Five-Year Master Facilities Plan
(McMillan Pazden & Smith)

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



May 22, 2023

Facilities Need Assessment

Key Questions



- **Define Minimum Conditions**
  - What is the minimum condition we expect for all facilities? **In-Progress**

- **Grade Structure**
  - How will District Five be organized? **Completed**
  - What is the rezoning/redistricting plan for the schools? **In-Progress**
  - What is the enrollment analysis and projection for each school? **In-Progress**

- **Purpose - Academic Programs**
  - What are the priorities of the instructional program for each school? **In-Progress**

- **Utilization Rate (# of students/core capacity)** **In-Progress**
  - What is the desired enrollment of District Five elementary, middle and high schools?
  - What is the desired utilization rate for each level of the grade structure?

District Five OF LEXINGTON & RICHLAND COUNTIES

mcmillan pazdan smith ARCHITECTURE



Advisory Services

District 5 of Lexington and Richland Counties



Agenda

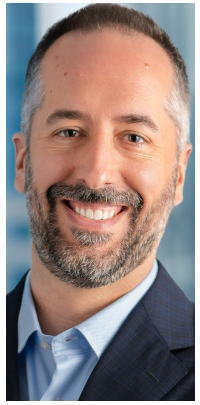
Introduction, Purpose and Team

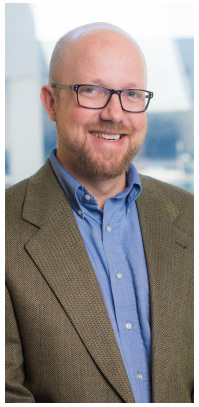
Approach

Your Project

Next Steps

District Five OF LEXINGTON & RICHLAND COUNTIES





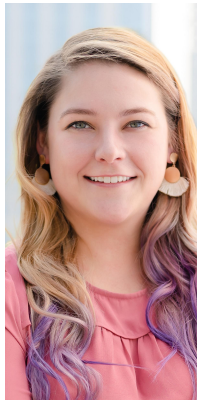








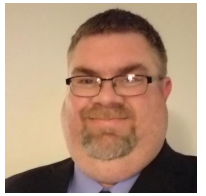
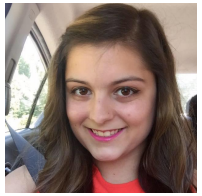


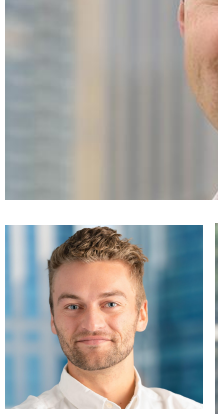





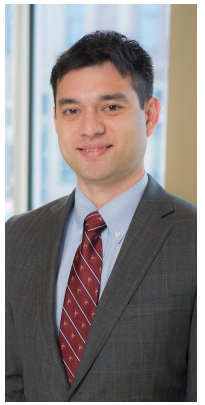











McMillan Pazdan Smith + the K-12 Studio



In the last four years…

8
Offices across SC, NC, and GA

15
District-wide facility assessments

315 +
Employees

161
Schools assessed

30 +
SC Districts we have worked with

380 +
K-12 projects completed



APPROACH

Comprehensive Approach

STEP 1 DISCOVER

- Operational data collection
- Physical building assessment
- Population and enrollment forecast

