

Board Five-Year Master Facilities Planning Workshop

Dr. Akil E. Ross, Sr.
Superintendent
School District Five of Lexington and
Richland Counties

February 13, 2023





Administrative Agenda



5 Year Facilities Plan

- (1) Determine Minimum Conditions
- (2) Grade Structure
- (3) Purpose - Academic Programs
- (4) Utilization Rate
- (5) Facilities Financing Plan

- 8% Capital Bond Resolution
- Website and App Update
- Irmo High Construction & Chapin High Stadium
 - Timeline
 - Financing

- Internal Auditor
- General Fund Budget
- YouthZone
- Salary Study
- Social Emotional Learning (SEL)
District Wide Program
- 30-Minute Teacher Planning
- District Wide Grading Practice



The Horizon and the Road Ahead for School District Five

Growth Opportunities for District 5

Create a five-year master facilities plan that provides equity and access for all students in our district.

SECTION 59-19-90. General powers and duties of school trustees.

The board of trustees shall also: (1) Provide schoolhouses. Provide suitable schoolhouses in its district and make them comfortable, paying due regard to any schoolhouse already built or site procured, as well as to all other circumstances proper to be considered so as best to promote the educational interest of the districts.

Goal:

To create a prioritized list of capital projects for School District Five of Lexington and Richland Counties. These capital projects will be funded and completed within five (5) years after the plan is approved by the Board of Trustees.



Facilities Need Assessment

Key Questions



- **Define Minimum Conditions**
 - What is the minimum condition we expect for all facilities?
- **Grade Structure**
 - How will District Five be organized?
 - What is the rezoning/redistricting plan for the schools?
 - What is the enrollment analysis and projection for each school?
- **Purpose - Academic Programs**
 - What are the priorities of the instructional program for each school?
- **Utilization Rate (# of students/core capacity)**
 - What is the desired enrollment of District Five elementary, middle and high schools?
 - What is the desired utilization rate for each level of the grade structure?



Key Definitions



Condition of Building - Excellent, Good, Fair, and Poor - 2019 District-Wide Facilities Need Assessment M.B. Kahn Construction Company.

Core Capacity - Includes the use of areas such as media centers, cafeterias, multi-purpose areas, and PE/gymnasiums for student use. Often designed larger than intended to accommodate growth in enrollment. For example: A school may have a current enrollment of (800) students but is designed for an enrollment of (1200) students.

Program Capacity- includes the use of regular classroom space intended for instructional purposes. This does not include areas such as computer labs or special education areas, as these areas are not counted in the program capacity.

Average Daily Attendance - The attendance rate of the enrolled students over the course of a year.

Average Daily Membership - The number of funded students on campus multiplied by weighted pupil unit divided by the number of days (used for funding on 135th day report).

Enrollment/Headcount - The number of (funded or unfunded) students.

Report Dates - 10th, 45th*, 90th 135th*, 180th attendance reports.

The *45th determines any adjustments you make in the current year; the *135th determines the budget for next year

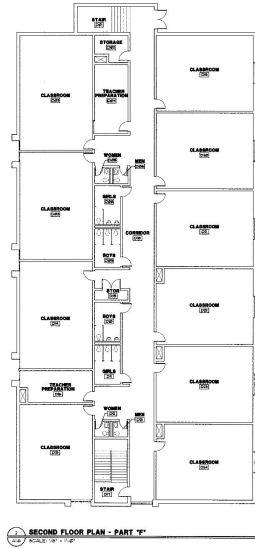
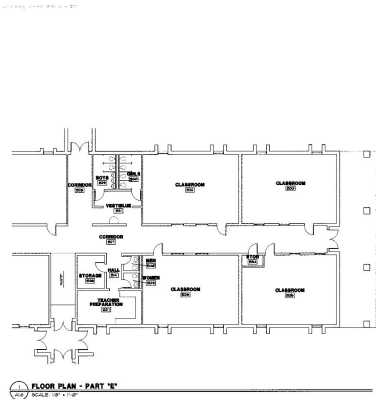



Key Definitions



Gross Square Footage - Total heating and cooling space in a school building.

