

# Richland One Facilities Overview



Board Presentation

March 31, 2026



## Overview

- Welcome and Introductions
- Demographic Overview
- Economic Overview
- School District
- Enrollment Projections
- Capacity Utilization
- Facility Assessments
- Budget Overview



# Project Team Introductions



## Rob Tanner

Vice President, MGT

*Mr. Tanner has worked on projects for both private and public entities including higher education and public education. Mr. Tanner's focus is on school building condition and site assessments, transportation management, and continuity of operations as part of larger assessments for facility master planning.*



## Donna Venegas

Senior Project Manager, Parsons

*Ms. Venegas is a Senior PM, specializing in large-scale, multi-location FCA projects and has developed and implemented FCA and planning software for 30 years. She is proficient at data validation, migration, and integration with other systems. Wide-ranging CMMS, EAM experience.*



## Lance Richards, Ed.D.

Director, MGT

*Dr. Richards is a Director with MGT. Prior to that he worked for over thirty-three years in public education as a teacher, principal, district administrator, and superintendent. He works with school communities to help them make impactful decisions that will serve all stakeholders.*



## Cameron Arceneaux

Demographer, MGT

*Mr. Arceneaux brings extensive GIS experience supporting school district enrollment and attendance boundary planning. Using ArcGIS and demographic analysis, he helps school leaders and school communities understand impacts, evaluate options, and make informed decisions*



## Monica Farirai

Consultant, MGT

*Ms. Farirai assists with market research, stakeholder engagement, and data analysis. She is adept in managing data and developing actionable reports. She also has proficiency in small group facilitation and community engagement.*



**School People**



**Student Focused**



**K12 Facility  
Planning Experts**



**Comprehensive  
Solution Team**

# Demographic Overview

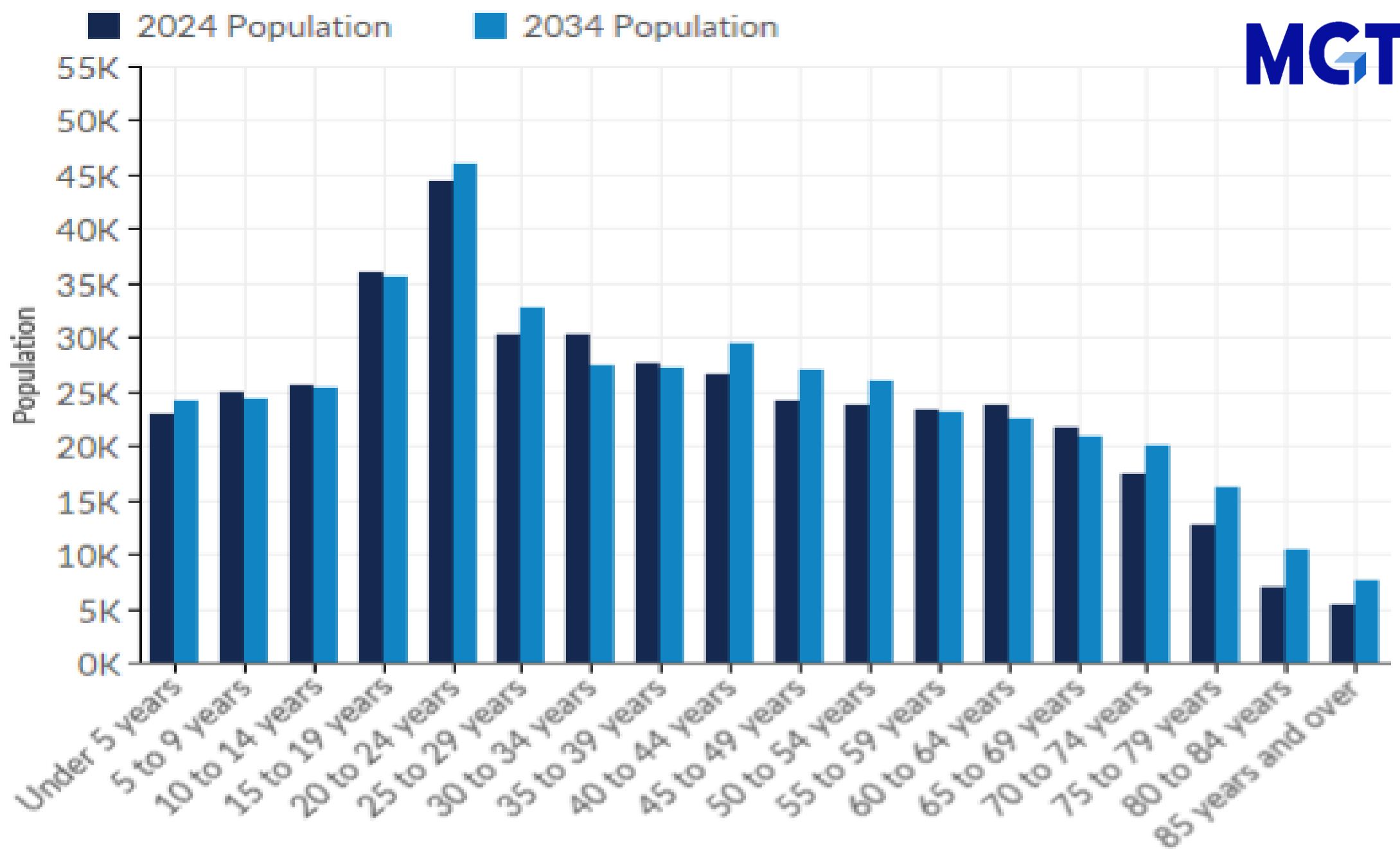
- The population in Richland County is projected to grow by 4% (18,305 individuals) by 2033.
- The state of South Carolina will increase by 11% in the same period.
- The nation is estimated to increase 4% by 2033.

Area	2024 Population	2034 Population	Change	% Change
Richland County	427,260	445,565	18,305	4%
South Carolina	5,442,079	6,014,200	572,121	11%
Nation	336,486,167	351,040,055	14,553,887	4%

Source: LIGHTCAST, Q1 2025 Data Set.



# Richland County Population by Age



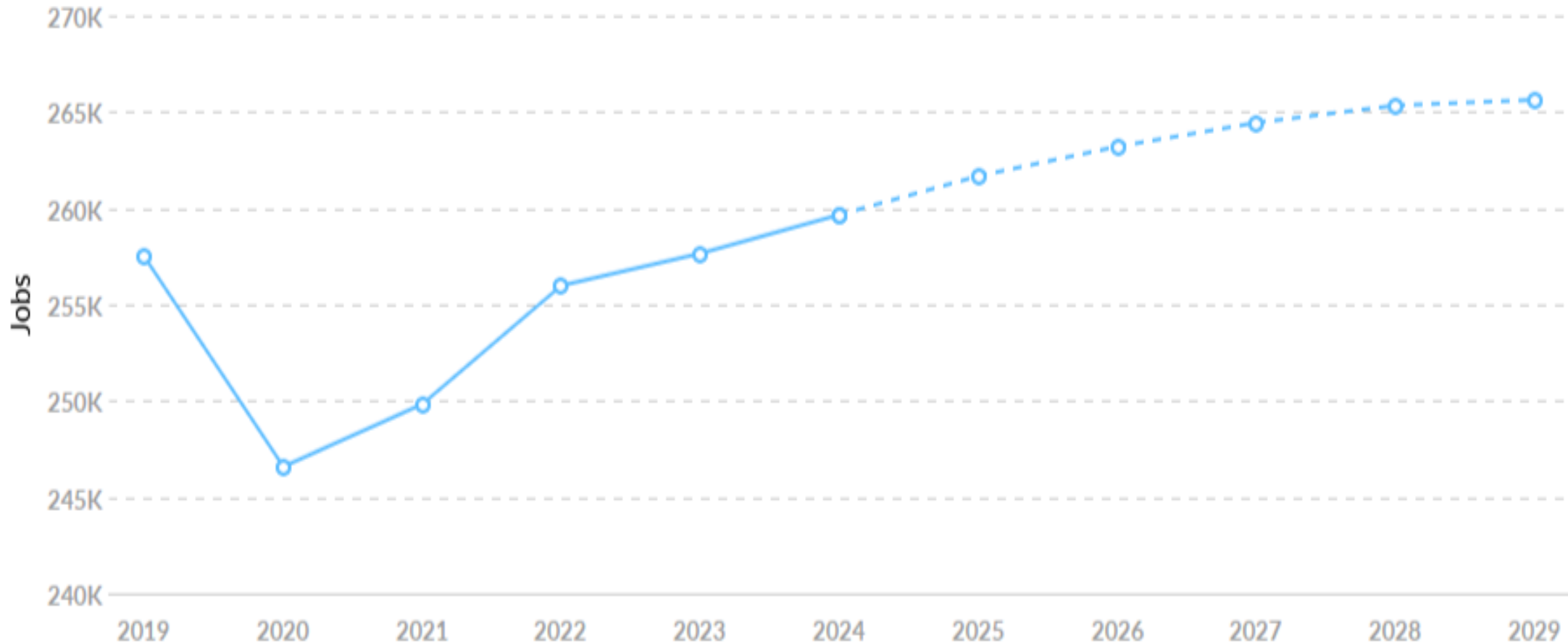
# Population by Age

Age Cohort	2024 Population	2034 Population	Change	% Change	2034 % of Cohort
Under 5 years	22,946	24,086	1,141	5%	5%
5 to 9 years	24,969	24,299	(670)	(3%)	5%
10 to 14 years	25,622	25,317	(306)	(1%)	6%
15 to 19 years	36,040	35,677	(363)	(1%)	8%
20 to 24 years	44,350	45,943	1,593	4%	10%
25 to 29 years	30,163	32,766	2,603	9%	7%
30 to 34 years	30,250	27,453	(2,797)	(9%)	6%
35 to 39 years	27,563	27,115	(448)	(2%)	6%
40 to 44 years	26,528	29,366	2,838	11%	7%
45 to 49 years	24,228	26,903	2,675	11%	6%
50 to 54 years	23,794	25,879	2,085	9%	6%
55 to 59 years	23,218	23,069	(149)	(1%)	5%
60 to 64 years	23,724	22,587	(1,138)	(5%)	5%
65 to 69 years	21,571	20,912	(659)	(3%)	5%
70 to 74 years	17,365	19,957	2,591	15%	4%
75 to 79 years	12,695	16,230	3,535	28%	4%
80 to 84 years	6,879	10,525	3,646	53%	2%
85 years & over	5,356	7,484	2,128	40%	2%
<b>Total</b>	<b>427,260</b>	<b>445,565</b>	<b>18,305</b>	<b>4%</b>	<b>100%</b>

Source:  
LIGHTCAST,  
Q1 2025  
Data Set.



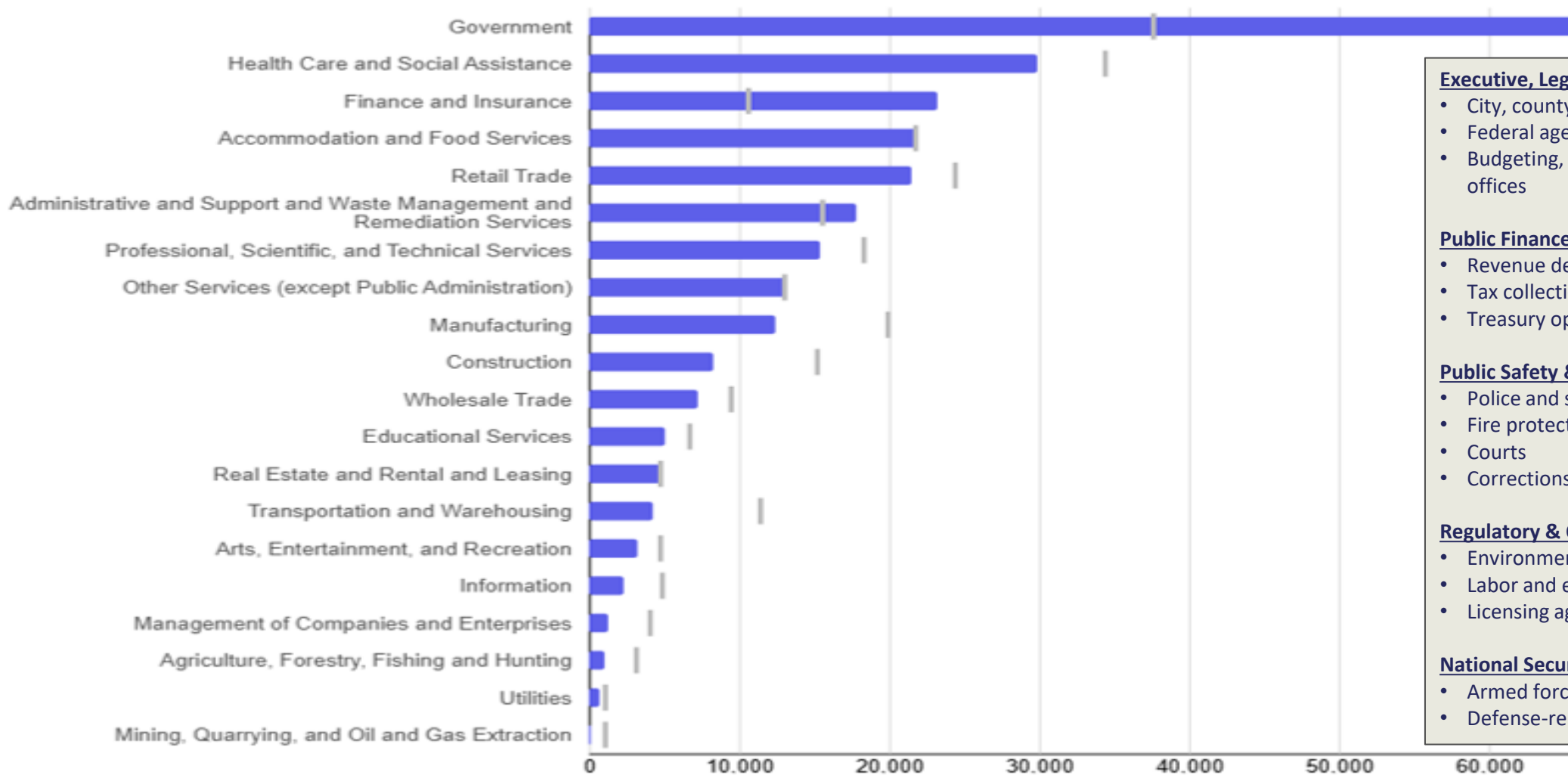
## Job Trends for Richland County 2019-2029.



Source: LIGHTCAST, Q1 2025 Data Set.

## Largest Industries in the Richland County

● Industry Jobs ● National Average



### Executive, Legislative & General Government

- City, county, and state administration
- Federal agencies
- Budgeting, finance, public administration offices

### Public Finance & Taxation

- Revenue departments
- Tax collection
- Treasury operations

### Public Safety & Justice

- Police and sheriff departments
- Fire protection
- Courts
- Corrections

### Regulatory & Oversight Agencies

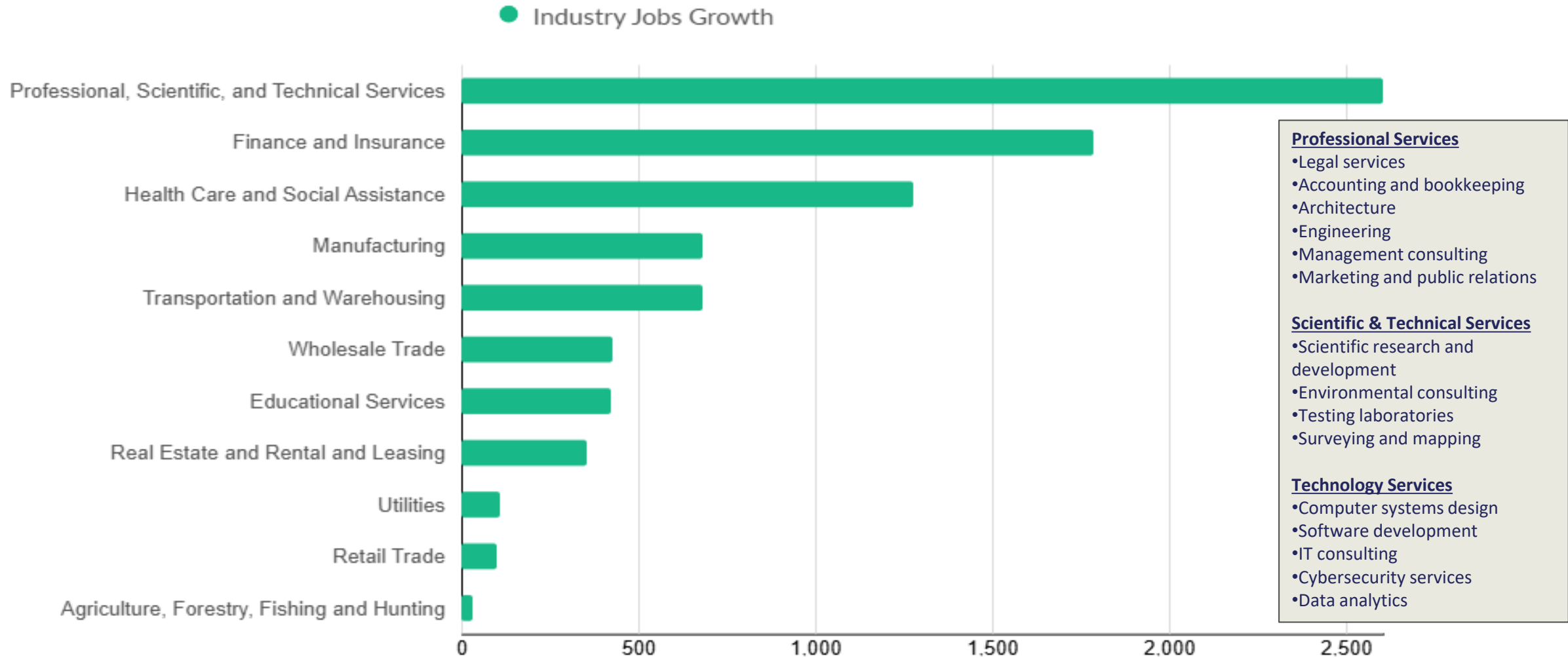
- Environmental regulation
- Labor and employment regulation
- Licensing agencies

### National Security & Military (Federal)

- Armed forces
- Defense-related administration

Source: LIGHTCAST, Q1 2025 Data Set.

## Top Growing Industries in Richland County



Source: LIGHTCAST, Q1 2025 Data Set.

