

Updated: 8/15/23

2023-2024

Facilities

Profile

Purpose

This package is compiled to provide general information to District Administration, the School Board and the public.

The information contained is taken from facility prints, engineering data, historical archive data and site visits. It is the intention of the Operations Department to keep this file updated annually.

Information about the data

- On each sheet there is a maximum school capacity. These maximum capacities are calculated by the number of actual classrooms at 21 students per classroom. This number was used because it is our current teacher-student ratio. It should be noted that classrooms are normally designed for 28 to 30 students.
- There are pervious acreages listed. This simply means the amount of property that the grounds crews must maintain. The remaining property would have buildings, paving and concrete.
- Considerations and Recommendations are the opinions of the Executive Director of Operations after discussions with our consulting engineers and with District Operations Coordinators.
- Energy information is taken from the previous full year data.

It is evident that each building component has a designed useful life expectancy. It is the recommendation of the Operations Department to evaluate and schedule to replace equipment as it reaches the end of its useful life to minimize the impact on the classroom.

The Operations Department has compiled lists of major building components that include the date of installation and designed life time.

Associate Superintendent of Administration
Josh Young

Assistant Director of Maintenance
George Blake

Energy Coordinator
Greg Raines

Custodial/Safety Coordinator
Cayce Franklin

Executive Director of Operations
Travis Smith

Assistant Director of Construction
Steve Triplett

Grounds Coordinator
Chris McConnell



AHERA Memo

This asbestos notification is in response to the Asbestos Hazard Emergency Response Act (AHERA). The School District of Pickens County has developed and maintains an Asbestos Management Plan which includes specific locations of asbestos-containing materials. SDPC maintains copies of the AHERA reports in each applicable school office and within the Operations Department. If you have any questions, please contact Operational Services at 864-397-1100.

This notification complies with the US Environmental Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA), 40CFR 763.93 (G)



A. R. LEWIS OPPORTUNITY SCHOOL

1755 SHADY GROVE RD.
PICKENS, SC, 29671



Alternative Learning

Occupied Space	50,692 sf
Number of Classrooms	22
Maximum Capacity	462
Property is 18.33 acre parcel #4162-00-20-7277	
Property is 10.99 acres pervious	

Facility Summary

- Original facility constructed in the 1950's
- A 2nd classroom wing addition was completed in the late 1980's. The latest addition was completed in 2010 and included 5 additional classrooms and the gym.
- HVAC was replaced in the 50's and 80's wings in 2017.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2009.
- The facility has no fire sprinkler system.
- The facility has 51 paved, lined parking spaces.
- Original building has a shingle roof installed 2006. Addition roof is membrane installed in 2009.
- LED Lighting installed in 2023

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
LP Gas	Blossman
Water	Six Mile Rural Water
Sewer	Septic System
Waste disposal	Republic Services Co.

Facility Energy Consumption:

16.36 kBtu's ps/f @ \$35,286 per year.

Major Considerations

Recommendations

- Paving and fencing needed.
- Repaint interior on a 7 year rotation and exterior on 10 year.



AMBLER ELEMENTARY SCHOOL

838 AMBLER SCHOOL RD.
PICKENS, SC, 29671

Grades: K-5



Occupied Space	44,831sf
Number of Classrooms	20
Maximum Capacity	420
Property is 10.10 acre parcel #5104-00-10-2734	
Property is 6.01 acres pervious	

Facility Summary

- Original facility constructed in the **1950's**
- A 2nd classroom wing addition was completed in 1996.
- Addition was completed in 2010 and included 5 additional classrooms and the media center.
- Addition in 2022 to expand the kitchen and cafeteria (2,500 square feet)
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2009.
- Lighting converted to 5K LED 2018
- HVAC system replaced with Gas/elec. Wall mount units 2018
- The facility has no fire sprinkler system.
- Original bldg. roof is Metal standing seam roof installed 1996. Addition roof is membrane 2009.

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill
Water	Pickens City Water
Sewer	Septic System
Waste disposal	Republic Services Co

Facility energy Consumption:

29.85 kBtu's ps/f @ \$40,297 per year

Major Considerations

- City water line upgrade needed for fire hydrant

Recommendations



HOLLY SPRINGS CENTER

120 HOLLY SPRINGS SCHOOL RD.
PICKENS, SC, 29671



Alternative Learning

Occupied Space	35,486 sf
Number of Classrooms	19
Maximum Capacity	399
Property is 14.64 acre parcel #4174-00-46-6539	
Property is 10.98 acres pervious	

Facility Summary

- Original facility constructed in the 1950's
- A 2nd classroom wing addition was completed in 1996 along with the installation of air to air electric heat pump HVAC systems for each classroom.
- The latest addition was completed in 2010 and included 5 additional classrooms, new kitchen and the media center.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2009
- The facility has no fire sprinkler system.
- Original bldg. roof is Metal standing seam roof installed 1996. Addition roof is membrane 2009.

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
LP Gas	Blossman
Water	Pickens City Water
Sewer	Septic System
Waste disposal	Republic Services Co.

Facility Energy Consumption:

33.30 kBtu's ps/f @\$53,570 per year

Major Considerations

- Facilities heat pumps are past the useful life expectancy.
- Rooms are not designed for current use.