DFES - 1953




The Clark Group, Inc.
1200 Peachtree Street, N.E.
Atlanta, GA 30309
404.525.1200
www.clarkgroup.com

EXISTING FLOOR PLAN
DUTCH FORK ELEMENTARY SCHOOL
COLUMBIA, SOUTH CAROLINA

FLOOR PLANS PARTS E & F
A1.6

PWES - 2021





Facilities Need Assessment

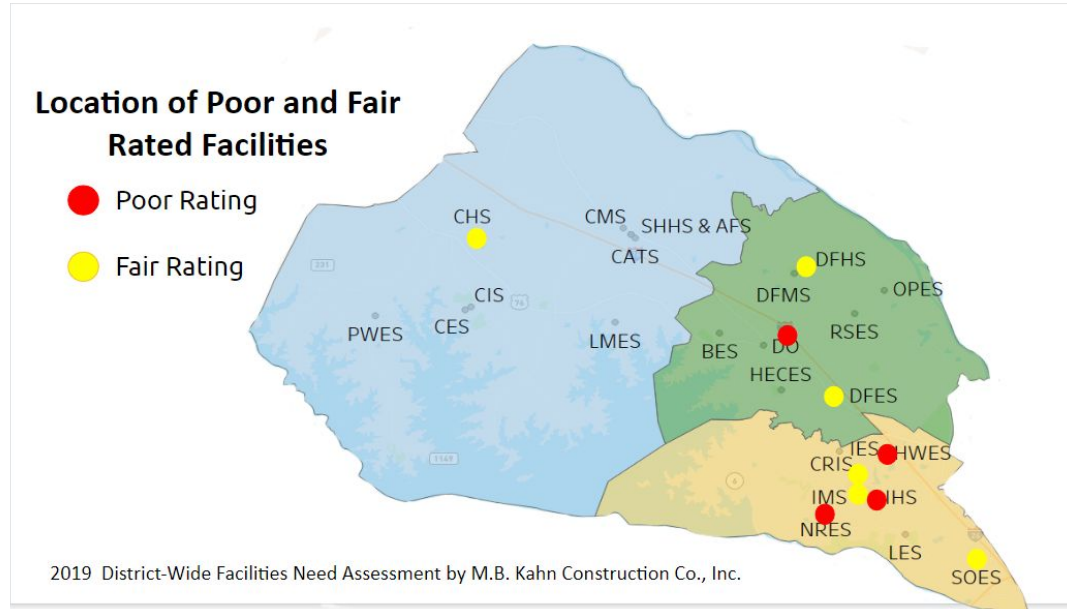
Define Minimum Conditions



2019 Facility Rating Chart

M.B. Kahn Construction Co., Inc.

Excellent	4
Good	10
Fair	6
Poor	4
Total	24





Facilities Need Assessment

Define Minimum Conditions



EXAMPLE: BALLENTINE ELEMENTARY SCHOOL

EXAMPLE: BALLENTINE ELEMENTARY SCHOOL		
BASIC DATA	Conditioned Area (SQUARE FOOTAGE)	
	Roof (SQUARE FOOTAGE)	
	Grades Served	
INFRASTRUCTURE		Rating
	Architecture	
	Site and Building Envelope	
	Structural	
	Mechanical	
	Electrical	
	Plumbing	
BUILDING CODE / SECURITY	Building / Fire Code Compliance	
	Passive and Active Security	



Facilities Need Assessment

Define Minimum Conditions



EXAMPLE: BALLENTINE ELEMENTARY SCHOOL - CONTINUED

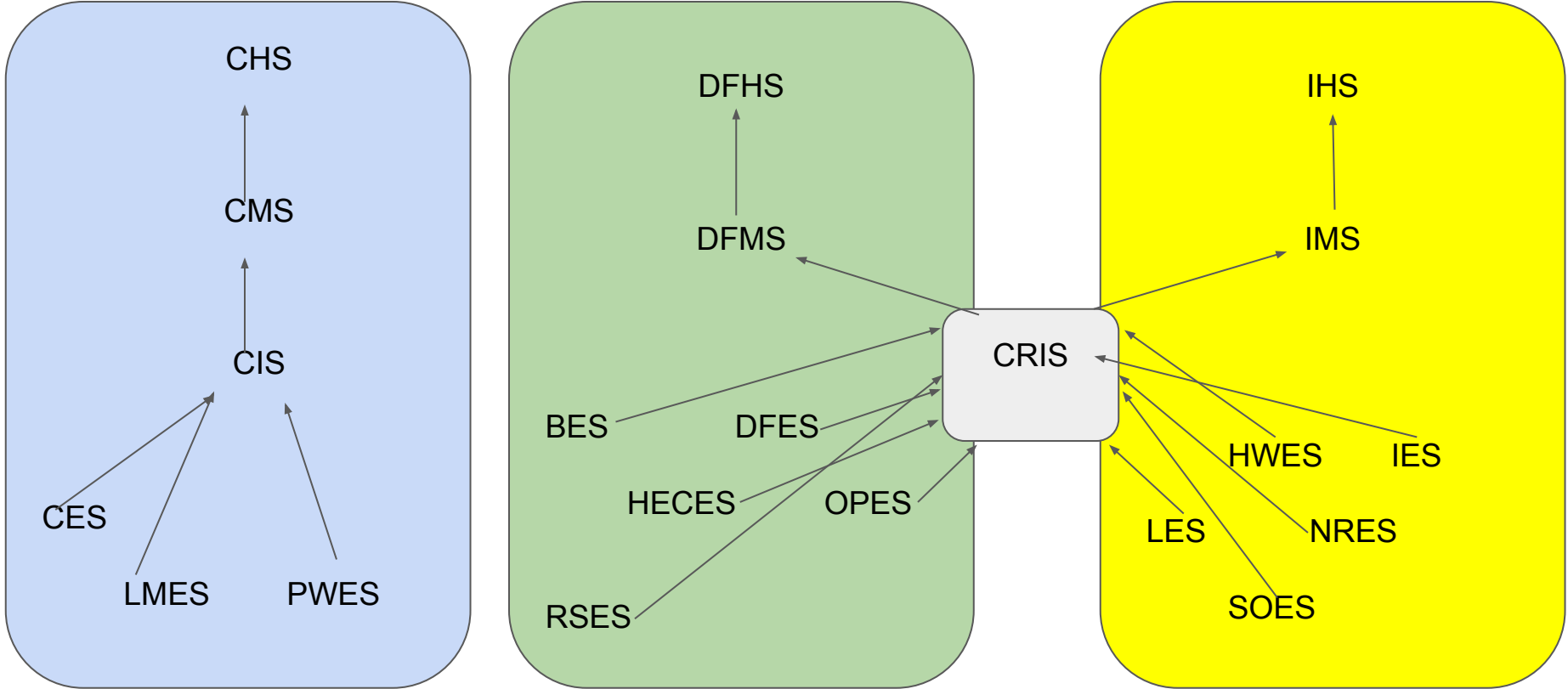
HEALTH & WELL-BEING	Material Life Expectancy	
	Environment Quality	
	Accessibility	
	Acoustics / Lighting	
COMBINED SCORES	Overall Grade	