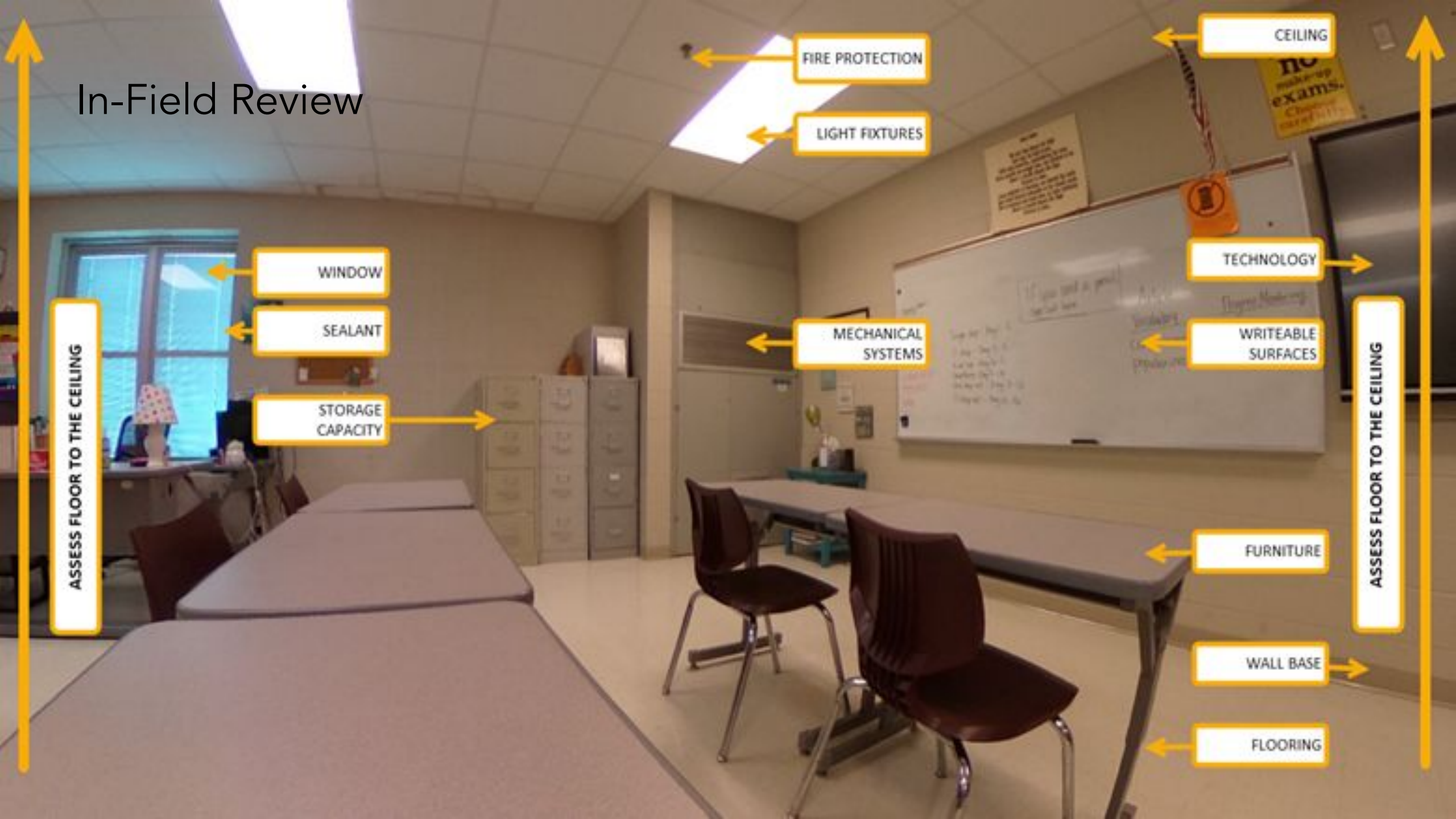
STEP 2 APPRAISE

- Cost Projections
- Facility Utilization Appraisal
- Economic drivers + Student Outcomes
- Stakeholder engagement, User + Community

STEP 3 IMPROVE

- Maintenance Planning
- Capital Improvements Planning + Visualization
- Value Driven Design + Improvement

In-Field Review



Sample Score Chart

5	4	3	2	1
5 of 5 (**100%**)	4 of 5 (**80%**)	3 of 5 (**60%**)	2 of 5 (**40%**)	1 of 5 (**20%**)
New or like-new condition. No issues to report, no expected failures. Reevaluate in 3 years.	**No reported issues or concerns;** No expected failures. Consider replacement and / or improvement in 7-10 years, reevaluate condition in 3 years.	**Not new, with some issues to report.** Average wear for its age. Replace or improve within 3-6 years	**Worn from use and nearing the end of it life cycle.** Replace or improve within 2-3 years as funds are available.	**Extremely worn, damaged, or inoperable.** Replace or improve in less than 2 years.

Deficiency Reports
- Geolocated Instance Issues per school
- Photographic and In-field Notes
- Web-based and Searchable Platform

- *Facility and Maintenance Depart.*

Assessment Recommendations
- Approx. 268 individual assessment recommendations per school
- Itemized, Rated, and Cost Valued

- *Facility Depart. and District Leadership*

Executive Summary
- Categorized Focus Areas

- *District Leadership, Board of Education, Internal and External Stakeholders*







Projects | Templates

Building Envelope

Add Subsection | Add Component

Door (Ext.)

AVG RATING 1

Gutters/Downspouts

AVG RATING 1

Edge Metal

AVG RATING 2

Sealant

AVG RATING 1

RECOMMENDATIONS

Sealant at exterior windows and doors is cracked or damaged due to age. For all original exterior windows, scape clean and reseal. For exterior doors, where covered by canopies, assess condition of sealant and install new sealant where needed. For exterior doors exposed to weather, scape clean and reseal.

