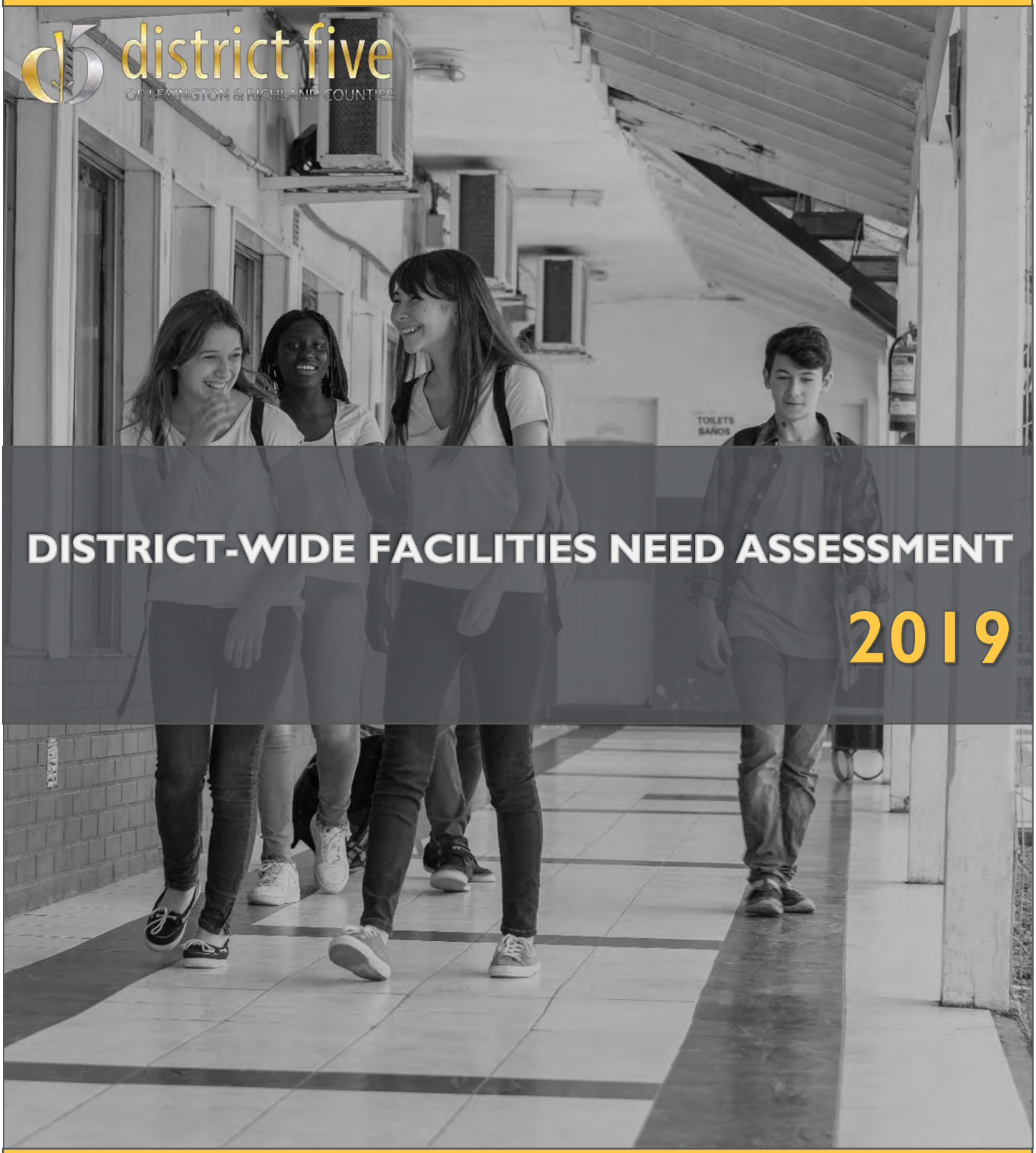


DISTRICT-WIDE FACILITIES NEED ASSESSMENT

2019

M. B. Kahn Construction Co., Inc.

101 Flintlake Road | Columbia, SC 29223 | 803.736.2950

M. B. Kahn Construction Co., Inc.
101 Flintlake Road | Columbia, SC 29223 | 803.736.2950

February 27, 2019

Dr. Christina S. Melton, Ed. D.,
School District Five of Lexington and Richland Counties
1020 Dutch Fork Road
Irmo, SC 29063

RE: District-Wide Facilities Need Assessment 2019

Dear Dr. Melton,

Our team would like to commend School District Five of Lexington and Richland Counties for your commitment to providing exceptional learning and working environments for your students, teachers, and staff. We were honored to partner with you and are pleased to submit this District-Wide Facilities Need Assessment 2019.

School District Five of Lexington and Richland Counties' leadership and staff have been great partners throughout this process. At every school without exception, the faculty and staff were extremely welcoming and helpful. Their insights into the inner workings of their schools and the District is critical to the success of this plan. For the countless emails, phone calls, meetings, and inspections, the M. B. Kahn staff wish to extend our greatest thanks and appreciation. We are grateful for the knowledge and patience the community extended us, and appreciate the opportunity to work together to provide healthy, safe, and productive spaces for all your District's students which enhance learning for the 21st Century.

Special appreciation is extended to the following:

BOARD OF TRUSTEES
Mr. Robert Gantt, Chairman
Ms. Beth Hutchison, Vice-Chair
Mr. Michael Cates, Secretary
Mrs. Nikki Gardner
Mrs. Jan Hammond
Mr. Ken Loveless
Mr. Ed White

SUPERINTENDENT
Dr. Christina Melton, Ed. D.

DISTRICT STAFF
Mr. Len Richardson, CFO
Mr. Scott Carlin
School Principals and Staff

We look forward to continuing to work with you and your District as you prepare a roadmap to continue your success in educating students.

Sincerely,
M. B. KAHN CONSTRUCTION CO., INC.

Robert H. Brax
Director of Pre-Construction

KAHN

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1. FACILITIES NEED ASSESSMENT

District Overview

- District Profile
- On-Going Programs
- Capital Projects

Purpose of the Facilities Need Assessment

Conducting the Assessment

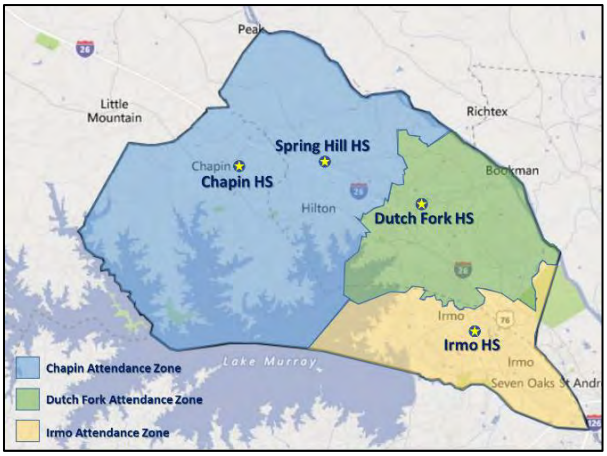
- Facility Tours and Meetings
- Analysis
- Cost Development

District Overview

DISTRICT PROFILE

School District Five of Lexington and Richland Counties, commonly referred to as District Five, is a unique school district in that it serves students in two counties in South Carolina. The school district was organized by action of consolidating several smaller school districts in 1951 (Lexington County Board of Education) and 1952 (Richland County Board of Education). The District encompasses about 196 square miles, of which approximately one-half is situated in each of the counties. Primarily a residential suburb located northwest of South Carolina's capital, Columbia, the school district is bordered by Lake Murray and the Saluda and Broad Rivers.[1]

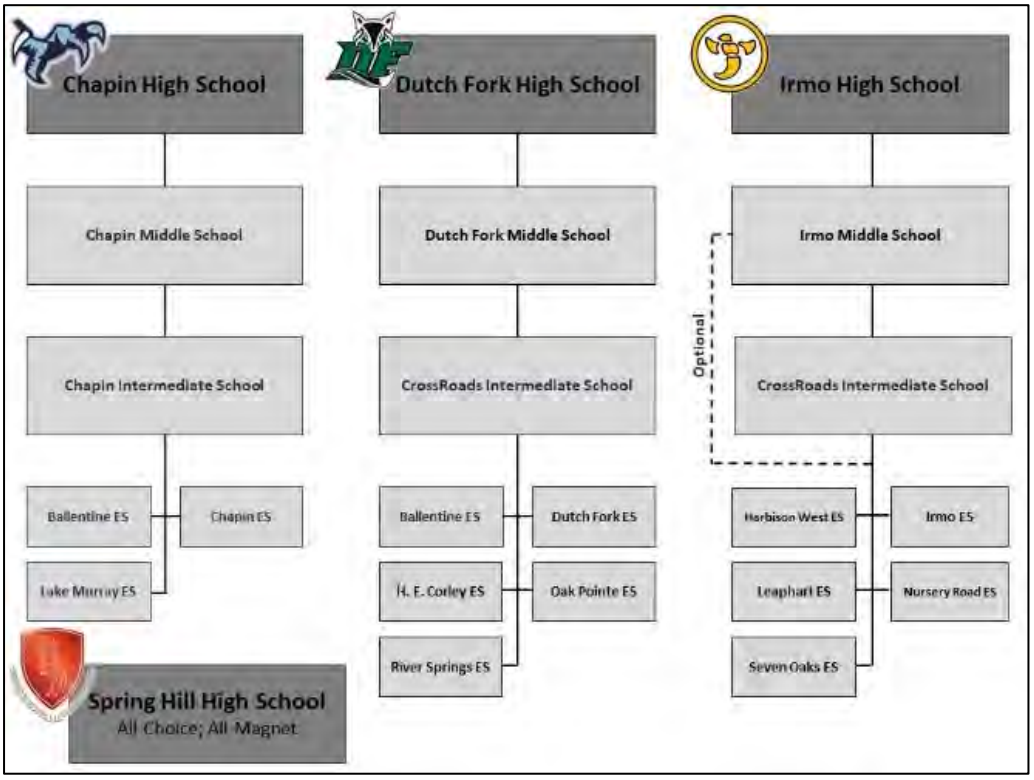
District Five is recognized as a top school district in South Carolina. As of the 2018-2019 – 45th Day Enrollment, the District served 17,461 students in twelve elementary schools, two intermediate schools, three middle schools, four high schools, one Center for Advanced Technical Studies and one alternative school. The District is organized into three attendance areas: Chapin, Dutch Fork, and Irmo. Spring Hill High School is an all-choice, all magnet school where students from any attendance zone may apply for enrollment.



ON-GOING PROGRAMS

While some 6th grade students may choose to attend Irmo Middle School, District Five serves the majority of its sixth grade students in two intermediate schools, Chapin and CrossRoads. This unique structure allows the District to provide small learning communities specific to helping prepare these students for their transition into middle school.

[1] "About Our District / District Bio." District Five of Lexington and Richland Counties, www.lexrich5.org/domain/427.



In addition to its unique grade structure, District Five offers a wide array of CHOICE, magnet, and adult education programs and serves more than 2,400 special needs students annually. The Center for Advanced Technical Studies continues to be a popular choice for high school students with enrollment increasing each year since opening in 2012. The Center offers 18 programs to address the career interests of students. The Center focuses on preparing students for the next step in career preparation, which may be directly to work, entry into the military, or continuing education at a two year or four year institution of higher learning.

CAPITAL PROJECTS

With limited funding available for capital projects, school districts continually face challenges of meeting the demands of today, while planning for the needs of the future. Despite these challenges, District Five has continually invested in its school facilities over the years. Each year, the District updates their Five Year Capital Budget Plan. While these capital projects are very necessary and address critical needs, this plan is limited to the amount of funding available. Additional projects that are needed, but not able to be funded within the Capital Budget Plan, need to be delayed until funding is available or addressed through other channels, such as bond referenda.

