Brockington Elementary School, located in Darlington, SC, sits on a 12 acre site near Brockington Road and Highway 52. The site is relatively flat with a detention pond at the front and large fenced in play area in the back. The main building is typical of the designs associated with schools built in the 1950's and 1960's. Renovations and additions were completed in 2010 which included the addition of a new kitchen, cafeteria/multi-purpose, new administration area, and six classrooms with group toilets. In addition there was extensive renovation work done to the existing buildings including the creation of enclosed corridors to tie the entire campus together under one roof and new fire alarm system. While renovations covered life safety issues they did not include cosmetic upgrades or address ADA compliance.

The parent drive and bus drive both enter the site in close proximity off of Brockington Road. Ideally these two drives would be separated and a longer parent drive created to keep cars from backing up on Brockington Road.

The existing campus and spaces appear to function well and the school would benefit from cosmetic upgrades due to age of finishes. This would include casework, acoustical ceiling and flooring not addressed in the 2010 renovations, hardware, and restrooms.

Principal	Stephanie Bridges
Grades	3-5
Staff	46
Current Enrollment	424
Site Size	11.99 Acres
Square Footage	60,022
Year Constructed	1953, 1960
Renovations	2010

General Overview	Good	Average	Poor	N/A
General Appearance		X		
Visual Security	X			
Landscaping		X		
Secure Entrance	X			
Access Control of Entrances		X		

Comments/Pictures:

Site Review	Good	Average	Poor	N/A
Drainage		X		
Parent Drive			X	
Bus Drive		X		
Parking Staff/Visitors		X		
Sidewalks		X		
Handicap Access/Exterior		X		
Covered Entries/Awnings		X		
General Play Areas		X		
4K Play Areas				X

Comments/Pictures:

- A larger parent drive separated from bus drive would be ideal
- General maintenance is required to keep water away from buildings

Building Envelope	Good	Average	Poor	N/A
Roof System	X			
Exterior Brick	X			
Windows		X		
Exterior Doors/Hardware	X			

Comments/Pictures:
- Windows not energy efficient
- Some windows have visible seal failure

Building Interior	Good	Average	Poor	N/A
Apparent Leaks	X			
Ceiling		X		
Floors		X		
Interior Doors/Hardware			X	
Group Restrooms			X	
Staff Restrooms			X	
ADA Compliant Restrooms			X	

Comments/Pictures:
- In older wings, hardware does not meet ADA requirements
- Several fixtures are in poor condition and/or do not meet ADA requirements
- Some door clearances do mot meet ADA

Plumbing System	Good	Average	Poor	N/A
Adequate Pressure		X		
Backups		X		
Sprinkler Systems		X		

Comments/Pictures:

Mechanical Systems	Good	Average	Poor	N/A
Heating/Cooling Systems			X	
Air Quality		X		

Comments/Pictures:

- Noise from free blowing wall hung mechanical units can interfere with instruction

Electrical Systems	Good	Average	Poor	N/A
Lighting Level	X			
Adequate Outlets			X	
P/A System		X		
Computer/Data Systems	X			
Camera Systems		X		
Emergency Lighting Systems		X		
Fire Alarm	X			

Comments/Pictures:

- GFI breakers needed in wet areas
- Insufficient outlets in some classrooms
- Switches not ADA compliant in original building

Spatial Observations	Good	Average	Poor	N/A
Administration	X			
Guidance	X			
Media Center		X		
Kitchen	X			
Cafeteria	X			
Classrooms		X		
Gymnasium/PE	X			
Band Room				X
Music/Chorus		X		
Art Room			X	
Science Room/Labs		X		
Other Instructional Space		X		

Comments/Pictures:

- Teacher work areas are undersized for the quantity in the school
- Music room needs acoustical treatment on walls for sound
- Media Center is adequate but small
- Classrooms throughout would benefit from casework upgrades

