RICHLAND ONE

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Facility Condition Assessment Report

2025 Executive Summary and Findings

November 19, 2025 – FINAL

PARSONS

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Preface

The following report was prepared by Parsons Environment and Infrastructure Group Inc. (Parsons) for Richland County School District One (RCSDO). Its purpose is to provide RCSDO with an updated summary, spanning from 2016 to 2025, of deferred maintenance and capital renewal needs, as well as capacity and utilization results from the Comprehensive Facility Condition Assessment (FCA) Update for each facility in the District's portfolio. The figures presented in this report are estimates as of May 2025. The overall condition of school facilities is subject to change due to various factors, including newly identified deficiencies, new building construction, repairs, renovations, and updated cost estimates. The information and findings in this report are intended solely for use by the RCSDO Board of School Commissioners to assess and prioritize school facility needs throughout Richland County School District One for the next ten years.

Dr. Todd Walker — Superintendent

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Introduction

In 2025, Richland County School District One (RCSDO) contracted with Parsons/MGT to deliver professional services that align with and support the District's mission, goals, and educational programs. Parsons, a nationally recognized firm in facility asset management and planning, conducted a new Facility Condition Assessment (FCA).

The 2025 assessment evaluated forty-seven schools and ten administrative and support facilities, leveraging data from the 2016 assessment while incorporating expanded data collection at the sub-system level. Building on the 2016 findings, which reported an FCI of 12.98 and an investment requirement of $188,524,290, the 2025 evaluation focused on updating and refining the conditions of buildings, structures, and sites. Several key factors contributed to the improved Facility Condition Index (FCI) of 9.27, including the exclusion of stadiums from the 2025 assessment, updated RSMeans cost data to reflect 2025 pricing, and the inclusion of limited new construction, which positively impacted the overall condition rating. Additionally, the updated methodology accounted for well-maintained systems and components that can be deferred for renewal, further refining the investment need.

The updated assessment reflects an investment requirement of $185,303,996, compared to the 2016 investment need of $188,524,290. These refinements provide a more precise and actionable foundation for project planning and investment decisions, ensuring the District's facilities remain aligned with its mission and goals.

FCA Service History – Richland County School District One

In the spring of 2016, RCSDO contracted with Parsons to conduct a new FCA. This assignment aimed to update the existing FCA data and the school capacity and utilization findings that Parsons developed in 2009. The database was updated using the latest version of Parsons' capital asset management software. RCSDO relied on the FCA to re-establish the facility condition baseline and project future capital project needs for the District's capital program. This baseline work was completed in December 2016.

The 2016 condition assessment involved migrating the 2009 FCA data into Parsons' new eCOMET® v2014 asset management software, configuring eCOMET® to support the new FCA, and updating the FCA of the buildings in the RCSDO portfolio through visual, non-destructive onsite inspections, as well as reviewing existing building data and maintenance history. The project included capturing capital improvement projects completed since 2009, identifying instances of deviation with ADA and life safety codes, and validating repair cost estimates for the next five years.

The capacity and utilization updates were conducted by MGT of America Consulting, a firm specializing in K-12 educational planning and suitability analysis, which also performed the 2009 study as a subcontractor to Parsons. MGT's tasks included meetings with district staff to establish the criteria and data needed for the capacity and utilization study; visiting schools to corroborate written data through observation; calculating the functional capacity of each school facility and comparing the results against the district's existing and projected enrollments; and preparing a report on the current and projected capacity and utilization ratings of each school. The report also presented findings and recommendations addressing issues of over- and under-utilization.

The facility condition assessment project evaluated the buildings and site features at 57 facilities, including 29 elementary schools, 9 middle schools, 9 high schools, and 10 administrative facilities, encompassing approximately 12.7 million gross square feet. Evaluations included permanent educational buildings, athletic and recreational buildings, other permanent support/ancillary buildings, and supporting site utilities and infrastructure. The assessment findings are based on Parsons' standard approach, methods, techniques, and nationally recognized standards used to evaluate the physical condition of school facilities. No conclusions regarding the closure, consolidation, or construction of new schools or facilities are assumed or made in this report.

Executive Summary

This report presents the results of the facility condition assessment for the buildings and grounds of Richland County School District One. It is intended as a planning tool and serves as a technical document to assist the Richland County Board of School Commissioners in making informed decisions to achieve their short-term and long-term facility goals. The report includes data and exhibits designed to objectively describe the findings and summarize the results of this study in accordance with established K-12 engineering and construction standards. The results and findings are based solely on the data and information gathered during the fieldwork processes and the application of that information into a standardized format for presentation.

Facility Condition Assessment

The following summary of findings provides a comprehensive overview of the current state of facilities within Richland County School District One (RCSDO). Developed through a collaborative effort between RCSDO and the Parsons team, these findings incorporate insights from interviews, condition questionnaires, and prior studies. The report provides a comprehensive perspective on the district's managed properties and highlights improvements made since the 2016 assessment. These updates are designed to address the evolving needs and adjustments aimed at improving the RCSDO built environment.

- The overall Facility Condition Index (FCI) for Richland County School District One (RCSDO) is 9.27%, which corresponds to a Facility Condition Assessment (FCA) score of 90.73. This is equivalent to an A- academic grade and reflects a "Good" rating, indicating effective maintenance and repair practices for a facility inventory with an average age of 43 years.
- A comparative analysis of the RCSDO portfolio against five school portfolios assessed by Parsons in the U.S. Eastern Region demonstrates strong performance, with RCSDO achieving the best FCA among the group. While assessment requirements vary by customer contract, the scores remain broadly comparable, ranging from 9.27% to 34%, with an average FCI of 22%.
- The school with the best condition rating is Heyward Gibbes Middle School, which achieved an FCA score of 99.08, equivalent to an academic A+. It is closely followed by Carver-Lyon Elementary School with a score of 98.89 and Hopkins Middle School with 98.86. At the bottom of the list, but still scoring well, is St. Andrews Middle School, with an FCA of 73.55. This score is rated as "Fair" and represents an opportunity for investment to bring the school closer to the RCSDO average of 90.30.
- Among the 57 schools and non-school facilities assessed, an impressive 81% are rated in "Good" condition equivalent to a grade of A to B+ reflecting strong maintenance and management practices. Additionally, 18% are in "Fair" condition, corresponding to a grade of B+ to C, indicating opportunities for targeted improvements. Only 2% fall into the "Poor" category, with grades of D or below, underscoring areas that require focused attention
- Most of the issues identified in the facilities are related to normal wear and tear or delays in updating less critical systems. Notably, only 8% of the current needs budget is allocated to addressing urgent repairs, which are spread across several key building systems. For example, elevators and lifts, which are part of the Conveying system, account for $157K of the most urgent repair needs. This demonstrates that most of the facilities are in stable condition, and there is a clear opportunity to prioritize and address the most pressing needs, ensuring a safe and functional environment for students and staff.
- According to the National Center for Educational Statistics (NCES), RCSDO schools are 6 years younger than the (2024) national average of approximately 49 years.

- The comprehensive life cycle analysis of the District's facilities revealed that a substantial increase in annual funding will be required over the next 10 years to sustain the current level of operation and functionality. By proactively addressing systems that are approaching the end of their design life, the District can ensure its facilities continue to operate efficiently and effectively for years to come. Increased annual funding is necessary to maintain the current Facility Condition Index (FCI) of 9.27% and prevent it from rising to a projected 49.77%. This investment will not only sustain the quality of the District's facilities but also support long-term cost savings, operational reliability, and uninterrupted service to the community.

Cost of Improvement

The cost of improvements encompasses current deficiencies and budget estimates, which include condition,[1] deferred maintenance[2] needs, and forecasted capital renewal[3] needs for all assessed facilities at each school and non-school facility. Table 1 presents the assessment information and findings in this report, addressing the facility needs across three time-periods, the Current Period (2025) and the Initial Forecast Period (2025-2030), and the Extended Forecast Period (2031-2035).

The Current Period covers facility needs identified for the year 2025, including repairs, replacements, or modifications to address the current physical condition needs of the assessed facilities. The current and Extended Forecast Periods span the subsequent ten years, from 2026 to 2035, and represent forecasted capital renewal facility needs based on the chronological expiration of the useful life of systems for each assessed school.

Table 1 – District Wide Budget Estimates

Finding	Budget Estimate (Millions)
Current Period Needs (2025)	$185.3
Condition Deferred Maintenance Needs	
Forecast Period Needs (2026-2030)	$569.3
Total Capital Renewal Needs	
Forecast Period Needs (2031-2035)	$384.2
Total Capital Renewal Needs	

[1] Condition refers to the state of physical fitness or readiness of a facility, system or system element for its intended use.

[2] Deferred maintenance refers to the Current Period (2025) work associated with remedy of deficiencies for systems that have expired, or work has been postponed until funds are available. This figure includes building code and ADA compliance issues. This figure excludes functional adequacy and technology needs.

[3] Capital Renewal is the forecast period (2026 – 2035) replacement of building systems as those elements become obsolete or beyond their useful life that are not normally included in an annual operating budget. Functional adequacy and technology needs are excluded.

As shown in Table 2, the budget cost estimate to address and remedy the deficiencies associated with deferred maintenance for the Current Period (2025) is 185,303,996. The capital renewal needs for the Initial and Extended Forecast Periods (2026 – 2030 and 2031 – 2035) are estimated at $953,547,796. These forecast periods include a 3% annual escalation rate. The combined estimated total for the combined current and forecast periods (2025-2035) is $1,138,851,792.

Table 2 – Current and 10 Year Forecast Needs

Facility Type	2025 Current Needs	2026 – 2030 5-Year Needs	2031 – 2035 5-Year Needs	Total Current and Forecast Needs 2025 - 2035
Richland County School District One	**$185,303,996**	**$569,313,587**	**$384,234,209**	**$1,138,851,792**
Admin and Special Facilities	$19,806,888	$37,056,817	$18,059,371	$74,923,076
Elementary Schools	$67,872,262	$277,508,367	$182,467,126	$527,847,754
High Schools	$70,605,370	$138,020,151	$112,954,598	$321,580,119
Middle Schools	$27,019,475	$116,728,253	$70,753,115	$214,500,843

Conclusion

The facility condition assessment revealed that the current FCI of 9.27%, corresponding to an FCA score of 90.73, which is rated as 'Good', grade equivalent to an A-. A total of $185,303,996 required to address known conditions. Looking ahead, the forecast periods from 2026 to 2030 indicate substantial capital renewal needs, totaling $569,313,587, based on system life analysis. An additional $384,234,209 is projected for the 2031 to 2035 cycle. The average age of the buildings within the portfolio is 43 years, with renewable sub-systems having design lives averaging 27-year cycles.

As we approach the year 2030, RCSDO is reaching a significant milestone, with $343,445,346 due that year. This is primarily due to systems reaching their design life or conditions warranting an extended service life, necessitating reevaluation in the next assessment cycle, complying with industry best practices which recommend conducting assessments every five years to ensure timely updates.

The current backlog of identified conditions falls within Priority 3: Necessary/Not Yet Critical, classified category as System/Component Integrity and Distress due to Excessive Wear. This indicates that aged systems are being well-maintained and remain in service beyond their recommended design life. From an asset management perspective, extending the life of systems or components through a robust maintenance program is both effective and cost-conscious. However, it is crucial to carefully monitor these systems and components to prevent failure risks or consequential damage to associated systems.

Overall, the findings underscore the importance of strategic planning and proactive management to ensure the continued functionality and safety of the District's facilities.

Methodology and Approach

Facility Condition Assessment

To start the facility condition assessment (FCA), the Parsons team met with RCSDO personnel for a kick-off meeting on October 24, 2024, to gain a mutual understanding of the project goals and objectives, review the detailed assessment schedule and procedures, and establish lines of communication. Prior to and during that meeting, the following actions were taken:

- Established facility access needs and requirements, e.g., badges, escorts, keys, and hours of operation.
- Collected new or updated facility drawings and information (since the 2016 FCA), such as floor plans, details on completed and ongoing capital improvement projects, maintenance histories, analytical studies and reports, and actual construction costs, for incorporation into the assessment.
- Updated the District's eCOMET® database containing 2016 FCA data to reflect 2025 RSMeans cost data, migrated the data into eCOMET® v2014, and reviewed and validated the data.
- Set up/configured eCOMET® v2014 to support the updated FCA, as necessary, and hosted the District's data on Parsons' infrastructure.
- Compared 2025 FCA estimates against actual costs incurred by the District and adjusted cost models, estimated unit prices, escalation rate, etc., as necessary in the assessment database.
- Prepared an Integrated Master Schedule and Weekly Assessment Schedules.
- Established project business rules, basic procedures for assessors to use in the field.
- Prepared and distributed facility condition questionnaires to school principals and plant engineers.

Beginning February through March 2025, Parsons conducted condition assessments at the facilities in accordance with the coordinated weekly assessment schedules. The process used by Parsons to perform the condition assessments at the facilities was as follows:

- Interviewed facilities management and operations personnel to learn what the people maintaining the schools know, such as additions and upgrades done since the 2016 FCA, planned or on-going projects, and any known problems with the various building and site systems, such as foundations, mechanical, electrical and plumbing equipment, and floor, wall and ceiling finishes.
- Conducted in-brief conferences at each facility prior to inspections. Reviewed completed questionnaires and existing data, and discussed concerns, corrective actions employed, and their effectiveness. Also discussed planned future projects.
- Conducted a visual, non-destructive inspection of the specified facilities and sites, and associated systems (e.g., roofs, windows, doors, roadways and parking lots). When concealed or buried building or site systems were encountered, used drawings and staff interviews to determine a system's age, quantity, and condition for modeling purposes.
    - Identified and documented current visible and discernible facility condition deficiencies, including ADA non-compliance and building and life safety code violations.
    - Prioritized and categorized new deficiencies and reevaluate priorities and categories for remaining 2009 FCA deficiencies as necessary.
    - Updated/provided an assessment of the remaining service lifespan of building and site systems for renewal forecasting.