Recommendations



PICKENS ELEMENTARY SCHOOL

567 HAMPTON AVE.
PICKENS, SC, 29671



Grades: K-5

Occupied Space	64,131 sf
Number of Classrooms	34
Maximum Capacity	714
Property is 15.00 acre parcel #4191-17-00-3832	
Property is 6.00 acres pervious	

Facility Summary

- Original facility constructed in the mid-1960's
- A 2nd classroom wing addition was completed in 1996
- HVAC system is water source heat pumps installed in 2008.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2008
- The facility has no fire sprinkler system.
- Modified bitumen roof installed 2015

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City

Facility Energy Consumption:
27.18 kBtu's ps/f @ \$49,549 per year

Major Considerations

- SCDOT traffic issues during drop off and pick up.

Recommendations

- Upgrade to LED lighting fixtures, including exterior lights.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Evaluate HVAC systems in the 2027 timeframe.
- Evaluate roofing system in the 2035 timeframe.



HAGOOD ELEMENTARY SCHOOL

435 SPARKS LN.
PICKENS, SC, 29671



Grades: K-5

Occupied Space	55,266 sf
Number of Classrooms	31
Maximum Capacity	651
Property is 22.63 acre parcel #4181-08-89-5195	
Property is 13.42 acres pervious	

Facility Summary

- Original facility constructed in the 1980
- A five (5) classroom wing addition was completed in 2009
- HVAC units are Gas/electric rooftop packaged units installed in 2017.
- 4K LED lighting installed 2017
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2009.
- The facility has fire sprinkler system in 2009 addition only.
- Original bldg. has modified bitumen roof installed 2017. The addition roof is membrane installed 2009.

Energy information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City

Facility Energy Consumption:

26.96 kBtu's ps/f @ \$40,970 per year

Major Considerations

Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.
- Replace floor covering.
- Replace HVAC heat exchangers on or around 2027.



PICKENS MIDDLE SCHOOL

140 TORCH LN.
PICKENS, SC, 29671



Grades: 6-8

Occupied Space	146,941 sf
Number of Classrooms	54
Maximum Capacity	1,134
Property is 23.23 acre parcel #4181-12-95-1775	
Property is 10.84 acres pervious	

Facility Summary

- Original facility constructed in the mid-1950's. The entire facility, with the exception of the Gym underwent an extensive renovation in 2013.
- HVAC system is water source heat pumps installed during the 2013 renovations. Gym HVAC is gas electric package units installed in 1999.
- Facility emergency power generation, 2013 Caterpillar diesel with 40 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2008.
- Facility is fully fire sprinkled.
- Roofing is a combination of built-up, shingle, and metal. All were installed between 2012 and 2014

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City.

Facility energy Consumption:

29.56 kBtu's ps/f @ \$129,683 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



PICKENS HIGH SCHOOL

150 BLUE FLAME DR.
PICKENS, SC 29671



Grades: 9-12

Occupied Space	251,336 sf
Number of Classrooms	81
Maximum Capacity	1701
Property is 138.86 acre parcel #4182-18-42-8377	
Property is 93.76 acres pervious	

Facility Summary

- Facility was constructed in the 2011.
- The HVAC system is a 4 pipe system with VAV's/electric reheat.
- Main Facility emergency power generation, 2011 Caterpillar diesel with 350 kW capacity.
- Stadium emergency power generation, 2011 Caterpillar diesel with 30 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2011.
- The facility is fully fire sprinkled.
- Roof is built up and installed in 2011.
- Synthetic soccer field turf replaced in 2021, Track resurfaced in 2021, Football Field natural turf replacement in 2022

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Pickens City Water
Sewer	Septic System, Pickens City
Waste disposal	Pickens City

Facility Energy Consumption:

37.81 kBtu's ps/f @\$280,075
Sports Facilities \$35,485 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2031 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



DACUSVILLE ELEMENTARY SCHOOL

200 CHEROKEE TRAIL
EASLEY, SC 29640



Grades: K-5

Occupied Space	97,696 sf
Number of Classrooms	41
Maximum Capacity	861
Property is 113.65 acre parcel #5132-04-74-5004	
Property is 81.2 acres pervious	

Facility Summary

- Original facility constructed in the 2011
- HVAC units are water source heat pumps installed in 2011.
- Facility emergency power generation, 2011 Caterpillar diesel with 40 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2011.
- The facility has a full fire sprinkler system
- Modified bitumen built up roof installed 2011

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Dacusville-Cedar Rock Water District
Sewer	Septic system
Waste disposal	Republic Services Co.

Facility Energy Consumption:

30.21 kBtu's ps/f @ \$101,109 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.
- Convert cooking equipment to natural gas.



DACUSVILLE MIDDLE SCHOOL

899 THOMAS MILL RD.
EASLEY, SC 29640

Grades: 6-8



Occupied Space	73,316 sf
Number of Classrooms	27
Maximum Capacity	567
Property is shared parcel with Dacusville Elem.	

Facility Summary

- Original facility constructed in the 1997
- HVAC units are water source heat pumps installed in 2020.
- Lighting converted to 5K LED 2020
- Facility does not have emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2023.
- The facility has no fire sprinkler system.
- Roof is standing seam metal installed at construction in 1997.

