



SOUTH CAROLINA ARMY NATIONAL GUARD
READINESS CENTER CONDITION REPORT
CY 2017

For State and Nation... True and Tried!

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ABBEVILLE – CONDITION: **POOR**



Top Left: Non-Org parking surface failing

Top Right: Abandoned wire/conduit

Bottom Left: Paint failing on metal siding/roof

Estimate: \$2.175 million for complete roof replacement, windows & doors, latrine renovations, HVAC upgrades, electrical upgrades, site work

ANDREWS – CONDITION: **POOR**



Top Left: Latrine renovations

Top Right: Asphalt failing

Bottom Left: Floor tiles damaged roof leak

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work, tile/flooring repair

CHESTER – CONDITION: **POOR**



Top Left: Interior water damage

Top Right: Flooring, windows and doors

Bottom Left: HVAC upgrades

Estimate: \$1.375 million for interior renovations that include window, door and HVAC upgrades, latrine renovations, electrical upgrades, site work

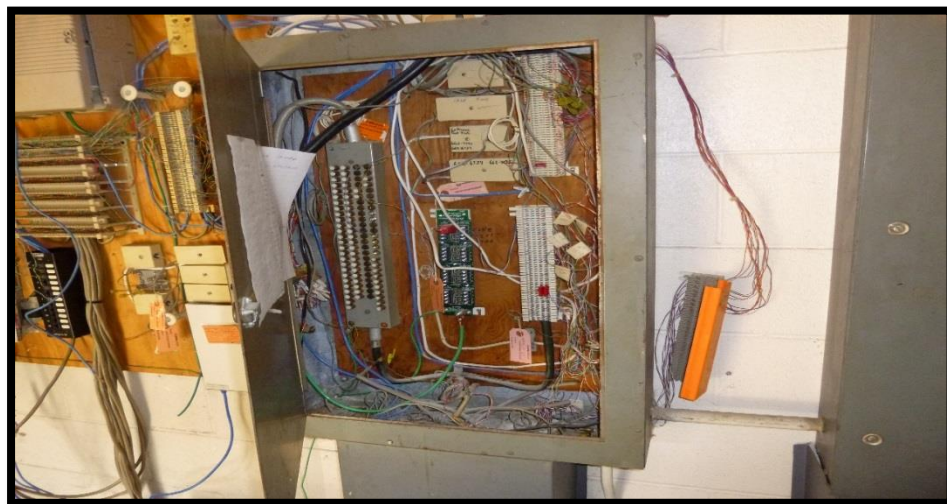
CLEMSON – CONDITION: **POOR**



Top Left: Interior wall damage due to roof leaks
Top Right: Latrine renovations
Bottom Left: Roof replacement

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work

FLORENCE – CONDITION: **POOR**



Top Left: Latrine renovations

Top Right: Electrical upgrades

Bottom Left: Non-Org parking resurface

Estimate: \$1.45 million to replace two roof sections, HVAC upgrade, latrine renovations, electrical upgrades, site work

FOUNTAIN INN – CONDITION: **POOR**



Top Left: Asphalt failing

Top Right: Water damage to wall and door

Bottom Left: Water damage in front atrium

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work

GREENVILLE – CONDITION: **POOR**



Top Left: Roof leaks in kitchen area

Top Right: Sidewalk failure

Bottom Left: Driveway failure

Estimate: \$2.025 million to replace two roof sections, HVAC upgrades, latrine renovations, kitchen renovations, electrical, site work

GREENWOOD – CONDITION: **POOR**



Top Left: Mortar joint requires repointing

Top Right: Concrete canopy failure

Bottom Left: Roof sections require replacement

Estimate: \$1.775 million to replace two roof sections, HVAC upgrades, latrine renovations, electrical upgrades, site work, window replacement, interior and exterior door replacement, extensive masonry work