# Elementary Schools

School Name	Grades
A. C. Moore Elementary	PK-5
A. J. Lewis Greenview Elementary	PK-5
Annie Burnside Elementary	PK-5
Arden Elementary	PK-5
Bradley Elementary	PK-5
Brennen Elementary	PK-5
Brockman Elementary	PK-5
Burton Pack Elementary	PK-5
Carver-Lyon Elementary	PK-5
Caughman Road Elementary	PK-5
Edward E. Taylor Elementary	PK-5
Forest Heights Elementary	PK-5
Gadsden Elementary	PK-5
H. B. Rhame Elementary	PK-5
Hopkins Elementary	PK-5

School Name	Grades
Horrell Hill Elementary	PK-5
Hyatt Park Elementary	PK-5
J. P. Thomas Elementary	PK-5
Logan Elementary	PK-5
Meadowfield Elementary	PK-5
Mill Creek Elementary	PK-5
Pine Grove Elementary	PK-5
Sandel Elementary	PK-5
South Kilbourne Elementary	PK-5
Watkins-Nance Elementary	PK-5
Webber School	PK-5
Carolina School for Inquiry	PK-6
Pendergrass Fairwold School	PK-12
Rosewood Elementary	KG-5
Satchel Ford Elementary	KG-5

# Secondary Schools

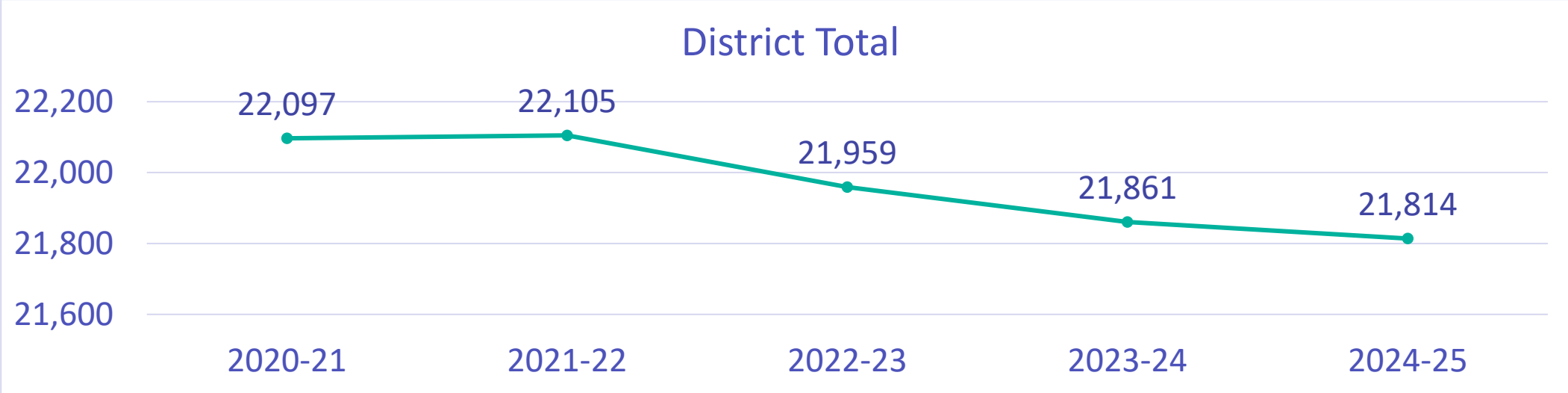
School Name	Grades
Alcorn Middle	6-8
Crayton Middle	6-8
Hand Middle	6-8
Heyward Gibbes Middle	6-8
Hopkins Middle	6-8
Southeast Middle	6-8
St. Andrews Middle	6-8
W. A. Perry Middle	6-8
W. G. Sanders Middle	6-8

School Name	Grades
A. C. Flora High	9-12
C. A. Johnson High	9-12
Columbia High	9-12
Dreher High	9-12
Eau Claire High	9-12
Lower Richland High	9-12
Samuel A. Heyward Career and Technology Center	9-12
W.J. Keenan High	9-12
Richland One Charter Middle College	11-12

# Enrollment Information



Enrollment by Grade, 2020-2024.



# Educational Landscape



Grade	2020-21	2021-22	2022-23	2023-24	2024-25	% Change 2020-24
Pre-kindergarten	765	1,054	1,130	1,110	1,036	35%
Kindergarten	1,630	1,659	1,629	1,590	1,694	4%
Grade 1	1,709	1,669	1,725	1,655	1,635	-4%
Grade 2	1,656	1,688	1,675	1,712	1,642	-1%
Grade 3	1,688	1,661	1,660	1,698	1,698	1%
Grade 4	1,656	1,651	1,646	1,659	1,658	0.1%
Grade 5	1,655	1,624	1,662	1,610	1,650	-0.3%
Grade 6	1,678	1,563	1,580	1,641	1,560	-7%
Grade 7	1,803	1,678	1,542	1,588	1,624	-10%
Grade 8	1,711	1,728	1,613	1,477	1,540	-10%
Grade 9	1,905	1,996	1,988	1,954	1,792	-6%
Grade 10	1,521	1,474	1,553	1,570	1,597	5%
Grade 11	1,362	1,198	1,162	1,216	1,434	5%
Grade 12	1,358	1,462	1,394	1,381	1,254	-8%
<b>Total Students</b>	<b>22,097</b>	<b>22,105</b>	<b>21,959</b>	<b>21,861</b>	<b>21,814</b>	<b>-1%</b>

Source: South Carolina Department of Education.

# Spatial Data Creation and Analysis

## 1. Verification

**Data Verification**  
Student Data - SY 2024-2025

File Name: 25-26\_Demography\_RCSD1updatedv3  
Total Student Records: 21592  
Valid Address Fields: 21535  
\*Invalid - Empty - PO Box: 57

Data Fields Provided In File

SchYr	SchID	ID	student_number
Enroll_Status	grade_level	LunchStatus	MAILING
Mailing_City	Mailing_State	Mailing_Zip	S_SC_STU_X_Eng_Prof1
Ethnicity	SchoolName	School_Lvl	S_SC_STU_X_SelContained

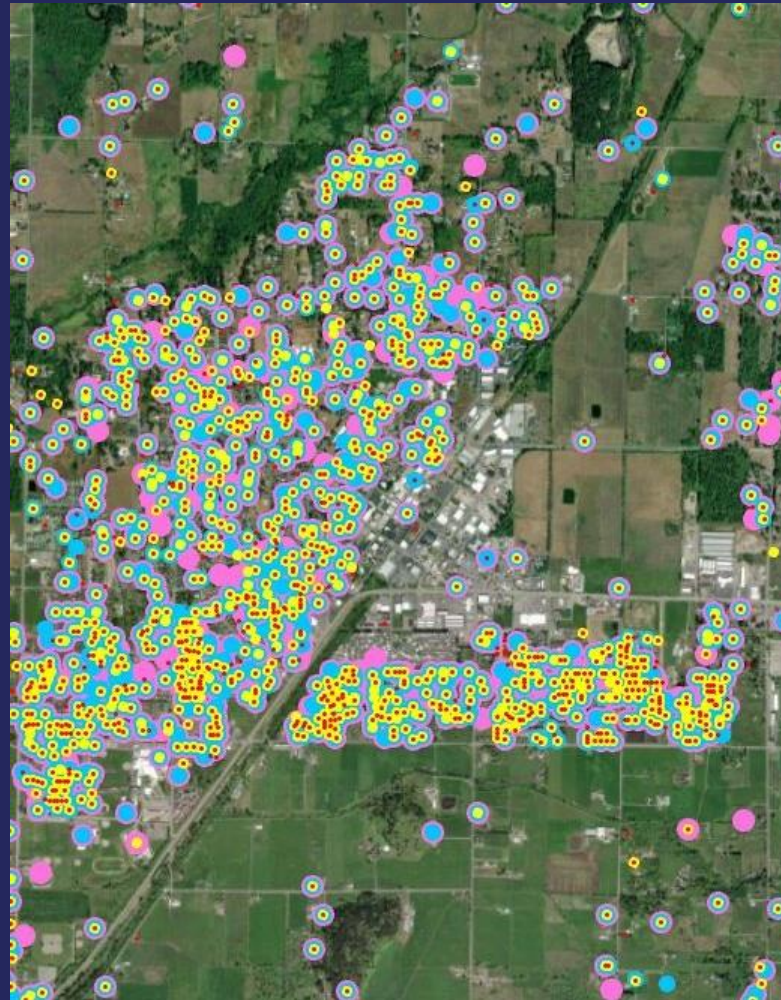
The following fields were included in the file you provided. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields.

Attribute Details

School Name	Student Count by Grade and Enrollment												Total Enrl						
	EE	PK	0	1	2	3	4	5	6	7	8	9		10	11	12			
AC Flora HS													349	347	300	308	1,394		
AC Moore ES	28	31	30	36	41	29	38										233		
AJ Lewis Greenview ES	17	37	59	50	38	49	46	64									349		
Alcorn MS									100	121	147						368		
Annie Burnside ES	31	52	45	42	42	47	52										311		
Arden ES	14	43	26	33	40	31	34										221		
Bredley ES	15	45	53	57	52	49	54	59									383		
Brennen ES	20	120	124	141	129	158	134										826		
Brookman ES	24	40	37	46	41	35	34	35									292		
Burton Pack ES	20	45	41	35	40	38	36										255		
CA Johnson HS												111	87	64	59		321		
Carolina School for Inquiry	5	17	14	20	10	12	10	17	7								112		
Carver Lyon ES	35	70	69	64	57	81	55										436		
Caughman Road ES	17	56	111	103	105	96	106	118									712		
Columbia HS												225	167	119	120		631		
Crayton MS									343	321	303						967		
Dreher HS												306	283	279	258		1,128		
Eau Claire HS												145	145	112	126		528		
Edward E Taylor ES	15	37	25	36	20	32	30										195		
Forest Heights ES	37	67	58	65	55	76	63										421		
Gardden ES	15	17	19	17	19	15	19	16									137		
H B Rhame ES									246	278	229						753		
Hand MS	30	63	55	63	76	54	66										407		
Heyward Gibbs MS									79	73	81						233		
Hopkins ES	16	20	46	40	31	50	41	41									285		
Hopkins MS									141	144	163						448		
Howell Hill ES	5	43	67	80	95	108	80	87									565		
Hyatt Park ES	13	27	46	43	39	49	32	38									287		
John P Thomas ES	37	47	56	48	61	44	52										345		
Logan ES	11	31	41	36	34	27	29	29									238		
Lower Richland HS												355	338	250	259		1,202		
Meadowfield ES	46	95	78	90	105	95	83										592		
Mill Creek ES	31	56	47	61	57	48	55										355		
Pendergrass Fairwold School												3	1	2	4	2	3	29	44
Pine Grove ES	38	86	76	61	68	72	80											483	
Richard One Middle College															39	62		101	
Rosewood ES	49	58	50	53	63	67												346	
Satchel Ford ES	109	132	119	133	121	116												730	
South Kibourne ES	25	36	37	34	36	41	23											232	
Southeast MS									181	183	143							487	
St Andrew MS									223	224	197							634	
WA Perry MS									110	113	102							325	
Watkins Nance ES	45	87	70	79	81	66	72											500	
Webber ES	12	18	28	35	30	34	29	29										215	
WG Sanders MS									152	164	163							479	

**MGT**

## 2. Place Students



## 3. Analysis



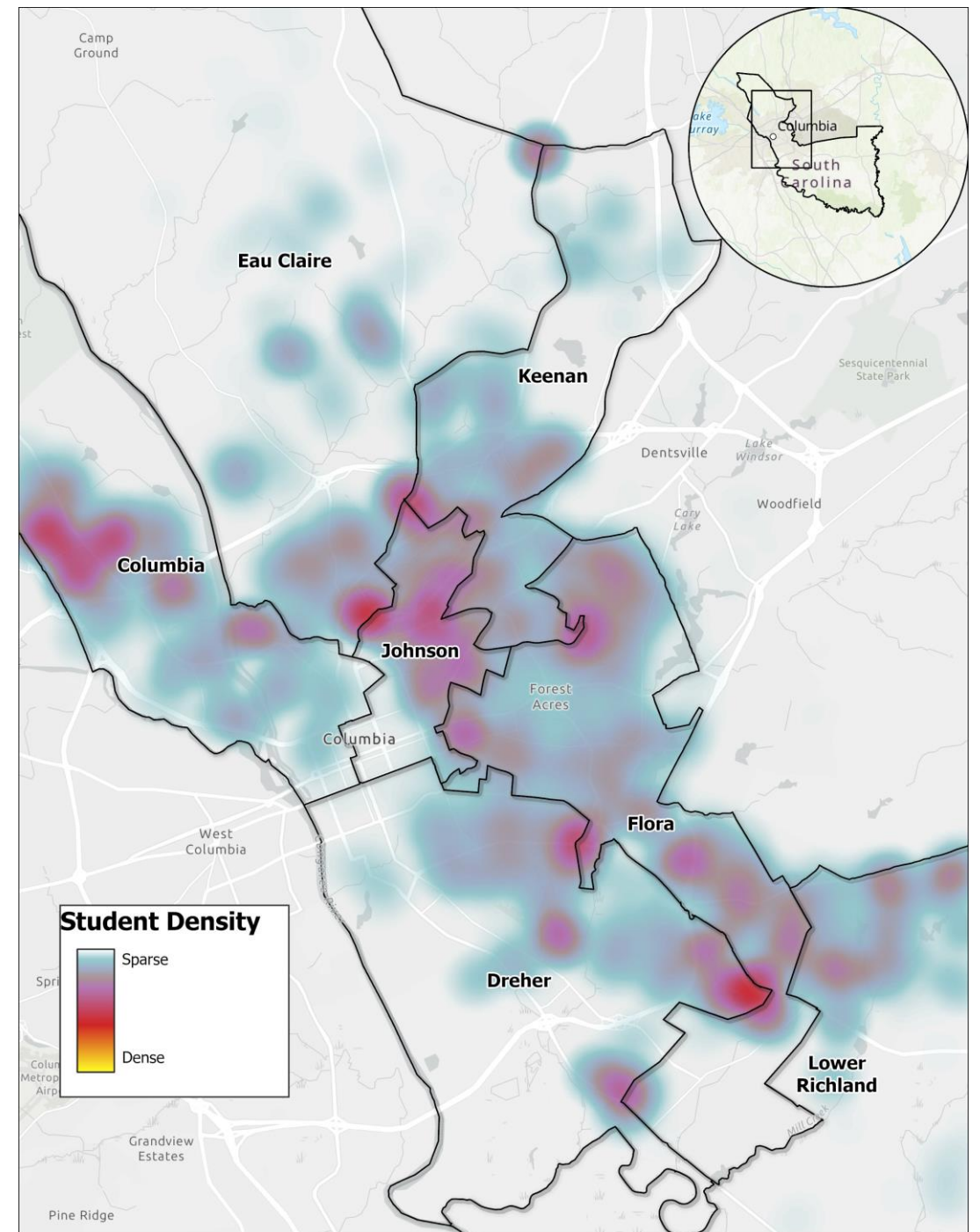
Data is Verified by RSD1

Each Point represents one Student

R1 cut into 399 Study Areas

# Student Density Fall 2024

The densest clusters of students (purple) can be found in the residential areas surrounding Downtown Columbia. The least dense clusters (blue/no color) are Downtown Columbia itself and the more rural parts of the district.



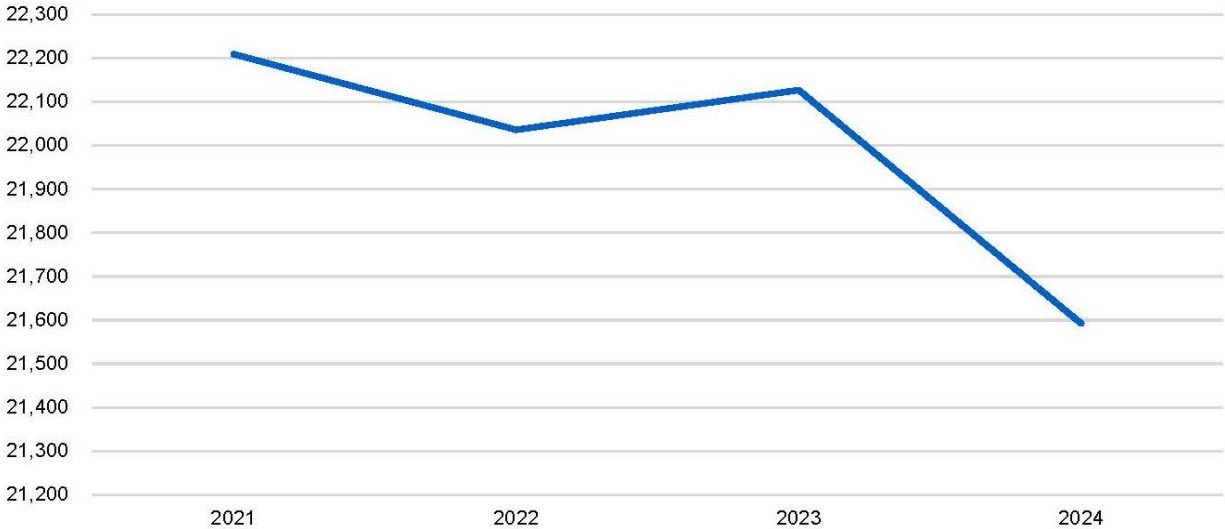
# Historical Student Analysis

Enrollment throughout the district is declining with 2024 enrollment seeing a decrease of 535 students. This decrease was most pronounced at 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> grades.

25 of the district's 47 schools declined in enrollment over the last 3 years.