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Dacusville-Cedar Rock Water District
Sewer	Septic system
Waste disposal	Republic Services Co.

Facility Energy Consumption:

55.19 kBtu's ps/f \$81,317 per year

Major Considerations

Recommendations

- Need to add insulation above ceiling and add high efficiency boilers. Energy consumption at this facility is 20 to 25% above where it should be.
- Repaint interior on a 7 year rotation and exterior on 10 year.



CROSSWELL ELEMENTARY SCHOOL

161 SCHOOL RD.
EASLEY, SC 29640

Grades: K-5



Occupied Space	76,673 sf
Number of Classrooms	38
Maximum Capacity	798
Property is	24.81 acre parcel #5140-17-21-0057
Property is	12.92 acres pervious

Facility Summary

- Original facility constructed in the 1980
- An 8 classroom wing addition was completed in 2004
- A 2 classroom addition was completed in 2009
- HVAC units are Gas/electric rooftop packaged units installed in 2016.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2009.
- The facility has fire sprinkler system in 2004 and 2009 addition only.
- Original bldg. has modified bitumen roof installed 2016. The 2004 wing roof is a built-up/metal combination. The 2 class addition roof is membrane installed 2009
- Removed floor tile and polished concrete 2021
- Replaced Ceiling Grid, Installed LED Lighting, Paint, and Restroom Renovations in 2022

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Septic system
Waste disposal	Republic Services Co.

Facility Energy Consumption:
22.35 kBtu's ps/f @\$60,032 per year

Major Considerations

- Evaluate trees on property.

Recommendations

- Replace original windows.
- Replace boxing under all exterior windows.
- Replace HVAC heat exchangers on or around 2026.



EAST END ELEMENTARY SCHOOL

505 EAST SECOND AVE.
EASLEY, SC 29640

Grades: K-5



Occupied Space	80,306 sf
Number of Classrooms	38
Maximum Capacity	798
Property is 7.2 acre parcel #5029-13-13-3545	
Property is 1.89 acres pervious	

Facility Summary

- Original facility constructed in the 1950's
- A major building program replaced most of the original facility in 2004
- HVAC system is 2 pipe hydronic with unit ventilators installed in 2004.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2004.
- The facility has fire sprinkler system in 2004 addition only.
- What is left of the original roof is architectural shingle installed in 2014. The 2004 buildings is a modified bitumen and Metal combination.

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:

30.09 kBtu's ps/f @\$95,475 per year

Major Considerations

- There are DOT and traffic flow issues, we have no property to correct.

Recommendations

- Evaluate Roof in the 2024 timeframe.
- Setup and fund facility painting schedule.
- Repaint interior on a 7 year rotation and exterior on 10 year. (in proress)
- Upgrade to LED lighting fixtures, including exterior lights. (in progress)



FOREST ACRES ELEMENTARY SCHOOL

401 MCALISTER RD.
EASLEY, SC 29640



Grades: K-5

Occupied Space	86,096 sf
Number of Classrooms	47
Maximum Capacity	987
Property is 19.8 acre parcel #5028-08-78-7895	
Property is 7.92 acres pervious	

Facility Summary

- Original facility constructed in the 1960's
- A major building addition was completed 2004
- HVAC system was replaced with water source heat pump system in 2014. Fresh air ventilation installed in 2022
- Facility has no emergency power generation capabilities.
- Fire Alarm is manufactured by Notifier and was installed in 2023.
- The facility has fire sprinkler system in 2004 addition only.
- The roofing was done in 2 phases and is modified bitumen. The original bldg. was re-roofed in 2014, the addition wings 2004.
- Asphalt paving and car loop expansion completed in 2020

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:

26.01 kBtu's ps/f @\$83,883 per year

Major Considerations

Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



MCKISSICK ACADEMY OF TECHNOLOGY AND SCIENCE

156 MCKISSICK SCHOOL RD.
EASLEY, SC 29640



Grades: K-5

Occupied Space	74,225 sf
Number of Classrooms	26
Maximum Capacity	546
Property is 34.8 acre parcel #5110-19-61-8294	
Property is 19.20 acres pervious	

Facility Summary

- Original facility constructed in the 1973
- A classroom wing addition and gym was completed in 2013
- HVAC units are Gas/electric rooftop packaged units installed in 2015.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier and was installed in 2013.
- The facility has a full fire sprinkler system.
- 5K LED lighting installed 2019
- Pod roofing is architectural shingle and modified bitumen roof installed 2013-2015. the addition is built-up installed in 2013.

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:

26.94 kBtu's ps/f @ \$72,325 per year

Major Considerations

Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.