HEMINGWAY – CONDITION: **POOR**



Top Left: Exterior doors

Top Right: HVAC system

Bottom Left: Failing roof and upper/lower windows

Estimate: \$1.350 million to replace two roof sections, upper/lower windows, paving, latrine renovations, HVAC upgrades, electrical upgrades

HODGES – CONDITION: **POOR**



Top Left: Failing roof

Top Right: Site work/paving

Bottom Left: Site work/paving

Estimate: \$2.175 million for complete roof replacement, lower windows, latrine renovations, electrical upgrades, site work, masonry repair

LANCASTER – CONDITION: **POOR**



Top Left: Parking resurface

Top Right: Water damage

Bottom Left: Complete roof replacement

Estimate: \$2.175 million for total roof replacement, window & door replacement, HVAC upgrade, latrine renovation, electrical upgrades, site work, tile/flooring repairs

LAURENS – CONDITION: **POOR**



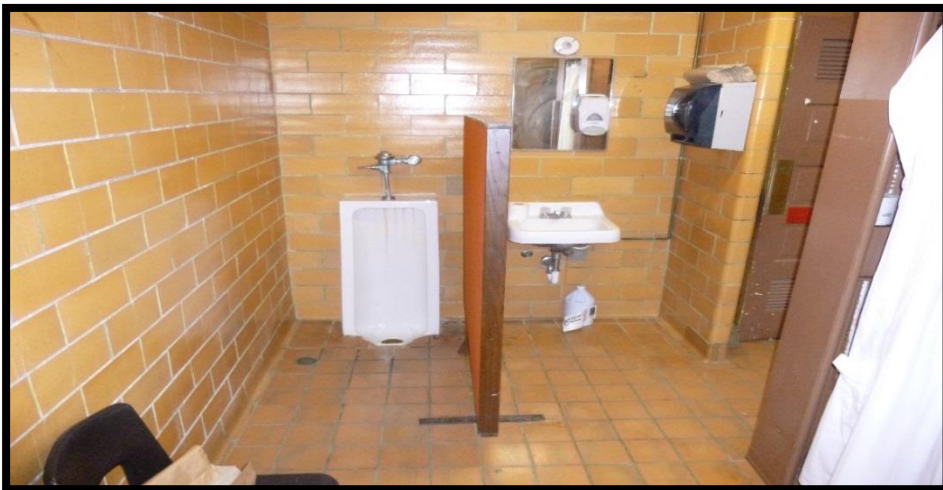
Top Left: Failing roof and HVAC and ventilation

Top Right: Asphalt failing

Bottom Left: Single pane non-energy efficient windows

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work

SENECA – CONDITION: **POOR**



Top Left: Original windows from 1955

Top Right: Separation of door frame and wall

Bottom Left: Latrine renovation

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrade, latrine renovations, electrical upgrades, site work, masonry repair

TIMMONSVILLE – CONDITION: **POOR**



Top Left: Brick wall separation

Top Right: Heat system

Bottom Left: HVAC upgrade needed

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work, masonry repair

WELLFORD – CONDITION: **POOR**



Top Left: Failing fascia and roof
Top Right: Internal water damage
Bottom Left: Asphalt drive failing

Estimate: \$2.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades site work

BARNWELL – CONDITION: **FAIR**



Top Left: Roof section needs replacing
And Right: Transition of roof line from new to old
Estimate: \$700k to replace two roof sections

BATESBURG – CONDITION: **FAIR**



Top Left: Upper windows need replacing

Top Right: Brick wall failing

Bottom Left: Parking surface unimproved

Estimate: \$625k for upper window replacement, door replacement, latrine renovations, masonry repair, site repair

BENNETTSVILLE – CONDITION: **FAIR**



Top Left: Non-energy efficient windows

Top Right: Partial roof replacement

Bottom Left: Entrance corridor deteriorating

Estimate: \$1.475 million to replace 2 roof sections, window replacement, site work