REMARKS

Rating	Remarks
1 2 3 4 5	Window on SW elevation near bus pick-up/drop-off. Cracked and missing sealant.
1 2 3 4 5	Door 303, no sealant at door jamb

Add Remark

ESTIMATED COST

$18,500.00

COST BASIS

Assume 34 exterior windows, 15 exterior doors, 5 miscellaneous conditions

COST PLAN

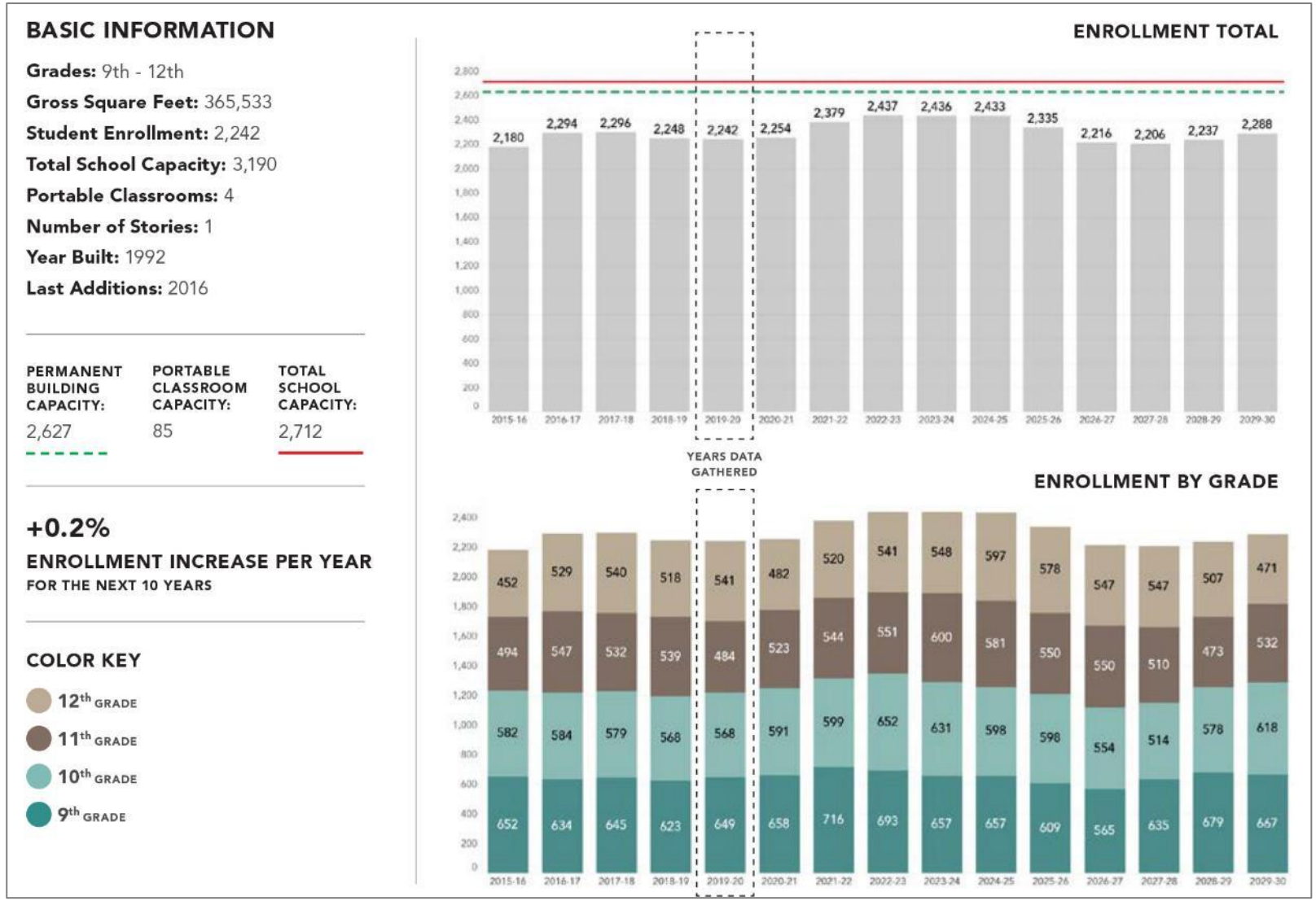
2022-2027 Maintenance Plan

Save

Assessment Process

Typical District-Wide Assessment Deliverables:

1. State-of-the-School Report
2. Deficiency Reports per space, per school with accompanying documentation
3. Assessment Reports per school, ratings per category
4. Post Occupancy Review Document
5. Space Utilization Report
6. Executive Summary of findings for Demographics, Conditions, Priorities, and Value
7. Maintenance Plan and a Capital Improvements Plan



2022 Bond Referendums

Spartanburg District 4 voters approve $100 million referendum to build new Woodruff High School



Joanna Johnson
Herald-Journal

Published 7:20 a.m. ET Aug. 12, 2022 | **Updated 12:25 p.m. ET Aug. 12, 2022**

Headline from Go Upstate from August 2022



LOCAL NEWS

Bond referendum for new Clover high school passes

A bond measure that would fund a new high school in Clover, South Carolina, passed. District leaders say it's necessary to relieve overcrowded campuses.





YOUR PROJECT

District Five OF LEXINGTON & RICHLAND COUNTIES

Mission:

The mission of School District Five of Lexington and Richland Counties, in partnership with our stakeholders, is to prepare all students to be college and career ready by providing a challenging curriculum in a safe, secure, diverse, and equitable learning environment focused on academic, social, and emotional growth and development.