Facilities Need Assessment - Current Grade Structure

District-Wide Programs

SHHS
Academy for Success
The Center for Advanced Technical Studies

Adult Education
Flexible Innovative Virtual Education (FIVE)





Facilities Need Assessment

Proposed Grade Structure



Level	Instructional Program
District-Wide	Academy for Success, Adult Education, Center for Advanced Technical Studies, Flexible Innovative Virtual Education (F.I.V.E)
High	9th - 12th Grades
Middle	6th - 8th Grades
Elementary	K - 5th Grades
Early Childhood	3K and 4K Programs



2018 TO PRESENT ZONING PLAN

- January 2018: **Phase I** - *Enrollment Freeze* begins (LMES);
- January 2019: **Phase II** - *Enrollment Freeze* begins (CES);
- October 2019: Board approval of Professional Services Contract (Milone & Macbroom, Inc.);
- December 2020: Board approval of Professional Services Contract **Amendment** (Milone & Macbroom, Inc.);
- January 2021: Board approval to implement Scenario 5 to include Old Lexington Hwy to be zoned for Chapin Elementary School;
- March 2021: Presentation of Redistricting Exemptions and approval for Piney Woods Elementary School to become School of Choice.

2022-23 Enrollment for October 20, 2022

ALL STUDENTS

Day 45 - Final

School	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Ballentine Elementary School	6	72	63	109	106	91	80								527
Chapin Elementary School	90	115	144	146	141	162									798
Chapin High School											431	421	420	343	1615
Chapin Intermediate School							415	498							913
Chapin Middle School								4	495	492					991
CrossRoads Intermediate School								698							698
Dutch Fork Elementary School	36	60	77	84	68	72	79								476
Dutch Fork High School											504	478	369	375	1726
Dutch Fork Middle School								4	449	468					921
H E Corley Elementary School	104	76	78	76	86	80	58								558
Harbison West Elementary School	89	67	65	75	85	75	94								550
Irmo Elementary School	23	68	80	100	94	83	96								544
Irmo High School											409	366	269	263	1307
Irmo Middle School								135	448	428					1011
Lake Murray Elementary School	7	152	146	158	166	187									816
Leaphart Elementary School	22	75	73	76	86	78	84								494
Nursery Road Elementary School	39	58	73	75	66	67	73								451
Oak Pointe Elementary School	20	74	69	98	82	75	102								520
Piney Woods Elementary School	2	90	106	95	100	110									503
River Springs Elementary School	21	64	59	64	78	82	103								471
Seven Oaks Elementary School	43	81	79	77	84	81	78								523
Spring Hill High School											282	290	260	257	1089
Grand Total	502	1052	1112	1233	1242	1243	1262	1339	1392	1388	1626	1555	1318	1238	17502

All students registered in PowerSchool on Day 45 are included in this report regardless of funding status.