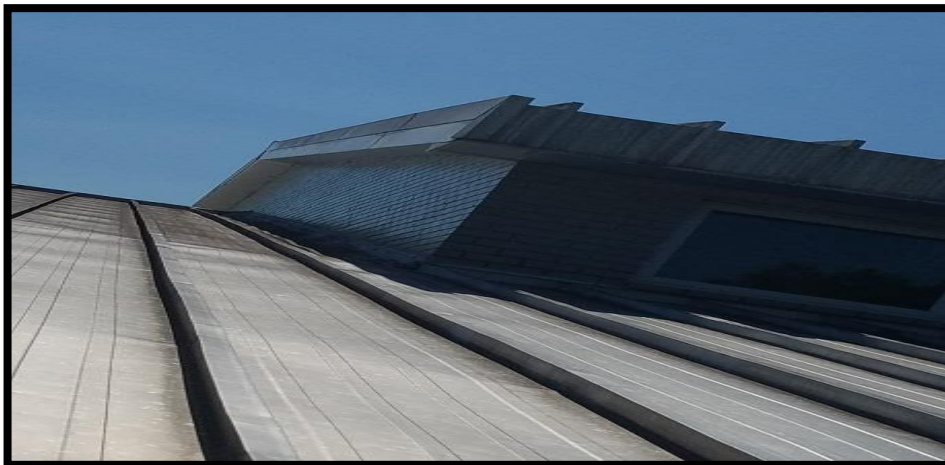
CAMDEN – CONDITION: **FAIR**



Top Left: Water penetration front windows
Top Right: Failing asphalt parking lot
Bottom Left: Interior water damage from leaking roof

Estimate: \$1.475 million to replace windows & doors, HVAC upgrade, latrine renovations, replace two roof sections, site work

CLINTON – CONDITION: **FAIR**



Top Left: Driveway point of failure

Top Right: Parking area asphalt deteriorating

Bottom Left: Roof line requires sealant

Estimate: \$600K for sealing roof and site work

COLUMBIA – CONDITION: **FAIR**



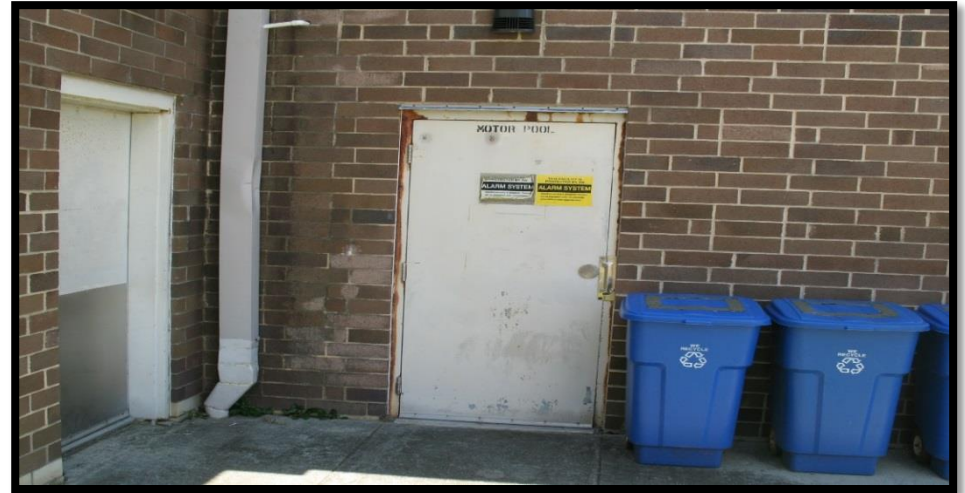
Top Left: Window replacement

Top Right: Water damage/window replacement

Bottom Left: Asphalt failing

Estimate: \$850k to replace two roof sections, window replacement, paving

CONGAREE – CONDITION: **FAIR**



Top Left: Window replacement

Top Right: Exterior/interior door replacement

Bottom Left: Water damage/roof repair

Estimate: \$1.775 million for window & door replacement, HVAC upgrade, latrine renovations, complete roof sections, site work