In 2008, voters approved a bond referendum to add new schools and renovate others. As a result, renovations to seven schools were completed and three new facilities (Chapin Middle School, Spring Hill High School, and the Center for Advanced Technical Studies) were constructed. Over a decade later, these renovations and new facilities have been instrumental to the continued success of the District and have allowed many new programs be offered to its students. For example, upgrades to Irmo High School included a new Performing Arts Center; and at the start of the 2014-2015 school year, Irmo High School officially opened the doors to the new International School of the Arts. Within three years, in August 2018, they were named a nationally certified magnet school by Magnet School of America (MSA); the first in the District. This is just one of many success stories that directly resulted from the bond referendum.



Figure 1: Irmo High School's Performing Arts Center (Photo by Stevens & Wilkinson)

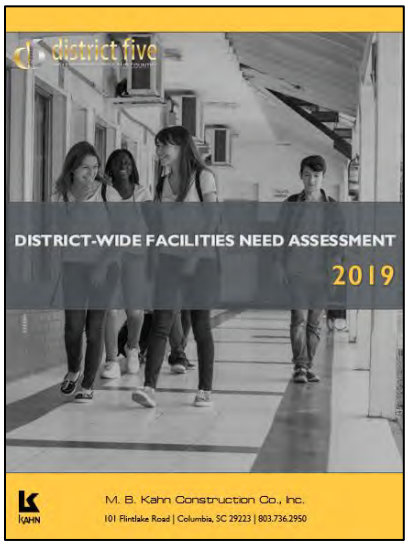
Purpose of the Facilities Need Assessment

In July 2018, M. B. Kahn Construction Company, in partnership with School District Five of Lexington and Richland Counties, initiated a District-Wide Facilities Need Assessment with the following three goals:

- To assess the District's current facilities' conditions, uses, and maintenance needs
- To offer options to address school operations issues, such as aging structures
- To provide construction strategies responsive to future uses and learning methods in light of funding constraints, existing projects and plans, and current facility conditions

This assessment addresses existing facilities' conditions, needs, and future plans to provide a blueprint which can be used to reinforce proactive, cost-effective and appropriate actions district-wide. Recommended implementation options offered in this resulting document provide construction and maintenance strategies which will result in safe, healthy and functional learning spaces, responsive to 21st Century learning methods and facility needs unique to each school. This is a collaborative report, drawing on input from stakeholders within the District Five community including District leadership, school leaders, teachers, and facility operations staff.

This District-Wide Facilities Need Assessment is organized into five main sections:



Section One: defines the purpose of the assessment, highlighting the assessment process and an overview of the ongoing programs and capital projects within the District.

Section Two: provides an overview of the facility needs results. This section is intended to identify challenges the District is facing, specific to educational equity, safety, security and accessibility, major maintenance and facility renewal, and District operations.

Section Three: contains individual facility assessments which evaluate the school campuses with a focus on the structural conditions, current uses, and future needs.

Section Four: contains an overall proposed plan including costs for the recommendations provided and proposed next steps.

Though this plan focuses on the current and impending needs of the District, it is a living document and will be most effective when District stakeholders review and update action strategies as needed to reflect constraints and opportunities that may arise in the dynamic nature of School District activities.

Conducting the Assessment

FACILITY TOURS AND MEETINGS

The initial task was a professional assessment of the physical and functional condition of each school in the District. Over the course of several weeks during the 2018 summer months, M. B. Kahn's inspectors visited the District's 21 schools, the Academy for Success, and the Center for Advanced Technologies. Inspectors reviewed key facility components, such as:



- educational environments
- occupant health and safety
- athletics and recreation
- buildings' core ages
- buildings' systems
- buildings' condition
- site layout
- site condition
- current use and future plans
- District operations

This review was used to establish baseline data for the assessment. During the inspections, M. B. Kahn representatives interviewed principals and facilities staff to address immediate and future needs for their respective facility and campus and analyzed enrollment trends based on enrollment data collected by the South Carolina Department of Education. In addition to visiting schools, M. B. Kahn's inspectors also visited District support facilities including the District Administration Offices and Maintenance Facilities.

ANALYSIS

The analysis of information gathered during the facility tours and meetings, and comprehensive data provided by Dr. Melton and her team, allowed M. B. Kahn's staff to identify each facility's challenges. These challenges included internal components like building ingress and egress, existing facility layouts and capacity, facility age and condition; as well as, external factors such as the school campus and athletic facilities. From this analysis, combined with input from the District leadership, M. B. Kahn staff formulated a series of future use options and recommended action strategies for the District. It is the intent of this process to provide an adaptive, responsive assessment which will be a foundation for strategic planning and maintenance operations benefitting student learning and providing high-quality, safe and healthy facilities for the District Five schools in years to come.

While the goal for creating secure and conducive learning spaces requires addressing individualized needs at each school, it is impossible to create meaningful plans without understanding the overall needs of the District. In this assessment, M. B. Kahn staff include information to address both the individual schools and overall District needs, while also

considering outside planning efforts, environmental factors, and local community issues applicable to the District's facility planning and maintenance and facility renewal programs. The District's Five Year Capital Budget Plan and previously conducted facility assessments are examples of data assessed during the development of facility recommendations outlined in this District-Wide Facilities Need Assessment.

COST DEVELOPMENT



As part of this District-Wide Facilities Need Assessment, M. B. Kahn was tasked with providing projected costs for the recommendations made in regards to District Five's facility needs. The process of determining these projected costs was based on the team's extensive experience in the areas of facilities planning, design, and construction. In evaluating the challenges of each facility, careful analysis was given to identify a direction or goal for remedying each issue. The team investigated alternative options for achieving the remedies identified, and then assessed the feasibility of each option. The selection of the preferred or best approach was then assessed for the anticipated cost.

The cost figures utilized in this assessment are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a "good buy". This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most long-term value for the money spent.

The total estimated costs included in the "Individual Facility Assessments" and "Proposed Plan" sections of this report, include costs for design fees, site development, construction, furniture and equipment, technology, and anticipated inflation.

2. IDENTIFIED CHALLENGES

Educational Equity Challenges

- Exterior Layout
- Building Design
- Furniture and Technology

Safety, Security, and Accessibility Challenges

Major Maintenance and Facility Renewal Challenges

- Facility Age
- Facility Condition

District Operations Challenges

Educational Equity Challenges

Over the last few decades, educational environments have undergone substantial change which has been driven by shifting expectation and requirements from educators, parents, communities, and regulators. In addition to providing adequate school facilities, Districts also have to ensure equitable teaching and learning environments. While the traditional reading, writing, science, and math are still necessary and take center stage, teachers are adapting their styles to incorporate technology and collaborative learning, when and where space allows. As educational demands and building standards have changed, District Five has strived to keep up with these changes.

The manner in which students learn has changed dramatically over the past few decades, so it makes sense that the facilities in which they learn should also change dramatically. Facilities that were once new and innovative are aging, requiring expensive upgrades to keep up with new technology and educational styles. Today's educational process requires facilities be more flexible for newer approaches to education. Examples of the newer approaches include project-based learning, STEM and/or STEAM programs, collaborative learning, and integration of technology into education.

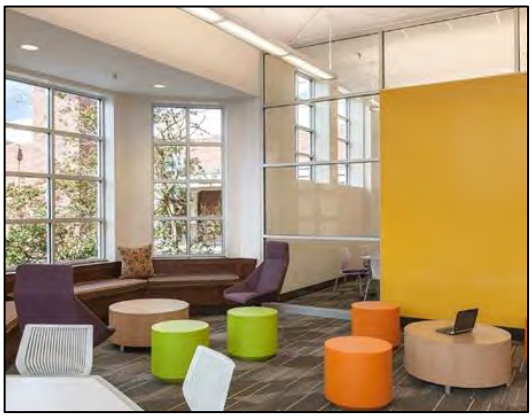


Figure 2: Collaborative learning environment (Photo Credit: Craig Gaulden Davis)

Additionally, athletic programs play a crucial role in providing student-athletes a sense of pride for their school and community, as well as, aiding in the development of their ability to handle success and failure. Often, athletic facilities are considered non-instructional spaces and are placed on a lower priority for expensive maintenance needs and facility upgrades. Commendably, many District Five principals, teachers, and coaches have found creative ways to use the spaces they currently have. However, the lack of flexibility within the instructional spaces and insufficient athletic facilities will result in additional challenges as the facilities age.

EXTERIOR LAYOUT

It's important to note, the educational equity challenges can come from items not "in" the school. The placement of the building(s) on the site can affect sightlines to the front doors which can hinder or create an ease of wayfinding for students, teachers, and visitors to the school. Not having clearly defined or visibly marked front doors leads to confusion, and without clear delineation of the school's main entry, establishing an immediate feeling of security becomes more difficult as different points of access are presented to those approaching the building. Traffic patterns also contribute to the wayfinding



Figure 3: Oak Pointe Elementary School Site Layout

and should allow for adequate stacking of vehicles and separation of bus and car traffic to help coordination efforts. Exterior playgrounds, fields, and equipment should be reviewed, focusing on the layout, proximity to the building, and security of the play areas, as well as to ensure quality and student inclusion, and an appropriate complement of athletic and play options are provided.

BUILDING DESIGN

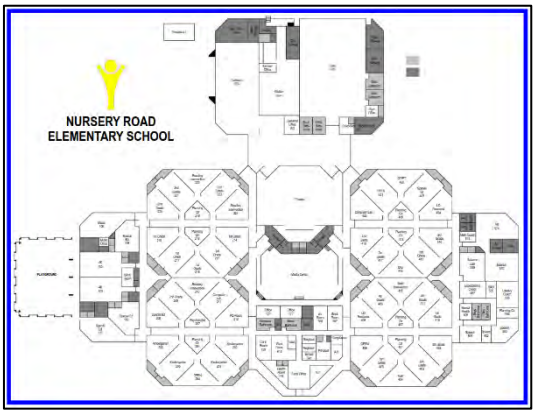


Figure 4: Nursery Road Elementary School Pod Layout

Classroom and teaching spaces are the most important spaces within the school. The classroom sizes, configurations, and adjacencies can be compared to current South Carolina Department of Education facility recommendations and practical architectural layouts. Essential components such as whiteboards, casework, and storage, should be comparable with other District schools to identify discrepancies and shortcomings. Interior circulation significantly affects wayfinding for students, teachers, and visitors. Schools with appropriate signage and clear sightlines are easier and safer to navigate. Schools with pod classroom layouts, for example, are significantly more difficult to navigate. Security is compromised when the staff has limited sightlines through the building.

In addition to classrooms, each school should offer a suitable number of conference and planning spaces. Adequate and appropriate spaces for special programs should be provided based on the population and needs at each school. The seating capacity of the cafeterias, the practical output of the kitchens and the flow of students through the space are critical to the scheduling of lunch periods in each school. Specialty spaces such as gymnasiums, theaters, media centers, and multipurpose rooms provide critical learning environments, and the capacity and programmatic usage of each space should be reviewed against an ideal program per relevant standards. Some schools may be well equipped while others may be lacking in one or more of these valuable academic and recreation spaces.

FURNITURE AND TECHNOLOGY

Even the most future-focused schools typically purchase too much furniture and furniture that is too heavy and serves a single-purpose. This redundancy limits flexibility; reduces movement, reinforces the prevalence of teacher-led instruction and impacts the ability for teachers to do well when transitioning from traditional classrooms to innovative learning environments.[2] The current design and condition of furniture was a constant theme of concern throughout the district. Moveable and ergonomic furniture would greatly improve the flexibility of the learning

[2] "A4LE Webinar." Received by Mary-Margaret Dittmar, A4LE Webinar, 29 Jan. 2019.

environment in most classrooms, the exception being special use classrooms such as science labs. This is especially true in the classrooms that are smaller than current standards. Adding more flexible classroom furniture in some of its older schools will help provide equitable teaching and learning environments across the District. The capacity and adaptability of technology in the schools is important to evaluate, not only for current needs and programs, but for anticipated needs and adaptability of accommodating future advancements in learning programs and modalities. Flexible and adaptable systems with adequate capacity will allow the District to nimbly move from the support of current programmatic courses of study to those of the foreseeable future.

