



Kershaw County Facilities Study

Phase I Conditions Assessment & Short Term Needs (1-3 years)

May 2013



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Introduction

County governments are continually faced with the challenges of planning for the future. Their planning must consider a multitude of facility issues including aging of facilities, facility maintenance, facility capacities, and ever changing community services offered. The purpose of a Facility Study is to address these various issues in an effort to enable county governments to make well-informed decisions about the future of its facilities and programs.

In this section, the following areas will be discussed:

- **OVERVIEW**

- **FACILITY STUDY LIST**

- **ACKNOWLEDGEMENTS**

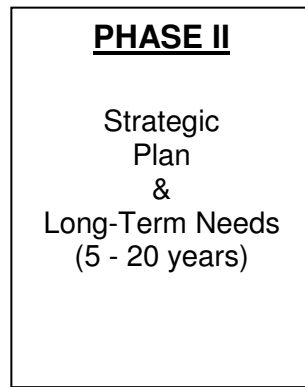
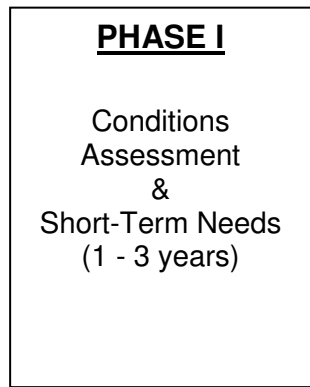
OVERVIEW

In an effort to plan for the future, Kershaw County sought an independent contractor to provide consulting services for a comprehensive facilities planning process. This comprehensive facilities planning process is intended to ultimately develop a 2013/2014 Kershaw County Facilities Plan, which will identify current to three year facility issues, five to ten year facility issues, strategies for addressing these issues, and incorporating a visioning component through 2033. After evaluating several potential consultants, Kershaw County selected and contracted with M.B. Kahn.

M.B. Kahn, a nationally recognized firm, has provided successful planning, funding procurement, and feasibility studies across the southeast. It is this experience that enabled M.B. Kahn to provide a complete and accurate study that lays the groundwork for addressing Kershaw County's needs, both physical and financial.



M.B. Kahn's mission is to develop a comprehensive study of Kershaw County's buildings and associated grounds to assess short term and long term needs. The study is to be divided into two (2) phases:



The report herein outlines the Phase I assessment data gathered by M.B. Kahn during the period of March 2013 – May 2013. M.B. Kahn's services included on-site physical inspections, staff interviews and evaluations of specifically identified county facilities (see Kershaw County Facility Study List). These county facilities included twenty (20)

county-owned buildings, and one (1) county-leased building. The buildings' age ranged from 3 years old to 73 years old. The buildings' size ranged from 572 square feet to 50,000 square feet. The specific scope of work and associated study objectives are detailed in this report.

M.B. Kahn is grateful to have had the opportunity to assist Kershaw County in this Conditions Assessment of existing facilities. The information that was collected and presented herein enables the County to immediately plan for short-term needs, through annual maintenance budgets and other capital funding avenues. The information herein also provides valuable information for long-term planning, through investment analyses and other comparative exercises. This longer term planning will be the next phase of the Facility Study in which M.B. Kahn will assist in completing the comprehensive facilities plan for Kershaw County.

Kershaw County Facility Study List

	Facility	Address	City	State	Zipcode	Construction Type	Sq. Ft.	Year Const.
ADMINISTRATIVE SERVICES								
1	Government Center	515 Walnut St.	Camden	SC	29020	Steel Frame/Masonry	50,000 (incl. CCTC)	1968
2	Public Works Maint.	860 Park Road	Cassatt	SC	29032	Metal Frame/ Masonry	5475	1975
JUDICIAL SERVICES								
3	Courthouse	1121 Broad St.	Camden	SC	29020	Steel /Masonry	35,164	1967
4	Law Enf. Center	821 Ridgeway Road	Lugoff	SC	29078	Metal Frame/Masonry	20,174 Incl. Coroner's	2007
5	Detention Center	101 Bramblewood	Camden	SC	29020	Steel Frame/Masonry	26,000	1999
6	DJJ/PPP	703 Lafayette	Camden	SC	29020	Masonry	4180	1974
HEALTH & HUMAN SERVICES								
7	Health Dept.	116 Church St.	Camden	SC	29020	Steel/Masonry	7963	1965
8	DHHS	110 E. DeKalb St.	Camden	SC	29020	Wood Frame/Masonry	7800	2006
AIRPORT SERVICES								
9	Terminal Building	2203 Airline Drive	Camden	SC	29020	Wood Frame/ Masonry	3739	1988
10	Freight Terminal	2203 Airline Dr.	Camden	SC	29020	Steel Frame/ Masonry	572	1960
11	Corporate Hangar	2203 Airline Dr.	Camden	SC	29020	Metal Frame	4200	2005
12	Hangar 6	2203 Airline Dr.	Camden	SC	29020	Steel Frame/Metal	5625	1940
COMMUNITY SERVICES								
	CLC Building	1000 York St.	Camden	SC	29020	Masonry/Steel	Approx 45,000	?
13	Quick Jobs Center	80 Campus Dr.	Camden	SC	29020	Steel Frame/Masonry	15,000	2010
14	Library (Camden)	1304 Broad St.	Camden	SC	29020	Steel/Masonry	14380	1973
15	Armory	1040 W. DeKalb	Camden	SC	29020	Masonry/ Steel	13176	1950
16	Agricultural Building	632 DeKalb St.	Camden	SC	29020	Wood frame/ Masonry	9978	1937
17	Rec. Offices	1042 W. DeKalb St.	Camden	SC	29020	Masonry	5000	1968
18	Animal Shelter	460 Fair St.	Camden	SC	29020	Masonry	4095	1970
19	AA Building	1104 Church St.	Camden	SC	29020	Wood Frame/Masonry	2221	1960
20	Home Economics	700 DeKalb St.	Camden	SC	29020	Wood Frame/Masonry	1726	1960



ACKNOWLEDGEMENTS

The authors gratefully acknowledge all those individuals who have given their time and talents to the development of this document.

Special appreciation is extended to the following:

COUNTY COUNCIL

Gene Wise	Council Chairman
Willie Mickle	District 1 Councilman
Sammie Tucker	District 2 Councilman
CR Miles Jr.	District 3 Councilman
Jimmy Jones	District 4 Councilman
Stephen Smoak	District 5 Councilman
Tom Gardner	District 6 Councilman
Ken Dubose	County Attorney
Merri Seigler	Clerk to Council Administration

COUNTY ADMINISTRATION

Vic Carpenter	County Administrator
Allen Trapp	Assistant County Administrator
Robert Keasler	Facilities Director
James Stukes, Jr.	Maintenance

FACILITY REPRESENTATIVES

Government Center
Public Works
Courthouse
Law Enforcement Center
Detention Center
DJJ / PPP
Health Department
Department of Health & Human Services
Terminal Building
Freight Terminal
Corporate Hanger
Hanger #6
Quick Jobs Center
Camden Library
Old Armory
Agriculture Building
Recreation Offices
AA Building
Home Economics

Executive Summary

The first phase of the Facilities Study was to study the County's buildings to assess short-term (1-3 year) needs. This phase entailed a conditions assessment of the facilities, identifying and prioritizing major facility issues. The assessment also included an analysis of the financial needs to rectify the issues. This section of the report provides a broad overview of the conditions assessment results.

In this section, the following areas will be discussed:

- **EXECUTIVE OVERVIEW**
 - **Facilities Age & Physical Condition**
 - **Facilities Functional Suitability**
 - **Financial Needs Assessment**
- **INDIVIDUAL FACILITIES SUMMARY**
- **COST SUMMARY BY CRITICAL ISSUES**
- **COST SUMMARY BY BUILDING COMPONENT**

EXECUTIVE OVERVIEW

Kershaw County is located in the midlands of South Carolina, just 30 miles northeast of the state capital, Columbia. With a population of over 60,000 residents, Kershaw County is considered to be a medium-sized county in South Carolina. The County has 20 employee-housed public buildings totaling approximately 232,000 square feet that required evaluation for a comprehensive planning process. For the comprehensive planning process, Kershaw County contracted with M.B. Kahn Construction Company, a successful, South Carolina firm specializing in facility planning, design, construction, and renovation.



M.B. Kahn’s first task was a condition assessment of twenty (20) identified facilities. The primary purpose was to provide a professional assessment of the physical and functional condition of the existing facilities. This task entailed identifying critical repair & renovation needs, identifying critical function constraints, and providing financial estimates to remedy the situation. This task was completed through on-site observations, historic data research, staff interviews, and professional knowledge / experience. This section of the report is an executive summary of the condition assessment results.

FACILITIES AGE & PHYSICAL CONDITION

62% percent of the buildings are 40-80 years old

Older buildings can be excellent resources that should not be wasted. They represent a community’s identity. Many older buildings can be remodeled or altered to provide effective, cost efficient facilities to serve the public. The list of Kershaw County buildings that were assessed included thirteen (13) buildings that were originally built between 1937 and 1973. These buildings ranged from multi-story brick structures to single-story residential structures. Each of the buildings had some level of renovation(s) over the life of the structure. None of these buildings have been brought up to current building code standards.