CONWAY – CONDITION: **FAIR**



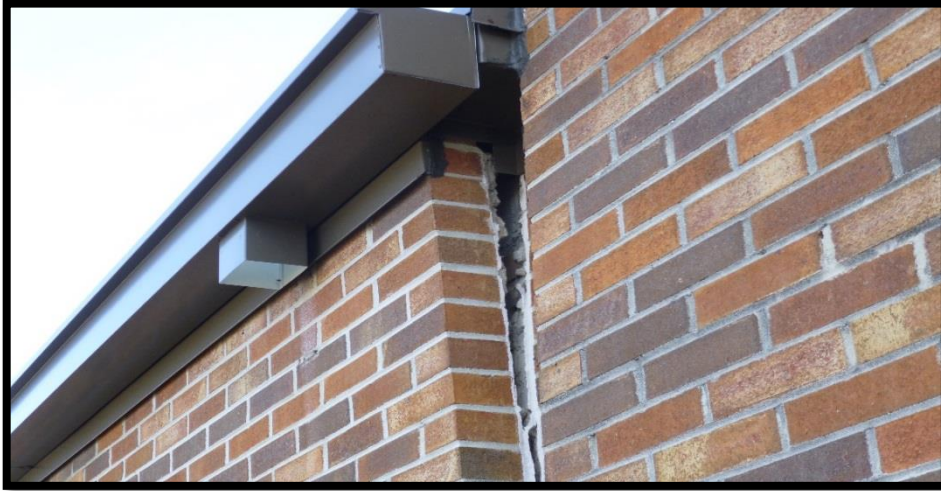
Top Left: HVAC upgrades

Top Right: Water damage to ceiling

Bottom Left: Damaged tile/interior renovation

Estimate: \$700K for window replacement, latrine renovations, electrical upgrades, HVAC upgrades

DILLON – CONDITION: **FAIR**



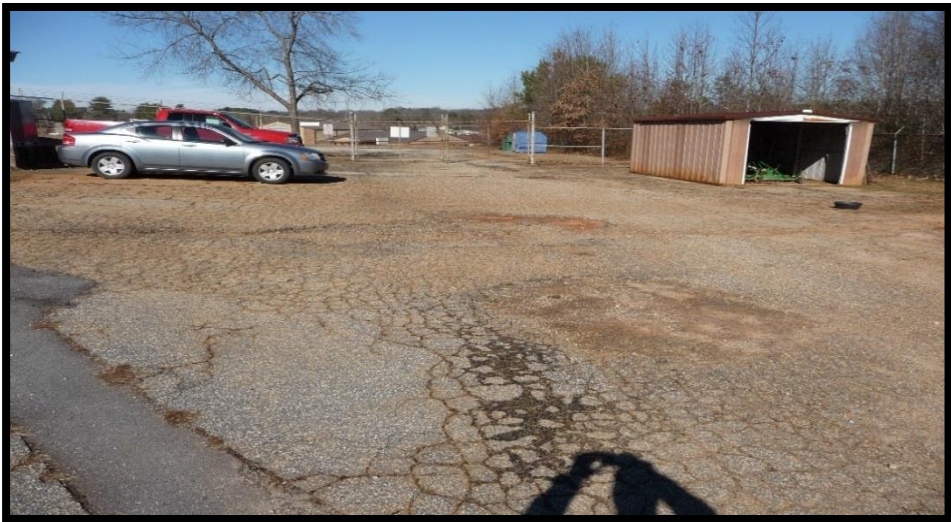
Top Left: Brick wall separating masonry repair

Top Right: Failing asphalt

Bottom Left: Latrine renovation

Estimate: \$1.025 million for low window replacement, exterior door replacement, electrical upgrades, latrine renovations, paving, HVAC, masonry repair

EASLEY – CONDITION: **FAIR**



Top Left: Non-energy efficient windows

Top Right: Water damage roof leaks

Bottom Left: Asphalt at point of failure

Estimate: \$1.775 million for window & door replacement, HVAC upgrade, latrine renovation, complete roof sections, site work

