

# PHASE V CAPITAL PROGRAMS MASTER PLAN



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Charleston > excellence is our standard  
County SCHOOL DISTRICT

## PHASE V CAPITAL PROGRAMS MASTER PLAN SUPERINTENDENT'S MESSAGE



Charleston County School District's (CCSD) Phase V Master Plan is the latest in an ongoing 22-year building program that has received outstanding support from the community since 1998. The CCSD Board of Trustees has invested capital funds wisely and the annual financial and procurement external audits have documented that the District's capital program has been managed ethically and efficiently.

The strategic planning for major facility changes in CCSD began in 1998 to improve the maintenance backlog of over \$600 million by building world-class, state-of-the-art facilities to improve student achievement. Since then, Charleston County voters have approved two sales tax extensions to modernize our facilities, further reduce the maintenance backlog, improve failing athletic facilities, create district-wide career technology education centers, and upgrade our information systems.

The Phase V Master Plan is a continuation of the original vision with an additional focus on increasing the maintenance budget, investing in building more substantial storm rated school shelters, and planning for opportunities to retain our top talent by contributing to plans for affordable teacher housing developments.

The Capital Programs Phase V Master Plan describes how Charleston County School District aligns facilities to address student needs by taking into account the perspectives of the Board, Superintendent, CCSD staff, and the community at large. The recommended projects contained herein are derived from a condition assessment of our 79 school facilities, a study of future student population changes, and facility support for educational programs. It is not anticipated that all recommended projects will be funded, but it is our hope that the projects will be prioritized and focus on sustaining our current facilities by increasing the percentage of sales tax collections toward our maintenance program.

During the execution of the Phase V planning, CCSD led a massive effort to address the mission-critical needs of the schools. After many community sessions and data collection, a set of recommended actions were presented to the Board. In November 2019, the CCSD Board approved "Mission Critical Action" items that included projects for the next approved capital program. A new Lambs Elementary, new Ladson Elementary, new elementary school on Johns Island, and an Early Education Center in North Charleston were approved pending voters' approval to extend the current sales tax.

The CCSD Operations Division adjusted the model of input from staff only to include all constituent district communities by hosting events to collect feedback for proposed projects that can be completed under the mandates of the sales tax extension. The input from the community was matched with leadership recommendations before submitting the projects seen in the plan. The results are included at the end of each constituent chapter.

We will continue to seek participation, input, and support as the Board goes through this process to make hard choices to authorize and fund the next group of projects that will continue to improve schools in communities across Charleston County.

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The Phase V Master Plan is **not a final or approved building program list**, but a list of projects which the Board will approve according to the projected sales tax revenues.

## INTRODUCTION

The Phase V Master Plan is the facility and technology response to CCSD's mission of educating and supporting every child in achieving college, career, and citizenship readiness. The plan includes an overview of the projects, both capital construction, maintenance, and information technology that align resources to provide equity across CCSD. The lists of projects were primarily derived from discernment of school operating costs, facility conditions assessments, projected growth, life safety building code compliance, and technology advancements. Similar to CCSD's previous master plan, the quantity of listed projects is larger than the projected funding available. This allows CCSD to have planned and approved projects available for execution should the sales tax revenues exceed projections.

The plan is formatted to address each of the eight constituent districts. Each chapter has the same format and will cover that same information regardless the number of schools within CCSD. The following items make up the content of each chapter:

- Constituent District Map
- Photos of Each School
- Building Program Accomplishments
- Maintenance Program Accomplishments
- Facility Condition Assessment
- Constituent Live In/Attend Summary
- Enrollment Projections
- Educational Programming
- Recommended Projects per Constituent District
- Consolidated Phase V Building Programs Project List

In keeping with the responsibility of ALL public entities, CCSD values the input of the community and deliberately plans for inclusion. Between September and November 2019, CCSD staff held meetings in each of the eight constituent districts to educate the county on the use of the Education Sales Tax, accomplishments of the previous and current building programs, and how projects are determined for a future program. At the conclusion of each session, attendees were asked if they had any questions about the process to which most did not. The last and most critical piece of information that was passed on was how to provide community input for improvements to district facilities. CCSD received feedback via online surveys that were accessed via a weblink or with a QR code on the back of business cards that were distributed to the attendees. If community members did not want to provide feedback electronically, hard copy surveys were available for pick up at each school across the county. The chart on the following page is representative of the effort to receive feedback and displays the actual feedback collected over two months.

## SURVEY DATA

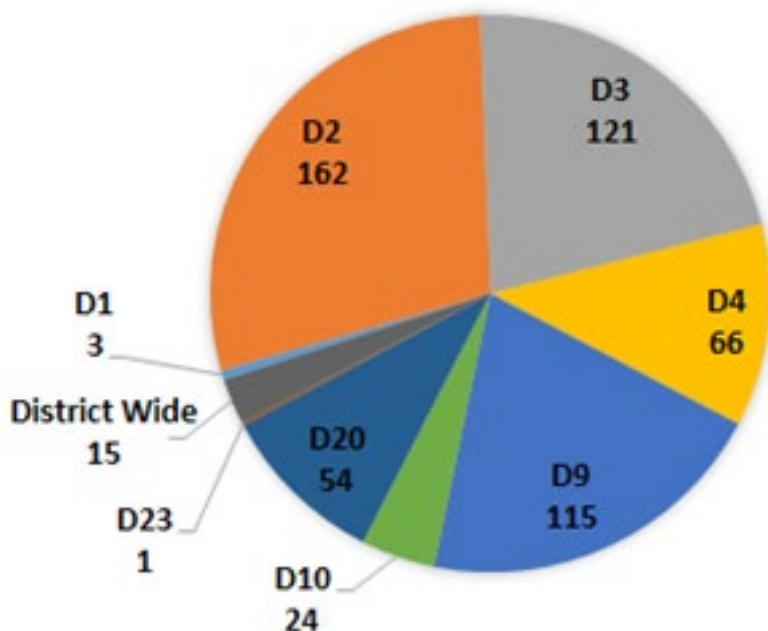
From the 50,150 phone calls, 2,000 (+) paper surveys, 1,500 business cards, and 10 weeks of having an active survey link - 656 surveys were received (596 online and 60 by paper). Of those, 561 responses pertained to the Phase V building program.

### Top Community Responses:

1. New buildings for:
  - Belle Hall ES & J. B. Edwards ES (D2)
  - Hursey ES (D4)
  - Mt. Zion ES (D9)
  - Early College HS (D20)
2. Improvements to Harbor View ES
3. New Schools in D2, D3, and D9

**Congruent responses:** Belle Hall ES, J.B. Edwards ES, and new schools in District 2 and 9.

The recommended projects found in the constituent chapters are a compilation of all input received and can be responded to with the collections of sales tax revenues.



## PHASE V MASTER PLAN STRATEGY

Under the leadership of the Board of Trustees and Superintendent Postlewait, the District's Strategic Plan sets the focus for the entire District. The goals in the strategic plan are clear:

**Goal 1:** Maximize academic achievement to ensure every student is career, college, and citizenship ready.

**Goal 2:** Provide equitable learning opportunities that allow every student to develop and demonstrate talents, interests, and modern workplace skills.

**Goal 3:** Ensure a safe, supportive, and inclusive environment for every student and adult in the system.

**Goal 4:** Implement a pipeline that recruits, supports, retains, and rewards talented teachers, principals, and staff for every school.

**Goal 5:** Align system components and resources to address student needs.

**Goal 6:** Engage in continuous processes to create system effectiveness in meeting student needs.

**Goal 7:** Communicate student progress. Seek feedback and cultivate family and community partnerships to ensure success for every student.

**Goal 8:** Address local priorities to provide system wide equity.

CCSD demonstrates stewardship through its pro-organizational behavior in its alignment to District Strategy Goal 5: align system components and resources to address student needs. The goal of the strategy is for the Operations Departments to align to student needs specifically through its work in Capital Projects, Nutrition Services, Transportation, Facilities Management, IT, Security & Emergency Management, and Planning & Real Estate. In addition to creating a learning environment that is conducive to learning and a positive school culture through building construction, CCSD is cognizant that factors such as sound instructional curriculum, strong teaching efficacy, administrative and leadership focus, as well as parent involvement are some of those elements that influence positive outcomes.

Extension of the building program will continue to provide optimal conditions for teaching and learning by creating a safe, secure, and caring environment for students and staff. This is done through lessons learned from past projects and by using research on how new school building construction and maintenance impacts student outcomes. The importance of understanding how school infrastructure, as designed through district building and maintenance programs, impacts student achievement is essential in demonstrating to all CCSD stakeholders the benefits in investing in improving school facilities as well as building new schools (Neilson & Zimmerman, 2011).

### ACADEMIC ACHIEVEMENT

The general consensus in the school facility research is that school construction programs lead to sustained gains in reading scores for elementary and middle school students. Although trends in reading scores are flat in the years leading up to construction, once the building is opened, achievement increases and, in many cases, the increases carry over for four to six years after the new building has been erected (Conlin & Thompson, 2017). A review of the literature suggests that the increase in achievement in a renovated or newly constructed building is linked to the effect it has on pedagogy as well as student and teacher motivation. The new or improved facility provides students with heightened sense of safety, as defined in Maslow's Hierarchy of needs, due to the design of the buildings. For example, students who receive instruction in classrooms with natural light, fresh air conditioning systems, hygienic and clean bathroom facilities, etc., have a higher educational production function.

Building designs that create functional spaces and provide state-of-the-art security cameras and restrict access to outside dangers, support a student's notion of safety which leads to decreased absences, suspensions, and other negative behaviors (Earthman, 2017). A new school building is also found to increase parental academic involvement both in attendance of school-related events and support of academic involvement at home. Research from states that provide a capital building program have found that students with newly constructed schools show improvement in standardized testing, especially in reading, while many other studies found significant increases in attendance rates (Lafortune & Schonholzer, 2017).

## **SCHOOL CLIMATE**

The National School Climate Council (2007) defines climate as “patterns of people’s experiences of school life and reflects norms, goals, values, interpersonal relationships, teaching and learning practices, and organizational structures” (p.4). School climate is also associated with and/or promotes safety, healthy relationships, engaged learning and teaching and school improvement efforts (Cohen & Geier, 2010). The Centers for Disease Control and Prevention (2009) reveals that a positive school climate promotes healthy relationships, school connectedness, and dropout prevention.

Academic research literature reveals that the construction of new schools can also lead to gains in student academic motivation which in turn affects school climate. In qualitative studies, teachers were found to often report a relationship between the quality of the school facilities and perceptions of school climate. Furthermore, findings indicated that facility condition can be positively related to school climate variables such as collegial leadership, teacher professionalism, academic press, and community engagement (Uline & Tschannen-Moran, 2008).

Lastly, CCSD supports school climate through its building and maintenance programs by striving to assure that the users of our buildings have safe, healthy, comfortable, pleasant facilities that enhance learning. Strong relationships with school staff and community, teaching and learning, institutional environment, and school facilities improvement are important perennial priorities for the Operations Division. CCSD embraces its responsibility to the community to be good stewards of the taxpayer investment by ensuring that all the schools that have been constructed or renovated are well maintained so they can serve the community throughout their expected lifespan. CCSD buildings, similar to other high use public facilities such as hospitals and airports, must be and are proactively maintained to fully support their instructional mission and support the community after normal school hours.

It is well known among facility professionals that an annual investment of 2-4% of the replacement value of all current facilities is the industry spending benchmark for reconstruction and maintenance of first-class facilities. In decades and years past, this benchmark was not well understood but that has changed for the better. Whereas the current capital program has fairly allocated annual funding that has reached about 2% of the replacement value, the Phase V program will be structured to achieve 4% of the replacement value. CCSD has over 9 million square feet of facilities at its school campuses and administrative facilities across Charleston County. In 1997 the cost to eliminate a backlog of school maintenance and repair projects had grown to \$650 million. Given over a decade of aggressive building and sales tax revenues dedicated to maintenance projects, that backlog has been significantly reduced to a value of over \$250 million. Sales tax allocations to capital maintenance programs have enabled execution of over 150 projects in recent years and hundreds more are planned. These projects have and will continue to breathe new life into facilities systems that need replacement such as roofs, paint, carpet, restrooms, and air conditioning.

## STRATEGIC FOCUS AREAS

CCSD Board of Trustees and academic leaders adopted three strategic focus areas for its future capital projects in the previous master plans and will continue with Phase V. Those strategic focus areas are:

1. Life Safety
2. Growth
3. Programmatic Support

### LIFE SAFETY

The highest priority of any organization must be to ensure that its students and staff are located in safe and secure facilities. Charleston County is located in a seismically active area that is periodically subjected to hurricanes, floods, and high winds. The United States Geological Survey (USGS) has placed Charleston in its highest hazard rating, Seismic Zone 4. The last major event occurred in 1886 with an 8.6R event that was 100 times more powerful than the 6.8R Loma Prieta earthquake that hit San Francisco in 1986. However, the state of South Carolina did not have a building code that required designers to address the seismic forces until 2002 when the State of South Carolina adopted the International Building Code (IBC).

The majority of CCSD schools were built prior to the adoption of the IBC. In the event of another earthquake of the magnitude of the 1886 earthquake, the highest risk schools are multi-story, unreinforced masonry schools in areas that could experience major liquefaction of soils during an earthquake. Many of these buildings were replaced in Wave I of the Phase III building program and others received a seismic evaluation in Phase IV.

CCSD still has two-story, reinforced masonry schools in parts of the county that must also be addressed in a programmatic manner as a part of the Phase V Building Program.

Over the course of a building program, additional requirements surface that require installation of unplanned facilities such as trailers. It is not the intent of CCSD to teach children in temporary facilities longer than necessary. In response, the building program offers an opportunity to expand or renovate existing facilities to bring students back into permanent structures, keeping them from traversing the campus during adverse weather. This also creates a better planning environment for instructional teams.

### GROWTH

Charleston County has experienced major demographic changes since it was consolidated in 1968 and has long been one of the fastest-growing regions in the United States. The greater Charleston area has one of the highest growth rates in America as more and more people move from surrounding counties and states to enjoy the city's improving economy. Charleston has also been ranked as the No. 1 city to live in the United States by *Travel and Leisure* Magazine two years in a row. It has also been named one of the nation's top cities for the past five years, as well as the No. 2 city in the world. According to the College of Charleston's Office of Tourism, the city hosted 5.1M visitors in 2017. The rise in tourism and transplants has created an economic impact of \$4.2B and more than 41,000 new jobs to the area. Because of this growth, CCSD must monitor real estate developments that impact school enrollment. Unfortunately, some constituent districts experienced major growth while others have experienced a loss of population. The lack of equilibrium in growth has resulted in CCSD having excess school capacity in some areas while requiring the closing and consolidation of schools in others.

A second factor that impacts school construction is the change in area demographics. According to the US Census Bureau, the Charleston MSA (or the Tri-County Area) was the 12th fastest growing metro area in the country. Charleston County was projected to have a population of 371,000 by 2020, but new estimates show the county has likely already hit this mark. With the influx of transplants, the median age of adults is 34.4 years old, and the population of females outnumbers males at 52.07% (US Census, 2017 ACS 5-Year Survey). A younger population usually indicates that there will be growth in family structures, impacting school enrollment and enrollment projections.

A third factor impacting the school building program is homeownership. Regional growth affects the school district through its growth in housing developments and the need to build more schools. Statistics show that 54.4% of Charlestonians own a home. Among homeowners, 78.5% are married with a mean income of \$139,270. This buying power is especially evident in the Mt. Pleasant area where, within the past ten years, CCSD has constructed Carolina Park ES, Lucy Beckham HS, and expanded Moultrie MS in the Phase IV Building Program. Johns Island also seen growth, which CCSD addressed through the renovation and expansion of Angel Oak ES, creation of a Montessori Program at Frierson ES, addition of Haut Gap MS, and land procurement.

The Phase V Master Plan reflects these statistics and the changes that are occurring in the area. Thus, the building program layout includes charts for each Constituent District that show historic enrollment and projections for future enrollment of each school against the current schools' capacities, and contains a commentary section regarding the area.

CCSD also uses third party GIS Reporting data to support building and instructional decisions based on Live/Attend Distribution Summaries. This report is divided by each Constituent District by levels of learning:

- Total enrollment
- Number of students in the county who do not attend CCSD schools
- Number of students who live within a Constituent District
- Number of students who live and attend their assigned school (**Live In, Attend In**)
- Number of students who live out of the Constituent District but attend (**Live Out, Attend In**)
- Number of students who live in but attend a school outside of their assigned neighborhood school (**Live In, Attend Out**)

This information is critical for knowing where the enrollment trends are occurring in the district, the impact school choice has on enrollment, and what programs are the most attractive to the community.

## PROGRAMMATIC SUPPORT

The Capital Programs Department uses educational specifications as a reference document for architects to have a basis of layout for instructional needs. The education specifications only exist for the elementary and middle school grade levels. Along with using educational specification, the Facilities Management Department works with instructional programmers and other academic leads to ensure fidelity in all designs. Program accomplishments in Phase III and Phase IV serve as the result of collaborative engagement across the departments and the community at large.

The Learning Services Division develops curriculum and aligns resources to support instructional practices in order to positively impact student academic achievement towards college, career, and citizenship readiness for every student. The Curriculum and Instruction Department includes the team of District Instructional Specialists and Coaches, Early Literacy/Read to Succeed, Intervention and Psychological Services, Professional Development, and administrative support team members. In order to provide parents and students with enhanced educational opportunities, each school-aged child in Charleston County is assigned to a neighborhood school based on grade level and home address. In addition, CCSD offers specialized programs, magnet schools, and charter schools to which students can apply. To offer equity to all, the district, although distinguished by the Constituent Districts, is also divided into four regions. This plan enables CCSD to provide School Choice offerings that are accessible to all students within their region. The CCSD Board of Trustees and district leadership have established goals and initiatives that will work towards equity and accessibility for all students. The Phase V building program will work to support these plans. The next page features examples of the instructional programs offered.

**Advanced Studies Schools:** Schools with a focus on advanced studies serve to cultivate knowledge and skills by providing students a curriculum that is rigorous and lays the foundation for the demands of college courses. Staff is working with the Board to reconfigure the grades at Buist Academy with primary grades being served at Memminger. Academic Magnet HS continues to be recognized as one of the best in the country.

**Phase III:** Buist Academy and Memminger are International Baccalaureate (IB)

**Phase IV:** Haut Gap Advanced Studies Magnet Expansion

**Arts Infused Schools:** Schools that provide academic arts-infused curriculum give students an academic curriculum that is relevant, diverse and challenging while allowing them to participate in areas such as strings, choral, dance and dramatic group performances. Current schools include Ashley River Creative Arts, North Charleston Creative Arts, Jennie Moore Creative Arts, Sanders-Clyde Creative Arts, Angel Oak Arts Infused, E.B. Ellington, and C.E. Williams.

**Phase III:** North Charleston Creative Arts, Jennie Moore Arts Focused, James Island Charter Performing Arts

**Phase IV:** Angel Oak Arts Infused Renovation and CE Williams (STEAM)

**Early Childhood Development/Early Head Start:** There is a preparation gap for students living in high poverty families and in communities with multiple generation illiteracy. In November 2019, the CCSD Board approved Early Learning and Parent Engagement Centers at Mary Ford, Ladson and at either Goodwin or Hunley Park to serve students in the Goodwin, Hunley Park, and Lambs zones. Phase V will provide an opportunity to create these centers of excellence for our youngest learners. This will increase the number of seats in some of the highest-need areas of the District.

**Montessori Programs:** Montessori is a child-centered approach to teaching children from birth to adulthood. In the Montessori classroom, students work with specially designed materials, manipulating and investigating until they master a particular lesson. CCSD parents indicated that they want Montessori education as an option for their children. As a result, the Board supported offering Montessori programs in each region as a key strategy to improve choice options for parents. In November 2019, The CCSD Board instructed staff to investigate creating a middle/high Montessori school to serve students attending James Simons, Murray LaSaine, Hursey, Frierson, and Montessori Community. This would expand the offerings that are available to these middle and high school students.

**Phase III:** Murray-LaSaine ES and James Simons Montessori

**Phase IV:** Malcolm C. Hursey ES and Frierson ES

**STEM-Math & Science Focus Schools:** Throughout the expansion of school choice, several schools have adopted a STEM focus. The Board supported implementing the STEM focus in each of the regions to expand school choice options for this very popular and progressive program. CCSD continues to support these programs with partial magnet status and funding for curriculum needs.

**Phase III:** Laing MS, and St. Andrews Math & Science ES

**Phase IV:** C.E. Williams MS

**Center for Advanced Studies (CAS)/Career and Technology Education (CTE):** The Board changed to a regional CAS/CTE vision because a large district like CCSD cannot afford to offer the same number of programs at each high school and cannot serve all of its students at one central magnet high school. Moreover, CCSD has strategically selected CAS/CTE programs to be offered at specific neighborhood high schools where there is a strong business concentration and the potential to establish a sustaining partnership with businesses in that area to provide support and intern/summer job opportunities. CCSD Board has directed staff to create a comprehensive CTE program in partnership with Trident Tech and area businesses.

**Phase III:** Wando CAS

**Phase IV:** North Charleston CAS and West Ashley CAS

**Early College High School:** Beginning in 2017-2018, CCSD opened Early College High school (ECHS), located on the Palmer Campus of Trident Technical College (TTC). It is a small, personalized learning program for students enrolled in CCSD. ECHS is a partnership between CCSD and TTC. ECHS serves students who have the academic potential, desire, and determination to be successful in high school and beyond.

ECHS is designed to allow students the opportunity to complete up to two years of college credit while earning a high school diploma as part of a coherent educational program that serves the developmental and intellectual needs of young people. As part of a research-based model, students participate in a summer bridge program after eighth grade and spend ninth grade focusing on high school courses while mastering the life and organizational skills required for success in college. When they demonstrate that they are ready, students will begin to take college classes, dual credit courses, and work at internships and/or apprenticeships. Students excel at each challenge with the support of their ECHS teachers and counselors in an encouraging environment.