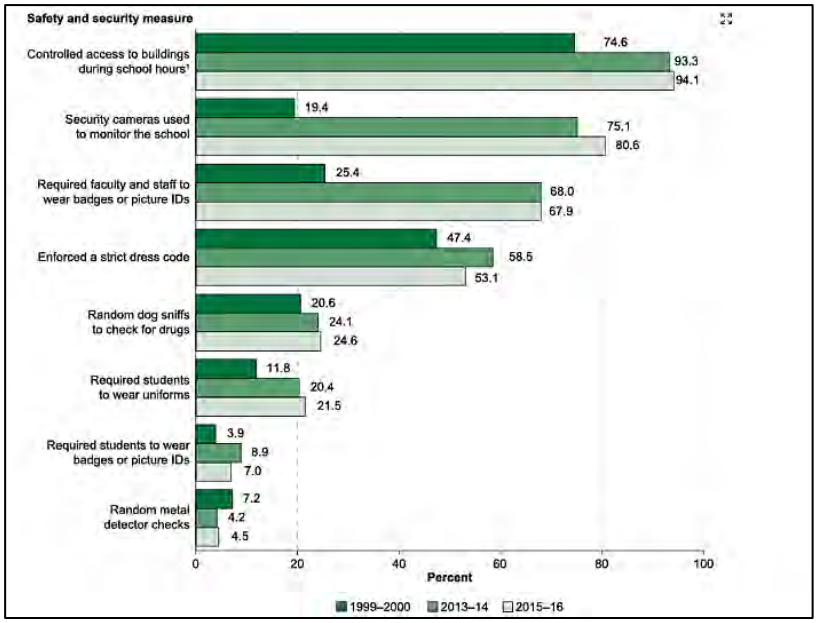


Figure 5: Chapin Middle School classroom with new, flexible furniture

Safety, Security, and Accessibility Challenges

The primary responsibility of every school district should be to ensure a safe and secure environment for students, staff and visitors. While a needed portion of safety and security is in an emergency prevention and response plan, there are critical upgrades that can be made to improve the security of the actual facility. The National Center for Education Statistics produced a study that evaluated the safety and security measures taken by public schools in the United States.[3] In the adjacent chart, they show the percentage of schools that used selected safety measurements in 1999 and the increased use of these safety measures by 2016. While this increased use is to be commended, it is critical that districts continue improving to provide safe and secure school environments.

Table 1: Use of public school safety measures compared from 1999-2016.



Additionally, well-designed schools allow all students to participate fully and independently. Students with disabilities should be able to navigate the school along with their peers. Many District Five schools require significant improvements to security systems and upgrades to meet standard accessibility requirements. Items include adding security vestibules to control access to the building during school hours, renovating restrooms to meet ADA requirements, and upgrading interior and exterior lighting for safe access and mobility.

[3] "Safety and Security Measures Taken by Public Schools." National Center for Education Statistics (NCES) Home Page, a Part of the U.S. Department of Education, National Center for Education Statistics, Mar. 2018, nces.ed.gov/programs/crimeindicators/ind_20.asp.

Major Maintenance and Facility Renewal Challenges

In addition to the educational equity and safety, security and accessibility challenges, District Five faces significant challenges in regards to the major maintenance and facility renewal needs of its' schools. Even with a Five-Year Capital Projects Plan that is updated annually, District Five continually faces challenges of meeting the maintenance challenges of today, while planning for the needs of the future. Facilities that were once new and innovative are aging, requiring expensive renewal and continual routine maintenance to address unique challenges that arise. The top two physical condition challenges District Five is facing are the facilities' ages and conditions.

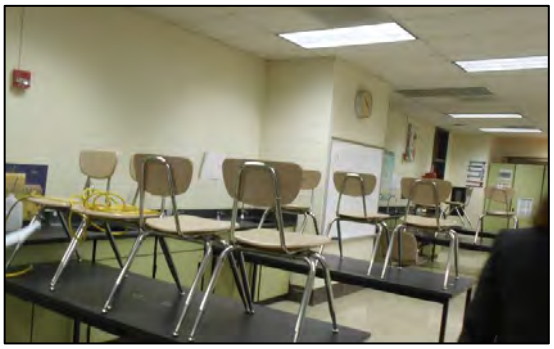


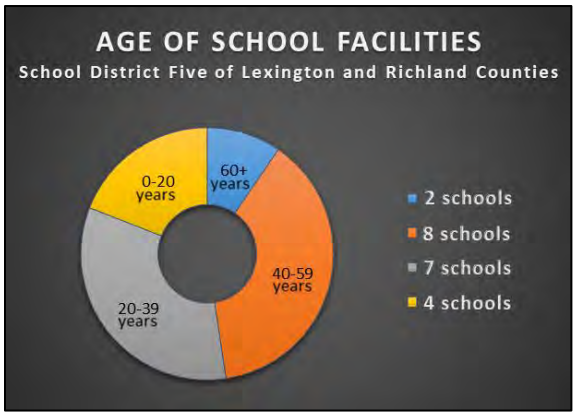
Figure 6: Irmo High School Biology Lab

Today, a student's physical environment plays a more significant role in the education process than ever before in the history of public schools. Aging and deteriorating facilities can restrict instructional capability, and with ongoing changes to educational programming, it is frequently discovered that the original design intent for the facility is not sufficient for current educational needs. Not only that, studies show that the quality of the school environment significantly influences students' academic performance. Additionally, aging schools often have major building infrastructure components, such as roofing, HVAC, electrical and plumbing, that is in need of regularly scheduled replacement, but performing this major renewal at every District facility requires significant funding that is not always available. District Five's Five-Year Capital Improvement Plan is designed to address the most critical renewal needs but this means some facility needs have to wait for future funding.

FACILITY AGE

Although the District has continually invested in its facilities through site improvements, renovations, and additions, the core ages of the buildings are ever increasing. The average age of the District's schools is 35 years. The chart below shows the ages of the schools in 20 year increments. As shown, there are two schools that are currently over sixty years old. At this age, the building has exceeded its useful life and should be scheduled for closure or replacement as soon as possible. One exception is if significant preservation has been done to maintain the facility architecture and aging infrastructure systems have

"The average age of the District's schools is 35 years."



been replaced. Understanding this, schools in the upper 40-59 year range will need to be considered for replacement and scheduled within the next few years. Schools in the mid to low 40-59 year range will most likely require substantial upgrades to sustain use for another decade. As the overall average age of the District's facilities continues to increase, it is crucial that a plan be developed for replacing the facilities.

FACILITY CONDITION

As buildings age over time, the physical condition begins to play a critical role in maintaining the facility. The District's maintenance program has done a great job maintaining the facilities with the resources available; however, maintenance budgets can only go so far to cover the regular maintenance on many of the facilities' aging systems. Throughout the District, there are recurring deficiencies in the infrastructure of the schools, including needs for electrical, plumbing, and HVAC upgrades. While infrastructure upgrades can be expensive, replacing some of these systems can provide the District opportunities to incorporate new, energy efficient systems.



Figure 7: Casework in CrossRoads Intermediate School

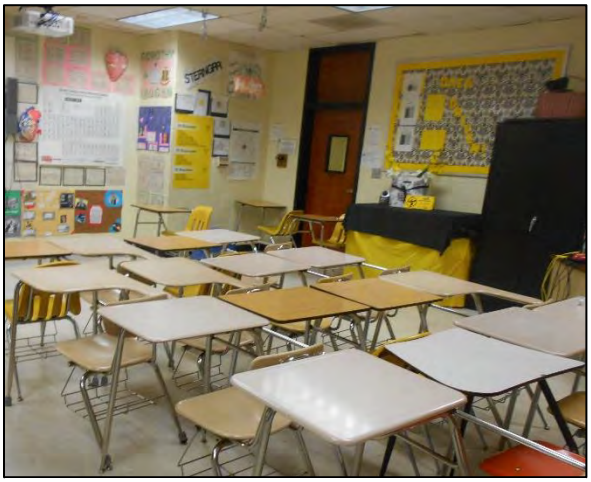


Figure 8: Irmo High School classroom

Additionally, studies show that the quality of the school environment significantly influences students' academic performance. For example, many studies have shown that natural light and bright colors improve the focus and creativity of students. When assessing the District's facilities, it was found that many schools are in need of general renovations to improve the quality of the school environments. While minor improvements are needed at every school in the District, schools in the 40-59 year range will require the majority of funds attributed to addressing facility condition challenges.

District Operations Challenges

Finally, a key component of the educational process is conducted within the District Operations Facilities. The main district office facility, located at 1020 Dutch Fork Rd, has been home to the District's administrative and support staff for 44 years, since 1975. Due to limited space in this facility, some administrative and support staff are temporarily housed in other facilities including portables, the Annex building, Gibbes Street Extension, etc. Additional support facilities located throughout the District include transportation bus depots and shops, maintenance operations and storage buildings. Oftentimes, District Operations Facilities are the last to receive necessary upgrades due to the prioritization of school facilities; however, as these buildings age over time, the physical condition begins to play a critical role in maintaining the facility. Additionally, as the District expands its services to accommodate new school facilities and increases in student enrollment, it is imperative that the support needs would also expand. The District Office and its support facilities contain departments that are essential to the District's overall success; however, since District Five's priority is to provide and maintain adequate facilities for its students and teachers, rarely is there any funding left to address the needs at the District Office or support facilities which creates significant challenges at these facilities.



Figure 9: School District Five of Lexington and Richland Counties School District Office

3. INDIVIDUAL FACILITY ASSESSMENTS

Understanding the Recommendation Sheets

Individual Facility Recommendations

- Elementary Schools
- Intermediate Schools
- Middle Schools
- High Schools
- District Operations Facilities

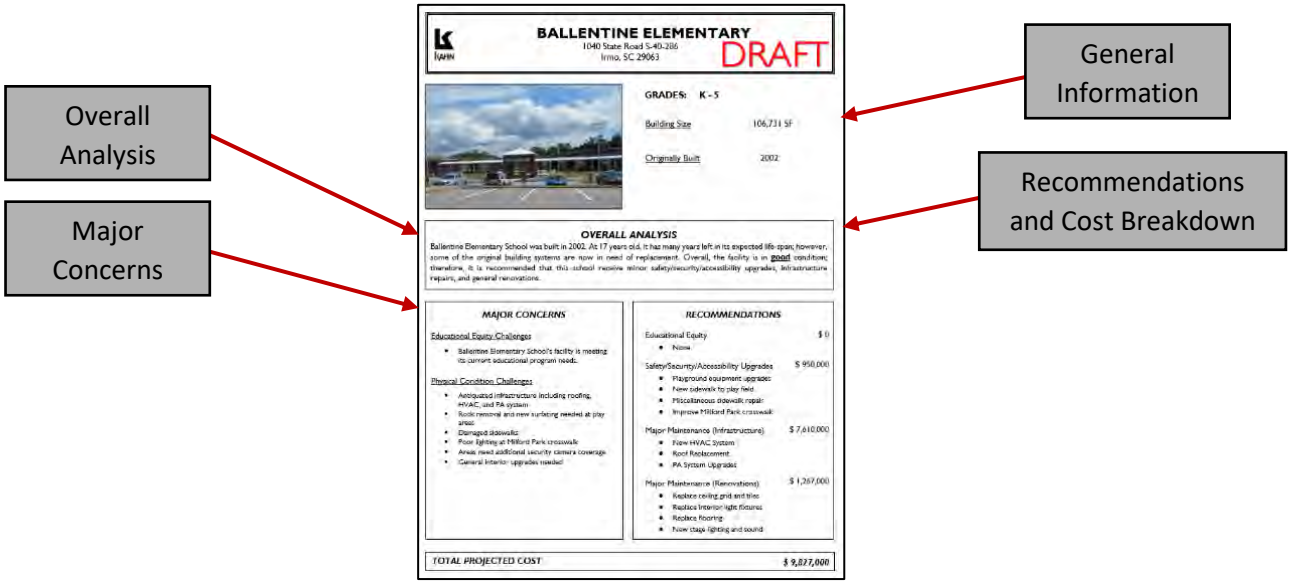
Understanding the Recommendation Sheets

The fundamental goal of this assessment is to assist the District in continuing efforts to improve its facilities as it continues to provide safe and equitable environments for its students, staff, and the public. The District's facilities were built over eight decades, so each facility was assessed individually due to the varying degrees of necessary corrections. Careful analysis identified a viable process for successful improvements. After comparing alternative options and cost factors, M. B. Kahn's team selected the preferred approach offering the best value. Results have been compressed into individual facility recommendation sheets. Each facility's report provides a description of the existing facility, overall analysis, list of major concerns, and list of recommendations with cost estimates resulting in many hours of research which are described below:

General Information – This section of the report provides the basic information for the school facility, including the grade levels, current enrollment, and general size and age of the building.
Overall Analysis – This section of the report lists the overall condition, the adequacy for its intended use and an overall rating (excellent, good, fair, or poor) of the facility.