EASTOVER – CONDITION: **FAIR**



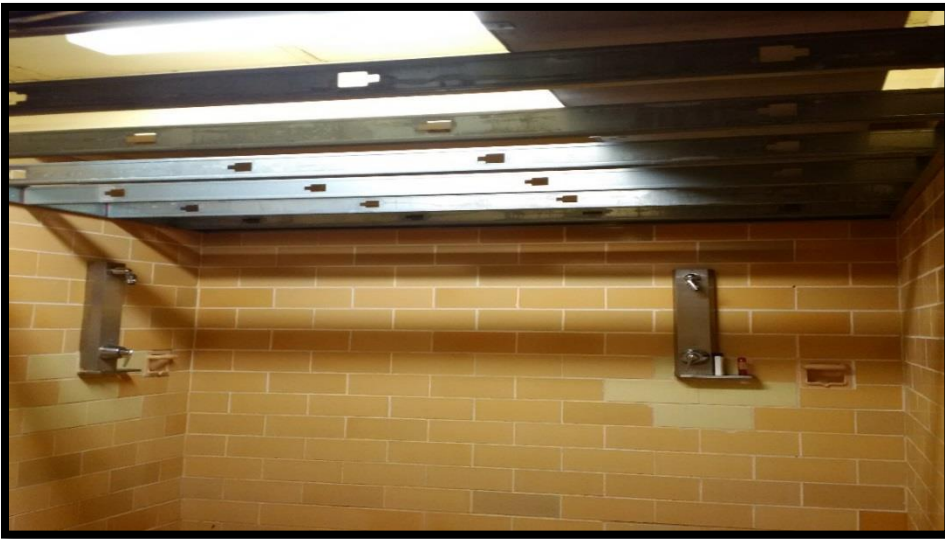
Top Left: Water infiltration roof leak

Top Right: Roof replacement needed

Bottom Left: Latrine renovations

Estimate: \$1.175 million for complete roof replacement, window & door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work

EDGEFIELD – CONDITION: **FAIR**



Top Left: Roof replacement needed
Top Right: Roof replacement needed
Bottom Left: Latrine renovations

Estimate: \$500k to replace two roof sections/latrine renovations

FORT MILL – CONDITION: **FAIR**



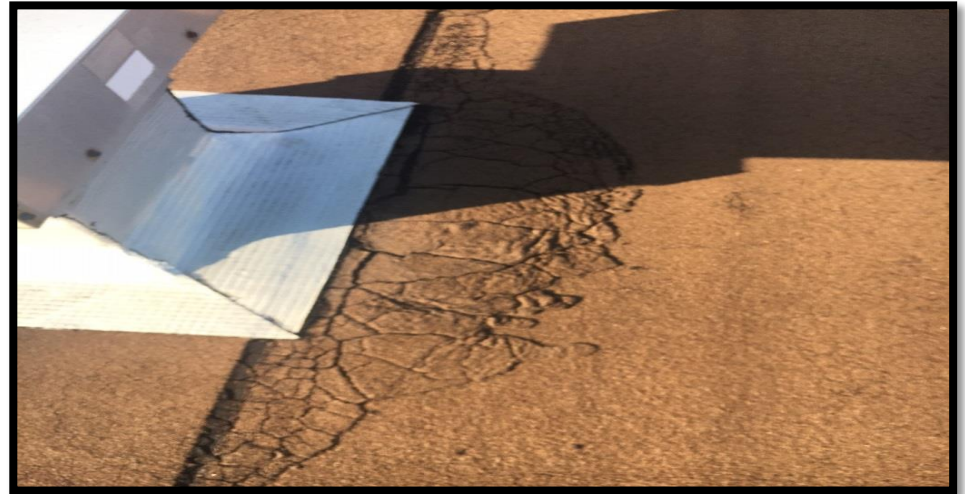
Top Left: Water damage leaking roof

Top Right: Asphalt pavement failing

Bottom Left: Latrine renovation

Estimate: \$1.100 million to replace two roof sections, latrine renovations, HVAC upgrades, paving