Data pulled from PowerSchool at 4:00 PM on 10/27/2022

2022-23 Enrollment for January 12, 2023

ALL STUDENTS

Day 90 - Final














School	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Ballentine Elementary School	7	73	65	109	107	92	78								531
Chapin Elementary School	101	117	144	148	143	168									821
Chapin High School											433	419	410	350	1612
Chapin Intermediate School							416	504							920
Chapin Middle School								4	496	499					999
CrossRoads Intermediate School								699							699
Dutch Fork Elementary School	38	62	77	85	67	71	79								479
Dutch Fork High School											496	478	366	376	1716
Dutch Fork Middle School								4	447	473					924
H E Corley Elementary School	112	72	79	79	86	82	59								569
Harbison West Elementary School	93	65	63	77	88	76	95								557
Irmo Elementary School	23	71	79	102	97	84	97								553
Irmo High School											399	357	267	257	1280
Irmo Middle School								135	443	421					999
Lake Murray Elementary School	7	156	147	163	168	189									830
Leaphart Elementary School	23	72	74	77	86	83	82								497
Nursery Road Elementary School	40	61	72	75	66	69	72								455
Oak Pointe Elementary School	19	72	67	96	83	76	100								513
Piney Woods Elementary School	2	90	107	96	100	112									507
River Springs Elementary School	22	65	59	64	78	81	101								470
Seven Oaks Elementary School	41	76	72	77	79	76	79								500
Spring Hill High School											277	288	255	254	1074
Grand Total	528	1052	1105	1248	1248	1259	1258	1346	1386	1393	1605	1542	1298	1237	17505

All students registered in PowerSchool on Day 90 are included in this report regardless of funding status.

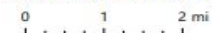
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Adopted Plan K-4 Boundaries

Adopted Plan K-4 Boundaries

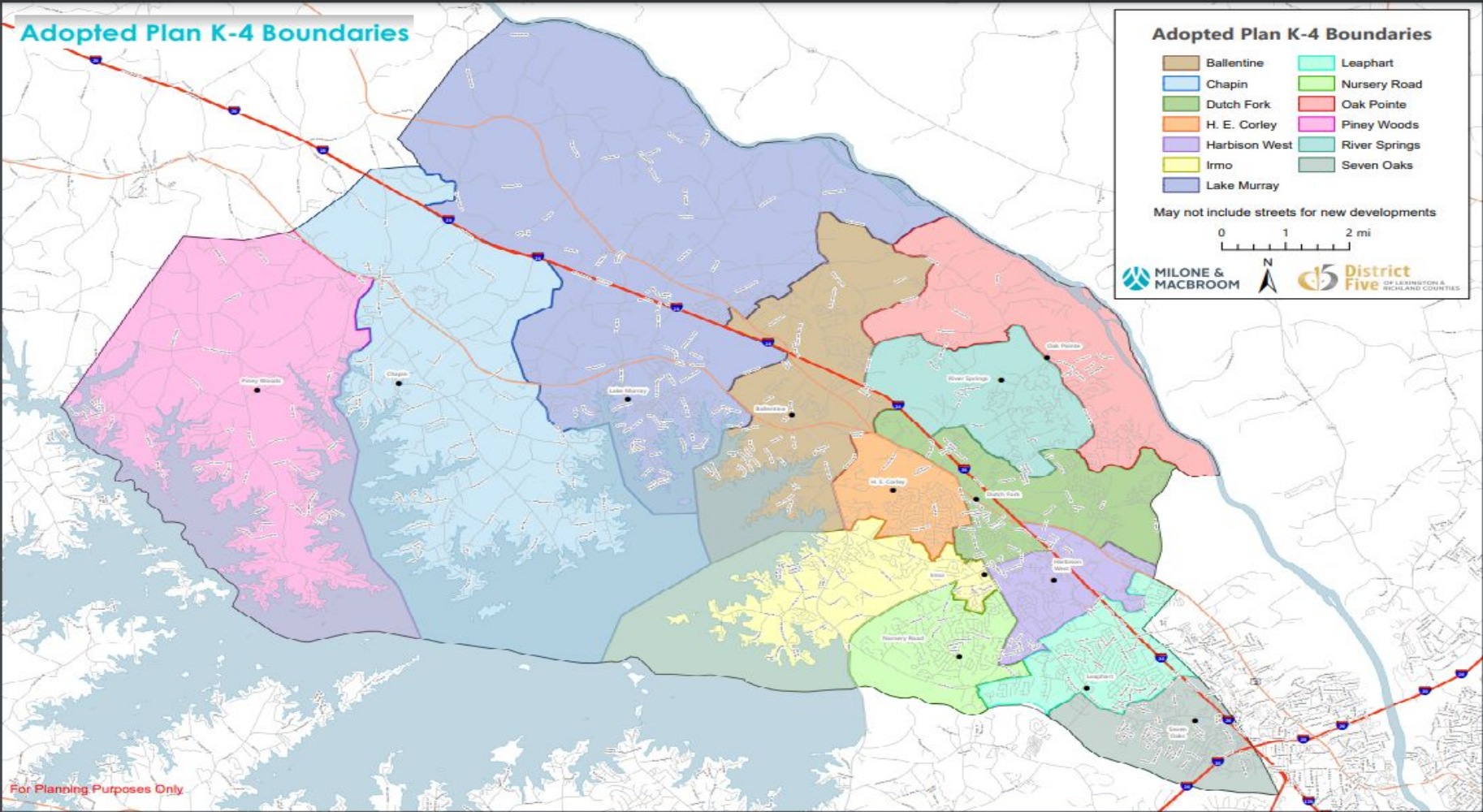
- | | |
|---|---|
|  Ballentine |  Leaphart |
|  Chapin |  Nursery Road |
|  Dutch Fork |  Oak Pointe |
|  H. E. Corley |  Piney Woods |
|  Harbison West |  River Springs |
|  Irmo |  Seven Oaks |
|  Lake Murray | |