- Entered the collected data into the eCOMET® database, including notes and photographs of the buildings, sites and associated systems.
    - Updated/developed system-based cost models for each building and the site using the UNIFORMAT II classification system and RS Means cost estimating guides, which are integral to the eCOMET® software.
    - Developed one or more means of mitigation for new deficiencies and re-evaluate mitigation measures for remaining 2009 FCA deficiencies as necessary.
    - Updated/developed a current replacement value (CRV) and a Facility Condition Index (FCI) for each building and site assessed.
    - Analyzed and modeled the rates of degradation for each building and site to determine the annual reinvestment rate required to replace systems as they age. The update also accounted for deferring the renewal of noncritical systems that have exceeded their expected service life but remain in good operating condition. This approach ensures that public funds are allocated responsibly by prioritizing investments where they are most needed, without compromising the performance or safety of the facilities.
- Performed quality control on the condition assessment data for accuracy and completeness.

During the data analysis and report preparation phase that followed the onsite inspections, a draft FCA report for each facility was generated using eCOMET® v2014 and submitted to RCSDO for review and input. The data in the FCA reports support the findings and recommendations in this summary report.

Following the completion of this report, Parsons will provide training to District users and administrators on the eCOMET® v2014 application (how to configure the database, update the assessment data, generate reports, perform capital and project planning tasks, etc.).

Benchmark Indices and Measurements

When reading the findings of this report, it is important to understand that an assessment is a snapshot of conditions found at a facility on the day it is inspected. Facility conditions typically change subtly over time; however, they can also change very quickly. For example, the day after an inspection is conducted, a facility system or component may break or be repaired, and that break or repair will not be reflected in the assessment findings. Schools removed from or added to service after a scheduled field assessment will not be represented accurately. For this reason, the findings in this report should be viewed as time-bound although the conditions at the sites are ever-changing.

The Facility Condition Index (FCI) Standard

One of the tasks of the assessment is to determine the Facility Condition Index (FCI) for each facility and the cost variables that are to be used in the FCI determination. The National Association of College and University Business Officers (NACUBO) established the FCI standard and defined the FCI as a ratio of the Cost of Repairs (Deferred Maintenance) divided by the Current Replacement Value (CRV) of a facility. This is typically expressed as a ratio:

$$\text{FCI} = \frac{\text{Cost of Repairs (DM)}}{\text{Current Replacement Value (CRV)}}$$

In 1991, NACUBO published this standard to quantitatively measure the physical condition of a facility or portfolio of facilities. This standard is widely used today. The standard provides a rating system relative to the FCI to offer a qualitative sense of the "Good", "Fair" or "Poor" condition of a facility (or its components, or a group of facilities) against a cost model of a similar facility as if it was at the beginning of its useful life, or fully "renewed" to today's standards. As shown below, the lower the FCI, the better the facility condition.

The Facility Condition Assessment Score

The FCA Score translates the FCI into academic terms, where a score of 100 represents a "like-new" condition (no investment required), and a score of 0 indicates the need for complete renewal or replacement of all building components.

$$\text{FCA} = (1 - \text{FCI \%}) * 100$$

Richland County School District One FCI		
FCI%	**FCA Score**	**Rating**
0% - 15%	85 – 100	**Good:** The facility is in overall good physical condition with 15% or less of the value of the building systems needing repair or replacement.
15.01%- 30%	84.99 – 70	**Fair:** The facility is in overall fair condition with 15.01% to 30% of the value of the building systems needing repair or replacement.
30.01% - 100%	69.99 - 0	**Poor:** The facility is in overall poor condition with 30.01 to 50% of the value of the building systems needing repair or replacement. Many of the building systems have exceeded their expected useful life.

FCI Trend Analysis

When comparing Facility Condition Index (FCI) ratings from prior assessments or independent studies, it is important to recognize that the data represents a snapshot in time, and several factors influence both past and current FCI ratings. It is also critical to note that the FCI is a financial ratio, meaning any change in cost will directly affect the FCI. These factors include:

- Assessment Portfolio – The list of assets evaluated may differ between assessments, which can impact the FCI calculation. For example, the 2025 assessment excluded stadiums from the evaluation, which skews the comparison with prior assessments that included these facilities.
- New Construction or Additions – The inclusion of new construction or facility additions positively impacts the portfolio's replacement value and reflects no defects, as these assets are new. This naturally improves the overall FCI rating.
- Completed projects reflect improvements in the condition of facilities, which may include upgrades, redesigns, or replacements of major systems. These projects often introduce new materials or systems that differ from the original components, impacting both the condition rating and the system value. These changes are reflected in the FCI calculation, as they affect the denominator of the formula and contribute to the overall improvement of the portfolio.
- All estimates within the database are updated to reflect current construction costs based on RSMeans cost libraries. Construction material costs fluctuate due to market conditions, global economic influences, and events such as natural disasters, all of which impact the cost of materials and bring them to market.
- Evolution of Assessment Methodology – Methodologies evolve over time, and efficiencies gained from the baseline assessment conducted in 2016 have informed the 2025 reassessment. Building upon the baseline data allowed for a more detailed and comprehensive evaluation of assets. Greater detail leads to more accurate and actionable information.

Benchmarking the FCI against prior studies is a valuable tool for measuring improvement over time. However, it is essential to interpret these comparisons carefully, as the FCI is based on living, active data that evolves with changes in portfolio composition, methodology, and institutional priorities

Cost Estimates

The cost and budget estimates in this report are order-of-magnitude[4] repair estimates for full or partial replacement of expired systems or elements, out-of-cycle repairs, and modifications. In some cases, the total of these estimates may exceed a facility's Current Replacement Value—an indicator that it may be more economical to replace a facility than to repair it.

The cost estimates are taken from two sources. Parsons is a data partner with Gordian and is the first source of costs utilizing the RSMeans Commercial Cost Data, the second source of the cost estimates is a comparison of the national RS Means unit cost to the actual, local cost of construction being paid by Richland County School District One.

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[4] Order of Magnitude is a rough approximation, made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.

Condition Findings

This section presents the highlights of the assessment findings, along with the key metrics and standards used throughout the analysis. The information is designed to support the interpretation of the findings and provide a clear understanding of the overall condition and status of the RCSDO portfolio.

Key Metrics:

Facility Condition Index (FCI): The Facility Condition Index (FCI) is an industry-standard measurement used to evaluate the condition of a facility. It is calculated as the ratio of the cost to correct a facility's deficiencies (Condition Needs) to the facility's Current Replacement Value (CRV). The FCI is expressed as a percentage, where 0% indicates no investment is needed (like new condition), and higher percentages indicate poorer conditions, with 100% reflecting a facility that is beyond its service life. The RCSDO scale, as shown in Figure 1 to the right, provides additional context for interpreting FCI scores.

Figure 1 – Condition Rating Scale

FCI%	FCA Score
0% - 15%	85 – 100
15.01%- 30%	84.99 – 70
30.01% - 100%	69.99 - 0

Facility Condition Assessment Score (FCA Score): The FCA Score translates the FCI into academic terms, where a score of 100 represents a "like-new" condition (no investment required), and a score of 0 indicates the need for complete renewal or replacement of all building components.

Current Replacement Value (CRV): The Current Replacement Value represents the cost to replace a building or system with a new one of similar kind and quality at current market prices. The CRV serves as a baseline for evaluating the cost-effectiveness of repairs and renewals. Notably, the CRV is based on fixed inventory and excludes furnishings (e.g., desks, movable shelving) and appliances (e.g., washers/dryers, cooking ranges, dishwashers). However, it does include built-in equipment, such as walk-in freezers.

Findings:

This section includes the following findings:

- Condition Finding #1: Facility Condition Index (FCI) by Facility Type
- Condition Finding #2: Facility Condition Index (FCI) Rating for Each Facility
- Condition Finding #3: Facility Age
- Condition Finding #4: Deferred Maintenance by HS Zone
- Condition Finding #5: Current Needs by Other Facilities
- Condition Finding #6: Facility Condition Distribution by Facility Type
- Condition Finding #7: Current Needs by Facility System
- Condition Finding #8: Current Needs by Deficiency Priority
- Condition Finding #9: Current Needs by Deficiency Category
- Condition Finding #10: Capital Renewal Needs Funding Scenarios

Condition Finding #1: Facility Condition Index (FCI) by Facility Type

Table 3 below presents the Facility Condition index (FCI) and Facility Condition Assessment (FCA) scores and color-coded ratings by facility type. The FCA score is interpreted such that a score closer to 100 (equivalent to an A+ grade) indicates a better condition of the facility (refer to the Benchmark Indices and Measurements section for the FCI and FCA rating scales and definitions). As illustrated, the overall FCA for the Richland County School District One system is rated as "Good." Among the facility types, Middle Schools have the best FCA rating, also classified as "Good." In contrast, Admin and Special Facilities have the worst FCI rating, categorized as "Fair." This trend is typical of educational portfolios, where investment tends to prioritize the educational mission over support facilities.

Table 3 – FCI by Facility Type

Facility Type	Number of Facilities	Gross[5] Area (S.F.)	% of Gross SF	Current Needs (2025)	Current Replacement Value	FCI	FCA
Richland County School District One	**57**	**6,387,640**	**100%**	**$185,303,996**	**$1,998,253,501**	**9.27%**	**90.73**
Elementary Schools	29	2,287,280	50.9%	$67,872,262	$693,898,634	9.78%	90.22
Middle Schools	9	1,444,010	15.8%	$27,019,475	$473,101,535	5.71%	94.29
High Schools	9	2,269,846	15.8%	$70,605,370	$716,211,478	9.86%	90.14
Admin and Special Facilities	10	386,504	17.5%	$19,806,888	$115,041,854	17.22%	82.78

Condition Finding #2: Facility Condition Index (FCI) Rating for Each Facility

Table 4 presents the Current Deferred Maintenance Cost, Current Replacement Value, and FCI/FCA for each school or non-school facility in Richland County School District One, with color-coding to indicate the rating. The table is organized by the worst FCI/FCA rating to highlight which facilities within each school type require the most investment. It is important to note that the FCI is a financial ratio and does not reflect the criticality of the system or the priority of the condition. Reviewing the deficiency detail reports will help determine where and when investment is most needed.

Table 4 – Worst to Best FCI by Facility Type

Facility Name	Year Built	Sum of Gross Area (S.F.)	Current Needs (2025)	Current Replacement Value	FCI	FCA
Richland County School District One		**6,387,640**	**$185,303,996**	**$1,998,253,501**	**9.27%**	**90.73**
Elementary Schools		**2,287,280**	**$67,872,262**	**$693,898,634**	**9.78%**	**90.22**
Bradley ES	1953	72,948	$5,980,292	$22,638,160	26.42%	73.58
Caughman Road ES	1968	130,305	$7,684,291	$34,044,672	22.57%	77.43
Annie Burnside ES	1954	57,866	$3,804,525	$18,061,647	21.06%	78.94
Hopkins ES	1971	67,231	$4,209,033	$20,680,958	20.35%	79.65
Pendergrass-Fairwold ES	1950	52,958	$2,436,420	$15,369,654	15.85%	84.15

[5] Gross Square Footage refers to the total area of all buildings on a school campus, measured as the sum of the square footage of each building. This calculation focuses exclusively on the built environment and does not include the square footage of the surrounding grounds or site.

Facility Name	Year Built	Sum of Gross Area (S.F.)	Current Needs (2025)	Current Replacement Value	FCI	FCA
Gadsden ES	1955	47,200	$2,141,606	$13,947,516	15.35%	84.65
W.S. Sandel ES	1962	83,036	$3,042,157	$20,197,421	15.06%	84.94
Webber ES	1955	93,936	$3,264,504	$24,922,481	13.10%	86.90
South Kilbourne ES	1952	57,749	$2,061,998	$16,986,729	12.14%	87.86
Pine Grove ES	1993	78,644	$2,924,484	$24,180,743	12.09%	87.91
Mill Creek ES	1963	63,013	$2,437,396	$20,906,630	11.66%	88.34
H.B. Rhame ES	1956	67,380	$2,272,436	$20,339,138	11.17%	88.83
Arden ES	1951	67,697	$1,882,917	$18,457,254	10.20%	89.80
Satchel Ford ES	1955	99,447	$2,877,046	$29,214,154	9.85%	90.15
Meadowfield ES	1967	122,138	$3,093,468	$31,426,316	9.84%	90.16
Horrell Hill ES	1947	92,093	$2,204,934	$22,963,999	9.60%	90.40
John P. Thomas ES	1955	73,319	$1,939,941	$22,023,494	8.81%	91.19
Brennen ES	1951	87,956	$2,022,372	$26,836,895	7.54%	92.46
Forest Heights ES	2002	75,663	$2,234,245	$32,782,705	6.82%	93.18
A.C. Moore ES	1929	63,524	$1,510,412	$22,334,886	6.76%	93.24
Brockman ES	1959	62,126	$1,056,423	$18,397,405	5.74%	94.26
Hyatt Park ES	1971	115,039	$1,863,520	$32,969,990	5.65%	94.35
Edward E. Taylor ES	1953	55,288	$950,363	$18,594,008	5.11%	94.89
A.J. Lewis Greenview ES	1965	104,397	$1,323,760	$29,364,586	4.51%	95.49
Rosewood ES	1925	64,454	$762,953	$23,330,246	3.27%	96.73
Logan ES	1913	67,525	$618,963	$24,657,267	2.51%	97.49
Watkins-Nance ES	2002	80,100	$527,597	$23,910,284	2.21%	97.79
Burton-Pack ES	1999	81,663	$299,992	$24,387,589	1.23%	98.77
Carver-Lyon ES	1999	102,585	$444,214	$39,971,807	1.11%	98.89
Middle Schools		**1,444,010**	**$27,019,475**	**$473,101,535**	**5.71%**	**94.29**
St. Andrews MS	1966	140,036	$11,700,469	$44,232,023	26.45%	73.55
Hand MS	1930	193,162	$3,921,820	$60,133,980	6.52%	93.48
W.G. Sanders MS	1960	201,483	$4,219,853	$65,062,518	6.49%	93.51
W.A. Perry MS	1956	188,681	$3,115,238	$62,130,790	5.01%	94.99
Crayton MS	2006	152,552	$1,903,181	$48,533,836	3.92%	96.08
Alcorn MS	1974	145,015	$584,922	$47,976,941	1.22%	98.78
Southeast MS	1999	137,059	$513,661	$43,037,479	1.19%	98.81
Hopkins MS	1956	149,242	$650,394	$57,207,303	1.14%	98.86
Heyward Gibbes MS	2006	136,780	$409,937	$44,786,665	0.92%	99.08