WEST END ELEMENTARY SCHOOL

314 PELZER HWY.
EASLEY, SC 29640



Grades: K-5

Occupied Space	83,340 sf
Number of Classrooms	48
Maximum Capacity	1,008
Property is 27.43 acre parcel #5018-12-85-6471	
Property is 16.57 acres pervious	

Facility Summary

- Original facility constructed in 1982
- A major building addition was completed 2004
- Water-sourced heat pump HVAC system installed in 2023
- Facility has no emergency power generation capabilities.
- The facility has fire sprinkler system in 2004 addition only.
- The original Building is modified bitumen and was re-roofed in 2004. The 2004 addition is a modified bitumen and Metal combination.
- Floor tile removed and polished concrete in 2021
- Facility painting completed in 2022
- LED Lighting installed in 2023

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:
31.38 kBtu's ps/f @ \$88,717 per year

Major Considerations

Recommendations



GETTYS MIDDLE SCHOOL

510 SOUTH PENDLETON ST.
EASLEY, SC 29640



Grades: 6-8

Occupied Space	208,618 sf
Number of Classrooms	75
Maximum Capacity	1,575
Property is 21.71 acre parcel #5019-20-81-7779	
Property is 6.93 acres pervious	

Facility Summary

- Original facility constructed in the 1939
- A major building addition was completed 1978 adding the "B" building and Gym. 2013 the entire facility was renovated adding the C building and replacing the HVAC in the D building to a water source heat pump system.
- HVAC system in A and B buildings were replaced with a water source heat pump system in 2013. The gym is 4 pipe hydronic installed in 2013. Fresh air ventilation installed in 2022.
- Facility emergency power generation, 2013 Kohler diesel with 125 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2013.
- The roofing for A bldg. is shingle 2013/poor install, B
- Storm drain piping replaced in 2022

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:

25.36 kBtu's ps/f @ \$176,228 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- D building needs attic insulation.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures



EASLEY HIGH SCHOOL

154 GREENWAVE BLVD.
EASLEY, SC 29640

Grades: 9-12



Occupied Space	266,117 sf
Number of Classrooms	81
Maximum Capacity	1,701
Property is 162.85 acre parcel #5027-07-59-1812	
Property is 112.35 acres pervious	

Facility Summary

- Facility was constructed in the 2012
- The HVAC system is a 4 pipe system with vav's/electric reheat.
- Main Facility emergency power generation, 2012 Kohler diesel with 350 kW capacity.
- Stadium emergency power generation, 2012 Kohler diesel with 30 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2012.
- The facility has a full fire sprinkler system
- Roof is built up and installed in 2012.

Energy Information

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	Fort Hill Natural Gas
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	Republic Services Co.

Facility Energy Consumption:

32.26 kBtu's ps/f @ \$362,013
Sports Facilities \$28,458 per year

Major Considerations

- Irrigation piping installed backwards causing joints to leak.
- Storm drainage system may also be installed incorrectly causing sink holes.

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- Setup and fund facility painting schedule.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



CENTRAL ACADEMY OF THE ARTS

608 JOHNSON RD.
CENTRAL, SC 29630



Grades: K-5

Occupied Space	59,409 sf
Number of Classrooms	31
Maximum Capacity	651
Property is 19.47 acre parcel #4066-00-60-6942	
Property is 7.78 acres pervious	

Facility Summary

- Original facility constructed in 1980
- An 8 classroom wing addition was completed in 2009
- HVAC units are Gas/electric rooftop packaged units installed in 2015.
- Installed 5K LED lighting system and did restroom renovations in 2018.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2009.
- The facility has fire sprinkler system in 2009 addition only.
- Original bldg. has a modified bitumen roof installed 2015. The addition roof is Siplast installed in 2009.

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	City of Central
Sewer	City of Central
Waste disposal	City of Central

Facility Energy Consumption:

20.66 kBtu's ps/f @ \$37,833 per year

Major Considerations

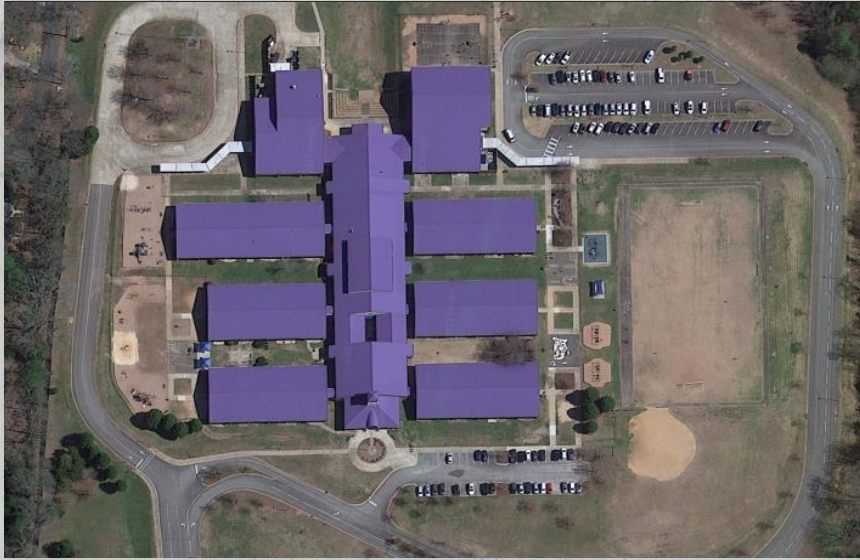
Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.
- Replace HVAC heat exchangers on or around 2025.