Vision:

School District Five of Lexington & Richland Counties will empower all students to meet or exceed expectations for academic, social, and emotional growth and success. We will provide opportunities for students to develop creative and critical problem-solving skills, as innovative learners, to meet dynamic global changes. We will maximize our use of resources through collaborative partnerships with our community, our business and education partners. School District Five's students will be prepared to pursue excellence for tomorrow's challenges.

Motto:

"We Love and Grow Our Students!"

Proposed Schedule

Month / Task	1	2	3	4	5	6	7	8
Facility Assessments								
Master Planning								
Capital Improvements Plan								
Stakeholder Communication and Engagement								

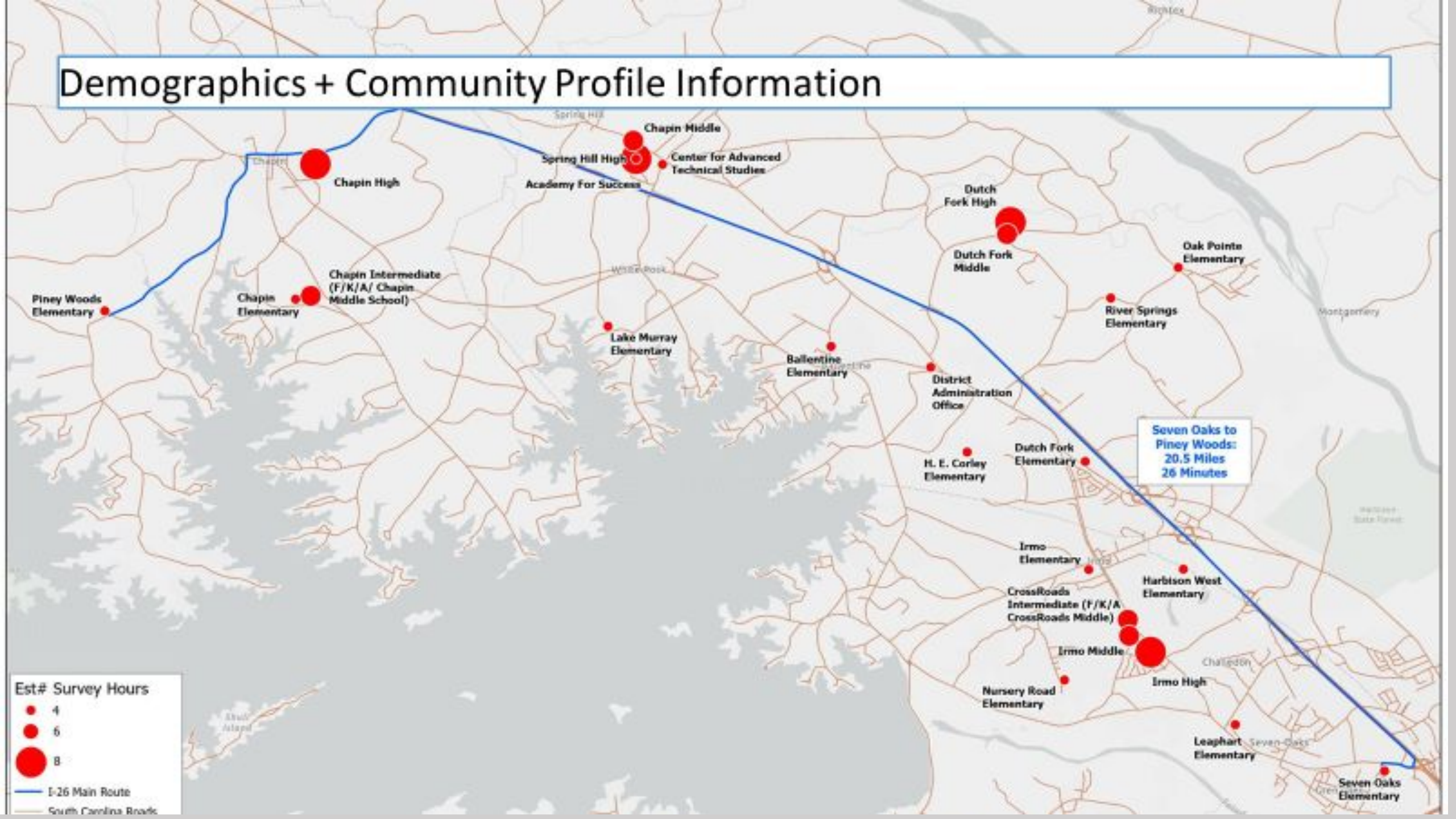




Your Passionate Advocate In:

- Parent, Student Teacher Input Sessions
- Stakeholder Info Gathering
- Community Meeting to Inform Stakeholders of Facility Needs