GAFFNEY – CONDITION: **FAIR**



Top Left: Roof section beginning to fail

Top Right: Roof section failing

Bottom Left: Asphalt rutted and failing

Estimate: \$700k Replace two roof sections,
paving

GEORGETOWN – CONDITION: **FAIR**



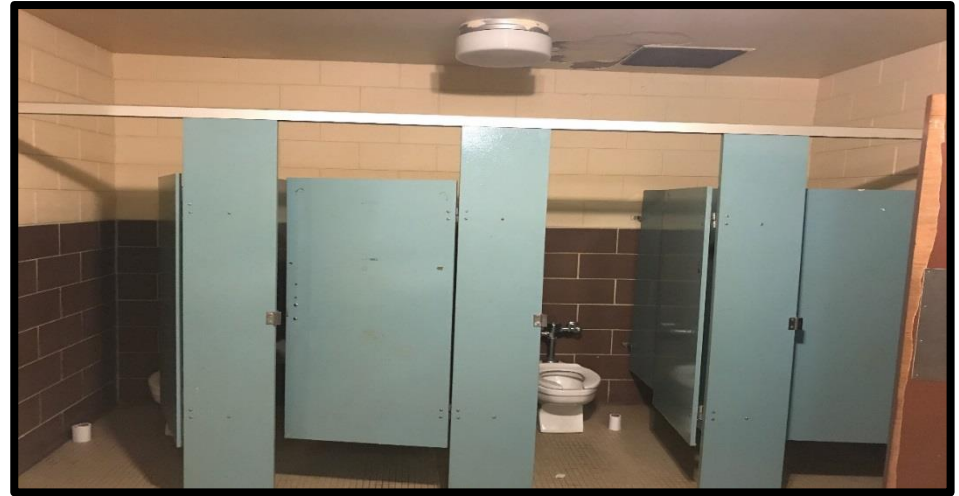
Top Left: Water damage in kitchen area

Top Right: Roof failure in drill hall

Bottom Left: Asphalt failure

Estimate: \$900k to replace two roof sections, paving, latrine renovations

GRANITEVILLE – CONDITION: **FAIR**



Top Left: HVAC and window replacement

Top Right:

Bottom Left: Asphalt failing

Estimate: \$1.175 million for window & door replacement, HVAC upgrade, latrine renovations, complete roof sections, site work

GREER – CONDITION: **FAIR**



Top Left: Latrine renovations

Top Right: Sidewalk concrete failure

Bottom Left: Electrical upgrade

Estimate: \$1.450 million for HVAC upgrades, latrine renovations, electrical upgrades, site work

HARTSVILLE – CONDITION: **FAIR**



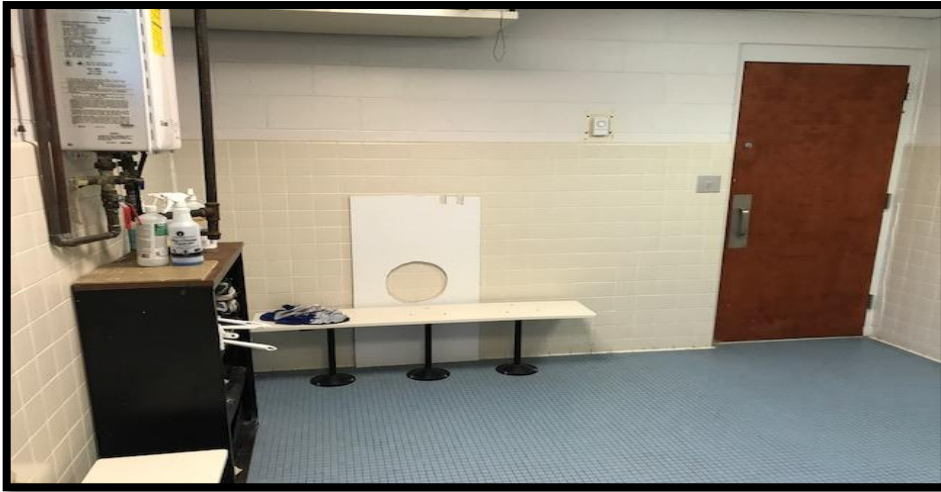
Top Left: Soffit and Fascia water damage

