



MINUTES  
Facilities Committee Meeting  
District Office Board Room  
December 8, 2021

The meeting was called to order at 4:30 p.m. by Committee Chair Ken Loveless. Attending representing the Board, in addition to Chair Loveless, were Trustees Nikki Gardner, Jan Hammond, and Catherine Huddle. Interim Superintendent Akil Ross and facilities Director Todd Bedenbaugh, representing administration.

Trustee Huddle made a motion to approve the agenda seconded by Trustee Gardner. The motion passed unanimously.

Trustee Gardner made a motion to approve the minutes of the November 11, 2021, Facilities Committee Meeting. Trustee Huddle seconded the motion and Trustees Loveless and Gardner approved. Trustee Hammond abstained as she did not attend the November 11, 2021, Committee Meeting.

A review of planned road construction on the site of Chapin High School by DOT and the potential impact on the land and building of the former Palmetto Woodworks property was discussed. The road as planned would bifurcate the existing building and require an additional detention pond on the district's property.

A request from CHS' SIC was also reviewed which placed their desire for a Fine Arts Center on campus as their #1 facility priority due to the current issues with scheduling locations for performing arts. Currently, CHS is one of a very few 5A schools in SC that do not have a performing arts facility. As a result, chorus, orchestra, and other performances are often held in the gymnasium or efforts are made to schedule at churches and this is often difficult, particularly close to holidays. The unavailability of the auditorium at IHS was also discussed.

The group agreed that a recommendation would be made to the full board to put a fine arts center for CHS at the existing location of the Palmetto Woods building on the district's long-term master plan. This plan could then be shared with SCDOT to deter DOT from taking any more land than necessary for the road and considering possible other routes and/or swaps to preserve the district's access to the site for the purport of a fine arts center. There was additional discussion that there are no funds currently available or earmarked for this project so the priority should be considered in tandem with overall priorities after those which have already been established, including the new building for IHS.

Possible renovation or rebuilding of the District Office was also discussed, due to the current mold issues and the lack of space and use of portables. Ms. Huddle expressed her concerns with moving forward on

the existing land when it may make more sense to sell that property and build a new District Office in a more central location.

Mr. Loveless shared information on the two construction methods approved for our next two major projects: Bid-Build for IHS and Construction Management-at-Risk (CM@R) for the CHS stadium renovation. He shared information showing that CM@R was not a cost-effective method of project delivery for PWES and therefore we need to watch areas that can cause such projects to be overly expensive, including change orders and contingencies. The inconsistency of prior limits and approval processes was discussed. The committee agreed that the Policy Committee, chaired by Ms. Gardner, should review applicable policies to set limits and processes for change orders and contingencies.

Topics for the next meeting were discussed and the consensus was that we should focus on overall facility goals and a framework for prioritizing future projects.

Trustee Gardner made a motion to adjourn seconded by Trustee Huddle. The motion passed unanimously, and the meeting adjourned at 5:43 P.M.

As the School Improvement Council for Chapin High School, it is our responsibility to provide relevant information to the Lexington-Richland School District Board of Trustees and District Administration to address what we believe to be the most pressing issues for Chapin High School and the community that supports it. While we have set two very important goals this year, there is one we feel needs to be addressed at a district level, based not only on fairness and equity, but on long term need, and reads as follows: To serve as a strong advocate to identify and communicate with District Leadership regarding facility needs at Chapin High School in order to promote equity and fairness in furtherance of overall student success. Based on this guiding principle, we want to present the following three issues for consideration:

1. A Fine Arts Center on the CHS campus
2. Safety concerns regarding the South Carolina Department of Transportations proposed new roadway near Chapin High School
3. The need for more cafeteria space.