May not include streets for new developments



 MILONE & MACBROOM   District Five
OF LEWISBURG & RICHLAND COUNTIES

For Planning Purposes Only





Proposed Grade Structure & Redistricting DRAFT #1



THIS IS A **DRAFT #1** EDUCATIONAL STRUCTURE FOR LEXRICH 5

District Wide Programs

Academic for Success

Adult Education

Center for Advanced Technical Studies

F.I.V.E

Grades 9th – 12th

Chapin High

Spring Hill High Magnet

Dutch Fork High

Irmo High

Grades 6th – 8th

Chapin Middle

Spring Hill Middle

Dutch Fork Middle

Crossroads Middle

Irmo Middle

Grades K- 5th

Piney Woods Elementary

Lake Murray Elementary

Oak Pointe Elem.

River Springs Elem.

Hardison West Elementary

Harbison West Elementary

Chapin Elementary

Ballentine Elementary

Dutch Fork Elementary

Leaphart Elementary

Nursery Road Elementary

HE Corley Elem.

Seven Oaks Elementary

Irmo Elementary

Grades 3K – 4K

Chapin Elementary

Dutch Fork Elementary

HE Corley Elementary

Harbison West Elementary

Irmo Elementary

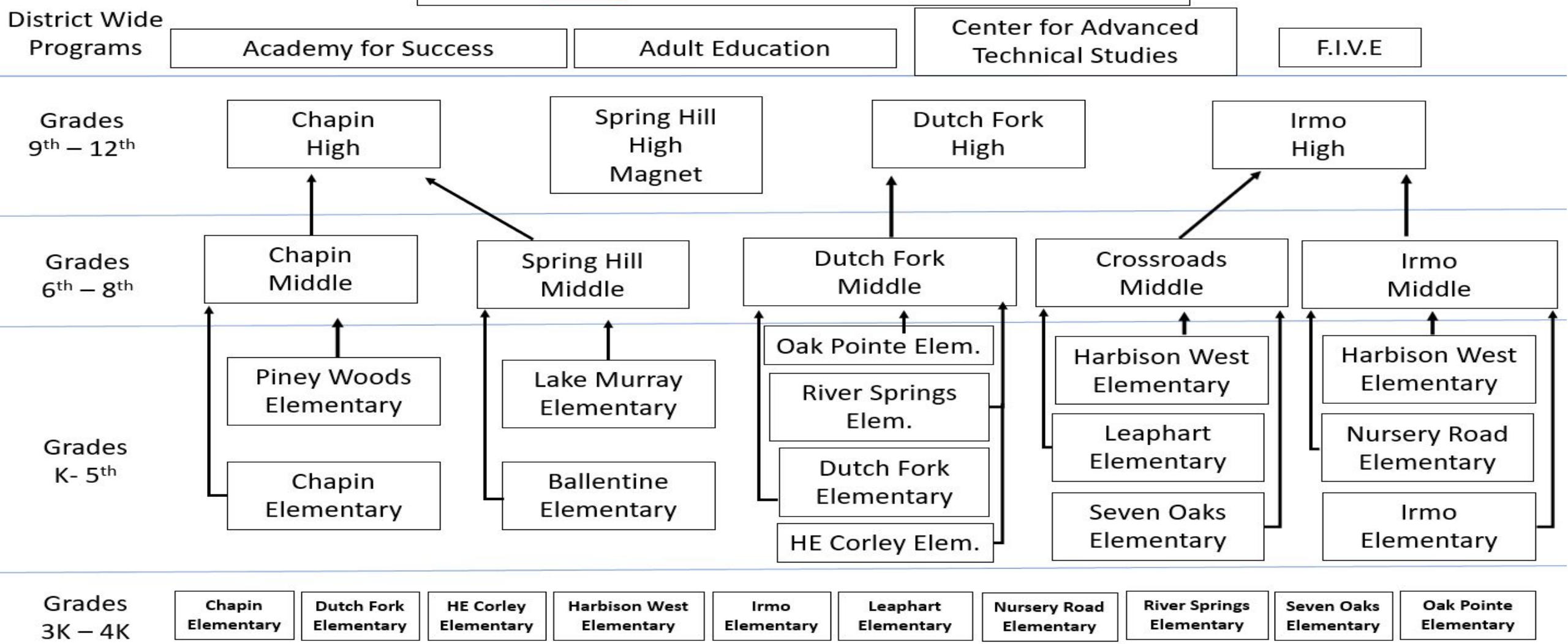
River Springs Elementary



Proposed Grade Structure & Redistricting DRAFT #2



THIS IS A **DRAFT #2** EDUCATIONAL STRUCTURE FOR LEXRICH 5



South Carolina Department of Education - Office of Finance
Membership Report 045 Day
FINAL
 Fiscal Year 2022 - 2023

District: 3205 - Lexington/Richland 5

District Summary - 999

Base Category	PK	-01	K	01	02	03	04	05	06	07	08	09	10	11	12	Total Days	ADM
Kindergarten	0	0	41,224	0	0	0	0	0	0	0	0	0	0	0	0	41,224	916.09
Primary	0	0	0	41,562	44,421	45,470	0	0	0	0	0	0	0	0	0	131,453	2,921.18
Elementary	0	0	0	0	0	0	45,319	46,695	52,417	53,734	53,565	0	0	0	0	251,730	5,594.00
High School	0	0	0	0	0	0	0	0	0	0	0	17,960	16,766	14,828	18,653	68,207	1,515.71