Facility Name	Year Built	Sum of Gross Area (S.F.)	Current Needs (2025)	Current Replacement Value	FCI	FCA
High Schools		**2,269,846**	**$70,605,370**	**$716,211,478**	**9.86%**	**90.14**
Eau Claire HS	1952	290,860	$13,749,711	$103,155,026	13.33%	86.67
A.C. Flora HS	1958	277,797	$11,319,048	$89,223,981	12.69%	87.31
Lower Richland HS	1965	345,147	$12,066,475	$102,372,503	11.79%	88.21
Dreher HS	2008	267,268	$8,319,193	$77,556,916	10.73%	89.27
C.A. Johnson HS	1948	247,279	$7,106,758	$74,528,116	9.54%	90.46
Columbia HS	1976	335,137	$8,256,767	$92,024,697	8.97%	91.03
W.J. Keenan HS	2007	265,307	$6,851,242	$92,030,685	7.44%	92.56
Olympia Learning Center	1933	97,871	$1,042,870	$29,908,933	3.49%	96.51
Heyward Career and Technology Center	1973	143,180	$1,893,307	$55,410,621	3.42%	96.58
Admin and Special Facilities		**386,504**	**$19,806,888**	**$115,041,854**	**17.22%**	**82.78**
CSF - Administration/Warehouse	1968	163,235	$12,362,757	$39,238,611	31.51%	68.49
Central Kitchen	1992	33,396	$2,276,915	$8,109,621	28.08%	71.92
Motor Pool - Ground Services	1975	8,824	$740,404	$4,758,865	15.56%	84.44
Watkins Adult Education	1936	44,025	$1,949,698	$13,495,312	14.45%	85.55
Stevenson Administration Building	1965	30,696	$1,029,109	$8,141,182	12.64%	87.36
Challenger Learning Center	1996	9,166	$250,754	$2,582,710	9.71%	90.29
Lyon Street Student Services Center	1950	37,564	$680,826	$13,313,787	5.11%	94.89
Waverly Annex	1911	47,348	$465,580	$15,993,785	2.91%	97.09
Student Transportation (North 21)	2016	6,300	$50,844	$5,099,546	1.00%	99.00
Student Transportation (Lower Richland)	2001	5,950	$0	$4,308,435	0.00%	100.00

Condition Finding #3: Facility Age

Table 5 compares the RCSDO portfolio to the National Center for Education Statistics (NCES). According to NCES, the average age of public-school buildings in the United States in 2024 is 49 years. In contrast, the average age of RCSDO school buildings is 43 years, making them 6 years younger than the national average. It is important to note that NCES does not track information on non-school buildings, such as administrative or athletic facilities, so these are not included in the RCSDO figures.

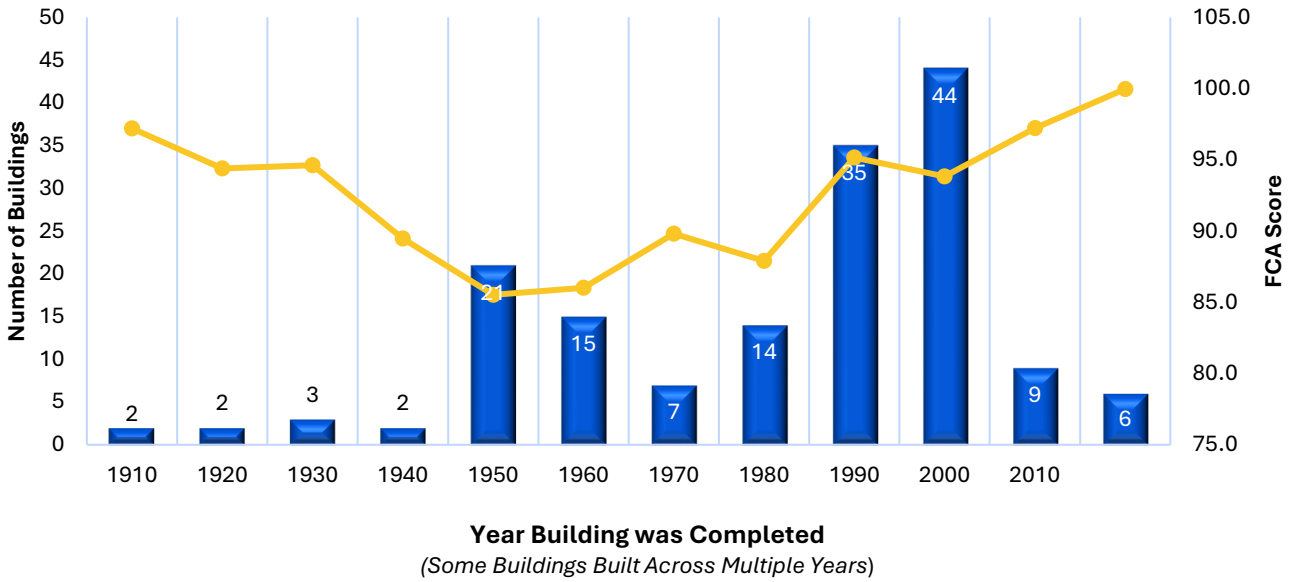
The comparison also highlights that 21% of buildings are unclassified in the NCES 2024 data. This unclassified status likely results from data gaps, such as missing or unreported data, unknown categories, and buildings that have been demolished or closed. Other reasons for unclassified data include ambiguous construction records, nonstandard classifications, and schools that did not report the construction year because it is unknown. Overall, the RCSDO portfolio consists of relatively newer school facilities compared to the national average.

Table 5 – Age by NCES Comparison

Building Characteristics	Richland County School District One	National Center for Education Statistics (NCES)
Average Age	43	49
Median Date Built	1992	N/A
Built 1969 or before	26.53%	38%
Built between 1970 and 1999	34.69%	21%
Built between 2000 – present	38.78%	20%
Unclassified	0%	21%

Figure 2 illustrates a typical “bathtub” condition curve across the portfolio. The blue bars show the number of buildings constructed in each decade, while the yellow line depicts how the FCA score changes over time for those buildings. FCA scores are relatively high for the oldest buildings, many of which have already undergone major renovations or system replacements. The yellow line then dips for buildings constructed roughly between 1940 and 1980, reflecting aging systems, deferred maintenance, and increased renewal needs in this middle-age group. FCA scores rise again for buildings constructed after 1990, where newer systems and materials contribute to better overall condition.

Figure 2 – Building Count and FCA Score by Decade Built



Condition Finding #4: Deferred Maintenance by HS Zone

Table 6 and Figure 3 illustrate the deferred maintenance needs for the Current Period (2025) by High School Zone. Although Columbia High School Zone does not cover the largest area, it has the lowest FCA score among the zones. Despite this, it still falls within the 'Good' condition rating.

Following are the individual high school zone maps which provide a detailed overview of the school's location and the facility conditions. Each school is marked with a color-coded FCA Score, offering a quick reference to assess building conditions across the zones.

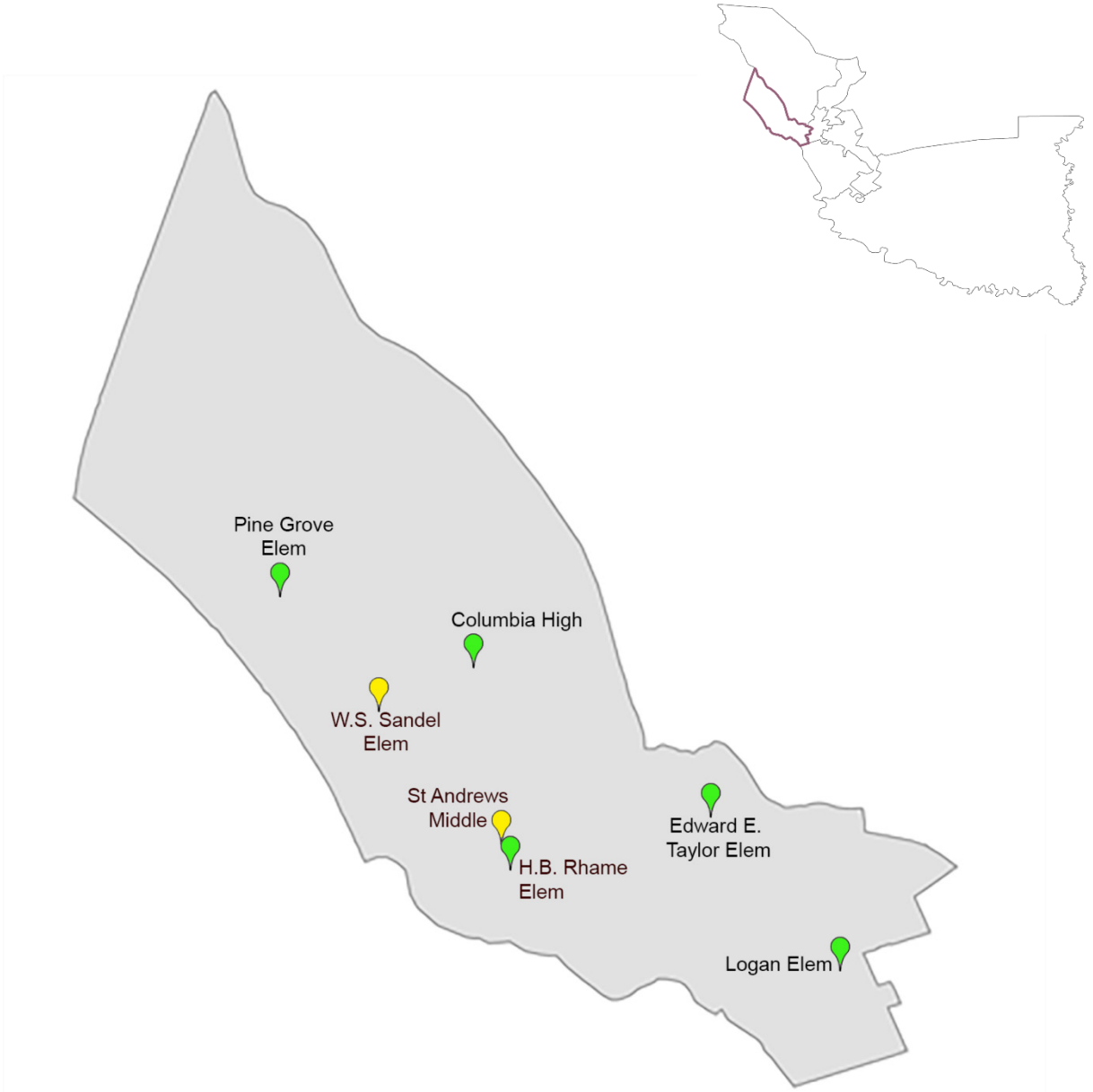
Table 6 – Current Needs by High School Zone

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA Score
Columbia	827,046	$29,765,640	$244,225,297	12.19%	87.81
Dreher	768,295	$19,669,844	$231,769,073	8.49%	91.51
Eau Claire	831,054	$20,725,252	$280,128,581	7.40%	92.60
Flora	810,692	$28,962,887	$252,906,078	11.45%	88.55
Johnson	618,645	$11,193,806	$200,540,997	5.58%	94.42
Keenan	779,127	$17,071,208	$248,238,526	6.88%	93.12
Lower Richland	1,125,226	$35,172,295	$340,083,541	10.34%	89.66
Non-Zoned Schools					
Heyward Career and Technology Center	143,180	$1,893,307	$55,410,621	3.42%	96.58
Olympia Learning Center	97,871	$1,042,870	$29,908,933	3.49%	96.51

Figure 3 – RCSDO Map by High School Zone

Columbia HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Columbia	**827,046**	**$29,765,640**	**$244,225,297**	**12.19%**	**87.81**
Columbia HS	335,137	$8,256,767	$92,024,697	8.97%	91.03
Edward E. Taylor ES	55,288	$950,363	$18,594,008	5.11%	94.89
H.B. Rhame ES	67,380	$2,272,436	$20,339,138	11.17%	88.83
Logan ES	67,525	$618,963	$24,657,267	2.51%	97.49
Pine Grove ES	78,644	$2,924,484	$24,180,743	12.09%	87.91
St. Andrews MS	140,036	$11,700,469	$44,232,023	26.45%	73.55
W.S. Sandel ES	83,036	$3,042,157	$20,197,421	15.06%	84.94