Facility Age	
6 years	Law Enforcement Center
8 years	Corporate Hangar
14 years	Detention Center
25 years	Terminal Building
38 years	Public Works Maint.
39 years	DJJ/PPP
40 years	Library (Camden)
45 years	Government Center
45 years	Recreation Offices
46 years	Courthouse
48 years	Health Dept.
53 years	Home Economics
53 years	Freight Terminal
53 years	AA Building
63 years	Armory
73 years	Hangar 6
76 years	Agricultural Bldg.
83 years	DHHS

In M.B. Kahn’s professional opinion, the facilities that are in the best physical condition include the Law Enforcement Center, the Government Center, and the Terminal Building at the Kershaw County Airport. Of these three (3) buildings, the Government Center has the most need, which is primarily replacement of HVAC equipment. The County has already replaced approximately 50% of the Government Center’s aging HVAC equipment, and inevitably the balance of the equipment will reach its life expectancy. Additional detailed information on these facilities can be found later in this report.

In M.B. Kahn’s professional opinion, the facilities that are in the worst physical condition include:

- Recreation Offices
- Armory Building
- Agricultural Building
- Detention Center

The Armory Building and Agriculture Building are the two oldest County-owned buildings in this assessment. These buildings have reached or are near the end of their life expectancy, and will require significant investment to improve their physical condition. When the Recreation Offices were moved in their current building, the building’s age and settlement issues were not addressed in the renovation. Therefore the Recreation Offices building has continued to degrade. Although the Detention Center is only 14 years old, this facility is heavily used and is consequently in the worst physical condition. Additional detailed information on these facilities can be found later in this report.

Physical Condition	
Best ▼	
1	Law Enforcement Center
2	Terminal Building
3	Government Center
4	DHHS
5	Library (Camden)
6	Home Economics
7	DJJ/PPP
8	Health Dept.
9	Courthouse
10	Freight Terminal
11	AA Building
12	Public Works Maint.
13	Recreation Offices
14	Armory
15	Agricultural Bldg.
16	Detention Center
TBD	<i>Corporate Hangar Hangar 6</i>

FACILITIES FUNCTIONAL SUITABILITY

Four (4) buildings have notable functional issues

Functional Suitability is having the properties that are right for a specific purpose. For public buildings, the properties needed for the facility to properly function include:

- Accessible location
- Controlled public access
- Safe environment
- Appropriate security
- Adequate physical space
- Proper space configuration

During M.B. Kahn's on-site tours, functional suitability was determined through interviews and visual observations. Of the facilities assessed, four (4) buildings have notable functional issues.



Detention Center

The Detention Center is significantly inadequate for its function. This facility was designed for a capacity much smaller than the current occupancy, and the facility has extensive security equipment issues.



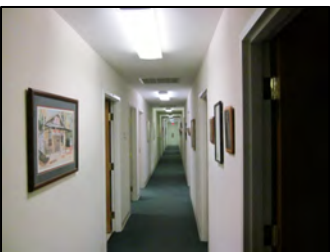
Courthouse

Courthouse security has significantly changed since the Kershaw County Courthouse was originally constructed. Today's courthouses require separate controlled areas for public access, operational staff and prisoner circulation. They also require clear, open pathways with electronic surveillance. The Kershaw County Courthouse requires expansion and significant renovation to function in today's environment.



Library (Camden)

As a community grows, so does the needs of the public library system. The Library (Camden) does not have adequate space to function, even after staff creatively converted spaces (like the book mobile garage). The building is still insufficient for reading areas, children's reading areas, restroom facilities, office space, and book storage.



Department of Health & Human Services (DHHS)

The building currently serving the Department of Health & Human Services is leased from the United Way. DHHS is one of several tenants in a building estimated to be 80 years old. The area currently leased has many operational issues including public access, handicap facilities, office configuration, and expansion capability.

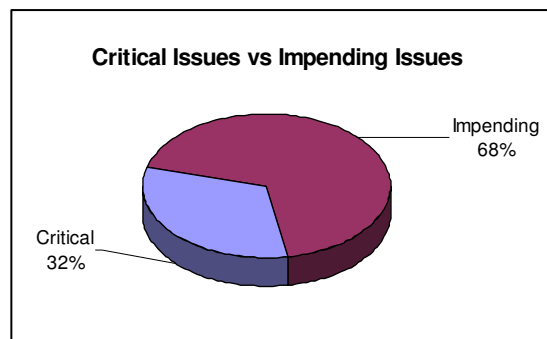
FINANCIAL NEEDS ASSESSMENT

The overall intent of this facility study is to establish a “starting point” for financial discussions and decisions, not establish a fixed plan. The financial information M.B. Kahn is providing herein is based on many assumptions and is without financial constraints. M.B. Kahn’s objective is to provide sufficient, detailed information to make financial decisions. The form and format presented within this report provides levels of detail that can be analyzed from a multitude of perspectives. In this Executive Summary, there are three (3) summary formats for M.B. Kahn’s assessment results.

The first summary format (Individual Facilities Summary) is a “snapshot” of each facility’s assessment. This “snapshot” includes:

- Age of the facility
- Facility’s general condition (both physical & functional)
- Worst condition of the facility
- General improvement recommendation(s)
- Estimated remedial cost

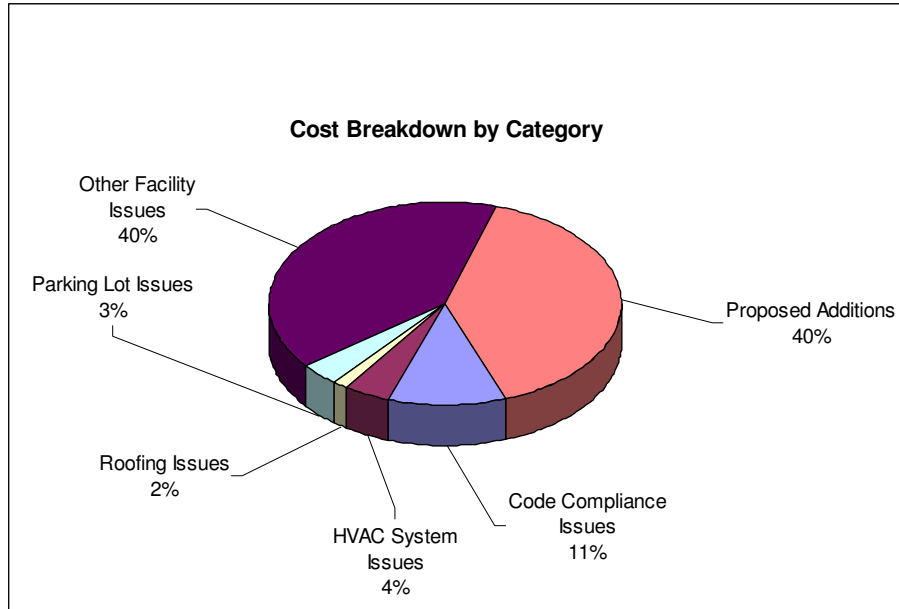
The second summary format (Cost Summary By Critical Issues) is a chart that provides estimated remedial cost information separated by building into two cost categories. The first cost category is a summary cost of items and issues that are, in M.B. Kahn’s professional opinion, considered to be “critical”. Items in this cost category are issues that either have a significant impact on serving the public, or are continuing to cause the degradation of the existing building. Samples of these “critical issues” are major operational barriers, life safety, code compliance, and rain water damage.



The second cost category in this summary format includes items that will be significant facility issues in the near future. Samples of these “impending issues” include replacement of aging HVAC systems, replacing interior finishes, exterior cosmetic repairs, and site improvements. In this facilities assessment, approximately 32% of the immediate financial needs are categorized as “critical”.

The third summary format (Cost Summary By Building Component) is a chart that provides estimated remedial cost information by building with costs grouped by common problematic items. Common problematic issues in buildings are either existing facility

component issues, or existing facility capacity issues. In most aging buildings, there are certain components that require significant financial means to replace or upgrade. Examples of these components include roof replacement, HVAC system replacement, code compliance issues, and site improvements. Existing facility capacity issues typically arise when service demand increases, or when additional services are provided at the facility. When either of these situations occurs, expansion of the existing facility is a common need. In this facilities assessment, approximately 40% of the financial needs recommendations are expansion issues, while 60% of the financial needs recommendations are existing component issues.



The information following this page is summary information developed for a broad perspective of issues identified in the facilities tasked for this study. As previously noted, this summary information is intended to establish a “starting point” for financial discussions and decisions. Greater detail for this summary information can be found in later portions of this report.

INDIVIDUAL FACILITIES SUMMARY

Administrative Services



Government Center

Immediate Needs = \$402,000

- ▣ 45 year old facility, originally built in 1968
- ▣ Facility is in good condition, and adequately sized for function
- ▣ Primary need = HVAC equipment replacement
- ▣ Recommendation = HVAC replacement & general repairs



Public Works / Maintenance

Immediate Needs = \$350,000

- ▣ 38 year old facility, originally built in 1975
- ▣ Facility is in fair condition, and adequately sized for function
- ▣ Primary need = office renovation
- ▣ Recommendation = office renovation & address flooding issue

Judicial Services



Courthouse

Immediate Needs = \$11,500,000

- ▣ 46 year old facility, originally built in 1967
- ▣ Facility is in fair condition, but inadequately sized for function
- ▣ Primary need = building expansion
- ▣ Recommendation = new addition and major renovation



Law Enforcement Center

Immediate Needs = \$20,000

- ▣ 6 year old facility, originally built in 2007
- ▣ Facility is in excellent condition, and adequately sized for function
- ▣ Primary need = building code upgrade
- ▣ Recommendation = upgrade exit hardware



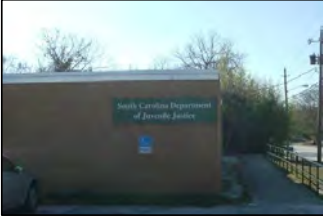
Detention Center

Immediate Needs = \$8,000,000

- ▣ 14 year old facility, originally built in 1999
- ▣ Facility is in poor condition, and inadequately sized for function
- ▣ Primary need = building expansion & electronic security replacment
- ▣ Recommendation = new addition and renovation

INDIVIDUAL FACILITIES SUMMARY

Judicial Services cont'd.