### **Fine Arts Center**

- **Equity:** All other high schools in the district have, at minimum, an auditorium. Our students are relegated to perform in our cafeteria, gymnasium or a local church. When having to use off campus facilities, we are constrained by scheduling issues of the particular location. Chapin has a thriving fine arts program, with our band, orchestra, choral groups and drama. Our student population is at a significant disadvantage relative to other schools, not only in our district, but across the state due to lack of meaningful space for performances and having to rely on the use of outside locations. It is almost unimaginable that a 5A high school would not have what is considered to be a standard expectation of a high school so that students are able to gather for important presentations and assemblies as they prepare to join society as educated adults.
- **Continuation of learning and vertical alignment:** At this time, students who wish to pursue a pathway in the performing arts are unable to continue following their passions from middle school as we are limited in our ability to offer theater courses based on the building limitations. This lack of continuity along the education continuum impacts a significant number of students. Within the Chapin cluster, we currently have 709 middle level students taking roughly 80,910 combined hours of instruction who come to a high school with no opportunity to continue participating in some of the fine arts programs, because we lack a fine arts facility for performances.
- **Venue for public discourse:** In addition to the aforementioned fine arts classes, a fine arts center will provide significantly enhanced opportunities for students to develop their public speaking and participate in larger student government events This is particularly true at Chapin High School, as we have welcomed both regional and state student government events, but lack the proper venue to display the oratory and visual talents of the student body.
- **Other schools in the Chapin cluster will have an opportunity to utilize this facility for a variety of events which supports and builds a sense of community and belonging. We would appreciate the ability to witness the stories of our students from Pre-K to graduation.**

### **Roadway Safety Concerns**

- We feel the need to protect our campus from the intrusion of the proposed roadway connecting Columbia Avenue to East Boundary. The current map indicates that this new roadway will not only intrude on our campus, but will come perilously close to our track and tennis courts. This creates a significant safety concern for our students and faculty. As Chapin High School continues to grow in attendance, physical space will need to increase as well. This potential intrusion could have a negative impact not only on our students' safety, but this roadway might limit our ability to provide the additional fields and outdoor learning spaces the Chapin community needs and expects for its children.

### **Cafeteria Concerns**

- Our cafeteria is woefully inadequate for the growth of Chapin High School. Currently, our student body is at 1600. Today, we can only accommodate 618 students at a time per fire code. It is impossible to feed all students at one time and provide them an area to eat without using teacher rooms and outdoor spaces as auxiliary seating. This impacts not only students, but this lack of appropriate space also impacts our teachers' ability to have an unencumbered lunch. As we continue to grow, our current Power Hour structure, which is responsible for many of the academic remediation and acceleration services, will be an impossibility. Lack of space will drive scheduling and opportunity, not the needs of our students.

December 8,2021

**Chapin Middle School Addition 2014 Design/Bid/Build Delivery Method**

Cost \$20,657,569.00 entire project

Cost \$2,763,427.00 site package

Cost \$17,894,142.00 building cost

122,386 square feet

Total Cost per Square Foot= \$168.79

Building Cost per Square foot= \$146.21

Inflation (CPI) 2015= 0.1%

Inflation (CPI) 2016=1.3%

Inflation (CPI) 2017=2.1%

Total Inflation Adjusted Cost per Square Foot... Total Project Through 2017 = \$174.75

Building Inflation Adjusted Cost per Square Foot \$151.37

**Chapin Middle School 3rd Wing Addition 2017 Construction Management-at-Risk Delivery Method**

Budget \$5,000,000.00

Actual Cost \$7,511,781.00

34,852 Square Feet

Cost per Square Foot= \$215.53

**Increase In Inflation Adjusted Cost Comparing Design/Bid/Build and Construction Management-at-Risk Methods**

The building cost comparison is the most accurate since there was very little site work on the Chapin Middle School 3<sup>rd</sup> Wing Addition

$\$215.53 - 151.37 = \$64.16$  per square foot more with Construction Management-at-Risk

34,852 square feet x \$64.16= **\$2,236,104.00\*** more than the 2015 Chapin Middle School Project

\*Minor Mitigating factor could be economy of scale

**Increase In Inflation Adjusted Piney Woods Elementary School 2019 Construction Management at Risk Project**

Contract Amount \$26,519,533.00

105,000 Square Feet

Cost per Square Foot \$252.57

Inflation (CPI) 2015= 0.1%

Inflation (CPI) 2016=1.3%

Inflation (CPI) 2017=2.1%

Inflation (CPI) 2018=2.4%

Inflation (CPI) 2019=1.8%

Chapin Middle School Total Inflation Adjusted Cost per Square Foot... Total Project Through 2019 = \$182.09

\$252.57-182.09= \$70.48 per square foot

105,000 square feet x \$70.48= **\$7,400,400.00** more than the 2015 Chapin Middle School Project

**2019 PWES CM@Risk cost 38.7% more per square foot than Inflation Adjusted Design /Bid/ Build 2015 Chapin Middle School Project**