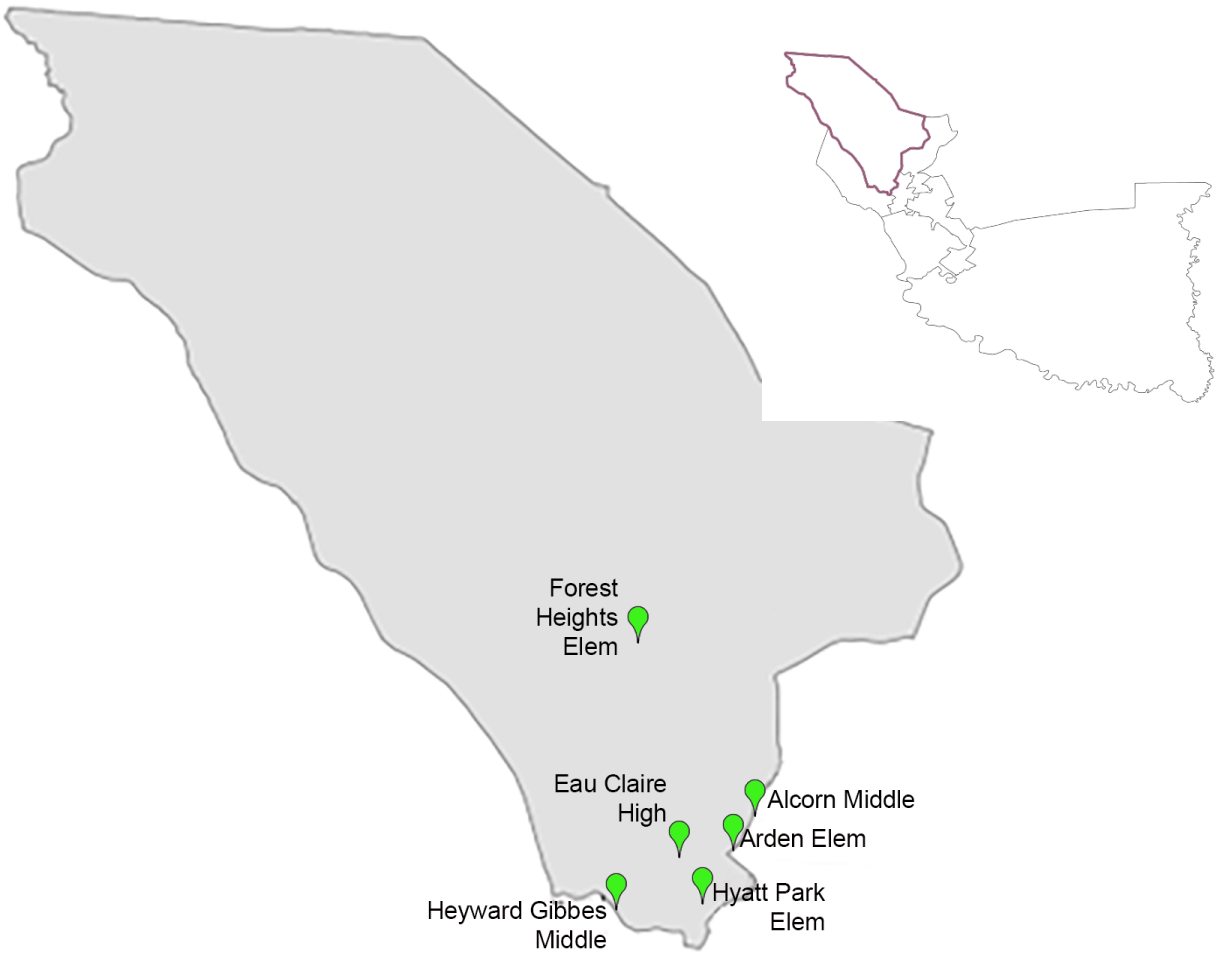


Dreher HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Dreher HS	**768,295**	**$19,669,844**	**$231,769,073**	**8.49%**	**91.51**
A.C. Moore ES	63,524	$1,510,412	$22,334,886	6.76%	93.24
Dreher HS	267,268	$8,319,193	$77,556,916	10.73%	89.27
Hand MS	193,162	$3,921,820	$60,133,980	6.52%	93.48
Meadowfield ES	122,138	$3,093,468	$31,426,316	9.84%	90.16
Rosewood ES	64,454	$762,953	$23,330,246	3.27%	96.73
South Kilbourne ES	57,749	$2,061,998	$16,986,729	12.14%	87.86
None-Zoned School					
Olympia Learning Center	97,871	$1,042,870	$29,908,933	3.49%	96.51

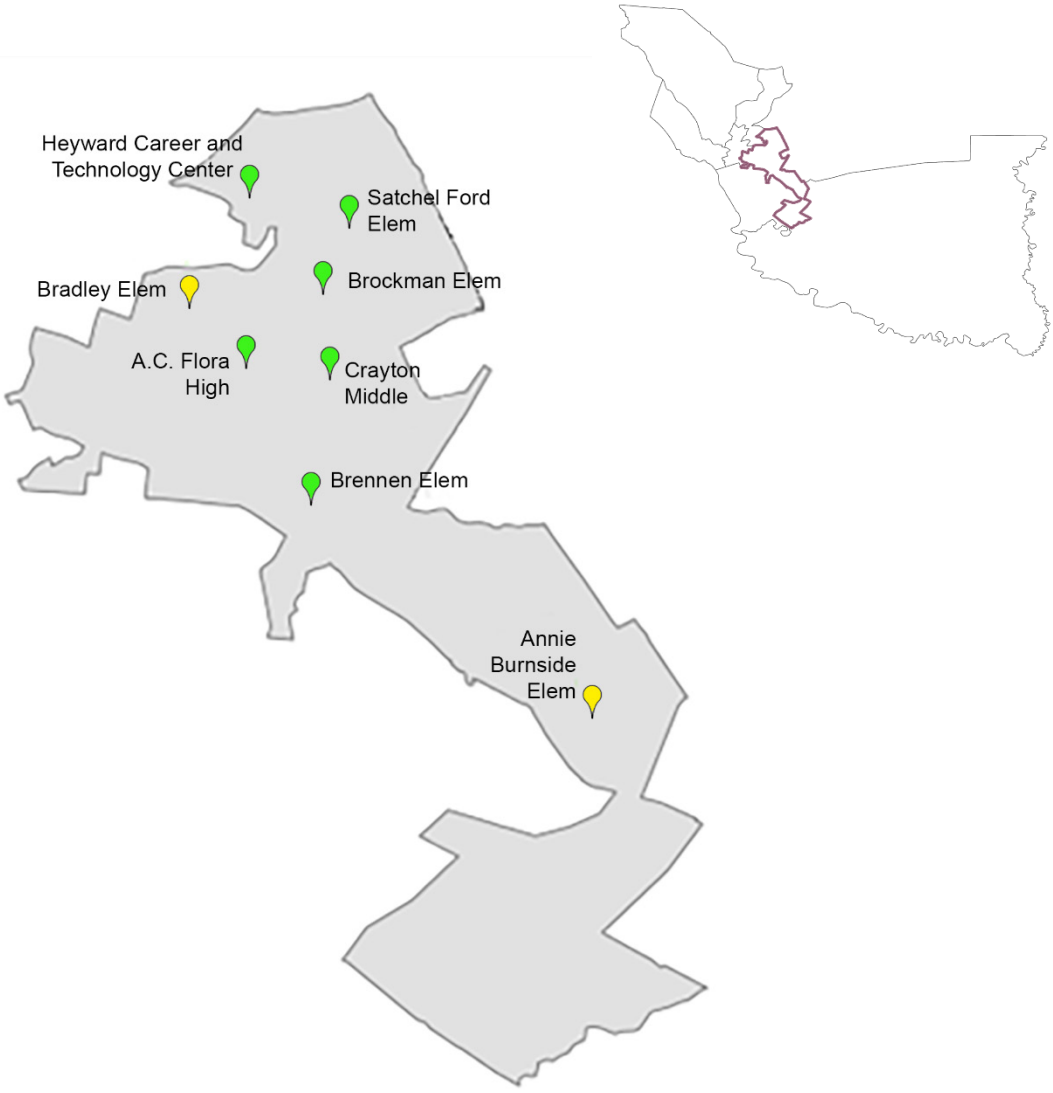
Eau Claire HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Eau Claire HS	**831,054**	**$20,725,252**	**$280,128,581**	**7.40%**	**92.60**
Alcorn MS	145,015	$584,922	$47,976,941	1.22%	98.78
Arden ES	67,697	$1,882,917	$18,457,254	10.20%	89.80
Eau Claire HS	290,860	$13,749,711	$103,155,026	13.33%	86.67
Forest Heights ES	75,663	$2,234,245	$32,782,705	6.82%	93.18
Heyward Gibbes MS	136,780	$409,937	$44,786,665	0.92%	99.08
Hyatt Park ES	115,039	$1,863,520	$32,969,990	5.65%	94.35



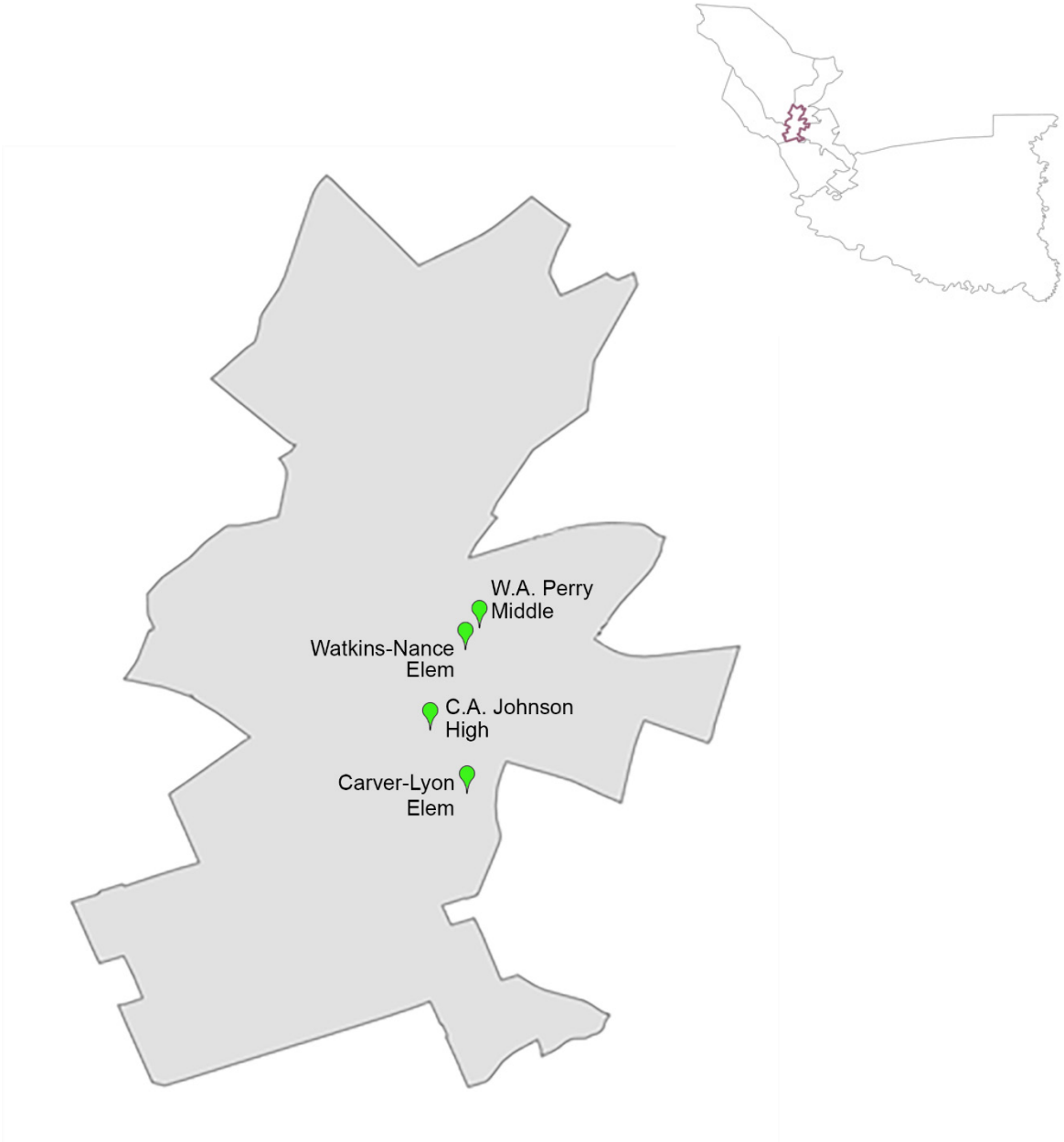
Flora HS Zone

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Flora	**810,692**	**$28,962,887**	**$252,906,078**	**11.45%**	**88.55**
A.C. Flora HS	277,797	$11,319,048	$89,223,981	12.69%	87.31
Annie Burnside ES	57,866	$3,804,525	$18,061,647	21.06%	78.94
Bradley ES	72,948	$5,980,292	$22,638,160	26.42%	73.58
Brennen ES	87,956	$2,022,372	$26,836,895	7.54%	92.46
Brockman ES	62,126	$1,056,423	$18,397,405	5.74%	94.26
Crayton MS	152,552	$1,903,181	$48,533,836	3.92%	96.08
Satchel Ford ES	99,447	$2,877,046	$29,214,154	9.85%	90.15
None-Zoned School					
Heyward Career & Technology Center	143,180	$1,893,307	$55,410,621	3.42%	96.58