Demographics + Community Profile Information

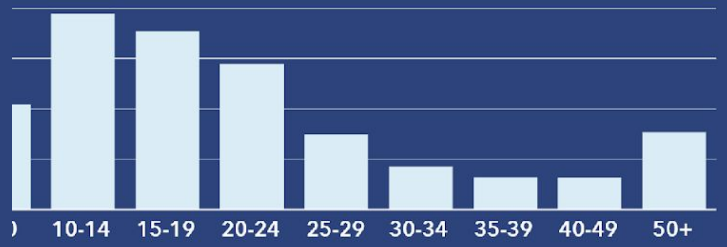


District 5 of Lexington and Richland Counties

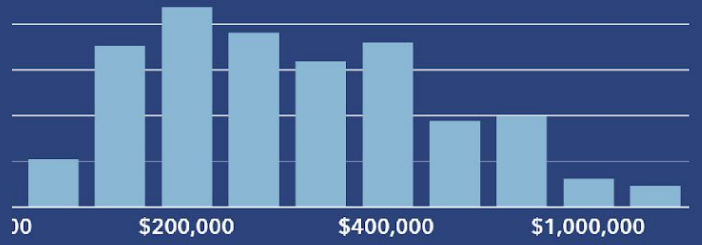
0.95%	2.49	53.1	42.1	$85,731	$242,615	$245,638	21.3%	60.7%	18.0%
Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



Mortgage as Percent of Salary



Home Value

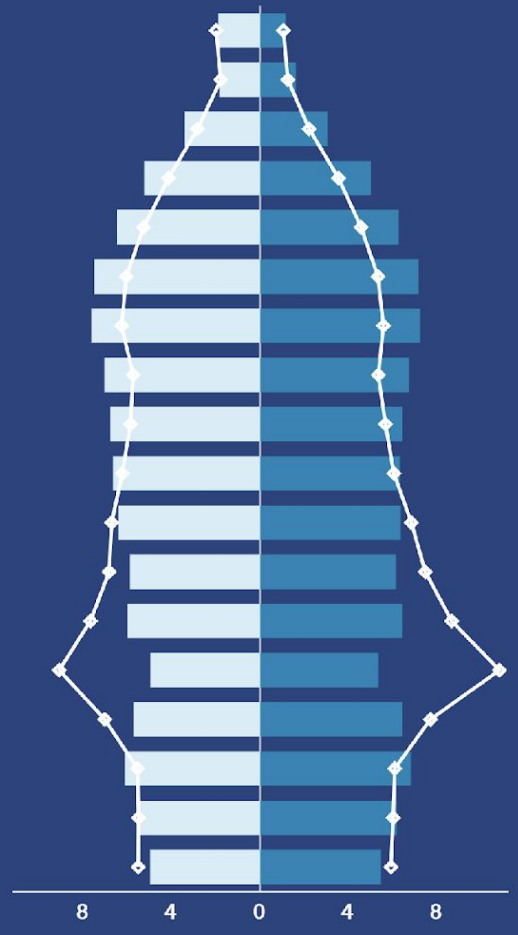


Household Income



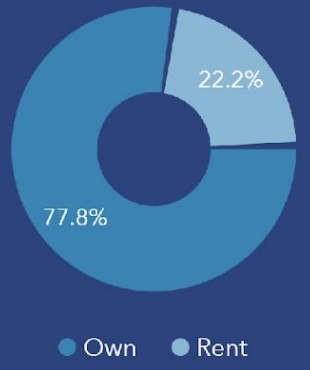
Source: Esri, ACS. Esri forecasts for 2022, 2016-2020, 2027.