These ratings are not intended to reflect the cost but the overall condition of the facility. It is not intended that this be a complete and detailed analysis, but rather a summary of the observations made.
Major Concerns – This section of the report lists the major deficiencies noted with respect to the 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 which require major renovations and upgrades. The concerns are not listed in priority.
Recommendations and Cost Breakdown – This section of the report provides a cost breakdown for the individual recommendations. The format is intended to allow the District to have a better understanding of the overall cost, and allows "picking and choosing" issues based on available funding. The cost estimates in this section include construction costs, design fees, contingencies, anticipated inflation, etc.



Individual Facility Recommendations

The following are individual facility recommendations for each facility. The facility reports are grouped by grade level and then alphabetized:

ELEMENTARY SCHOOLS
Ballentine Elementary School
Chapin Elementary School
Dutch Fork Elementary School
H. E. Corley Elementary School
Harbison West Elementary School
Irmo Elementary School
Lake Murray Elementary School
Leaphart Elementary School
Nursery Road Elementary School
Oak Pointe Elementary School
River Springs Elementary School
Seven Oaks Elementary School
INTERMEDIATE SCHOOLS
Chapin Intermediate School
CrossRoads Intermediate School
MIDDLE SCHOOLS
Chapin Middle School
Dutch Fork Middle School
Irmo Middle School
HIGH SCHOOLS
Chapin High School
Dutch Fork High School
Irmo High School
Spring Hill High School including the Academy for Success

The schools are followed by the Center for Advanced Technical Studies, and District Operations Facilities:

OTHER ACADEMIC FACILITIES
Center for Advanced Technical Studies
DISTRICT OPERATIONS FACILITIES
Transportation
Maintenance/Storage Facility
District Office

BALLENTINE ELEMENTARY

1040 State Road S-40-286
Irmo, SC 29063



GRADES: K - 5

Building Size	106,731 SF
Originally Built	2002

OVERALL ANALYSIS

Ballentine Elementary School was originally built in 2002. With portions being 17 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Ballentine Elementary School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Antiquated infrastructure including roofing, HVAC, and PA system
- Rock removal and new surfacing needed at play areas
- Damaged sidewalks
- Poor lighting at Milford Park crosswalk
- Areas need additional security camera coverage
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 0

- None

Safety/Security/Accessibility Upgrades $ 950,000

- Playground equipment upgrades
- New sidewalk to play field
- Miscellaneous sidewalk repair
- Improve Millford Park crosswalk

Major Maintenance (Infrastructure) $ 7,610,000

- New HVAC System
- Roof Replacement
- PA System Upgrades

Major Maintenance (Renovations) $ 1,267,000

- Replace ceiling grid and tiles
- Replace interior light fixtures
- Replace flooring
- New stage lighting and sound

TOTAL PROJECTED COST ***$ 9,827,000***

CHAPIN ELEMENTARY

940 Old Bush River Road
Chapin, SC 29036



GRADES: PK - 4

Building Size	131,950 SF
Originally Built	1977
Renovations/Additions *(2008 Bond Referendum)*	2010

OVERALL ANALYSIS

Chapin Elementary School was originally built in 1977. With portions being 42 years old, it has many years left in its expected life-span; however, some miscellaneous interior and exterior upgrades are needed. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Chapin Elementary School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Drainage issues in courtyards
- Concrete at old portables area no longer needed
- Poor lighting at front entrance
- Damaged sidewalks
- Need new ADA hardware at exterior doors
- Damaged/aging Kindergarten playground fence
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 0

- None

Safety/Security/Accessibility Upgrades $ 141,000

- Add site lighting (front entrance)
- Miscellaneous sidewalk repair
- Replace kindergarten fence
- Replace select door hardware
- Remove concrete from old portables

Major Maintenance (Infrastructure) $ 200,000

- Additional drainage (courtyards)

Major Maintenance (Renovations) $ 1,563,000

- Replace basketball goals
- Replace interior lighting (cafeteria and auditorium)
- Replace classroom flooring
- Interior paint

TOTAL PROJECTED COST ***$ 1,904,000***

DUTCH FORK ELEMENTARY

7900 Broad River Road
Irmo, SC 29063



GRADES: PK - 5

Building Size	93,485 SF
Originally Built	1953

OVERALL ANALYSIS

Dutch Fork Elementary School was originally built in 1953. With portions being 66 years old, it is nearing the end of its expected life-span and many of the original building systems are now in need of replacement. Overall, the facility is in **fair** condition; therefore, it is recommended that this school receive major safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Casework in classrooms needs upgrading
- 4k classrooms do not have restrooms

Physical Condition Challenges

- Antiquated infrastructure including roofing, HVAC, and PA systems
- No secure vestibule
- No ADA stage access
- Insufficient parking
- Poor site lighting
- ADA equipment and new surfacing needed at play areas
- Some inadequate windows
- Outdated group restrooms
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 188,000

- Upgrade classroom casework
- Add restrooms to 4k classrooms

Safety/Security/Accessibility Upgrades $ 1,258,000

- Add ADA stage access and door hardware
- Replace security system
- Repair exterior lighting and perimeter fencing
- Add secure vestibule
- Relocate and upgrade playground

Major Maintenance (Infrastructure) $ 5,388,000

- Roof repairs
- Replace HVAC and PA systems
- Replace select windows
- Add parking (50 spaces)
- Investigate water intrusion

Major Maintenance (Renovations) $ 571,000

- Upgrade group restrooms
- Replace interior lighting, ceiling grid and tiles

TOTAL PROJECTED COST ***$ 7,405,000***

H. E. CORLEY ELEMENTARY

1500 Chadford Road
Irmo, SC 29063



GRADES: PK - 5

Building Size	150,944 SF
Originally Built	1990

OVERALL ANALYSIS

H. E. Corley Elementary School was originally built in 1990. With portions being 29 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Inadequate storage in Nurse's office
- Classroom furniture is old and not flexible

Physical Condition Challenges

- Antiquated infrastructure including roofing and HVAC
- Additional electrical circuit needed in administration spaces
- Damaged and leaking walkway canopies
- Poor site lighting
- Outdated group restrooms
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 311,000

- Add casework in Nurse's office
- Classroom furniture upgrades

Safety/Security/Accessibility Upgrades $ 65,000

- Add additional security cameras
- Add additional lighting at crosswalk

Major Maintenance (Infrastructure) $ 7,884,000

- Roof repair
- Replace HVAC system
- Add electrical circuit to administration spaces

Major Maintenance (Renovations) $ 781,000

- Add a digital marquee
- Repair asphalt and add parking (50 spaces)
- Add and repair walkway canopies
- Replace interior lighting, ceiling grid and tiles
- Replace flooring and paint interior (theater)

TOTAL PROJECTED COST ***$ 9,041,000***

HARBISON WEST ELEMENTARY

257 Crossbow Drive
Columbia, SC 29212



GRADES: PK - 5

Building Size	115,000 SF
Originally Built	1980

OVERALL ANALYSIS

Harbison West Elementary School was originally built in 1980 and has exceeded its expected life-span. There are extensive building infrastructure needs and its open pod classrooms create learning distractions and safety concerns regarding the ability to secure these areas quickly and efficiently. Overall, the facility is in **poor** condition. While renovations may be less expensive, if the cost to renovate is a significant portion of the cost for a new facility, it is a better investment to replace the facility with a new elementary school. Therefore, it is recommended that this school be replaced with a new elementary school.

MAJOR CONCERNS

Educational Equity Challenges

- Open pod classrooms limit flexibility and cause noise and visual distractions to learning

Physical Condition Challenges

- Antiquated infrastructure including roofing and HVAC systems
- Areas need additional security camera coverage
- Incomprehensive fire alarm system
- No ADA stage access
- Additional electrical circuit needed in gym and cafeteria
- ADA equipment and new surfacing needed at play areas
- No canopy at bus drop-off
- Outdated group restrooms
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 16,564,000

- Reconfigure classrooms, replace classrooms, upgrade remaining instructional/core areas

Safety/Security/Accessibility Upgrades $ 713,000

- Playground upgrades
- Add additional security cameras
- Add ADA stage access
- Extend fire alarm system

Major Maintenance (Infrastructure) $ 8,630,000

- Roof repair
- Replace HVAC system
- Add electrical circuits at gym and cafeteria

Major Maintenance (Renovations) $ 2,157,000

- Add canopy at bus drop-off
- Replace interior lighting, ceiling grid and tiles
- Replace flooring in classrooms
- Upgrade group restrooms

TOTAL PROJECTED RENOVATION COST	***$ 28,064,000***
TOTAL PROJECTED REPLACEMENT SCHOOL COST (option)	***$ 34,000,000***

IRMO ELEMENTARY

7401 Gibbes Street
Irmo, SC 29063



GRADES: PK - 5

Building Size	102,470 SF
Originally Built	1935
Renovations/Additions *(2008 Bond Referendum)*	2012

OVERALL ANALYSIS

Irmo Elementary School was originally built in 1935. Despite portions being 84 years old, recent renovations to the historical building and a new addition in 2012 have extended its expected life-span. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Irmo Elementary School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Antiquated infrastructure including roofing, HVAC and window systems
- Drainage issues at back field
- Damaged surfacing at play areas
- Insufficient wayfinding at front entrance
- Damaged/aging fencing at kindergarten playgrounds
- Areas need additional security camera coverage
- No ADA access to front entrance
- Exterior trim paint peeling
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 0

- None

Safety/Security/Accessibility Upgrades $ 305,000

- Playground upgrades
- Add additional security cameras
- Add ADA access to front entrance
- Add fencing to kindergarten playgrounds
- Wayfinding upgrades

Major Maintenance (Infrastructure) $ 1,619,000

- Add drainage to back field
- Replace auditorium windows and roof
- Replace HVAC system

Major Maintenance (Renovations) $ 508,000

- Site upgrades at car drop-off area
- Paint interior and exterior trim
- Replace ceiling grid and tile in auditorium
- Repair gym flooring

TOTAL PROJECTED COST ***$ 2,432,000***

LAKE MURRAY ELEMENTARY

1531 Three Dog Road
Chapin, SC 29036



GRADES: K - 4

Building Size	102,842 SF
Originally Built	1997

OVERALL ANALYSIS

Lake Murray Elementary School was originally built in 1997. With portions being only 22 years old, it has many years left in its expected life-span; however, some miscellaneous interior and exterior upgrades are needed. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Lake Murray Elementary School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Antiquated roof on original building
- Damaged parking lot surfacing
- ADA equipment needed at play areas
- No windows (lites) in interior doors
- Drainage issues throughout site
- Areas need additional security camera coverage
- Additional electrical circuit needed in teacher workroom
- Sound issues in cafeteria
- Damaged flooring in corridors

RECOMMENDATIONS

Educational Equity $ 0.00

- None

Safety/Security/Accessibility Upgrades $ 238,000

- Playground upgrades
- Add additional security cameras
- Add sidewalk at bus loop
- Replace interior doors and hardware

Major Maintenance (Infrastructure) $ 2,064,000

- Asphalt repairs
- Add site drainage
- Add electrical circuits at teacher workroom
- Replace roof on original building

Major Maintenance (Renovations) $ 161,000

- Replace flooring in theater and corridors
- Add acoustical treatment in cafeteria

TOTAL PROJECTED COST ***$ 2,463,000***

LEAPHART ELEMENTARY

120 Piney Grove Road
Columbia, SC 29210



GRADES: PK - 5

Building Size	108,500 SF
Originally Built	1974
Renovations/Additions *(2008 Bond Referendum)*	2010

OVERALL ANALYSIS

Leaphart Elementary School was originally built in 1974. With portions being 45 years old, it is nearing the end of its expected life-span. Many of the original building systems have been replaced; however, miscellaneous interior and exterior upgrades are needed. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Leaphart Elementary School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Miscellaneous roof leaks
- Damage flooring in restrooms
- ADA equipment needed at play areas
- Drainage issues in front parking area and at play areas
- Sound issues in gym and cafeteria
- Areas need additional security camera coverage
- No secure vestibule
- No canopy at staff entrance
- Poor site lighting
- Moisture problems in theater

RECOMMENDATIONS

Educational Equity $ 0.00

- None

Safety/Security/Accessibility Upgrades $ 195,000

- Playground upgrades
- Add additional security cameras
- Add secure vestibule

Major Maintenance (Infrastructure) $ 754,000

- Add canopy at staff entrance
- Add drainage at front parking
- Investigate moisture issues in theater
- Miscellaneous roof repair

Major Maintenance (Renovations) $ 711,000

- Interior paint
- Replace restroom flooring
- Replace theater curtains

TOTAL PROJECTED COST ***$ 1,660,000***

NURSERY ROAD ELEMENTARY

6706 Nursery Road
Columbia, SC 29212



GRADES: PK - 5

Building Size	110,000 SF
Originally Built	1979

OVERALL ANALYSIS

Nursery Road Elementary School was originally built in 1979 and has exceeded its expected life-span. There are extensive building infrastructure needs and its open pod classrooms create learning distractions and safety concerns regarding the ability to secure these areas quickly and efficiently. Overall, the facility is in **poor** condition. While renovations may be less expensive, if the cost to renovate is a significant portion of the cost for a new facility, it is a better investment to replace the facility with a new elementary school. Therefore, it is recommended that this school be replaced with a new elementary school.