Enrollment Trends by Grade

	Historical			Current	1-Yr Diff	Trend
	2021	2022	2023	2024		
PK/EE	119	193	205	162	-43	
PK	910	944	943	837	-106	
K	1627	1611	1611	1695	84	
1	1652	1693	1637	1654	17	
2	1699	1658	1715	1621	-94	
3	1634	1669	1668	1701	33	
4	1651	1644	1667	1658	-9	
5	1604	1651	1607	1657	50	
6	1591	1568	1654	1565	-89	
7	1666	1549	1581	1622	41	
8	1727	1626	1518	1520	2	
9	2105	2078	2037	1702	-335	
10	1568	1635	1645	1536	-109	
11	1348	1312	1432	1278	-154	
12	1308	1205	1207	1384	177	
<b>Total Enrollment</b>	<b>22,209</b>	<b>22,036</b>	<b>22,127</b>	<b>21,592</b>		
<b>Yearly Difference</b>	<b>-</b>	<b>-173</b>	<b>91</b>	<b>-535</b>		



# Utilization and Transfer Analysis – Elementary Schools

Student Forecast SY 2024-2025

Attendance Area	Grade Range	School Capacity	Current Enrollment		Resident Student Transfers			Inter-District Transfers	Total Transfer In Rate
			Students	Utilization	In	Out	Out Rate	In	
Arden ES	K-5	351	221	63.0%	79	37	21.1%	3	37.1%
Bradley ES	K-5	501	383	76.4%	114	104	29.6%	4	30.8%
Brennen ES	K-5	767	826	107.7%	56	130	14.8%	14	8.5%
Brockman ES	K-5	280	292	104.3%	282	N/A		10	100.0%
Burnside ES	K-5	327	311	95.1%	18	102	26.0%	2	6.4%
Burton Pack ES	K-5	727	255	35.1%	22	121	34.5%	3	9.8%
Carolina School for Inquiry	K-5		105		100	N/A		5	100.0%
Carver Lyon ES	K-5	400	430	107.5%	239	41	18.8%	13	58.6%
Caughman Road ES	K-5	764	712	93.2%	177	76	13.1%	8	26.0%
Forest Heights ES	K-5	687	421	61.3%	24	97	19.9%	5	6.9%
Gadsden ES	K-5	193	137	71.0%	32	7	7.4%	1	24.1%
Lewis Greenview ES	K-5	672	349	51.9%	43	52	15.6%	8	14.6%
Hopkins ES	K-5	478	285	59.6%	45	60	21.5%	3	16.8%
Horrell Hill ES	K-5	712	565	79.4%	74	119	19.9%	2	13.5%
Hyatt Park ES	K-5	515	287	55.7%	40	79	25.2%	0	13.9%

# Utilization and Transfer Analysis – Elementary Schools (Cont.)

Student Forecast SY 2024-2025

Attendance Area	Grade Range	School Capacity	Current Enrollment		Resident Student Transfers			Inter-District Transfers	Total Transfer In Rate
			Students	Utilization	In	Out	Out Rate	In	
Logan ES	K-5	354	238	67.2%	100	17	12.9%	8	45.4%
Meadowfield ES	K-5	730	592	81.1%	59	75	12.5%	7	11.1%
Mill Creek ES	K-5	451	355	78.7%	21	135	29.0%	4	7.0%
A.C. Moore ES	K-5	513	233	45.4%	81	14	8.7%	4	36.5%
Pine Grove ES	K-5	543	483	89.0%	24	48	9.6%	6	6.2%
H.B. Rhame ES	K-5	464	407	87.7%	31	139	27.7%	10	10.1%
Rosewood ES	K-5	453	340	75.1%	56	37	11.7%	6	18.2%
W.S. Sandel ES	K-5	645	541	83.9%	96	42	8.9%	4	18.5%
Satchel Ford ES	K-5	730	730	100.0%	48	167	20.4%	29	10.5%
South Kilbourne ES	K-5	366	232	63.4%	18	38	15.4%	5	9.9%
Edward E. Taylor ES	K-5	440	195	44.3%	18	69	28.2%	1	9.7%
Thomas ES	K-5	557	345	61.9%	36	77	20.6%	13	14.2%
Watkins Nance ES	K-5	560	500	89.3%	93	53	11.9%	7	20.0%
Webber ES	K-5	546	215	39.4%	9	70	26.9%	2	5.1%
<b>ES Total/Average</b>		<b>14,726*</b>	<b>10,985</b>	<b>74.6%</b>					

\*does not include Carolina School of Inquiry

# Utilization and Transfer Analysis – Middle Schools

Student Forecast SY 2024-2025

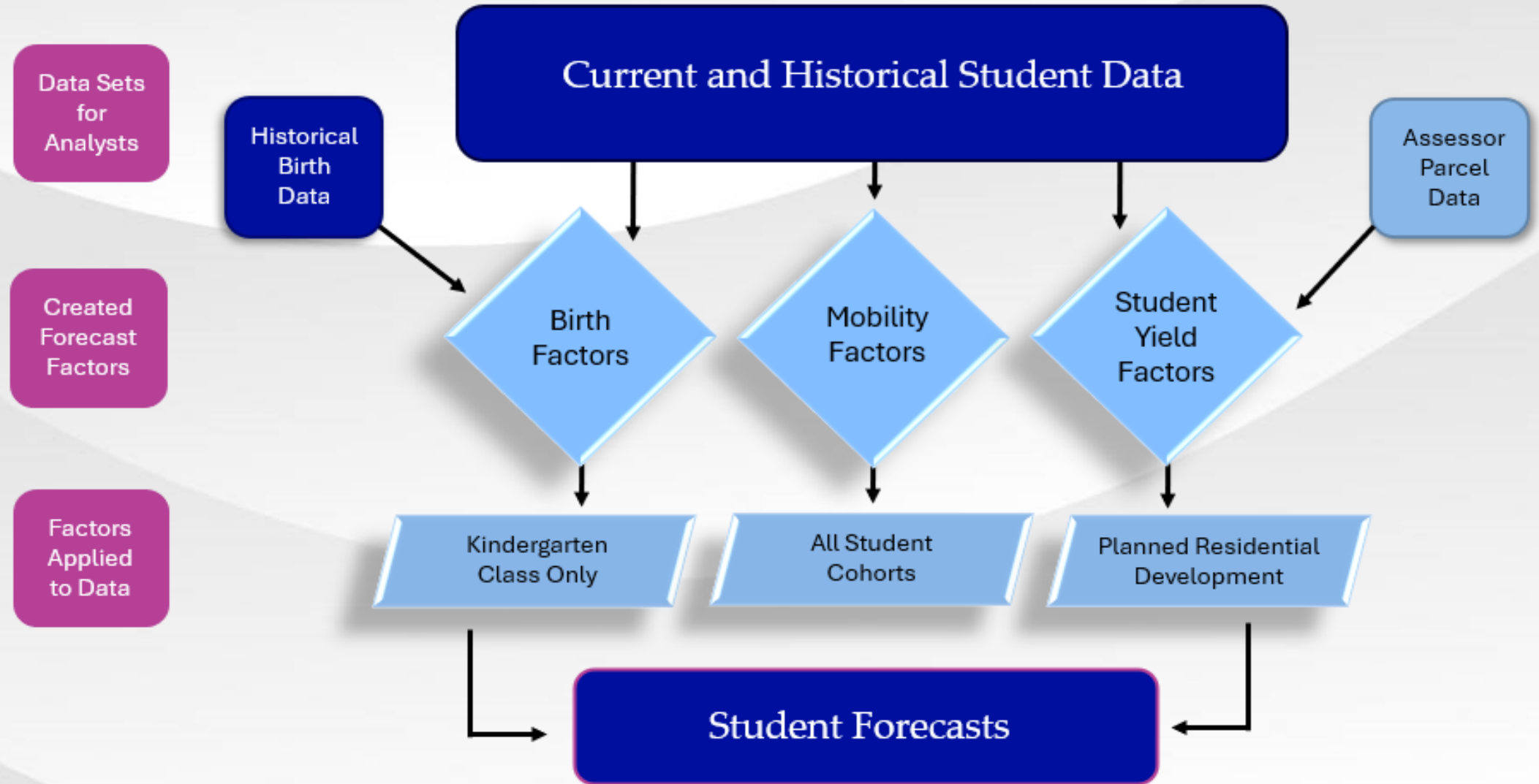
Attendance Area	Grade Range	School Capacity	SY 2024-25 Enrollment		Resident Student Transfers			Inter-District Transfers	Total Transfer In Rate
			Students	Utilization	In	Out	Out Rate	In	
Alcorn MS	6-8	732	368	50.3%	41	56	14.9%	7	13.0%
Crayton MS	6-8	1,179	967	82.0%	28	75	7.5%	16	4.6%
Hand MS	6-8	1,114	753	67.6%	133	28	4.4%	16	19.8%
Heyward Gibbes MS	6-8	752	233	31.0%	20	49	18.7%	0	8.6%
Hopkins MS	6-8	884	448	50.7%	23	118	22.0%	1	5.4%
W.A. Perry MS	6-8	661	325	49.2%	40	62	18.1%	4	13.5%
W.G. Sanders MS	6-8	1,119	479	42.8%	157	37	10.5%	5	33.8%
Southeast MS	6-8	746	487	65.3%	56	43	9.3%	5	12.5%
St Andrews MS	6-8	886	634	71.6%	23	65	9.7%	8	4.9%
<b>MS Total/Average</b>		<b>8,073</b>	<b>4,694</b>	<b>58.1%</b>					

# Utilization and Transfer Analysis – High Schools

Student Forecast SY 2024-2025

Attendance Area	Grade Range	School Capacity	SY 2024-25 Enrollment		Resident Student Transfers			Inter-District Transfers	Total Open Enrollment Rate
			Students	Utilization	In	Out	Out Rate	In	
Columbia HS	9-12	1,191	631	53.0%	26	107	15.1%	3	4.6%
Dreher HS	9-12	1,091	1,126	103.2%	263	34	3.9%	35	26.5%
Eau Claire HS	9-12	1,246	528	42.4%	56	122	20.7%	3	11.2%
Flora HS	9-12	1,367	1,304	95.4%	102	127	9.9%	33	10.4%
C.A. Johnson HS	9-12	722	321	44.5%	23	90	23.6%	5	8.7%
W.J. Keenan HS	9-12	980	649	66.2%	135	89	15.5%	26	24.8%
Lower Richland HS	9-12	1,997	1,202	60.2%	25	185	13.8%	10	2.9%
<b>HS Total/Average</b>		<b>8,594</b>	<b>5,761</b>	<b>67.0%</b>					

# Student Projections Flowchart



# Historic Births

A birthrate table tracks year-to-year changes in the number of births within the district, providing a reliable indicator of future kindergarten cohorts.

Birth Year	Kinder Year	Births by ZIP Code										Birth Rate		
		29044	29052	29061	29201	29203	29204	29205	29209	29210	Total	% Change*	Rates used in forecast	School Year
2014	2019	49	17	160	130	583	248	269	421	583	2,460	102.1%		Rates used in forecast
2015	2020	60	29	171	125	609	223	279	474	618	2,588	107.4%	2020/21	
2016	2021	66	21	175	130	523	224	270	437	547	2,393	99.3%	2021/22	
2017	2022	46	16	156	108	562	209	256	434	584	2,371	98.4%	2022/23	
2018	2023	65	20	157	96	609	187	234	424	514	2,306	95.7%	2023/24	
<b>2019</b>	<b>2024</b>	<b>56</b>	<b>16</b>	<b>161</b>	<b>128</b>	<b>604</b>	<b>214</b>	<b>271</b>	<b>451</b>	<b>508</b>	<b>2,409</b>	<b>Base Year</b>		<b>2024/25</b>
2020	2025	66	12	118	91	572	197	185	424	505	2,170	90.1%	0.901	2025/26
2021	2026	57	22	138	101	527	175	221	411	540	2,192	91.0%	0.910	2026/27
2022	2027	50	14	153	115	535	171	246	390	423	2,097	87.0%	0.870	2027/28
2023	2028	46	11	169	113	506	188	221	412	466	2,132	88.5%	0.885	2028/29
2024	2029	Birth data was not available at time of study.										88.8%	0.888	2029/30
2025	2030											88.1%	0.881	2030/31
2026	2031											88.5%	0.885	2031/32
2027	2032											88.5%	0.885	2032/33
2028	2033											88.4%	0.884	2033/34
2029	2034											88.5%	0.885	2034/35



**Key Takeaway**

**Births in the area have been gradually declining at a consistent rate over the last 10 years, with just above 2,000 students born in 2023 versus over 2,500 in 2015.**

# Mobility Factors SY 21/22 – 24/25

## How is Mobility Applied?

100 Kindergarten students in SY2024-25  
 X .99 (Columbia HS Area 1st grade mobility)  
 = 99 1st grade students in SY2025-26

- ❖ Determined from 4 years of historical mapped student data.
- ❖ Tracks the percentage gain or loss for each grade level as students progress through the grades.
- ❖ Factors are applied at the attendance area level.
- ❖ Addresses move-ins/outs, charter and private school movement, shifts in existing housing patterns, attrition at upper grades.

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
Columbia HS	0.99	0.96	0.94	0.98	0.93	0.90	0.93	0.92	1.02	0.75	0.79	0.79
Dreher HS	1.00	0.96	1.01	0.95	0.94	0.96	1.10	0.93	1.29	0.82	0.89	0.88
Eau Claire HS	1.01	0.94	0.98	0.99	0.97	0.96	0.89	0.93	1.21	0.72	0.78	0.86
Flora HS	1.06	1.02	1.01	1.01	1.04	1.01	0.95	1.00	1.19	0.82	0.89	0.96
Johnson HS	0.97	0.96	0.94	0.98	1.00	1.00	1.01	1.00	1.03	0.74	0.69	0.88
Keenan HS	1.00	1.03	0.98	0.99	0.97	0.99	0.94	1.03	1.24	0.77	0.78	0.99
Lower Richland HS	1.04	1.02	1.00	1.00	1.00	0.99	1.01	0.94	1.23	0.73	0.79	0.95



**Key Takeaway**

**K-8 student mobility ratios indicate overall slight decline in existing neighborhoods. 9<sup>th</sup> grade ratios show a significant gain, followed by a drop-off in grades 10-12<sup>th</sup>.**

# Residential Development

MGT conducted an analysis of all active, planned, and potential housing projects within district boundaries. Each project was evaluated for construction timing, housing type, and anticipated buildout.

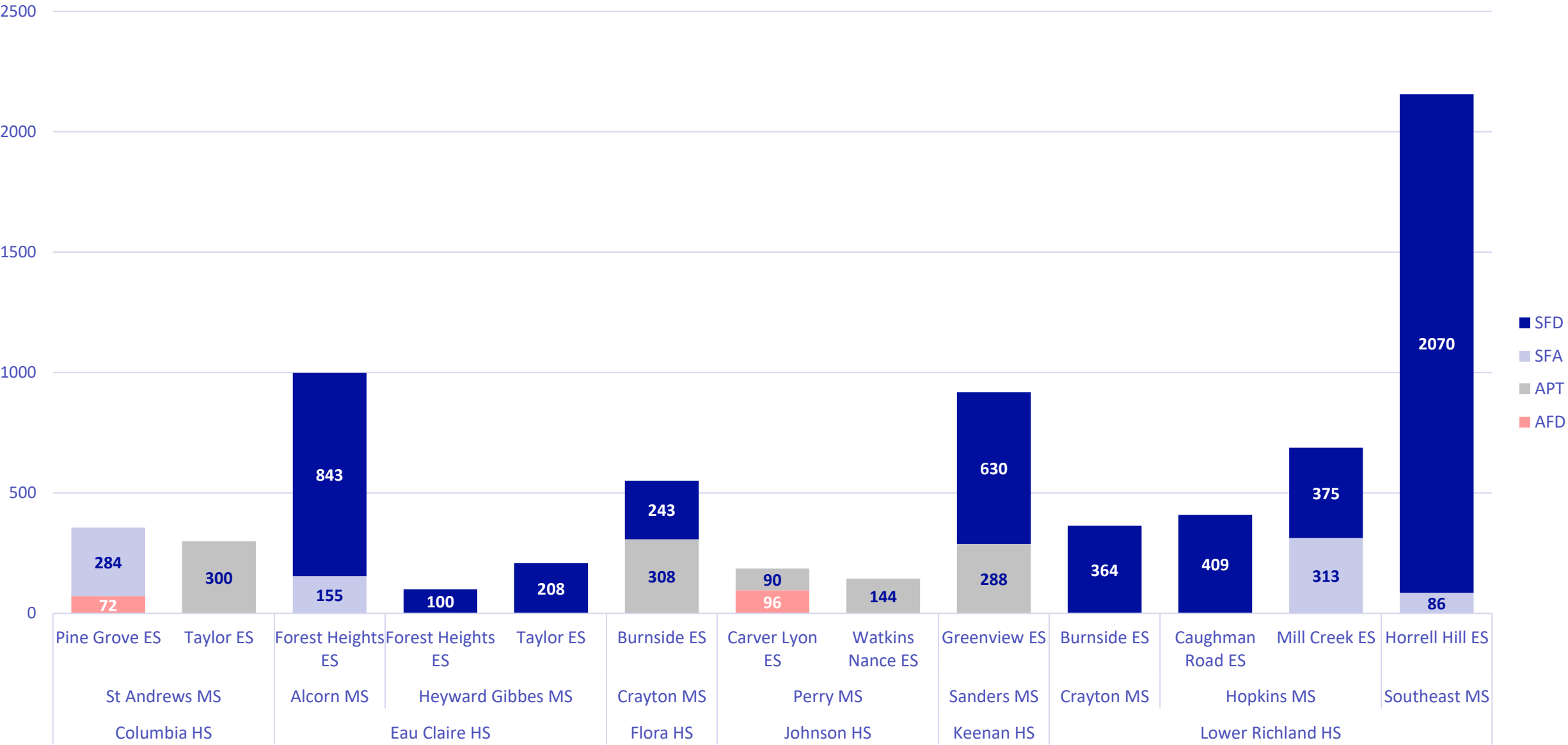
Unique **student yield factors** were created based on comparing geocoded students to different types of existing new homes to estimate the number of students these new developments will generate.

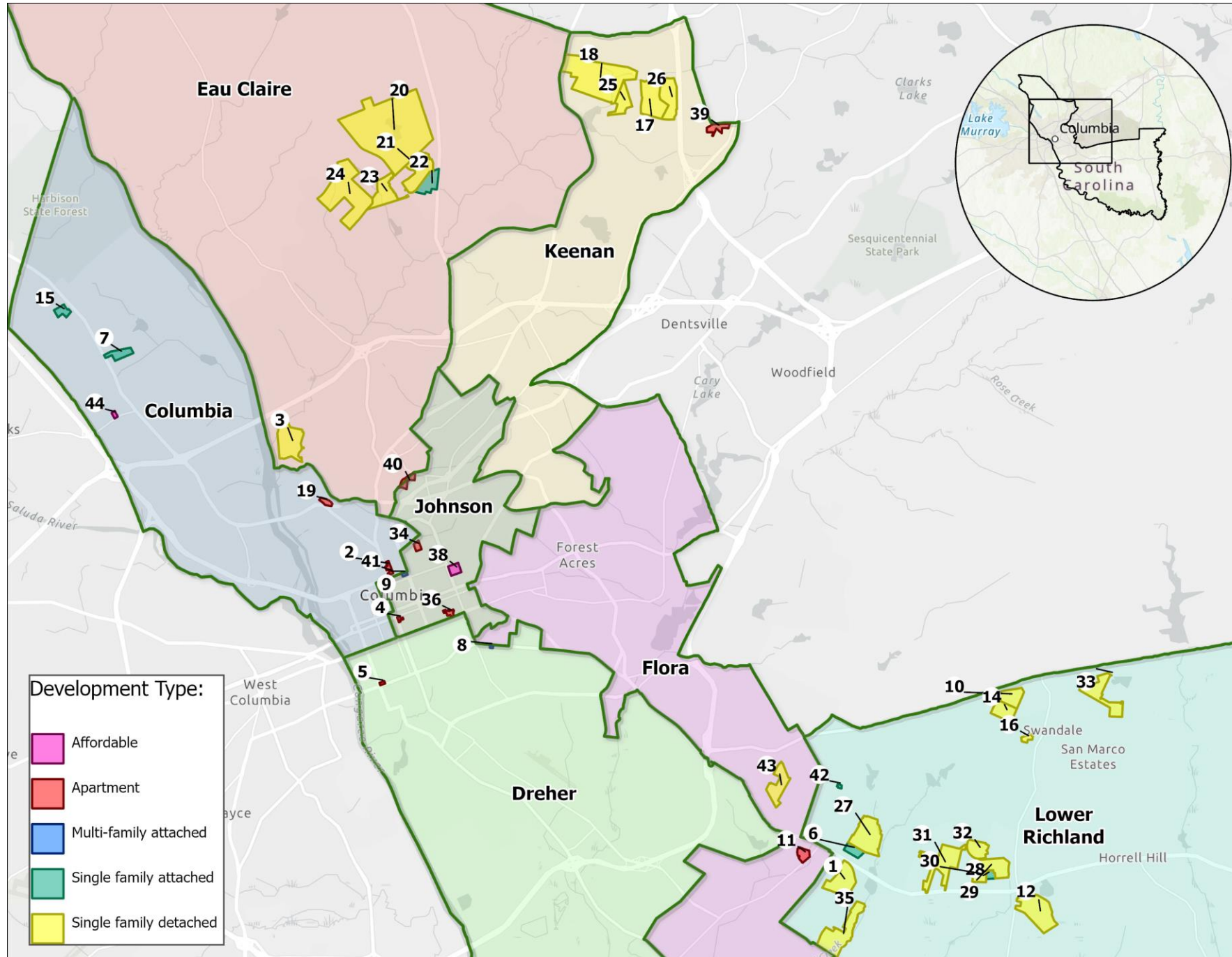
## Key Takeaway

- MGT has identified approximately **7,556 new housing units** est. to be built within the next ten years, including:
  - **Single-Family Detached (SFD):** 5,242 units (active or planned)
  - **Multi-Unit (apartments, townhomes, etc.):** 1,968 units (active or planned).
- Based on a districtwide yield factor of **.403**, MGT estimates every **100** new single family detached homes will generate approximately **40** new students. *(Yield factors of **0.230** and **0.611** were used for multifamily and affordable housing, respectively.)*



# Forecasted New Units by Attendance Area





**Sample of Developments Included in Forecast**

Map ID#	Project Name	Type	Units	Status
1	Garners Mill	SFD	364	Active
3	Riverbend at Broad	SFD	208	Planned
6	Cameron Ridge Townhomes	SFA	295	Planned
7	Broad Vista Subdivision	SFA	214	Planned
10	Canary Woods P4	SFD	200	Planned
11	Burnside Farms Apartments	APT	308	Active
12	Laurinton Farms	SFD	553	Active
14	Canary Woods P3	SFD	175	Active
15	Harbison Grove	SFA	70	Active
17	Grand Oaks	SFD	245	Active
18	Crane Landing P1	SFD	385	Active
19	The Streams at Earlewood	APT	300	Planned
20	Oak Hills	SFD	535	Planned
22	Oak Hills B (Townhomes)	SFA	155	Planned
23	Rockgate	SFD	100	Planned
24	Dakota Farms	SFD	100	Planned
27	Cameron Ridge	SFD	200	Active
28	Hunters Branch Townhomes	SFA	86	Active
29	Hunters Branch	SFD	360	Active
30	Rabbit Run	SFD	180	Active
31	Myers Farms	SFD	366	Active
32	Alexander Point	SFD	171	Planned
33	Essence at Chestnut Ridge N	SFD	416	Active
34	Midtown at BullStreet	APT	90	Active
35	Reserves at Mill Creek	SFD	175	Active
38	Horizon Village/Allen Benedict	AFD	96	Active
39	Landings at Hard Scrabble	APT	288	Active
40	Lofts at Lorick	APT	144	Planned
42	Colonial Commons P4	SFA	18	Active
43	Cassetta Pines	SFD	243	Active
44	Arabella Place	AFD	72	Planned

# Forecasted Resident Students

All students enrolled in Richland One Schools (including transfers from out of district).