Age Profile: 5 Year Increments

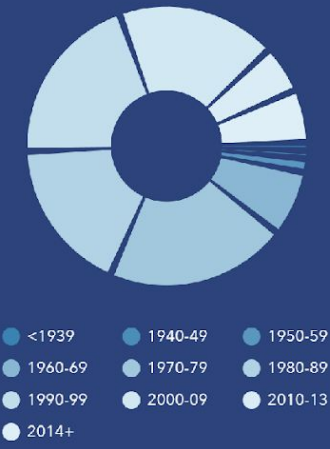


Dots show comparison to Richland County

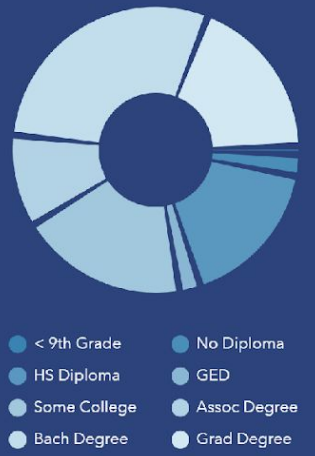
Home Ownership



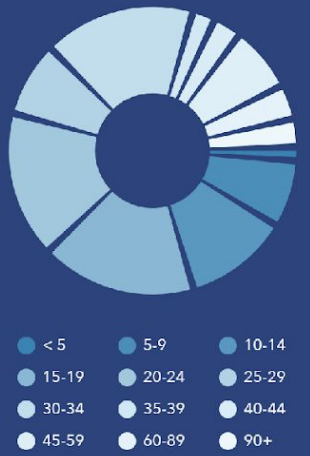
Housing: Year Built



Educational Attainment



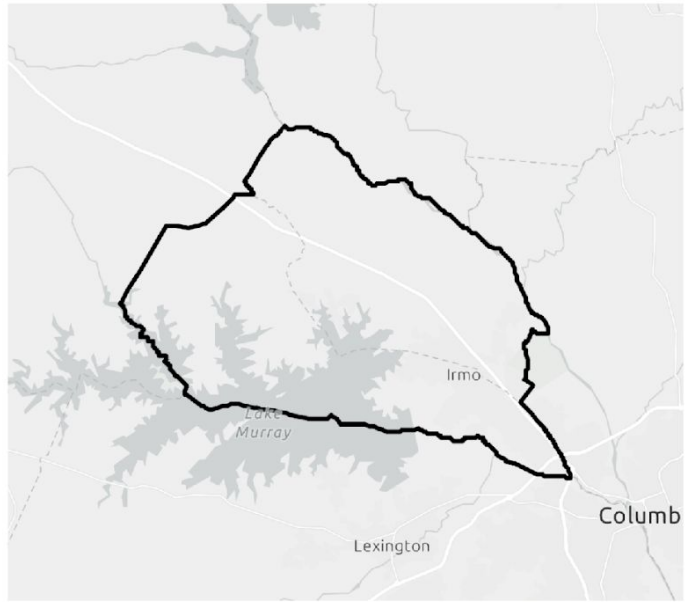
Commute Time: Minutes



© 2023 Esri

POPULATION TRENDS AND KEY INDICATORS

1
Area: 157.58 square miles



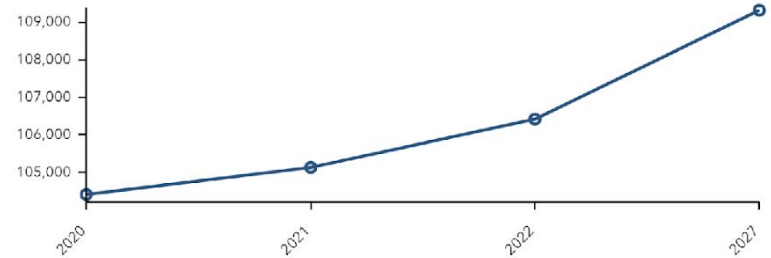
106,413	42,557	2.49	42.1	$85,731	$242,615	126	168	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