Educable Mentally Handicapped	0	0	0	45	0	0	0	45	0	0	45	0	45	45	360	585	13.00
Learning Disabled	0	0	2,381	2,378	2,366	2,567	2,931	2,873	2,936	4,312	5,436	4,673	4,697	3,502	3,184	44,236	983.02
Trainable Mentally Handicapped	0	0	0	45	0	0	45	90	0	0	90	45	180	45	137	677	15.04
Emotionally Handicapped	0	0	0	45	0	45	0	135	90	90	90	482	247	133	35	1,392	30.93
Orthopedically Handicapped	0	0	0	45	0	45	0	45	0	90	0	180	90	90	45	630	14.00
Visually Handicapped	0	0	45	90	37	45	135	135	45	45	45	90	45	45	45	847	18.82
Autism	0	0	666	759	1,142	1,007	831	1,035	765	855	1,146	1,047	1,260	809	1,549	12,871	286.02
Hearing Handicapped	41	0	0	90	180	135	270	45	90	275	173	135	45	0	90	1,569	34.87
Speech Handicapped	0	0	2,909	4,460	7,144	6,167	6,034	5,273	3,745	2,719	1,444	1,376	998	585	639	43,493	966.51
Homebound	0	0	0	0	0	0	0	27	44	10	10	0	5	5	6	107	2.38
Vocational	0	0	0	0	0	0	0	0	0	0	0	46,649	45,740	39,268	30,836	162,493	3,610.96

Total Days	41	0	47,225	49,519	55,290	55,481	55,565	56,398	60,132	62,130	62,044	72,637	70,118	59,355	55,579	761,514	
ADM	0.91	0.00	1,049.44	1,100.42	1,228.67	1,232.91	1,234.78	1,253.29	1,336.27	1,380.67	1,378.76	1,614.16	1,558.18	1,319.00	1,235.09		16,922.53

Add-On Category	PK	-01	K	01	02	03	04	05	06	07	08	09	10	11	12	Total	
High Achieving Students	0	0	0	0	0	8,685	8,050	12,948	16,716	15,434	17,358	23,078	25,200	27,221	27,306	181,996	4,044.36
Academic Assistance	0	0	0	0	0	164	26,303	30,225	33,841	38,523	38,352	42,754	11,815	4,580	866	227,423	5,053.84
Limited English Proficiency	0	0	1,339	1,158	1,805	1,974	1,420	2,166	1,607	1,717	1,121	2,657	1,903	1,482	1,331	21,680	481.78
Pupils in Poverty	0	0	22,550	23,490	26,756	27,549	25,334	26,546	27,689	29,277	30,238	33,590	30,274	22,006	20,268	345,567	7,679.27
Dual Enrollment	0	0	0	0	0	0	0	0	0	0	0	0	45	405	4,696	5,146	114.36