Recommendations

Option 1: Relocate Students from Pate Campus to Brockington Campus

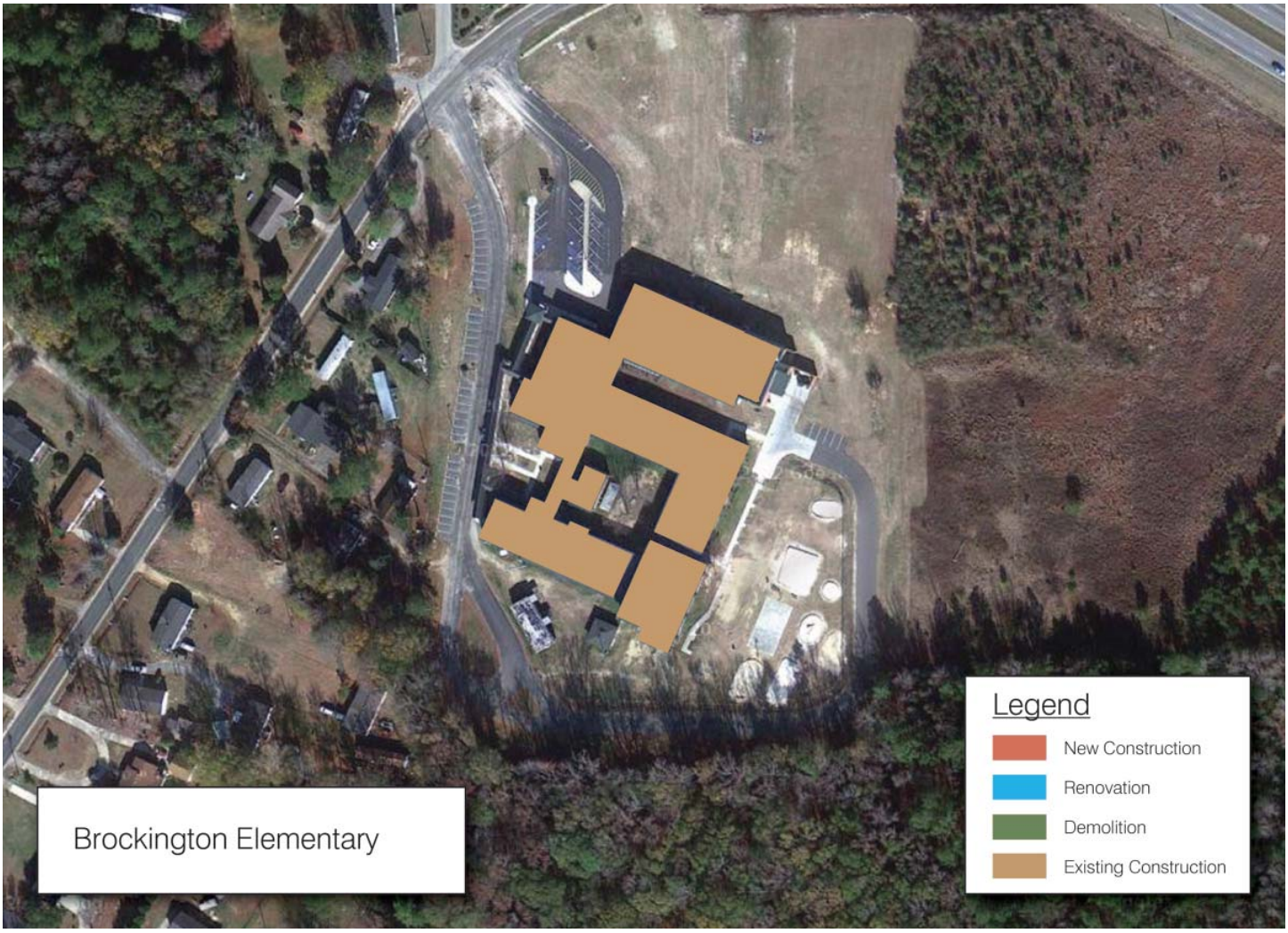
Although the school currently works well as a 3rd through 5th grade campus, due to its close physical proximity to the Pate Campus, it is recommended that the two campuses merge to create a 4K – 5th grade campus. Due to the condition of the two schools it is recommended that the combination be done on the Brockington site. Needed upgrades to electrical and plumbing systems at Pate as well as any renovations or additions makes it cost prohibitive to move students to the Pate campus. The Brockington cafeteria, kitchen, and multi-purpose areas are sized to support this combined population. If additional administrative space is needed it is the recommendation of the architect that the administration area grow to include the existing science and computer lab and these rooms be re-built as part of the addition. Two additional classroom wings to support the Pate population would be built in front of the cafeteria building and would be separated from the cafeteria by courtyards but connected by an enclosed corridor on the stage end of the building. An additional fenced in playground would be built for the lower grades and can be either in this added courtyard or in the space between the new wings and detention pond. The addition would keep the admin area at the center of the new campus as well as the cafeteria and multipurpose room for circulation efficiency between classes and the shared spaces.