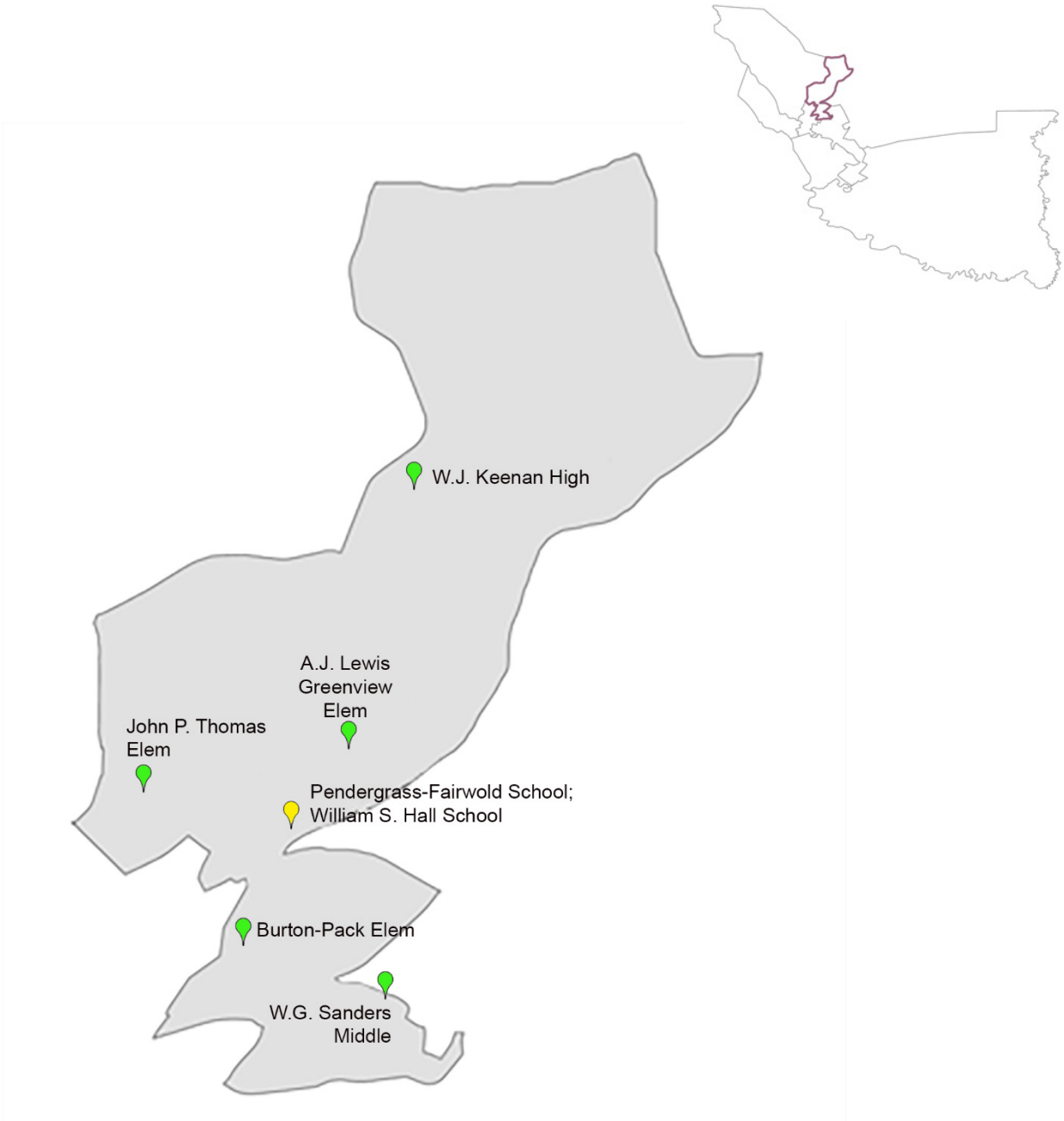
Johnson HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Johnson	**618,645**	**$11,193,806**	**$200,540,997**	**5.58%**	**94.42**
C.A. Johnson HS	247,279	$7,106,758	$74,528,116	9.54%	90.46
Carver-Lyon ES	102,585	$444,214	$39,971,807	1.11%	98.89
W.A. Perry MS	188,681	$3,115,238	$62,130,790	5.01%	94.99
Watkins-Nance ES	80,100	$527,597	$23,910,284	2.21%	97.79



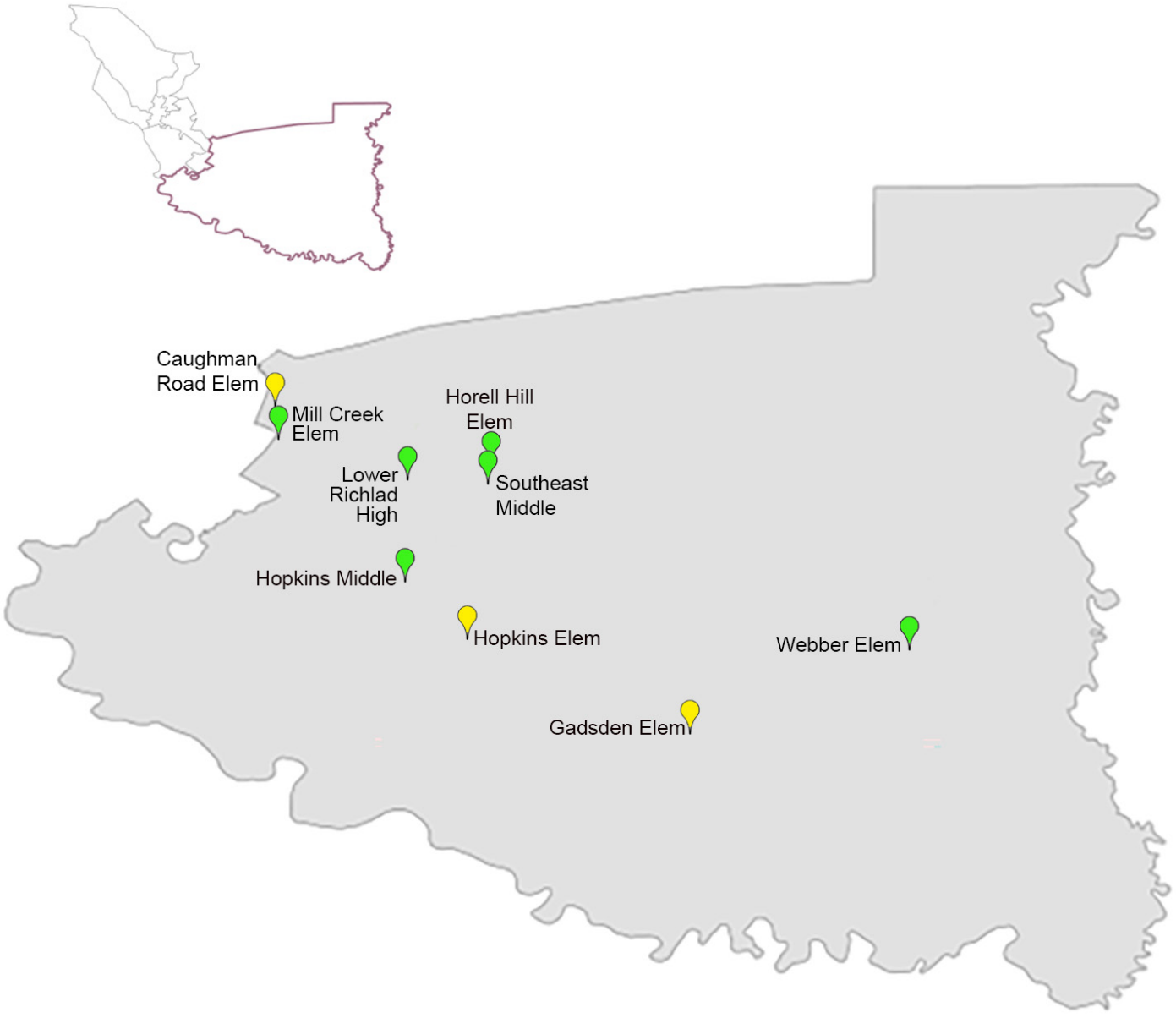
Keenan HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Keenan HS	**779,127**	**$17,071,208**	**$248,238,526**	**6.88%**	**93.12**
A.J. Lewis Greenview ES	104,397	$1,323,760	$29,364,586	4.51%	95.49
Burton-Pack ES	81,663	$299,992	$24,387,589	1.23%	98.77
John P. Thomas ES	73,319	$1,939,941	$22,023,494	8.81%	91.19
Pendergrass-Fairwold ES	52,958	$2,436,420	$15,369,654	15.85%	84.15
W.G. Sanders MS	201,483	$4,219,853	$65,062,518	6.49%	93.51
W.J. Keenan HS	265,307	$6,851,242	$92,030,685	7.44%	92.56



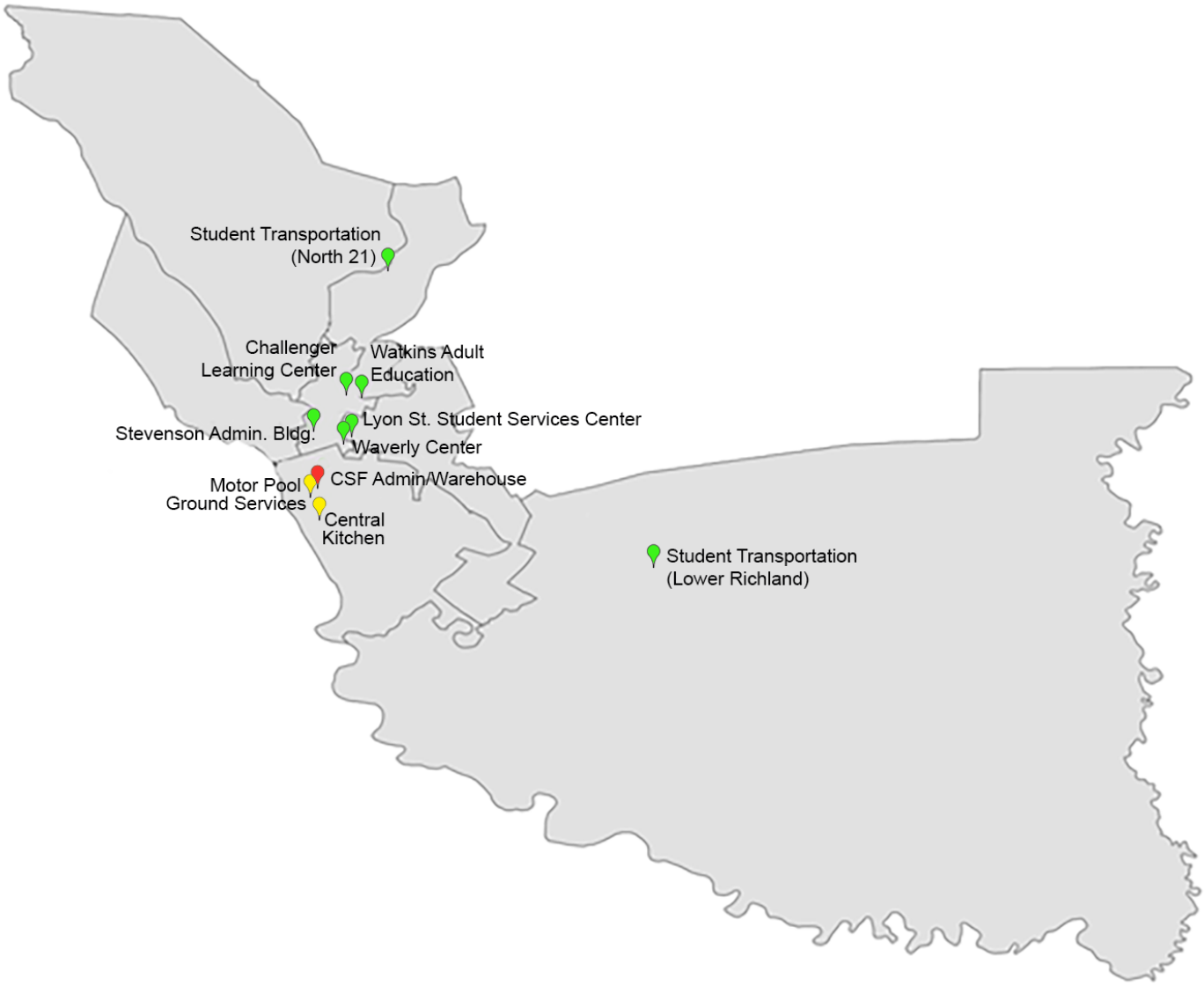
Lower Richland HS Zone Map

High School Zone	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Lower Richland HS	**1,125,226**	**$35,172,295**	**$340,083,541**	**10.34%**	**89.66**
Caughman Road ES	130,305	$7,684,291	$34,044,672	22.57%	77.43
Gadsden ES	47,200	$2,141,606	$13,947,516	15.35%	84.65
Hopkins ES	67,231	$4,209,033	$20,680,958	20.35%	79.65
Hopkins MS	149,242	$650,394	$57,207,303	1.14%	98.86
Horrell Hill ES	92,093	$2,204,934	$22,963,999	9.60%	90.40
Lower Richland HS	345,147	$12,066,475	$102,372,503	11.79%	88.21
Mill Creek ES	63,013	$2,437,396	$20,906,630	11.66%	88.34
Southeast MS	137,059	$513,661	$43,037,479	1.19%	98.81
Webber ES	93,936	$3,264,504	$24,922,481	13.10%	86.90



Condition Finding #5: Current Needs by Other Facilities

Other Facilities	Gross Area (S.F.)	Current Needs 2025	Current Replacement Value	FCI	FCA
Admin and Special Facilities	**386,504**	**$19,806,888**	**$115,041,854**	**17.22%**	**82.78**
Central Kitchen	33,396	$2,276,915	$8,109,621	28.08%	71.92
Challenger Learning Center	9,166	$250,754	$2,582,710	9.71%	90.29
CSF - Administration/Warehouse	163,235	$12,362,757	$39,238,611	31.51%	68.49
Lyon Street Student Services Center	37,564	$680,826	$13,313,787	5.11%	94.89
Motor Pool - Ground Services	8,824	$740,404	$4,758,865	15.56%	84.44
Stevenson Administration Building	30,696	$1,029,109	$8,141,182	12.64%	87.36
Student Transportation (Lower Richland)	5,950	$0	$4,308,435	0.00%	100.00
Student Transportation (North 21)	6,300	$50,844	$5,099,546	1.00%	99.00
Watkins Adult Education	44,025	$1,949,698	$13,495,312	14.45%	85.55
Waverly Annex	47,348	$465,580	$15,993,785	2.91%	97.09



Condition Finding #6: Facility Condition Distribution by Facility Type

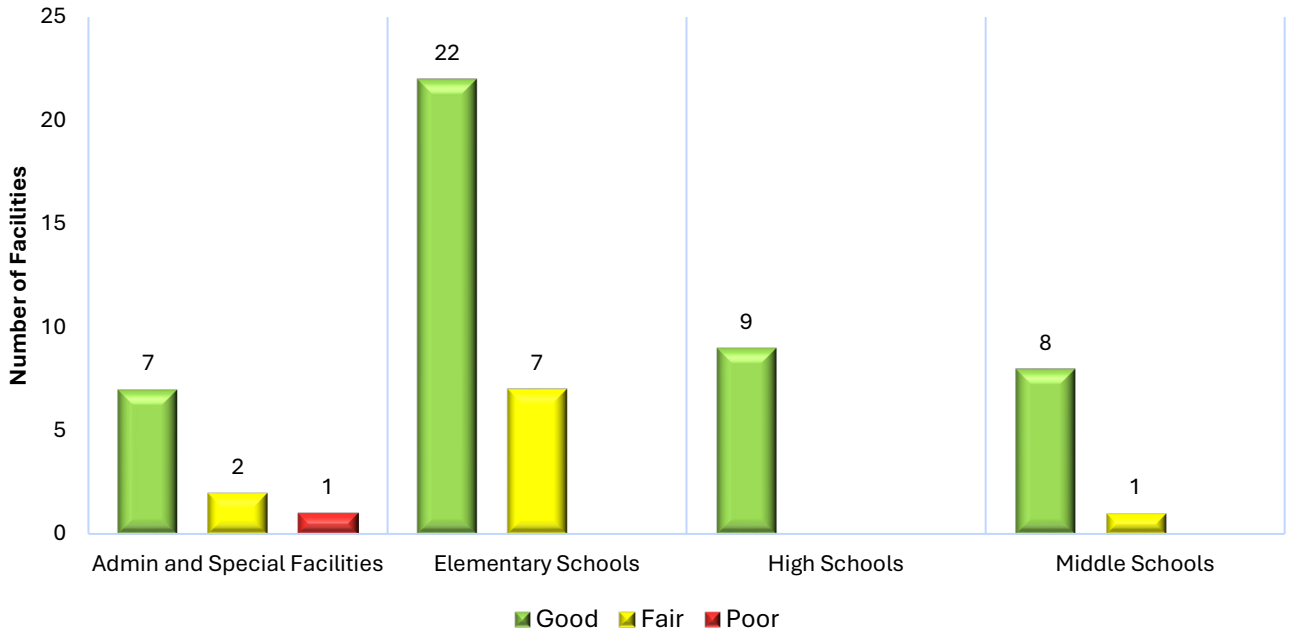
The 57 schools and non-school facilities used as administrative, temporary purpose, transportation, maintenance, support or warehouses, and their associated buildings and grounds, are in overall "Good" condition with a combined facility condition index (FCI) of 9.27%. Table 7 indicates distribution by gross square feet (GSF) and FCI condition by color rating.

