion of the costs explained on the following pages arise from typical issues found in high schools. While the schools have been well maintained and are safe and secure, our Study recommends items to maintain, expand or enhance the existing schools.
Factors that Impact Project Costs

Each School Summary Sheet contains an estimated cost to make the recommended improvements. It is important to understand what went into the cost, because many companies provide their estimates differently.

2 Ways to provide a Project’s Cost:

<table>
<thead>
<tr>
<th>Project Elements Only</th>
<th>Total Project Cost *</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Cost of Equipment / Materials</td>
<td>• Cost of Equipment / Materials</td>
</tr>
<tr>
<td>• Labor Cost to install</td>
<td>• Labor Cost to install</td>
</tr>
<tr>
<td></td>
<td>• Design/engineering cost (if required)</td>
</tr>
<tr>
<td></td>
<td>• Inflation cost (if delayed for 1+ year)</td>
</tr>
<tr>
<td></td>
<td>• Site costs (for additions)</td>
</tr>
<tr>
<td></td>
<td>• Impacts to other systems</td>
</tr>
<tr>
<td></td>
<td>• Impacts to electrical or technology</td>
</tr>
</tbody>
</table>

* The costs for a “Total Project” consider all of the elements of a project’s costs. This method has been used within this Study so that the School District has a more realistic picture of the funding requirements for projects.

The four (4) high schools are covered in this section:

1. Andrews High School
2. Carvers Bay High School
3. Georgetown High School
4. Waccamaw High School
ANDREWS HIGH SCHOOL
12890 County Line Road
Andrews, SC 29510

GRADES: 9-12

Building Size 165,915 SF

2015-2016
Enrollment 619

Originally Built 2001
Additions None

OVERALL ANALYSIS

This facility is more than 15 years old. A new auxiliary gym, expansion of the welding shop, an exterior dining courtyard, and athletic improvements should be added. Major renovations should be considered for the media center, restrooms, HVAC and flooring. Other miscellaneous renovations should also be considered. In summary, this facility needs a medium level of renovation.

MAJOR CONCerns

• More gym space needed
• Dining area needs to be expanded
• Welding shop needs more space to function
• Group restroom fixtures and finishes dated
• Poor drainage at athletic fields
• Inadequate walkway canopies
• Need a bus canopy
• Deteriorating kitchen floor
• Upgrades to HVAC including fresh air
• Athletic upgrades needed including track resurfacing, tennis courts, baseball field repairs
• Upgrades needed to fire alarm system

RECOMMENDATIONS

ADDITIONS $4,908,000

• New auxiliary gymnasium
• Expand dining area
• Expand welding shop

RENOVATIONS $8,530,000

• Athletic upgrades (track, tennis, bleachers)
• Group restroom renovations
• Upgrade fire alarm system
• Additional canopies
• HVAC & fresh air upgrades
• General renovations (flooring, sidewalks, etc.)

TOTAL PROJECTED COST $13,438,000
CARVERS BAY HIGH SCHOOL
13002 Choppee Road
Hemingway, SC 29554

GRADES: 9-12

Building Size 169,218 SF

2015-2016
Enrollment 412

Originally Built 2000
Additions None

OVERALL ANALYSIS
This facility is more than 16 years old. An auxiliary gym and athletic improvements should be added. Major renovations should be considered for the HVAC, flooring, and acoustic improvements. Other miscellaneous renovations should also be considered. In summary, this facility needs a light level of renovation.

MAJOR CONCERNS
• More gym space needed
• Restroom finishes/fixtures are dated
• Flooring is cracked and worn
• Need a STEM lab
• Overhang @ vocational education is inadequate
• Gym flooring repair/replace
• Athletic upgrades needed including track resurfacing and tennis courts
• Upgrades to HVAC including fresh air
• Acoustical panels are dated and worn
• Lift station at athletics needs upgrading to bigger size
• Upgrades needed to fire alarm system

RECOMMENDATIONS
ADDITIONS $3,526,000
• New auxiliary gymnasium

RENOVATIONS $7,569,000
• Athletic upgrades (track, tennis)
• Sewer lift station
• Expand Building Construction Classroom
• Group restroom renovations (minor)
• HVAC & fresh air upgrades
• Converting old lab to STEM lab
• Upgrade fire alarm system
• General renovations (flooring, dining patio, etc.)