Top Right: Interior window water damage

Bottom Left: Asphalt driveway failing

Estimate: \$1.9 million for complete roof replacement, upper window replacement, door replacement, HVAC upgrades, latrine renovations, electrical upgrades, site work

KINGSTREE – CONDITION: **FAIR**



Top Left: Female latrine renovation

Top Right: Male latrine renovation

Bottom Left: Asphalt failing in parking areas

Estimate: \$600k latrine renovations, paving

MANNING – CONDITION: **FAIR**



Top Left: Asphalt needs resurfacing with lines
Top Right: Drainage issue
Bottom Left: Entire facility has outside mildew stains

Estimate: \$600k site work

MARION – CONDITION: **FAIR**



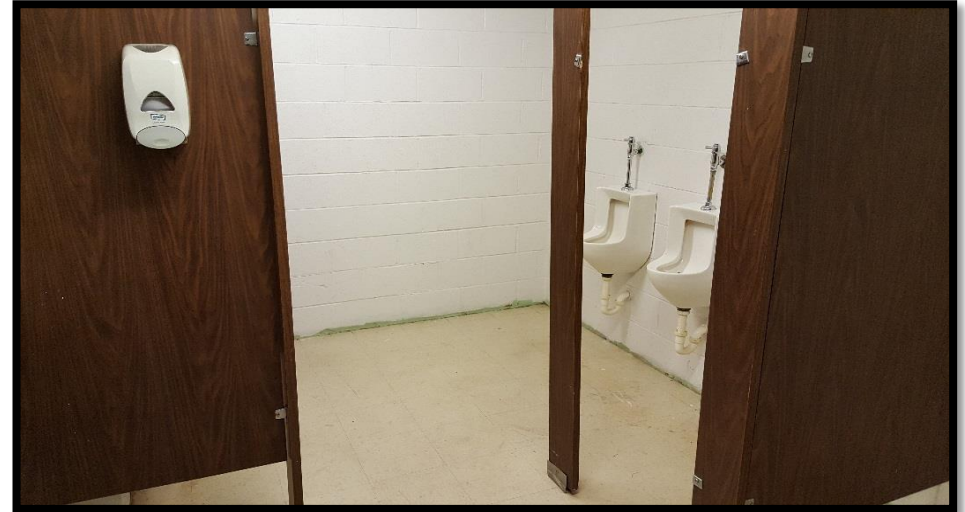
Top Left: Latrine renovation

Top Right: Latrine renovation

Bottom Left: Asphalt failing

Estimate: \$600k for latrine renovations, paving

MONCK'S CORNER – CONDITION: **FAIR**



Top Left: Pavement beginning to fail

Top Right: Latrine renovations needed

Bottom Left: Latrine renovations needed

Estimate: \$600k for latrine renovations, paving

MOUNT PLEASANT – CONDITION: **FAIR**



Top Left: Paving for motor pool

Top Right: Latrine renovation

Bottom Left: Latrine renovation

Estimate: \$600k latrine renovations, paving

MYRTLE BEACH – CONDITION: **FAIR**



Top Left: Roof section holding water

Top Right: Roof section covered in moss

Bottom Left: Original electrical service upgrade

Estimate: \$1.75 million for complete roof replacement, HVAC & electrical upgrades, latrine renovations, site work

NEWBERRY— CONDITION: **FAIR**



Top Left: Water damage ceiling drill hall floor
Top Right: Asphalt failing significantly
Bottom Left: Female latrine renovation

