

REPORT FOR  
SOUTH CAROLINA STATE HOSPITAL  
COLUMBIA, S. C.

APRIL 12, 1949



THE MCPHERSON COMPANY  
ENGINEERS - ARCHITECTS  
GREENVILLE, SOUTH CAROLINA

Report for  
South Carolina State Hospital  
April 21, 1949

SCOPE OF THE WORK

This report embraces the results of our survey of the physical condition of the main building facilities at both the Columbia and State Park locations of the South Carolina State Hospital. This survey was made from February 28 to March 25, 1949.

The purpose of the report was to show:

- (a) Estimated value of new buildings of same size and type  
(Cost of replacement of existing buildings at today's prices)
- (b) Estimated depreciated value of buildings.
- (c) Repairs necessary to restore properties to first class condition, with estimated cost of repairs, and estimated value of buildings after repairs are made.
- (d) Schedule of priorities in making repairs.
- (e) Necessary changes or additional facilities needed, with estimated costs.

The following items were not included in the survey:

- (a) Steam Supply and Boiler Plant
- (b) Residences and temporary or small buildings
- (c) Land
- (d) Farms and farm buildings (including dairies)
- (e) Water supply lines
- (f) Sewer lines
- (g) Laundry Equipment

- (h) Miscellaneous Hospital and Refrigeration Equipment
- (i) The Canteen. This is a new project, cost approximately \$13,000.00.

Because of the wide differences between types of buildings and other characteristics, this report will be divided into separate sections for the Columbia unit and for the State Park Unit.

No attempt was made to investigate operational methods except where these were specifically concerned with obvious physical building features.

In suggesting the necessary changes or additional facilities needed, it was early apparent that the Columbia unit presented a problem which could be radically affected by plans for future operation of the unit. An examination of the Plot Plan in the light of the following facts will reveal the growth of the institution and how its present operation was affected thereby:

- (1) The institution began about 1821 -2 in the Mills Building located on the corner of Bull and Calhoun Streets. While demands were small, this building could serve them.
- (2) When the demands outgrew this building, there was no room to expand based on that location, so a new site was chosen to the Northeast for the Administration Building, with Male Wards to the South and Female Wards to the North and kitchen and other services to the East. This was good planning except that no room was left for much further expansion to the South. No doubt, at the time of this construction, no

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Bakery: This is a small (4300 square feet) single story brick building, with concrete floors. The exterior brick work needs repointing. Wood cornice, and the gutters and downspouts require repair. Concrete floors are rough so that it is not possible to keep them clean. Termites have damaged the door and frame. Brick lintel requires repair.

This facility should be renovated so that it can be kept clean. Estimated cost of repairs and additions \$3,500. It is recommended that consideration be given to combining this facility with the main kitchen when that facility is renovated. This would provide supervision and joint use of storage facilities.

Nurses Quarters: These are located in the Mills Building, which was the original hospital building. A complete renovation was made in 1939. Since then the major depreciation has been the asphalt tile floors. Replacement of these floors, painting of exterior woodwork, and minor electrical repairs would make this building satisfactory for several years.

The removal of all items except furnishings from unused portions would improve appearance and reduce fire hazard. The use of unsafe electric equipment and extension cords, as found in this building should be prohibited.

Dining Rooms: These are located adjacent to the kitchen which is at the east end of the Administration Building. The male dining room is to the south of the kitchen, and the female dining room is to the north of the kitchen.

Essentially, these buildings are similar having brick walls, concrete floors and the roof being trussed so as to provide clear floor space, and

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Building: Mills

Use: Nurses' Quarters

I Characteristics:-

1. Size: 49,100 square feet, basement and 3 floors Built: 1822 Renovated 1939
2. Walls, Exterior: 16 $\frac{1}{2}$ " brick, L B
3. Framing, Floors: 3" x 12" @ 18"
4. Floors, Basement: Concrete w/asphalt tile  
Other: Asphalt tile on wood or concrete  
Bath Rooms: Ceramic tile, good  
Note: All asphalt tile going bad.
5. Doors: Wood
6. Trim: Wood, generally good Base: Wood, fair
7. Finish: Walls: Plaster, good except in Bathrooms  
Ceilings: Plaster, generally good
8. Windows, Frames: Wood, D.H.W.S., good Glazing: Plain  
Screens: Wood frames, need paint.
9. Roof, type: Flat seam Tin (40#) Flashing: 40# Tin
10. Roof Drainage: Pitch to Beehives Downspouts: C.I., good
11. Stairways: Stone, wood, iron w/concrete tread, good
12. Remarks: Building in fair condition considering renovation in 1939  
except for floors. Extensive replacement needed for  
asphalt tile floor covering.

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Building: Mills

II Plumbing:-

<u>Item</u>	<u>Type</u>	<u>Number</u>	<u>Condition</u>
1. Water Closets	Hand Opr. Comb, China	39	Good
2. Lavatories	Iron-Enamel	41	Good
3. Drinking fountain	Electric cooler	6	Good
4. Bathtubs	Built-in Iron-Enamel	37	Good
5. Sinks	Slop, China w/ metal lip guard	7	Good
	Kitchen, Iron-Enamel	1	Good
	2 Comp.; Deep, G. I.	4	Good
6. Floor Drains	2" Signet	2	Good

III Electrical:-

<u>Item</u>	<u>Estimated Cost</u>
Provide sub feeder and panel for Nurses Class Room Area - Repair Wiring	\$260
Install Lights in Cold Storage	135
Provide overload protection on refrigeration motors	60
Repairs to Dishwashing machine	70
Replace dangerous light and power fixtures in kitchen	80
Remove radio aerials from lighting rods	2
Replace all plug fuse according to wire size	18
(See that oversized fuse are not permitted to cause overload on wiring)	35
Correct undersized wire at main switches	<u>400</u>
Exit lights or night lights and signs	\$1060