DJJ / PPP Building *Immediate Needs = \$150,000*

- ▣ 39 year old facility, originally built in 1974
- ▣ Facility is in good condition, and adequately sized for function
- ▣ Primary need = roof replacement
- ▣ Recommendation = roof replacement & ADA upgrade

Health & Human Services



Health Department *Immediate Needs = \$196,000*

- ▣ 48 year old facility, originally built in 1965
- ▣ Facility is in good condition, and adequately sized for function
- ▣ Primary need = handicap upgrades
- ▣ Recommendation = ADA upgrades & renovations



DHHS (UnitedWay Building)

County leases this building

- ▣ 80 year old facility, assumed built in 1930's
- ▣ Facility is in fair condition, but inadequately sized for function
- ▣ Primary need = handicap accessibility & upgrades
- ▣ Recommendation = elevator, added parking, expand & reconfigure lease area

Airport Services



Terminal Building *Immediate Needs = \$177,000*

- ▣ 25 year old facility, originally built in 1988
- ▣ Facility is in good condition, and adequately sized for function
- ▣ Primary need = handicap upgrades
- ▣ Recommendation = ADA upgrade & general repair

INDIVIDUAL FACILITIES SUMMARY

Airport Services cont'd.



Freight Terminal

Immediate Needs =

- ▣ 53 year old facility, originally built in 1960
- ▣
- ▣ ***One room building. Function unknown***
- ▣



Corporate Hangar

Immediate Needs =

- ▣ 8 year old facility, originally built in 2005
- ▣
- ▣ ***County to advise which building this is.***
- ▣



Hangar #6

Immediate Needs =

- ▣ 73 year old facility, originally built in 1940
- ▣
- ▣ ***County to advise which building this is.***
- ▣

Community Services



Quick Jobs Center

PROJECT REMOVED FROM STUDY (per Kershaw County)

- ▣ 3 year old facility, originally built in 2010
- ▣
- ▣
- ▣

INDIVIDUAL FACILITIES SUMMARY

Community Services cont'd.



**Library
(Camden)**

Immediate Needs = \$480,000

- ▣ 38 year old facility, originally built in 1975
- ▣ Facility is in good condition, but inadequately sized for function
- ▣ Primary need = HVAC equipment replacement
- ▣ Recommendation = HVAC replacement, ADA upgrades, & general repairs



Armory Building ***Immediate Needs = \$1,095,000***

- ▣ 63 year old facility, originally built in 1950
- ▣ Facility (classroom wing) is in poor condition, but adequately sized for function
- ▣ Primary need (classroom wing) = major renovation
- ▣ Recommendation (classroom wing) = major renovation & ADA upgrade



**Agricultural
Building**

Immediate Needs = \$1,743,000

- ▣ 76 year old facility, originally built in 1937
- ▣ Facility is in poor condition, but adequately sized for function
- ▣ Primary need = major renovation
- ▣ Recommendation = major renovation & ADA upgrade



Recreation Offices ***Immediate Needs = \$823,000***

- ▣ 45 year old facility, originally built in 1968
- ▣ Facility is in poor condition, but adequately sized for function
- ▣ Primary need = major renovation
- ▣ Recommendation = major renovation & parking improvements



Animal Shelter ***PROJECT REMOVED FROM STUDY (per Kershaw County)***

- ▣ 43 year old facility, originally built in 1970
- ▣ Facility is in poor condition, but inadequately sized for function
- ▣ Primary need = major renovation
- ▣ Recommendation = major renovation & parking improvements

INDIVIDUAL FACILITIES SUMMARY

Community Services cont'd.



AA Building

Immediate Needs = \$73,000

- 53 year old facility, originally built in 1960
- Facility is in fair condition, but adequately sized for function
- Primary need = handicap accessibility
- Recommendation = ADA upgrade & general repair



Home Economics Building

Immediate Needs = \$45,000

- 53 year old facility, originally built in 1960
- Facility is in good condition, and adequately sized for function
- Primary need = handicap accessibility
- Recommendation = ADA upgrade & general repair



COST SUMMARY BY CRITICAL ISSUES

Kershaw County Facility Study



	ISSUES		TOTAL
	CRITICAL	IMPENDING	
ADMINISTRATIVE SERVICES			
Government Center	\$136,600	\$265,500	\$402,100
Public Works/ Maintenance	\$52,500	\$296,400	\$348,900
JUDICIAL SERVICES			
Courthouse	\$248,000	\$11,243,600	\$11,491,600
Law Enforcement Center	\$19,900	\$0	\$19,900
Detention Center	\$6,290,200	\$1,711,700	\$8,001,900
DJJ/ PPP	\$142,400	\$6,600	\$149,000
HEALTH & HUMAN SERVICES			
Health Department	\$140,300	\$56,000	\$196,300
DHHS	\$0	\$0	\$0
AIRPORT SERVICES			
Terminal Building	\$0	\$176,600	\$176,600
Freight Terminal (Old Hangars)	\$0	\$0	\$0
Corporate Hangar (T Hangar)	\$0	\$0	\$0
Hangar 6 (Maintenance)	\$0	\$0	\$0
COMMUNITY SERVICES			
CLC Building (not county owned)	\$0	\$0	\$0
Quick Jobs Center	\$0	\$0	\$0
Library (Camden)	\$97,600	\$382,000	\$479,600
Armory	\$195,700	\$898,900	\$1,094,600
Agriculture Building	\$518,500	\$1,224,400	\$1,742,900
Recreation Offices	\$112,800	\$710,200	\$823,000
Animal Shelter	\$0	\$0	\$0
AA Building	\$18,400	\$54,000	\$72,400
Home Economics	\$17,100	\$27,900	\$45,000
	\$7,990,000	\$17,053,800	\$25,043,800



COST SUMMARY BY BUILDING COMPONENT

Kershaw County Facility Study



	RENOVATIONS					ADDITIONS (Proposed)	TOTAL
	CODE COMPLIANCE	HVAC SYSTEM	ROOFING	PARKING LOT	OTHER FACILITY		
	<u>ISSUES</u>	<u>ISSUES</u>	<u>ISSUES</u>	<u>ISSUES</u>	<u>ISSUES</u>		
ADMINISTRATIVE SERVICES							
Government Center	\$6,000	\$265,500	\$66,400		\$64,200		\$402,100
Public Works/ Maintenance	\$45,500		\$21,800	\$92,900	\$188,700		\$348,900
JUDICIAL SERVICES							
Courthouse	\$1,133,500				\$6,729,700	\$3,628,400	\$11,491,600
Law Enforcement Center	\$13,300	\$6,600					\$19,900
Detention Center		\$285,500		\$156,600	\$1,269,600	\$6,290,200	\$8,001,900
DJJ/ PPP	\$59,200	\$6,600	\$83,200				\$149,000
HEALTH & HUMAN SERVICES							
Health Department	\$140,300	\$52,800			\$3,200		\$196,300
DHHS (not county owned)							\$0
AIRPORT SERVICES							
Terminal Building	\$82,800				\$93,800		\$176,600
Freight Terminal							\$0
Corporate Hangar							\$0
Hangar 6							\$0
COMMUNITY SERVICES							
CLC Building (not county owned)							\$0
Quick Jobs Center							\$0
Library (Camden)	\$74,300	\$161,900	\$79,600	\$26,500	\$137,300		\$479,600
Armory	\$217,600			\$252,700	\$624,300		\$1,094,600
Agriculture Building	\$743,300	\$201,300		\$15,300	\$783,000		\$1,742,900
Recreation Offices	\$107,800	\$73,200	\$112,800	\$317,400	\$211,800		\$823,000
Animal Shelter							\$0
AA Building	\$36,800		\$11,800		\$23,800		\$72,400
Home Economics	\$34,500		\$10,500				\$45,000
	<u>\$2,694,900</u>	<u>\$1,053,400</u>	<u>\$386,100</u>	<u>\$861,400</u>	<u>\$10,129,400</u>		
			\$15,125,200			<u>\$9,918,600</u>	<u>\$25,043,800</u>

Conditions Assessment

During the months of March, April & May 2013, M.B. Kahn performed a Conditions Assessment on the twenty (20) buildings identified in the Kershaw County Facility Study List. The Conditions Assessment was the first step in a comprehensive planning process initiated by the County. In this section of the report, the Conditions Assessment purpose, parameters and approach are presented.

In this section, the following areas will be discussed:

- **PURPOSE OF CONDITIONS ASSESSMENT**

- **ASSUMPTIONS OF CONDITIONS ASSESSMENT**

- **METHODOLOGY OF CONDITIONS ASSESSMENT**

CONDITIONS ASSESSMENT

PURPOSE OF CONDITIONS ASSESSMENT

County governments are continually faced with the challenges of maintaining existing facilities, and planning for the future. They must remain attentive to facility needs for providing public services, incorporating new technologies, and the changing needs of the public. County governments must consider a multitude of issues including aging facilities, facility capacities, and expanded services, while operating efficiently at the same time.

The purpose of the overall facility study is two-fold. The primary purpose (Phase I – Conditions assessment & short-term needs) is to provide a picture of the physical and functional condition of the existing facilities. The second purpose of the facility study (Phase II - Strategic plan & long term needs) is to use that picture of the physical and functional condition to analyze the practicality of further investment into the facility.