Estimate: \$1.375 million for complete roof replacement, window & door replacement, paving, latrine renovations

ORANGEBURG— CONDITION: **FAIR**



Top Left: Organizational parking area site work
Top Right: Male latrine renovation
Bottom Left: Female latrine renovation

Estimate: \$800k for site work and latrine renovations

ROCK HILL– CONDITION: **FAIR**



Top Left: Upper window replacement

Top Right: HVAC upgrade

Bottom Left: Paving

Estimate: \$550k for upper window replacement, HVAC upgrade and paving

SALUDA— CONDITION: **FAIR**



Top Left: Upper window replacement

Top Right: Original interior door replacement

Bottom Left: Tile floor complete failure

Estimate: \$975k to replace two roof sections, exterior and interior doors, upper window replacement, paving, tile flooring repair

SPARTANBURG— CONDITION: **FAIR**



Top Left: Water damage to ceiling tiles
Top Right: Carpet stained due to roof leaks
Bottom Left: Roof line needs sealing

Estimate: \$200k Roof sealing

SUMTER— CONDITION: **FAIR**



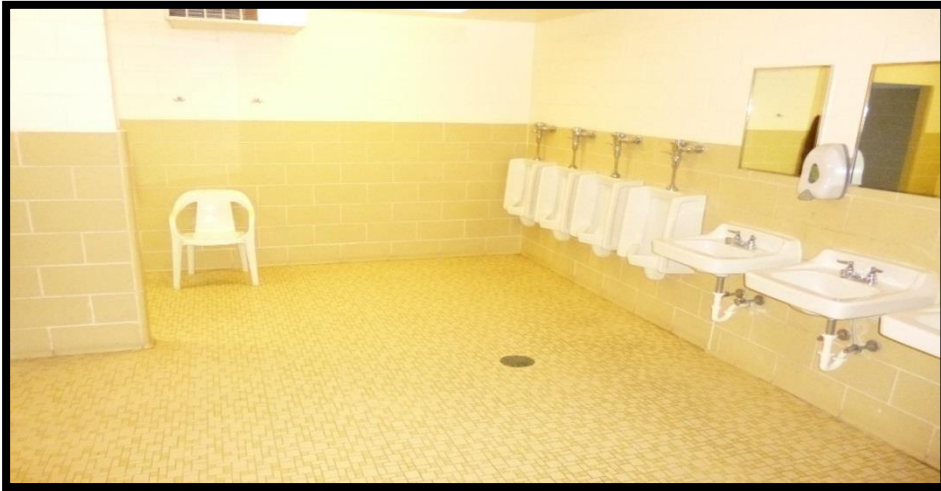
Top Left: Roof section failing

Top Right: Electrical upgrades

Bottom Left: Asphalt failing

Estimate: \$1.450 million to replace two roof sections, latrine renovations, HVAC upgrades, paving, window replacement, electrical upgrades, latrine renovations

UNION– CONDITION: **FAIR**



Top Left: Latrine renovations needed

Top Right: Window replacement needed

Bottom Left: HVAC upgrades needed

Estimate: \$1.525 million for exterior and interior door replacement, HVAC upgrades, paving, window replacement, electrical upgrades, latrine renovations

VARNVILLE– CONDITION: **FAIR**



Top Left: Asphalt failure front parking area
Top Right: Asphalt failure rear parking area
Bottom Left: Latrine renovations

Estimate: \$600k for latrine renovations, paving

WALTERBORO— CONDITION: **FAIR**



Top Left: Latrine renovation

Top Right: Latrine renovation

Bottom Left: Sidewalk failing

Estimate: \$600k for latrine renovations, paving

WEST COLUMBIA— CONDITION: **FAIR**



Top Left: Roof line requires sealing

Top Right: Roof line requires sealing

Bottom Left: Asphalt failing, site work

Estimate: \$600k for roof sealing, site work