Forecasts are based on the resident student population using the Fall 2024 Student Data

Resident Students														
Grade	Historic			Current	Forecasted									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
PK	901	925	934	813	901.7	791.9	805.0	822.4	838.0	862.3	878.8	899.1	909.1	917.6
K	1,600	1,594	1,593	1,657	1,504.1	1,519.1	1,476.4	1,524.7	1,547.0	1,549.3	1,576.7	1,579.3	1,582.9	1,589.7
1	1,635	1,672	1,622	1,617	1,696.2	1,535.2	1,571.4	1,536.7	1,584.2	1,603.2	1,610.4	1,621.9	1,619.8	1,621.0
2	1,676	1,639	1,692	1,591	1,611.7	1,680.9	1,543.3	1,588.5	1,552.2	1,594.6	1,617.9	1,609.0	1,615.9	1,611.8
3	1,610	1,650	1,645	1,660	1,584.0	1,596.0	1,682.5	1,555.5	1,597.8	1,557.4	1,603.4	1,610.6	1,597.8	1,602.7
4	1,633	1,621	1,645	1,623	1,653.8	1,574.4	1,607.5	1,701.8	1,574.4	1,612.4	1,576.0	1,606.1	1,608.8	1,594.2
5	1,585	1,632	1,583	1,628	1,610.4	1,639.9	1,586.9	1,627.4	1,717.9	1,588.6	1,630.3	1,578.5	1,603.9	1,604.6
6	1,573	1,554	1,639	1,535	1,602.4	1,579.8	1,639.4	1,595.0	1,635.7	1,715.7	1,594.6	1,619.8	1,564.1	1,586.3
7	1,648	1,528	1,565	1,598	1,512.2	1,579.2	1,574.4	1,633.2	1,588.8	1,619.2	1,699.1	1,574.5	1,594.4	1,537.3
8	1,707	1,612	1,494	1,497	1,550.7	1,468.4	1,550.3	1,553.5	1,613.2	1,569.1	1,594.5	1,666.8	1,540.6	1,558.2
9	2,075	2,056	2,003	1,667	1,790.1	1,853.5	1,772.8	1,878.7	1,872.7	1,941.6	1,889.4	1,911.0	1,997.3	1,845.4
10	1,543	1,608	1,626	1,508	1,284.1	1,382.8	1,445.4	1,387.9	1,467.9	1,469.1	1,515.6	1,475.1	1,482.8	1,551.2
11	1,330	1,291	1,399	1,246	1,238.0	1,060.2	1,151.9	1,212.8	1,160.9	1,223.7	1,231.3	1,259.9	1,226.4	1,228.2
12	1,278	1,183	1,178	1,321	1,150.8	1,144.6	994.6	1,084.7	1,138.9	1,091.0	1,150.6	1,154.4	1,178.4	1,150.4
Resident Student Totals by Grade Configuration														
PK-5	10,640	10,733	10,714	10,589	10,561.9	10,337.4	10,273.0	10,357.0	10,411.5	10,367.8	10,493.5	10,504.5	10,538.2	10,541.6
6-8	4,928	4,694	4,698	4,630	4,665.3	4,627.4	4,764.1	4,781.7	4,837.7	4,904.0	4,888.2	4,861.1	4,699.1	4,681.8
9-12	6,226	6,138	6,206	5,742	5,463.0	5,441.1	5,364.7	5,564.1	5,640.4	5,725.4	5,786.9	5,800.4	5,884.9	5,775.2
PK-12	21,794	21,565	21,618	20,961	20,690.2	20,405.9	20,401.8	20,702.8	20,889.6	20,997.2	21,168.6	21,166.0	21,122.2	20,998.6

# Total Forecasted Students

Students who live in the district and are enrolled in Richland One Schools.

Forecasts are based on the resident student population using the Fall 2024 Student Data

Resident Students														
Grade	Historic			Current	Forecasted									
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
<b>PK-12</b>	<b>21,794</b>	<b>21,565</b>	<b>21,618</b>	<b>20,961</b>	<b>20,690</b>	<b>20,406</b>	<b>20,402</b>	<b>20,703</b>	<b>20,890</b>	<b>20,997</b>	<b>21,169</b>	<b>21,166</b>	<b>21,122</b>	<b>20,999</b>
Students Not Included in the Forecast														
3K	119	193	205	162	161.6	158.2	157.2	158.5	159.3	158.6	160.5	160.7	161.2	161.3
4K-5	137	137	134	234	233.4	228.4	227.0	228.9	230.1	229.1	231.9	232.1	232.9	233.0
6-8	56	49	55	77	77.6	77.0	79.2	79.5	80.5	81.6	81.3	80.8	78.1	77.9
9-12	103	92	115	158	150.3	149.7	147.6	153.1	155.2	157.5	159.2	159.6	161.9	158.9
<b>PK-12</b>	<b>415</b>	<b>471</b>	<b>509</b>	<b>631</b>	<b>623</b>	<b>613</b>	<b>611</b>	<b>620</b>	<b>625</b>	<b>627</b>	<b>633</b>	<b>633</b>	<b>634</b>	<b>631</b>
Total Students														
3K-5	10,896	11,063	11,053	10,985	10,956.9	10,724.0	10,657.2	10,744.3	10,800.9	10,755.5	10,885.9	10,897.3	10,932.3	10,935.8
6-8	4,984	4,743	4,753	4,707	4,742.9	4,704.4	4,843.3	4,861.2	4,918.2	4,985.6	4,969.5	4,941.9	4,777.2	4,759.7
9-12	6,329	6,230	6,321	5,900	5,613.3	5,590.8	5,512.3	5,717.2	5,795.6	5,882.9	5,946.1	5,960.0	6,046.8	5,934.1
<b>PK-12</b>	<b>22,209</b>	<b>22,036</b>	<b>22,127</b>	<b>21,592</b>	<b>21,313</b>	<b>21,019</b>	<b>21,013</b>	<b>21,323</b>	<b>21,515</b>	<b>21,624</b>	<b>21,802</b>	<b>21,799</b>	<b>21,756</b>	<b>21,630</b>
Annual Net Change														
3K-5	167	-10	-68	-28.1	-232.9	-66.8	87.1	56.5	-45.3	130.4	11.4	35.0	3.5	
6-8	-241	10	-46	35.9	-38.5	139.0	17.9	56.9	67.4	-16.1	-27.6	-164.7	-17.6	
9-12	-99	91	-421	-286.7	-22.5	-78.5	204.9	78.4	87.3	63.2	13.9	86.8	-112.7	
<b>3K-12</b>	<b>-173</b>	<b>91</b>	<b>-535</b>	<b>-278.9</b>	<b>-293.9</b>	<b>-6.3</b>	<b>309.9</b>	<b>191.9</b>	<b>109.4</b>	<b>177.5</b>	<b>-2.3</b>	<b>-42.9</b>	<b>-126.8</b>	

Notes

Resident students refer to students who reside within the district boundary. Students not included in the forecast: Non-Resident Students (378), Incomplete Address (91), 3K Students (162). A rate-of-change trend line was used to estimate anticipated students not included in the forecast.

# Resident Student Summary

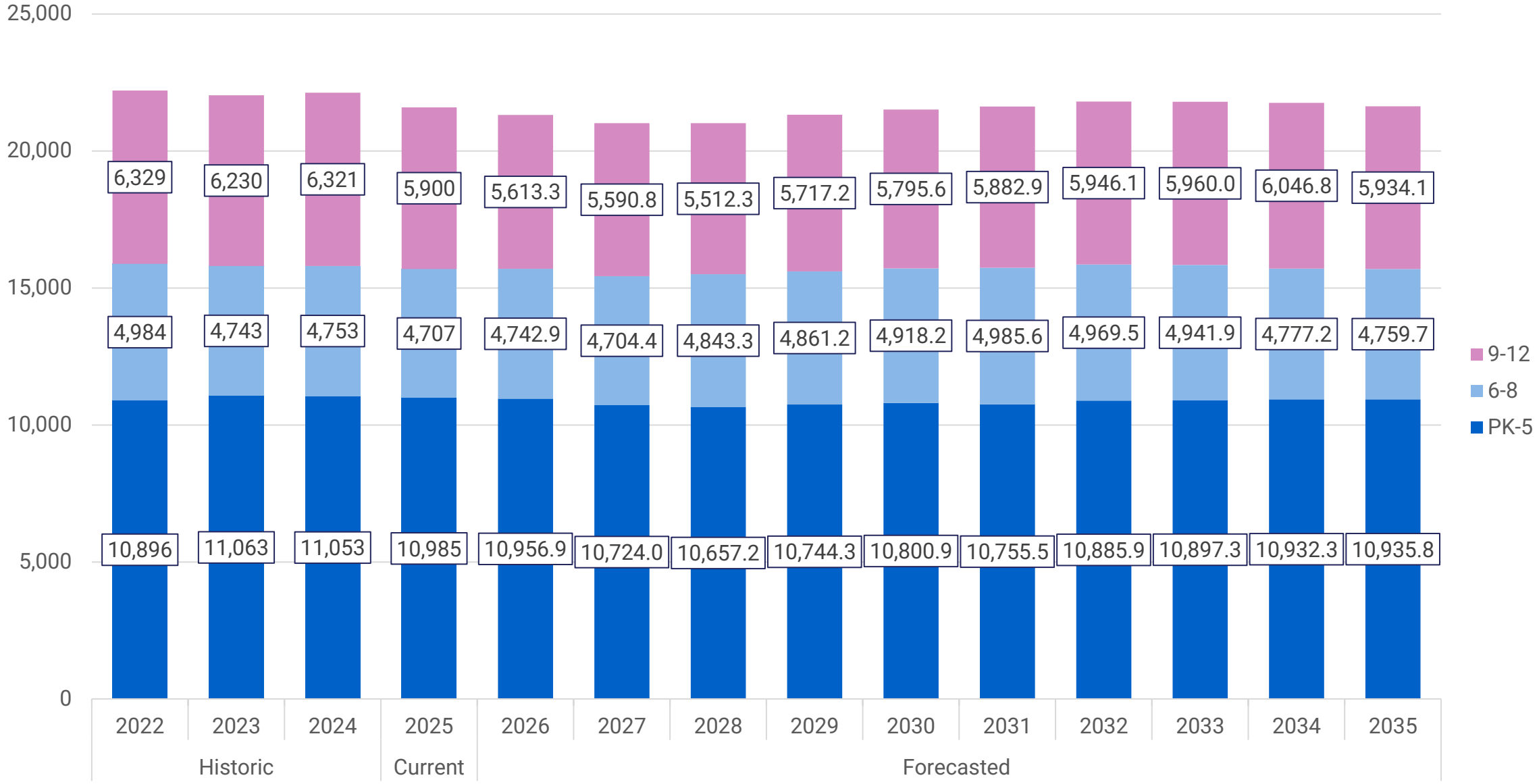
Students who live in the district and are enrolled in Richland One Schools.

	Base Year SY2024-25	Five Year Forecast SY2029-30	Ten Year Forecast SY2034-35
<b>PK-5</b>	10,589	10,411.5	10,541.6
<b>6-8</b>	4,630	4,837.7	4,681.8
<b>9-12</b>	5,742	5,640.4	5,775.2
<b>K-12</b>	<b>20,961</b>	<b>20,889.6</b>	<b>20,998.6</b>

## Key Takeaway

- **Districtwide** student counts are projected to remain remarkably stable, with an expected difference of only **38 resident K-12 students** between 2024 and 2034.
- This stability is largely resulting from areas with **new residential development** in the north and south balancing out more central areas with **lower neighborhood turnover**.
- **Grades K-5 (Elementary School) and 9-12 (High School)** are expected to decline slightly over the next 5 years owing to smaller incoming cohorts, while **Grades 6-8 (Middle School)** are expected to see some growth.

# Forecasted Students by Grade Group



# Resident Students Projected Net Change (2024 – 2034)

This map illustrates the projected 10-year net change in PK-12 resident students across the district's 399 study areas.

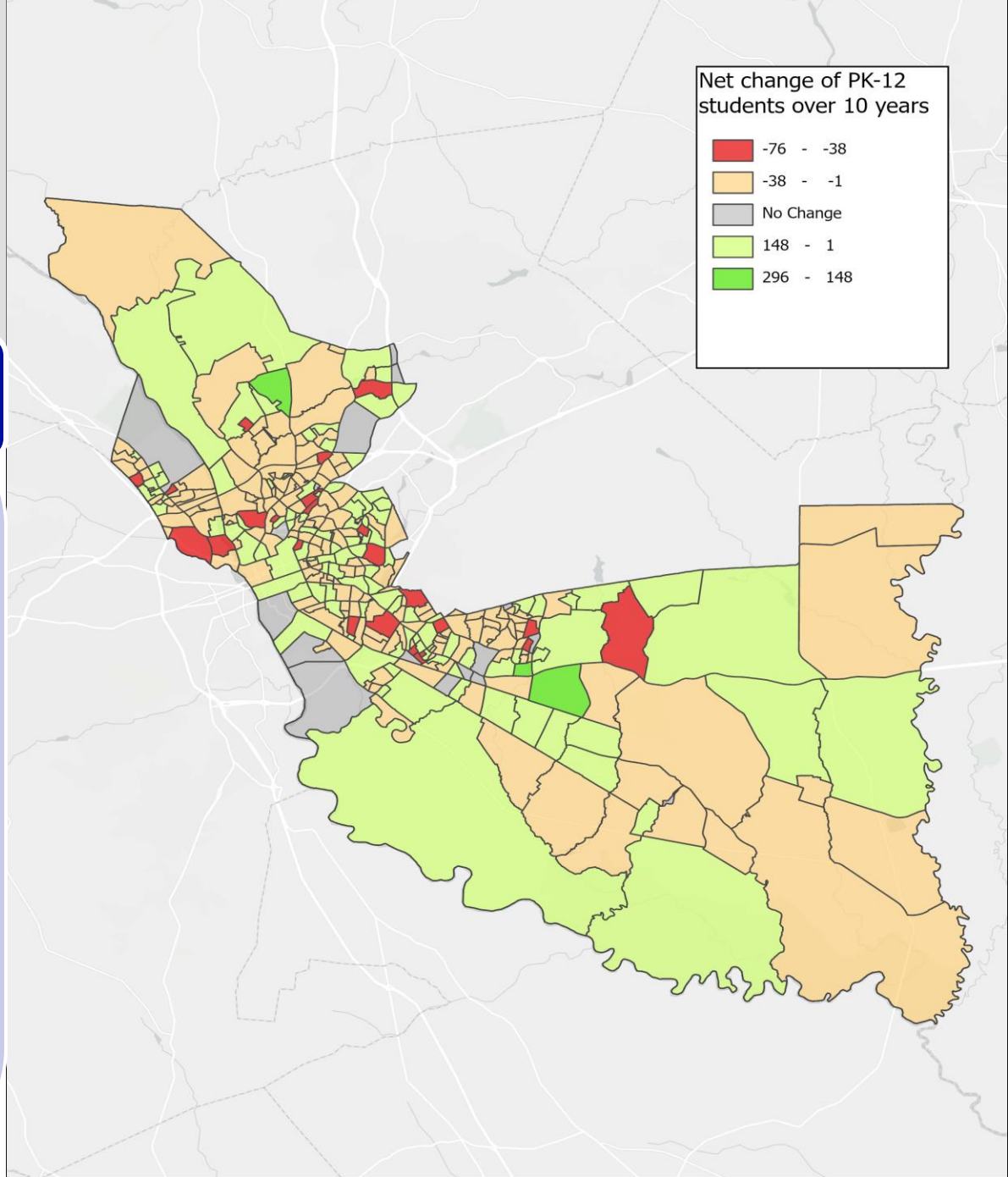
## Key Takeaways

Most areas show **minimal movement**, with changes concentrated in small pockets rather than districtwide trends.

**More areas of Orange and Red** : Several central and western study areas are forecasted to experience **moderate student losses**, reflecting aging neighborhoods, lower birth cohorts, and limited new housing turnover.

**Less areas with Light and Dark Green**: Growth is projected primarily in southeastern and northeastern neighborhoods, where **newer housing stock** and **family-oriented turnover** contribute to modest student increases.

**Overall**: The pattern reflects a **shift in the enrollment landscape**—with localized dips and gains across the district. This supports the districtwide forecast of modest **enrollment decline** over the next five years.