The first phase of the study (Condition Assessment) entails identifying major repair and renovation needs as well as the financial requirements to maintain an existing building. This assessment includes investigating areas of each of the facilities such as:

- Building Infrastructure – main electrical systems, HVAC and control systems, fire protection systems, water / sewer systems, structural frame, foundations, and roofing
- Building Exterior & Grounds – exterior veneer, doors, windows, parking, roads, site drainage, and sidewalks
- Building Interior – wall coverings, floor coverings, ceilings, lighting, cabinetry, stairs and restrooms
- Building Capacity – insufficient area for performing services

Major repair and renovation needs are determined by the level of willingness to invest. For purposes of this study, the need for major repair and renovation was based on “critical needs” such as safety issues, system failure, or compounding problematic issues. The needs identified are not intended to be a complete and detailed list of maintenance items, but rather a summary of the larger issues and costly systems that require major renovation and upgrades.



The second phase of this study (Strategic Plan) is to use the data developed in the first phase to determine an overall evaluation of the individual facilities. Older facilities can be excellent resources that should not be wasted. They represent a community's identity. Many older facilities can be repaired or renovated, however some older facilities may have outlived their usefulness. The use of the information generated in this report can help determine the practicality of future investment into the individual facilities. This second phase will be presented in a separate document.

ASSUMPTIONS OF CONDITIONS ASSESSMENT

In a Conditions Assessment, major repair and renovation needs are determined by the level of willingness to invest. Prior to the evaluation process, assumptions and parameters were determined to identify the level of willingness to invest. The evaluation parameters determined were:

1. County Owned & Occupied Buildings

A building that is owned by the County and is occupied by a County agency or department was evaluated for:

Critical Issues

- Building infrastructure
- Building exterior & grounds
- Building interior

General Issues

- Building infrastructure
- Building exterior & grounds
- Building interior

2. County Owned & Leased Buildings

A building that is owned by the County and is leased to another party was evaluated from the perspective of a "landlord", providing basic components only. These buildings were evaluated for:

Critical Issues

- Building infrastructure
- Building exterior & grounds
- Building interior

General Issues

- Building infrastructure only



3. Buildings Leased to County

A building that is leased to the County is not intended to be a County investment. Therefore, the building was evaluated for future comparison purposes only, and included:

Critical Issues

- Building infrastructure
- Building exterior & grounds
- Building interior

General Issues

- Building infrastructure
- Building exterior & grounds
- Building interior

4. Level of Improvement

Level of Improvement can range from “patching” to “gold-plating” a building component. Varying factors influencing the Level of Improvement include funding availability, life-cycle analysis, public perception, or investment consideration. For purposes of this study, the Level of Investment is intended to represent in value and cost what taxpayers conceptualize as a “good buy”. This means a County facility that looks good, functions well, is initially affordable, and will have a reasonable operational and maintenance cost. In short, the goal is to get the most for the money spent.

5. Building Codes

It is not economically feasible to upgrade older existing buildings to current Building Codes. Upgrading a building’s structural and infrastructure components can not only be extremely complex, but will most likely be prohibitively expensive. For purposes of this study, the buildings were not upgraded to current Building Codes, with the exception of some handicap accessibility issues (American Disability Act).



6. Building Capacity

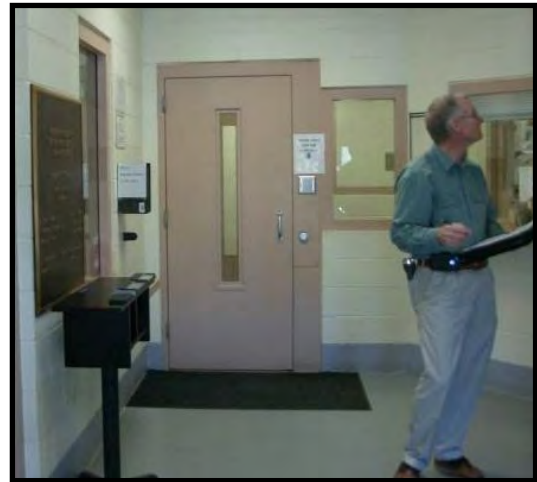
The location, size, layout, and appearance of a building will often determine the operating level and production capability of a facility. The physical structure and layout of a facility should function as a tool that helps to efficiently do all the things necessary to operate. Government services that depend on citizens coming into their facilities must place considerable emphasis on the interior layout and overall building appearance. The facility's exterior and interior design, decorating, and maintenance should make citizens want to come into the building. Once in the building, the interior of the facility needs to be primarily set up to maximize efficiency (the idea being, "get them in, get them out").

METHODOLOGY OF CONDITIONS ASSESSMENT

A multi-step process was implemented for Phase I in order to assess the physical and functional condition, as well as the financial needs of the existing facilities. The multi-step process included:

- On-site observations of each individual facility
- Evaluation of facility usage and condition
- Interviews with maintenance and staff
- Development of proposed repairs and renovations
- Development of budgets and prioritization for proposed repairs and renovations
- Preparation of summary report for results and recommendations

The first step of the process was to dispatch a qualified team of trained industry professionals (Facility Assessment Teams) to visit each of the identified Kershaw County facilities (see Kershaw County Facility Study List). These visits involved an on-site tour of the facility, visually assessing and photographing the existing conditions. During the tour, the team members concentrated their efforts on evaluating the existing components and systems, as well as assessing the facility for safety, health and handicap accessibility. The on-site evaluations did not include material or system testing, nor did the evaluations have the benefit of engineering analyses. The evaluations were strictly based on visual observations, available historic data, interviews with facility operators and maintenance staff, and professional knowledge and experience.



The second step of the process began when the tours were completed and the field data collected. Once this was done, M.B. Kahn's Facility Assessment Team began their analysis to determine each facility's overall physical condition, and any recommended improvements. Deficiency reports and cost models were developed for preparing remedial cost estimates. The process of preparing the cost estimates of new construction, renovation, alteration, or replacement recommendations is based on M.B. Kahn's extensive experience in the areas of facility planning, design and construction. The development of these estimates was done without the advantage of a design, local code review, or in depth studies. While most projects are typically estimated or budgeted on an overall cost per square foot basis, the process utilized by M.B. Kahn is a more systematic and detailed approach that has proven to be much more reliable. M.B. Kahn's estimates and budgets are also all-inclusive. They include the necessary soft costs and allowances for a project such as design fees, procurement costs, technology integration, land purchase FF&E (furnishings, fixtures & equipment), and project contingency. This all-inclusive approach helps ensure that the project funding includes these portions of the project.

ESTIMATED COST			
Category	Units	Unit Cost	Total Cost
RENOVATIONS			
GENERAL RENOVATION			
EXTERIOR			
Reynolds Strip Overhead Doors	4 ea	\$1,000.00/ea	\$4,000.00
Replace Glass Windows in Office Windows	301 sf	\$45.00/sf	\$13,545.00
Reckle The Signage	ea	\$3.00/ea	\$3.00
Paint exterior	1,000 sf	\$1,000.00/1,000 sf	\$1,000.00
Exterior Painting	ea	\$0.00/ea	\$0.00
Re-painting Repaired Metal Edge Roof	1,400 sf	\$3.00/sf	\$4,200.00
Re-painting Drip Lines	ea	\$1.00/ea	\$1.00
Repaint Post Inspection Office	ea	\$1,400.00/ea	\$1,400.00
INTERIOR			
Asbestos Abatement	ea	\$0.00/ea	\$0.00
Fireproof Accessory Ceiling	ea	\$5.00/ea	\$5.00
Replace Broken in Millwork	100 sf	\$77.00/sf	\$7,700.00
Paint in Reception Area	1,000 sf	\$10.00/sf	\$10,000.00
New Office Furniture	1,000 sf	\$10.00/sf	\$10,000.00
Paint exterior ceiling in gym	ea	\$1.00/ea	\$1.00
Acoustical Ceiling Replacement	ea	\$2.00/ea	\$2.00
Plumbing/Wall Fixtures	ea	\$2.00/ea	\$2.00
Plumbing	ea	\$1.00/ea	\$1.00
Replace Landscaping	ea	\$1.00/ea	\$1.00
TOTAL GENERAL RENOVATION:			\$32,647.00
ELECTRICAL			
Additional Lighting	1,000 sf	\$0.00/1,000 sf	\$0.00
Power Upgrade	1,000 sf	\$15.00/sf	\$15,000.00
Light Fixture Replacement in Office Area	1,000 sf	\$13.00/sf	\$13,000.00
Install in Laboratory/Exam Lighting	1,000 sf	\$0.00/1,000 sf	\$0.00
Alarm, Trip Alarm	ea	\$1.00/ea	\$1.00
Security System	1,000 sf	\$10.00/1,000 sf	\$10,000.00
Mechanical			
HVAC Upgrade	ea	\$0.00/ea	\$0.00

The third step of the process was sorting and (prioritized) grouping of the deficiencies. This task began by separating items classified as “critical”, and those that may be “impending” issues. The intent of providing a separate list of “critical” items and their associated cost is to convey a minimum amount of funding required to address essential facility needs. Failure to fund this minimum amount could result in additional facility issues and cost. “Impending” issues may not be serious at this time, but should be addressed. If these are not addressed now, it is highly recommended that a funding plan or strategy be considered for when these issues become serious.

Individual Facilities Assessment

Many hours of assessment were invested in each individual facility in this study. The time invested included on-site observations, facility usage evaluations, staff interviews, solution development, solution budgeting, and issue prioritizing. The results of all this work has been compressed into individual facility reports. This section of the overall report presents the detailed results included in the individual facility reports.