Students attend school on TTC's Palmer Campus. By being on the TTC Campus, the school allows students to experience a real college setting, attend real college courses, and begin to build their resume as a college student. The school will add grade level 12 next year, with the first-class graduating in June 2021. The school has expanded by 100 students each year and will have all four grades in 2020-2021. There is a need for support spaces not available on the TTC campus.

**District-Wide Athletic Improvements:** Staff provided the Board with an estimate of \$100M to upgrade all CCSD's high school stadiums, fields and field houses to a similar standard found at other high schools around the state. Because the cost was considered an excessive non-instructional expense, the Board endorsed a regional approach to funding stadium upgrades in the future. It is a best business practice across the nation for communities with multiple high schools to have one central high school stadium, versus funding stadiums on each campus.

As of Spring 2020, the Facilities Management Department commenced a condition assessment of CCSD athletic facilities. The results of this condition assessment will guide the development of athletic facilities recapitalization projects that will extend the useful life of the athletic facilities while improving material conditions for the enjoyment of the students and staff.

**Phase III:** District-Wide Athletic Improvements at Baptist Hill MS/HS, Stall HS, North Charleston HS, Academic Magnet HS, St. John's HS, West Ashley HS, Wando HS, and Burke HS.

## MONETARY CAPITAL INVESTMENT (2000 – 2022)

### PHASE III (2010 – 2016) BUILDING PROGRAMS

The Phase III Building Program projects were approved in 2010 and are funded with sales tax proceeds collected in January 2010 through December 2016. The projects below are a short annotation of the building program as approved by the voters of Charleston and The Board of Trustees in each of the Constituent Districts.

- **District 2:** Wando CAS, Jennie Moore ES, Laing MS, Carolina Park Land Procurement
- **District 3:** Harbor View ES, James Island Charter Performing Arts Additions, Murray LaSaine Montessori Renovation
- **District 4:** North Charleston Creative Arts ES, Chicora ES, Pinehurst ES Additions, CCSD Emergency Operations Center
- **District 9:** Angel Oak ES Renovations and Addition
- **District 10:** Springfield ES & Commons Building, St. Andrews Math and Science ES, Burke CTE Renovation, Seismic Analyses
- **District 20:** Buist Academy, Charleston Progressive, Memminger ES, James Simons Montessori

### PHASE IV (2017 - 2022) BUILDING PROGRAMS\*

The Phase IV Building Program projects were approved in 2016 and are funded with sales tax proceeds collected in January 2017 through December 2022. The projects below are a short annotation of the building program as approved by the voters of Charleston and The Board of Trustees in each of the Constituent Districts.

- **District 1:** St. James-Santee ES Renovations for MS, Advanced Design for MS/HS
- **District 2:** Carolina Park ES, Lucy Beckham HS, Moultrie MS Expansion, Shared HS Stadium
- **District 3:** Camp Road MS, James Island HS CTE & Competitive Gym, Murray LaSaine Annex Renovation
- **District 4:** Replacement of Dunston ES, Replacement of Burns ES, Shared HS Stadium, North Region Center for Advanced Studies, Land Purchase, Addition to Malcolm Hursey Montessori
- **District 9:** Haut Gap MS Addition
- **District 10:** CE Williams MS, West Ashley CAS, Carolina Bay Advanced Design
- **District 20:** Julian Mitchell ES Renovations, Improvements to Stoney Field
- **District 23:** Baptist Hill CTE

\*Other projects were approved without projected funding and have been considered for the Phase V Program

CAPITAL PROGRAM FUNDING BY DISTRICT (AS OF 7/23/18)									
2000-2022	D1	D2	D3	D4	D9	D10	D20	D23	TOTAL
2000-2004	\$4,494,713	\$99,154,901	\$34,205,912	\$125,757,354	\$17,570,323	\$82,297,210	\$50,617,405	\$19,392,810	\$433,490,628
2005-2009	\$0	\$123,405,333	\$24,282,828	\$248,111,889	\$17,981,450	\$68,477,435	\$57,182,382	\$15,156,475	\$554,597,792
2009-2013	\$262,115	\$1,941,260	\$1,466,974	\$6,046,565	\$0	\$13,283,340	\$0	\$4,807,749	\$27,808,003
2010-2016	\$25,555	\$118,147,236	\$60,963,569	\$86,903,494	\$18,888,551	\$87,094,386	\$107,308,888	\$2,030,622	\$481,362,301
2017-2022	\$2,470,686	\$162,411,408	\$73,983,354	\$134,596,295	\$8,300,000	\$96,000,000	\$14,066,164	\$8,900,000	\$500,727,907
<b>2000-2022 TOTALS*</b>	<b>\$7,253,069</b>	<b>\$505,060,138</b>	<b>\$194,902,637</b>	<b>\$601,415,597</b>	<b>\$62,740,324</b>	<b>\$347,152,371</b>	<b>\$229,174,839</b>	<b>\$50,287,656</b>	<b>\$1,997,986,631</b>
<b>% of Grand Total</b>	<b>0.4%</b>	<b>25.3%</b>	<b>9.8%</b>	<b>30.1%</b>	<b>3.1%</b>	<b>17.4%</b>	<b>11.5%</b>	<b>2.5%</b>	<b>100.0%</b>
<b># of Students</b>	<b>264</b>	<b>14,023</b>	<b>4,665</b>	<b>15,899</b>	<b>1,622</b>	<b>8,424</b>	<b>3,924</b>	<b>1,207</b>	<b>50,028</b>

#### **PHASE IV (2017-2022) CAPITAL MAINTENANCE PROGRAM**

The Phase IV Capital Maintenance Program was approved in 2016 by voters as a lump sum, six-year program of \$100M and is funded with sales tax proceeds collected in January 2017 through December 2022. Following a comprehensive condition assessment of all CCSD facilities in 2015 which forecast 20 years of projects, year by year, the Facilities Management (FM) Department extracted and mapped out the first six years of projects. This six-year Capital Maintenance Program was approved by the District Board of Trustees as an official program in 2016 and has been updated and re-approved annually ever since.

In 2018, to the \$100M sales tax program the Board decided to add an additional \$10M per year of bond funds. Thus, a capital maintenance program of \$150M (\$100M sales tax + \$50M bond funds), including over 250 projects (plus design projects) over six years, is underway and making significant improvements in existing facility conditions. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, paint, carpet, lighting, restrooms, exterior envelope, and paving. The assessed need remains much greater than the existing funding, but these new programs are an important start in recapitalizing existing facilities. As mentioned above, a backlog of over \$650M in deferred maintenance projects has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. It is very important that the capital maintenance program continue. Capital maintenance projects exactly like those documented above must continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.

In light of the aforementioned conditions assessment, Facilities Management has the benefit of a roadmap of projects that depend mostly upon assessed facility conditions of existing schools. Thus, the capital maintenance investment is equitable to the need of the facilities, and that need is due to age of systems and assessed material conditions. These material conditions are inspected annually by CCSD staff, leading to an annual, updated plan that aims to faithfully address the most pressing facility needs wherever they exist. However, CCSD staff is aware that facility needs can vary in the eye of the beholder – while a new roof when needed is almost always a priority, a new paint job can dramatically improve an indoor learning environment – so, the Facilities Management staff constantly balance facility needs from varied perspectives.

The table on the following page shows the number of projects by category either completed or planned over the current six-year Capital Maintenance Program. Facility conditions change and become more apparent with time, so shifts in projects year by year simply reflect updates by CCSD staff and the Board's direction to meet the most pressing needs.

Table 1: Capital Maintenance Project Summary

Categories	2017	2018	2019	2020	2021	2022
HVAC	5	8	10	9	11	9
Roof	3	4	9	6	10	9
Restroom	3	4	8		1	2
Exterior Envelope	11	8	4		17	2
Paving	8	8	2			
Electrical	1	1	3			
Paint	5	9	6	3	4	1
Doors & Hardware	2	2	11	2	2	1
Elevators	2			1		
Flooring	7	5	4	6	6	4
Fire Protection	2	2	3	2		
Sub-Total	49	51	60	29	51	28
Total	268					

The following table documents the investment of the aforementioned \$150M in sales tax or bond funding as sorted by expenditures per square foot, by Constituent District. Once again, this investment is true to the age and assessed conditions of the existing facility systems. Recapitalization costs per facility may vary significantly based on the sophistication of systems installed at original construction; When replacement is required, costs may be more significant depending on the characteristics of systems.

Table 2: Capital Maintenance Investment by Constituent District

Const District	Cap Maint	Square Feet	Cap Maint/SF
1	\$4,061,606	80,664	\$50
23	\$14,823,035	303,233	\$49
9	\$15,682,621	348,070	\$45
4	\$50,406,646	2,776,155	\$18
2	\$34,230,444	2,034,971	\$17
10	\$16,600,192	1,322,104	\$13
20	\$6,961,937	885,711	\$8
3	\$4,165,161	684,877	\$6
Totals or Average	\$146,931,642	8,435,785	\$17

## **PARTNERSHIPS**

The District has leveraged the taxpayers' investment in our schools by working collaboratively with all of the communities where our CCSD schools are located. This has enabled communities to actively use our campuses after hours for a wide range of activities. The building program has transformed CCSD schools into points of pride in each community. CCSD has been recognized not only by the South Carolina and North Carolina Recreation Professionals, but also by the Southeast Region of the Council of Educational Facility Planners, International for the outstanding efforts partnering with communities and other public agencies to better serve the county's students and residents.

Below are examples of noteworthy partnering efforts:

- **Charleston County Park and Recreation Commission:** CCPRC has a rural recreation mission.
  - CCPRC built recreation facilities to serve the McClellanville community on St. James-Santee campus.
  - CCPRC built athletic fields on the Schroder/Blaney campus and uses the Schroder gym and tennis courts at the Baptist Hill campus to serve the Hollywood community.
  - CCPRC built athletic fields on the Haut Gap campus to serve the Johns Island community.
  - CCSD master planned the new E.B. Ellington campus to have the potential for CCPRC to build athletic fields to serve the Ravenel community in the future.
  - CCPRC is planning facility improvements to Jane Edwards to include walking trails, basketball court resurfacing, and playground improvements for shared access to the property during non-school hours.
- **Charleston County Library Commission**
  - CCSD provided 4.36 acres of land for the West Ashley Library off Wildcat Blvd.
  - CCSD received funds for road improvements for the new C.E. Williams MS campus.
  - CCSD provided land at the former Baxter Patrick ES for the James Island Library and CCSD received funds for a tennis court to be constructed adjacent to James Island ES.
  - CCSD offered the Library Commission the opportunity to build future public libraries on district campuses where there is available land, like Berkeley County did at Daniel Island, to minimize the land taken off the tax records and save the Library Commission support costs (land, tap and impact, parking, etc.).
- **City of Charleston**
  - The City has a wide range of parks built on or adjacent to schools located in the city.
  - Burke HS plays the majority of its sports on City-owned parks (Harmon Field and Stoney Field).
  - Elementary school children learn to swim at city pools that serve each part of the city.
  - The City has developed a plan to upgrade and renovate Stoney Field and the District will be an investor along with the City.
  - The City utilizes both Ravenel Stadium and the Gym located at the old St. Andrews MS.
- **City of North Charleston**
  - CCSD incorporated a community facility in the new Daniel Jenkins facility and the city built and maintains a recreation complex on the campus.
  - CCSD renovated the gym at Pinehurst ES that the City uses to support after hour recreation programs.
  - The City purchased 16-acres of land adjacent to the Military Magnet Academy campus to build the new Chicora ES and the Board approved the transfer of the former Chicora campus to the City in exchange for this property.
  - CCSD constructed a new athletic field and track on City land, adjacent to Military Magnet Academy.

- **Town of Mount Pleasant**
  - The Town invested \$600,000 in Wando HS to upgrade the auditorium to a performing arts center.
  - The Town required developers to proffer land for community schools as a part of major PUD agreements for Belle Hall, Park West and Carolina Park.
  - The Town built a new Farmers Market and built a pocket park on the Moultrie MS campus. CCSD upgraded Simons Street and the Town signalized the Simons/Coleman Intersection.
  - The Town uses the middle school gyms for recreation basketball programs and Wando teams use the new Town gym and swimming pool. The Town uses and maintains Moultrie MS and Cario MS fields.
  - CCSD partnered with the Town and Mt. Pleasant Water Works to build the new Whitesides ES.
- **St. Andrews Parish**
  - St. Andrews Parks and Playground utilized CCSD facilities while maintaining two fields.
- **South Carolina State University**
  - SC State will be using a classroom and an office space to facilitate programs in various schools on the peninsula (will name schools once finalized).

## **ADDITIONAL FOCUS AREAS THAT REQUIRE PARTNERSHIPS**

### **Affordable Teacher Housing:**

Additionally, CCSD may consider affordable housing opportunities for our educators in the hopes of retaining our top talent. In a report by the Donnell-Kay Foundation titled “Affordable Housing Solutions for Educators”, solutions are presented along with working examples by which a school district can help add to the affordable housing inventory for teachers. Some of the solutions are developer driven while others are district led. A total of three district-led options are presented in the report to which CCSD may consider.

### **Category V Hurricane Rated Facilities:**

Emergency shelters may be opened with the approach of a hurricane to South Carolina. The County explains that shelters should generally be used as a place of last resort, as individuals and families are encouraged to have emergency plans in place. An engineering assessment commissioned by Charleston County government revealed that the locations CCSD designated as evacuation shelters would not be suitable for use during storms above the strength of a Category 3 hurricane. This leaves residents with no suitable hurricane evacuation shelter within Charleston County when the area is threatened by a Category 4 or stronger storm. In order to address this issue, it is proposed that the three North Charleston schools to be constructed in this building program be built to the requirements set forth in the International Code Council and the National Storm Shelter Association Standard for the Design and Construction of Storm Shelters (ICC 500). This would ensure that a local sheltering option could be provided for residents regardless of the strength of the hurricane.

## **DEMOGRAPHIC STUDY SY 2019-2029**

### **EXECUTIVE SUMMARY**

Davis Demographics & Planning, Inc. assisted CCSD in planning for future student population changes. By factoring current and historical student data with the latest demographic data and planned residential development information, Davis Demographics calculated a 10-year student population projection. This projection is based on the residence of students rather than school enrollment and is designed to show when and where student population shifts will occur. Research and data analysis are intertwined with geographic reference in the calculation of study areas that make up areas within CCSD. This allows Davis Demographics to present existing attendance areas and newly adopted area information without disconnect from historical data.

#### **Key Items in the Districtwide Analysis Section of the Report:**

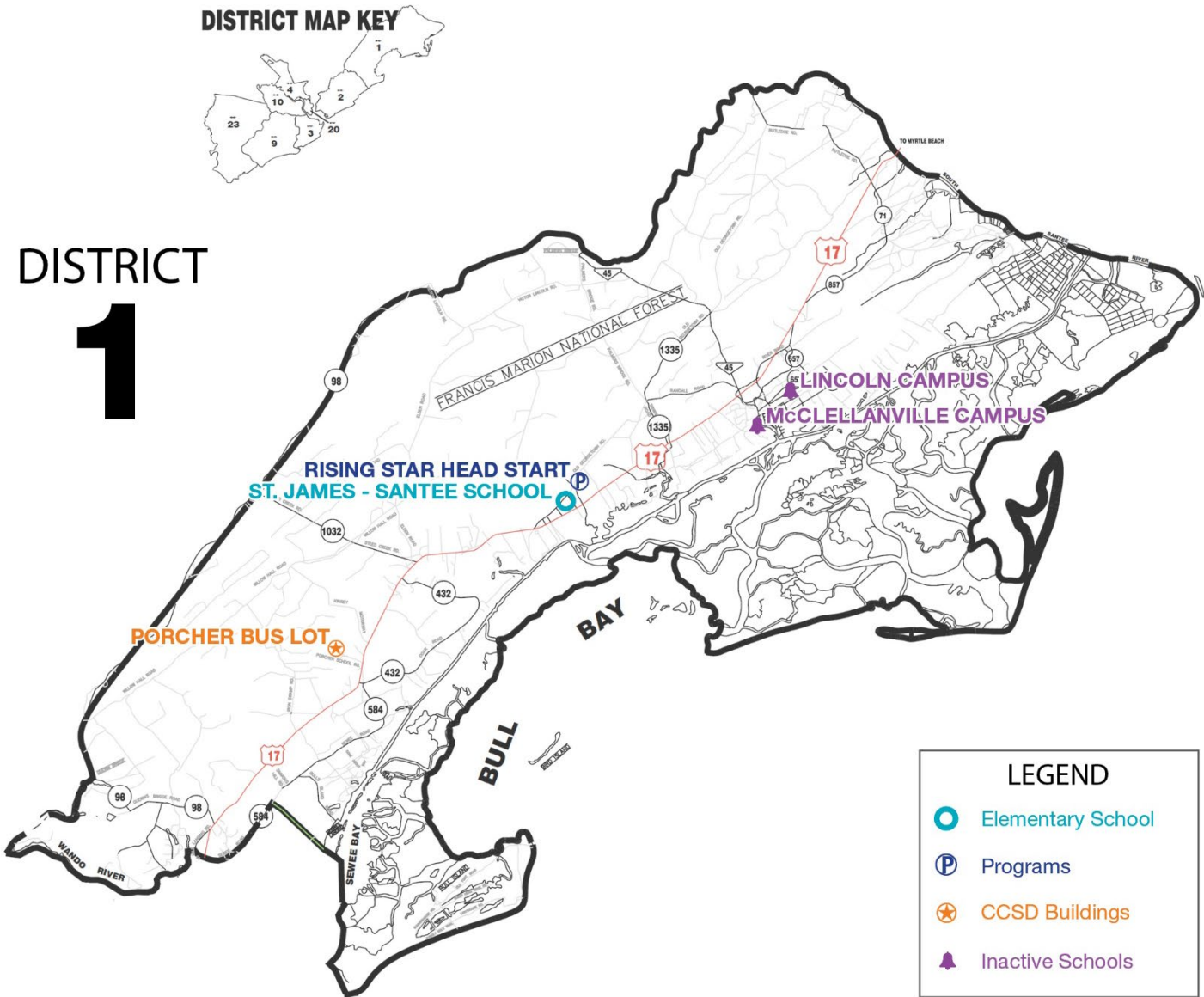
- In November 2019, CCSD reported a total enrollment of 50,567 students with 25,792 in elementary grades PK-5, 11,065 in middle school grades 6-8, and 12,640 in high school grades 9-12.
- The district will experience the greatest growth impact at the high school level with the resident student population increasing by nearly 13% over ten years resulting in a growth of more than 1,600 students in grades 9-12 by SY 2029.
- Resident PK-5 student population is expected to surpass 26,000 in SY 2020 and continue to increase through SY 2024 before peaking at 26,755 students. The elementary population should stabilize at around 26,500 students in SY 2029.
- The middle school grades 6-8 student population is expected to see an increase of more than 300 students next year and then fluctuate over the 10-year projection period in the range of 11,144 to 11,680 with an average of roughly 11,375 students.
- The entire district can expect to gain over 2,800 resident PK-12 students over the next 10 years, reflecting an increase of about 5%.

#### **Please note you will see two types of enrollment analysis in each Constituent District:**

Tables showing District Historical and Projected Resident Student combines historic student population counts, past and present demographic characteristics and planned residential development to forecast future student population at the study area level. District-wide projections are summarized from the individual study area projections. These projections are based on where the students reside and where they are assigned to attend school. Davis Demographics uses the location of where the students reside, as opposed to their school of enrollment, in order to provide the most accurate estimate of where future school facilities may be needed. The best way to plan for future student population shifts is to know where the next group of students will be living. Tables showing District Overall Outlook by School use this information as a baseline, but also place a greater emphasis on historical cohort matriculation, 45-day SCDE Certified Memberships, Live In/Attend Report, CD trends and School Choice percentages. Overall school totals do not include PIC, Special Ed, HeadStart or Early HeadStart. CD numbers are based on current FY numbers.

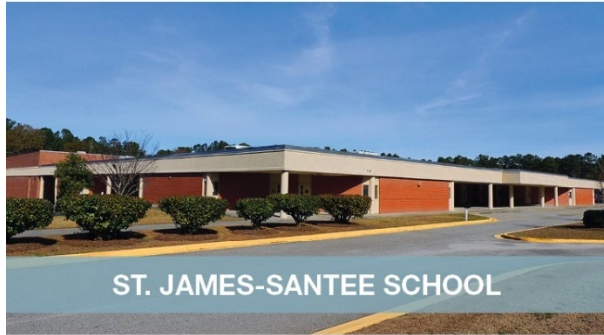


DISTRICT 1  
ST. JAMES-SANTEE CONSTITUENT DISTRICT



## **CONSTITUENT DISTRICT 1: ST. JAMES-SANTEE**

### **ELEMENTARY SCHOOLS**



## DISTRICT 1 BUILDING PROGRAM ACCOMPLISHMENTS

### PROJECTS PRIOR TO 2000:

- 97-1: McClellanville MS – A whole school renovation of the historic school with a raised classroom addition to serve as a middle school.

### 2000-2004 (PHASE I) BUILDING PROGRAM PROJECTS:

- 01-1: Lincoln HS – Critical needs work that renovated the instructional building and vocational buildings, new fire alarm systems, and air-conditioned the gym.
- 01-2: McClellanville MS – Critical needs work that included restroom additions at gymnasium, new covered walks, exterior painting, and upgraded exterior lighting.
- 01-3: St. James-Santee ES – Critical needs upgrade of the HVAC equipment, new fire alarm system, and roof replacement. Additionally, this project included the construction of a new Child Development Center that will open SY 2003/2004.
- 01-4: Sewer System – This project extended a sewer line to provide an “off-site” sewer disposal field to meet SCDHEC mandated upgrades and to get McClellanville MS off of septic tanks, installed a new liner and spray system at the sewage lagoon on the Lincoln HS.

### 2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:

- None required.

### 2011-2016 (PHASE III) BUILDING PROGRAM PROJECTS:

- 01-1: Lincoln HS (FCO) – Bathroom and CTE renovations.

### 2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:

- 17-1: St. James-Santee ES/MS – Renovation to include roof replacement, HVAC, restroom upgrades, and front façade improvements.
- 17-2: Advance design for the replacement of a grades 9-12 high school to replace Lincoln HS in District 1 at a site to be determined later.