Table 7 – FCI Rating Count and Gross Square Feet by Facility Type

Facility Type	Overall FCI	Qty	Gross Area	Good FCI 0% - 15.0%		Fair FCI 15.01% - 30.0%		Poor FCI > 30.0%	
				Count	Gross Area	Count	Gross Area	Count	Gross Area
Richland County School District One	**9.27%**	**57**	**6,387,640**	**46**	**5,530,605**	**10**	**693,800**	**1**	**163,235**
Admin and Special Facilities	17.22%	10	386,504	7	181,049	2	42,220	1	163,235
Elementary Schools	9.78%	29	2,287,280	22	1,775,736	7	511,544		
High Schools	9.86%	9	2,269,846	9	2,269,846				
Middle Schools	5.71%	9	1,444,010	8	1,303,974	1	140,036		

Figure 4 presents a column graph illustrating the distribution of facility conditions by facility type. The graph highlights that the majority of facilities are classified within the "Good" zone. Notably, the "Admin and Special Facilities" category is the only group that includes a facility rated in "Poor" condition.

Figure 4 - FCI Rating Count by Facility Type



Condition Finding #7: Current Needs by Facility System

The following tables outline facility condition needs categorized by major building system[6]. Table 8 presents the needs at the major group (system) level. Table 9 expands the list to include the details at UNIFORMAT II Individual Elements, also known as sub-system. The cost estimates are derived from the 2025 RSMeans Commercial Cost Data, which is used to determine the present value of materials and tasks required to address the defective conditions. Additionally, the RSMeans City Cost Index is applied to adjust the national average costs within the cost libraries to reflect local conditions.

Table 8 – Current Needs by Highest Investment and Major Group Element

Major System	Current Needs (2025)	% of Current Needs
Richland County School District One	**$185,303,996**	**100.00%**
C30 - Interior Finishes	$68,456,970	36.94%
D30 - HVAC	$31,679,898	17.10%
B30 - Roofing	$23,649,451	12.76%
G20 - Site Improvements	$18,805,569	10.15%
D50 - Electrical	$15,273,280	8.24%
D20 - Plumbing	$13,128,698	7.08%
C10 - Interior Construction	$7,840,414	4.23%
B20 - Exterior Enclosure	$3,267,532	1.76%
D40 - Fire Protection	$1,198,987	0.65%
E10 - Equipment	$1,062,414	0.57%
G40 - Site Electrical Utilities	$320,652	0.17%
A10 - Foundations	$196,764	0.11%
D10 - Conveying	$175,563	0.09%
G30 – Site Mechanical Utilities	$122,397	0.07%
B10 - Superstructure	$114,980	0.06%
C20 - Stairs	$10,426	0.01%

[6] System refers to building and related site work elements or components as described by National Institute of Standards and Technology (NIST) UNIFORMAT II, Classification for Building Elements (NISTIR 6389), and a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method, or materials used.

As noted in Table 8, C30 Interior Finishes rank at the top of the investment needs. Table 9 provides a more detailed breakdown, ordered by UNIFORMAT II classifications, and highlights that within the C30 classification, Ceiling Finishes require the greatest investment. This granular perspective of the systems and their associated investment needs can help prioritize projects by system groups across the RCSDO portfolio. The UNIFORMAT II classifications are defined as:

- **Major System (Level 2)** organizes building components into functional group elements. These are broad categories that describe major systems or assemblies within a facility, such as foundations, exterior walls, HVAC, or electrical systems.
- **Sub-system (Level 3)** provides a more detailed breakdown of the Level 2 group elements into individual building components. These elements describe specific parts of a system, such as slab-on-grade, exterior windows, or heat-generating systems

Table 9 – Current Needs by UNIFORMAT II Individual Elements

Major System	Sub-System	Cost of Current Needs	% of Current Needs
Richland County School District One		**$185,303,996**	**100.00%**
A10 - Foundations	A1030 - Slab on Grade	$196,764	0.11%
B10 - Superstructure	B1020 - Roof Construction	$61,033	0.03%
	B1010 - Floor Construction	$53,947	0.03%
B20 - Exterior Enclosure	B2010 - Exterior Walls	$1,697,088	0.92%
	B2030 - Exterior Doors	$790,934	0.43%
	B2020 - Exterior Windows	$779,511	0.42%
B30 - Roofing	B3010 - Roof Coverings	$23,589,197	12.73%
	B3020 - Roof Openings	$60,254	0.03%
C10 - Interior Construction	C1030 - Fittings	$5,560,458	3.00%
	C1020 - Interior Doors	$2,200,008	1.19%
	C1010 - Partitions	$79,948	0.04%
C20 - Stairs	C2010 - Stair Construction	$10,426	0.01%
C30 - Interior Finishes	C3030 - Ceiling Finishes	$45,835,361	24.74%
	C3020 - Floor Finishes	$19,263,393	10.40%
	C3010 - Wall Finishes	$3,358,216	1.81%
D10 - Conveying	D1010 - Elevators and Lifts	$175,563	0.09%
D20 - Plumbing	D2030 - Sanitary Waste	$8,530,823	4.60%
	D2020 - Domestic Water Distribution	$2,443,164	1.32%
	D2010 - Plumbing Fixtures	$1,248,863	0.67%
	D2040 - Rain Water Drainage	$905,849	0.49%
D30 - HVAC	D3050 - Terminal & Package Units	$15,283,738	8.25%
	D3040 - Distribution Systems	$14,324,404	7.73%
	D3060 - Controls & Instrumentation	$800,529	0.43%
	D3020 - Heat Generating Systems	$642,269	0.35%

Major System	Sub-System	Cost of Current Needs	% of Current Needs
	D3030 - Cooling Generating Systems	$626,169	0.34%
	D3010 - Energy Supply	$2,788	0.00%
D40 - Fire Protection	D4010 - Sprinklers	$1,173,637	0.63%
	D4020 - Standpipes	$14,956	0.01%
	D4090 - Other Fire Protection Systems	$10,394	0.01%
D50 - Electrical	D5010 - Electrical Service/Distribution	$6,032,674	3.26%
	D5020 - Lighting and Branch Wiring	$4,708,614	2.54%
	D5030 - Communications and Security	$4,462,114	2.41%
	D5090 - Other Electrical Systems	$69,878	0.04%
E10 - Equipment	E1090 - Other Equipment	$805,026	0.43%
	E1020 - Institutional Equipment	$150,027	0.08%
	E1030 - Vehicular Equipment	$107,361	0.06%
G20 - Site Improvements	G2010 - Roadways	$6,731,830	3.63%
	G2040 - Site Development	$6,041,171	3.26%
	G2020 - Parking Lots	$4,986,961	2.69%
	G2050 - Landscaping	$544,821	0.29%
	G2030 - Pedestrian Paving	$500,786	0.27%
G30 - Site Mechanical Utilities	G3020 - Sanitary Sewer	$110,687	0.06%
	G3030 - Storm Sewer	$11,710	0.01%
G40 - Site Electrical Utilities	G4020 - Site Lighting	$320,652	0.17%

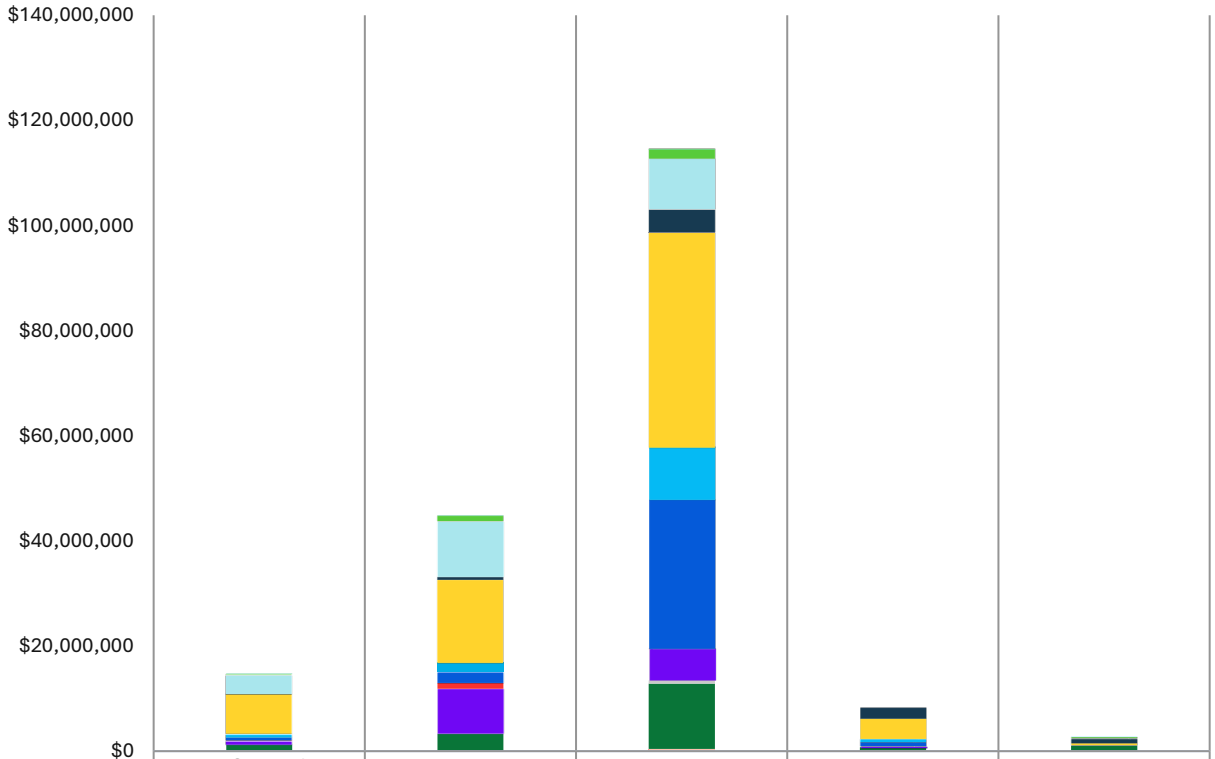
Condition Finding #8: Current Needs by Deficiency Priority

Table 10 and Figure 5 chart school condition needs categorized by deficiency priority. The priority ranking was determined based on observations from assessors and school staff. It is important to note that these priorities do not account for the affordability of needed repairs within the district, nor do they align facility needs with the district's master plan priorities. While the current needs may require a significant investment, it is noteworthy that most of the deficiencies have been categorized as Priority 3. As such, these can be deferred to planning years 3 to 5 with low risk of consequential damage to the system.

Table 10 – Current Needs by Priority and Definition

Current Needs (2025)	Priority
$185,303,996	**Total**
$14,736,702	**Priority 1- Currently Critical (Immediate)** Items under this classification require immediate attention to (a) return a facility to normal operation, (b) address nonfunctional systems, and (c) address a potential safety hazard.
$44,814,772	**Priority 2 – Potentially Critical (1 to 2 Years)** Items under this classification require attention to prevent a deficiency from becoming critical. Situations include the following: (a) intermittent interruptions to normal operation, and (b) rapid deterioration of distressed systems
$114,534,817	**Priority 3 – Necessary/Not Yet Critical (3 to 5 Years)** Items under this classification require attention and planning to prevent future predictable deterioration or future interruptions to normal operations or items that may result in higher costs if deferred. This timeframe assumes a normal CIP funding process and timeline, as well as reasonable risk of failure.
$8,466,731	**Priority 4 – Recommended (6 to 10 Years)** Items under this classification are not required for normal function and operation of the facility but would improve efficiency and functionality of the facility or reduce long-term maintenance.
$2,570,974	**Priority 5 – Discretionary (not time sensitive)** Assigned to systems or deficiencies that could be considered cosmetic or low priority issues.