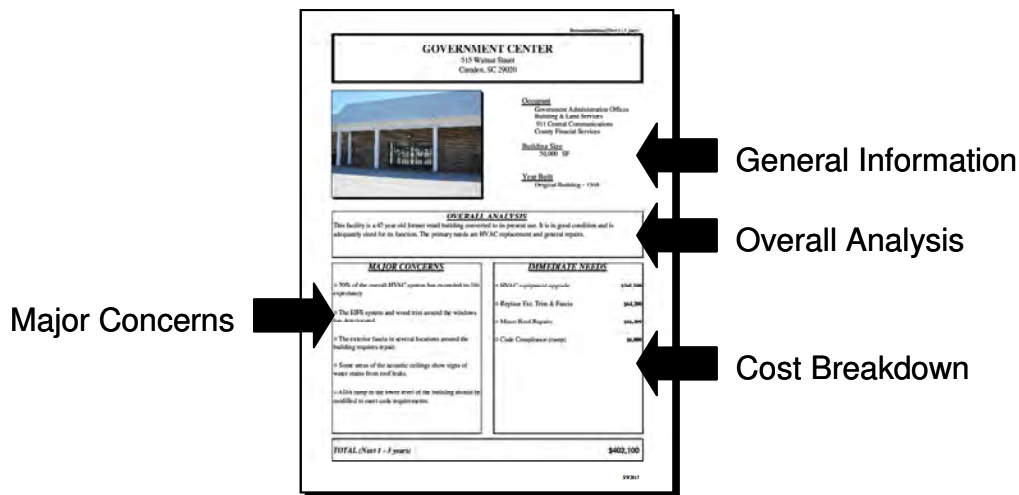
In this section, the following areas will be discussed:

- **UNDERSTANDING THE RECOMMENDATION SHEETS**
- **INDIVIDUAL FACILITIES RECOMMENDATION SHEETS**

UNDERSTANDING THE RECOMMENDATIONS SHEETS

This Conditions Assessment was developed from a review and analysis of existing facilities. As a result, options available to the County were developed that address the identified issues of the existing facilities, and minimize the amount of resources required to be expended. The individual facility sheets include recommendations for renovations and upgrades to the facilities as well as proposed budgets to accomplish those recommendations. The goal is to assist the County in its plans to improve its facilities as it continues to provide safe and efficient environments for its citizens and employees.

The following pages provide recommendations for each individual facilities and an estimate for the cost of the recommendations. While reviewing the Individual Facility Recommendations, the following should be noted:



General Information This section of the report provides the basic information of the county agency currently occupying the facility, along with the general size and age of the building. This general information was obtained from the County, and was not verified.

Overall Analysis This section of the report lists the major deficiencies noted with respect to needs and overall condition of the facility. It is not intended that this be a complete and detailed list of maintenance items but rather a summary of the larger issues and costly systems that require major renovations and upgrades.

Major Concerns This section of the report lists the major deficiencies noted with respect to needs and overall condition of the facility. It is not

intended that this be a complete and detailed list of maintenance items but rather a summary of the larger issues and costly systems that require major renovations and upgrades Recommendations are not listed in any priority.

Cost Breakdown *This section of the report provides a cost breakdown for the individual recommendations. This format is intended to allow the County to have a more detailed understanding of the overall cost, and allows “picking & choosing” items based on available funding. The cost figures are all-inclusive of construction costs, design fees, contingencies, etc. These cost figures are for short-term needs and do not include extended inflation costs. Therefore the cost figures are only valid for the short-term.*

GOVERNMENT CENTER

515 Walnut Street
Camden, SC 29020



Occupant

Government Administration Offices
Building & Land Services
911 Central Communications
County Financial Services

Building Size

50,000 SF

Year Built

Original Building - 1968

OVERALL ANALYSIS

This 45 year old facility was formerly a retail building and was converted to its present use. Overall the building is in good condition and adequately sized for its function. The primary concern is the existing HVAC system is outdated. A new system will help with energy efficiency and overall building sustainability.

MAJOR CONCERNS

- 50% of the overall HVAC system has exceeded its useful service life.
- The EIFS system and wood trim around the windows has deteriorated and needs correcting before water infiltration occurs.
- The exterior fascia in several locations around the building requires repair and needs correcting before water infiltration occurs.
- Some areas of the acoustic ceilings show signs of water stains from roof leaks.
- Handicap ramp in the lower level of the building does not meet handicap requirements.

IMMEDIATE NEEDS

- | | |
|------------------------------|-----------|
| ○ HVAC equipment upgrades | \$265,500 |
| ○ Replace Ext. Trim & Fascia | \$64,200 |
| ○ Roofing repairs | \$66,400 |
| ○ Modify entrance ramp | \$6,000 |

TOTAL (Next 1 - 3 years)

\$402,100

PUBLIC WORKS / MAINTENANCE

860 Park Road
Cassatt, SC 29032



Occupant

Landfill Services
Kershaw Equipment Maintenance

Building Size

5,475 SF

Year Built

Original Building - 1975

OVERALL ANALYSIS

The 5,500 SF metal building near the site of the county landfill is nearly 40 years old. The facility is in fair condition but adequately sized for its function. The office space requires renovations to improve function and meet current codes. Poor drainage around the building is resulting in water infiltration and damage to the building.

MAJOR CONCERNS

- Drainage around the building is poor. Some areas are sloped toward the building which causes water infiltration.
- Office area needs a complete renovation(walls, floors, ceilings, electrical, and plumbing)
- There is not any solid surface parking or sidewalks. Exterior improvements will improve the function and accessibility.
- The facility should be upgraded for code compliance and accessibility.
- Roof leaks are reported in all areas.

IMMEDIATE NEEDS

- | | |
|--------------------------|-----------|
| ○ Roofing repairs | \$21,800 |
| ○ Office Area Renovation | \$188,700 |
| ○ Code Upgrades | \$45,500 |
| ○ Site Grading/Drainage | \$92,900 |

TOTAL (Next 1 - 3 years)

\$348,900

COURTHOUSE

1121 Broad Street
Camden, SC 29020



Occupant

County Court
Family Court

Building Size

35,164 SF

Year Built

Original Building - 1967

OVERALL ANALYSIS

Built in 1967, this facility is nearly 50 years old. It is in fair condition, but has operational issues. The current layout creates security issues. Handicap access at the front is an exterior elevator exposed to weather, and the main elevator is reported to be malfunctioning frequently. The primary needs here are additional space and renovations to improve function and security.

MAJOR CONCERNS

- Security issues with inmate transport & holding areas
- Space is limited for proper function. Confining public areas create security concerns
- Code deficiencies (Handicap, Life Safety, & Building)
- Main elevator is reported to be unreliable.

IMMEDIATE NEEDS

- | | |
|-----------------------------|------------------|
| ○ New additions | 3,628,400 |
| ○ Major Renovations | 4,778,400 |
| ○ Elect. & Security upgrade | 1,703,300 |
| ○ Replace main elevator | 248,000 |
| ○ Handicap & Code upgrades | 1,133,500 |

TOTAL (Next 1 - 3 years)

\$11,491,600

LAW ENFORCEMENT CENTER

821 Ridgeway Road
Lugoff, SC 29078



Occupant

Kershaw County Sheriff's Office
Kershaw County Coroner

Building Size

20,174 SF

Year Built

Original Building - 2007

OVERALL ANALYSIS

This 6 year old facility is in excellent condition and is adequately sized for its function. Some exterior doors lack required emergency exit door hardware for code compliance.

MAJOR CONCERNS

- Exterior doors may require panic hardware to comply with current codes .
- The coroners area does not have a dedicated exhaust system.
- Minor roof leaks near equipment closets.
-
-

IMMEDIATE NEEDS

- | | |
|---------------------------|---------------|
| ○ Code Issue (Ext. Doors) | 13,300 |
| ○ Coroner Exhaust system | 6,600 |

TOTAL (Next 1 - 3 years)	\$19,900
---------------------------------	-----------------

DETENTION CENTER

101 Bramblewood
Camden, SC 29020



Occupant

Kershaw County

Building Size

26,000 SF

Year Built

Original Building - 1999

OVERALL ANALYSIS

This 14 year old facility is in poor condition and requires major renovations and upgrades. Originally built to house approximately 90 inmates the average population exceeds capacity by more than 50%. Interior finishes are in poor condition. Approximately half of the HVAC equipment is nearing its useful service life. Facility requires a major expansion and major upgrades to the existing building.

MAJOR CONCERNS

- The facility operates above the rated capacity and does not comply with state guidelines. A new addition would allow for expansion.
- Interior & exterior finishes require repair or replacement.
- The electronic security system requires repair & upgrades.
- 50% of HVAC units are nearing useful life service life.
- Parking lots need to be expanded for more employee and visitor parking.

IMMEDIATE NEEDS

- | | |
|----------------------------------|--------------------|
| ○ Replacement of finishes | \$880,800 |
| ○ 64 bed housing addition | \$6,290,200 |
| ○ Mechanical & Electric upgrades | \$674,300 |
| ○ Site/ parking improvements | \$156,600 |

TOTAL (Next 1 - 3 years)

\$8,001,900

DJJ / PPP
703 Lafayette Street
Camden, SC 29020



Occupant

Dept. of Juvenile Justice
Dept. of Probation, Pardon, & Parole

Building Size

4,180 SF

Year Built

Original Building - 1974

OVERALL ANALYSIS

This nearly 40 year old facility is in good condition and adequately sized for its function. The building has been divided to house two separate departments. The roof is in poor condition. Toilets are not Handicap compliant. The HVAC system requires upgrades.