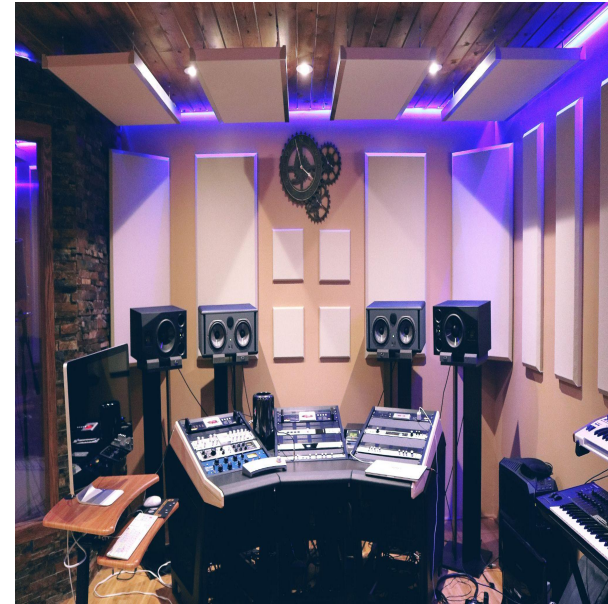
Total Days	0	0	23,889	24,648	28,561	38,372	61,107	71,885	79,853	84,951	87,069	102,079	69,237	55,694	54,467	781,812	
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5 Year Instructional Priority



- **Purpose - Academic Programs**
 - What are the instructional programs priorities for each school?



School Occupancy Threshold

Target = 80% Learning to Know (Lecture) & 20% Learning to Do (Lab)

80%
School
Occupancy
Rate

LECTURE	LECTURE	LECTURE	LECTURE	LAB	Boys Restroom
LECTURE	LECTURE	LECTURE	LECTURE	LAB	Girls Restroom

100%
School
Occupancy
Rate

LECTURE	LECTURE	LECTURE	LECTURE	LECTURE	Boys Restroom
LECTURE	LECTURE	LECTURE	LECTURE	LECTURE	Girls Restroom

School Occupancy Threshold

Target = 80% Learning to Know (Lecture) & 20% Learning to Do (Lab)

90%
School
Occupancy
Rate

LECTURE	LECTURE	LECTURE	LECTURE	LAB	Boys Restroom
LECTURE	LECTURE	LECTURE	LECTURE	LAB LECTURE	Girls Restroom

School Occupancy Rate Clarification -

It is misleading to divide the total number of students by number of classrooms to determine school occupancy. Not all students are the same. Students receive state “weights” based on documented and federally protected needs.

For example, one lecture classroom could hold no more than 12 ED Students or 18 Title I Kindergarten students based on the services the school is obligated to provide. This would result in a loss of lab without increasing student enrollment.



Desired Enrollment & Utilization Rate



Level	Instructional Program	Desired Student Enrollment	Desired Utilization Rate
District-Wide	Academy for Success, Adult Education, Center for Advanced Technical Studies, Flexible Innovative Virtual Education (F.I.V.E)	?	
High	9th - 12th Grades	?	80-85%
Middle	6th - 8th Grades	?	80-85%
Elementary	K - 5th Grades	?	80-85%
Early Childhood	3K and 4K Programs	?	



Create a Five-Year Master Facilities Plan that provides equity and access for all students in our district.



Guiding Principles for Developing the Five-Year Facility Master Plan

Community Analysis

+

Facilities Need Assessment

+

Enrollment Projections

+

Instructional Plan Review

=

Facilities Master Plan

Create a five-year master facilities plan that provides equity and access for all students in our district.