MAJOR CONCERNS

Educational Equity Challenges

- Open pod classrooms limit flexibility and cause noise and visual distractions to learning
- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including lighting, roofing and HVAC systems
- Damaged surfaces at play areas
- Areas need additional security camera coverage
- Access control needs expansion throughout the school
- Missing standard kitchen equipment
- No emergency lighting in the activity center
- Limited changing tables in self-contained classrooms
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 16,956,000

- Reconfigure classrooms, replace classrooms, upgrade remaining instructional/core areas
- Replace furniture

Safety/Security/Accessibility Upgrades $ 1,133,000

- Playground upgrades
- Add security cameras
- Access control upgrades
- Additional changing tables
- Add emergency lighting in activity center

Major Maintenance (Infrastructure) $ 8,159,000

- Replace HVAC system
- Replace roof
- Replace interior lighting
- Add kitchen equipment

Major Maintenance (Renovations) $ 1,790,000

- Replace ceiling grid and tile
- Replace flooring

TOTAL PROJECTED RENOVATION COST	***$ 28,038,000***
TOTAL PROJECTED REPLACEMENT SCHOOL COST (option)	***$ 34,000,000***

OAK POINTE ELEMENTARY

1 Riverbottom Road
Irmo, SC 29063



GRADES: PK - 5

Building Size	110,396 SF
Originally Built	2006

OVERALL ANALYSIS

Oak Pointe Elementary School was originally built in 2006. With portions being only 13 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including lighting and HVAC systems
- Poor site lighting
- ADA equipment needed at play areas
- Damaged sidewalks and curbs
- Drainage issues a play areas
- Discontinuous perimeter fencing
- Fire doors not magnetized
- ADA hardware needed on exterior doors
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 298,000

- Replace furniture

Safety/Security/Accessibility Upgrades $ 405,000

- Playground upgrades
- Additional site lighting
- Concrete sidewalk and curb repair
- Add fencing at road
- Magnetize fire doors
- New hardware for exterior doors

Major Maintenance (Infrastructure) $ 5,730,000

- Add drainage at play areas
- Replace HVAC system
- Replace interior lighting

Major Maintenance (Renovations) $ 916,000

- Replace ceiling grid and tile
- Replace flooring in admin areas and media center

TOTAL PROJECTED COST ***$ 7,349,000***

RIVER SPRINGS ELEMENTARY

115 State Road S-40-2396
Irmo, SC 29063



GRADES: PK - 5

Building Size	99,899 SF
Originally Built	1997

OVERALL ANALYSIS

River Springs Elementary School was originally built in 1997. With portions being only 22 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including PA, electrical, and roofing systems
- Damaged sidewalks
- Areas need additional security camera coverage
- Drainage issues at play areas
- Issues with original plumbing and sewer lines

RECOMMENDATIONS

Educational Equity $ 389,000

- Replace furniture

Safety/Security/Accessibility Upgrades $ 308,000

- Add security cameras
- Repair damaged sidewalks

Major Maintenance (Infrastructure) $ 2,608,000

- Replace PA system
- Replace roof
- Upgrade electrical service
- Add drainage at play areas
- Repair plumbing and sewer lines

Major Maintenance (Renovations) $ 0.00

- None

TOTAL PROJECTED COST ***$ 3,305,000***

SEVEN OAKS ELEMENTARY

2800 Ashland Road
Columbia, SC 29210



GRADES: PK - 5

Building Size	103,756 SF
Originally Built	1966
Renovations/Additions *(2008 Bond Referendum)*	2011

OVERALL ANALYSIS

Seven Oaks Elementary School was originally built in 1966. With portions being 53 years old, it is nearing the end of its expected life span and the many additions over the years have created a layout that is unconducive to current educational program needs. Overall, the facility is in **fair** condition, primarily due to safety concerns that have arisen in the increasingly safety focused school environment. Therefore, it is recommended that this school receive interior reconfiguration and major safety/security/accessibility upgrades, with minor infrastructure repairs and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Furniture is antiquated and not flexible

Physical Condition Challenges

- A classroom wing is not connected to the main building
- Administration area is located in area of building that is difficult to access for visitors and parents
- Damage to perimeter fencing
- Canopy needed at parking lot
- Incomprehensive fire alarm system
- Insufficient interior signage
- No secure vestibule
- Kiln vent not working properly
- Insufficient windows
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 280,000

- Replace furniture

Safety/Security/Accessibility Upgrades $ 6,586,000

- Relocate Front Entrance and Admin Space
- Enclose corridors in "300 wing"
- Add enclosed corridor to media center
- Upgrade fire alarm system
- Upgrade interior signage
- Add secure vestibule
- Repair perimeter fencing

Major Maintenance (Infrastructure) $ 1,248,000

- Repair kiln vent
- Replace windows in "500 wing"
- Add canopy

Major Maintenance (Renovations) $ 301,000

- Paint interior

TOTAL PROJECTED COST ***$ 8,415,000***

CHAPIN INTERMEDIATE

1130 Old Lexington Highway
Chapin, SC 29036



GRADES: 5 - 6

Building Size	139,651 SF
Originally Built	1990

OVERALL ANALYSIS

Chapin Intermediate School was originally built in 1990 with a major expansion completed during the 1996 Bond Referendum. With portions being 29 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including roofing, plumbing, clock/bell, and HVAC systems
- Some skylights are leaking
- Discontinuous perimeter fencing
- Unnecessary temporary partitions create sound issues between spaces
- Limited canopies
- Poor lighting at bus canopy
- ADA needs in restrooms
- No secure vestibule

RECOMMENDATIONS

Educational Equity — $ 204,000

- Replace furniture

Safety/Security/Accessibility Upgrades — $ 496,000

- Add perimeter fencing
- Convert adult restroom to ADA
- Upgrade front entry/secure vestibule

Major Maintenance (Infrastructure) — $ 5,399,000

- Extend canopies
- Add lighting at bus canopy
- Partial roof replacement
- HVAC upgrades
- Plumbing upgrades
- Replace clock/bell system
- Repair leaking skylights

Major Maintenance (Renovations) — $ 22,000

- Replace temporary partition walls

TOTAL PROJECTED COST ***$ 6,121,000***

CROSSROADS INTERMEDIATE

6949 St. Andrews Road
Columbia, SC 29212



GRADES: 6

Building Size	144,494 SF
Originally Built	1971

OVERALL ANALYSIS

CrossRoads Intermediate School was originally built in 1971. With portions being 48 years old, it is nearing the end of its expected life-span. Many of the original building systems are in need of replacement and significant interior and exterior upgrades are needed. Overall, the facility is in **fair** condition; therefore, it is recommended that this school receive major safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Science labs are antiquated
- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including roofing, plumbing, lighting, electrical, and HVAC systems
- No canopy at bus drop-off
- Poor site lighting
- Damaged sidewalks
- Areas need additional security camera coverage
- No ADA stage access
- Outdated security system
- Issues with roof drainage
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity — $ 379,000

- Upgrade science labs and equipment
- Replace furniture

Safety/Security/Accessibility Upgrades — $ 501,000

- Add security cameras
- Upgrade security system
- Add ADA stage access
- Add site lighting
- Repair sidewalks

Major Maintenance (Infrastructure) — $ 6,818,000

- Partial HVAC replacement
- Replace roof
- Replace plumbing in "300 hall"
- Replace interior lighting
- Add canopy at bus drop-off

Major Maintenance (Renovations) — $ 1,733,000

- Replace flooring in gym and classrooms
- Replace ceiling grid and tile

TOTAL PROJECTED COST ***$ 9,431,000***

CHAPIN MIDDLE

11661 Broad River Road
Chapin, SC 29036



GRADES: 7 - 8

Building Size	120,416 SF
Originally Built	2015

OVERALL ANALYSIS

Chapin Middle School was originally built in 2015. At only 4 years old, it has many years left in its expected life-span. Overall, the facility is in **excellent** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Chapin Middle School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Areas need additional security camera coverage
- Poor site lighting
- Insufficient computer charging stations available
- Recess area is limited

RECOMMENDATIONS

Educational Equity	$ 0.00
• None	
Safety/Security/Accessibility Upgrades	$ 123,000
• Add security cameras	
• Recess area upgrades	
Major Maintenance (Infrastructure)	$ 186,000
• Add computer charging stations	
Major Maintenance (Renovations)	$ 0.00
• None	

TOTAL PROJECTED COST ***$ 309,000***

DUTCH FORK MIDDLE

1528 Old Tamah Road
Irmo, SC 29063



GRADES: 7 - 8

Building Size	142,901 SF
Originally Built	1998

OVERALL ANALYSIS

Dutch Fork Middle School was originally built in 1998. With portions being only 21 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **good** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Dutch Fork Middle School's facility is meeting its current educational program needs.