MAJOR CONCERNS

- Both DJJ & PPP lack toilet rooms that meet handicap accessibility codes.
- Duct work layout restricts proper air flow and reduces efficiency of the HVAC system.
- Numerous roof leaks.
-
-

IMMEDIATE NEEDS

- | | |
|------------------------|-----------------|
| ○ Modify HVAC ductwork | \$6,600 |
| ○ Restroom renovations | \$59,200 |
| ○ Roof replacement | \$83,200 |

TOTAL (Next 1 - 3 years)	\$149,000
---------------------------------	------------------

HEALTH DEPARTMENT

116 Church Street
Camden, SC 29020



Occupant
Kershaw County Health Dept.
WIC Program

Building Size
7,963 SF

Year Built
Original Building - 1965

OVERALL ANALYSIS

This 48 year old facility is in good condition and is adequately sized for its function. Interior steps create handicap accessibility issues within the building. HVAC controls and interior finishes require upgrades.

MAJOR CONCERNS

- HVAC system cannot maintain consistent temperature thru-out the building
- The facility lacks toilet rooms that meets handicap accesssibility requirements.
- The facility lacks handicap accesssibility from the Lobby to the south wing.
- The fire alarm system requires upgrades to meet life safety requirements.
-

IMMEDIATE NEEDS

- | | |
|------------------------------------|-----------|
| ○ HVAC Balance/Controls | \$52,800 |
| ○ Replace interior steps with ramp | \$19,900 |
| ○ Renovate Toilets for handicap | \$104,500 |
| ○ Fire Alarm upgrades | \$15,900 |
| ○ Replace Mech. Room doors | \$3,200 |

TOTAL (Next 1 - 3 years)	\$196,300
---------------------------------	------------------

DEPT OF HEALTH & HUMAN SERVICES

110 East DeKalb Street
Camden, SC 29020



Occupant

Dept. of Health & Human Services
United Way Offices

Building Size

12,000 SF

Year Built

Original Building - 19??

OVERALL ANALYSIS

The age of this facility is unknown. It was recently renovated into office spaces and Kershaw County leases a portion of DHHS. The leased area is in fair condition but is inadequately sized for its function. Much of the space lacks handicap accessibility.

MAJOR CONCERNS

- Visibility and ease of access to facility
- The facility lacks handicap compliant accessibility to all areas of the building (narrow corridors, no elevator, other issues)
- The facility lacks handicap compliant accessibility to all areas of the building.
- HVAC system does not maintain consistent temperatures in office spaces.
- The facility lacks adequate parking for both public and staff.

IMMEDIATE NEEDS

TOTAL (Next 1 - 3 years)

TERMINAL BUILDING

2203 Airline Drive
Camden, SC 29020



Occupant
Kershaw County Airport

Building Size
3,739 SF

Year Built
Original Building - 1988

OVERALL ANALYSIS

This facility is 25 years old and is in good condition. The facility is adequately sized for its function. The toilet rooms do not meet handicap accessibility requirements, and a cosmetic upgrade should be considered.

MAJOR CONCERNS

- The facility lacks restrooms that meet handicap accessibility codes.
-
-
-
-

IMMEDIATE NEEDS

- | | |
|---------------------------------|-----------------|
| ○ Renovate Toilets for handicap | \$82,800 |
| ○ Upgrade Int. & Ext. Finishes | \$80,500 |
| ○ Add site lighting | \$13,300 |

TOTAL (Next 1 - 3 years)	\$176,600
---------------------------------	------------------

LIBRARY (CAMDEN)

1304 Broad Street
Camden, SC 29020



Occupant
Kershaw County Library

Building Size
14,380 SF

Year Built
Original Building - 1973

OVERALL ANALYSIS

This facility is 38 years old and is in good condition. The facility is inadequately sized for its function, which has forced staff to find (temporary) remedial measures for operations.

MAJOR CONCERNS

- The facility lacks restrooms that meet handicap accessibility code.
- HVAC system cannot maintain consistent temperature thru-out building.
- There are several leaks in the roof.
- The main entrance is not easily identified and the driveway layout creates safety concerns.
- The fire alarm system requires upgrades.

IMMEDIATE NEEDS

- | | |
|---------------------------------|------------------|
| ○ Renovate Toilets for handicap | \$74,300 |
| ○ Upgrade Int. & Ext. Finishes | \$137,300 |
| ○ Replace slate roof | \$79,600 |
| ○ Site Improvements | \$26,500 |
| ○ Upgrade HVAC controls | \$161,900 |

TOTAL (Next 1 - 3 years)	\$479,600
---------------------------------	------------------

ARMORY

1040 West DeKalb Street
Camden, SC 29020



Occupant

Kershaw County Recreation

Building Size

13,176 SF

Year Built

Original Building - 1950

OVERALL ANALYSIS

This facility is 63 years old. The classroom wing is in poor condition. Several areas in the facility lack handicap accessibility. The primary concern is the classroom wing operations and accessibility. This area requires major renovation.

MAJOR CONCERNS

- The facility lacks toilet rooms that meet handicap accessibility codes.
- Several areas of the facility do not meet handicap accessibility requirements.
- The original steel windows leak and replacement is required.
- The facility lacks solid surface parking & handicap compliant sidewalks.
- Upgrades to finishes are required.

IMMEDIATE NEEDS

- | | |
|---------------------------------|------------------|
| ○ Renovate Toilets for handicap | \$79,600 |
| ○ Install Elevator | \$138,000 |
| ○ Upgrade Int. & Ext. Finishes | \$543,600 |
| ○ Window replacement | \$80,700 |
| ○ Paving & site improvements | \$252,700 |

TOTAL (Next 1 - 3 years)

\$1,094,600

AGRICULTURAL BUILDING

632 DeKalb Street
Camden, SC 29020



Occupant

Library Annex
Red Cross
Clemson Extension
Forestry Dept.

Building Size

9,978 SF

Year Built

Original Building - 1937

OVERALL ANALYSIS

This facility is 76 years old and in poor condition. There is standing water in the basement. Windows are in poor condition. The toilet rooms are in poor condition and lack handicap accessibility. The facility lacks handicap accessibility to the second floor. Main stairs do not meet current building codes. The facility requires a major renovation.

MAJOR CONCERNS

- Waterproof basement to prevent water infiltration.
- The facility lacks handicap accessibility to all areas.
- The facility lacks toilet rooms that meet handicap accessibility requirements.
- HVAC system cannot maintain consistent temperatures in all areas.
- Interior & exterior finishes require major upgrades in all areas.

IMMEDIATE NEEDS

- Renovate toilets for handicap \$530,900
- Upgrade Int. & Ext. Finishes \$223,700
- Waterproof basement \$99,500
- Window Replacement \$143,400
- Install Elevator \$212,400
- Major elect. & mech. upgrade \$517,700
- Misc. Site Improvements \$15,300

TOTAL (Next 1 - 3 years)	\$1,742,900
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RECREATION OFFICES

1042 West DeKalb Street
Camden, SC 29020



Occupant
Kershaw County Recreation

Building Size
5,000 SF

Year Built
Original Building - 1968

OVERALL ANALYSIS

The 45 year old facility is in poor condition and requires major renovation. Building settlement was not addressed prior to utilizing this facility, and it has continued to degrade. Paved parking area should be considered.

MAJOR CONCERNS

- The roof requires replacement at both wings of the building.
- Interior & exterior finishes require upgrades.
- The facility lacks solid surface parking & handicap compliant sidewalks.
- The facility lacks toilet rooms that meet handicap accessibility requirements.
- HVAC system requires upgrades.

IMMEDIATE NEEDS

- | | |
|---------------------------------|------------------|
| ○ Replace roof | \$112,800 |
| ○ Upgrade Int. & Ext. Finishes | \$144,000 |
| ○ Upgrade Elect & HVAC systems | \$141,000 |
| ○ Renovate Toilets for handicap | \$107,800 |
| ○ Add paving & walks | \$317,400 |

TOTAL (Next 1 - 3 years)	\$823,000
---------------------------------	------------------

ANIMAL SHELTER

460 Fair Street
Camden, SC 29020



Occupant
Humane Society

Building Size
4,095 SF

Year Built
Original Building - 1970

OVERALL ANALYSIS

The 43 year old facility is in poor condition and inadequately sized for its function. It was previously expanded and altered, but is still too small for operations. This building requires major renovation.

MAJOR CONCERNS

- The roof requires replacement
- Interior & exterior finishes require upgrades.
- The facility lacks solid surface parking & handicap compliant sidewalks.
- The surgical and recovery areas are crowded and lack ventilation
- HVAC system requires upgrades.
- The facility lacks toilet rooms that meet handicap accessibility requirements.

IMMEDIATE NEEDS

TOTAL (Next 1 - 3 years)

\$0

AA BUILDING

1104 Church Street
Camden, SC 29020



Occupant

Alcoholics Anonymous

Building Size

2,221 SF

Year Built

Original Building - 1960

OVERALL ANALYSIS

This facility is 53 years old and is in fair condition. The facility is adequately sized for its function. It lacks handicap accessibility.