Figure 5 – Current Needs by Deficiency Priority and Major System



	1 - Currently Critical (Immediate)	2 - Potentially Critical (Year 1 - 2)	3 - Necessary/Not Yet Critical (Years 3 - 5)	4 - Recommended (Years 6-10)	5 - Discretionary
A10 - Foundations	$69,632	$48,894	$60,698		$17,541
B10 - Superstructure	$9,209	$49,623	$56,148		
B20 - Exterior Enclosure	$107,015	$989,976	$1,923,792		$246,750
B30 - Roofing	$3,570,024	$10,468,549	$9,610,878		
C10 - Interior Construction	$39,313	$559,132	$4,249,104	$2,143,541	$849,325
C20 - Stairs			$10,426		
C30 - Interior Finishes	$7,507,667	$15,804,914	$40,851,422	$3,893,735	$399,231
D10 - Conveying	$157,063	$18,500			
D20 - Plumbing	$563,246	$1,848,885	$10,085,856	$630,712	
D30 - HVAC	$586,865	$2,053,223	$28,248,195	$791,615	
D40 - Fire Protection	$81,348	$1,112,442	$5,197		
D50 - Electrical	$618,559	$8,396,037	$5,992,806	$265,878	
E10 - Equipment	$128,049	$152,668	$600,525		$181,172
G20 - Site Improvements	$1,298,714	$3,300,219	$12,408,432	$741,250	$1,056,955
G30 - Site Mechanical Utilities		$11,710	$110,687		
G40 - Site Electrical Utilities			$320,652		

Condition Finding #9: Current Needs by Deficiency Category

Table 11 illustrates the distribution of costs resulting from the assignments to each Deficiency Category. It is structured into three columns: the first column displays the financial allocation for each category, the second lists the category names, and the third provides descriptions or definitions used as guidelines in the assessment. These descriptions help communicate how costs are distributed and comprehend the criteria for each category, aiding in informed decision-making and resource planning.

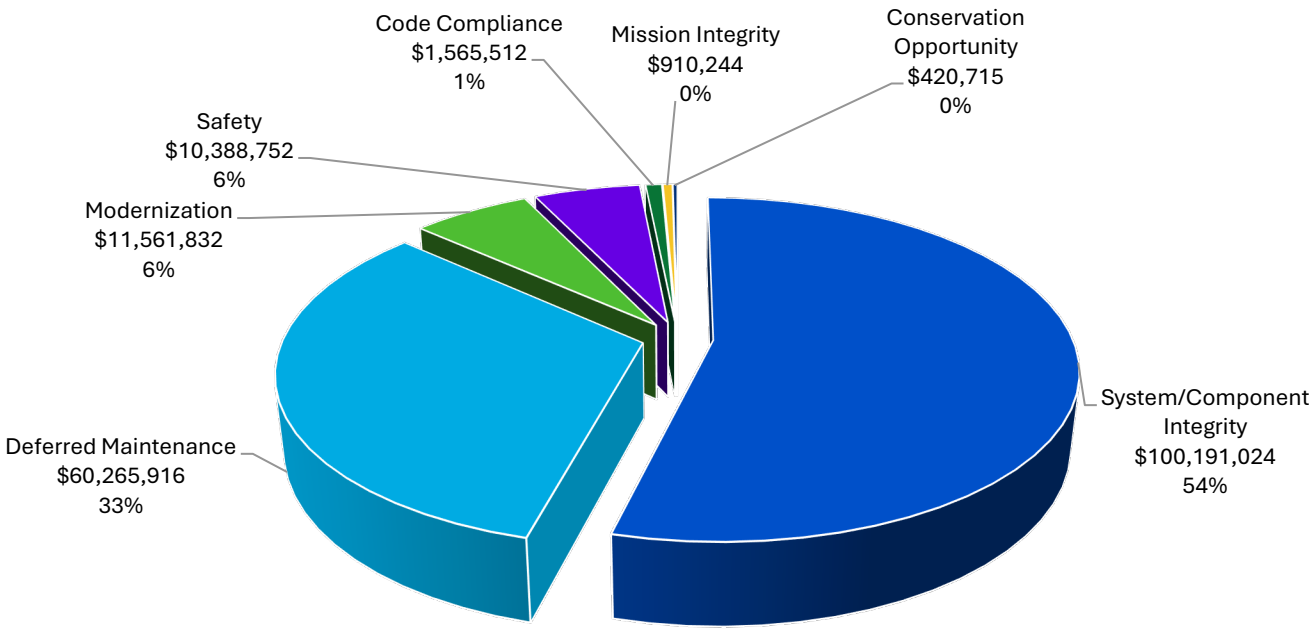
Table 11 – Current Needs by Category and Definition

Current Needs (2025)	Category	Description
$185,303,996	**Total**	
$1,565,512	Code Compliance	Includes items that are identified as nonconforming to current editions of building codes, for example, the International Building Code, International Fire Code, International Plumbing Code, and ADA. These items may have been in conformance when constructed but are not now and would have to conform when repair/renovation projects are undertaken.
$420,715	Conservation Opportunity	Conditions, which adversely affect energy usage. (Examples: single pane windows, pipe insulation)
$60,265,916	Deferred Maintenance	Includes current needed repairs or replacements that have been deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
$910,244	Mission Integrity	Includes items or actions that impact the ability of the building to function as the intended mission (i.e. school, administration, library etc.)
$11,561,832	Modernization	Includes items that do not impact the operations or mission of the building but are unsightly due to appearance and/or outdated and should be updated with more efficient components.
$10,388,752	Safety	Includes items identified as opportunities to address potential concerns or conditions that may be of concern to occupants. These improvements are typically prioritized to enhance the overall environment, mitigate risks, and ensure the continued well-being and comfort of all building users.
$100,191,024	System/Component Integrity	Includes items and actions that impact the overall soundness, reliability, and proper functioning of the system that lead to failures and diminish performance.

Figure 6 illustrates the distribution of facility condition needs for 2025 by deficiency category. Notably, 54% of costs are linked to System/Component Integrity, primarily due to aging systems resulting from deferred renewal. While these systems may still be operational, their reliability diminishes over time.

In addition to the costs associated with System/Component Integrity, Deferred Maintenance represents 33% of the total costs. This category includes repairs or replacements that have been delayed, either intentionally or unintentionally, to future budget cycles or until funding is available. Our objective is to support RCSDO in shifting towards a proactive and timely remediation program. By offering comprehensive data, we aim to help prevent further deterioration of systems or components.

Figure 6 – Current Needs by Deficiency Category



Condition Finding #10: Capital Renewal Needs Funding Scenarios

An integral part of this report is a look toward the future. Having identified Current Period (2025) needs, Parsons modeled future facility and site improvement depreciation, resulting in Forecast Period (2026 – 2035) capital renewal needs of **$953,547,796.**

Referring to the facility assessment summary, the total Current Period (2025) and 10-Year Forecast Period (2026 – 2035) funding needs are about **$1,138,851,792.** In the analysis shown below, the facility condition data developed during the RCSDO assessment were used to produce four funding scenarios:

- **Scenario 1: Do Nothing.** In this scenario, neither the current deferred maintenance nor the forecasted system renewal needs are funded. As a result, the Facility Condition Index (FCI) will deteriorate significantly, rising from the current FCI of 9.27 percent to an FCI of 49.77 percent, which is classified as "Poor" condition demonstrated in Figure 7. This scenario highlights the potential consequences of inaction, emphasizing the importance of addressing maintenance and renewal needs to prevent further decline in facility conditions

Figure 7 – FCI for Zero Funding Scenario

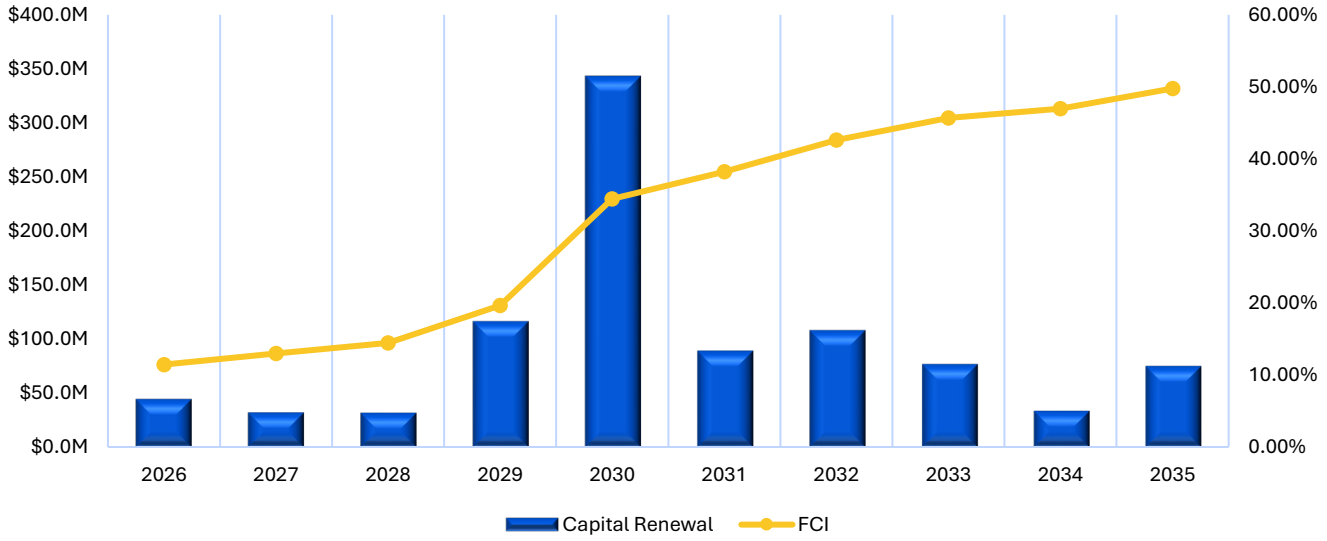


Table 12 – FCI for Zero Funding Scenario

Year	Capital Renewal	Investment	FCI
2026	$44,712,871	$0	11.45%
2027	$32,466,830	$0	12.98%
2028	$32,031,272	$0	14.44%
2029	$116,657,270	$0	19.63%
2030	$343,445,346	$0	34.46%
2031	$89,560,113	$0	38.21%
2032	$108,539,506	$0	42.63%
2033	$77,098,565	$0	45.67%
2034	$33,795,443	$0	46.97%
2035	$75,240,582	$0	49.77%
	$953,547,796		

The following scenarios outline various spending plans designed to manage the facility condition index (FCI) for Richland County School District One, as illustrated in Figure 8 and Table 13. These scenarios explore different funding strategies to maintain or improve the condition of the district's facilities over time.

- **Scenario 2: Sustain Current FCI of 9.27%**: The blue columns in the graph illustrate funding required to maintain the current facility condition index of 9.27 percent, which is considered "Good" condition. This scenario necessitates investing adequately to keep pace with the cost of renewal, requiring a level funding that escalates 3 percent annually, amounting to approximately $95.4 million per year, with total funding needs reaching $953,547,796 over the period. For instance, in the year 2030 $343.4 million will be needed for the renewal of expiring systems. Therefore $343.4 must be allocated to remediation efforts to address backlog needs or replace the systems due for renewal. This approach ensures that facilities remain in good condition by proactively managing and funding necessary renewals.
- **Scenario 3: Target 2% Investment of Portfolio Value**: The green line and columns depict the impact on the FCI when following a fixed investment plan of 2% of the portfolio value, also adjusted for a 3% annual inflation rate. In this scenario, the funding remains consistent at an average of $47 million per year, but the FCI will vary according to the forecast renewal schedule. Investing 2% of the portfolio value is the least preferred option as it results in an increased FCI, rising from 9.27 percent to 29.77 percent in the year 2035.
- **Scenario 4: Target 4% Investment of Portfolio Value.** The amber line and columns illustrate the effects of a fixed investment plan, representing 4% of the portfolio value. This scenario demonstrates the resulting Facility Condition Index (FCI) when a higher, consistent level of funding is allocated. As depicted, this level of consistent funding aligns well with Scenario 2, effectively maintaining the current FCI. By the end of the forecast period, the 4% investment results in an FCI of 9.77 percent, indicating that this approach successfully preserves the facilities' condition at a level close to the current "Good" rating.

Figure 8 – 10 Year Forecast Funding vs FCI Analysis

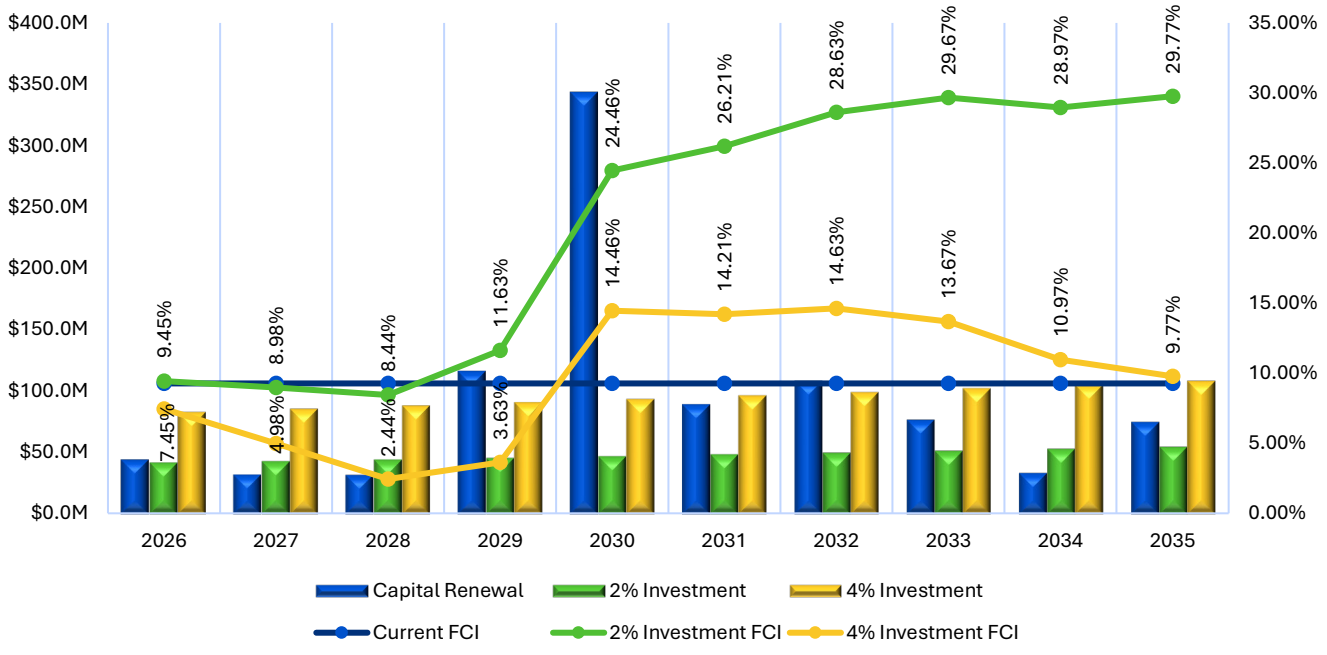


Table 13 – 10 Year Forecast Funding vs FCI Analysis

	Current FCI 9.27% Capital Renewal	2% Investment		4% Investment	
Year	Amount	Amount	FCI	Amount	FCI
2026	$44,712,871	$41,164,022	2.06%	$82,328,044	4.12%
2027	$32,466,830	$42,398,943	2.12%	$84,797,886	4.24%
2028	$32,031,272	$43,670,911	2.19%	$87,341,822	4.37%
2029	$116,657,270	$44,981,038	2.25%	$89,962,077	4.50%
2030	$343,445,346	$46,330,470	2.32%	$92,660,939	4.64%
2031	$89,560,113	$47,720,384	2.39%	$95,440,767	4.78%
2032	$108,539,506	$49,151,995	2.46%	$98,303,990	4.92%
2033	$77,098,565	$50,626,555	2.53%	$101,253,110	5.07%
2034	$33,795,443	$52,145,352	2.61%	$104,290,703	5.22%
2035	$75,240,582	$53,709,712	2.69%	$107,419,424	5.38%
	$953,547,796	**$471,899,382**		**$943,798,763**	