## DISTRICT 1 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 3: District 1 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdwr	Elevator	Flooring	Fire Prot
St James-Santee	x	x	x	x	x			x		x	

## FACILITY CONDITION ASSESSMENT

Currently there is one active school facility in District 1: St. James Santee-ES/MS. Recent facility improvements to the Santee campus placed it in a like new condition with no expected failures over the next five years that would require a new facility. The improvements executed in Phase IV included replacement of the HVAC system, roofing, and upgrades to the group restrooms. The other inactive campuses do not have any planned maintenance actions to improve facility conditions and will remain status quo.

**Table 4: District 1 Facility Conditions Assessment**

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend
1	Lincoln	HS																			→
1	McClellanville	MS																			→
1	St. James-Santee	ES																↑			↑
3	New or like-new condition. No issues to report and no expected failures within 5 years									↑	Overall condition improved (e.g., went from red to yellow)									On Capital Maintenance Plan	
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years									↓	Overall condition declined (e.g., went from yellow to red)										
1	Extremely worn/damaged. Requires replacement as soon as possible									→	Overall condition remained the same										

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

The easternmost area of CCSD is served by St. James-Santee ES/MS. The projections indicate this region will tend to have fewer resident students over the next ten years, down about 27 grades PK-5 students by SY 2024, or a 13.43% decrease. Over the duration of the projections for this Constituent District, there will be a reduction of about 28 students. Unlike other Constituent Districts, this region does not have any active or planned residential projects throughout the projected years. Lack of new housing development is expected to cause a significant drop in resident student population.

The greatest declines are projected to occur from SY 2024 to SY 2029. There is an estimated decline in grades K-12 of about 35%, or 67 students. St. James-Santee ES/MS will see a decrease in its student population of about 28 students. This is largely due to smaller classes since SY 2016.

Table 5: District 1 Historical and Projected Resident Students

Constituent District 1														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	29	21	18	22	21.8	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6
K	37	24	20	26	27.0	26.3	25.5	26.0	26.3	26.0	26.0	26.0	26.0	26.0
1	36	35	22	21	25.7	26.8	26.0	25.2	25.7	26.0	25.7	25.7	25.7	25.7
2	45	37	38	25	23.1	28.3	29.4	28.6	27.7	28.3	28.6	28.3	28.3	28.3
3	35	42	32	34	22.0	20.3	24.9	25.9	25.2	24.4	24.9	25.2	24.9	24.9
4	47	31	44	35	35.0	22.7	20.9	25.7	26.7	25.9	25.2	25.7	25.9	25.7
5	38	41	28	41	31.8	31.9	20.6	19.1	23.4	24.3	23.6	22.9	23.4	23.6
6	33	43	38	32	43.0	33.4	33.5	21.7	20.0	24.5	25.5	24.8	24.0	24.5
7	36	31	43	37	31.7	42.6	33.1	33.1	21.4	19.8	24.3	25.2	24.5	23.8
8	28	32	34	40	35.5	30.4	40.9	31.8	31.8	20.6	19.0	23.3	24.2	23.5
9	37	46	39	52	60.0	53.3	45.6	61.4	47.7	47.7	30.9	28.5	35.0	36.4
10	30	40	38	34	47.8	55.2	49.0	42.0	56.5	43.9	43.9	28.4	26.2	32.2
11	29	21	34	32	27.2	38.3	44.2	39.2	33.6	45.2	35.1	35.1	22.7	21.0
12	32	32	32	35	37.8	32.1	45.2	52.1	46.3	39.6	53.3	41.4	41.4	26.8
Resident Student Subtotals														
PK-5	267	231	202	204	186.4	177.9	168.9	172.1	176.6	176.5	175.6	175.4	175.8	175.8
6-8	97	106	115	109	110.2	106.4	107.5	86.6	73.2	64.9	68.8	73.3	72.7	71.8
9-12	128	139	143	153	172.8	178.9	184.0	194.7	184.1	176.4	163.2	133.4	125.3	116.4
PK-12	492	476	460	466	469.4	463.2	460.4	453.4	433.9	417.8	407.6	382.1	373.8	364.0

## ENROLLMENT PROJECTIONS

Table 6: District 1 Overall Outlook by School

Charleston County School District Constituent District 1

D1 Elementary/Middle School

St James/Santee	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total	705	264	240	248	236	187	181	172	167	163	165	167	167

Total ES Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
D1 Elementary/Middle Totals	705	264	240	248	236	187	181	172	167	163	165	167

D1 Elementary Schools

St James/Santee	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total													

Total ES Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
D1 Elementary Totals												

Total D1 Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
D1 Totals	705	264	240	248	236	187	181	172	167	163	165	167

District 1 is a rural area and growth is constrained by the Francis Marion National Forest. The student population decreased 5.3% between 2000 and 2010 with the largest decrease being in the school age part of the population. The elementary school age children decreased 48%, the middle school age children dropped 54% and the high school age population dropped 32%. The North Area of Mt. Pleasant, although not part of this Constituent District, could geographically extend into District 1 over time. This area will experience a 9.5% growth over the next 10 years in middle school population. It will also see high school growth with over 400 additional students by the end of the 10-year period.

### **EDUCATIONAL PROGRAMMING**

St. James-Santee ES/MS is a traditional rural school whose current facility supports CCSD's vision. There are no changes to the program that would require a new, expanded, or renovated facility.

### **RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS**

The Board of Trustees typically approves funding for new schools based on growth demand, significant facility upgrades/replacements, life safety concerns or a change in educational programming. A new MS/ES in this region of the County could accommodate potential growth between areas north and south of the Wando River. The CCSD Board will work with Constituent Districts to rezone the areas to ensure an optimal student population that is conducive to equitable college and career ready resourcing.

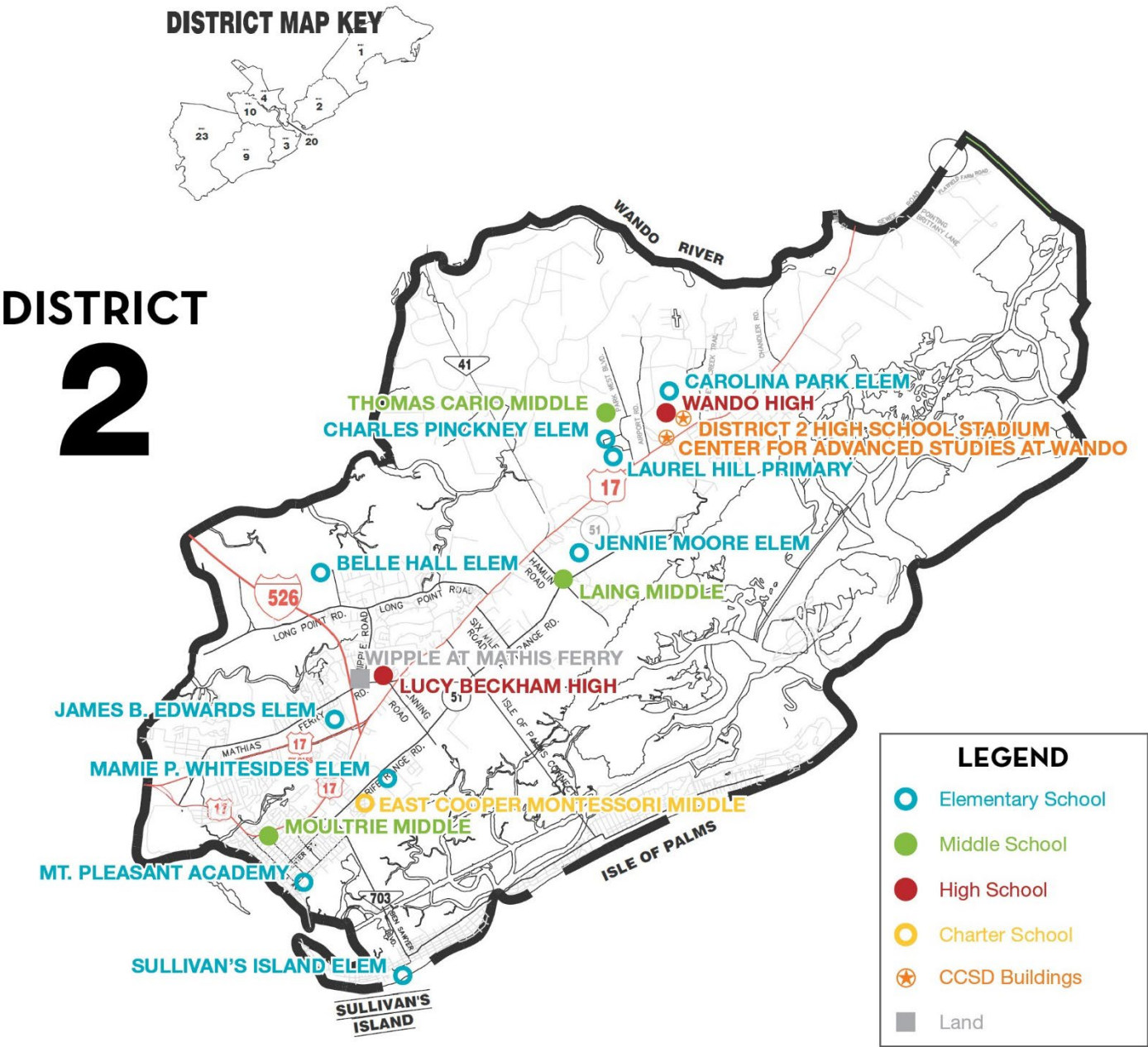
- Construction and equipping of a new shared MS/HS on the Rice Tract in Awendaw.

### **RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS**

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years, and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.

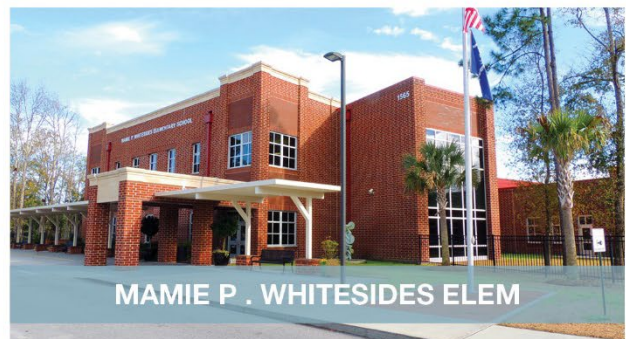
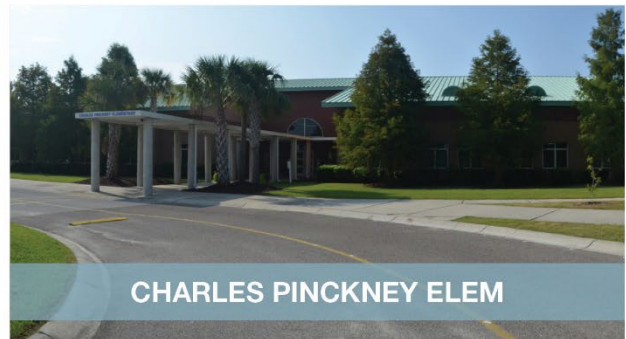
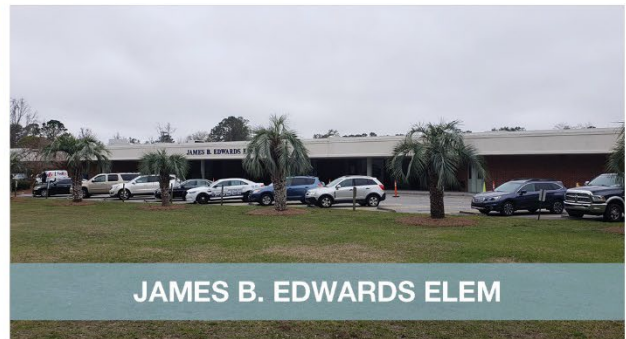


DISTRICT 2  
MOULTRIE CONSTITUENT DISTRICT



## CONSTITUENT DISTRICT 2: MOUNT PLEASANT

### ELEMENTARY SCHOOLS





MT. PLEASANT ACADEMY

## MIDDLE SCHOOLS



LAING MIDDLE



MOULTRIE MIDDLE



THOMAS CARLO MIDDLE

## HIGH SCHOOLS



WANDO HIGH



LUCY BECKHAM HIGH

## CHARTER SCHOOLS



## CCSD BUILDINGS



## **DISTRICT 2 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- **02-1:** Pinckney ES – Constructed a new elementary school with a capacity for 800 students.
- **02-2:** Cario MS – Constructed a new middle school with a capacity for 900 students that can be expanded to 1,200 students at a later date.

### **2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:**

- **02-1:** Wando HS – Constructed a new 3,100-student state of the art high school to replace the former overcrowded and obsolete Wando HS. The new campus opened for SY 2004/2005.
- **02-2:** Wando South – Critical need upgrades to the HVAC at the current school to keep it operational as a future swing space campus.
- **02-3:** Moultrie MS – Critical need repairs to HVAC, roofing, fire alarm and exterior doors.
- **02-4:** Laing MS – Critical need repairs to HVAC, roofing, fire alarm, plumbing, and exterior doors.
- **02-5:** Sullivan's Island ES – Critical needs repairs to HVAC and fire alarm.
- **02-6:** Mt. Pleasant Academy – Critical needs repairs to roofing, fire alarm, windows, and construction of a new set of bathrooms to serve the mobile classrooms on the campus.
- **02-7:** Whitesides ES – Critical needs repairs to electrical, fire alarm, plumbing, and windows.
- **02-8:** J. B. Edwards ES – Critical needs repairs to HVAC, roofing, exterior doors, and fire alarm.
- **02-9:** Belle Hall ES – Critical needs repairs to exterior doors and fire alarm
- **02-10:** Jennie Moore ES – Critical need repairs to HVAC, roofing, windows, exterior painting, and fire alarm.
- **02-11:** Fire Alarm Upgrades – Replace the fire alarm systems and exterior doors to comply with South Carolina's Fire Marshall's code requirements for all schools in District 2.
- **02-12:** New Laurel Hill Primary School – Constructed a new 900-student primary school for grades CD-2 to relieve the over-crowding at Pinckney ES. This new primary school will open for SY 2005/2006 and due the continued growth will open near capacity.
- **02-13:** Expand Belle Hall ES – Constructed two additional pods onto the current school to provide additional classroom space to remove mobile classrooms from the campus. These new classrooms opened for the start of SY 2004/2005.
- **02-14:** Expand J. B. Edwards ES – Constructed two additional pods onto the current school to provide additional classroom space to remove mobile classrooms from the campus. These new classrooms opened for the start of SY 2004/2005

### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- **02-1:** Moultrie MS – Constructed a new middle school with a capacity for 900 students that has the future ability to expand to 1,200 students.
- **02-2:** Cario MS – Expanded Cario MS to increase capacity to 1,200 students.
- **02-3:** Mt. Pleasant Academy – Constructed a new elementary school with a capacity for 500 students.
- **02-4:** Whitesides ES – Constructed a new elementary school with a capacity for 800 students.
- **02-5:** Advance Design for a new 3-school campus: Master planned the expanded Jennie Moore Campus for a 2-school complex for a new 1,200-student elementary school (CD5) and a 1,200 student Laing MS. This project funded the design of these new schools to the DD level to be able to fast track the project in next building program.
- **02-06:** Advance Design for the Wando Middle College – Master planned the expanded Wando HS campus to add a new facility with a capacity for 600 students to expand the career offerings for students in the eastern zone under the district's regional plan. The project funded the design of the middle college to the DD level to be able to fast track the project in the next building program.
- **02-7: Land:** Completed the purchase of a 5-acre parcel to expand the Wando South campus, a 30-acre parcel to expand the Jennie Moore campus, and a 10-acre parcel to build the new Whitesides ES.

**2011-2016 (PHASE III) BUILDING PROGRAM PROJECTS:**

- **02-1:** Wando CAS – Construct a new 120,000 SF advanced studies facility on the Wando campus with outlying Auto Shop and Green House. This project also added a third entrance to the campus and expanded the cafeteria and sports medicine spaces. Opened summer 2014.
- **02-2:** Sullivan's Island ES – Construct a new 500-student partial magnet elementary school. Opened summer 2014.
- **02-3:** Jennie Moore ES – Construct a new 1,200 student arts-infused elementary school. Opened summer 2015.
- **02-4:** Laing MS – Construct a new 1,200-student math and science partial magnet middle school. Opened summer 2015.

**2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- **17-1:** Carolina Park ES – Construct a new 600 student capacity elementary school. Opened summer 2017.
- **18-1:** D2 Regional Stadium – Construct and equip a new shared high school stadium east of the Cooper. Opened summer 2018.
- **20-1:** Lucy Beckham HS – Construct a new 1,500 student capacity high school east of the Cooper. Planned opening summer 2020.

**DISTRICT 2 MAINTENANCE PROGRAM ACCOMPLISHMENTS****2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):**

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned, by school, in the Constituent District.

Table 7: District 2 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdwr	Elevator	Flooring	Fire Prot
Belle Hall	x	x	x	x	x		x	x		x	x
Carolina Park											
Charles Pinckney	x	x	x	x							
East Cooper Montessori Charter	x	**	**	**			**	x		**	**
James B. Edwards	x	x		x				x		x	
Jennie Moore											
Laing											
Laurel Hill	x			x			x	x		x	

Mamie Whitesides					x			x			
Moultrie							x	x			
Mt Pleasant Academy				x				x			
Sullivans Island											
Thomas C. Cario	x	x	x	x	x					x	
Wando	**	x			x					x	
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

Overall, there are no life safety issues for the District 2 schools requiring new school construction.

Table 8: District 2 Facility Conditions Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend
2	Belle Hall	ES						↓				↑				↑					↑
2	Cario	MS					↓		↓					↑				↑			↓
2	East Cooper Montessori	ES	↑									↑					↑				↑
2	Jennie Moore	ES																			↑
2	James B Edwards	ES																			↑
2	Laing	MS																			↑
2	Laurel Hill	ES					↑		↑												↓
2	Moultrie	MS																			↑
2	Mt. Pleasant Academy	ES						↓						↑							↑
2	Pinckney	ES					↑														↓
2	Sullivans Island	ES																			↑
2	Wando	HS	↓		↓				↑									↑			↓
2	Whitesides	ES						↓													↑
3	New or like-new condition. No issues to report and no expected failures within 5 years										↑ Overall condition improved (e.g., went from red to yellow)										On Capital Maintenance Plan
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years										↓ Overall condition declined (e.g., went from yellow to red)										
1	Extremely worn/damaged. Requires replacement as soon as possible										→ Overall condition remained the same										

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

District 2 is comprised of 14 schools: Belle Hall ES, Carolina Park ES, Laurel Hill Primary, Charles Pinckney ES, James B. Edwards ES, Jennie Moore ES, Mamie P Whiteside ES, Mt. Pleasant ES, Sullivan's Island ES, East Cooper Montessori, Laing MS, Moultrie MS, Thomas C. Cario MS, and Wando HS. Lucy G. Beckham HS will open in SY 2020. This Constituent District will experience significant overall growth over the next 10 years of the projection. Resident grades PK-5 will see an increase of over 470 students (7%) over the next 5 years. This growth will slow down in the last 5 years of the projection, for a total net growth of 390 students from SY 2019-2029. This increase is due to steady growth over the past four years of data documented (SY 2016-2019) as well as increased residential development in the area. There are 31 active residential developments in the district, one future and one planned.

Middle schools in District 2 will also see a significant increase in the populations of students grades 6-8, resulting in a net gain of about 320 students over the next 10 years. This is directly correlated to the increase in students in earlier grade levels. Most of the changes will be seen in the earliest years of the projection (SY 2022 and SY 2023); however, growth will continue in similar levels throughout SY 2029. High schools in District 2 will experience the highest amount of growth. It is projected that grades 9-12 will see a gain of over 400 students in the next 10 years. In the first five years of the projection, this Constituent District will see a decline of around 40 high school students; however, this will change starting in SY 2026. The overall population of grades PK-12 is expected to increase by more than 650 students over the first five years and eventually exceed 1,100 students in SY 2029, reflecting an overall growth of about 8% in District 2.