CLEMSON ELEMENTARY SCHOOL

581 BERKELY DR.
CLEMSON, SC 29631



Grades: K-5

Occupied Space	119,000 sf
Number of Classrooms	48
Maximum Capacity	1,008
Property is 36.4 acre parcel #4064-13-03-3473	
Property is 18.19 acres pervious	

Facility Summary

- Original facility constructed in the 2001
- HVAC units are Geothermal-water source heat pumps replaced in 2021.
- Facility emergency power generation, 2000 Caterpillar natural gas with 30kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2015.
- The facility has no fire sprinkler system.
- Standing seam metal roof installed in 2001.
- Parking loop lights belong to Duke Energy
- Facility painted 2021
- LED lighting upgrade to 5k 2021

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	City of Clemson
Sewer	City of Clemson
Waste disposal	Republic Service Co.

Facility Energy Consumption:

24.90 kBtu's ps/f @ \$94,693 per year

Major Considerations

Recommendations

- Consider additional parking
- Repaint interior on a 7 year rotation and exterior on 10 year



SIX MILE ELEMENTARY SCHOOL

777 NORTH MAIN ST.
SIX MILE, SC 29682



Grades: K-5

Occupied Space	65,946 sf
Number of Classrooms	27
Maximum Capacity	567
Property is 28.88 acre parcel #4059-00-61-1836	
Property is 17.23 acres pervious	

Facility Summary

- Original facility constructed in the 1990
- HVAC units are water source heat pumps installed in 2014.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2012.
- The facility has no fire sprinkler system.
- Roofing is Architectural Shingle installed in 2011
- Upgraded to LED 5k lighting fixtures 2021
- Facility repainted 2021
- 6 Classroom addition beginning in 2023

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Six Mile Water District
Sewer	Septic System
Waste disposal	Republic Service Co.

Facility Energy Consumption:

34.67 kBtu's ps/f @ \$67,728 per year

Major Considerations

Recommendations



EDWARDS MIDDLE SCHOOL

1157 MADDEN BRIDGE RD.
CENTRAL, SC 29630



Grades: 6-8

Occupied Space	115,390 sf
Number of Classrooms	47
Maximum Capacity	987
Property is 30.00 acre parcel #4055-06-38-5649	
Property is 12.00 acres pervious	

Facility Summary

- Original facility constructed in the 1971. with 2 classroom wing additions and the office wing constructed in 2013.
- Original bldg. HVAC system a modified 4 pipe with vav's installed in 2000. Gym units are gas/electric rooftop packaged units installed in 2000. The 3 new wings have gas/electric rooftop packaged units installed in 2013.
- Facility emergency power generation, 2013 Caterpillar diesel with 125 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2013.
- The facility has a full fire sprinkler system.
- Original bldg. was re-roofed in 2014 and is build-up type. The additions roofing was installed in 2013.

Energy Information

Utility providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Six Mile Water District
Sewer	Town of Central
Waste disposal	Republic Services Co.

Facility Energy Consumption:

35.90 kBtu's ps/f @ \$130,214 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2028 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



DANIEL HIGH SCHOOL

140 BLUE AND GOLD BLVD.
CENTRAL, SC 29630

Grades: 9-12



Occupied Space	225,990 sf
Number of Classrooms	59
Maximum Capacity	1,239
Property is 92.86 acre parcel #4046-20-91-3518	
Property is 65.01 acres pervious	

Facility Summary

- Facility was constructed in the 2012.
- The HVAC system is a 4 pipe system with vav's/electric reheat.
- Main Facility emergency power generation, 2013 Kohler diesel with 350 kW capacity.
- Stadium emergency power generation, 2012 Kohler diesel with 40 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2013.
- The facility has a full fire sprinkler system
- Roof is built up and installed in 2012.

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Six Mile Water
Sewer	Town of Central
Waste disposal	Republic Services Co.

Facility Energy Consumption:

35.26 kBtu's ps/f @ \$257,094 per year
Sports Facilities \$51,343 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



LIBERTY PRIMARY SCHOOL

940 CHASTAIN RD.
LIBERTY, SC 2965



Grades: K-2

Occupied Space	93,160 sf
Number of Classrooms	37
Maximum Capacity	777
Property is 87.47 acre parcel #4086-00-33-9768	
Property is 52.32 acres pervious	

Facility Summary

- Original facility constructed in the 2012
- HVAC units are water source heat pumps installed in 2012.
- Facility emergency power generation, 2012 Caterpillar diesel with 40 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2012.
- The facility has a full fire sprinkler system.
- Modified bitumen built up roof installed 2012

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Southside Rural Water District
Sewer	Pickens County Sewer
Waste disposal	Republic Services Co.

Facility Energy Consumption:

33.07 kBtu's ps/f @ \$168,665 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2032 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.
- Convert kitchen to natural gas.