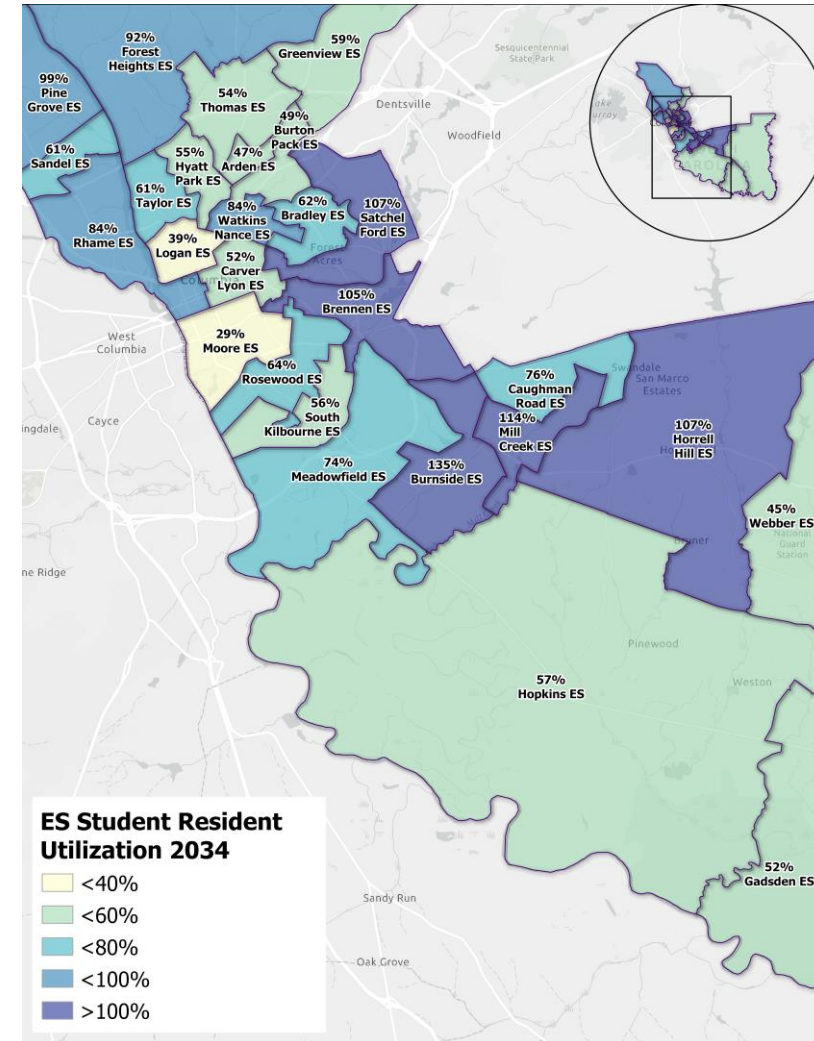
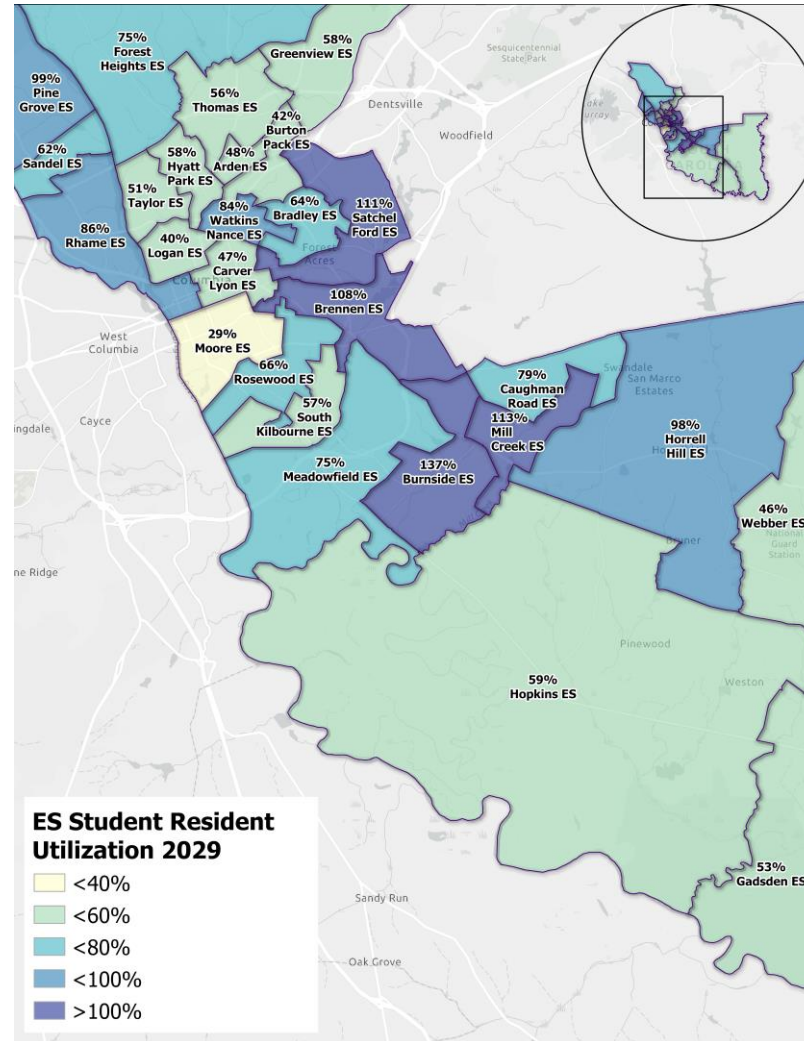
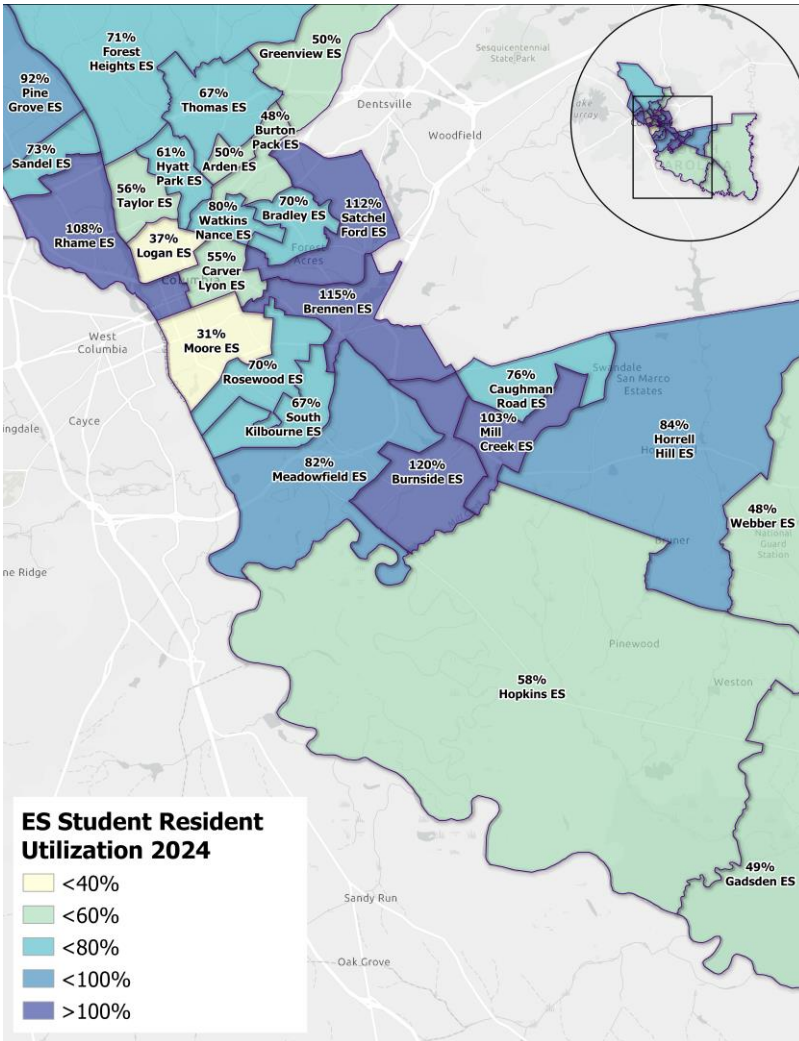


# Future Utilization Challenges – ES Zones

2024

2029

2034

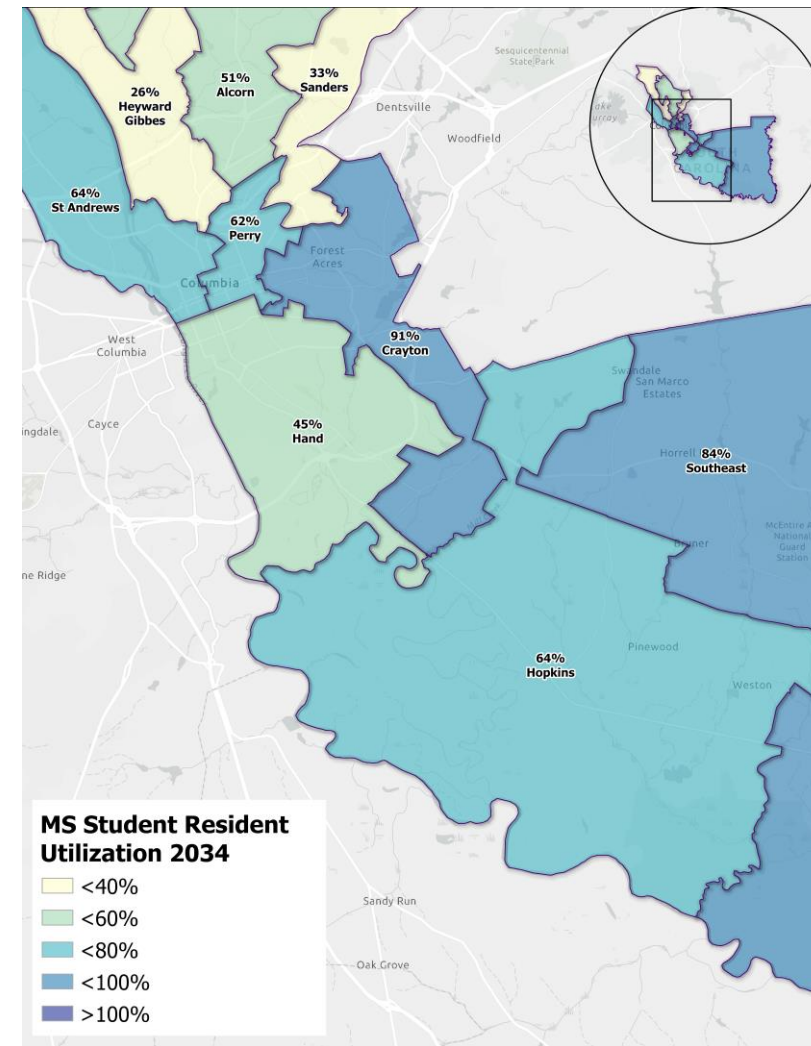
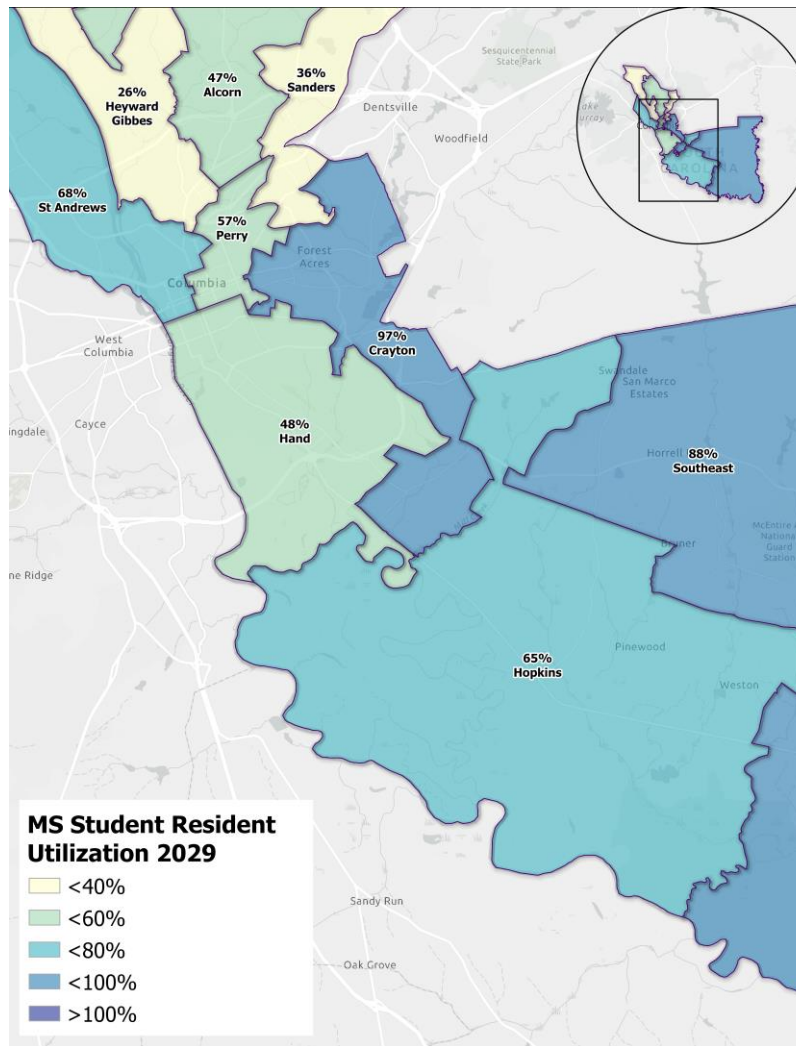
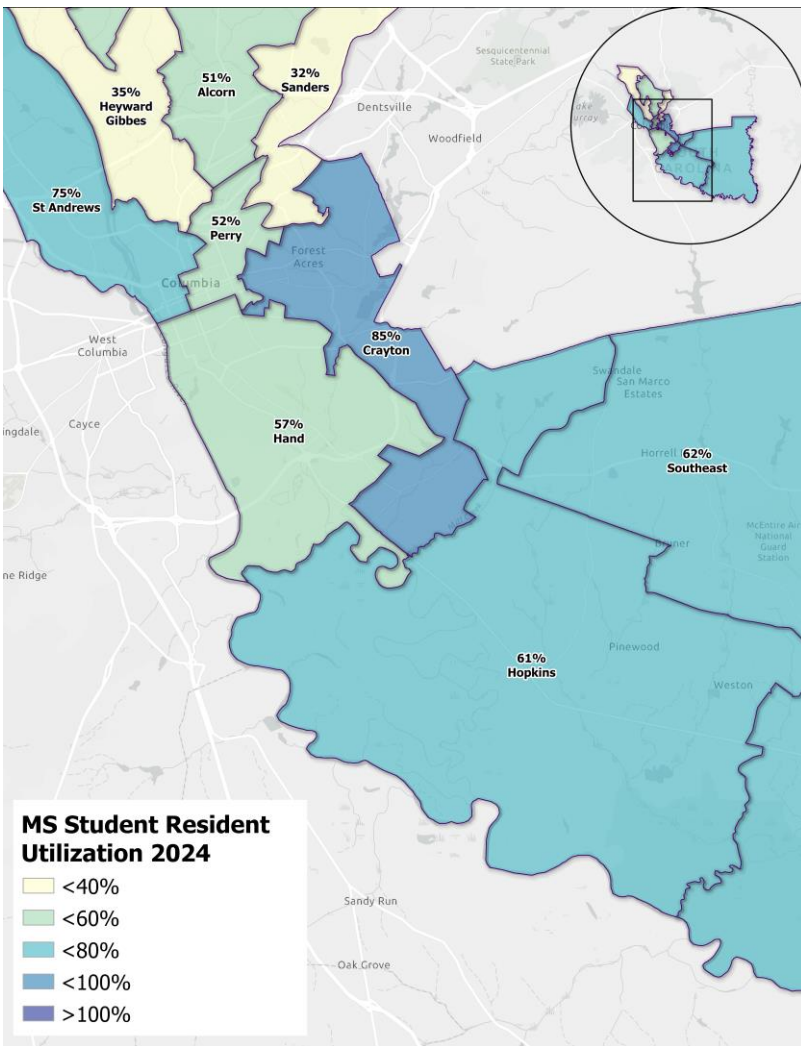