Physical Condition Challenges

- Antiquated infrastructure including lighting and HVAC systems
- Issues with site drainage
- No secure vestibule
- Areas need additional security camera coverage
- Exhaust fans in restrooms not working properly
- Sound issues in the gym
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 0.00

- None

Safety/Security/Accessibility Upgrades $ 387,000

- Upgrade front entry/secure vestibule
- Add security cameras

Major Maintenance (Infrastructure) $ 3,870,000

- Site drainage upgrades
- Replace exhaust fans in restrooms
- Partial interior lighting replacement
- Partial HVAC replacement
- Partial roof replacement

Major Maintenance (Renovations) $ 2,770,000

- Theater upgrades
- Replace ceiling grid and tile
- Paint restrooms
- Add acoustical panels in gym
- Replace classroom flooring

TOTAL PROJECTED COST ***$ 7,027,000***

IRMO MIDDLE

6051 Wescott Road
Columbia, SC 29212



GRADES: 6 - 8

Building Size	234,924 SF
Originally Built	1976

OVERALL ANALYSIS

Irmo Middle School was originally built in 1976. With portions being 43 years old, it is nearing the end of its expected life-span. Many of the original building systems are in need of replacement and significant interior and exterior upgrades are needed. Overall, the facility is in **fair** condition; therefore, it is recommended that this school receive major safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Acoustic issues in several classrooms
- Insufficient seating in gym
- Furniture is antiquated and not flexible

Physical Condition Challenges

- Antiquated infrastructure including lighting, roofing and HVAC systems
- No public restrooms in gym
- No canopy to gym
- Damaged sidewalks and patio
- Issues with site drainage
- Damaged parking lot surfacing
- Group and individual restrooms outdated
- Areas need additional security camera coverage
- Insufficient wi-fi coverage
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 4,177,000

- Acoustic upgrades to classroom walls
- Add gym seating
- Replace furniture

Safety/Security/Accessibility Upgrades $ 4,828,000

- Renovate group and individual restrooms
- New restrooms for gymnasium
- Replace most sidewalks and patios
- Add security cameras

Major Maintenance (Infrastructure) $ 9,890,000

- Add wireless access points
- Partial HVAC replacement
- Replace interior lighting
- Replace roof
- Replace bell/phone system

Major Maintenance (Renovations) $ 329,000

- Partial ceiling grid and tile
- Limited flooring replacement in stairwells and classrooms

TOTAL PROJECTED COST ***$ 19,224,000***

CHAPIN HIGH

300 Columbia Avenue
Chapin, SC 29036



GRADES: 9 - 12

Building Size	381,407 SF
Originally Built	1971
Renovations/Additions *(2008 Bond Referendum)*	2015

OVERALL ANALYSIS

Chapin High School was originally built in 1971. With portions being 48 years old, it is nearing the end of its expected life-span. Many of the original building systems are in need of replacement and significant interior and exterior upgrades are needed. Overall, the facility is in **fair** condition; therefore, it is recommended that this school receive major safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Significant athletic program needs
  - Locker rooms/weight room/laundry facility
  - Stadium upgrades
  - Fencing
  - Lighting
  - Athletic facility infrastructure
- Science rooms being used as regular classrooms

Physical Condition Challenges

- Poor site lighting
- Access control needs expansion throughout the school
- Wayfinding insufficient for visitors
- Antiquated infrastructure including lighting, communications and HVAC systems
- Insufficient wi-fi coverage
- Cafeteria does not have a sufficient sound system
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 12,215,000

- Athletic Program Upgrades
  - Additional locker room space, training and laundry spaces, and weight room expansion
  - Stadium upgrades *($4.8M)* to include new press boxes, visitor and band entrances, and add seating *(6000 seats)*
  - Practice fields lighting and water service
  - Misc. electrical and HVAC repairs
  - Lighting upgrades at tennis courts
- Convert science labs to regular classrooms

Safety/Security/Accessibility Upgrades $ 734,000

- Add site lighting
- Add fencing at athletic complex
- Additional interior signage
- Add access control at exterior doors

Major Maintenance (Infrastructure) $ 10,541,000

- HVAC and lighting replacement (50%)
- New integrated communications system

Major Maintenance (Renovations) $ 2,388,000

- Replace ceiling grid and tile
- Partial flooring replacement

TOTAL PROJECTED COST ***$ 25,878,000***

DUTCH FORK HIGH

1400 Old Tamah Road
Irmo, SC 29063



GRADES: 9 - 12

Building Size	316,788 SF
Originally Built	1992
Renovations/Additions *(2008 Bond Referendum)*	2014

OVERALL ANALYSIS

Dutch Fork High School was originally built in 1992 with a major expansion completed during the 1996 Bond Referendum. With portions being 27 years old, it has many years left in its expected life-span; however, some of the original building systems are now in need of replacement. Overall, the facility is in **fair** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Insufficient enclosed athletic program space
- Need additional academic space for 100-150 students
- Insufficient storage space for athletics
- Antiquated science labs
- Furniture is antiquated and not flexible

Physical Condition Challenges

- Damaged student parking lot
- Antiquated PA, lighting, window, and roofing systems
- Insufficient emergency lighting
- Outdated group restrooms
- Areas need additional security camera coverage
- Access control needs expansion throughout the school
- No secure vestibule
- Outdated security system
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 2,825,000

- New Multipurpose Academic/Athletics Room
- Add athletic storage
- Upgrade science labs
- Replace furniture

Safety/Security/Accessibility Upgrades $ 2,083,000

- Upgrade front entry/secure vestibule
- Add access control at exterior doors
- Renovate group restrooms
- Add security cameras and update security system

Major Maintenance (Infrastructure) $ 7,984,000

- Replace roof
- Replace lighting
- Replace select windows
- Resurface student parking lot

Major Maintenance (Renovations) $ 3,374,000

- Replace ceiling grid and tile
- Partial flooring replacement

TOTAL PROJECTED COST ***$ 16,266,000***

IRMO HIGH

6671 St. Andrews Road
Columbia, SC 29212



GRADES: 9 - 12

Building Size	390,288 SF
Originally Built	1964
Renovations/Additions *(2008 Bond Referendum)*	2015

OVERALL ANALYSIS

Irmo High School was originally built in 1964. With portions being 55 years old, it is nearing the end of its expected life-span (with the exception of the performing arts facility). A recent addition has magnified the need for significant renovations and improvements in the older facility to improve the quality of the educational spaces. Overall, the facility is in **poor** condition. Due to the complexity of this project and its needs, it is recommended the District continue discussions regarding alternative options for addressing the challenges with this facility.

MAJOR CONCERNS

Educational Equity Challenges

- School layout is unconducive to current educational program needs
- Athletic program needs
  - Surfacing at track
  - Surfacing at tennis courts
  - Gym upgrades
- Furniture is antiquated and not flexible

Physical Condition Challenges

- Entrance to the new performing arts center is regularly confused as the main entrance to the school and is very close to a busy public road.
- Antiquated HVAC, electrical, roofing, lighting, and windows systems
- Outdated individual and group restrooms
- Poor site lighting
- Issues with site drainage
- Insufficient wi-fi coverage
- Access control needs expansion at exterior doors
- General interior upgrades needed

RECOMMENDATIONS

Educational Equity $ 13,040,000

- Reorganize educational spaces to match program
- Repurpose areas for arts magnet program
- Athletic program upgrades
  - Resurface track and tennis courts
  - Replace gym lighting, flooring, and bleachers
- Replace furniture

Safety/Security/Accessibility Upgrades $ 7,723,000

- New main entrance and admin space
- Add site lighting
- Renovate restrooms
- Replace fire alarm and security systems
- Replace exterior doors and add access control

Major Maintenance (Infrastructure) $ 20,279,000

- HVAC and electrical system upgrades *(excludes auditorium)*
- Replace interior lighting, windows, and roofing systems *(excludes auditorium)*
- Repair storm drainage piping and structures

Major Maintenance (Renovations) $ 2,934,000

- Replace ceiling grid and tile
- Renew finishes

TOTAL PROJECTED COST ***$ 43,976,000***

SPRING HILL HIGH
including the ACADEMY FOR SUCCESS

11629 Broad River Road
Chapin, SC 29036



GRADES: 9 - 12

Building Size	287,000 SF
Originally Built	2013

OVERALL ANALYSIS

Spring Hill High School was originally built in 2013 and now houses the Academy for Success within its' facility. At only 6 years old, it has many years left in its expected life-span. Overall, the facility is in **excellent** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- Need reconfiguration of the Academy for Success' administration spaces

Physical Condition Challenges

- Poor site lighting
- No crosswalk to the Center for Advanced Technologies
- Poor access to intramural field
- Elevator has continuous maintenance issues
- HVAC system is not maintaining temperature control throughout the facility
- Areas need additional security camera coverage
- No secure vestibule at the Academy for Success main entrance
- Access control needs expansion
- Some classrooms have insufficient data/power drops
- Roof leaking in a few areas

RECOMMENDATIONS

Educational Equity $ 41,000

- Subdivide existing administration spaces

Safety/Security/Accessibility Upgrades $ 528,000

- Add site lighting
- Add vehicular speed bump/crosswalk
- Add steps to intramural field
- Add security cameras
- Add secure vestibule to Academy for Success main entrance
- Expand access control

Major Maintenance (Infrastructure) $ 227,000

- Repair elevator
- Rebalance HVAC system
- Add data/power drops to some classrooms
- Minor roof repair

Major Maintenance (Renovations) $ 0.00

- None

TOTAL PROJECTED COST ***$ 796,000***

CENTER FOR ADVANCED TECHNICAL STUDIES

916 Mt. Vernon Church Road
Chapin, SC 29036



GRADES: 9 - 12

Building Size	115,000 SF
Originally Built	2012

OVERALL ANALYSIS

The Center for Advanced Technical Studies was originally built in 2012. At only 7 years old, it has many years left in its expected life-span. Overall, the facility is in **excellent** condition; therefore, it is recommended that this school receive minor safety/security/accessibility upgrades, infrastructure repairs, and general renovations.

MAJOR CONCERNS

Educational Equity Challenges

- The Center for Advanced Technical Studies' facility is meeting its current educational program needs.

Physical Condition Challenges

- Site drainage issues
- No ramp at welding storage building
- Poor lighting in lab spaces
- Sprinkler supply/drains are located outside the facility and are subject to freezing temperatures

RECOMMENDATIONS

Educational Equity $ 0.00

- None

Safety/Security/Accessibility Upgrades $ 57,000

- Add ramp to welding storage building
- Relocate sprinkler supply/drains

Major Maintenance (Infrastructure) $ 207,000

- Improve site drainage
- Replace light fixtures in lab spaces

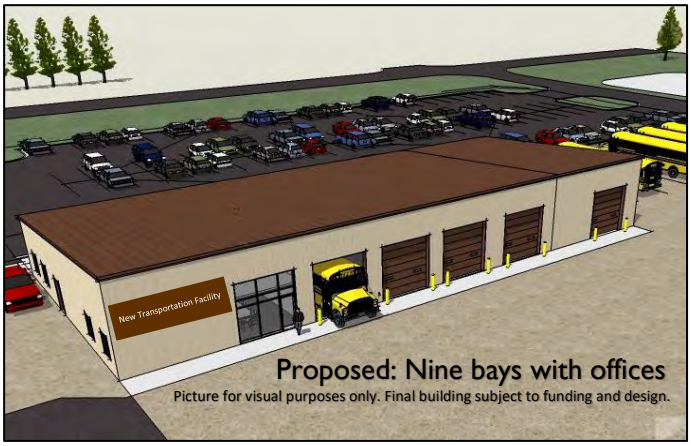
Major Maintenance (Renovations) $ 0.00

- None

TOTAL PROJECTED COST ***$ 264,000***

NEW TRANSPORTATION FACILITY

LOCATION TBD



GRADES: N/A

Proposed Building Size — Nine Bays with Offices
Approximately 5,800 SF

OVERALL ANALYSIS

School District Five of Lexington and Richland Counties' Transportation Department provides safe and timely transportation for the students in the District. Currently, this department is in need of additional space to conduct maintenance on their expanding bus fleet. Therefore, it is recommended that a new transportation facility be constructed.

MAJOR CONCERNS

District Operations Challenges

- Expanding bus fleet is straining current maintenance facility resources.

RECOMMENDATIONS

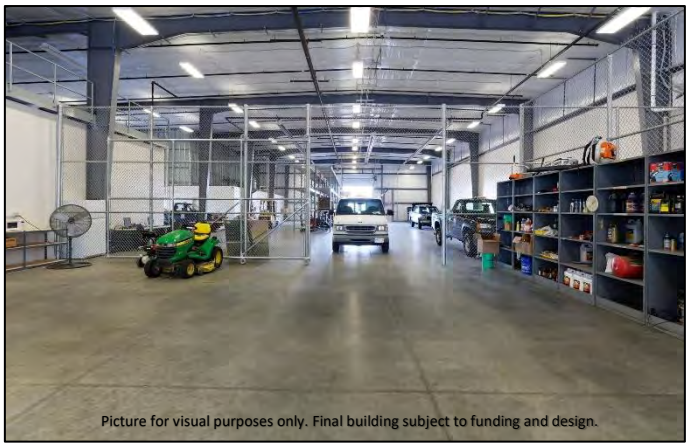
District Operations

- New transportation facility with nine bays and office spaces

TOTAL PROJECTED COST ***$ 4,653,000***

NEW MAINTENANCE FACILITY

LOCATION TBD



GRADES: N/A

Proposed Building Size Approximately 28,000 SF

OVERALL ANALYSIS

School District Five of Lexington and Richland Counties' Maintenance Department is currently housed in a repurposed facility located on the current District Office campus. Additionally, the District is currently utilizing a repurposed cabinet shop for their storage needs. Not only are these facilities past there expected life-span, the pine structure is not conducive to the tasks the maintenance department must regularly perform and there is not adequate storage space. Therefore, it is recommended that a new maintenance facility be constructed which will include needed storage space.