**Table 9: District 2 Historical and Projected Resident Students**

Constituent District 2														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	352	363	379	372	368.3	364.6	364.6	364.6	364.6	364.6	364.6	364.6	364.6	364.6
K	940	955	989	1,012	1,061.3	1,036.5	1,010.4	1,029.4	1,039.7	1,030.0	1,029.3	1,029.4	1,029.5	1,029.4
1	1,012	988	1,024	1,051	1,081.3	1,134.3	1,107.1	1,073.4	1,092.2	1,102.7	1,091.0	1,090.3	1,090.5	1,090.4
2	1,027	1,018	1,023	1,102	1,101.9	1,133.0	1,187.4	1,153.0	1,116.6	1,135.7	1,145.2	1,133.1	1,132.4	1,132.3
3	1,035	1,054	1,030	1,074	1,141.0	1,145.2	1,174.9	1,225.1	1,188.4	1,150.4	1,168.6	1,178.4	1,166.0	1,165.0
4	1,115	1,050	1,072	1,063	1,100.9	1,169.2	1,175.2	1,200.1	1,250.0	1,212.2	1,172.1	1,190.6	1,200.6	1,187.7
5	1,084	1,117	1,043	1,114	1,081.4	1,120.4	1,188.3	1,190.5	1,213.6	1,263.6	1,224.2	1,183.6	1,202.2	1,212.0
6	1,115	1,109	1,127	1,049	1,126.4	1,093.6	1,132.5	1,196.8	1,197.2	1,217.1	1,265.9	1,226.4	1,185.8	1,204.0
7	1,140	1,112	1,104	1,145	1,055.3	1,132.9	1,103.4	1,139.7	1,204.2	1,207.3	1,222.5	1,271.6	1,232.2	1,191.0
8	1,124	1,158	1,103	1,119	1,156.0	1,066.5	1,144.8	1,112.8	1,147.5	1,212.2	1,216.1	1,230.9	1,280.3	1,240.5
9	1,143	1,115	1,127	1,088	1,099.5	1,135.7	1,050.3	1,127.4	1,095.9	1,131.6	1,197.3	1,205.6	1,219.4	1,268.2
10	1,122	1,070	1,070	1,058	1,040.2	1,049.2	1,086.8	1,003.3	1,075.7	1,047.1	1,080.8	1,143.9	1,154.7	1,163.6
11	1,083	1,042	1,002	1,046	1,006.0	988.8	998.7	1,032.2	951.1	1,020.7	994.4	1,027.5	1,086.5	1,098.9
12	1,096	1,097	1,052	1,014	1,058.8	1,018.2	1,003.0	1,008.4	1,040.5	960.7	1,030.3	1,003.5	1,036.4	1,097.5
Resident Student Subtotals														
PK-5	6,565	6,545	6,560	6,788	6,936.1	7,103.2	7,207.9	7,236.1	7,265.1	7,259.2	7,195.0	7,170.0	7,185.8	7,181.4
6-8	3,379	3,379	3,334	3,313	3,337.7	3,293.0	3,380.7	3,449.3	3,548.9	3,636.6	3,704.5	3,728.9	3,698.3	3,635.5
9-12	4,444	4,324	4,251	4,206	4,204.5	4,191.9	4,138.8	4,171.3	4,163.2	4,160.1	4,302.8	4,380.5	4,497.0	4,628.2
PK-12	14,388	14,248	14,145	14,307	14,478.3	14,588.1	14,727.4	14,856.7	14,977.2	15,055.9	15,202.3	15,279.4	15,381.1	15,445.1

## ENROLLMENT PROJECTIONS

Table 10: District 2 Overall Outlook by School

Charleston County School District Constituent District 2  
D2 Elementary Schools

Mt. Pleasant Academy	School Operating Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	638	609	618	635	630	675	700	722	736	734	728	726	729
Whitesides ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	920	733	752	781	815	837	865	891	895	896	888	885	887
Sullivans Island ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	550	481	490	512	511	521	540	540	540	540	540	540	540
Belle Hall ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	810	750	718	700	699	692	679	660	654	654	650	650	651
Jennie Moore ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,298	1,153	1,130	1,016	1,014	1,040	1,033	1,036	1,028	1,026	1,018	1,014	1,017
Pinckney ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	862	768	692	694	662	639	614	583	579	576	566	564	567
Laurel Hill Primary	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	946	657	621	619	603	592	594	583	583	586	585	583	583
JB Edwards ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	924	613	605	720	742	739	756	753	767	767	762	760	763
Carolina Park ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	968	657	779	902	1,015	1,040	1,114	1,127	1,114	1,110	1,095	1,085	1,086
	Total ES Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D2 Elementary Totals	7,916	6,421	6,405	6,579	6,691	6,775	6,895	6,895	6,896	6,889	6,832	6,807	6,823

D2 Middle Schools

Laing MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,386	1,256	1,283	1,164	1,129	1,080	1,082	1,116	1,115	1,091	1,092	1,083	1,075
Moultrie MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,215	792	788	903	1,008	923	967	990	1,034	1,108	1,167	1,206	1,196
Cario MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,230	1,190	1,152	1,133	1,135	1,152	1,179	1,191	1,230	1,241	1,232	1,214	1,204
	Total MS Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D2 Middle Totals	3,831	3,238	3,223	3,200	3,272	3,155	3,228	3,297	3,379	3,440	3,491	3,503	3,475

D2 High Schools

Beckham HS	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,500	0	0	0	752	1,160	1,538	1,541	1,526	1,519	1,527	1,534	1,533
Wando HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	3,213	3,981	3,929	3,846	3,235	2,881	2,470	2,501	2,534	2,559	2,611	2,669	2,696
D2 CAS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	723	0	0	0	0	0	0	0	0	0	0	0	0
	Total HS Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D2 High Totals	5,436	3,981	3,929	3,846	3,987	4,041	4,008	4,042	4,060	4,078	4,138	4,203	4,229

	Total D2 Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D2 Totals	17,183	13,640	13,557	13,625	13,950	13,971	14,131	14,234	14,335	14,407	14,461	14,513	14,527

Student enrollment in elementary schools across District 2 is expected to grow in some areas while staying flat in others. Elementary schools such as Carolina Park, Whitesides and Mt. Pleasant Academy will see the biggest influx of student growth. This trend will continue during the next 3-5 years and then stabilize. This will warrant possible facility expansion or rezoning for those students to a facility that can accommodate expansion. Due to this increase, middle and high schools will see growth by the end of the 10-year forecast.

## **EDUCATIONAL PROGRAMMING**

James B. Edwards (1980), Belle Hall (1989) and East Cooper Montessori (1968) are the only remaining elementary schools that have not been recapitalized in the building program. The buildings are properly maintained and have planned maintenance projects to elevate their condition rating. Unfortunately, the schools are configured to support pod programming and/or are not in alignment to state codes related to school construction and district classroom size standards. A new school at any location can remedy stated inefficiencies.

## **RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS**

- Expansion and equipping of Carolina Park ES
- Expansion and equipping of Cario MS
- Construction, replacement and equipping of James B. Edwards ES
- Construction, replacement and equipping of Belle Hall ES
- Construction, replacement and equipping of East Cooper Montessori

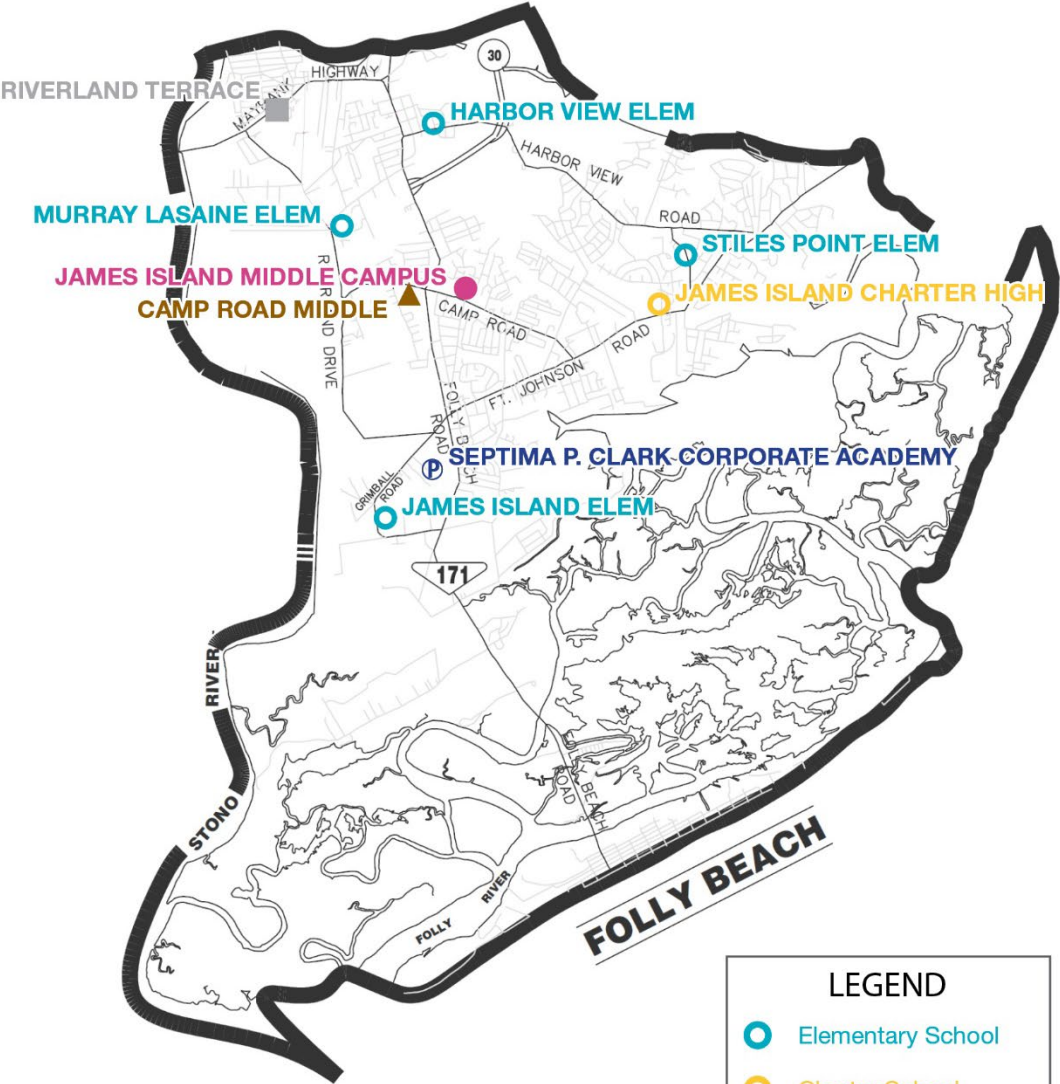
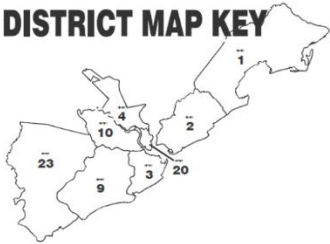
## **RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS**

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.



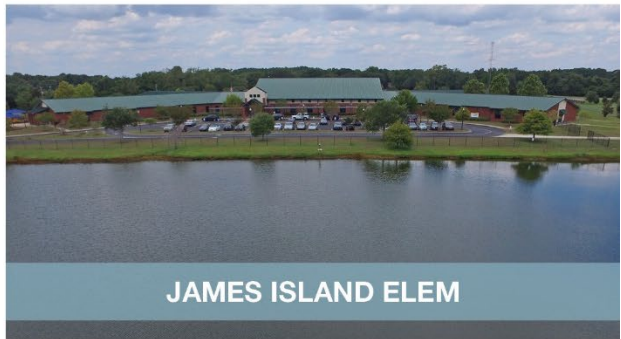
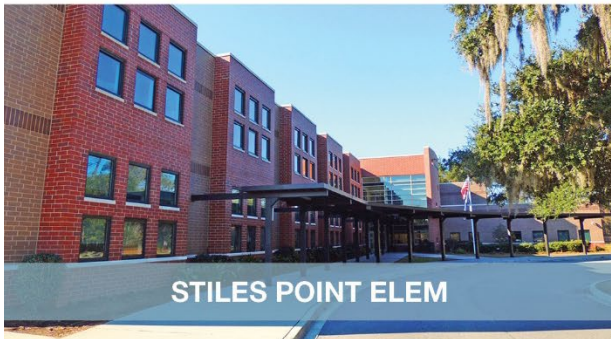
DISTRICT 3  
JAMES ISLAND CONSTITUENT DISTRICT

DISTRICT  
3



## CONSTITUENT DISTRICT 3: JAMES ISLAND

### ELEMENTARY SCHOOLS



### MIDDLE SCHOOLS



### CHARTER SCHOOLS



## **DISTRICT 3 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- **03-1:** James Island MS – Completed a whole school renovation and expansion.
- **03-1:** James Island Charter HS – Expand the school's cafeteria into a cafeteria with a stage and build a new academic wing. Additionally, upgrade the electrical system to provide technical power and data drops to the classrooms and paint and renovate the entire school as well as air condition the gym and install a new fire alarm system for the school.
- **03-2:** Septima Clark Corporate Academy – Critical need repairs to install new windows and air conditioners as well as paint the classrooms.
- **03-3:** Ft. Johnson MS – Whole school renovation of the campus. Construct a new stand-alone cafeteria and convert the former cafeteria into a state-of-the-art media center. The scope of the project was expanded by the Board of Trustees to completely renovate and air condition the gym.
- **03-4:** James Island ES – Construct a new 600-student elementary school to relieve the overcrowding at the other three elementary schools on James Island.
- **03-5:** Murray LaSaine ES – Critical needs repairs that included fire alarm, painting, exterior doors, and sound panels.
- **03-6:** Harbor View ES – Construction of parking and a bus loop. Also, critical needs repairs that included restroom renovations, fire alarm, and HVAC replacement.

### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- **03-7:** Stiles Point ES – Construction of a car pick up loop and critical needs repairs that included HVAC, carpet replacement, canopy, and fire alarm.
- **03-1:** Stiles Point ES – Constructed a new elementary school with a capacity for 650 students.
- **03-2:** James Island Charter HS Expansion – Purchased a 13-acre parcel adjacent to the current campus to relocate sports fields to master plan the campus into a state of the art AAAA high school.
- **03-3:** Harbor View ES – Completed an advance design of a new 600-student elementary school to the Design Development stage to build a new school on the current campus.
- **03-4:** Septima Clark (QSCB) – Complete life safety.

### **2011-2016 (PHASE III) BUILDING PROGRAM PROJECTS:**

- **03-1:** Harbor View ES – Constructed a new 600-student elementary school. (Open summer 2014).
- **03-2:** James Island Charter HS – Completed phase 3 of the renovation/addition of the James Island Charter HS campus to include: construction of a new performing arts center, new front entrance and welcome center, field house and expansion of the media center. The project also relocated the athletic fields to the new land purchase in Phase II and constructed additional student parking.
- **03-3:** Murray LaSaine Montessori – Whole school renovation of Murray LaSaine campus to support the school offering Montessori for primary, Early EI and Upper EI grades.
- **03-4:** Angel Oak ES – Whole school renovation of Angel Oak ES. Immediately after opening the new school, student rate of enrollment increased significantly.
- **03-5:** Pending – Construction of a District 3 bus lot to support James Island students.

### **2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- **17-1:** Camp Road MS – Constructing a new middle school at the old Ft. Johnson MS site.
- **17-2:** James Island Charter HS – Expanding the CTE program and constructing a new competition gymnasium.

## DISTRICT 3 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned, by school, in the Constituent District.

Table 10: District 3 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdwr	Elevator	Flooring	Fire Prot
Harborview								x			
James Island ES	x	x		x	x		x			x	
James Island Charter HS											
Murray LaSaine					x						
Septima P. Clark	x	x	x	x			x			x	**
Stiles Point							x				
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

Currently there are no life safety and minimal facility system component issues that drive a need to construct, expand or renovate a school building. Once it is decided on the future use of the old James Island MS, the facility will be a candidate for a renovation project in the building program. A well-resourced maintenance program will sustain school facility conditions at the Constituent District’s desired levels.

Table 11: District 3 Facility Conditions Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend	
3	New Camp Road	MS																				
3	Harbor View	ES																				→
3	James Island	ES	→	↑			↑	↑				↑		→		↑	↑					→
3	Camp Road (J.I. Middle)	MS																↑				→
3	James Island Charter	HS																				→
3	Murray-LaSaine	ES							↓									↑				→
3	Septima Clark	HS	↑																			→
3	Stiles Point	ES												↓								→
3	New or like-new condition. No issues to report and no expected failures within 5 years									↑ Overall condition improved (e.g., went from red to yellow)									On Capital Maintenance Plan			
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years									↓ Overall condition declined (e.g., went from yellow to red)												
1	Extremely worn/damaged. Requires replacement as soon as possible									→ Overall condition remained the same												

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

District 3 is comprised of six schools: Harbor View ES, James Island ES, Stiles Point ES, Murray LaSaine Montessori ES/MS, Camp Road MS, and James Island Charter HS. The overall resident student population in District 3 is expecting to increase across all grade levels over the 10-year projection period. By SY 2024, the population of grades PK-12 is expected to increase by over 13%, resulting in a net gain of nearly 640 students. While growth will begin to slow, the projected net change from SY 2019-2029 will be nearly 1,000 resident students.

Elementary schools will experience significant growth in the first 5 years of the projection with an increase of more than 390 students in grades PK-5. This growth will level out resulting in a net growth of 360 students by SY 2029. Grades 6-8 will also experience growth that will have a higher impact as students matriculate from larger elementary classes. In the first five years projected, grades 6-8 will see a gain of over 130 students that could increase to a net gain of nearly 300 students by SY 2029. Grades 9-12 will see a smaller immediate change with just over 100 more students during the first 5 years of the projections. By SY 2029, the resident high school population is expected to have increased by more than 25% with a net change of more than 330 students. There are 3 active and 4 future residential development projects in District 3.

**Table 12: District 3 Historical and Projected Resident Students**

Constituent District 3														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	196	178	207	208	205.9	203.8	203.8	203.8	203.8	203.8	203.8	203.8	203.8	203.8
K	361	339	339	412	434.6	425.3	410.7	419.2	423.5	419.5	419.3	419.3	419.3	419.3
1	345	370	350	348	426.5	449.4	434.3	419.5	428.1	432.4	427.9	427.8	427.8	427.8
2	357	350	357	362	352.8	431.3	448.5	433.5	418.6	427.0	431.0	426.5	426.4	426.4
3	333	347	350	369	371.0	360.7	434.0	451.3	436.3	421.2	429.4	433.4	428.9	428.8
4	315	337	345	347	374.3	377.1	360.9	434.5	451.9	436.7	421.4	429.6	433.5	429.1
5	320	325	325	354	349.1	374.8	371.8	357.0	428.4	445.2	430.0	414.9	423.0	426.9
6	316	350	334	325	375.8	371.8	390.5	386.5	373.0	443.4	460.6	444.8	429.2	437.6
7	307	317	350	338	328.6	381.4	371.8	392.0	386.9	373.2	443.9	461.1	445.3	429.6
8	341	312	312	343	334.7	325.8	371.9	365.7	383.2	379.5	365.9	434.0	450.9	435.4
9	349	358	363	336	383.4	372.3	359.9	409.6	406.2	422.4	417.8	404.9	476.9	495.4
10	294	326	342	331	308.3	351.7	338.2	327.5	370.1	370.0	382.4	379.6	367.9	432.3
11	309	269	285	314	301.3	278.6	314.5	302.3	293.9	326.9	330.1	339.3	341.0	327.9
12	278	258	261	254	289.9	275.7	253.7	286.5	276.2	267.9	299.3	301.3	310.5	310.5
Resident Student Subtotals														
PK-5	2,227	2,246	2,273	2,400	2,514.2	2,622.4	2,664.0	2,718.8	2,790.6	2,785.8	2,762.8	2,755.3	2,762.7	2,762.1
6-8	964	979	996	1,006	1,039.1	1,079.0	1,134.2	1,144.2	1,143.1	1,196.1	1,270.4	1,339.9	1,325.4	1,302.6
9-12	1,230	1,211	1,251	1,235	1,282.9	1,278.3	1,266.3	1,325.9	1,346.4	1,387.2	1,429.6	1,425.1	1,496.3	1,566.1
PK-12	4,421	4,436	4,520	4,641	4,836.2	4,979.7	5,064.5	5,188.9	5,280.1	5,369.1	5,462.8	5,520.3	5,584.4	5,630.8

## ENROLLMENT PROJECTIONS

**Table 13: District 3 Overall Outlook by School**

Charleston County School District Constituent District 3

D3 Elementary Schools													
Harborview ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	630	643	650	698	703	720	723	733	751	748	740	732	740
Stiles Point ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	711	706	713	749	783	832	858	861	898	887	872	859	841
James Island ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	630	563	523	554	591	525	523	526	519	518	514	512	514
Murray LaSaine ES	Current Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	404	357	383	381	403	398	397	391	396	397	394	394	397
Total ES Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D3 Elementary Totals		2,375	2,269	2,382	2,480	2,475	2,501	2,511	2,564	2,550	2,520	2,497	2,492
D3 Middle Schools													
Camp Road MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,071	787	795	814	812	814	815	822	841	874	918	927	898
Fort Johnson MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	0												
James Island MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	616												
Total MS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D3 Middle Totals		1,687	787	795	814	812	814	815	822	841	874	918	898
D3 High Schools													
James Island Charter	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total				1,499	1,541	1,536	1,521	1,593	1,617	1,667	1,717	1,712	1,798
Total HS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D3 High Totals		0	0	1,499	1,541	1,536	1,521	1,593	1,617	1,667	1,717	1,712	1,798
Total D3 Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D3 Totals		4,062	3,056	3,064	4,695	4,833	4,825	4,837	4,926	5,022	5,091	5,155	5,188
Does not include JCHS													

Student enrollment across District 3 is expected to increase. The biggest impact will be felt during the next 5 years. Grades PK-5 will experience significant growth of over 390 students – a 16% increase. Harbor View and Stiles Point ES will both be impacted by this increase. Zoning changes can provide a short-term solution, but a long-term alternative will need to be sought to accommodate future growth.

## EDUCATIONAL PROGRAMMING

James Island MS will become an inactive campus beginning fall 2021. To better accommodate Montessori programming on James Island a larger facility is needed. There is an opportunity to use James Island MS as the new Montessori school and convert Murray LaSaine into a traditional elementary school in the Phase V building program.

Athletic facilities continue to improve across the county. The James Island Charter HS football stadium is in need or an upgrade to align with the standard set by constructing regional stadiums in North Charleston and Mount Pleasant.

## **RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS**

- Renovate James Island MS into a Montessori program
- Renovate Murray LaSaine into a traditional elementary school or early education center
- Renovate the James Island Charter HS Stadium complex

## **RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS**

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.