LIBERTY ELEMENTARY SCHOOL

251 NORTH HILLCREST ST.
LIBERTY, SC 29657



Grades: 3-5

Occupied Space	73,887 sf
Number of Classrooms	38
Maximum Capacity	798
Property is 14.93 acre parcel #4087-08-89-6743	
Property is 10.52 acres pervious	

Facility Summary

- Original facility constructed in the 1960's
- A classroom wing addition was completed in 1996 along with the installation of a water source heat pump HVAC systems.
- Facility has no emergency power generation capabilities.
- Fire Alarm system is manufactured by Notifier installed in 2012.
- The facility has no fire sprinkler system.
- HVAC System replaced in 2019
- 5K LED lighting installed it 2019
- Roofing has been done in 3 sections and all are modified bitumen. The addition was installed 1998, the original section was re-roofed in 2007 and the office/media and cafeteria were re-roofed in 2004.

Utility Providers

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Liberty Water & Sewer
Sewer	Liberty Water & Sewer
Waste disposal	Liberty City

Facility Energy Consumption:

30.56 kBtu's ps/f @ \$65,325 per year

Major Considerations

Recommendations

- Monitor 1998 wing roofing
- Repaint interior on a 7 year rotation and exterior on 10 year.



LIBERTY MIDDLE SCHOOL

125 FALCON LN.
LIBERTY, SC 29657



Grades: 6-8

Occupied Space	104,848 sf
Number of Classrooms	35
Maximum Capacity	735
Property is 34.98 acre parcel #4087-07-69-2037	
Property is 15.74 acres pervious	

Facility Summary

- Original facility constructed in the 1985
- A classroom wing addition was completed in 1996.
- The HVAC system is water source heat pumps that were installed in 2004.
- Facility emergency power generation, 2013 Caterpillar diesel with 80 kW capacity.
- Fire Alarm system is manufactured by Notifier installed it 2013.
- The facility has a full fire sprinkler system.
- Original bldg. was re-roofed in 2005 with modified bitumen. The 1996 additions were re-roofed in 2014 and are also built-up bitumen.

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Liberty Water & Sewer
Sewer	Liberty Water & Sewer
Waste disposal	Liberty City

Facility Energy Consumption:

34.72 kBtu's ps/f @ \$97,324 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2024 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



LIBERTY HIGH SCHOOL

124 RED DEVIL DR.
LIBERTY, SC 29657

Grades: 9-12



Occupied Space	179,057 sf
Number of Classrooms	39
Maximum Capacity	819
Property is 110.67 acre parcel #4087-00-61-9509	
Property is 59.31 acres pervious	

Facility Summary

- Facility was constructed in the 2011.
- The HVAC system is a 4 pipe system with vav's/electric reheat.
- Main Facility emergency power generation, 2011 Kohler diesel with 350 kW capacity.
- Stadium emergency power generation, 2011 Kohler diesel with 30 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2011.
- The facility has a full fire sprinkler system.
- Roof is built up and installed in 2011.

Energy Information

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Southside Water District
Sewer	Liberty Water & Sewer
Waste disposal	Republic Services Co.

Facility Energy Consumption:

37.86 kBtu's ps/f @ \$184,408 per year
Sports Facilities \$28,806 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2031 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



PICKENS COUNTY CAREER & TECHNOLOGY CENTER

990 CHASTAIN RD.
LIBERTY, SC 29657



Industrial Education

Occupied Space	151,584 sf
Number of Classrooms	37
Maximum Capacity	
Property is a shared parcel with Liberty Primary	
Property is 87.47 acre parcel #4086-00-33-9768	
Property is 52.32 acres pervious	

Facility Summary

- Original facility constructed in the 2011.
- HVAC Systems are a combination of 2 pipe hydronic heat/DX cooling and gas/electric rooftop packaged units installed in 2011.
- Facility emergency power generation, 2012 Kohler diesel with 125 kW capacity.
- Fire Alarm system is manufactured by Notifier and was installed in 2011.
- The facility has a full fire sprinkler system.
- Modified bitumen built up roof installed 2011.

Energy Information

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Southside Rural Water District
Sewer	Pickens County Sewer
Waste disposal	Republic Services Co.

Facility Energy Consumption:

31.19 kBtu's ps/f @ \$143,385 per year

Major Considerations

Recommendations

- Evaluate HVAC and roofing systems in the 2031 timeframe.
- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.



B. J. SKELTON CENTER

1400 GRIFFIN MILL RD.
EASLEY, SC 29640

Transportation/Student Nutrition Support Facility



Occupied Space	25,000sf
Number of Classrooms	N/A
Maximum Capacity	N/A
Property is shared parcel with Central Services	

Facility Summary

- Original facility constructed in the 1978
- HVAC units are a combination. Heat pumps installed in 2006 and Gas/electric packaged units installed in 2012.
- Facility does not have emergency power generation capabilities.
- Fire Alarm system is manufactured by Fire Lite and was installed in 2012 .
- The facility has no fire sprinkler system.
- Roof is built-up installed in 2012.

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Bethlehem-Roanoke Water District
Sewer	Septic system
Waste disposal	Republic Services Co.

Major Considerations

Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.
- Upgrade to LED lighting fixtures, including exterior lights.
- Replace fencing.



CENTRAL SERVICE OFFICE

1348 GRIFFIN MILL RD.
EASLEY, SC 29640

District Administration Facility



Occupied Space 17,238sf
including portable office space.