APPENDICES

Appendix A – Terms and Definitions

Term	Definition
Abandoned	A facility owned by a district that is not occupied and not maintained. See Vacant.
Additional Cost	Total project cost is composed of hard and soft costs. Additional costs or soft expenses are costs that are necessary to accomplish the corrective work but are not directly attributable to the deficient systems direct construction cost, which are often referred to as hard cost. The components included in the soft costs vary by owner but usually include architect and contractor fees, contingencies and other owner-incurred costs necessary to fully develop and build a facility. These soft cost factors can be adjusted anytime within the eCOMET database at the owner's discretion.
Assessment	Visual survey of a facility to determine its condition. It involves looking at the age of systems, reviewing information from local sources and visual evidence of potential problems to assign a condition rating. It does not include destructive testing of materials or testing of systems or equipment for functionality.
ASTM	ASTM International (ASTM): Originally known as the American Society for Testing and Materials, ASTM is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
Building	A fully enclosed and roofed structure that can be traversed internally without exiting to the exterior.
Building Addition	An area, space or component of a building added to a building after the original building's year-built date. NOTE: As a convention in the database, "Main" was used to designate the original building. Additions built prior to 1983 (30 years) were included in the main building area calculations to reflect their predicted system depreciation characteristics and remaining service life.
Building Systems	eCOMET® uses UNIFORMAT II to organize building data. UNIFORMAT II was originally developed by the federal General Services Administration to delineate building costs by systems rather than by material. UNIFORMAT II was formalized by an NIST standard, NISTIR 6389 in 1999. It has been further quantified and updated by ASTM standard 2005, E1557-05. The Construction Specifications Institute, CSI, has taken over the standard as part of their MasterFormat / MasterSpec system.
BOMA	Building Owners Managers of America (BOMA): National organization of public and private facility owners focused on building management tools and maintenance techniques. eCOMET® reference: Building and component system effective economic life expectancies.
Calculated Next Renewal	The year a system or building element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
Capital Renewal	Capital renewal refers to the cyclical replacement of building systems or elements as they become obsolete or beyond their useful life. It is not normally included in an annual operating/maintenance budget. See calculated next renewal and next renewal.
City Cost Index (CCI)	RS Means provides building system, equipment, and construction costs at a national level. The City Cost Index (also provided by RS Means) localizes those costs to a geographic region of the United States. In eCOMET®, each building or site is assigned a City Cost Index, which adjusts all the associated costs for systems, deficiencies and inventory to the local value.
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.

Term	Definition
Condition Budget	The Condition Budget, also known as Condition Needs, represents the budgeted contractor installed costs plus owner's soft costs for the repair, replacement or renewal for a component or system level deficiency. It excludes contributing costs for other components or systems that might also be associated with the corrective actions due to packaging the work.
Condition Index (CI) %	The Condition Index (CI) also known as the Remaining Service Life Index (RSLI) is calculated as the sum of a renewable system's Remaining Service Life (RSL) Value divided by the sum of a system's Replacement Value (both values exclude soft cost to simplify calculation updates) expressed as a percentage ranging from 100.00% (new) to 0.00% (expired - no remaining life).
Correction	Correction refers to an assessor's recommended deficiency repair or replacement action. For any system or element deficiency, there can be multiple and alternative solutions for its repair or replacement. A Correction is user defined and tied to a UNIFORMAT II element, or system it is intended to address. It excludes other peripheral costs that may also be included in the packaging of repair, replacement or renewal improvements that may also be triggered by the deficiency correction.
Cost Model	A cost model is a list of facility systems which could represent the installed systems a given facility. Included in the cost model are standard unit cost estimates, gross areas, life cycles and installed dates. Also represented is the repair cost for deficient systems, replacement values. See eCOMET® cost models.
Criteria	Criteria refer to the set of requirements, guidelines or standards that are assessed and rated to develop a score.
Current Period	The Current Period is the current year plus a user defined number of forward years.
Current Replacement Value (CRV)	The Current Replacement Value (CRV) of a facility, building or system represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current configuration. It is calculated by multiplying the gross area of the facility by a square foot cost developed in that facility's cost model. Replacement cost includes construction costs and owner's additional or soft costs for fees, permits and other expenses to reflect the total project cost.
Construction Specifications Institute (CSI)	Construction Specifications Institute: Primary national organization specializing in construction materials data and data location in construction documents. eCOMET® reference: UNIFORMAT II materials classification.
Deferred Maintenance	Deferred maintenance is condition work deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged, missing, inadequate or insufficient for an intended purpose.
Deficiency Category	Category refers to the type or class of a user defined deficiency grouping with shared or similar characteristics. Category descriptions include, but are not limited to: Accessibility Code Compliance, Appearance, Building Code Compliance, Deferred Maintenance, Energy, Environmental, Life Safety Code Compliance, and Safety.
Deficiency Priority	Priority refers to a deficiency's urgency for repair as determined by the assessment team. Five typical industry priority settings were used for the assessment: Priority 1 – Currently Critical; Priority 2 – Potentially Critical; Priority 3 – Necessary/Not Yet Critical; Priority 4 – Recommended.
Distress	Distress refers to a user-defined root cause of a deficiency. Distress descriptions are: Beyond Service Life, Damaged, Inadequate, Needs Remediation, and Missing.

Term	Definition
eCOMET®	Energy and Condition Management Estimation Technology (eCOMET®) is Parsons proprietary facility asset management software developed to provide facility managers with a state of the art, web-based tool to develop and maintain a comprehensive database of FCA data and information used for facility asset management, maintenance and repair, and capital renewal planning. eCOMET® is used by Parsons and its clients as the primary tool for collecting FCA data, preparing cost estimates, generating individual facility reports and cost estimates, and developing the overall capital renewal program.
eCOMET® Cost Models	eCOMET® cost models are derived from RS Means Square Foot Cost Data cost models and these models are used to develop the current replacement value (CRV) and assign life cycle costs to the various systems within a building. Cost models are assigned current costs-per-square-foot to establish replacement values. The Cost models are designed to represent a client specific facility that meets local standards and cost trends.
Element	Elements are the major components that comprise building systems as defined by UNIFORMAT II.
Expected Life	Also referred to as Useful Life. See Useful Life definition.
Facility	A facility refers to site(s), building(s), or building addition(s), or combinations thereof that support a service or an educational purpose.
Facility Attributes	Customizable eCOMET fields to identify attributes specific to a facility. These fields are part of the eCOMET database set-up with the owner.
Facility Condition Assessment (FCA)	A facility condition assessment (FCA) is a visual inspection of buildings and grounds at a facility to identify and estimate current and future needed repairs or replacements of major systems for planning and budgeting purposes. It is typically performed for organizations that are tasked with the day-to-day maintenance, operation, and capital renewal (replacement) of building systems and components of a large inventory of facilities. The primary goal of an FCA is to objectively and quantifiably identify, inspect, and prioritize the repair and replacement needs of the building and ground systems (e.g., roofs, windows, doors, floor finishes, plumbing fixtures, parking lot, and sidewalks) within facilities that have either failed or have surpassed their service life, and to identify and forecast future capital replacement needs for systems that have not yet failed, but planned replacement of those systems is needed to ensure that the facilities will continue to meet the mission of the organization.
Facility Condition Index (FCI) %	FCI is an industry-standard measurement of a facility's condition expressed as a percentage from 0.00% to 100.00% that is derived by dividing the cost to correct a facility's deficiencies by its Current Replacement Value (CRV). The higher the FCI, the poorer the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period refers to a user defined number of years forward of the Current Period.
Gen (Generate)	The Cost Model has a Gen box for each system line item. By checking the box, eCOMET will generate life cycle deficiencies based on the Year Installed and the Life for that system. Systems that typically do not re-generate (foundations, floor construction, roof construction, basement walls, etc.) would not have the Gen box checked as those systems would not re-generate at the end of a life cycle. In those instances, it would be more practical and cost effective to demolish the entire facility than re-new those systems.
Gross Square Feet (GSF)	The area of the enclosed floor space of a building or building addition in square feet measured to the outside face of the enclosing wall.

Term	Definition
Life Cycle	Life cycle refers to the period that a building or site system or element can be expected to adequately serve its intended function. Parsons assigns expected life cycles to all building systems based on Building Operators and Managers of America (BOMA) recommended life cycles, manufacturers suggested life, and RS Means cost data, and client-provided historical data. BOMA standards are a nationally recognized source of life cycle data for various components and/or systems associated with facilities. RS Means is a national company specializing in construction estimating and costs.
Next Renewal	Next Renewal refers to a manually adjusted expected useful life of a system or element based on on-site inspection either by reducing or extending the Calculated Next Renewal to more accurately reflect current conditions.
Order of Magnitude	Order of Magnitude refers to a rough approximation made with a degree of knowledge and confidence that the budgeted, projected or estimated cost falls within a reasonable range of cost values.
Remaining Service Life (RSL)	RSL is the number of years of service remaining for a system or equipment item. It is automatically calculated based on the difference between the current year and the Calculated Next Renewal date or the Next Renewal date whichever one is the later date.
Renewal Factors	Renewal factors represent the difference in cost of renovating or replacing an existing system, rather than new construction of a building system. For example, installing a new built-up roof on an existing building would include removing and disposing of the old roof, a cost not associated with new construction. Using a renewal premium to account for demolition and other difficulty costs, Parsons typically assigns a renewal factor of 110%.
Renewal Schedule	A timeline by year that indicates when the systems will need to be renewed and the estimated price of the renewal.
Repair Cost	Repair cost is the sum of all the deficiencies associated with a building or multiple buildings/facility. It will include any applied soft costs or City Cost Indexes.
Replacement Value	See Current Replacement Value.
Site	A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support a facility.
Soft Costs	Soft Costs are a construction industry term that refers to expense items that are not considered direct construction costs. Soft costs are user-defined and include architectural, engineering, management, testing, and mitigation fees, and other owner pre- and post-construction expenses.
Sustainability	Sustainability refers to the collection of policies and strategies that meet society's present needs without compromising the ability of future generations to meet their own needs.
System	System refers to building and related site work elements as described by ASTM UNIFORMAT II Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also UNIFORMAT II.
System Generated Deficiency	eCOMET® automatically generates system deficiencies based on system life cycles using the systems installation dates as the base year. By adjusting the Next Renewal date ahead or behind the predicted or stated life cycle date, a system cost will come due earlier or later than the originally installed life cycle date. This utility accounts for good maintenance conditions and a longer life, or early expiration of a system life due to any number of adverse factors such as poor installation, acts of God, material defects, poor design applications and other factors that may shorten the life of a material or system. It is important to mention that the condition of the systems is not necessarily a reflection of maintenance practices, but a combination of system usage and age.

Term	Definition
UNIFORMAT	ASTM UNIFORMAT II, Classification for Building Elements (E1557-97), a publication of the Construction Specification Institute (CSI), is a format used to classify major facility components common to most buildings. The format is based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies.
Unit Price (Raw)	The actual $/sq. ft. cost being used for the building and systems. It will include adjustments for the City Cost Index applied to the facility.
Unit Price	The Unit Price (Raw) x the Additional Cost Template percentage.
Useful Life	Also known as Expected Life, Useful Life refers to the intrinsic period a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines, RSMeans cost data, and from client- defined historical experience.
Vacant	Vacant refers to a facility that is not occupied but is a maintained facility by a district. See Abandoned.
Useful Life	Also known as Expected Service Life, Useful Life refers to the intrinsic period a system or element is expected to perform as intended. Useful life is generally provided by manufacturers of materials, systems and elements through their literature, testing and experience. Useful Lives in the database are derived from the Building Owners and Managers (BOMA) organization's guidelines; RSMeans cost data, and from client-defined historical experience.
Year Built	The year that a building or addition was originally built based on its date of substantial completion or occupancy.
Year Installed	The year a system or element was built or the most recent major renovation date where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced.

Appendix B – Renewal Schedule by School Type

(under separate cover)

Renewal Needs by School Type, Campus (Alphabetical)

Current Period (2025) and Forecast Period (2026 – 2035)

Appendix C – Renewal Schedule School Type (Worst to Best) *(under separate cover)*

Renewal Needs by School Type Ranked by FCI (Worst to Best)

Current Period (2025) and Forecast Period (2026 – 2035)

Appendix D – Renewal Schedule by Campus in (Worst to Best)

Renewal Needs by Campus Ranked by FCI (Worst to Best)

Current Period (2025) and Forecast Period (2026 – 2035)

Appendix E – Renewal Schedule FCI by Campus, Building and Major System

Renewal Needs for All Facilities listed by FCI (Worst to Best)

Current Period (2025) and Forecast Period (2026 – 2035)