TOTAL PROJECTED COST $ 11,095,000
GEORGETOWN HIGH SCHOOL
2500 Anthuan Maybank Drive
Georgetown, SC 29440

OVERALL ANALYSIS
Original portions of this facility are more than 32 years old. The most recent addition is 17 years old. The dining area and welding shop should be expanded, along with a new auxiliary gym, and parking area. Major renovations should be considered for the restrooms, HVAC, and ceilings. Other miscellaneous renovations should also be considered. In summary, this facility needs a light level of renovation.

MAJOR CONCERNS
• Group restroom fixtures and finishes dated
• Interior finishes have exceeded their life expectancy
• Sewer lift station at athletics needs replacement
• Special needs area needs updating
• Paving in parking lot showing signs of failure
• Inadequate vocational instructional/storage area
• Limited media center area
• Inadequate parking
• HVAC needs upgrades
• Athletic upgrades needed including track resurfacing and tennis courts
• Dining area space is limited

RECOMMENDATIONS
ADDITIONS $5,353,000
• New auxiliary gymnasium
• Expand welding shop
• Expand dining area

RENOVATIONS $10,484,000
• New front entrance
• Group restroom renovations
• Athletic upgrades (track, tennis)
• Media center renovation
• Replace sewer lift station at athletics
• Replace interior lighting
• HVAC & fresh air upgrades
• Expand front parking
• General renovations
(special needs improvements, canopies, etc.)

TOTAL PROJECTED COST $15,837,000
WACCAMAW HIGH SCHOOL
2412 Kings River Road
Pawleys Island, SC 29585

GRADES:  9-12

Building Size  136,263 SF

2015-2016
Enrollment  837

Originally Built  1990
Additions  2007, 2012

OVERALL ANALYSIS
Original portions of this facility are more than 26 years old. The most recent addition is 4 years old. Auxiliary gym, chorus room, renovation of culinary arts, science technology lab should be added. Major renovations should be considered for the HVAC, roof, and athletics. Other miscellaneous renovations should also be considered. In summary, this facility needs a light level of renovation.

MAJOR CONCERNS
• Facility is in need of renovations and general upgrades
• Athletic upgrades needed including track resurfacing, tennis courts, and football bleachers
• Renovate existing for ROTC and Culinary Arts
• Roof leaks
• HVAC needs upgrades
• Need more practice fields
• Lighting throughout is dated

RECOMMENDATIONS

ADDITIONS  $6,614,000
• New auxiliary gymnasium
• Science & technology labs
• New chorus room

RENOVATIONS  $3,938,000
• Replace roof (partial)
• Athletic upgrades (track, tennis, bleachers)
• New practice fields
• Replace interior lighting
• HVAC & fresh air upgrades
• General renovations
  (flooring, canopies, etc.)

TOTAL PROJECTED COST  $ 10,552,000
Other Facilities

The District has support facilities that function either as an educational facility or as an operational facility. These facilities also have issues that required assessment and recommendations.

The support facilities provide specialized functions that serve the entire District.

The “other facilities” covered in this section:

1. Howard Adult Center
2. Facility Shops
3. Mike Johnson Field
4. J. B. Beck Administration and Education Center
5. Coastal Montessori
6. Advance Manufacturing Center
**OVERALL ANALYSIS**

This facility is more than 50 years old, and requires significant repairs and improvements. Due to the significant cost to fully renovate this facility, the proposed plan is to limit the upgrades to the highest priority improvements i.e. HVAC, ADA improvements, restrooms, etc.