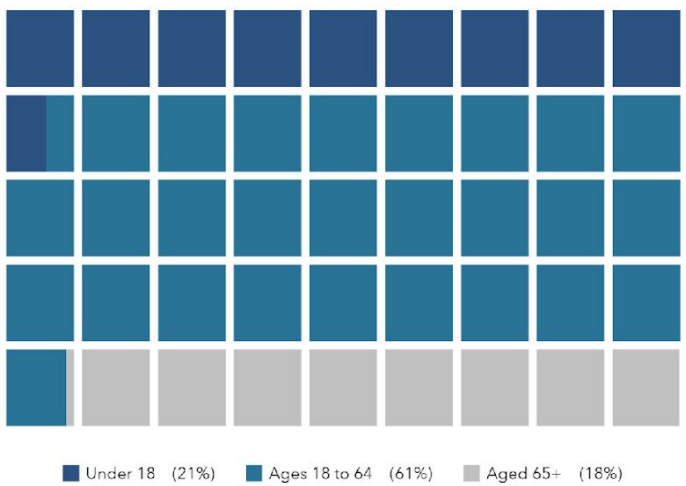
$14,270
Avg Spent on Mortgage & Basics

14.9%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION

5.0%
Greatest Gen: Born 1945/Earlier

23.3%
Baby Boomer: Born 1946 to 1964

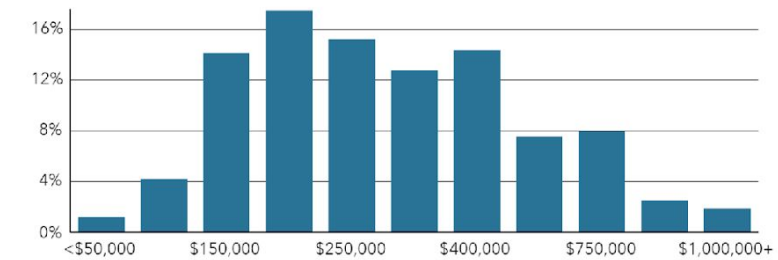
21.9%
Generation X: Born 1965 to 1980

22.2%
Millennial: Born 1981 to 1998

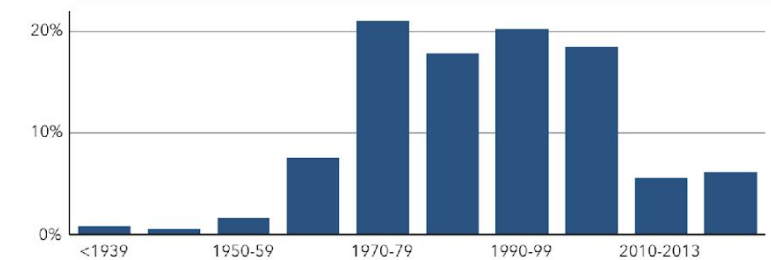
21.3%
Generation Z: Born 1999 to 2016

6.3%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



esri THE SCIENCE OF WHERE

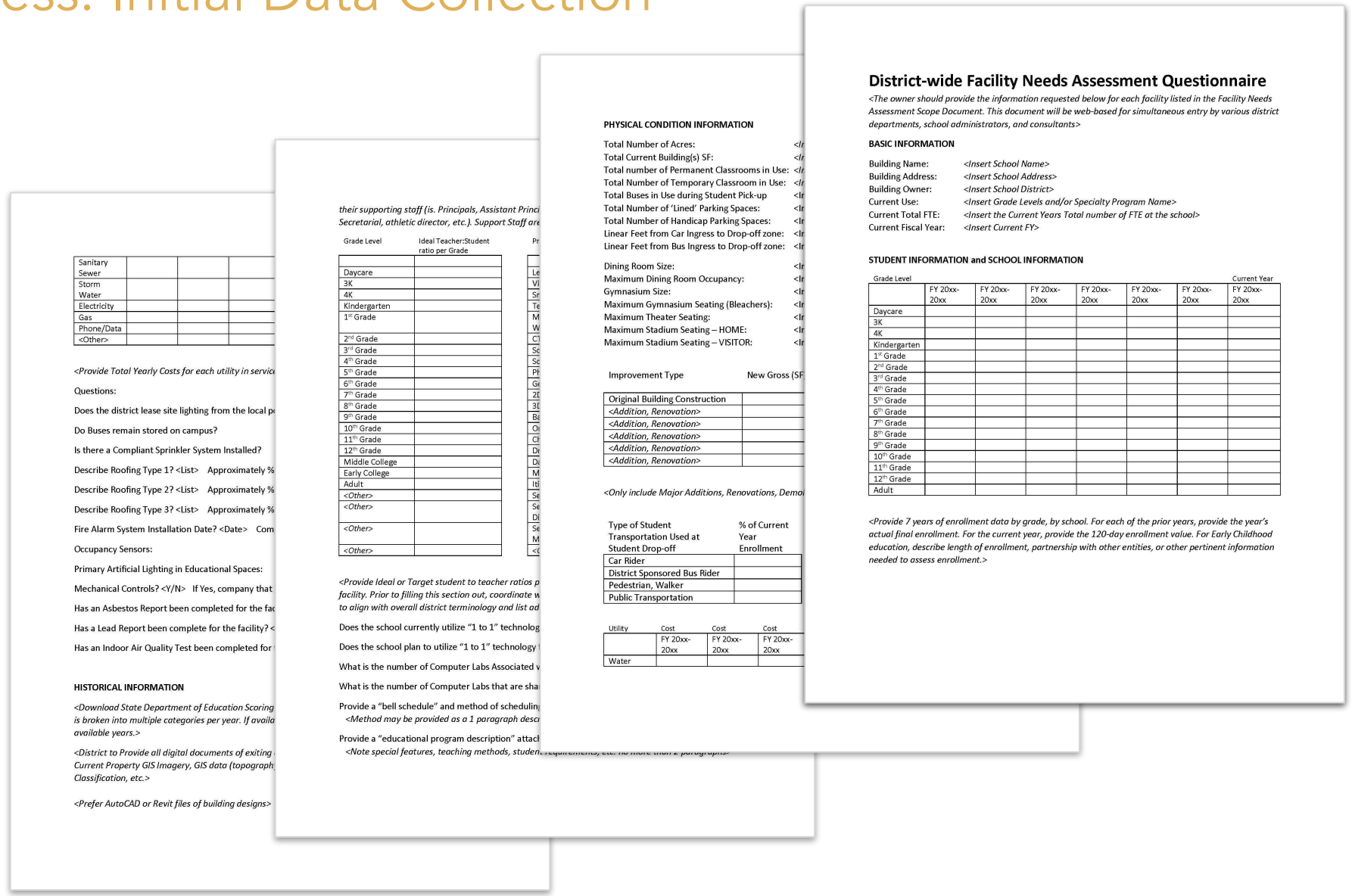
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2016-2020
© 2023 Esri

Source: This infographic contains data provided by Esri, Esri-U.S. BLS, ACS. The vintage of the data is 2022, 2027, 2016-2020.

Assessment Process: Initial Data Collection

Pre-Assessment Questionnaire

- Historical Enrollment Data Collection
- Define target ratios
- Define existing space usage
- Operational Data Collection
- Interview School Administration + District-wide Teacher Surveys



Sanitary Sewer			
Storm Water			
Electricity			
Gas			
Phone/Data			
<Other>			

<Provide Total Yearly Costs for each utility in servic

Questions:

Does the district lease site lighting from the local p

Do Buses remain stored on campus?