# Future Utilization Challenges – MS Zones

2024

2029

2034

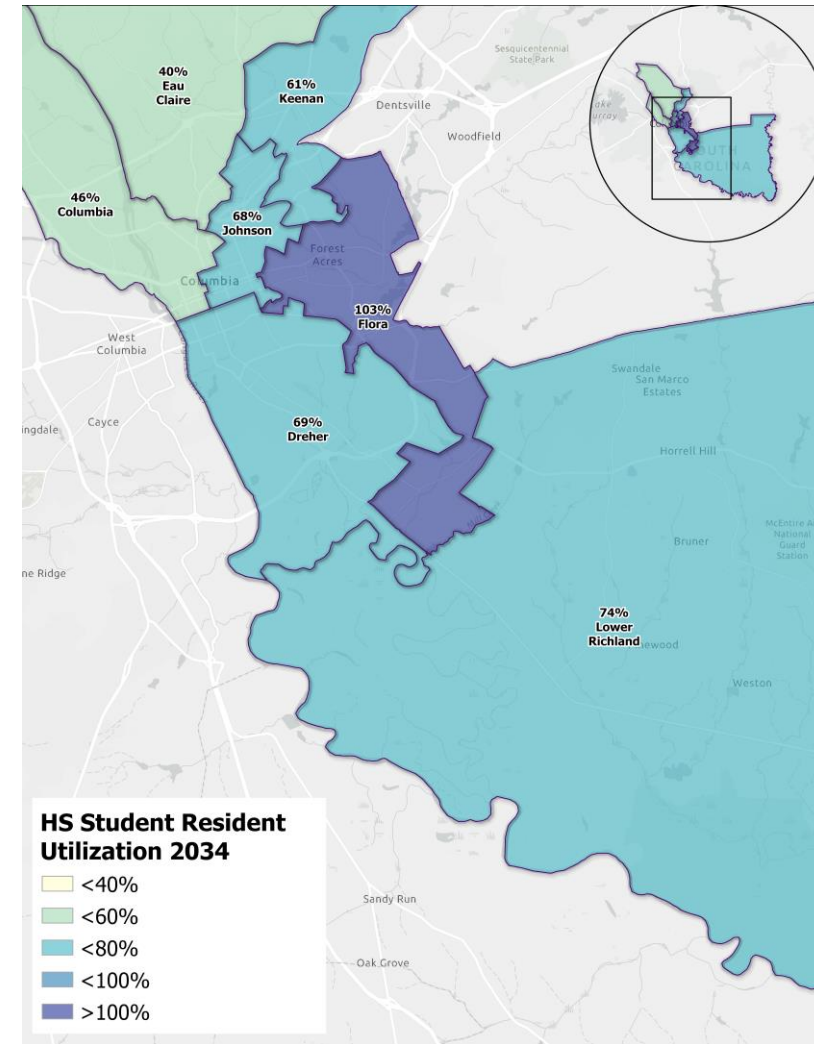
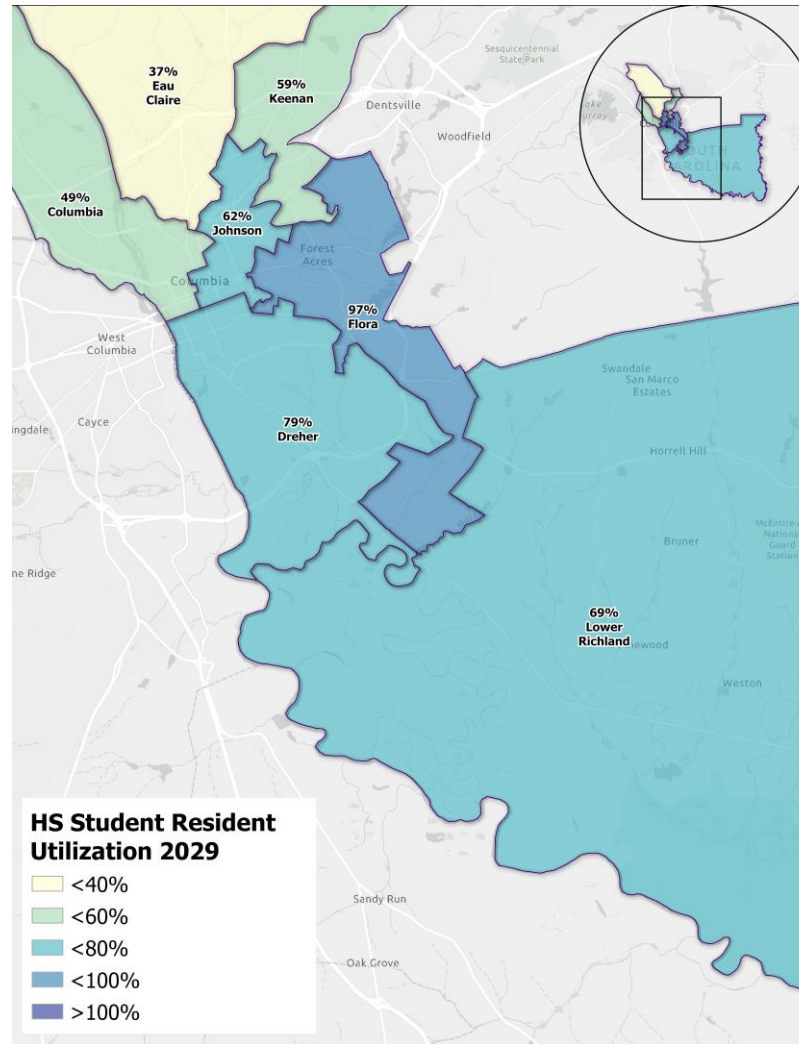
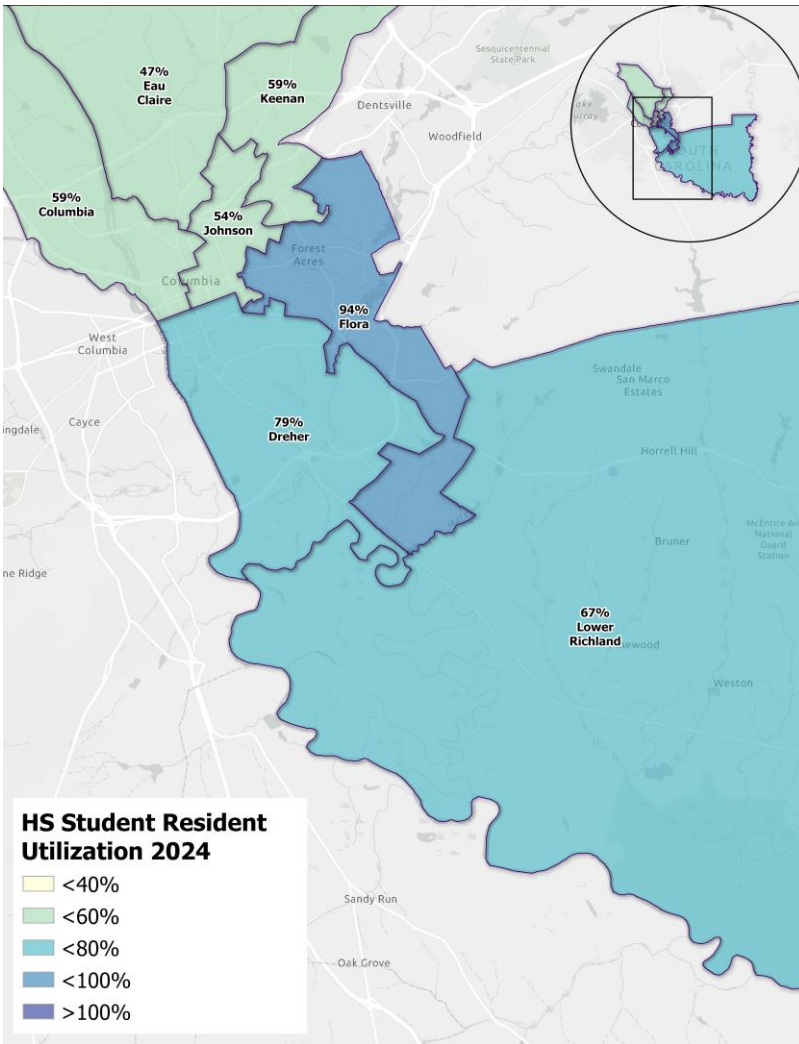


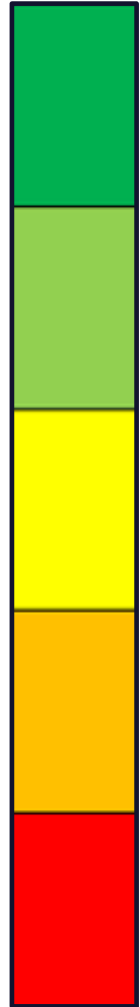
# Future Utilization Challenges – HS Zones

2024

2029

2034





# Facilities Assessments

Assessments include:

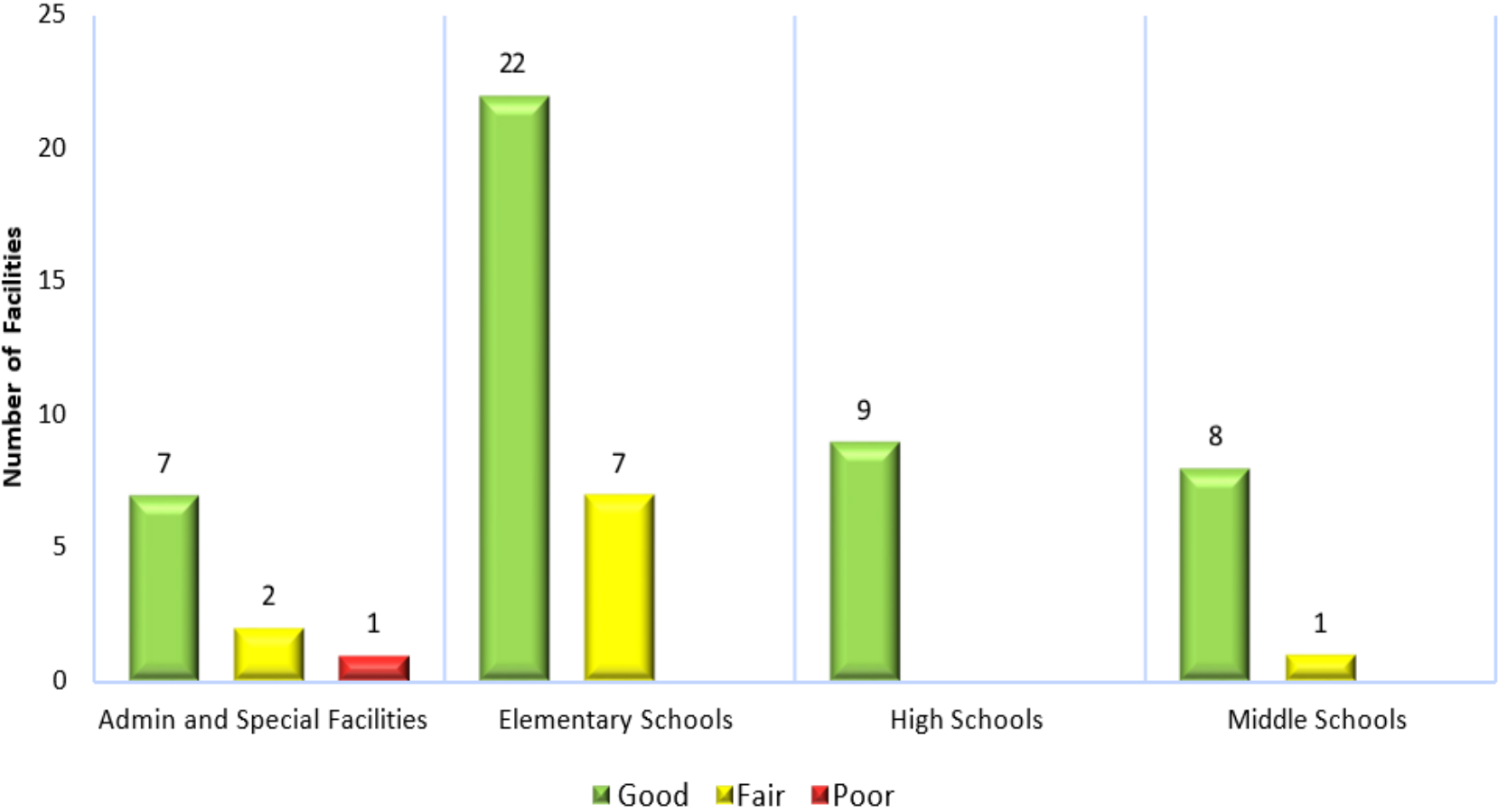
- Building Condition
- Educational Suitability
- Technology Readiness
- Grounds Condition
- Combined Scores

Each assessment results in a score based on a 100-point scale.

# Facility Condition Assessments

Richland County School District One FCA	
FCA Score	Rating
85 – 100	<b>Good:</b> The facility is in overall good physical condition with 15% or less of the value of the building systems needing repair or replacement.
84.99 – 70	<b>Fair:</b> The facility is in overall fair condition with 15.01% to 30% of the value of the building systems needing repair or replacement.
69.99 - 0	<b>Poor:</b> 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.

Rating Count by Facility Type



•**Overall:** There were **57 district facilities** assessed. Most fall in the “**Good**” condition range across all facility types.

•**By facility type:** The distribution is generally consistent—facility types cluster heavily in **Good**, with fewer in other condition zones.

•**Notable exception:** **Admin and Special Facilities** is the **only** category that includes any facility rated “**Poor.**”

# High School Facility Condition Assessments

Site	Facility Conditions
Dreher High School	89.27
Lower Richland High School	88.21
A.C. Flora High School	87.31
C.A. Johnson High School	90.46
W.J. Keenan High School	92.56
Columbia High School	91.03
Eau Claire High School	86.67
High School Average	89.36

## Middle School Facility Condition Assessments

Site	Facility Conditions
Hand Middle School	93.48
Hopkins Middle School	98.86
Southeast Middle School	98.81
Crayton Middle School	96.08
W.A. Perry Middle School	94.99
W.G. Sanders Middle School	93.51
Alcorn Middle School	98.78
Heyward Gibbes Middle School	99.08
St. Andrews Middle School	73.55
Middle School Averages	94.13

# Elementary Facility Condition Assessments

Site	Facility Conditions
A.C. Moore Elementary School	93.24
Caughman Road Elementary School	77.43
Gadsden Elementary School	84.65
Hopkins Elementary School	79.65
Horrell Hill Elementary School	90.4
Meadowfield Elementary School	90.16
Mill Creek Elementary School	88.34
Rosewood Elementary School	96.73
South Kilbourne Elementary School	87.86
Webber Elementary School	86.9
Bradley Elementary School	73.58
Brennen Elementary School	92.46
W. Clark Brockman Elementary School	94.26
Annie Burnside Elementary School	78.94

Site	Facility Conditions
Burton-Pack Elementary School	98.77
Carver-Lyon Elementary School	98.89
A.J. Lewis Greenview Elementary School	95.49
Satchel Ford Elementary School	90.15
Watkins-Nance Elementary School	97.79
Arden Elementary	89.8
E.E. Taylor Elementary	94.89
Forest Heights Elementary	93.18
H.B. Rhame Elementary	88.83
Hyatt Park Elementary	94.35
John P. Thomas Elementary	91.19
Logan Elementary School	97.49
Pine Grove Elementary	87.91
W.S. Sandel Elementary	84.94

<b>Elementary School Average</b>	<b>89.94</b>
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## Facility Condition Assessments

Site	Facility Conditions
Challenger Center	90.29
Pendergrass-Fairwold School	84.15
Hayward Career and Tech Center	96.58
Other Average	90.34
<b>District Average</b>	<b>90.89</b>

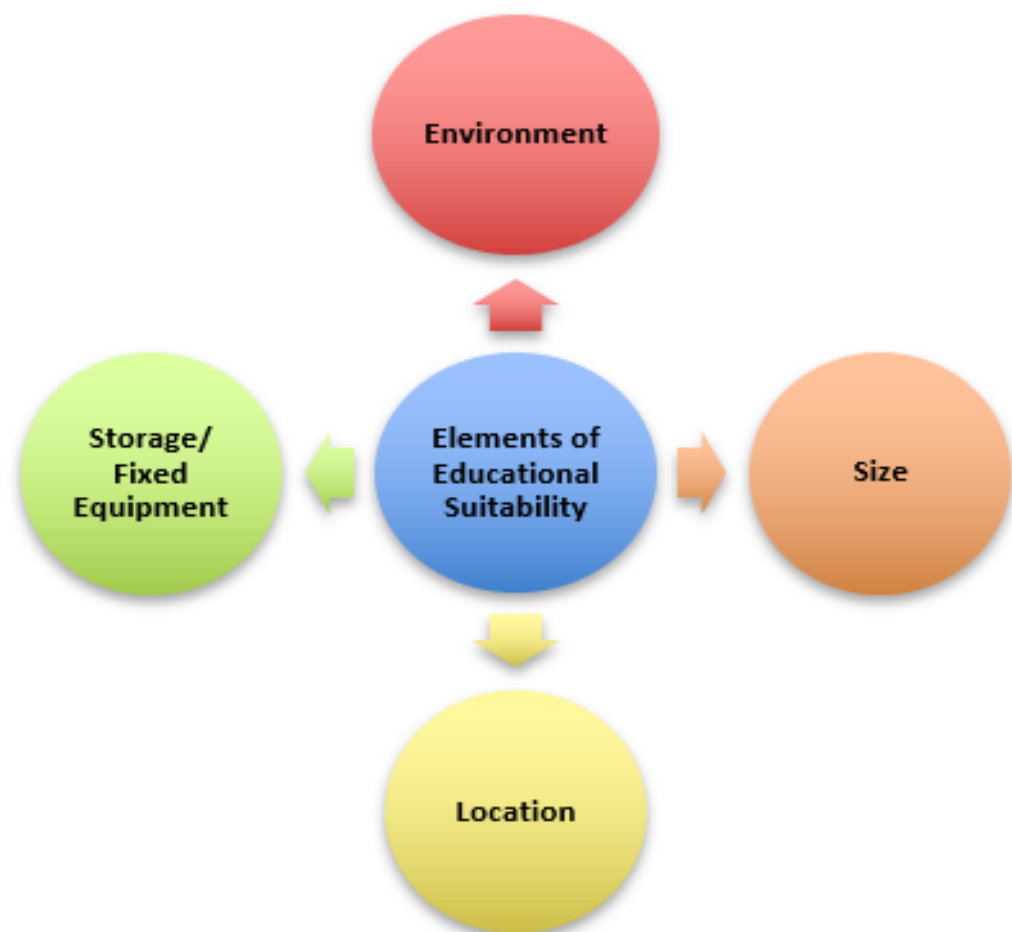
# Educational Suitability Assessments

Educational suitability and technology readiness were both scored on a 100-point scale.

<b>90+</b>	<b>Excellent:</b> The facility is designed to provide for and support a majority of the educational program offered. It may have minor suitability issues but overall, it meets the needs of the educational program.
<b>80-89</b>	<b>Good:</b> The facility is designed to provide for and support the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
<b>70-79</b>	<b>Fair:</b> The facility has some problems meeting the needs of the educational program and may require some remodeling.
<b>60-69</b>	<b>Poor:</b> The facility has numerous problems meeting the needs of the educational program and needs significant remodeling, additions, or replacement.
<b>Below 60</b>	<b>Unsatisfactory:</b> The facility is unsuitable in support of the educational program.

# Educational Suitability Assessments

MGT assessed four components of educational suitability for each type of school space:



- **Environment:** Each space should provide an inviting and stimulating environment for learning. Assessed elements include lighting, HVAC, acoustics, and aesthetics.
- **Size:** Each space should meet the size standards specified in the state/district educational specifications.
- **Location:** The space should be appropriately located based on the program's needs, e.g., noisy spaces such as the band room should not be adjacent to academic classrooms.
- **Storage/Fixed Equipment:** The space should have appropriate fixed equipment and sufficient storage for teacher and student materials for each instructional program.

# Portable Classrooms

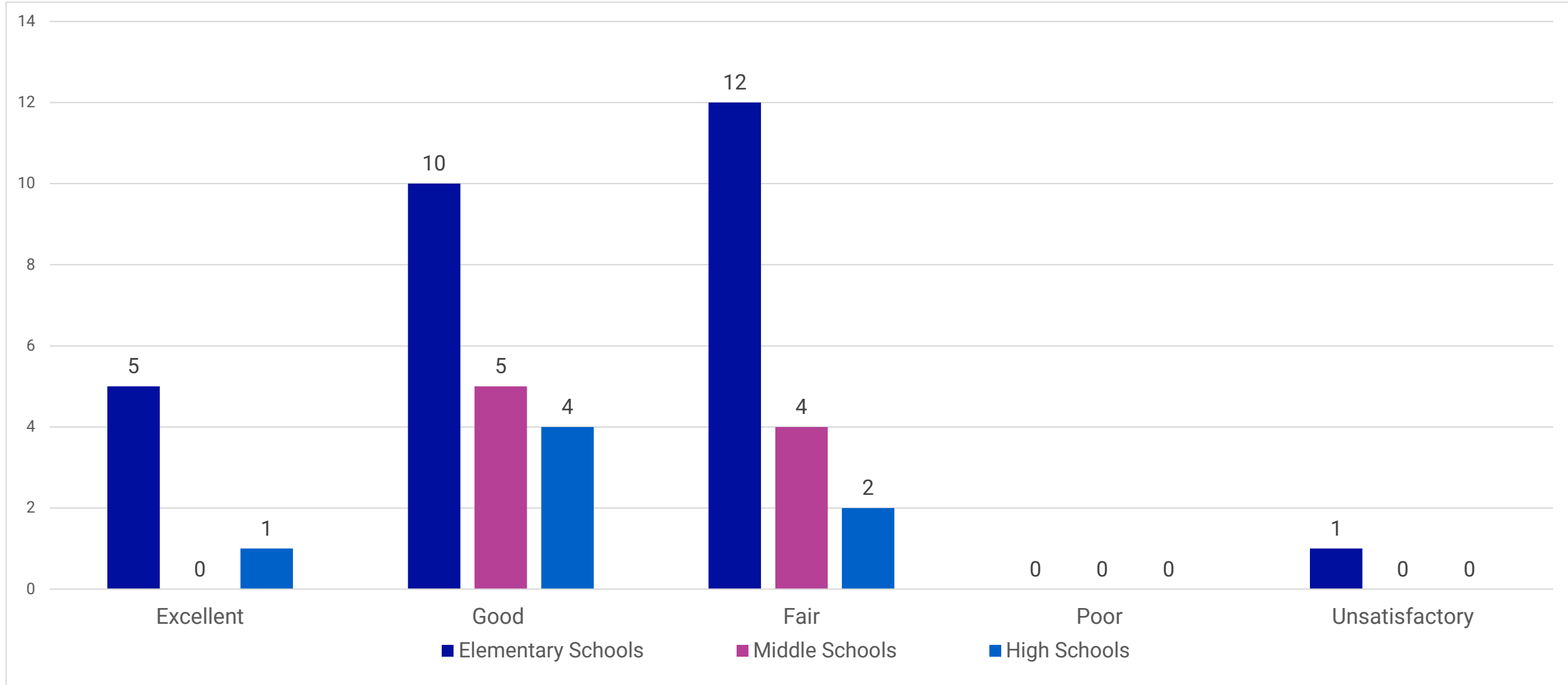
## Educational Suitability and Capacity Considerations

- **Portable classrooms** are not considered comparable to permanent instructional spaces and fall **below the standard** for educational suitability.
- For this study in relation to **Educational Suitability**, programs and classrooms located in portables were rated as **Poor** to reflect their limitations and inconsistency with long-term facility expectations.
- Portable classrooms are **not included in building capacity calculations**, as they are not viewed as viable long-term instructional space.
- Where **portable classrooms** are utilized, scores were **adjusted downward** to account for reduced quality, functionality, and alignment with 21st-century learning environments.