FALL 2022

**Solicitation for
Master Facilities
Plan**

Spring 2023

**\$15 million
Bond Resolution**

FALL 2023

Spring 2024

**August 15th
Bond Question
Due to Election
Commission**

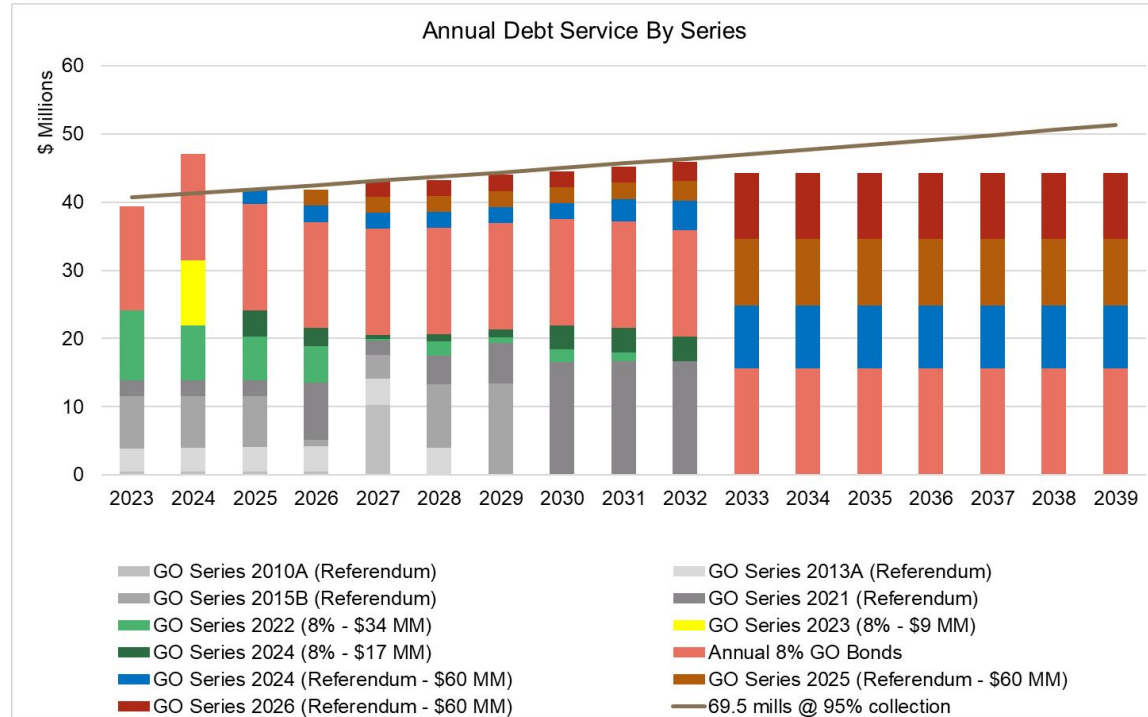
FALL 2024

Spring 2025

**CHS Exceeds
Building Capacity**

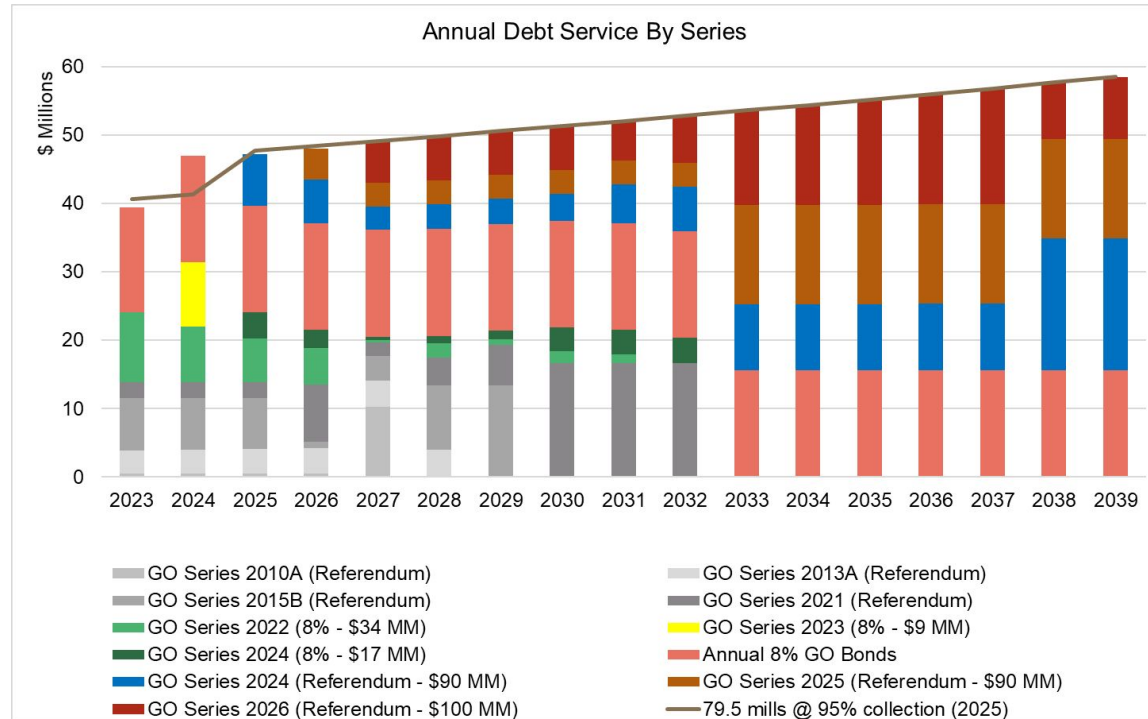
Fall 2023 Bond Referendum - No Tax Increase

- \$180,000,000 Referendum
 - Issued in 3 installments of \$60M each
- Debt Service millage stays at 69.5 mils



Fall 2023 Bond Referendum - 10 mil Increase

- \$280,000,000 Referendum
 - Issued in 2 installments of \$90M and 1 installment of \$100M
- Debt Service millage increases to 79.5 mils in 2025
 - \$150,000 assessed value = \$60 increase per year



Fall 2024 Bond Referendum - No Tax Increase

- \$194,000,000 Referendum
 - Issued in 2 installments of \$60M each and 1 installment of \$74M
- Debt Service millage stays at 69.5 mils