DISTRICT 4 - NORTH  
NORTH CHARLESTON CONSTITUENT DISTRICT



DISTRICT 4 - SOUTH  
NORTH CHARLESTON CONSTITUENT DISTRICT

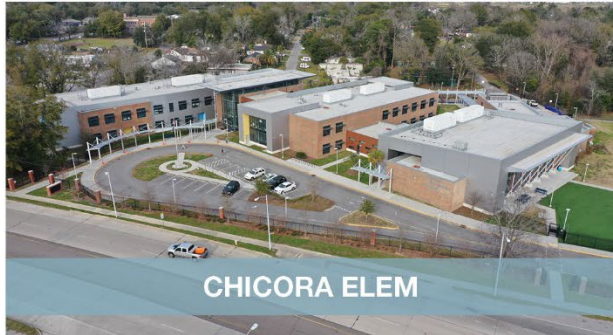


## CONSTITUENT DISTRICT 4: NORTH CHARLESTON

### ELEMENTARY SCHOOLS



A.C. CORCORAN ELEM



CHICORA ELEM



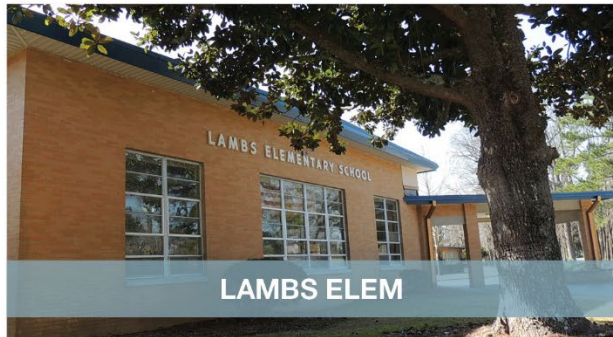
EDMUND A. BURNS ELEM



HUNLEY PARK ELEM



LADSON ELEM



LAMBS ELEM



MALCOM HURSEY MONTESSORI



MARY FORD ELEM



**MATILDA F. DUNSTON ELEM**



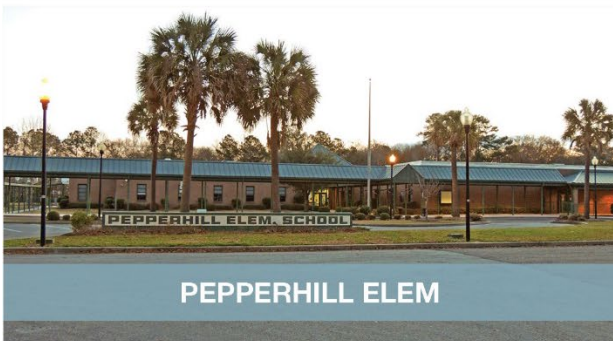
**MIDLAND PARK PRIMARY**



**N. CHARLESTON ELEM**



**N. CHARLESTON CREATIVE ARTS ELEM**



**PEPPERHILL ELEM**

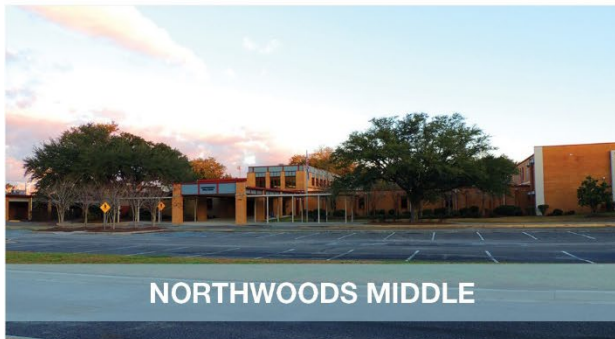
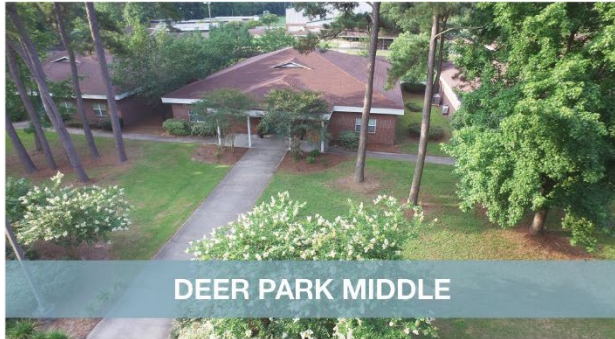


**PINEHURST ELEM**



**W.B. GOODWIN ELEM**

## MIDDLE SCHOOLS



## HIGH SCHOOLS





N. CHARLESTON HIGH



R.B. STALL HIGH

#### CHARTER SCHOOLS



GREG MATHIS CHARTER

## **DISTRICT 4 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- **4-1:** Burns ES – Whole school renovation and the addition of a CD/K wing.
- **4-2:** Academic Magnet HS – Addition of a science wing.

### **2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:**

- **4-1:** North Charleston Hill HS – Addition of 10 classrooms, replacement of the central chiller system and installation of new dehumidification systems to the main building as well as repainting the entire school and replacement of carpets throughout the school.
- **4-2:** Stall HS – Whole school renovation and new parking lot and bus drop off loop.
- **4-3:** Garrett Academy of Technology – Critical needs repairs to the HVAC equipment and upgrade of the primary power.
- **4-4:** Academic Magnet HS – Renovation of media center to meet SACS accreditation and repainting the school, replacement of flooring, renovation of bathrooms and replacement of the central chiller plant.
- **4-5:** School of the Arts – Renovation of the Berry Building to include new windows, air conditioners, bathrooms. Phase II to include removing VAT floor tile and replace flooring and paint out the school.
- **4-6:** Charlestowne Academy – Move the school to the Bethune campus from the temporary mobile campus at the former Bonds Wilson HS. The Berry campus will become the permanent campus for Charlestowne Academy with the completion of the Center of Excellence.
- **4-7:** Birney MS – Whole school renovation and construction of a new media center.
- **4-8:** Brentwood MS – Whole school renovation of the existing campus.
- **4-9:** Morningside MS – Whole school renovation and addition of two science wings.
- **4-10:** Military Magnet School – Construction of a new 3-story high school wing.
- **4-11:** McNair ES – Whole school renovation.
- **4-12:** North Charleston ES – Demolish the current building and build a new elementary school on the same site to become the District 4 environmental magnet school.
- **4-13:** Chicora ES – Critical needs repairs and renovations.
- **4-14:** Hursey ES – Whole school renovation and classroom addition.
- **4-15:** Mary Ford ES – Whole school renovation and addition of a new multipurpose room and classroom wing.
- **4-16:** Goodwin ES – Whole school renovation and classroom addition.
- **4-17:** Hunley Park ES – Whole school renovation and classroom addition.
- **4-18:** Pepperhill ES – Whole school renovation and classroom addition.
- **4-19:** Midland Park ES – Whole school renovation and classroom addition.
- **4-20:** Corcoran ES – Whole school renovation.
- **4-21:** Dunston ES – Whole school renovation.
- **4-21:** Discipline School – Build new temporary campus at the Bonds Wilson campus.
- **4-22:** New Endeavors and Horizon House Programs – Build a new temporary campus at the Bonds Wilson campus.
- **4-23:** Center of Excellence – Demolish the abandoned Bonds Wilson and Liberty Hills facilities and fund the design of a new joint campus for the Academic Magnet HS and the School of the Arts.
- **4-24:** New North Charleston HS – Purchase a parcel of land and design a new 1,500-student high school to replace the current Stall HS. Convert the current Stall into a middle school for grades 7-8 and Birney into an Intermediate School for grades 5-6.
- **4-25:** New North Charleston MS – Purchase a parcel of land and design a new 800-student middle school to replace the current Brentwood MS.

#### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- **4-1:** North Charleston HS – Whole school renovation and the addition of an auditorium and CTE spaces with a total reconfiguration of the campus parking and traffic plan.
- **4-2:** Stall HS– Design and build a new state-of-the-art high school campus with a core capacity of 1,500 students that will open with a capacity of 1,200 students.
- **4-3:** School of the Arts – Design and build a new middle school, high school, fine arts and performing arts facility for 1,200-students at the Bonds Wilson campus.
- **4-4:** Academic Magnet HS – Design and build a new high school and gym for 600 students at the Bonds Wilson campus. The campus will also contain a kitchen, cafeteria, media center and admin facility that is shared by the School of the Arts and the Academic Magnet HS.
- **4-5:** Zucker MS – Design and build a new state of the art partial magnet middle school with a science focus with a capacity for 600 students.
- **4-6:** Military Magnet Academy – Design and build a new state of the art middle school, gym, cafeteria/kitchen and fine arts spaces to transform the Military Magnet campus into a grades 6-12 campus.
- **4-7:** Liberty Hills Academy – Design and build a new facility on the Carolina Youth Development Center to serve 150 special needs students at each instructional level with itinerant spaces for counselors to provide on campus services to the most fragile students in the district.
- **4-8:** Daniel Jenkins Academy – Design and build a new 160-student facility for middle school students with persistent discipline issues.
- **4-9:** Chicora ES – Advance design of a new 600-student elementary school on a new campus contiguous with the Military Magnet Academy.
- **4-10:** Northwoods MS (QSCB) – Repurpose the current Stall campus into a middle school for SY10.
- **4-11:** Pinehurst ES (QSCB) – Repurpose the Alice Birney campus for grades 2-5 as an elementary school for SY10.
- **4-12:** Midland Park Primary School (QSCB) – Repurpose the Midland Park campus for Early Headstart and grades CD-1 for a primary school for SY10.

#### **2011-2016 (Phase III) BUILDING PROGRAM PROJECTS:**

- **4-1:** Chicora ES – Construct a new elementary school on land exchanged with the City of North Charleston adjacent to the Military Magnet Academy. Open summer 2015.
- **4-2:** North Charleston Creative Arts ES – Construct a new arts infused District 4 partial magnet on the former Berry campus. Opened summer 2015.
- **4-3:** Pinehurst ES – Advance design a CD-2 addition to the existing school.
- **4-4:** **Ingelside Land** – Collaborate with the City of North Charleston and the developer to set aside a parcel of land in the Ingelside development for a future school.
- **4-5:** Dunston Land – Execute a land transfer with the City of North Charleston to exchange the former Bethune Campus for a new campus on Rhett Avenue for Dunston ES.
- **4-6:** Garrett Academy of Technology (QSCB) - air condition the kitchen and gym and renovate the bathrooms.

#### **2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- **19-1:** Dunston ES – Constructed a new 500-student capacity elementary school on the same site. Opened 2019.
- **19-2:** Burns ES – Constructed a new 500-student capacity elementary school on the same site. Opened 2019.
- **19-3:** North Charleston CAS – Constructing a new 600-student capacity technology center on land adjacent to North Charleston HS. The center will service all high school students in the city.
- **19-4:** Hursey Montessori – Designing and expansion to Hursey to include a multi-purpose room, classroom addition and renovation to the front entrance.

## DISTRICT 4 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 13: District 4 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdw	Elevator	Flooring	Fire Prot
AC Corcoran		x	x	x	x		x			x	x
Academic Magnet	**			x				x			
Chas School of the Arts								x			
Daniel Jenkins	x			x						x	
Deer Park	**	x					**				x
Gordon H. Garrett	**			x			x		x		
Hunley Park	x	x	x		x		x			x	
Jerry Zucker								x		**	
Ladson	x	x		x			x			x	x
Lambs			x	x			*	x		x	
Liberty Hill							x				
Malcolm Hursey		**		x							
Mary Ford	x		x	x	x		**		x	x	
Matilda Dunston											
Meeting Street, Brentwood	x	x	**	x		x	**	**		**	x
Meeting Street, Burns											
Midland Park	x	x	x	x	x	**	x	**		x	
Military Magnet				x			x			x	x
Morningside	x	x	x		x	x	x			x	
North Chas ES	x	x		x	x		x			x	

<b>North Chas HS</b>	x	x				x	x			x	
<b>Northwoods</b>		x			x					x	
<b>Pepperhill</b>	x	x		x						x	
<b>Pinehurst</b>				x	x	x					
<b>RB Stall</b>								x			
<b>WB Goodwin</b>	x	x		x			x				
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

The Northern region is experiencing growth that drives the need for larger facilities. For example, at Ladson ES, the District has installed 12 trailers and invested approximately \$6M in maintenance replacement repair projects over the past 10 years. In its current condition, the school is operating at the maximum allowable capacity as authorized by the state but can no longer add facilities to support growth. To continue to support school function and alleviate traffic congestion on and off the site, the Board approved a project to construct and equip a new Ladson ES on a parcel of land near the existing school. The project is approved to be funded with sales tax collections in the Phase V building program.

The detailed structural analysis performed on schools constructed before South Carolina adopted the International Building Code in 2002 found it more economically feasible to build new schools at Mary Ford ES, McNair ES, Gordon H. Garrett Academy, and Northwoods MS rather than correct the deficiencies noted in the report. The facility conditions for other schools are identified in the table below.

Table 14: District 4 Facility Conditions Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend	
4	Academic Magnet	HS												↓		↓					→	
4	Burns	ES																			→	
4	Burns at McNair	ES																			→	
4	Chicora	ES																			→	
4	Corcoran	ES							↑												→	
4	Daniel Jenkins	HS			↑		↑		↑					↓							→	
4	Deer Park	MS	↓	↑	↓		↓		↓				↓					↑			→	
4	Dunston	ES																			→	
4	Garrett Academy	HS												↑		↑					↑	
4	Goodwin	ES	↓									↓		↑							→	
4	Hunley Park	ES																			→	
4	Hursey	ES			↓			↓			↑			↓							→	
4	Ladson	ES		↑	↓		↑	↑	↑												↑	
4	Lambs	ES												↓							→	
4	Liberty Hill Academy	ES	↑				↑		↑												→	
4	Mary Ford	ES					↑	↑	↑		↓	↑									→	
4	Meeting Street	ES																↓			→	
4	Midland Park	ES														↑					→	
4	Morningside	MS						↑													→	
4	North Charleston	ES						↑	↑			↑		↓							→	
4	North Charleston	HS		↑				↑													→	
4	N. Chas Creative Arts	ES																			→	
4	Northwoods	MS							↑					↓							↓	
4	Pepperhill	ES			↓									↓		↓					→	
4	Pinehurst	ES			↓			↑				↑		↓							→	
4	School of the Arts	HS												↓		↓					→	
4	Stall	HS							↓			↓		↓							→	
4	Toole Military Magnet	M/HS							↓					↓							→	
4	Zucker	MS																			→	
3	New or like-new condition. No issues to report and no expected failures within 5 years										↑	Overall condition improved (e.g., went from red to yellow)										On Capital Maintenance Plan
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years										↓	Overall condition declined (e.g., went from yellow to red)										
1	Extremely worn/damaged. Requires replacement as soon as possible										→	Overall condition remained the same										

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

District 4 has a total of 23 schools: A.C. Corcoran ES, Chicora ES, Hunley Park ES, Ladson ES, Lambs ES, Mary Ford ES, Matilda Dunston ES, Meeting Street at Brentwood, Meeting Street at Burns, Midland Park Primary, Pinehurst ES, North Charleston Creative Arts ES, North Charleston ES, Pepperhill ES, W.B. Goodwin ES, Malcolm C Hursey Montessori ES/MS, Deer Park MS, Jerry Zucker MS, Morningside MS, Northwoods MS, North Charleston HS, R.B. Stall HS, and Greg Mathis Charter HS. District 4 can expect to experience a decrease in the overall student population of over 1,020 students (7%) by SY 2029.

The elementary grades PK-5 resident student population is expected to steadily decline over the 10-year projection period resulting in a net decrease of more than 380 students by SY 2029. Grades 6-8 will see a small increase in SY 2020 but will begin declining in SY 2021. The resident grades 6-8 population is expected to see a net decrease of more than 500 students over the 10-year projections. The resident high school student population is expected to be fairly steady until SY 2023 when it will begin to decline. By SY 2029, the number of students in grades 9-12 will have decreased by just over 100 students. There are 10 active and 7 future residential development projects in the district, but these will not be enough to offset smaller historical class sizes.

Table 15: District 4 Historical and Projected Resident Students

Constituent District 4														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	1,072	989	965	968	958.3	948.6	948.6	948.6	948.6	948.6	948.6	948.6	948.6	948.6
K	1,179	1,234	1,208	1,175	1,240.6	1,209.4	1,176.2	1,196.7	1,208.6	1,196.9	1,197.0	1,197.2	1,197.5	1,197.1
1	1,351	1,155	1,197	1,213	1,175.9	1,234.4	1,199.0	1,159.5	1,179.6	1,191.0	1,179.4	1,179.6	1,179.9	1,179.6
2	1,361	1,263	1,149	1,150	1,190.2	1,149.2	1,201.6	1,160.3	1,121.7	1,140.6	1,151.6	1,140.4	1,140.7	1,140.4
3	1,338	1,293	1,218	1,140	1,130.1	1,164.5	1,119.8	1,163.5	1,122.9	1,085.0	1,103.3	1,114.0	1,103.3	1,103.0
4	1,303	1,238	1,220	1,195	1,091.6	1,077.0	1,107.8	1,056.6	1,097.3	1,058.7	1,022.9	1,040.0	1,050.1	1,039.5
5	1,116	1,267	1,229	1,182	1,183.0	1,074.3	1,059.5	1,083.2	1,033.7	1,073.2	1,035.2	1,000.2	1,017.0	1,026.3
6	1,048	1,036	1,206	1,166	1,129.2	1,127.8	1,018.8	993.7	1,017.7	972.6	1,009.7	974.1	941.3	956.8
7	994	1,041	975	1,174	1,137.1	1,096.0	1,098.2	987.3	966.1	990.6	947.6	983.7	948.9	916.5
8	887	932	962	978	1,133.2	1,093.9	1,050.5	1,049.0	943.9	920.9	944.7	906.2	940.9	907.6
9	1,270	1,026	991	1,172	1,120.6	1,300.9	1,249.6	1,190.2	1,191.9	1,076.9	1,045.5	1,071.0	1,026.9	1,065.9
10	675	913	808	755	880.6	840.1	971.6	936.8	894.3	896.7	805.2	784.6	810.8	776.5
11	610	607	679	628	612.2	710.9	677.4	781.2	752.4	719.4	720.0	646.9	630.2	651.7
12	552	590	610	634	599.9	584.4	675.2	639.6	733.1	707.4	680.7	677.5	607.0	591.9
Resident Student Subtotals														
PK-5	8,720	8,439	8,186	8,023	7,969.7	7,857.4	7,812.5	7,768.4	7,712.4	7,694.0	7,638.0	7,620.0	7,637.1	7,634.5
6-8	2,929	3,009	3,143	3,318	3,399.5	3,317.7	3,167.5	3,030.0	2,927.7	2,884.1	2,902.0	2,864.0	2,831.1	2,780.9
9-12	3,107	3,136	3,088	3,189	3,213.3	3,436.3	3,573.8	3,547.8	3,571.7	3,400.4	3,251.4	3,180.0	3,074.9	3,086.0
PK-12	14,756	14,584	14,417	14,530	14,582.5	14,611.4	14,553.8	14,346.2	14,211.8	13,978.5	13,791.4	13,664.0	13,543.1	13,501.4

## ENROLLMENT PROJECTIONS

Table 16: District 4 Overall Outlook by School

Charleston County School District Constituent District 4														
D4 Elementary Schools														
Chicora ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	525	558	343	326	389	348	344	315	303	288	285	284	284	
Burns ES @ McNair	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	525	284	191	91	All grades being served by Meeting Street at Burns									
Lambs ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	661	417	396	384	407	404	399	394	389	371	369	369	365	
Ladson ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	519	770	924	888	879	901	908	929	963	951	938	931	929	
Pinchurst ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	846	773	751	741	756	720	700	704	699	695	690	690	696	
North Charleston ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	669	515	486	428	399	404	421	419	428	424	420	412	429	
N.C. Creative Arts ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	
Total	588	503	572	561	572	585	604	580	587	587	584	585	586	

Hursey ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	420	358	365	389	436	393	401	404	391	388	372	384	373
Goodwin ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	615	529	468	465	455	459	453	450	444	440	434	430	430
Dunston ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	525	380	332	365	436	431	426	413	415	416	412	417	409
Hunley Park ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	471	510	479	474	480	491	489	500	518	511	502	499	501
AC Corcoran ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	552	662	767	772	769	755	766	781	799	797	793	791	792
Midland Park Primary	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	544	426	439	459	503	301	297	300	303	301	300	300	298
Mary Ford ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	528	310	282	257	207	215	219	212	215	208	210	210	209
Pepperhill ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	603	620	593	574	586	577	583	603	592	590	589	585	590
D4 Elementary Totals	Total ES Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
	8,591	7,615	7,388	7,174	7,274	6,984	7,010	7,004	7,046	6,967	6,898	6,887	6,891
D4 Middle Schools													
Zucker MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	714	561	563	582	585	600	577	565	562	554	552	524	515
Northwoods MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,052	800	687	818	944	888	891	885	880	884	879	861	875
Morningside MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	846	638	608	638	637	659	620	590	557	530	509	506	505
Deer Park MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	314	517	555	439	429	398	394	383	380	386	393	390	394
D4 Middle Totals	Total MS Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
	2,926	2,516	2,413	2,477	2,595	2,545	2,482	2,423	2,379	2,354	2,333	2,281	2,289
D4 High Schools													
Garrett HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,064	401	312	161	Closed after FY20								
Stall HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,440	1,452	1,435	1,527	1,712	1,585	1,671	1,669	1,713	1,635	1,634	1,625	1,588
North Charleston HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	1,381	533	588	574	627	591	602	581	567	533	525	492	487
D4 CAS	Future	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	600	0	0	0	0	0	0	0	0	0	0	0	0
D4 High Totals	Total HS Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
	4,485	2,386	2,335	2,262	2,339	2,176	2,273	2,250	2,280	2,168	2,159	2,117	2,075
D4 Totals	Total D4 Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
	16,002	12,517	12,136	11,913	12,208	11,705	11,765	11,677	11,705	11,489	11,390	11,285	11,255

District 4 can expect to see a decrease in the student population of over 1020 students (7%) at the end of the projected years. The northern part of District 4 is currently seeing an increase that is impacting the schools in those areas, but it should stabilize in 5-8 years.

## **EDUCATIONAL PROGRAMMING**

In November 2019, the CCSD Board approved Early Learning and Parent Engagement Centers at Mary Ford, Ladson and at either Goodwin or Hunley Park to serve students in the Goodwin, Hunley Park, and Lambs zones. Phase V will provide an opportunity to create these centers of excellence for our youngest learners. This will increase the number of seats in some of the highest-need areas of the Constituent District.

Hursey Montessori was converted from a neighborhood elementary school to support Montessori programming. Although facility changes have been executed, changing the entire school layout is most desirable now that the school is a full Montessori program. Site conditions will need to change to support campus bus and parent drop-off circulation and comply with State School Facilities regulations.