MAJOR CONCERNS

District Operations Challenges

- Antiquated maintenance facility that is not conducive to the maintenance departments needs
- Antiquated storage facility that does not have sufficient space to meet the District's storage needs

RECOMMENDATIONS

District Operations

- New maintenance and storage facility
- Demolition of existing maintenance and storage facilities

TOTAL PROJECTED COST ***$ 6,530,000***

THE DISTRICT OFFICE

1020 Dutch Fork Road
Irmo, SC 29063



GRADES: N/A

Existing Building Size (includes annex building)	23,368 SF
Originally Built	1975

OVERALL ANALYSIS

The District Office was originally built in 1975 and with portions being 44 years old, is nearing the end of its expected life-span. Many of the original building systems require replacement, significant renovations are needed, and the facility is not large enough to accommodate all employees who are currently located in five different facilities on four different campuses. Overall, the facility is **poor** condition. While renovations may be less expensive, if the cost to renovate is a significant portion of the cost for a new facility, it is a better investment to replace the facility with a new district office. Due to the complexity of this project and its needs, it is recommended the District continue discussion of pursuing replacement versus significant renovations.

MAJOR CONCERNS

District Operations Challenges

- Antiquated main district office facility
- Unsafe access to main district office for employees and visitors
- Employees located in five different facilities

RECOMMENDATIONS

District Operations

Split-Office Concept

- Partial new district office (23,000 sf)
  - *Land Acquisition*
  - *Site Development*
  - *FF&E / Technology*
- Renovate existing district office facility and annex building

OR

Replacement District Office

- All new district office (40,000 sf)
  - *Land Acquisition*
  - *Site Development*
  - *FF&E / Technology*

TOTAL PROJECTED SPLIT-OFFICE CONCEPT COST	***$ 11,672,000***
TOTAL PROJECTED REPLACEMENT DISTRICT OFFICE COST (option)	***$ 13,351,000***

4. PROPOSED PLAN

Components of the Plan

- Educational Equity
- Safety, Security, and Accessibility
- Major Maintenance and Facility Renewal
- District Operations

Overall Plan Summary

- Component Summary Cost
- Facility Summary Cost

Next Steps

- Prioritization
- Funding

Components of the Plan

Developing and maintaining an overall plan aids the District in using funding wisely to ensure the schools will support the quality of learning the community expects. M. B. Kahn has prepared this Overall Plan in a way that can be easily modified, depending on how the needs in each area change over time, and can be completed in phases.

When determining the main components of District Five of Lexington and Richland County's improvement plan, M. B. Kahn's team looked at many factors. It was determined that a long term District Plan for District Five schools should include a combination of providing improvements that assist with the educational and operational aspects of the facilities, while also addressing physical condition needs including safety and security improvements, replacing or repairing failing infrastructure, and addressing general renovation needs. To address all these areas, M. B. Kahn's team created a proposed improvement plan with the following four main components:



EDUCATIONAL EQUITY



SAFETY, SECURITY, AND ACCESSIBILITY



MAJOR MAINTENANCE AND FACILITY RENEWAL



DISTRICT OPERATIONS

EDUCATIONAL EQUITY

The purpose of the educational equity recommendations is to analyze the existing functionality of each facility as it pertains to current educational program requirements and usage. Today's educational process requires facilities be more flexible for newer approaches to education. Commendably, many District Five principals and teachers have found creative ways to use the spaces they currently have. However, the lack of flexibility within some of the instructional spaces will result in additional challenges for the teachers and staff as the facilities age. Therefore, M. B. Kahn's team prepared recommendations to support and expand the efforts of the District.

The process for developing the educational program recommendations began with the M. B. Kahn team, including representatives from McMillan Pazdan Smith Architecture, visiting each facility within the District and conducting thorough reviews of the existing facility layout and current usage. Interviews were held with principals, staff, and District leaders to ensure all areas of concern were noted. Once the information was gathered, an analysis was conducted and educational program inadequacies were recorded.

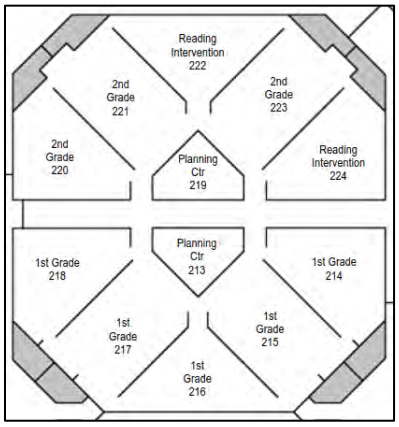


Figure 10: Example of a classroom "pod" at Nursery Road Elementary School

What we found was that with ongoing changes to educational programming, the original design intent for the facility is not sufficient for current educational needs. For example, four of District Five's elementary schools were designed as open concept schools with classroom "pod" layouts. While this design was popular in the 70's, district's quickly found these open classroom "pods" cause distractions to learning and limit flexibility due to odd shaped classrooms and interior walls that do not extend completely. In addition, there are safety concerns regarding the ability to secure these areas quickly and efficiently. Two of the District's "pod" schools received significant interior renovations during the 2008 referendum to address these challenges. However, two of the schools did not receive renovations and have been dealing with these challenges for an additional decade. While both of these schools offer magnet programs, Harbison West's gifted program would be able to expand with the construction of a new facility and the majority of Nursery Road's arts magnet funding was used to purchase equipment that can be moved into a new facility resulting in minimal impact to these existing programs. Therefore, it is recommended the remaining two "pod" schools, Harbison West and Nursery Road Elementary Schools, be considered for significant renovations or replacement. While renovations may be less expensive, if the cost to renovate is a significant portion of the cost for a new facility, it is a better investment to replace the facility with a new elementary school.

Similar problems can occur when schools have received multiple additions through the years. While additions are often necessary and more affordable that replacing a school, it creates piecemealed building systems which can cause additional safety and maintenance issues. Also, these additions have to be added where there is available space, often do not work well with the layout of the existing facility, and may create spaces that are not easily monitored or limit flexibility. A recent addition to Irmo High School has only magnified the need for significant renovations and improvements in the older facility buildings and it is recommended that these challenges be addressed to improve the quality of educational spaces at this school.

The value of athletics in schools is significant and is considered as part of the educational program for the purposes of this assessment. Team sports help build character in students and can motivate them academically due to minimum GPA requirements to participate. Athletic upgrades are needed at many of the District's schools. Therefore, it is recommended that athletic needs be addressed at each school as needed.



Figure 11: Chapin High School Football Stadium in need of new visitor bleachers.

In addition to the physical layout of the facilities, some additional educational program elements were assessed. In education, furniture and technology is increasingly being used to create more engaging learning environments for students. District Five has done an excellent job in keeping up with classroom technology and only minor needs were found; however, many of the schools still use old, traditional furniture in the classrooms that is in need of replacement. Therefore, it is recommended that technology and furniture needs at each school be addressed as needed.

SAFETY, SECURITY, AND ACCESSIBILITY

The purpose of the safety, security, and accessibility recommendations is to review the existing safety measures at each facility and to recognize and address deficiencies or systems that could be added or improved. The District is focused on maintaining quality environments for its students and staff and is constantly improving safety, security, and accessibility at each of their facilities with the resources available. Therefore, M. B. Kahn's team prepared recommendations to support and expand the efforts of the District to continue improving the facilities in these three critical areas.

The process for developing the safety, security, and accessibility recommendations began by the M. B. Kahn team visiting each facility within the District and conducting thorough reviews of the existing conditions and current safety measures in place. Interviews were held with principals, maintenance staff, and District leaders to ensure all areas of concern were noted. An analysis was conducted to determine areas where the District could improve.



Figure 12: Irmo High School stairwell.

What we found was that District Five is in need of upgrades to its facilities' safety, security and accessibility elements. Items such as security vestibules, ADA compliant restrooms, hardware, and accesses, and interior/exterior lighting upgrades are needed throughout the District's facilities. For example, a recent addition to Irmo High School has only magnified the need for significant changes in the older facility buildings and with seven stairwells just in the main building, monitoring students and visitors is incredibly challenging. Another example, Seven Oaks Elementary School, has "remote" classrooms that are being used but are not connected to the main facility. This not only exposes elementary students and teachers to inclement weather but also isolates them from the main building in the event of a shutdown. Therefore, it is recommended that the District address safety/security/accessibility deficiencies.

MAJOR MAINTENANCE AND FACILITY RENEWAL

The purpose of the major maintenance and facility renewal recommendations is to review the existing conditions at each facility and to recognize and address deficiencies. The District's maintenance and facility renewal program has done a great job maintaining the facilities with the resources available. However, maintenance budgets can only go so far to cover the regular maintenance on many of the facilities' aging systems. Therefore, M. B. Kahn's team prepared recommendations to support and expand the efforts of the District.

The process for developing the major maintenance and facility renewal recommendations began by the M. B. Kahn team visiting each facility within the District and conducting thorough reviews of the existing conditions. Interviews were held with principals, maintenance staff, and District leaders to ensure all areas of concern were noted. Once the information was gathered, an analysis was conducted to determine the recurring deficiencies and develop broad categories for them.

What we found was that each deficiency could be placed into two categories: building infrastructure, and general renovations. The following chart shows typical deficiencies that fall into each category:

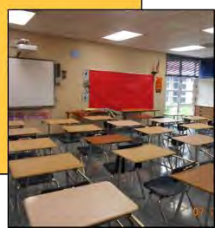
Building Infrastructure

- Roof
- Windows
- HVAC
- PA/Clock Systems
- Electrical Service/Capacity
- Parking/Drives
- Canopies
- Kitchen Equipment
- Athletic Facilities



General Renovations

- Flooring
- Ceilings
- Paint
- Hardscaping
- Landscaping
- Auditorium/Theater Upgrades



Antiquated infrastructure should be addressed at many of the District's facilities. Original systems that are in schools 40-50 years old are nearing the end of their life-span. Often, the cost of maintaining these systems ends up being more than the cost of replacing them.

Finally, general renovations are needed at many of the District's facilities. General renovations include items that may seem superficial but ultimately increase the appeal of the facility, as well as provide comfortable learning and work environments for the students and staff. Therefore, it is recommended the District address its facilities' major maintenance and facility renewal needs.

DISTRICT OPERATIONS

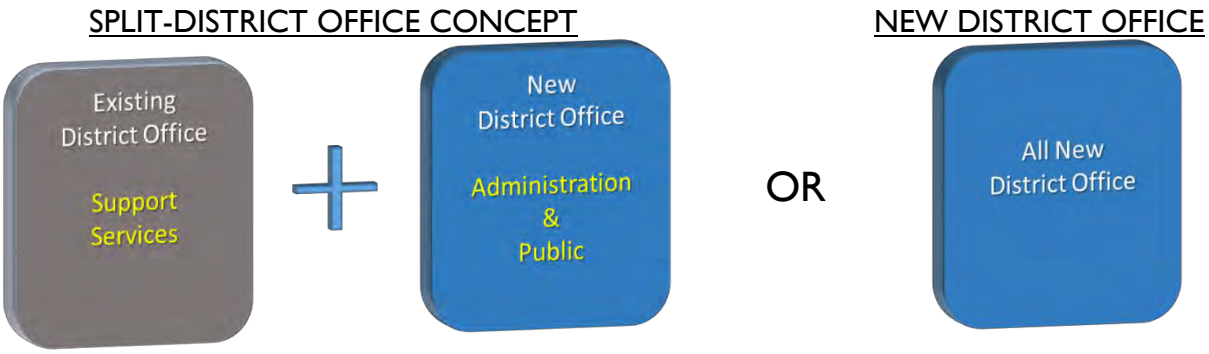
The purpose of the district operations recommendations is to analyze the existing district office and its support facilities to assess the current functionality and physical condition of each facility. District staff typically handle a range of responsibilities including the selection of curriculum materials, staff hiring, assignments, and accountability, District finances, compliance with state and federal laws, management of District facilities, student transportation, and so much more. District Support Facilities also offer a place for District leadership to meet parents/guardians to help them understand their child's developmental and educational needs and navigate the resources offered. Since District operations play such a crucial role for the entire school district, most school districts centralize District Office Support Facilities to aid in efficiency and effectiveness. The District Office and its support facilities contain departments that are essential to the District's overall success; however, since District Five's priority is to provide and maintain adequate facilities for its students and teachers, rarely is there any funding left to address the needs at the District Office or support facilities. While this is a commendable prioritization of funds, it is recommended the District address overdue needs at its main district office and district support facilities.