**MAJOR CONCERNS**

- Old HVAC systems still in most classrooms
- Single pane windows in disrepair
- Entire facility needs interior painting
- Restrooms do not meet ADA requirements and are dated

**RECOMMENDATIONS**

<table>
<thead>
<tr>
<th>ADDITIONS</th>
<th>$0</th>
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<tbody>
<tr>
<td>None</td>
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<table>
<thead>
<tr>
<th>RENOVATIONS</th>
<th>$2,264,000</th>
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<tbody>
<tr>
<td>Remove the abandoned HVAC equipment</td>
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<tr>
<td>Restroom renovations</td>
<td></td>
</tr>
<tr>
<td>Finishes upgrades</td>
<td></td>
</tr>
<tr>
<td>New windows</td>
<td></td>
</tr>
<tr>
<td>ADA door &amp; hardware upgrades</td>
<td></td>
</tr>
<tr>
<td>Add elevator</td>
<td></td>
</tr>
<tr>
<td>Interior painting</td>
<td></td>
</tr>
<tr>
<td>HVAC upgrades</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL PROJECTED COST**

$2,264,000
FACILITY SHOPS
400 South Kaminski Street
Georgetown, SC 29440

GRADES: N/A

Building Size 30,302 SF

2015-2016
Enrollment N/A

Originally Built N/A
Additions N/A

OVERALL ANALYSIS
The facility shops are a group of antiquated buildings in various forms of disrepair. Some of the shops are being recommended for demolishing and replaced with a new building. The remaining buildings will be renovated. Several site improvements are needed to make this area more useable for the department.

MAJOR CONCERNS
• Operations are scattered over several worn out buildings
• Overhead doors need replacing
• Heavy duty paving needed for industrial trucks to park
• Employee parking area needed with canopies to building
• Storm drainage issues
• Fencing needed around entire site and at the Head Start building
• Some older buildings need to be demolished
• In buildings that remain, HVAC upgrades needed

RECOMMENDATIONS

ADDITIONS $2,395,000
• Additional shop space (replaces older buildings)

RENOVATIONS $2,427,000
• Cleanup/ repair existing main shop
• Replace overhead coiling doors
• Renovate areas used in Howard Building
• Paving at existing parking and drives
• Covered parking for equipment/ vehicles
• Additional fencing at equipment yard
• General renovations (restroom renovations, canopies, etc.)

TOTAL PROJECTED COST $4,822,000
MIKE JOHNSON FIELD
1500 Emanuel Street
Georgetown, SC 29440

GRADES: N/A

Building Size N/A

2015-2016 Enrollment N/A

Originally Built N/A

Additions N/A

OVERALL ANALYSIS
This is a historic facility built in the late 1800’s. The first recorded game played here was in 1896. Although the facility has been maintained, some cosmetic upgrades are needed.

MAJOR CONCERNS
• Concessions & restrooms in poor condition
• The facility requires painting and cosmetic upgrades
• Roofing at buildings is in poor condition

RECOMMENDATIONS

ADDITIONS $82,000
• Entry gates with brick walkway
• Cooking Shed

RENOVATIONS $581,000
• Restroom renovations
• Press box and concessions renovations
• Replace Roofing at dugouts, concessions, and press box
• Fencing repairs
• Repaint Walls and Dugouts

TOTAL PROJECTED COST $ 663,000
OVERALL ANALYSIS

The original portion of this facility is 62 years old. Once a school, this facility has been repurposed into the district office. The facility needs heavy renovations but only the most critical of those renovations are recommended below.

MAJOR CONCERNS

• IT Area is insufficient size
• Pre-K playground not fenced
• Parking lot needs repairs
• Upgrades to HVAC to include

RECOMMENDATIONS

ADDITIONS $2,935,000
• Technology Building

RENOVATIONS $2,195,000
• Upgrade floor, wall, and ceiling finishes
• Add fencing at Pre-K playground
• Add entry feature and covered walks
• Upgrade exterior door hardware
• HVAC and fresh air
• General renovations (painting, canopies, etc.)

TOTAL PROJECTED COST $ 5,130,000
COASTAL MONTESSORI CHARTER SCHOOL

111 Plantation Road
Pawleys Island, SC 29585

GRADES: 1-6

Building Size 27,000 SF

2015-2016
Enrollment 192

Originally Built Fall 2016 opening
Additions N/A

OVERALL ANALYSIS
This charter school is currently under construction. The new location will be on Highway 17 in Pawley’s Island.