## **RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS**

- Design, construct and equip a new Ladson ES in North Charleston
- Design, construct and equip a new A. C. Corcoran ES in North Charleston
- Design, construct and equip Mary Ford Early Education and Family Development Center
- Renovate or newly construct Ladson ES into an Early Education and Family Development Center
- Expand Pepperhill ES to include a multipurpose room, additional classroom space and improve campus circulation
- Design, construct, and equip a new Lambs ES and Early Education and Family Development Center on its existing campus
- Design, construct and equip a new Northwoods MS on the existing campus
- Design, construct, and equip an expansion at Deer Park MS on the existing campus
- Design, construct, and equip an expansion at R.B. Stall HS
- Design, construct, and equip a new Morningside MS
- Design, construct, and equip a new Malcolm Hursey Montessori School
- Buy land for future expansion of Midland Park Primary School

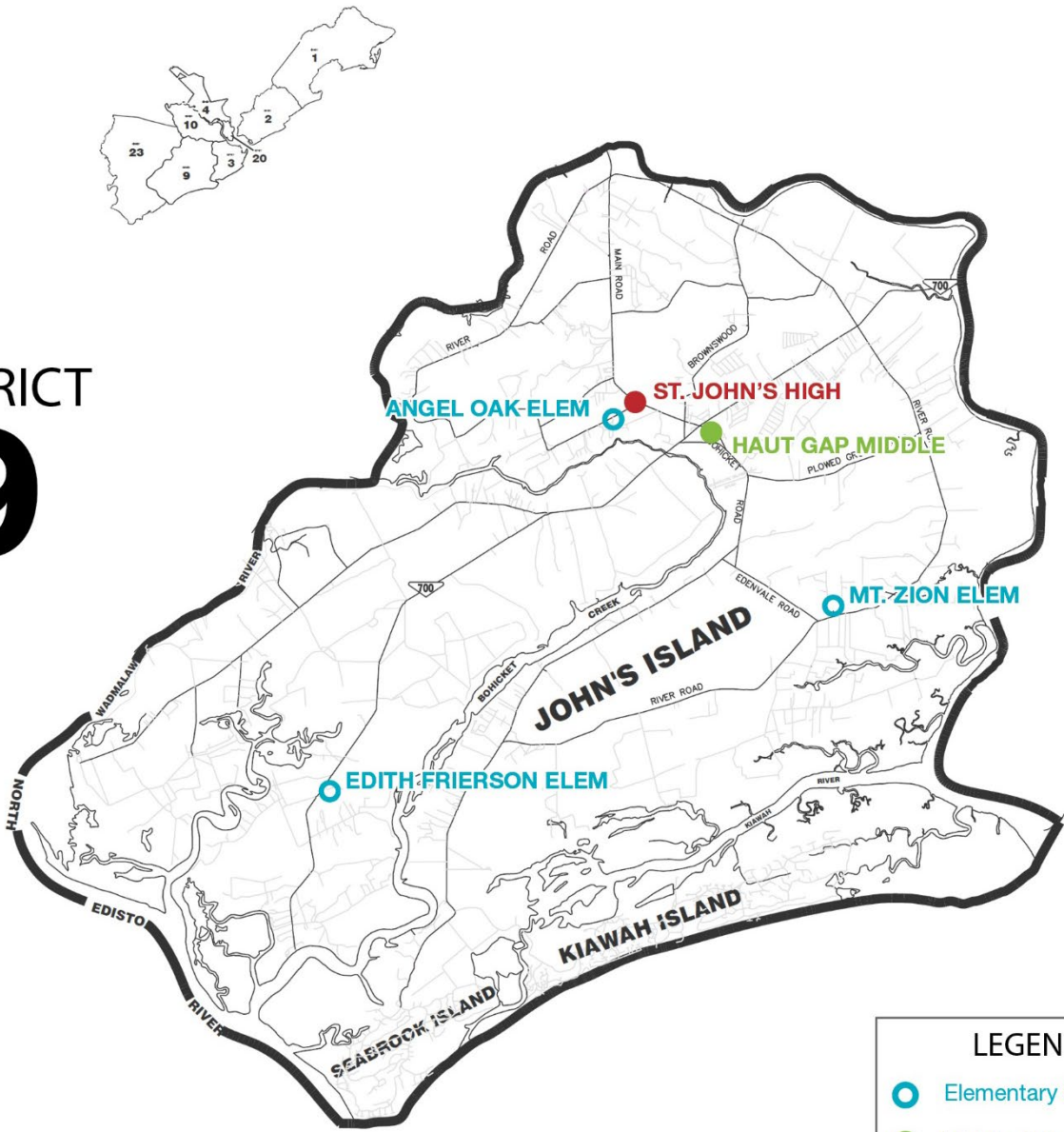
## **RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS**

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.



DISTRICT 9  
ST. JOHNS CONSTITUENT DISTRICT

DISTRICT  
9



LEGEND

- Elementary School
- Middle School
- High School

## CONSTITUENT DISTRICT 9: ST. JOHNS

### ELEMENTARY SCHOOLS



### MIDDLE SCHOOLS



### HIGH SCHOOLS



## DISTRICT 9 BUILDING PROGRAM ACCOMPLISHMENTS

### PROJECTS PRIOR TO 2000:

- 09-1: Frierson ES – Completed a whole school renovation of the campus.

### 2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:

- 09-1: St. John's HS – Constructed a new 500-student high school with an 800-student core for future expansion at the historic St. John's High School campus.
- 09-2: Haut Gap MS – Critical need repairs that included new parking, exterior lighting, and fire alarm.
- 09-3: Mt. Zion ES – Critical need repairs that included roofing, HVAC, windows, fire alarm, interior painting, restroom renovations and the construction of a new car drop-off loop.
- 09-4: Angel Oak ES – Critical need repairs that included fire alarm, exterior doors, car loop, and restroom renovations.

### 2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:

- 09-01: Haut Gap MS – Constructed a new 450-student middle school on the Haut Gap campus and demolished the former school.
- 09-02: Haut Gap MS – CCPRC funded a major rural recreation complex on the Haut Gap campus to benefit the Johns Island community and the Haut Gap students.

### 2011-2016 (Phase III) BUILDING PROGRAM PROJECTS:

- 09-01: Angel Oak ES – Whole school renovation completed summer 2017.

### 2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:

- 17-1: Haut Gap MS – Expand Haut Gap to remove trailers and relocate the band room.

## DISTRICT 9 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or "recapitalizes" facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 17: District 9 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdw	Elevator	Flooring	Fire Prot
Angel Oak				x							
Edith L. Frierson	x	**	x	x			x	**		x	x
Haut Gap											
Mt Zion	x	x	x	x	x		**	x		x	
St Johns	x	x		x	x					x	
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

Angel Oak is in like-new condition having recently undergone a whole school renovation project completed in 2017 and although there are no major maintenance projects being planned in the next 5 years, trailers will be located on the campus to accommodate growth. The other two elementary school systems, Mt. Zion and Frierson, are worn and approaching the end of their useful life but can be sustained with a well-resourced maintenance program. The challenge with Mt. Zion will be building a more modern school with the proper campus circulation because of the sewer site conditions. St. John's High School also has systems that are worn but the maintenance program has a plan to improve the overall rating of the facility and thus will not require a new school replacement.

**Table 18: District 9 Facility Conditions Assessment**

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend	
9	Angel Oak	ES							⬆️							⬆️					⬆️	
9	Frierson	ES													⬆️						⬆️	
9	Haut Gap	MS						⬆️						⬆️							⬆️	
9	Mt. Zion	ES	⬆️						⬆️												⬆️	
9	St. John's	HS																			⬆️	
3	New or like-new condition. No issues to report and no expected failures within 5 years										⬆️	Overall condition improved (e.g., went from red to yellow)										On Capital Maintenance Plan
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years										⬆️	Overall condition declined (e.g., went from yellow to red)										
1	Extremely worn/damaged. Requires replacement as soon as possible										⬆️	Overall condition remained the same										

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

District 9 is comprised of 5 schools: Angel Oak ES, Edith L Frierson ES, Mt. Zion ES, Haut Gap MS, and St. John's HS. This district is expected to grow significantly over the 10-year projection period with 42% increase in the overall resident student population. District 9 can expect a gain of more than 650 students by SY 2024 with continued growth leading to a net increase of more than 1,000 students in grades PK-12 by SY 2029.

At the elementary level, this district can expect an increase of 340 students (27%) by SY 2024. The grades PK-5 student population is expected to stabilize at around 1,600 students from SY 2025-29. For grades 6-8, the projected resident student population will increase over the 10-year projections resulting in a net increase of more than 250 middle school students by SY 2029. More aggressive growth is expected at the high school level with an increase of more than 230 students (37%) in the first five years of the projection. By 2029, the grades 9-12 student population could grow to 1,050 representing a 67% increase from the 628 students in Fall 2019.

This growth can be attributed to consistent annual increases in the historical data (SY 2016-2019). Residential development is also a major factor considering there are currently 13 active and 11 future residential developments in District 9.

**Table 19: District 9 Historical and Projected Resident Students**

Constituent District 9														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	117	126	137	146	144.5	143.1	143.1	143.1	143.1	143.1	143.1	143.1	143.1	143.1
K	151	150	170	200	215.2	212.4	209.2	215.5	219.4	219.0	220.0	221.4	222.6	223.8
1	168	154	160	172	210.8	225.5	221.9	217.8	223.4	226.7	225.3	226.3	227.6	228.7
2	176	167	168	168	182.8	222.4	237.0	232.4	227.5	232.6	235.0	233.6	234.5	235.7
3	154	181	178	168	179.0	193.3	233.2	247.1	241.8	236.1	240.3	242.8	241.2	242.0
4	183	161	203	189	189.4	201.3	214.9	257.1	271.0	264.3	257.0	261.5	264.0	262.1
5	161	179	168	206	196.7	196.8	210.2	221.6	264.2	277.6	269.8	262.4	266.7	269.1
6	160	162	191	177	212.9	202.6	202.3	214.3	225.1	266.8	279.2	271.4	263.8	268.0
7	163	151	176	192	182.1	218.3	206.7	206.3	219.1	228.2	269.6	281.9	273.9	266.1
8	142	160	151	179	195.1	185.2	220.9	208.2	207.6	220.1	227.9	269.0	281.1	273.0
9	213	205	196	183	237.0	256.8	244.9	291.2	273.2	272.6	289.4	298.2	352.1	367.5
10	163	160	162	177	151.2	193.9	209.4	198.1	233.5	219.5	217.6	229.6	237.6	279.5
11	141	153	135	148	157.9	134.1	170.7	182.5	173.3	205.0	191.0	190.4	201.4	207.5
12	139	140	167	120	150.3	159.0	136.1	170.9	182.8	172.7	201.7	189.0	187.6	198.0
Resident Student Subtotals														
PK-5	1,110	1,118	1,184	1,249	1,318.4	1,394.8	1,469.5	1,534.6	1,590.4	1,599.4	1,590.5	1,591.1	1,599.7	1,604.5
6-8	465	473	518	548	590.1	606.1	629.9	628.8	651.8	715.1	776.7	822.3	818.8	807.1
9-12	656	658	660	628	696.4	743.8	761.1	842.7	862.8	869.8	899.7	907.2	978.7	1,052.5
PK-12	2,231	2,249	2,362	2,425	2,604.9	2,744.7	2,860.5	3,006.1	3,105.0	3,184.3	3,266.9	3,320.6	3,397.2	3,464.1

## ENROLLMENT PROJECTIONS

Table 20: District 9 Overall Outlook by School

D9 Elementary Schools													
Angel Oak ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	561	408	510	628	720	713	748	769	795	791	788	785	787
Mt Zion ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	310	337	264	264	269	281	302	324	340	346	349	331	329
Frierson ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	270	119	130	133	133	143	148	145	148	140	141	135	130
Total ES Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D9 Elementary Totals	1141	864	904	1025	1122	1137	1198	1238	1283	1277	1278	1251	1246
D9 Middle Schools													
Haut Gap MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	574	452	507	530	497	532	552	551	572	627	681	721	708
Total MS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D9 Middle Totals	574	452	507	530	497	532	552	551	572	627	681	721	708
D9 High Schools													
St Johns HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	633	282	322	308	352	363	372	412	421	425	439	443	478
Total HS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D9 High Totals	633	282	322	308	352	363	372	412	421	425	439	443	478
Total D9 Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D9 Totals	2,348	1,598	1,733	1863	1,971	2,032	2,122	2,201	2,276	2,329	2,398	2,415	2,432

The first five years of the projection will bring the most change in the student population. Significant enrollment changes are being seen at Angel Oak ES. With matriculation will come impacts to Haut Gap, which are currently being addressed in the Phase IV program. St. John's HS is currently not impacted due to the lack of cohort success in matriculation.

### EDUCATIONAL PROGRAMMING

There are no changes proposed for Johns Island Schools. There is one Montessori program at Frierson and Haut Gap is a constituent magnet school zoned for Johns Island and James Island students. No programming requirements demand a Phase V building program project.

Athletic facilities continue to improve across the county. St. John's HS athletics will require modernization to include the stadium and field house in keeping with CCSD's athletic improvement initiative as witness by the construction of the D2 and D4 regional stadiums.

### RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS

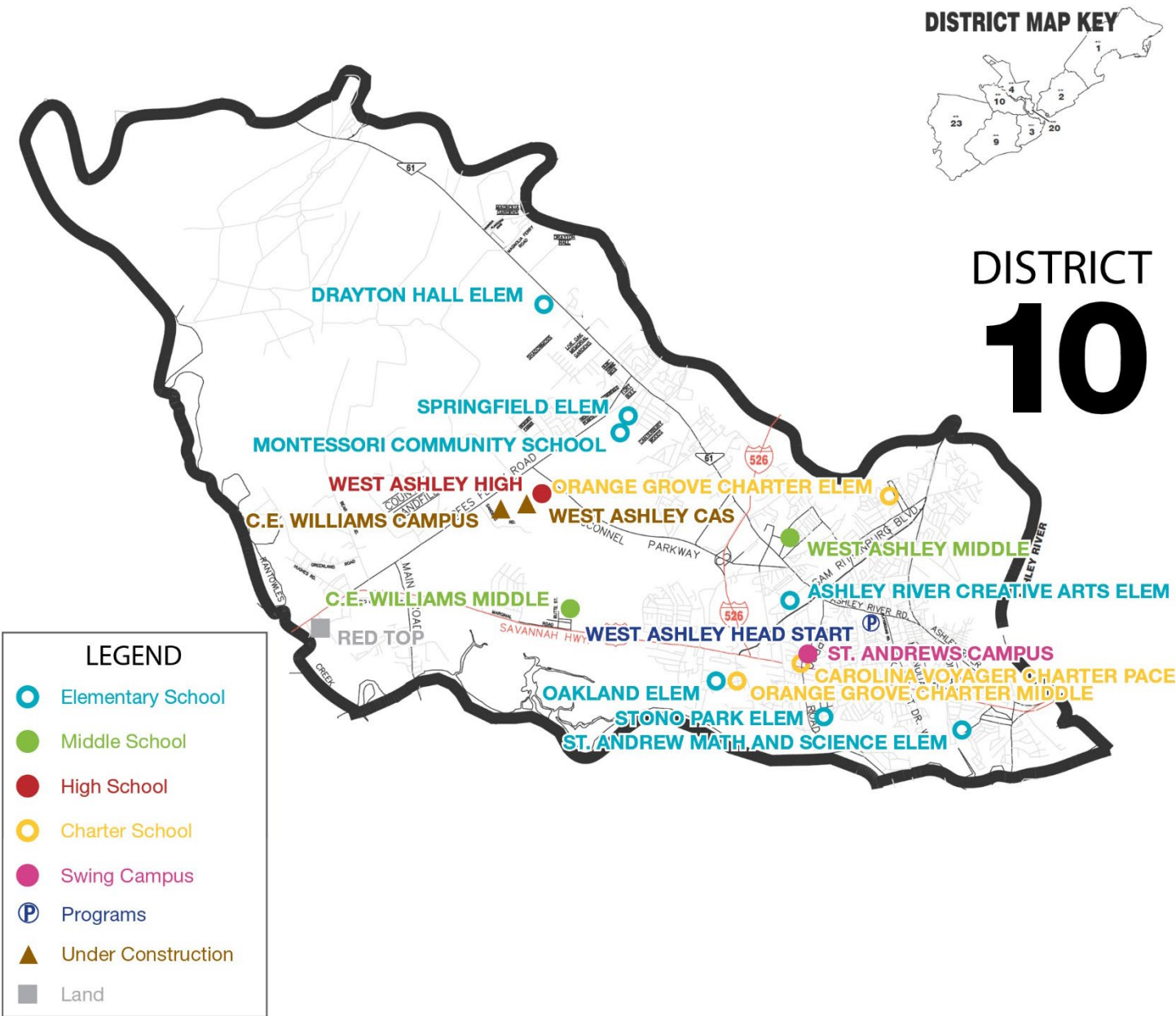
- Design, construct, and equip a new elementary school on Johns Island
- Renovate the St. John's HS stadium complex

## **RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS**

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.

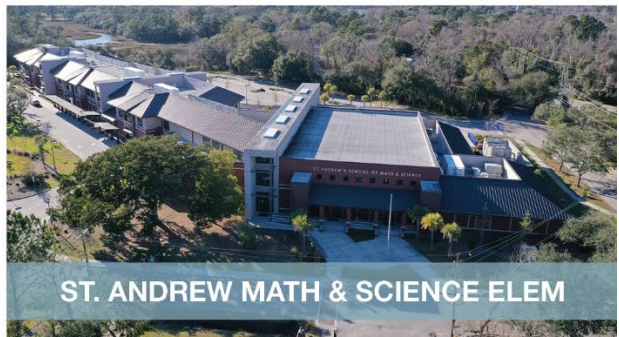
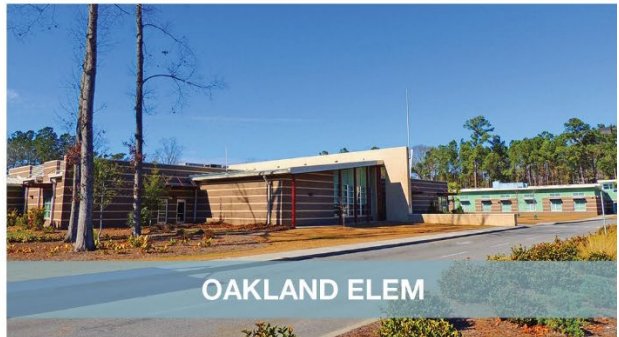


DISTRICT 10  
ST. ANDREWS CONSTITUENT DISTRICT

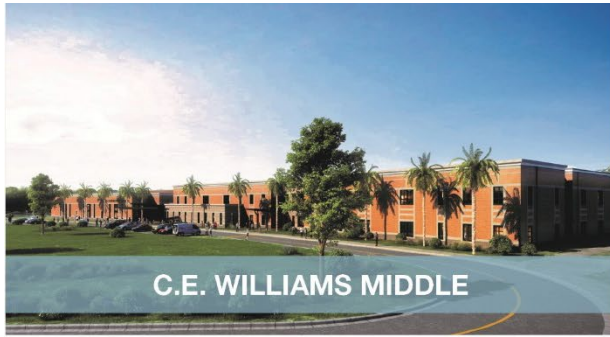


## CONSTITUENT DISTRICT 10: WEST ASHLEY

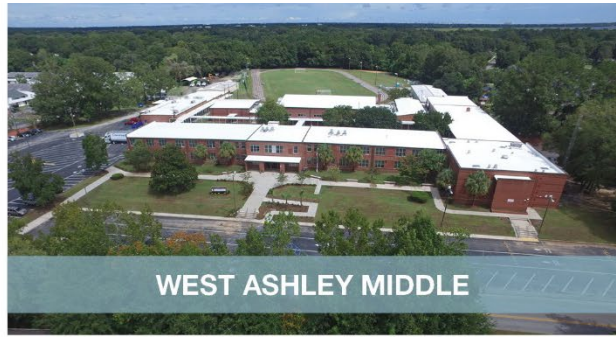
### ELEMENTARY SCHOOLS



## MIDDLE SCHOOLS



RENDERING PROVIDED BY LS3P



## HIGH SCHOOLS



## CHARTER SCHOOLS



## SWING CAMPUS



## **DISTRICT 10 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- **10-1:** West Ashley Land – Purchase 80 acres of land to build the new central high school.

### **2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:**

- **10-1:** West Ashley HS – Construction of a new 2,500-student high school.
- **10-2:** West Ashley MS – Whole school renovation and conversion of the former Middleton HS campus into a middle school.
- **10-3:** C.E. Williams Magnet MS – Whole school renovation of the former C.E. Williams campus into a magnet middle school.
- **10-4:** West Ashley Intermediate School – Whole school renovation of the former St. Andrews HS campus into an intermediate school campus.
- **10-5:** St. Andrew's Math and Science Magnet ES – Critical needs repairs that included asbestos abatement, painting, flooring, ceilings, HVAC, fire alarm, windows, doors, and electrical upgrades.
- **10-6:** Stono Park ES – Critical needs repairs that included asbestos abatement, painting, flooring, ceilings, roofing, HVAC, fire alarm, drop-off loop, windows, and doors.
- **10-7:** Oakland ES – Critical needs repairs that included roofing, fire alarm, windows, and doors.
- **10-8:** Springfield ES – Critical needs repairs that included roofing, HVAC, fire alarm, electrical upgrades, windows, and doors.
- **10-9:** Ashley River Creative Arts Magnet ES – Critical needs repairs that included roofing, fire alarm, electrical upgrades, exterior painting, windows, and doors.
- **10-10:** Orange Grove ES – Critical needs repairs that included drop-off loop, basketball court, and fire alarm.
- **10-11:** Drayton Hall ES – Whole school renovation and addition to convert Drayton Hall MS into an elementary school campus.

### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- **10-1:** Orange Grove ES/Charter – Designed and built a 725-student elementary school on its current campus with an early childhood facility.
- **10-2:** Oakland ES – Designed and built a 600-student elementary school on the current campus.
- **10-3:** Ashley River Creative Arts ES – Designed and built a 600-student, arts-infused campus that renovated the center of the campus into performing arts spaces.
- **10-4:** Land Procurement – Purchased 43-acres adjacent to the West Ashley campus for a future multi-school complex to include the West Ashley CAS.
- **10-5:** Advance Designs – Funded the advance design for St. Andrews Math and Science ES and Stono Park ES.