The process for developing the district operations recommendations began by the M. B. Kahn team visiting each district support facility and the main district office and conducting thorough reviews of the existing facility layout, current usage, and physical condition. Once the information was gathered, an analysis was conducted and areas of concern were recorded.

MAIN DISTRICT OFFICE

What we found was that District Five of Lexington and Richland Counties has been operating out of its main District Office for over 40 years. Since District Five's priority is to provide and maintain adequate facilities for its students and teachers, rarely is there any funding left to address the physical condition needs at the District Office. Throughout these last four decades, this facility has aged, building systems have passed their intended life-spans and the facility has received limited renovations to keep it up to date with current standards. Changes in its surroundings, including a new nearby Wal-Mart shopping center, road expansions, and increased traffic on Dutch Fork and Broad River Roads, have caused this office location to not be easily or safely accessed. Additionally, this facility is no longer large enough to accommodate all the District employees who are currently dispersed to five facilities and four campuses. While the District has been making this work, it is very inefficient and all District employees should be working out of one main District Office. Two options were considered for addressing the needs at the main district office: Split-District Concept or an all New District Office.



Both options are viable since they both allow for consolidation of District employees and address the physical condition needs at the existing District Office; however, the split-district concept still leaves District employees dispersed among two locations and the District with a building over 40 years in age. While both options have been included in the individual recommendation sheets for the District's consideration, it is recommended that a new district office be constructed in a centralized location.

SUPPORT FACILITIES

The Transportation Department provides safe and timely transportation for the students in the District; however, its expanding bus fleet is straining current bus maintenance facility resources. Therefore, it is recommended a new transportation facility be constructed.

The District's storage facility, located adjacent to Chapin High School is a repurposed cabinet shop. This facility is substantially past its expected life-span with significant infrastructure needs, and has inadequate storage space for the District's needs. In addition to trying to work around the limitations of the existing storage facility, the District is having to rent storage containers.

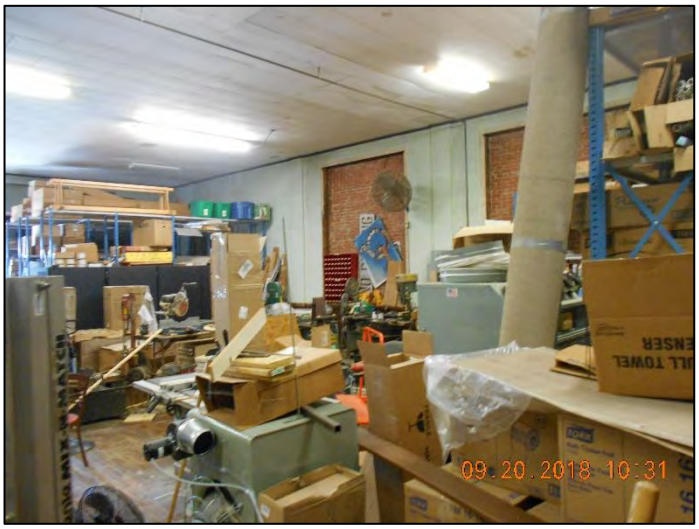


Figure 13: District Five's current maintenance facility

The Facilities Operations Department is currently housed in a repurposed facility located on the current District Office campus. Not only is this facility substantially past its expected life-span with significant infrastructure needs, its pine structure is not conducive to the tasks the maintenance department must regularly perform. Therefore, it is recommended the District build a new maintenance facility which will include adequate maintenance operations shops (electrical, mechanical/plumbing, carpentry, tool inventory, large equipment, etc.) and needed space for the District's storage needs.

The facility known as the "Old Chapin Facility", located in downtown Chapin, has held multiple roles for the District over the years including use as a high school and academy for success center. The performing arts portion was even used by a local theater program. However, the facility is now antiquated, all of the building systems require replacement, the facility does not meet current educational standards, and the performing arts portion of the facility is condemned. In addition to assessing the building, the overall campus was analyzed to determine if it could be repurposed for a new facility such as an elementary school, District performing arts facility, early childhood center or bus depot. It was determined the existing campus is not conducive to any of these options due to the limited acreage and site constrictions, a lack of road frontage, and difficult access due to railroad tracks. Therefore, it is recommended that the District consider liquidating this property.

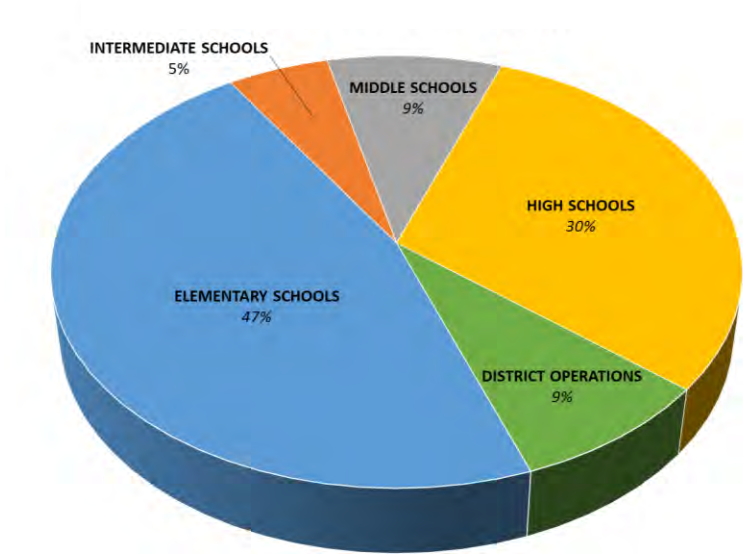


Figure 14: Old Chapin High School Site

Overall Plan Summary

In evaluating the challenges of each school, careful analysis was given to identify a direction or goal for remedying each issue. The team investigated alternative options for achieving the remedies identified, and then assessed the feasibility of each option. The selection of the preferred or best approach was then assessed for the anticipated cost. Recommendations were made for each school as shown in the next section which includes individual recommendation sheets for each school. Once costs were developed for each recommendation, an overall program cost was developed. The following chart portrays the breakdown of the cost into each grade level. For the purposes of this chart, the Center for Advanced Technology costs were included with the High Schools.

OVERALL COST BREAKDOWN



The cost figures utilized in this assessment are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a "good buy". This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most long-term value for the money spent. The component and facility summary costs, shown on the following pages, and estimates included in the "Individual Facility Assessments" section of this plan include the following costs: design fees, site development, construction, furniture and equipment, technology, anticipated inflation.

The Districtwide Facilities Need Assessment for School District Five of Lexington and Richland Counties is designed to review the educational equity of the existing teaching and learning environments, the safety, security, and accessibility, major maintenance and facility renewal needs at each District facility, and the adequacy of the District Operations Facilities. Reviewing these crucial components, is necessary to provide the total picture of the impact of the facilities on the quality of education across the District. The reports shown on the following two pages, Component Summary Cost and Facility Summary Cost, summarize the proposed plan for District Five of Lexington and Richland Counties.

COMPONENT SUMMARY COST

This is an overall cost summary based on the type of improvement needs which were categorized into the four main components identified during the development of this assessment: educational equity, safety, security, and accessibility, major maintenance and facility renewal, and District operations. The intent of this summary is to look at the overall District needs without influence of individual facilities.

FACILITY SUMMARY COST

This is an overall cost summary based on the individual facilities. The intent of this summary is to identify the extent of individual facility needs for the prioritization process, and provide replacement alternatives for consideration.

Component Summary Cost

District-Wide Facilities Need Assessment 2019

District Five of Lexington and Richland Counties



EDUCATIONAL EQUITY — $ 102,347,000

- Proposed School Replacements (2 ea)
- Academic Space Improvements
- Athletic Upgrades
- Furniture Upgrades
- Casework Upgrades



SAFETY, SECURITY, AND ACCESSIBILITY — $ 27,911,000

- Front Entries/Secure Vestibules
- Security System/Camera Upgrades
- Door/Door Hardware Replacement
- Fencing Repairs
- Restrooms Accessibility
- Sidewalk Repair
- Pedestrian Crosswalk Improvements
- Playground Accessibility



MAJOR MAINTENANCE AND FACILITY RENEWAL — $ 120,835,000

- HVAC System Replacement/Repair
- Roof Replacement/Repair
- Plumbing System Repair
- Electrical System Repair
- Site Drainage Upgrades
- PA/Clock System Replacement
- Interior Lighting Upgrades
- General Renovations



DISTRICT OPERATIONS — $ 24,534,000

- Transportation Facility
- Maintenance/Storage Facility
- The District Office

TOTAL ESTIMATED COST — $ 275,627,000

Facility Summary Cost

District-Wide Facilities Need Assessment 2019

District Five of Lexington and Richland Counties

FACILITY	ESTIMATED COST	REPLACEMENT OPTIONS
Ballentine ES	$ 9,827,000	
Chapin ES	$ 1,904,000	
Dutch Fork ES	$ 7,405,000	
H. E. Corley ES	$ 9,041,000	
Harbison West ES	$ 28,064,000	$ 34,000,000
Irmo ES	$ 2,432,000	
Lake Murray ES	$ 2,463,000	
Leaphart ES	$ 1,660,000	
Nursery Road ES	$ 28,037,000	$ 34,000,000
Oak Pointe ES	$ 7,349,000	
River Springs ES	$ 3,305,000	
Seven Oaks ES	$ 8,415,000	
Chapin IS	$ 6,121,000	
CrossRoads IS	$ 9,431,000	
Chapin MS	$ 309,000	
Dutch Fork MS	$ 7,027,000	
Irmo MS	$ 19,224,000	
Chapin HS	$ 25,878,000	
Dutch Fork HS	$ 16,266,000	
Irmo HS	$ 43,976,000	
Spring Hill HS (houses Academy for Success)	$ 796,000	
Center for Advanced Technical Studies	$ 264,000	
Transportation/Maintenance Storage Facility	$ 11,183,000	
New District Office	$ 11,672,000	$ 13,351,000
TOTAL ESTIMATED COST:	**$ 262,049,000**	**$ 275,627,000**

Next Steps

This District-Wide Facilities Need Assessment is a tool that can be used for many decision-making processes and can help ensure that each decision and action is working toward improvement, without duplication or overlapping efforts. From this document the District can see what is being recommended at each facility, the costs associated with these recommendations, details concerning each of the facilities, and much more.

Prioritization

In any type of plan, if only limited funding is available, proper prioritization is critical. Prioritization of a school district's projects typically requires consideration of multiple factors. Safety concerns, building component failure, and worsening physical conditions are prioritization factors easily assessed by construction professionals. However, factors such as educational program, school equity, and long-range priorities can greatly affect this decision process, and can only be assessed by district administration, school board, and the public. For this reason, District Five should use this overall plan as a starting point for prioritization.



Funding

School facilities require constant work to match the achievements and expectations of the students, teachers, staff, and community. This work cannot be completed without funding; however, South Carolina school districts are limited in the available funding sources for capital projects. Currently, District Five has three primary capital funding sources: annual maintenance and operations budgets, 8% funds, and grants or other similar programs which are already being maximized by the District. The magnitude of the improvements described herein precludes District Five from using a "pay as you go" approach. The typical approach for a district to fund a plan of this size, would be to incur new debt. This would allow District Five to implement this plan before the facility challenges compound. District Five can use this plan to help with early and effective funding strategies.

While this proposed improvement plan focuses on the current and impending needs of District Five, this is a living document. It will be most effective when District stakeholders review and update action strategies as needed to reflect constraints and opportunities that may arise in the dynamic nature of school district activities. M. B. Kahn's team looks forward to continuing to work with District Five as you prepare a roadmap to continue your success in educating students.