MAJOR CONCERNS
• Allowances for two categories as follows

RECOMMENDATIONS
ALLOWANCES $ 800,000
• Multipurpose room $750,000
• Playground $ 50,000

TOTAL PROJECTED COST $ 800,000
ADVANCED MANUFACTURING CENTER
Georgetown, SC 29440

GRADES:

<table>
<thead>
<tr>
<th>Building Size</th>
<th>27,000 SF</th>
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<table>
<thead>
<tr>
<th>2015-2016</th>
<th>Enrollment</th>
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<tbody>
<tr>
<td>Originally Built</td>
<td>Fall 2016</td>
</tr>
<tr>
<td>Additions</td>
<td>N/A</td>
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</tbody>
</table>

OVERALL ANALYSIS
This facility will be a 27,000 square foot building built in partnership with Horry Georgetown Technical College. The focus of this center will be to meet the industry demands for skilled workers in the areas of advanced welding technology, CNC/Machine tool, robotics and mechatronics.

MAJOR CONCERNS

RECOMMENDATIONS

ALLOWANCES $2,000,000
- New Construction

TOTAL PROJECTED COST $2,000,000
## 8.0 Budgetary Estimate—Short Form

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuity of Operations Plan (COOP)</td>
<td>$250,000.00</td>
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<tr>
<td>Premise Security Upgrades</td>
<td>$1,950,000.00</td>
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<tr>
<td>Primary Data Storage Upgrades</td>
<td>$675,000.00</td>
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<tr>
<td>Cloud-Hosting of Applications and Backups</td>
<td>$525,000.00</td>
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<tr>
<td>Unified Communications System</td>
<td>$4,600,000.00</td>
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<tr>
<td>MDF and IDF Access Control, Environment, and Network Switches</td>
<td>$2,100,000.00</td>
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<tr>
<td>Switch Port Planning and Management</td>
<td>$95,000.00</td>
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<tr>
<td>Metro-E, Public Internet, SIP Trunk Upgrades</td>
<td>$425,000.00</td>
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<tr>
<td>IT Security</td>
<td>$175,000.00</td>
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<tr>
<td>Computing Device Upgrades</td>
<td>$6,250,000.00</td>
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<tr>
<td>WLAN Upgrades</td>
<td>$1,550,000.00</td>
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<tr>
<td>Board Room A/V</td>
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<td>Situation/Conference Room A/V</td>
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<td>Digital Signage</td>
<td>$225,000.00</td>
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<td>Cable Plant Remediation and Certification</td>
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<tr>
<td><strong>Total Budget Estimate</strong></td>
<td><strong>$19,105,000.00</strong></td>
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ANDREWS ELEMENTARY SCHOOL
13072 County Line Road
Andrews, SC 29510
CARVERS BAY HIGH SCHOOL
13002 Choppee Road
Hemingway, SC 29554
FACILITY SHOPS
400 South Kaminski Street
Georgetown, SC 29440
Waccamaw Intermediate School
PROPOSED BAND-CHORUS ROOMS, MULTI-PURPOSE ROOM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS
Waccamaw High School
PROPOSED DIGITAL TECHNOLOGY / SCIENCE LABS

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS
PROPOSED AUXILIARY GYMNASIUM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS

THIS ARTIST RENDERING REPRESENTS THE POTENTIAL ARCHITECTURE OF THE PROPOSED AUXILLARY GYM. COLORS, BRICK PATTERNS, ETC. WOULD BE EMPLOYED CONSISTENT WITH THE ASSOCIATED SCHOOL
Andrews High School
PROPOSED AUXILIARY GYMNASIUM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS
Carvers Bay High School
PROPOSED AUXILIARY GYMNASIUM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS
Georgetown High School
PROPOSED AUXILIARY GYMNASIUM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS
Waccamaw High School
PROPOSED AUXILIARY GYMNASIUM

FACILITY ASSESSMENTS
GEORGETOWN COUNTY SCHOOLS