Educational Suitability Scores			
School Type	Low	High	Average
RCSD1 District	56.96*	99.74	81.98
Elementary	56.96*	99.74	82.04
Middle	78.47	89.25	81.04
High	75.92	92.70	82.54

\* Reflects portable usage.

# NUMBER OF SCHOOLS BY EDUCATIONAL SUITABILITY RATINGS



# Elementary Educational Suitability Assessments

School Name	Educational Suitability
A.C. Moore Elementary School	80.08
Caughman Road Elementary School	93.72
Gadsden Elementary School	78.46
Hopkins Elementary School	78.52
Horrell Hill Elementary School	78.76
Meadowfield Elementary School	87.83
Mill Creek Elementary School	83.17
Rosewood Elementary School	73.74
South Kilbourne Elementary School	77.83
Webber Elementary School	79.86
Bradley Elementary School	80.10
Brennen Elementary School*	56.96*
W. Clark Brockman Elementary School	79.12
Annie Burnside Elementary School	84.28
Burton-Pack Elementary School	99.74
Carver-Lyon Elementary School	80.00
A.J. Lewis Greenview Elementary School	87.72
Satchel Ford Elementary School	87.39
Watkins-Nance Elementary School	96.01
Arden Elementary School	80.54
E.E. Taylor Elementary School	79.33
Forest Heights Elementary School	83.26
H.B. Rhame Elementary School	77.57
Hyatt Park Elementary School	78.79
John P. Thomas Elementary School	77.20
Logan Elementary School	77.06
Pine Grove Elementary School	95.74
W.S. Sandel Elementary School	90.41
<b>Elementary School Average</b>	<b>82.26</b>



**•Overall performance:**  
District elementary schools average **82.26**.

**•Range of scores:**  
Scores span **56.96 to 99.74**, reflecting variation across campuses.

**•Distribution:**  
**15 schools** meet or exceed 80%.  
**5 schools** scored in the **Excellent** range (**90.41–99.74**).  
**13 schools** scored below 80%.

\*Significant number of portables in use.

## Middle School Educational Suitability Assessments

School Name	Educational Suitability
Hand Middle School	81.07
Hopkins Middle School	78.52
Southeast Middle School	80.33
Crayton Middle School	81.75
W.A. Perry Middle School	78.47
W.G. Sanders Middle School	89.25
Alcorn Middle School	79.29
Heyward Gibbes Middle School	79.78
St. Andrews Middle School	80.94
<b>Middle School Average</b>	<b>81.04</b>

•**Overall performance:**  
District middle schools average **81.04**.

•**Range of scores:**  
Scores span **78.47** to **89.25**, reflecting a relatively consistent distribution across campuses.

•**Distribution using an 80% threshold:**  
**5 of 9 schools** score at or above 80%.  
**4 schools** scored below 80%.

## High School Educational Suitability Assessments

School Name	Educational Suitability
Dreher High School	84.82
Lower Richland High School	80.29
A.C. Flora High School	75.92
C.A. Johnson High School	81.28
W.J. Keenan High School	92.70
Columbia High School	83.46
Eau Claire High School	79.28
<b>High School Average</b>	<b>82.54</b>

•**Overall performance:** District high schools average **82.54**.

•**Range of scores:** Scores span **75.92** to **92.70**, showing variation across campuses.

# Elementary Technology Readiness

School Name	Technology Readiness
A.C. Moore Elementary School	100.00
Caughman Road Elementary School	90.00
Gadsden Elementary School	95.00
Hopkins Elementary School	95.00
Horrell Hill Elementary School	95.00
Meadowfield Elementary School	90.00
Mill Creek Elementary School	90.00
Rosewood Elementary School	100.00
South Kilbourne Elementary School	100.00
Webber Elementary School	100.00
Bradley Elementary School	100.00
Brennen Elementary School	83.30
W. Clark Brockman Elementary School	74.10
Annie Burnside Elementary School	92.50
Burton-Pack Elementary School	100.00
Carver-Lyon Elementary School	100.00
A.J. Lewis Greenview Elementary School	87.50
Satchel Ford Elementary School	81.58
Watkins-Nance Elementary School	100.00
Arden Elementary School	90.00
E.E. Taylor Elementary School	95.00
Forest Heights Elementary School	85.80
H.B. Rhame Elementary School	95.00
Hyatt Park Elementary School	100.00
John P. Thomas Elementary School	92.50
Logan Elementary School	95.00
Pine Grove Elementary School	81.58
W.S. Sandel Elementary School	89.47
<b>Elementary School Averages</b>	<b>92.80</b>

•**Overall performance:**  
Technology readiness across the district's elementary schools averages **92.80**.

•**Range of scores:**  
Scores span **74.10** to **100.00**, with **9 schools** posting a perfect **100.00**.

•**Distribution:**  
**27 of 28** schools score at or above **80**,

**Middle School Technology Readiness**

School Name	Technology Readiness
Hand Middle School	92.50
Hopkins Middle School	95.00
Southeast Middle School	100.00
Crayton Middle School	95.00
W.A. Perry Middle School	100.00
W.G. Sanders Middle School	90.00
Alcorn Middle School	100.00
Heyward Gibbes Middle School	95.00
St. Andrews Middle School	97.50
<b>Middle School Averages</b>	<b>96.11</b>

•**Overall performance:** Middle school technology readiness averages **96.11**.

•**Range of scores:** Scores span **90.00 to 100.00**. **3 schools** had a perfect **100.00**.

# High School Technology Readiness

School Name	Technology Readiness
Dreher High School	87.50
Lower Richland High School	100.00
A.C. Flora High School	97.50
C.A. Johnson High School	77.50
W.J. Keenan High School	82.50
Columbia High School	94.74
Eau Claire High School	100.00
<b>High School Average</b>	<b>91.39</b>

•Overall performance: High school technology readiness averages **91.39**.

•Range of scores: Scores span **77.50** to **100.00**, with **2 schools** earning a perfect **100.00**.

•Distribution: **6 of 7** schools score at or above **80**.

# Elementary Combined Scores



Site	Facility Conditions	Suitability	Technology Readiness	Combined
A.C. Moore Elementary School	93.24	80.08	100.00	89.97
Caughman Road Elementary School	77.43	93.72	90.00	83.57
Gadsden Elementary School	84.65	78.46	95.00	83.83
Hopkins Elementary School	79.65	78.52	95.00	80.85
Horrell Hill Elementary School	90.40	78.76	95.00	87.37
Meadowfield Elementary School	90.16	87.83	90.00	89.45
Mill Creek Elementary School	88.34	83.17	90.00	86.96
Rosewood Elementary School	96.73	73.74	100.00	90.16
South Kilbourne Elementary School	87.86	77.83	100.00	86.07
Webber Elementary School	86.90	79.86	100.00	86.10
Bradley Elementary School	73.58	80.10	100.00	78.18
Brennen Elementary School	92.46	56.96*	83.30	80.89
W. Clark Brockman Elementary School	94.26	79.12	74.10	87.70
Annie Burnside Elementary School	78.94	84.28	92.50	81.90
Burton-Pack Elementary School	98.77	99.74	100.00	99.18

\* Reflects portable usage

# Elementary Combined Scores

Site	Facility Conditions	Suitability	Technology Readiness	Combined
Carver-Lyon Elementary School	98.89	80.00	100.00	93.33
A.J. Lewis Greenview Elementary School	95.49	87.72	87.50	92.36
Satchel Ford Elementary School	90.15	87.39	81.58	88.47
Watkins-Nance Elementary School	97.79	96.01	100.00	97.48
Arden Elementary	89.80	80.54	90.00	87.04
E.E. Taylor Elementary	94.89	79.33	95.00	90.23
Forest Heights Elementary	93.18	83.26	85.80	89.47
H.B. Rhame Elementary	88.83	77.57	95.00	86.07
Hyatt Park Elementary	94.35	78.79	100.00	90.25
John P. Thomas Elementary	91.19	77.20	92.50	87.12
Logan Elementary School	97.49	77.06	95.00	91.11
Pine Grove Elementary	87.91	95.74	81.58	89.63
W.S. Sandel Elementary	84.94	90.41	89.47	87.03
<b>Elementary School Averages</b>	<b>89.94</b>	<b>82.26</b>	<b>92.80</b>	<b>87.92</b>

# Middle School Combined Scores

Site	Facility Conditions	Suitability	Technology Readiness	Combined
Hand Middle School	93.48	81.07	92.50	89.66
Hopkins Middle School	98.86	78.52	95.00	92.37
Southeast Middle School	98.81	80.33	100.00	93.39
Crayton Middle School	96.08	81.75	95.00	91.67
W.A. Perry Middle School	94.99	78.47	100.00	90.54
W.G. Sanders Middle School	93.51	89.25	90.00	91.88
Alcorn Middle School	98.78	79.29	100.00	93.06
Heyward Gibbes Middle School	99.08	79.78	95.00	92.88
St. Andrews Middle School	73.55	80.94	97.50	78.16
<b>Middle School Averages</b>	<b>94.13</b>	<b>81.04</b>	<b>96.11</b>	<b>90.40</b>

# High School Combined Scores

Site	Facility Conditions	Suitability	Technology Readiness	Combined
Dreher High School	89.27	84.82	87.50	87.76
Lower Richland High School	88.21	80.29	100.00	87.01
A.C. Flora High School	87.31	75.92	97.50	84.91
C.A. Johnson High School	90.46	81.28	77.50	86.41
W.J. Keenan High School	92.56	92.70	82.50	91.60
Columbia High School	91.03	83.46	94.74	89.13
Eau Claire High School	86.67	79.28	100.00	85.79
High School Averages	89.36	82.54	91.39	<b>87.52</b>

# Overall Combined Scores

Site	Facility Conditions	Suitability	Technology Readiness	Combined
<u>Challenger Center</u>	90.29	92.54	100.00	91.94
<u>Pendergrass-Fairwold School</u>	84.15	68.27	80.00	78.97
<u>Hayward Career and Tech Center</u>	96.58	85.32	88.58	92.40
Other Averages	<b>90.34</b>	<b>82.04</b>	<b>89.53</b>	<b>87.77</b>
<b>District Averages</b>	<b>90.89</b>	<b>81.98</b>	<b>92.04</b>	<b>88.33</b>

# Overall Combined Scores



Area	Site	Facility Conditions	Suitability	Technology Readiness	Combined
		0.60	0.30	0.10	
Area 1	Dreher High School	89.27	84.82	87.50	87.76
Area 1	Lower Richland High School	88.21	80.29	100.00	87.01
Area 2	A.C. Flora High School	87.31	75.92	97.50	84.91
Area 2	C.A. Johnson High School	90.46	81.28	77.50	86.41
Area 2	W.J. Keenan High School	92.56	92.70	82.50	91.60
Area 3	Columbia High School	91.03	83.46	94.74	89.13
Area 3	Eau Claire High School	86.67	79.28	100.00	85.79
	High School Average	89.36	82.54	91.39	87.52
Area 1	Hand Middle School	93.48	81.07	92.50	89.66
Area 1	Hopkins Middle School	98.86	78.52	95.00	92.37
Area 1	Southeast Middle School	98.81	80.33	100.00	93.39
Area 2	Crayton Middle School	96.08	81.75	95.00	91.67
Area 2	W.A. Perry Middle School	94.99	78.47	100.00	90.54
Area 2	W.G. Sanders Middle School	93.51	89.25	90.00	91.88
Area 3	Alcorn Middle School	98.78	79.29	100.00	93.06
Area 3	Heyward Gibbes Middle School	99.08	79.78	95.00	92.88
Area 3	St. Andrews Middle School	73.55	80.94	97.50	78.16
	Middle School Averages	94.13	81.04	96.11	90.40
Area 1	A.C. Moore Elementary School	93.24	80.08	100.00	89.97
Area 1	Caughman Road Elementary School	77.43	93.72	90.00	83.57
Area 1	Gadsden Elementary School	84.65	78.46	95.00	83.83
Area 1	Hopkins Elementary School	79.65	78.52	95.00	80.85
Area 1	Horrell Hill Elementary School	90.40	78.76	95.00	87.37
Area 1	Meadowfield Elementary School	90.16	87.83	90.00	89.45
Area 1	Mill Creek Elementary School	88.34	83.17	90.00	86.96
Area 1	Rosewood Elementary School	96.73	73.74	100.00	90.16
Area 1	South Kilbourne Elementary School	87.86	77.83	100.00	86.07
Area 1	Webber Elementary School	86.90	79.86	100.00	86.10
Area 2	Bradley Elementary School	73.58	80.10	100.00	78.18
Area 2	Brennen Elementary School	92.46	56.96	83.30	80.89
Area 2	W. Clark Brockman Elementary School	94.26	79.12	74.10	87.70
Area 2	Annie Burnside Elementary School	78.94	84.28	92.50	81.90
Area 2	Burton-Pack Elementary School	98.77	99.74	100.00	99.18
Area 2	Carver-Lyon Elementary School	98.89	80.00	100.00	93.33
Area 2	A.J. Lewis Greenview Elementary School	95.49	87.72	87.50	92.36
Area 2	Satchel Ford Elementary School	90.15	87.39	81.58	88.47
Area 2	Watkins-Nance Elementary School	97.79	96.01	100.00	97.48
Area 3	Arden Elementary	89.80	80.54	90.00	87.04
Area 3	E.E. Taylor Elementary	94.89	79.33	95.00	90.23
Area 3	Forest Heights Elementary	93.18	83.26	85.80	89.47
Area 3	H.B. Rhame Elementary	88.83	77.57	95.00	86.07
Area 3	Hyatt Park Elementary	94.35	78.79	100.00	90.25
Area 3	John P. Thomas Elementary	91.19	77.20	92.50	87.12
Area 3	Logan Elementary School	97.49	77.06	95.00	91.11
Area 3	Pine Grove Elementary	87.91	95.74	81.58	89.63
Area 3	W.S. Sandel Elementary	84.94	90.41	89.47	87.03
	Elementary School Averages	89.94	82.26	92.80	87.92
	Challenger Center	90.29	92.54	100.00	91.94
	Pendergrass-Fairwold School	84.15	68.27	80.00	78.97
	Hayward Career and Tech Center	96.58	85.32	88.58	92.40
	Other Averages	90.34	82.04	89.53	87.77
	<b>District Averages</b>	<b>90.89</b>	<b>81.98</b>	<b>92.04</b>	<b>88.33</b>

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%

**Newer than the U.S. average:**

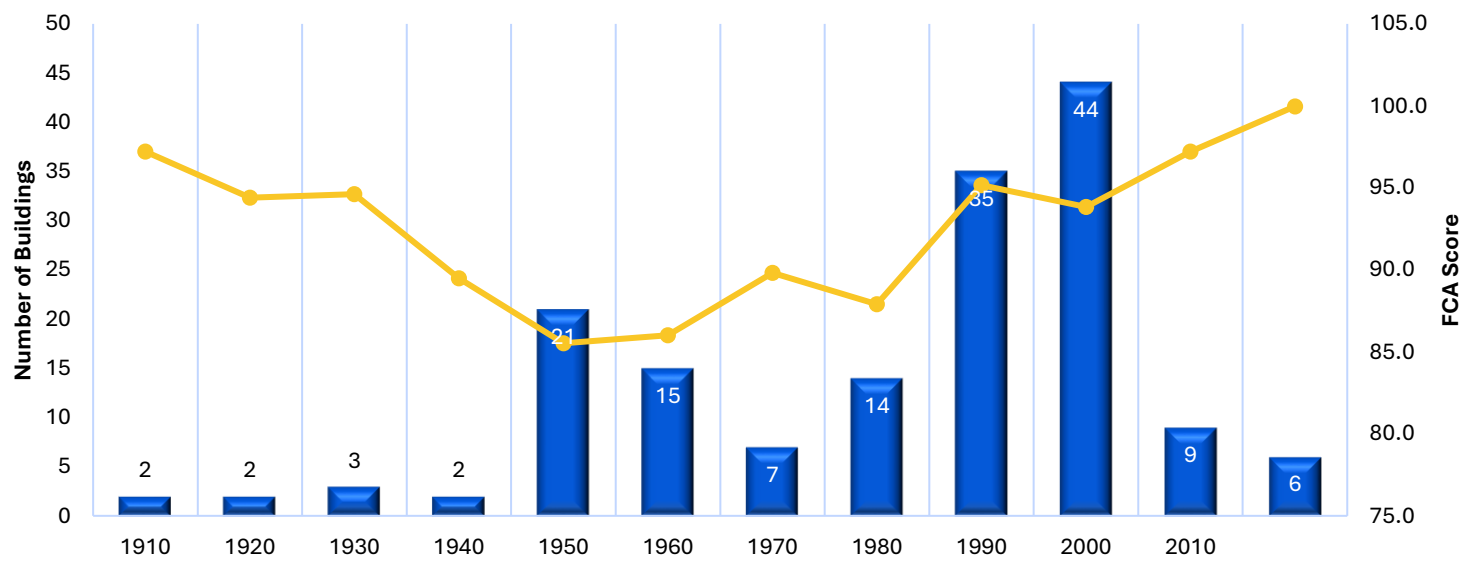
The average RCSDO school building is **43 years old** versus **49 years** nationally—about **6 years younger**.

**Larger share of newer buildings:**

**38.78%** of RCSDO facilities were built **2000–present**, compared to **20%** nationally.

**Fewer very old buildings:**

**26.53%** were built **1969 or earlier**, versus **38%** nationally—meaning fewer campuses likely carrying “end-of-life” building systems.



# Key FCA Takeaways

## Strong Overall Facility Condition

– The District achieved an overall **FCA score of 90.73 (A-, Good)**, reflecting well-maintained facilities across a 43-year average building portfolio.

## Top Performer Regionally

– Compared to five other Eastern Region school portfolios assessed by Parsons, **RCSDO earned the highest FCA score**, outperforming peers whose scores ranged significantly lower.

## High Percentage of Schools in Good Condition

– **81% of facilities are rated “Good” (A to B+)**, 18% are “Fair,” and only 2% fall into “Poor,” demonstrating overall systemwide stability.

## Limited Priority 1 Repair Needs

– Only **8% of the current needs budget is classified as Priority 1**, indicating that most deficiencies are routine lifecycle or deferred maintenance items rather than potential failures.