### **2011-2016 (Phase III) BUILDING PROGRAM PROJECTS:**

- **11-1:** Community Montessori School (QSCB) – Construct a new Montessori school (Primary through middle school) on the Springfield campus. School opened summer 2013.
- **11-2:** St. Andrews Math and Science ES – Construct a new 750-student partial magnet school on its historic campus. Open January 2015.
- **11-3:** Springfield ES – Construct a new 750-student elementary school on its historic campus. Commons building open fall 2014. School will open summer 2015.
- **11-4:** Stono Park ES – Advance design of a new 600-student elementary school at the St. Andrews MS campus on Wappoo Road.
- **11-5:** Stono Park ES – Constructed a new 500-student elementary school at the existing site. Completed in 2019.

### **2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- **17-1:** C.E. Williams MS – Constructing a 900-student middle school with a 1,200-student core on the same campus as West Ashley HS. Projected open for the 2020-2021 school year.

- **17-2:** West Ashley CAS – Constructing a 600-student technology center to be shared by area high schools from Districts 3, 9, 20 and 23. Project completion is planned for the 2021-2022 school year.

## DISTRICT 10 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 21: District 10 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdw	Elevator	Flooring	Fire Prot
Ashley River CA		x				x		x		x	
CE Williams							**				
Drayton Hall	x				x		x			x	
Montessori Community											
Oakland								x			
Orange Grove ES											
Orange Grove MS											
St Andrews (former SAMS)			x		**		**			**	x
St Andrews Math & Science											
Stono Park											
West Ashley HS	x	x		x			x	x		x	
West Ashley MS	**	**	x		**		**			**	
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

Overall, there are no life safety or facility system component issues that drive a need to construct, expand or renovate a school building. A well-resourced maintenance program will sustain the school conditions at CCSD's desired levels.

Table 22: District 10 Facility Condition Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend	
10	Ashley River	ES																				➡
10	C E Williams	MS											⬇	⬇								⬇
10	Community Montessori	ES																				➡
10	Drayton Hall	ES	⬆					⬆								⬆	⬆					➡
10	Oakland	ES																				➡
10	Orange Grove	ES												⬇								➡
10	Springfield	ES																				➡
10	Stono Park	ES																				➡
10	St. Andrews	ES																				➡
10	St. Andrews	MS						⬇							⬇							⬇
10	West Ashley	MS												⬇								⬇
10	West Ashley	HS		⬆					⬆					⬆								⬇
3	New or like-new condition. No issues to report and no expected failures within 5 years										⬆ Overall condition improved (e.g., went from red to yellow)										On Capital Maintenance Plan	
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years										⬇ Overall condition declined (e.g., went from yellow to red)											
1	Extremely worn/damaged. Requires replacement as soon as possible										➡ Overall condition remained the same											

## DEMOGRAPHIC ENROLLMENT PROJECTION SUMMARY

District 10 is comprised of 13 schools: Ashley River Creative Arts ES, Drayton Hall ES, Montessori Community ES, Oakland ES, Springfield ES, St. Andrews Math and Science ES, Stono Park ES, West Ashley MS, C.E. Williams MS, West Ashley HS, Carolina Voyager Charter, Orange Grove Charter, and Pattison's Academy for Comprehensive Education Charter. District 10 can expect to have steady growth reaching 9,900 students in grades PK-12, an increase of more than 9% over the 10-year projection.

At the elementary level, the growth is expected to peak in SY 2021 after gaining roughly 220 students grades PK-5 but will begin to level out in SY 2026 resulting in a projected net increase of around 125 students by SY 2029. The middle school population will fluctuate over the next ten years with a peak in SY 2027; however, the population of grades 6-8 is projected to be at least 60 students larger than the base year of SY 2019. The net increase from SY 2019-2029 is expected to be nearly 120 middle school students grades 9-12, and high school student populations will experience the strongest growth in the district with a gain of approximately 430 students by SY 2024 and another 170 expected by SY 2029. These additional 600 students represent a 27% increase in the resident grades 9-12 population over ten years.

The growth in District 10 can be attributed to the historic growth from SY 2016-2019 along with the impact from residential development. There are currently 9 active and 8 future residential developments in this district.

Table 23: District 10 Historical and Projected Resident Students

Constituent District 10														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	360	366	361	380	376.2	372.4	372.4	372.4	372.4	372.4	372.4	372.4	372.4	372.4
K	776	737	754	762	808.6	784.7	759.7	775.3	783.4	776.5	777.1	777.7	778.4	778.8
1	691	766	784	801	799.5	838.5	808.5	782.1	797.8	806.2	799.1	799.7	800.5	801.0
2	772	652	766	792	807.3	796.9	830.2	799.7	773.3	789.0	797.3	790.2	791.0	791.5
3	753	760	657	767	791.4	799.5	784.7	816.6	786.4	760.4	775.8	783.8	777.0	777.4
4	755	715	746	663	767.3	783.0	786.1	770.8	801.9	772.4	746.9	761.9	770.0	762.9
5	656	742	735	755	671.9	766.1	776.8	779.2	764.5	795.3	765.9	740.6	755.5	763.3
6	581	594	675	663	694.3	613.6	693.8	702.2	704.5	691.9	719.6	693.1	670.2	683.5
7	528	574	602	648	666.3	690.9	608.0	685.5	693.8	695.4	683.0	710.3	684.3	661.5
8	523	539	576	599	658.9	670.7	691.1	608.5	684.9	693.8	694.9	683.0	710.3	684.0
9	652	627	646	721	736.9	802.4	813.1	837.1	739.0	829.3	839.5	843.0	829.9	862.9
10	558	546	541	554	623.2	630.5	683.6	690.7	712.6	628.8	705.4	715.8	718.4	707.8
11	493	501	458	473	484.8	542.1	542.7	587.5	594.8	612.4	538.3	609.4	615.9	618.9
12	481	518	508	477	503.1	510.7	566.6	566.8	614.0	621.0	639.3	562.7	635.1	642.8
Resident Student Subtotals														
PK-5	4,763	4,738	4,803	4,920	5,022.2	5,141.1	5,118.4	5,096.1	5,079.7	5,072.2	5,034.5	5,026.3	5,044.8	5,047.3
6-8	1,632	1,707	1,853	1,910	2,019.5	1,975.2	1,992.9	1,996.2	2,083.2	2,081.1	2,097.5	2,086.4	2,064.8	2,029.0
9-12	2,184	2,192	2,153	2,225	2,348.0	2,485.7	2,606.0	2,682.1	2,660.4	2,691.5	2,722.5	2,730.9	2,799.3	2,832.4
PK-12	8,579	8,637	8,809	9,055	9,389.7	9,602.0	9,717.3	9,774.4	9,823.3	9,844.8	9,854.5	9,843.6	9,908.9	9,908.7

## ENROLLMENT PROJECTIONS

Table 24: District 10 Overall Outlook by School

Charleston County School District Constituent District 10  
D10 Elementary Schools

St.Andrews ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	798	807	733	765	765	769	760	745	743	749	735	733	736
Stono Park ES	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	567	264	440	464	464	466	451	444	437	437	435	434	435
Oakland ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	651	581	553	586	611	586	581	578	580	580	563	571	565
Ashley River C. A.	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	630	611	615	611	609	621	633	635	637	640	637	633	631
Springfield ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	714	683	644	659	694	695	687	675	674	664	660	658	647
Drayton Hall	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	592	827	725	696	663	676	657	632	630	632	630	631	635

Montessori Community	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	300	272	279	283	282	282	282	282	282	282	282	282	282
Total ES Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D10 Elementary Totals	4,252	4,045	3,989	4,064	4,088	4,095	4,051	3,991	3,983	3,984	3,942	3,942	3,931
D10 Middle Schools													
West Ashley MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	901	530	605	607									
C.E. Williams MS	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	969	667	659	652									
New C.E. Williams MS	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total					1,296	1,301	1,309	1,311	1,368	1,367	1,379	1,373	1,358
Total MS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D10 Middle Totals	1,870	1,197	1,264	1,259	1,296	1,301	1,309	1,311	1,368	1,367	1,379	1,373	1,358
D10 High Schools													
West Ashley HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	2,494	1,634	1,660	1,674	1,787	1,855	1,945	2,002	1,986	2,009	2,032	2,038	2,089
West Ashley CAS	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	600	0	0	0	0	0	0	0	0	0	0	0	0
Total HS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D10 High Totals	3,094	1,634	1,660	1,674	1,787	1,855	1,945	2,002	1,986	2,009	2,032	2,038	2,089
Total D10 Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D10 Totals	9,216	6,876	6,913	6,997	7,171	7,251	7,305	7,304	7,337	7,360	7,353	7,353	7,378

Over the 10-year period, the district can expect to increase 9% overall in all grade levels. Residential enrollment could increase by 27% but may not be reflective of those attending CCSD schools.

## EDUCATIONAL PROGRAMMING

There are no programmatic changes proposed for West Ashley Schools, however, there is a high demand for additional space for Montessori programming.

## RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS

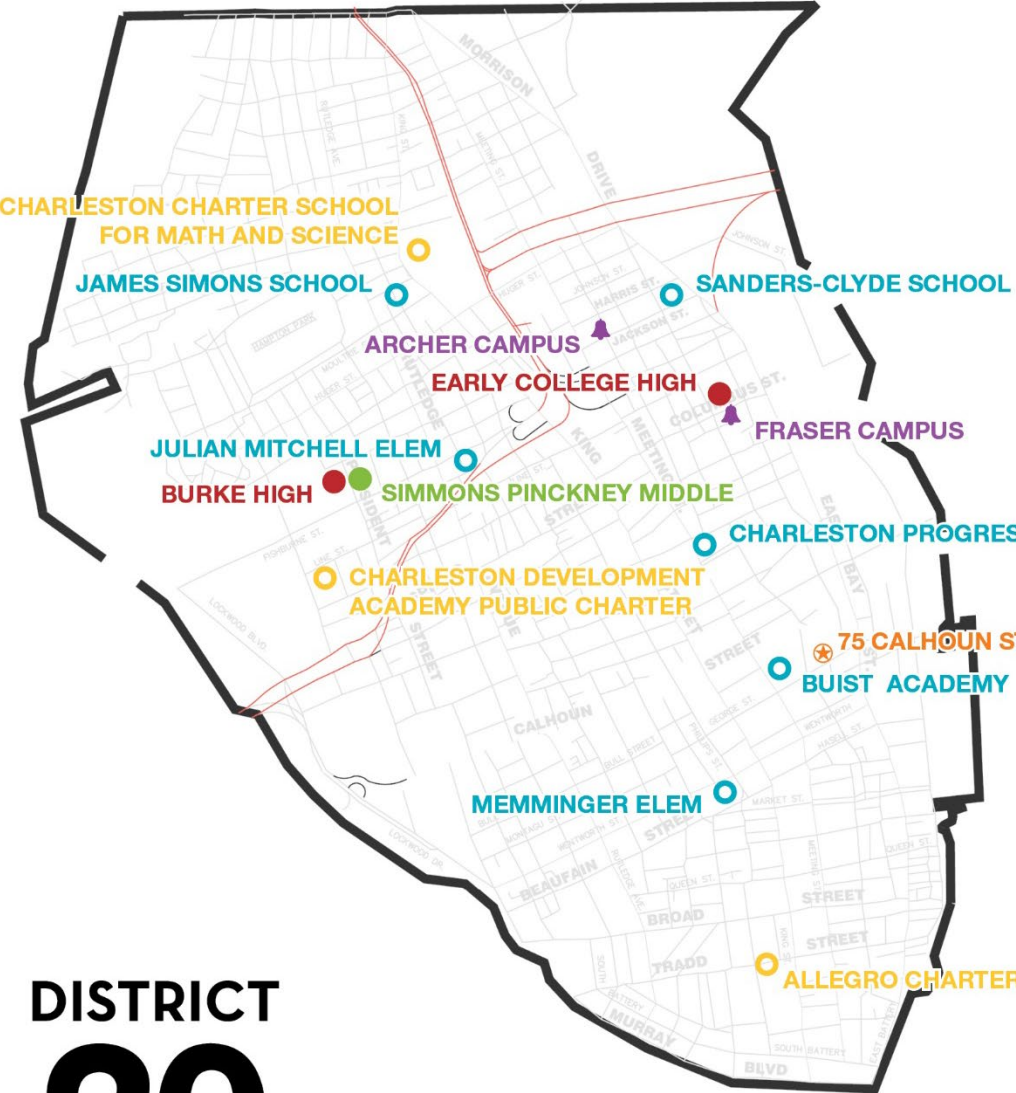
- Expand Montessori Community School
- Design, construct, and equip a new middle school capacity in West Ashley
- Design, construct, and equip a new elementary school in West Ashley
- Design, construct, and equip a West Ashley Early Learning Center

## RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.

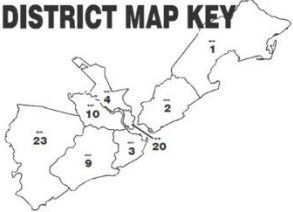


DISTRICT 20  
CITY OF CHARLESTON CONSTITUENT DISTRICT



**LEGEND**

- Elementary School
- Middle School
- High School
- Charter School
- CCSD Buildings
- Inactive Schools



DISTRICT  
20

## CONSTITUENT DISTRICT 20: DOWNTOWN CHARLESTON

### ELEMENTARY SCHOOLS



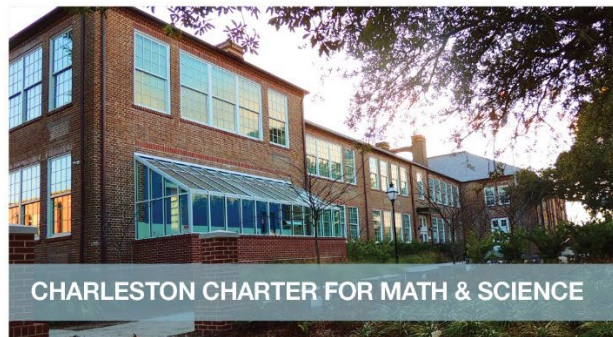
### MIDDLE SCHOOLS



## HIGH SCHOOLS



## CHARTER SCHOOLS



## **DISTRICT 20 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- 20-1: Burke HS – Whole school renovation of the Rhett Building.

### **2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:**

- 20-1: Burke HS – Construct a new 1,000-student high school on the current Burke campus by demolishing the facilities on the west side of the campus, adding CTE career academy spaces in the Rhett building and closing President Street.
- 20-2: Courtney Campus – Phase I renovated the existing campus to serve as the 9th grade academy for Burke High School during the construction of the new high school. Phase II renovated and upgraded the campus to become the permanent campus for Charleston Progressive for grades K-8.
- 20-3: Rivers MS – Phase I provided renovated the classrooms, gym, and bathrooms. Phase II demolished the old boiler, installed French drains and sump system under the school, and installation of new electrical power system for the school. Phase III will renovate the admin spaces to provide better security for the school, install an elevator to comply with ADA standards and further renovate the classroom spaces by installing new lights, dropped ceilings and white boards.
- 20-4: Buist Academy – Critical needs repairs to renovate the bathrooms, fix the roof and correct site drainage problems on the campus.
- 20-5: Charleston Progressive – Phase I work did critical needs repairs to the Archer campus to renovate the classrooms and bathrooms and abate the lead-based paint and remove the asbestos from the media center. Phase II will move the Sanders Clyde ES to this campus during the summer of 2005 as a temporary campus while the current campus is rebuilt.
- 20-6: Fraser ES – Critical needs repairs to replace the windows, air- conditioners and roof and renovate the bathrooms.
- 20-7: Memminger ES – Critical needs repairs to replace the windows, air conditioners and roof and renovate the bathrooms and paint out the school.
- 20-8: Mitchell ES – Repair water intrusion problems and repair the entrance portico.
- 20-9: James Simmons ES – Critical needs repairs to renovate the classrooms and bathrooms and install a new elevator to provide ADA access.
- 20-10: Sanders-Clyde ES – Nominal critical needs repairs to repair sub-grade plumbing and upgrade electrical service. This campus will be demolished to build a new school on this site.

### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- 20-1: Sanders Clyde School – Constructed a 550-student CD-8 arts-infused campus.

### **2011-2016 (Phase III) BUILDING PROGRAM PROJECTS:**

- 20-1: Rivers Campus – Seismically up fit and renovated the campus to support the Charleston Charter School of Math and Science and Lowcountry Tech. Opened January 2013.
- 20-2: Memminger ES – Constructed a new 500-student elementary school on the legacy campus. The new Memminger re-opened summer 2013.
- 20-3: Buist Academy – Seismically up fit and renovated the historic 1921 building and expanded the school to support a 500-student K-8 school. The new Buist Academy re-opened summer 2013.
- 20-4: Charleston Progressive Academy – Seismically up fit and renovated the historic 1955 building and expanded the school to support a 500-student CD-5 school. The new Charleston Progressive Academy re-opened summer 2013.
- 20-5: James Simons School – Retained the Moultrie and King Street façades of the historic 1919 school and expanded the school to support a Montessori school (Primary, Early Elem. and Upper Elem.). James Simons re-opened in January 2014. The third floor has been reserved to support future middle grades Montessori program.
- 10-1: Community Montessori School (QSCB) – Construct a new Montessori school (Primary through middle school) on the Springfield campus. School opened summer 2013.
- 20-6: Burke HS – Install a security vestibule at the main entrance along Fishburne Avenue to increase the school's security posture for off campus visitors.

**2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- **17-1:** Stoney Field – Renovate Stoney Field for Burke athletics to include a new score board, turf field and goal posts.
- **17-2:** Mitchell ES – Renovate the elementary school to include a new fresh air HVAC system; classroom furniture upgrades, new security vestibule, flooring replacement, lighting adjustments, roof replacement and upgrades to the restroom facilities.

**DISTRICT 20 MAINTENANCE PROGRAM ACCOMPLISHMENTS****2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):**

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 25: District 20 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdw	Elevator	Flooring	Fire Prot
Buist											
Burke	X					X	X			X	
Charleston Progressive											
James Simons											
Julian Mitchell							X				
Memminger								X			
Sanders Clyde				X			X				
Simmons-Pinckney	X		X				**			**	
**Other funded maintenance											

**FACILITY CONDITION ASSESSMENT**

Mitchell ES is the only school in the downtown area that has a negative overall facility rating and requires a major renovation project that will take over one school year to complete. The target completion is 2021, in time for start of the 2021-2022 school year. Once completed, the overall facility condition of the downtown schools will be like-new requiring no significant capital investment over the next five years. A well-resourced maintenance program will sustain the school conditions at the district’s desired levels.

Table 26: District 20 Facilities Condition Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend
20	Buist Academy	ES			⬇️		⬆️							⬇️							➡️
20	Burke	HS			⬇️		⬆️							⬇️							⬇️
20	Chas. Math & Science	HS						⬇️													➡️
20	Charleston Progress	ES																			➡️
20	Memminger ES	ES												⬇️							➡️
20	Mitchell	ES	⬆️					⬇️	⬆️				⬆️								⬇️
20	Sanders Clyde	ES												⬇️							➡️
20	James Simmons	ES																			➡️
20	Simmons-Pinckney	MS							⬇️			⬆️					⬆️				➡️
3	New or like-new condition. No issues to report and no expected failures within 5 years									⬆️ Overall condition improved (e.g., went from red to yellow)									On Capital Maintenance Plan		
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years									⬇️ Overall condition declined (e.g., went from yellow to red)											
1	Extremely worn/damaged. Requires replacement as soon as possible									➡️ Overall condition remained the same											

## DEMOGRAPHIC/ENROLLMENT PROJECTION SUMMARY

District 20 is comprised of 9 schools: Julian Mitchell ES, Memminger ES, Sanders-Clyde ES, James Simons Montessori ES/MS, Simmons Pinckney MS, Burke HS, Allegro Charter, Charleston Charter School of Math and Science, and Charleston Development Academy Charter. District 20 is projected to increase by over 250 students by SY 2024, which will lower slightly by the end of the projection SY 2029 to a net gain of 210 students.

This Constituent District will experience the most growth at the elementary level, gaining 199 students grades PK-5 in the first five years of the projection before leveling out to a net increase of around 150 students by SY 2029. The middle school student population is expected to fluctuate with a peak of 537 students grades 6-8 in SY 2021, an increase of about 60 students from SY 2019. For the majority of the 10-year projection period, the student population grades 6-8 should stay in the range of 480-520 students. Grades 9-12 will experience some growth that is not necessarily related to higher class sizes in ranges 9-12, but younger grades matriculating through the years. High schools can expect to gain 50 students in the first five years but, as seen at the middle school level, there will be fluctuations from year to year.

It is also important to mention that the District 20 growth in student population is in part to residential development in and around the area. There are currently 7 active and 13 future residential development projects which could potentially bring over 2,500 units in the next 10 years.