Number of Classrooms N/A

Maximum Capacity N/A

Property is 112.0 acre parcel #4099-08-88-7452

Property is 89.6 acres pervious

Facility Summary

- Original facility constructed in 1973
- HVAC units are gas/electric packaged rooftop units installed in 2020 .
- Facility does not have emergency power generation capabilities.
- There is no Fire Alarm system in this facility.
- The facility has no fire sprinkler system.
- 5K LED lighting installed 2018
- HVAC system replaced 2020.
- Polished concrete floor 2020.
- Roof is built-up installed in 2 phases. North section in 2020 and south section in 2010.

Utility Providers

Electricity	Blue Ridge Cooperative
Natural Gas	Fort Hill Natural Gas
Water	Bethlehem-Roanoke Water District
Sewer	Septic system
Waste disposal	Republic Services Co.

Major Considerations

- Paving is deteriorating.
- Additional parking is needed.
- Facility renovation needed.

Recommendations

- Repaint interior on a 7 year rotation and exterior on 10 year.
- Install Emergency Generator.
- Abate asbestos, additional restrooms are required.



DISTRICT OPERATIONS COMPLEX

415 ANN ST.
PICKENS, SC, 29671



District Operational Support Facilities

Occupied Space 30,108 sf

Number of Classrooms N/A

Maximum Capacity N/A

Property is 4.00 acre parcel #4181-11-66-7677

Property is 0.20 acres pervious

Facility Summary

- Facilities several surplus SCDOT buildings dating back to the 1920's.
- HVAC system are a variety.
- Facility emergency power generation capabilities in Office/AITS building only.
- There is no Fire Alarm system.
- The facility has no fire sprinkler system.
- The roof systems are metal and shingle. Metal roofing was installed in 1998 shingles were installed in 2014.

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City

Major Considerations

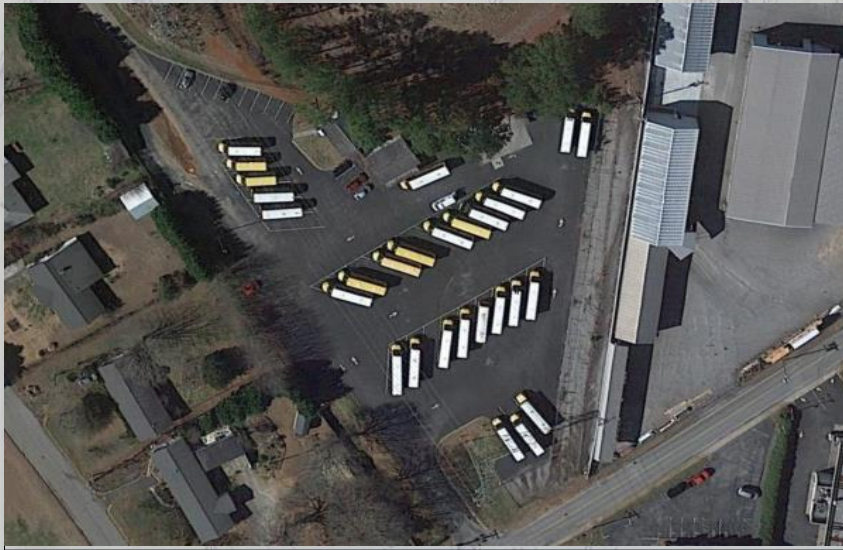
- Aging on site underground fuel storage tanks.

Recommendations



EASLEY BUS PORT/OFFICE

105 STEWART DR.
EASLEY, SC 29640



Transportation Office

Occupied Space	1,536 sf
Number of Classrooms	N/A
Maximum Capacity	N/A
Property is 3.46 acre parcel #5029-15-53-9719	
Property is 0.17 acres pervious	

Facility Summary

- Facilities consist of 2 portable office units.
- HVAC system is air to air heat pumps.
- Facility has no emergency power generation capabilities.
- There is no Fire Alarm system.
- The facility has no fire sprinkler system.
- The roof is shingle installed in 1998.

Utility Providers

Electricity	Easley Combined Utilities
Natural Gas	not on site
Water	Easley Combined Utilities
Sewer	Easley Combined Utilities
Waste disposal	N/A

Major Considerations

Recommendations



PICKENS BUS PORT/OFFICE

688 PUMPKINTOWN HWY.
PICKENS, SC, 29671



Transportation Office

Occupied Space	1,536 sf
Number of Classrooms	N/A
Maximum Capacity	N/A
Property is 4.00 acre parcel #4191-06-29-6367	
Property is 0.21 acres pervious	

Facility Summary

- Facilities consist of 2 portable office units.
- HVAC system is air to air heat pumps.
- Facility has no emergency power generation capabilities.
- There is no Fire Alarm system.
- The facility has no fire sprinkler system.
- The roof is shingle installed in 1998 and metal.

Utility Providers

Electricity	Duke Energy
Natural Gas	not on site
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City

Major Considerations

Recommendations



LIBERTY-DANIEL PORT/OFFICE

1037 JOHNSON RD.
CENTRAL, SC 29630



Transportation Office

Occupied Space	1,536 sf
Number of Classrooms	N/A
Maximum Capacity	N/A
Property is 5.30 acre parcel #4066-00-99-7037	
Property is 0.27 acres pervious	

Facility Summary

- Facilities consist of 2 portable office units.
- HVAC system is air to air heat pumps.
- Facility has no emergency power generation capabilities.
- There is no Fire Alarm system.
- The facility has no fire sprinkler system.
- The roof is shingle installed in 1998.