MAJOR CONCERNS

- The facility lacks toilet rooms that meet handicap accessibility requirements.
- The facility lacks handicap accessibility to all areas.
- Roof has several leaks.
- Finishes are in poor condition.
-

IMMEDIATE NEEDS

- | | |
|---------------------------------|-----------------|
| ○ Renovate Toilets for handicap | \$25,800 |
| ○ Replace roof | \$11,800 |
| ○ Install handicap Ramp | \$6,600 |
| ○ Upgrade fire alarm | \$4,400 |
| ○ Upgrade Int. & Ext. Finishes | \$23,800 |

TOTAL (Next 1 - 3 years)	\$72,400
---------------------------------	-----------------

HOME ECONOMICS

700 DeKalb Street
Camden, SC 29020



Occupant
Clemson Extension

Building Size
1,726 SF

Year Built
Original Building - 1960

OVERALL ANALYSIS

This 53 year old facility is in good condition and is adequately sized for its function. It lacks handicap accessibility.

MAJOR CONCERNS

- The facility lacks toilet rooms that meet handicap accessibility requirements.
- The facility lacks handicap accessibility to all areas.
- Roof has several leaks.
-
-

IMMEDIATE NEEDS

- | | |
|---------------------------------|-----------------|
| ○ Renovate Toilets for handicap | \$24,500 |
| ○ Replace roof | \$10,500 |
| ○ Install handicap Ramp | \$6,600 |
| ○ Upgrade fire alarm | \$3,400 |

TOTAL (Next 1 - 3 years)	\$45,000
---------------------------------	-----------------

HANGAR #6

2203 Airline Drive
Camden, SC 29020

Occupant

Kershaw County Airport

Building Size

5,625 SF

Year Built

Original Building - 1940

OVERALL ANALYSIS

MAJOR CONCERNS

-
-
-
-
-
-

IMMEDIATE NEEDS

TOTAL (Next 1 - 3 years)

CORPORATE HANGAR

2203 Airline Drive
Camden, SC 29020

Occupant

Kershaw County Airport

Building Size

4,200 SF

Year Built

Original Building - 2005

OVERALL ANALYSIS

MAJOR CONCERNS

-
-
-
-
-
-

IMMEDIATE NEEDS

TOTAL (Next 1 - 3 years)

FREIGHT TERMINAL

2203 Airline Drive
Camden, SC 29020



Occupant
Kershaw County Airport

Building Size
572 SF

Year Built
Original Building - 1960

OVERALL ANALYSIS

MAJOR CONCERNS

-
-
-
-
-
-

IMMEDIATE NEEDS

TOTAL (Next 1 - 3 years)

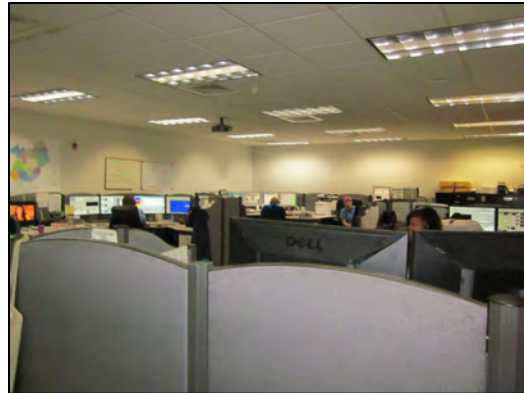
CONCLUSION

The first phase of the comprehensive facilities planning process, condition assessment of twenty (20) identified facilities, is now complete. The primary purpose of this phase was to provide a professional assessment of the physical and functional condition of the existing facilities by identifying critical repair & renovation needs, critical function constraints, and providing financial estimates to remedy the situation. M.B. Kahn's physical assessment identified three (3) buildings that have reached or are nearing their life expectancy, and one building that has significantly declined due to heavy use. M.B. Kahn's functional suitability assessment identified four (4) buildings that limited departmental operations. With each of the physical and functional deficiencies, M.B. Kahn provided financial information for remedying the issues. This financial information was then prepared in various formats to aid in the next planning phase.

The next phase of the comprehensive facilities planning process (Phase II) will entail developing a long range master plan for the future of Kershaw County's facilities in support of its operations. The information collected in the Conditions Assessment Phase (Phase I) will serve as a foundation for identifying feasible facility options for renovations, new construction, expansion, relocation, or other strategies. The ultimate objective will be an effort to achieve a logical, feasible and cost-effective solution for implementation of future facilities enhancements for the betterment of the County and its constituents.

GOVERNMENT CENTER

515 Walnut Street
Camden, SC 29020



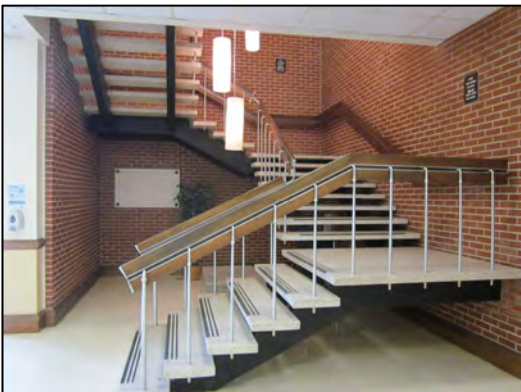
PUBLIC WORKS

860 Park Road
Cassatt, SC 29082



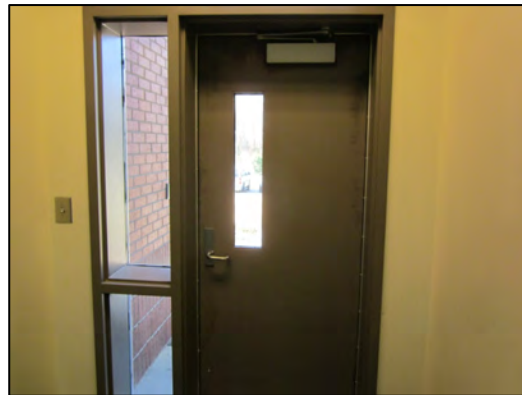
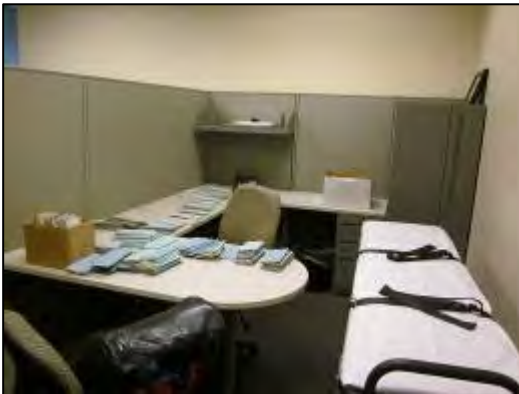
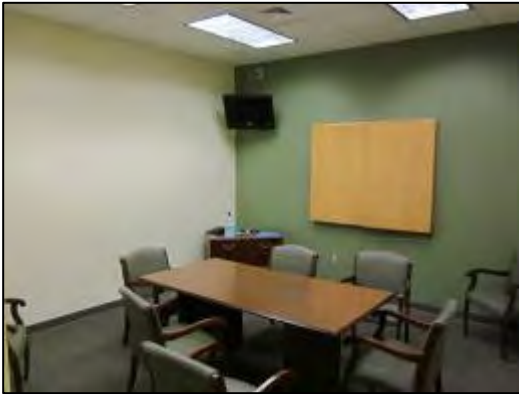
COURTHOUSE

1121 Broad Street
Camden, SC 29020



LAW ENFORCEMENT CENTER

821 Ridgeway Road
Lugoff, SC 29078



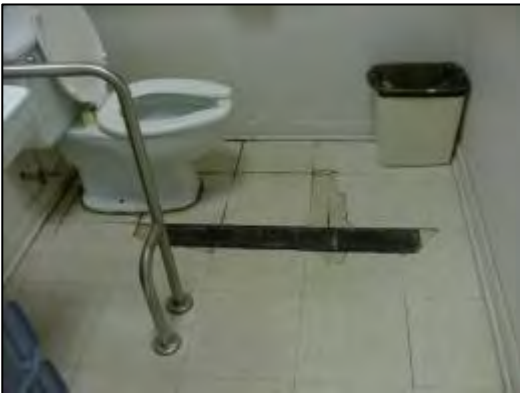
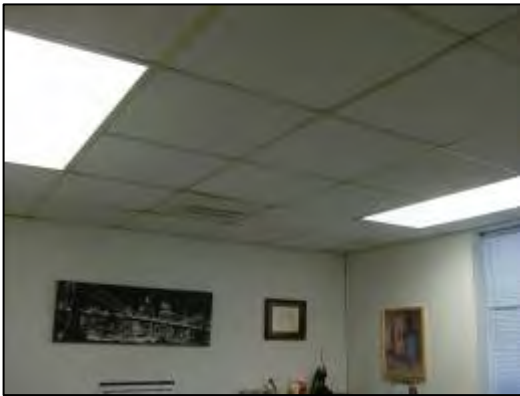
DETENTION CENTER