## Sustaining FCA Requires Proactive Investment

– Life cycle analysis shows increased annual funding is necessary over the next decade to **maintain the current FCA performance level** and prevent condition decline, reinforcing the importance of continued capital planning.

# Budget Estimates

- **Budget estimates are order-of-magnitude repair costs** for full/partial replacement of expired systems, out-of-cycle repairs, and needed modifications.
- **In some cases, estimated repair costs exceed a facility's Current Replacement Value (CRV)**, suggesting replacement may be more cost-effective than repair.
- **Cost data comes from two sources:** (1) Gordian/RSMMeans Commercial Cost Data via Parsons, and (2) a local calibration comparing national RSMMeans unit costs to actual construction costs paid by Richland County School District One.



# Budget Estimates

•**Cost of improvements** includes three components across all assessed school and non-school facilities: **current condition needs, deferred maintenance, and forecasted capital renewal** needs.

•**Facility needs are organized into three time periods: Current Period (2025), Initial Forecast Period (2026–2030), and Extended Forecast Period (2031–2035).**

•**Current Period (2025)** addresses immediate repairs, replacements, and modifications to correct existing physical condition deficiencies.

•**Forecast periods (2026–2035)** reflect **capital renewal needs** driven by the expected end-of-life timing for major building systems across facilities.

District Wide Budget Estimates

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

# FCA by Facility Type with CRV

Facility Type

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

•**Districtwide result:** Richland County School District One’s **overall FCA is rated “Good.”**

•**Best-performing facility type:** Middle Schools have the **highest FCA**, also rated **“Good.”**

•**Lowest-performing facility type:** Admin and **Special Facilities** have the **weakest condition rating**, categorized as **“Fair.”**

•**Portfolio pattern:** This is common in **K–12 portfolios**—capital investment often **prioritizes instructional facilities** over **support/administrative sites**.

# Current Needs by High School Cluster

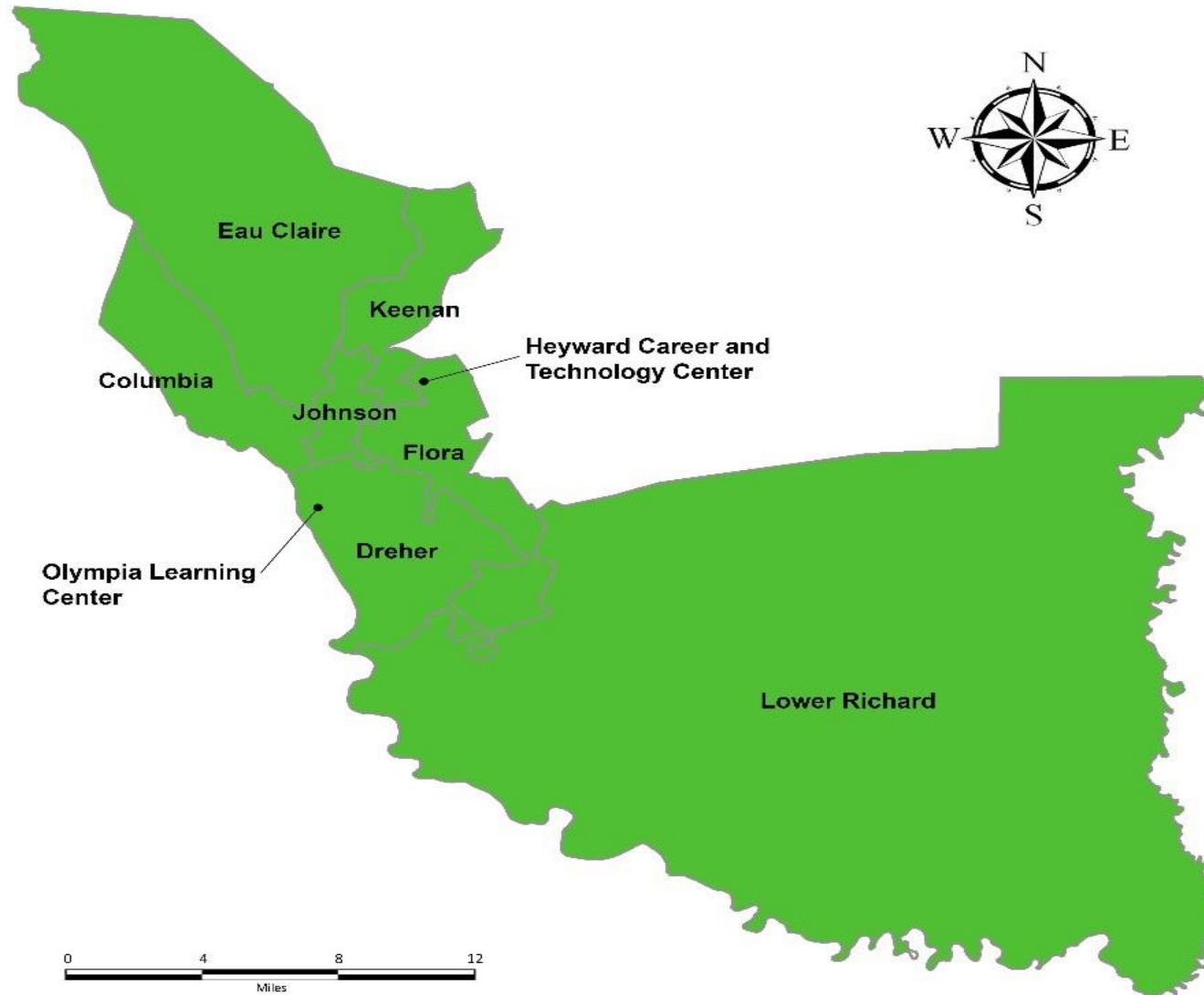


Current Needs High School Cluster

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

High School Clusters encompass all schools within the cluster.

# High School Clusters



# Budget Estimates

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
<b>Richland County School District One</b>	<b>\$185,303,996</b>	<b>\$569,313,587</b>	<b>\$384,234,209</b>	<b>\$1,138,851,792</b>
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

- **Current Period (2025):** Deferred maintenance deficiencies are estimated at **\$185,303,996**.
- **Forecast Periods (2026–2035):** Capital renewal needs (2026–2030 and 2031–2035 combined) are estimated at **\$953,547,796**, including **3% annual escalation**.
- **Total (2025–2035):** Combined current and forecast needs are estimated at **\$1,138,851,792**.

**Current Needs by Major Group Element**

Major System	Current Needs (2025)	% of Current Needs
<b>Richland County School District One</b>	<b>\$185,303,996</b>	<b>100.00%</b>
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%

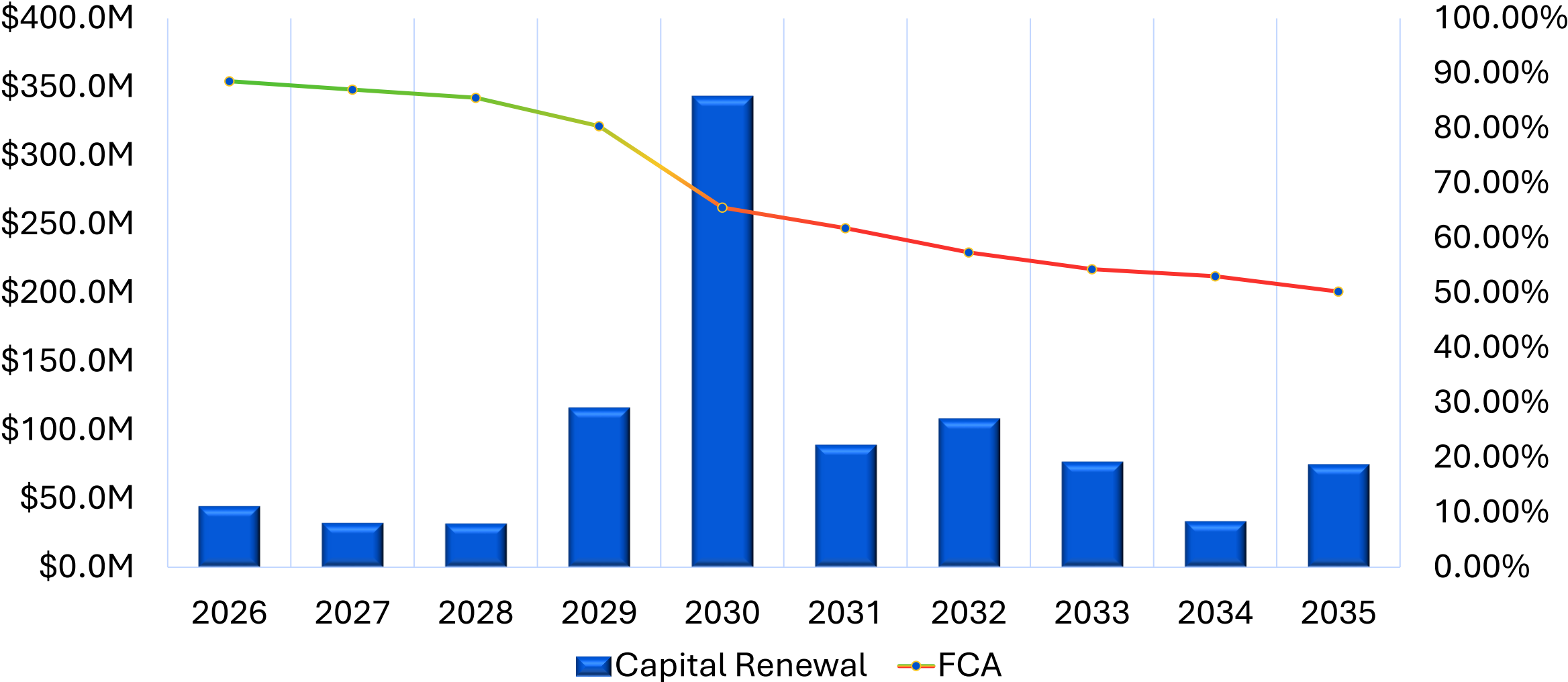
•Facility condition needs by major building systems—at the major group level

•Cost estimates are based on 2025 RSMeans Commercial Cost Data, to accurately reflect local construction market conditions.

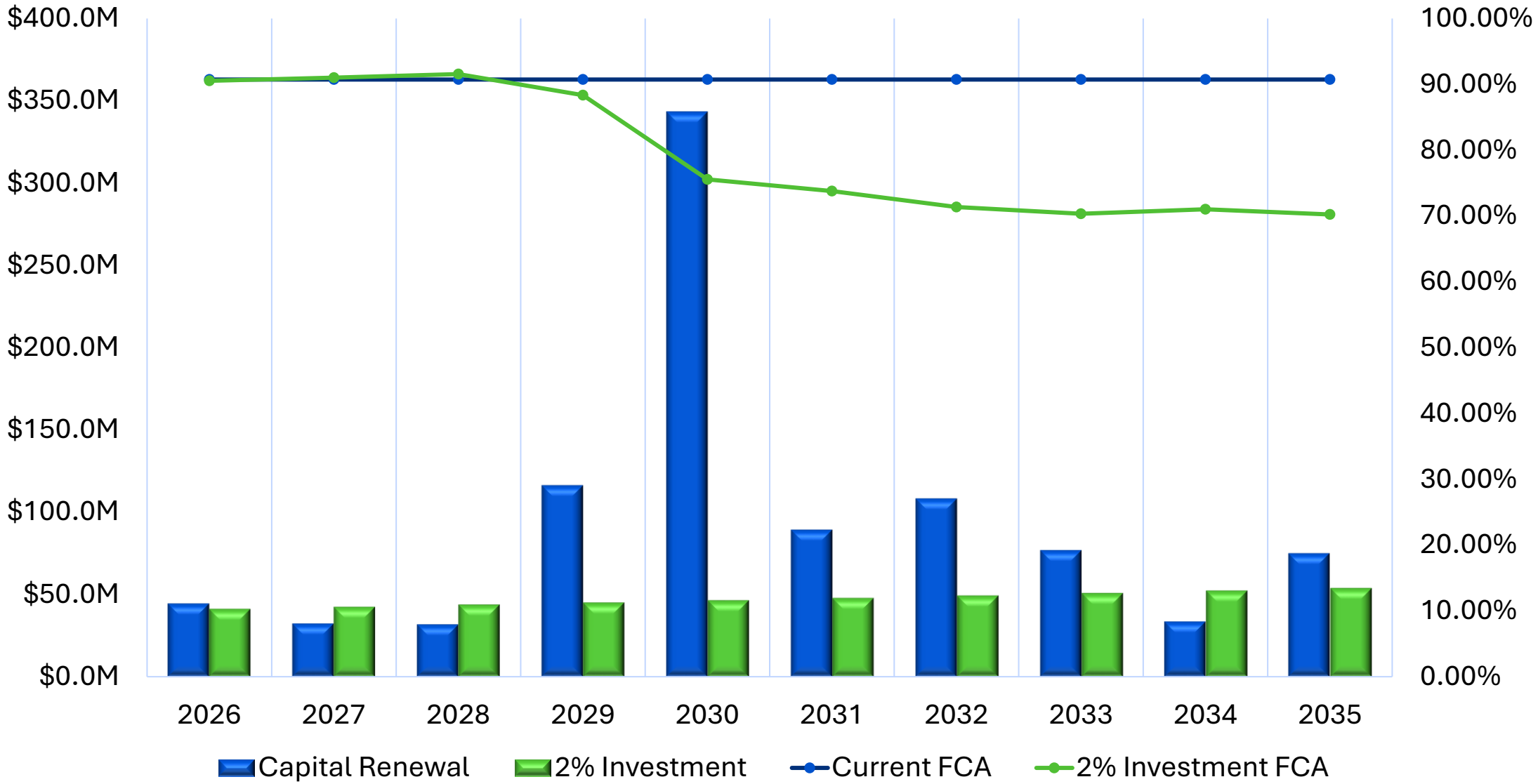
# Current Needs by Deficiency Priority

Current Needs (2025)	Priority
<b>\$185,303,996 Total</b>	
<b>\$14,736,702</b>	<b>Priority 1- Currently Critical (Immediate)</b> 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.
<b>\$44,814,772</b>	<b>Priority 2 – Potentially Critical (1 to 2 Years)</b> 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
<b>\$114,534,817</b>	<b>Priority 3 – Necessary/Not Yet Critical (3 to 5 Years)</b> 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.
<b>\$8,466,731</b>	<b>Priority 4 – Recommended (6 to 10 Years)</b> 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.
<b>\$2,570,974</b>	<b>Priority 5 – Discretionary (not time sensitive)</b> Assigned to systems or deficiencies that could be considered cosmetic or low priority issues.

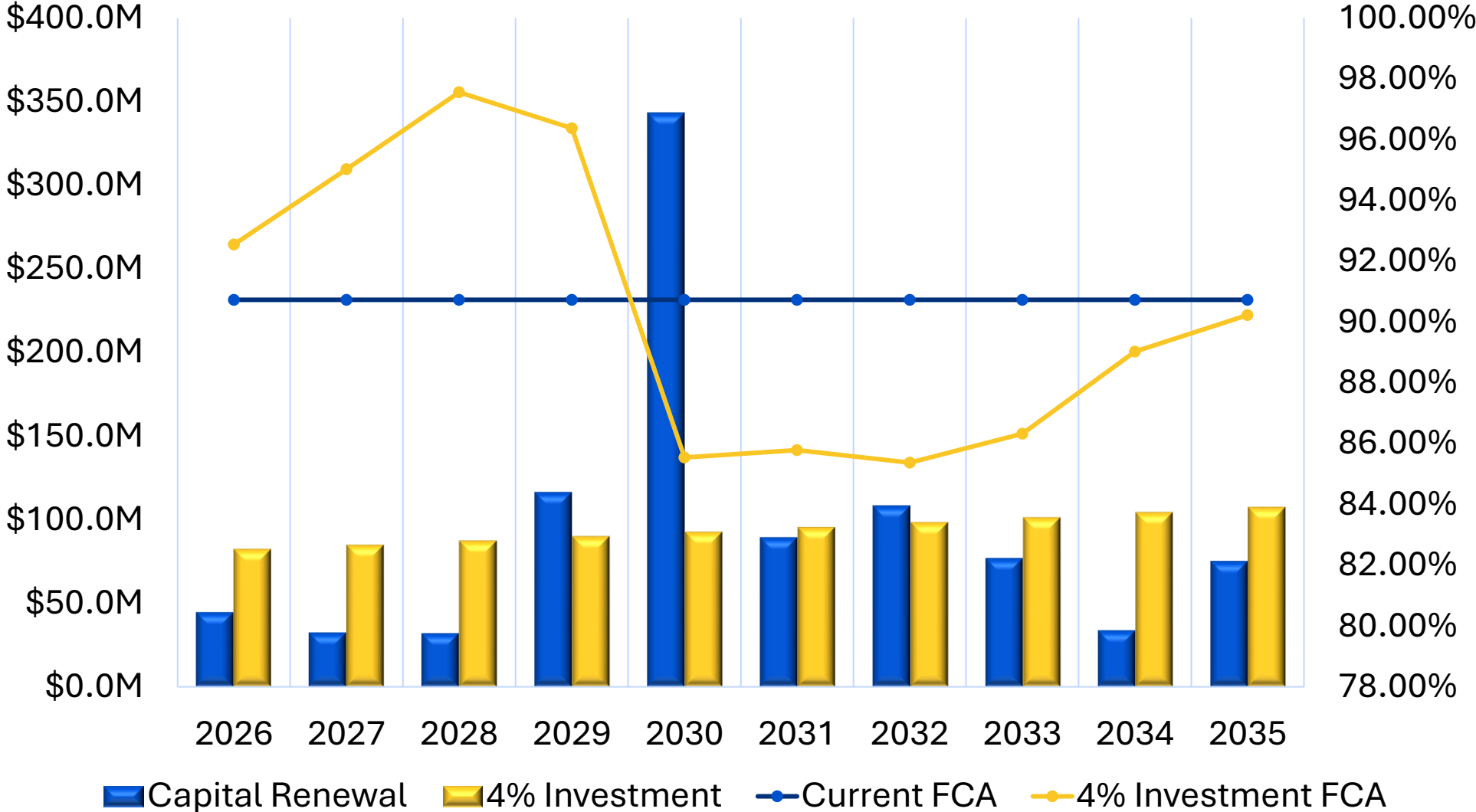
# If no Capital Renewal takes place... FCA trends to 50%



# Capital Renewal at 2%



# Capital Renewal at 4%



# Key FCA Takeaways

- **\$185.3 Million in Immediate Needs (2025)**
  - The District must address **\$185.3M in current deferred maintenance** to remedy existing deficiencies and maintain its strong FCA standing.
- **\$953.5 Million in 10-Year Capital Renewal (2026–2035)**
  - Forecasted system replacements driven by life-cycle expiration total **\$953.5M**, reflecting predictable renewal needs rather than widespread failure.
- **\$1.14 Billion Total Investment Need (2025–2035)**
  - Combined current and forecasted needs equal **\$1.138B** over the next decade to sustain facility performance.
- **2030 Represents a Major Funding Peak**
  - Approximately **\$343.4M** in needs are projected in 2030 alone, as multiple building systems simultaneously reach end-of-life cycles.
- **Backlog Is Manageable but Aging**
  - Current deficiencies are largely **Priority 3 (Necessary/Not Yet Critical)**, meaning systems are functioning but operating beyond design life—requiring proactive reinvestment to avoid accelerated decline in FCA performance

Thank you

MGT