Utility Providers

Electricity	Duke Energy
Natural Gas	not on site
Water	Easley-Central Water District
Sewer	Septic System
Waste disposal	Republic Services Co.

Major Considerations

Recommendations



OPERATIONS ANNEX STORAGE FACILITY

467 SPARKS LN.
PICKENS, SC, 29671



Surplus Property

Occupied Space	46,000 sf
Number of Classrooms	N/A
Maximum Capacity	N/A
Property is 37 acre parcel #4181-08-99-1865	
Property is 11.92 acres pervious	

Facility Summary

- Original facility constructed in the 1960's. The science wing was added in 1983. Original structure demolished in 2019 leaving 46,000 s/f facility. L shaped wing and gym.
- Facility has no emergency power generation capacity.
- Fire Alarm is Notifier and was installed in 2019. The Facility has no fire sprinkler system.
- Roofing system is a built-up.
- Facility is currently utilized as the Districts storage facility.

Utility Providers

Electricity	Duke Energy
Natural Gas	Fort Hill Natural Gas
Water	Pickens City Water
Sewer	Pickens City
Waste disposal	Pickens City

Major Considerations

- To occupy this facility will require renovation to bring up to the latest codes.
- Science wing had a roof repair with 10 year warranty and is good until 2028

Recommendations

- Gym used for storage. Approximately 11,000 sq. ft
- Science wing of approximately 35,000 sq. ft. could be renovated to use as program space.



SDPC Facilities Summary

Facility/Location	Core Space	Portable Space	Total Space	Acreage	Pervious Grounds Acreage	Number classrooms	Smaller resource rooms	Facility Maximum Capacity
A.R. Lewis Opportunity School	50,692	0	50,692	18.33	10.99	23	2	483
Ambler Elementary School	44,831	0	44,831	10.10	6.01	19	4	399
Pickens Elementary School	64,131	0	64,131	15.00	6.00	34	1	714
Hagood Elementary School	55,266	0	55,266	22.63	13.42	31	3	651
Pickens Middle School	146,941	0	146,941	21.68	10.84	54	2	1,134
Pickens High School	251,336	0	251,336	144.25	93.76	81	2	1,701
			613,197			242	14	5,082
Dacusville Elementary	97,496	0	97,496	116.00	81.20	41	6	861
Dacusville Middle School	73,316	0	73,316	0.00	0.00	27	3	567
			170,812			68	9	1,428
Crosswell Elementary School	76,673	0	76,673	25.83	12.92	38	2	798
East End Elementary School	80,306	0	80,306	6.27	1.98	38	1	798
Forest Acres Elementary School	86,096	0	86,096	19.80	7.92	47	6	987
Mckissick Academy of Science & Tech	74,225	0	74,225	34.58	19.20	26	0	546
West End Elementary School	83,340	0	83,340	27.63	16.57	48	2	1,008
Gettys Middle School	208,618	0	208,618	25.00	6.93	75	4	1,575
Easley High School	266,117	0	266,117	162.85	112.35	81	2	1,701
			875,375			353	17	7,413
Central Academy of the Arts	59,409	0	59,409	19.47	7.78	31	1	651
Clemson Elementary School	119,000	0	119,000	36.38	18.19	48	4	1,008
Six Mile Elementary School	65,946	0	65,946	28.88	17.23	27	4	567
Edwards Middle School	115,390	0	115,390	30.00	12.00	47	4	987
Daniel High School	225,990	0	225,990	92.86	65.01	59	6	1,239
			585,735			212	19	4,452
Chastain Rd Elementary School	93,160	0	93,160	82.47	52.32	37	6	777
Liberty Elementary School	73,887	0	73,887	26.30	10.52	38	3	798
Liberty Middle School	104,848	0	104,848	34.98	15.74	35	0	735
Liberty High School	179,057	0	179,057	109.81	59.31	39	3	819
			450,952			149	12	3,129
Career Technology Center	151,584	0	151,584	0.00	0.00	37	0	
Westend Hall location	11,676	0	11,676	1.45	0.43	0	0	
Easley Bus Port	1,536	0	1,536	3.46	0.17	0	0	
Liberty/Daniel Bus Port	1,536	0	1,536	5.30	0.27	0	0	
Pickens Bus Port	1,536	0	1,536	4.00	0.21	0	0	
B. J. Skelton Center	25,000	0	25,000	0.00	0.00	0	0	
Operational Service Center	29,340	0	29,340	4.40	0.20	0	0	
District Office Central Services	13,138	4,100	17,238	112.29	89.60	0	0	
Holly Springs Center	35,486	0	35,486	14.64	10.98	19	0	
Operations Annex	46,000	0	46,000	34.90	11.92	0	0	
TOTALS			3,017,003	1291.54	771.97	1,024	71	21,504

Classroom count include art, music, computer and science rooms. **DO NOT** include café, media, auditorium or gym.

Career Center count is classroom only and **does not** include Labs.

1,095