101 Bramblewood Street
Camden, SC 29020



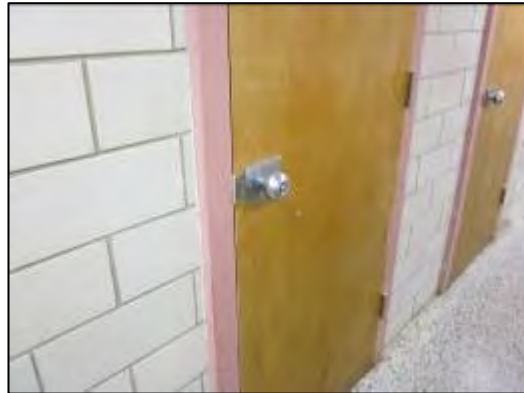
DJJ / PPP

703 Lafayette Street
Camden, SC 29020



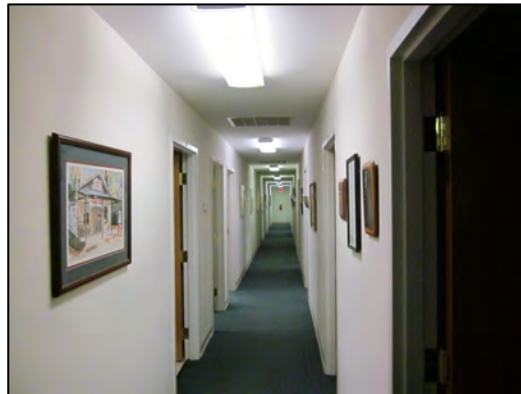
HEALTH DEPARTMENT

116 Church Street
Camden, SC 29020



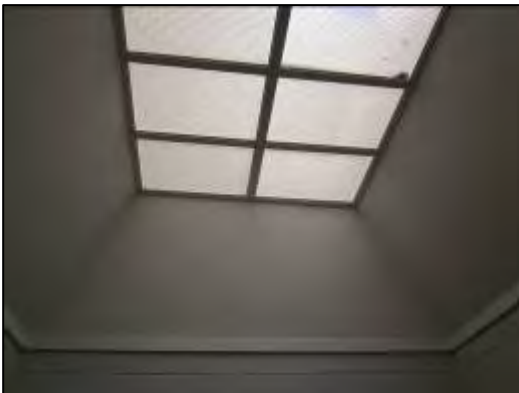
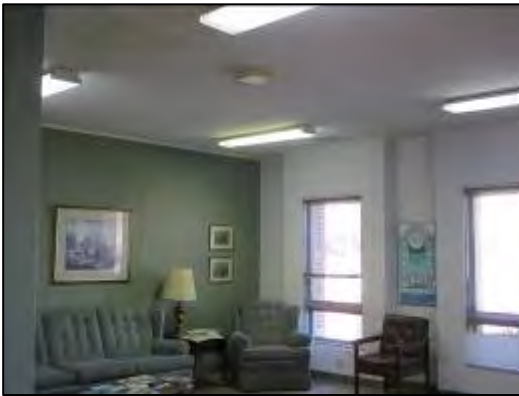
DHHS

110 E. DeKalb Street
Camden, SC 29020



TERMINAL BUILDING

2203 Airline Drive
Camden, SC 29020



FREIGHT TERMINAL

2203 Airline Drive
Camden, SC 29020



CORPORATE HANGAR

2203 Airline Drive
Camden, SC 29020



HANGAR #6

2203 Airline Drive
Camden, SC 29020



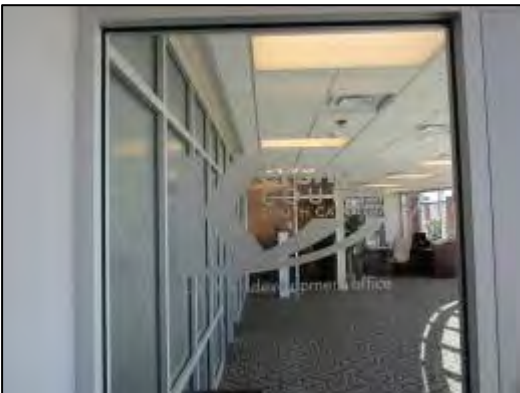
CLC BUILDING

1000 York Street
Camden, SC 29020



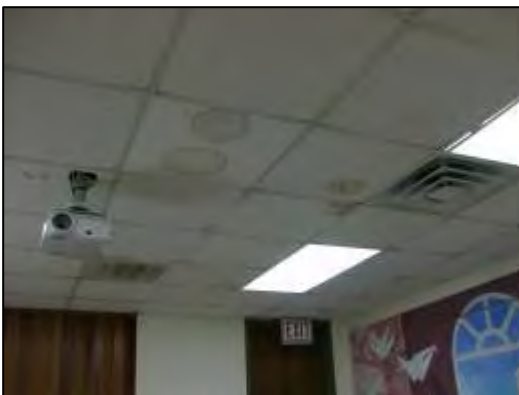
QUICK JOBS CENTER

80 Campus Drive
Camden, SC 29020



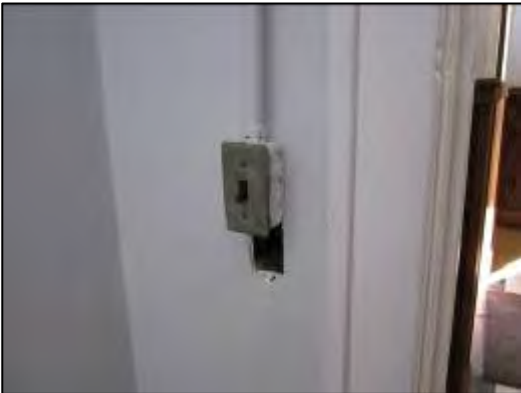
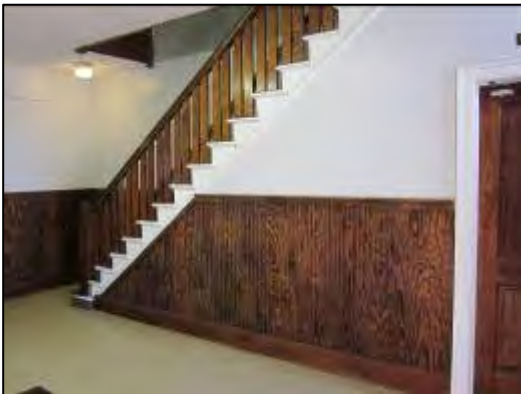
LIBRARY (Camden)

1304 Broad Street
Camden, SC 29020



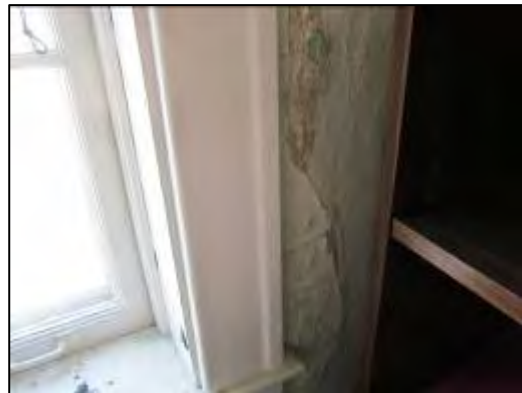
OLD ARMORY

1040 W. DeKalb Street
Camden, SC 29020



AGRICULTURE BUILDING

632 DeKalb Street
Camden, SC 29020



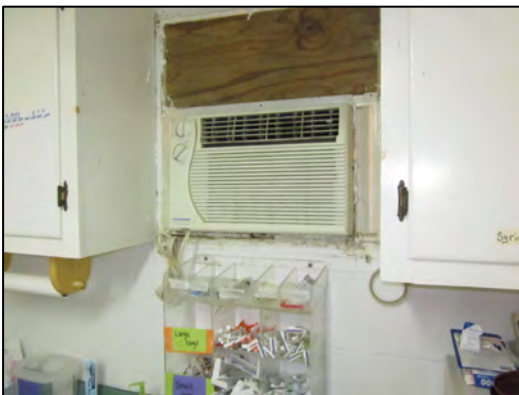
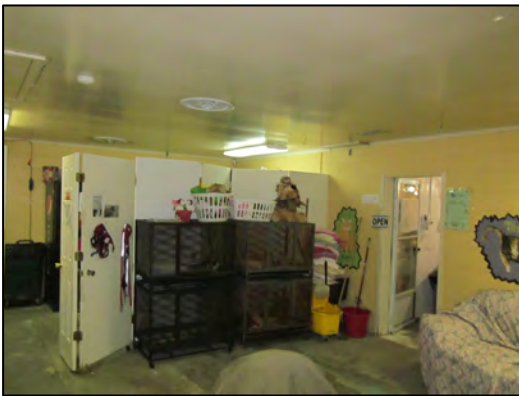
RECREATION OFFICES

1042 W. DeKalb Street
Camden, SC 29020



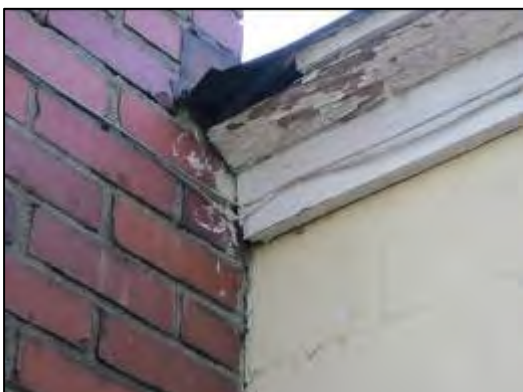
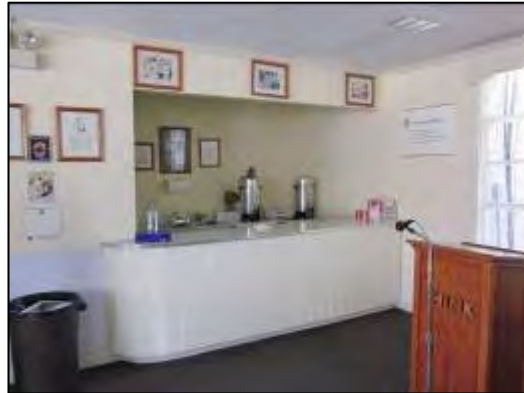
ANIMAL SHELTER

460 Fair Street
Camden, SC 29020



AA BUILDING

1104 Church Street
Camden, SC 29020



HOME ECONOMICS

700 DeKalb Street
Camden, SC 29020