Is there a Compliant Sprinkler System Installed?

Describe Roofing Type 1? <List> Approximately %

Describe Roofing Type 2? <List> Approximately %

Describe Roofing Type 3? <List> Approximately %

Fire Alarm System Installation Date? <Date> Com

Occupancy Sensors:

Primary Artificial Lighting in Educational Spaces:

Mechanical Controls? <Y/N> If Yes, company that

Has an Asbestos Report been completed for the fac

Has a Lead Report been complete for the facility? <

Has an Indoor Air Quality Test been completed for

HISTORICAL INFORMATION

<Download State Department of Education Scoring is broken into multiple categories per year. If availa available years.>

<District to Provide all digital documents of exiting Current Property GIS Imagery, GIS data (topograph Classification, etc.>

<Prefer AutoCAD or Revit files of building designs>

their supporting staff (is. Principals, Assistant Princi Secretarial, athletic director, etc.). Support Staff are

Grade Level	Ideal Teacher:Student ratio per Grade
Daycare	
3K	
4K	
Kindergarten	
1st Grade	
2nd Grade	
3rd Grade	
4th Grade	
5th Grade	
6th Grade	
7th Grade	
8th Grade	
9th Grade	
10th Grade	
11th Grade	
12th Grade	
Middle College	
Early College	
Adult	
<Other>	
<Other>	
<Other>	
<Other>	

<Provide Ideal or Target student to teacher ratios p facility. Prior to filling this section out, coordinate w to align with overall district terminology and list ad

Does the school currently utilize "1 to 1" technolog

Does the school plan to utilize "1 to 1" technology

What is the number of Computer Labs Associated v

What is the number of Computer Labs that are sha

Provide a "bell schedule" and method of scheduli
<Method may be provided as a 1 paragraph desc

Provide a "educational program description" attac
<Note special features, teaching methods, studen

PHYSICAL CONDITION INFORMATION

Total Number of Acres: <I
Total Current Building(s) SF: <I
Total number of Permanent Classrooms in Use: <I
Total Number of Temporary Classroom in Use: <I
Total Buses in Use during Student Pick-up <I
Total Number of 'Lined' Parking Spaces: <I
Total Number of Handicap Parking Spaces: <I
Linear Feet from Car Ingress to Drop-off zone: <I
Linear Feet from Bus Ingress to Drop-off zone: <I

Dining Room Size: <I
Maximum Dining Room Occupancy: <I
Gymnasium Size: <I
Maximum Gymnasium Seating (Bleachers): <I
Maximum Theater Seating: <I
Maximum Stadium Seating – HOME: <I
Maximum Stadium Seating – VISITOR: <I

Improvement Type New Gross (SF

Original Building Construction	
<Addition, Renovation>	
<Addition, Renovation>	
<Addition, Renovation>	
<Addition, Renovation>	
<Addition, Renovation>	

<Only include Major Additions, Renovations, Demo

Type of Student Transportation Used at Student Drop-off	% of Current Year Enrollment
Car Rider	
District Sponsored Bus Rider	
Pedestrian, Walker	
Public Transportation	

Utility	Cost	Cost	Cost
	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx
Water			

District-wide Facility Needs Assessment Questionnaire

<The owner should provide the information requested below for each facility listed in the Facility Needs Assessment Scope Document. This document will be web-based for simultaneous entry by various district departments, school administrators, and consultants>

BASIC INFORMATION

Building Name: *<Insert School Name>*
Building Address: *<Insert School Address>*
Building Owner: *<Insert School District>*
Current Use: *<Insert Grade Levels and/or Specialty Program Name>*
Current Total FTE: *<Insert the Current Years Total number of FTE at the school>*
Current Fiscal Year: *<Insert Current FY>*

STUDENT INFORMATION and SCHOOL INFORMATION

Grade Level							Current Year
	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx	FY 20xx-20xx
Daycare							
3K							
4K							
Kindergarten							
1st Grade							
2nd Grade							
3rd Grade							
4th Grade							
5th Grade							
6th Grade							
7th Grade							
8th Grade							
9th Grade							
10th Grade							
11th Grade							
12th Grade							
Adult							

<Provide 7 years of enrollment data by grade, by school. For each of the prior years, provide the year's actual final enrollment. For the current year, provide the 120-day enrollment value. For Early Childhood education, describe length of enrollment, partnership with other entities, or other pertinent information needed to assess enrollment.>

Next Steps

Physical Conditions Assessment
- Deficiencies Report – July 2023
- Summary Reporting and Recommendations – August 2023
- Cost Estimating – September 2023

Demographic Forecast – August 2023

Use & Utilization Study – August 2023

Maintenance Plan – October 2023

Capital Improvements Planning
- October 2023



District 5 of Lexington and Richland Counties