Table 27: District 20 Historical and Projected Resident Students

Constituent District 20														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	200	177	188	181	179.2	177.4	177.4	177.4	177.4	177.4	177.4	177.4	177.4	177.4
K	265	228	204	235	264.3	263.5	252.6	255.9	258.1	255.4	255.4	255.4	255.4	255.4
1	230	260	233	197	260.0	284.8	272.0	258.0	261.3	263.2	260.4	260.4	260.4	260.4
2	214	218	225	200	194.2	245.5	257.2	243.4	231.2	233.9	235.7	233.2	233.2	233.2
3	218	209	199	196	200.4	190.5	227.5	235.3	223.0	211.8	214.3	216.0	213.7	213.7
4	187	222	184	189	209.5	208.5	188.4	220.1	227.5	215.1	204.3	206.7	208.3	206.1
5	213	157	202	187	192.7	206.2	196.3	175.7	205.5	212.1	200.8	190.9	193.2	194.8
6	160	189	144	179	184.1	185.1	185.6	176.2	157.9	185.2	191.3	181.4	172.7	174.8
7	161	141	172	140	178.1	180.8	175.5	174.6	165.1	147.7	172.9	178.5	169.2	161.1
8	142	143	142	155	139.5	171.4	167.0	160.9	157.7	153.0	135.8	162.0	167.4	159.2
9	163	162	159	147	183.6	164.6	194.6	188.7	181.7	178.7	171.8	153.1	181.4	187.4
10	141	124	113	116	110.9	136.3	118.9	138.1	134.7	129.9	126.8	124.4	111.4	132.9
11	94	106	106	113	107.9	101.1	118.5	102.6	118.8	116.0	111.8	109.9	106.7	96.0
12	84	95	90	99	109.2	101.3	92.0	106.8	92.4	106.5	104.0	100.3	98.1	96.3
Resident Student Subtotals														
PK-5	1,527	1,471	1,435	1,385	1,500.3	1,576.4	1,571.4	1,565.8	1,584.0	1,568.9	1,548.3	1,540.0	1,541.6	1,541.0
6-8	463	473	458	474	501.7	537.3	528.1	511.7	480.7	485.9	500.0	521.9	509.3	495.1
9-12	482	487	468	475	511.6	503.3	524.0	536.2	527.6	531.1	514.4	487.7	497.6	512.6
PK-12	2,472	2,431	2,361	2,334	2,513.6	2,617.0	2,623.5	2,613.7	2,592.3	2,585.9	2,562.7	2,549.6	2,548.5	2,548.7

## ENROLLMENT PROJECTIONS

Table 28: District 20 Overall Outlook by School

Charleston County School District Constituent District 20

D20 Elementary Schools

Buist Academy	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	462	486	481	514	571	541	541	541	541	541	541	541	541
Charleston Progressive	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	462	325	291	287	284	290	310	315	311	309	309	314	318
Memminger ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	459	325	342	315	437	448	448	448	448	448	448	448	448
Mitchell ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	510	331	357	329	323	355	350	354	332	330	328	329	331
Sanders Clyde ES	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	525	459	447	475	493	425	397	386	389	381	372	369	370
James Simons Montessori	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	455	402	397	402	442	439	445	455	455	455	455	455	455
Total ES Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D20 Elementary Totals		2,873	2,328	2,315	2,322	2,550	2,498	2,491	2,499	2,476	2,464	2,453	2,466

Simmons Pinckney MS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	462	223	273	283	296	311	327	317	298	301	310	323	316
Total MS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D20 Middle Totals	462	223	273	283	296	311	327	317	298	301	310	323	316
D20 High Schools													
Burke HS	Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	993	369	323	351	355	375	383	363	370	382	391	384	376
Early College HS	Future Capacity	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Total	400	91	191	274	390	400	400	400	400	400	400	400	400
Total HS Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D20 High Totals	1,393	460	514	625	745	775	783	763	770	782	791	784	776
Total D20 Capacity		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
D20 Totals	4,728	3,011	3,102	3,230	3,591	3,584	3,601	3,579	3,544	3,547	3,554	3,563	3,555

Student enrollment across District 20 is flat, as indicated in the forecast. Although multi-unit development is occurring, historical yield rates from those types of downtown builds do not produce student enrollment at CCSD schools.

## EDUCATIONAL PROGRAMMING

Mitchell ES is the only school in the downtown area that has a negative overall facility rating and requires a major renovation project that will take over one school year to complete. The target completion is 2021 in time for start of the 2021-2022 school year. Once completed, the overall facility condition of the downtown schools will be like-new requiring no significant capital investment over the next five years. A well-resourced maintenance program will sustain the school conditions at the district's desired levels.

## RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS

- Purchase land north of Sanders-Clyde for a future school
- Design, construct, and equip Early College HS expansion on the Fraser Campus

## RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS

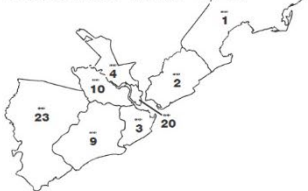
As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.



DISTRICT 23  
ST. PAULS CONSTITUENT DISTRICT

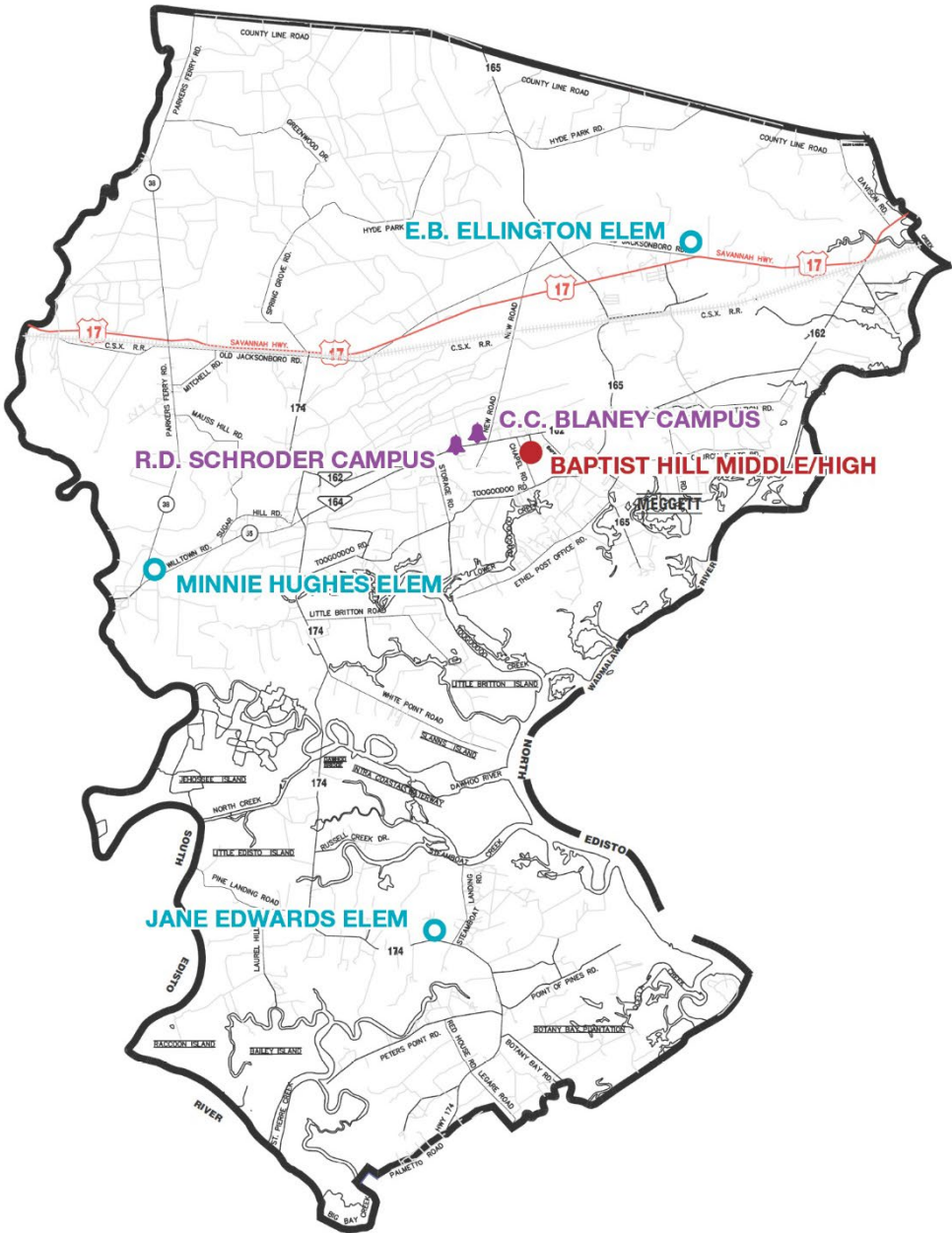
DISTRICT  
23

DISTRICT MAP KEY



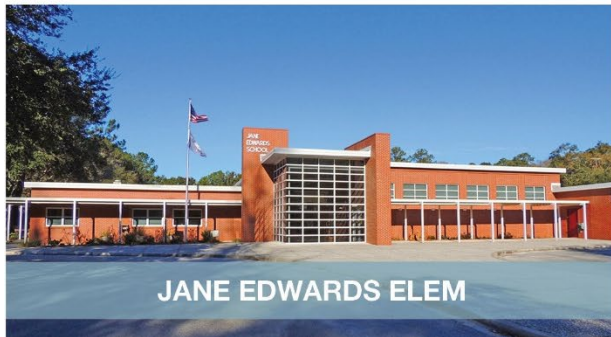
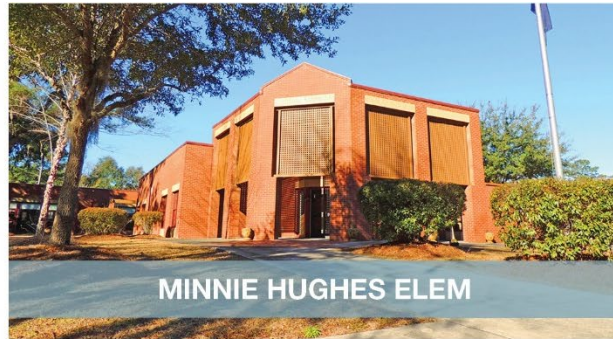
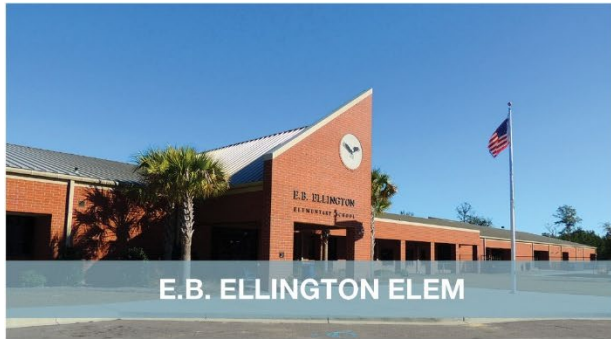
LEGEND

- Elementary School
- High School
- Inactive Schools



## CONSTITUENT DISTRICT 23: ST. PAULS

### ELEMENTARY SCHOOLS



### MIDDLE/HIGH SCHOOLS



## **DISTRICT 23 BUILDING PROGRAM ACCOMPLISHMENTS**

### **PROJECTS PRIOR TO 2000:**

- 23-1: Jane Edwards ES – Whole school renovation and addition of the school campus.
- 23-2: Minnie Hughes ES – Whole school renovation and addition of the school campus.

### **2000-2005 (PHASE I) BUILDING PROGRAM PROJECTS:**

- 23-1: Baptist Hill HS – Whole school renovation and major addition of a classroom wing and new cafeteria facility.
- 23-2: R.D. Schroder MS – Whole school renovation and addition of a science wing.
- 23-3: C.C. Blaney ES – Whole school renovation and the addition of a classroom wing.
- 23-4: E.B. Ellington ES – Critical need repairs and the acquisition of a parcel of land centrally located in the Town of Ravenel to build a new replacement school in the 2005-2009 building program.
- 23-5: Charleston County Parks and Recreation – Construction of a new recreation complex and parking located between Schroder MS and Blaney ES.
- 23-6: Sewer Connection – Collaborative funding of the Hollywood sewer line to connect both Schroder MS and Blaney ES to the new sewer system serving the Town of Hollywood. This project allowed CCSD to cease operation of septic systems for these schools.

### **2005-2010 (PHASE II) BUILDING PROGRAM PROJECTS:**

- 23-1: E.B. Ellington ES – Constructed a new elementary facility on the new campus in central Ravenel to build a new 500-seat arts-infused elementary school.
- 23-2: Baptist Hill MS (QSCB) – Design and construction of a new middle school facility for grades 7-8 supporting a single gender program on the Baptist Hill campus. The new facility will open for SY2011.

### **2011-2016 (Phase III) BUILDING PROGRAM PROJECTS:**

- 11-1: Baptist Hill HS – As part of the District-wide Athletic Improvement project, a new competition track was placed at the high school.

### **2017-2022 (PHASE IV) BUILDING PROGRAM PROJECTS:**

- 17-1: Baptist Hill HS – Expansion of the CTE building on the existing campus. The new facility will open in SY 2021.

## DISTRICT 23 MAINTENANCE PROGRAM ACCOMPLISHMENTS

### 2017-2022 (PHASE IV) CAPITAL MAINTENANCE PROJECTS (complete or planned):

As discussed above, the Phase IV Capital Maintenance Program is a \$150M program (\$100M sales tax + \$50M bond funds), including over 250 projects over six years. This program replaces or “recapitalizes” facility systems in schools such as roofs, air conditioning, and paint. The material conditions of all facilities are inspected annually by CCSD staff, leading to an annual, updated program that aims to faithfully address the most pressing facility needs wherever they exist. This table shows Phase IV capital maintenance projects that have been completed or are planned in the Constituent District.

Table 29: District 23 Capital Maintenance Projects

School	HVAC	Roof	Restrm	Ext Env	Paving	Electric	Paint	Doors & Hdwr	Elevator	Flooring	Fire Prot
Baptist Hill	x	x		x	x	x	x	x		x	
CC Blaney	x	**									
EB Ellington											
Jane Edwards				x	x						
Minnie Hughes	x	x	x	x			x				
RD Schroder	x										
**Other funded maintenance											

## FACILITY CONDITION ASSESSMENT

Out of the six listed facilities, four are active campuses for traditional education and the other two campuses are being used by the CRPC for various activities. The two facilities not being used as traditional learning sites are in need of a major capital investment if needed for future use. The current maintenance action plan can sustain the active campus system components with proper resourcing.

Table 30: District 23 Facility Condition Assessment

Dist	School	Grade Level	Floors	Roofs	Hardware	Movable walls	Doors	Painting	Kitchen Equip	Coolers/Freezers	Elevator	Restrooms	Lighting	HVAC	Fire Protection	Exterior Envelope	Exhaust Vents	Paving	Ceilings	Blinds	Overall/Trend
23	Baptist Hill	M/HS	↑		↑		↑					↓									↓
23	Blaney	ES																			↓
23	E. B. Ellington	ES																			↑
23	Jane Edwards	ES												↓							↓
23	Minnie Hughes	ES					↑	↑						↓			↓				↓
23	Schroder	MS																			↓
3	New or like-new condition. No issues to report and no expected failures within 5 years										↑ Overall condition improved (e.g., went from red to yellow)										On Capital Maintenance Plan
2	Worn from use and approaching end of useful life. Replace within 2 to 5 years										↓ Overall condition declined (e.g., went from yellow to red)										
1	Extremely worn/damaged. Requires replacement as soon as possible										→ Overall condition remained the same										

## DEMOGRAPHIC/ENROLLMENT PROJECTION SUMMARY

District 23 is comprised of four schools: E B Ellington ES, Jane Edwards ES, Minnie Hughes ES and Baptist Hill MS/HS. This district is expected to decrease by nearly 20% with a net loss of more than 280 students in grades PK12 by SY 2029.

Elementary schools will experience a loss of more than 100 students grades PK-5 in the first 5 years of the projections, but the population should then stabilize through SY 2029. Grades 6-8 will see a 30% decrease (110 students) in the student population over the duration of the projection. The high school population is expected to increase for the first three years of the projection but will ultimately decline by roughly 60 students by SY 2029.

Residential development in this district is minimal with just one potential future project. This along with smaller class sizes at the elementary level contribute to a decrease in the overall student population for District 23.

**Table 31: District 23 Historical and Projected Resident Students**

Constituent District 23														
Grade	Historic Student Counts				Forecasted Student Counts									
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
PK	77	71	82	78	77.2	76.4	76.4	76.4	76.4	76.4	76.4	76.4	76.4	76.4
K	109	96	103	85	88.4	85.8	83.3	85.0	85.8	85.0	85.0	85.0	85.0	85.0
1	113	99	91	95	78.7	81.8	79.5	77.1	78.7	79.5	78.7	78.7	78.7	78.7
2	120	109	100	88	94.3	78.5	81.6	79.3	76.9	78.5	79.3	78.5	78.5	78.5
3	122	116	98	102	86.0	92.1	76.3	79.4	77.1	74.8	76.3	77.1	76.3	76.3
4	124	133	117	104	108.4	91.1	97.9	81.5	84.7	82.3	79.9	81.5	82.3	81.5
5	106	115	124	109	96.7	101.4	85.1	91.5	76.5	79.5	77.2	74.9	76.5	77.2
6	106	105	103	134	109.0	96.9	101.5	84.7	90.7	76.4	79.4	77.1	74.8	76.4
7	106	119	111	108	143.4	116.9	103.9	108.8	91.1	97.9	81.9	85.2	82.7	80.3
8	110	107	118	109	107.8	143.0	116.5	103.4	108.4	90.6	97.1	81.6	84.9	82.4
9	97	118	116	127	116.6	114.6	152.6	124.4	110.9	115.8	97.3	104.6	87.1	90.6
10	119	87	118	115	123.8	113.5	112.2	148.7	121.3	107.5	112.7	94.5	101.6	85.1
11	98	118	85	94	105.5	113.3	104.3	101.5	136.7	111.0	100.1	103.7	87.4	93.6
12	87	101	116	82	93.2	103.5	112.3	102.9	101.5	134.5	109.9	97.4	102.1	85.8
Resident Student Subtotals														
PK-5	771	739	715	661	629.7	607.1	580.1	570.2	556.1	556.0	552.8	552.1	553.7	553.6
6-8	322	331	332	351	360.2	356.8	321.9	296.9	290.2	264.9	258.4	243.9	242.4	239.1
9-12	401	424	435	418	439.1	444.9	481.4	477.5	470.4	468.8	420.0	400.2	378.2	355.1
PK-12	1,494	1,494	1,482	1,430	1,429.0	1,408.8	1,383.4	1,344.6	1,316.7	1,289.7	1,231.2	1,196.2	1,174.3	1,147.8

## ENROLLMENT PROJECTIONS

**Table 32: District 23 Overall Outlook by School**

Charleston County School District Constituent District 23													
D23 Elementary Schools													
<b>Blaney Adv Studies</b>	<b>Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Total	-	104	70	77	72	70	69	66	65	65	62	61	61
<b>Jane Edwards</b>	<b>Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Total	272	74	71	66	69	73	75	71	70	68	69	66	66
<b>Ellington ES/Blaney</b>	<b>Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Total	483	384	308	285	296	271	257	350	238	238	236	232	237
<b>Minnie Hughes ES</b>	<b>Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Total	324	223	216	192	233	188	182	185	186	186	185	184	185
<b>D23 Elementary Totals</b>	<b>Total ES Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
	1,079	785	665	620	670	602	583	672	559	557	552	543	549
D23 Middle/High Schools													
<b>Baptist Hill MS/HS</b>	<b>Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Total	880	453	508	539	543	567	553	532	524	504	467	444	427
<b>D23 Middle/High Totals</b>	<b>Total D23 Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
	880	453	508	539	543	567	553	532	524	504	467	444	427
<b>D23 Totals</b>	<b>Total D23 Capacity</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
	1,959	1,238	1,173	1,159	1,213	1,169	1,136	1,204	1,083	1,061	1,019	987	976

Residential development in District 23 is minimal, with just one active project. This along with other factors, such as smaller classes for kindergarten and grades 1-4, contribute to a shrinking overall student population in District 23 over the 10-year period.

### EDUCATIONAL PROGRAMMING

CCSD will optimize existing school to best serve the Constituent District. This may involve combining underperforming schools and resources to improve educational opportunities for students.

### RECOMMENDED PHASE V BUILDING PROGRAM PROJECTS

- Renovate C. C. Blaney for a new elementary school
- Design, construct, and equip a new MS/HS at Baptist Hill

### RECOMMENDED PHASE V MAINTENANCE PROGRAM PROJECTS

As noted above, a backlog of over \$650M in deferred maintenance projects in CCSD schools has been reduced to about \$250M, largely due to capital construction during the last 10-15 years, and now partly due to capital maintenance. The capital maintenance program and the facilities stewardship it embodies must continue and expand, as an outgrowth of the 20-year plan developed during the 2015 facility condition assessment and the annual reassessments by Facilities Management staff. Capital maintenance projects exactly like those documented above will continue, and additional categories of work such as athletic facilities, utility systems, performing arts systems, fencing, and cabinetry will be added into the Phase V plan.



## **CONSOLIDATED PHASE V BUILDING PROGRAM PROJECTS**

### **DISTRICT 1:**

- Construction and equipping of a new shared MS/HS on the Rice Tract in Awendaw.

### **DISTRICT 2:**

- Expansion and equipping of Carolina Park ES
- Expansion and equipping of Cario MS
- Construction, replacement and equipping of James B. Edwards ES
- Construction, replacement and equipping of Belle Hall ES
- Construction, replacement and equipping of East Cooper Montessori

### **DISTRICT 3:**

- Renovate James Island MS into a Montessori program
- Renovate Murray LaSaine into a traditional elementary school or early education center
- Renovate the James Island Charter HS Stadium complex

### **DISTRICT 4:**

- Design, construct and equip a new Ladson ES in North Charleston
- Design, construct and equip a new A. C. Corcoran ES in North Charleston
- Design, construct and equip Mary Ford Early Education and Family Development Center
- Renovate or newly construct Ladson ES into an Early Education and Family Development Center
- Expand Pepperhill ES to include a multipurpose room, additional classroom space and improve campus circulation
- Design, construct, and equip a new Lambs ES and Early Education and Family Development Center on its existing campus
- Design, construct and equip a new Northwoods MS on the existing campus
- Design, construct, and equip an expansion at Deer Park MS on the existing campus
- Design, construct, and equip an expansion at R.B. Stall HS
- Design, construct, and equip a new Morningside MS
- Design, construct, and equip a new Malcolm Hursey Montessori School
- Buy land for future expansion of Midland Park Primary School

### **DISTRICT 9:**

- Design, construct, and equip a new elementary school on Johns Island
- Renovate the St. John's HS stadium complex

### **DISTRICT 10:**

- Expand Montessori Community School
- Design, construct, and equip a new middle school capacity in West Ashley
- Design, construct, and equip a new elementary school in West Ashley
- Design, construct, and equip a West Ashley Early Learning Center

### **DISTRICT 20:**

- Purchase land north of Sanders Clyde for a future school
- Design, construct, and equip Early College HS expansion on the Fraser Campus

### **DISTRICT 23:**

- Renovate C. C. Blaney for a new elementary school
- Design, construct, and equip a new MS/HS at Baptist Hill

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