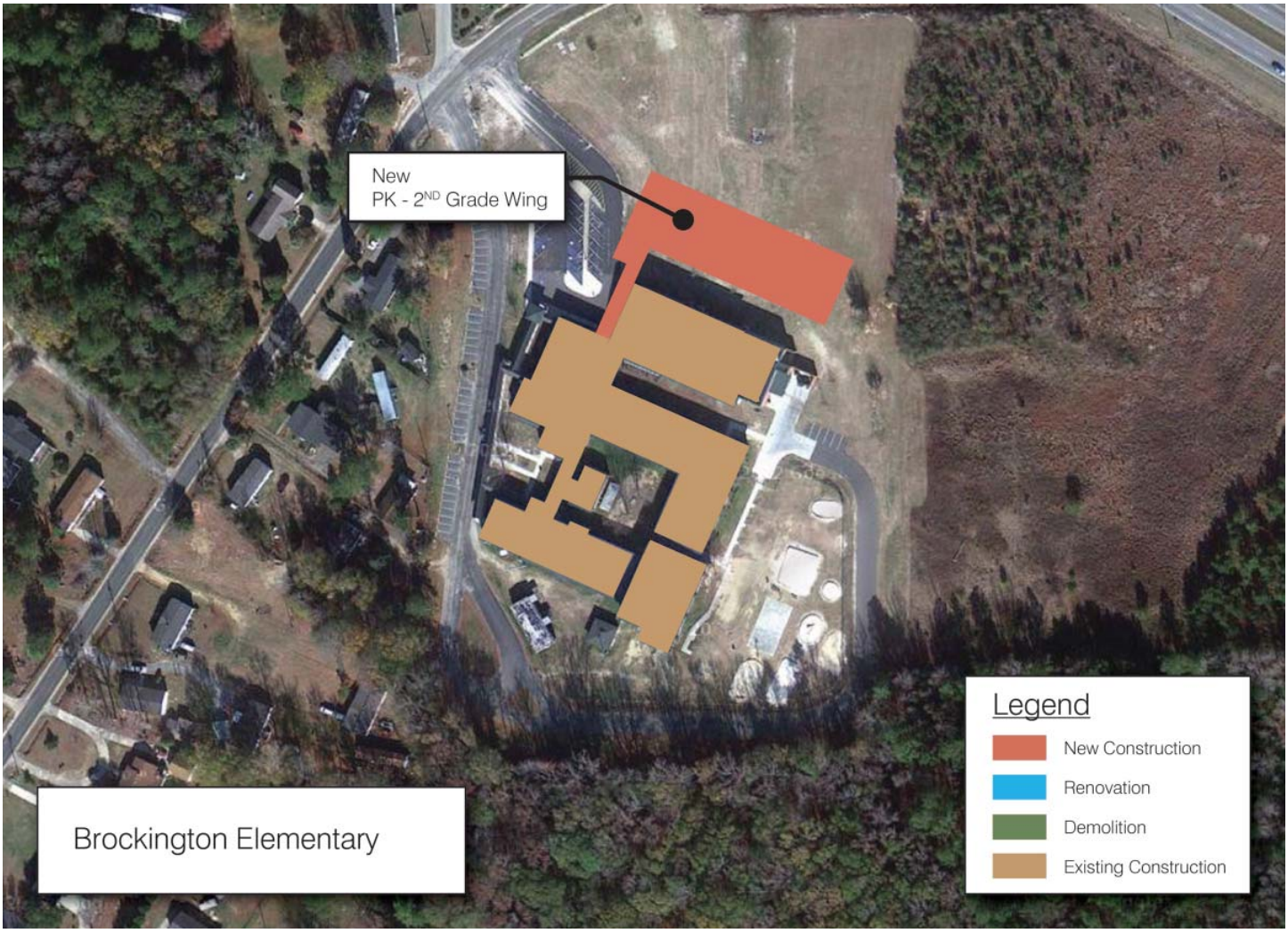
A new music room tied into the side of the stage would allow warm up/practice/staging to occur in the classroom prior to accessing the stage. Renovate the two small classrooms in the courtyard to become one large art room with access to courtyard for outdoor instruction. Renovations in other areas as suggested in Option 1 would also be needed if not yet addressed.

The traffic pattern and sitework would need to be studied to improve stacking at the parent pick-up and drop-off loop.

Option 2: Renovate

As money becomes available, replacement of acoustical ceiling tile (ACT), older casework, doors, and hardware is recommended. Renovations to buildings will need to occur during the summers in phases to not disrupt operation of school.


Brockington Elementary
Legend
New Construction
Renovation
Demolition
Existing Construction


New
PK - 2ND Grade Wing
Brockington Elementary
Legend
New Construction
Renovation
Demolition
Existing Construction