

Facilities & Demographics Study 2016



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Introduction

School boards are continually faced with the challenges of meeting the demands of today while planning for the needs of the future. As educators focus on new technologies and constantly evolving academic programs, they must also remain attentive to the changing needs in their school facilities and communities. A school district must consider a multitude of issues including aging facilities, facility capacities, population changes, migration, and community development in the decision making process. The purpose of a Facilities and Demographics Study is to address these various issues and to enable school administrators to make well informed decisions about the future of its facilities and programs.

In this section, the following areas will be discussed:

- **Purpose of the Facilities and Demographics Study**
- **Developing the Facilities and Demographics Study**
- **Using the Facilities and Demographics Study**
- **Acknowledgments**



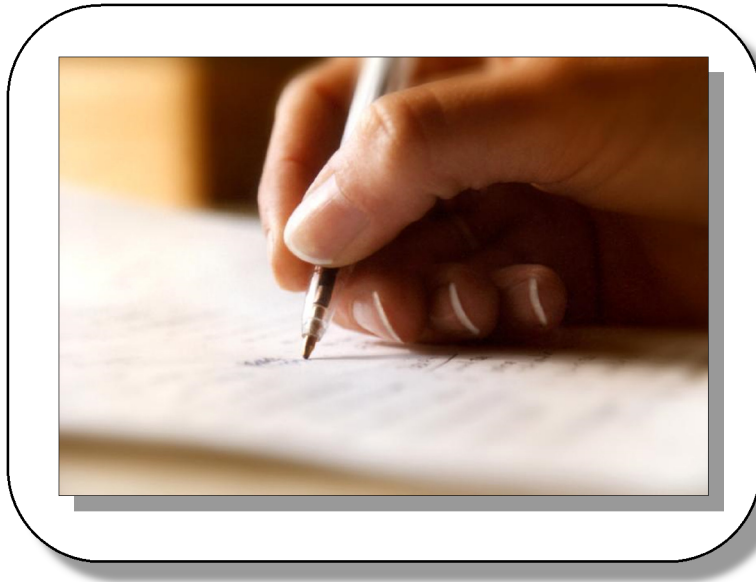
PURPOSE OF THE FACILITIES AND DEMOGRAPHICS STUDY

In the fall 2015, Spartanburg School District Five engaged M.B. Kahn to perform a Facilities and Demographics Study for the twelve (12) schools located in the District. The District is comprised of six (6) elementary schools, two (2) intermediate schools, two (2) middle schools, a freshman academy, and a high school.

This study has three distinct goals:

- The first goal is to assess the District's growth to determine future enrollments in each school.
- The second goal of the study is to assess the District's existing facilities to determine their ability to meet the future enrollments.
- The third goal of the study is to make facility recommendations to the School Board based on the projected enrollments and current conditions of the existing facilities.

This study is not meant to be an all-inclusive listing of all the challenges facing Spartanburg School District Five, but rather a general overview of projections for the future.



DEVELOPING THE FACILITIES AND DEMOGRAPHICS STUDY

M. B. Kahn began researching Spartanburg School District Five by dividing up into two separate teams. The “facilities team” was charged with fully evaluating the current conditions of the facilities. At the same time, the “demographics team” began research into the population trends of the area. In the end, both teams came together to formulate the recommendations provided within this study.

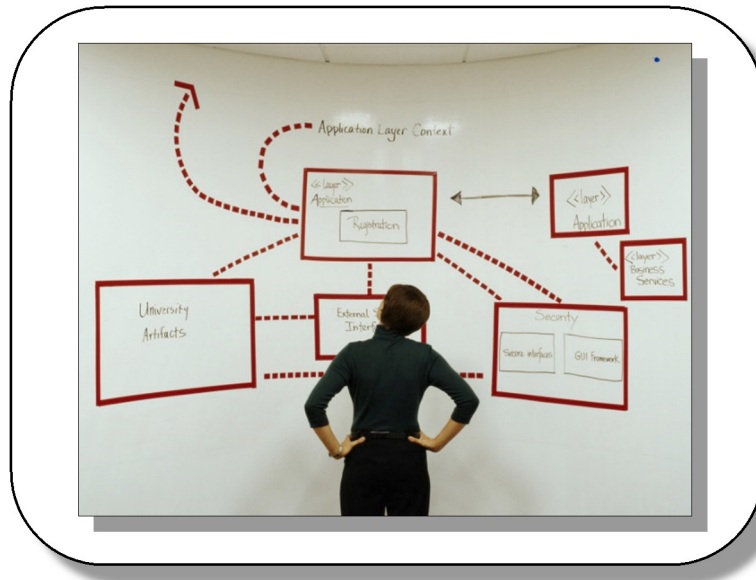
The “facilities team” gathered information on the existing facilities by visiting each school and interviewing every principal. They interviewed the principals to ask them specific questions about how the school operates and how they would handle more students. They studied the current attendance zones, feeder systems, and tried to objectively evaluate each facility. In their evaluations they noted all pertinent aspects of each school in how it relates to the growth of the district. As they traveled throughout the district they were able to see many housing developments starting up in what was once rural farmland. In all their visits and interviews as a visitor to the District it was easy to see the quality of education that is being taught every day.

The “demographics team”, led by Dr. Dale Holden, gathered statistics from a variety of county, state, and regional government sources. These sources included the U.S. Census, the Appalachian Council of Governments, the South Carolina Department of Education, Spartanburg County, as well as other data sources. Dr. Holden carefully analyzed the data by breaking it down into segments in order to project the enrollments of each school.

Before the two teams met to collaborate their findings, the “facilities team” came up with many different plans to address future needs based on just the expansion

capability of the existing facilities. From here they analyzed the core capacities of the facilities by looking at the areas that often limit growth like cafeteria space, how the students move throughout the schools, and how the ingress and egress at each facility flows. In order to base these recommendations on the existing facilities alone, the “facilities team” started to formulate the framework of recommendations in preparation for meeting with the “demographics team”.

Once the “demographics team” completed their projections, they combined this information with the facility analysis and framework to reach the conclusions. At every opportunity they try to recommend plans that will adapt to the oncoming growth while maintaining quality facilities. This is how this study becomes a long range master plan.



USING THE FACILITIES AND DEMOGRAPHICS STUDY

Delivering quality education in the future requires proper planning today. This study is intended to be a long range master plan and guide for the District so as to avoid duplication and overlapping of services, areas, and facilities. It also maximizes the benefit of every dollar spent by taking into account all aspects of capacities and growth. This plan outlines several viable options with regards to facilities by taking into account projected enrollment figures in each school. While education trends and funding amounts are constantly in a state of change, the “road map” to delivering quality education needs to be more stable.

Timelines and estimates are provided in the recommendations as a method of planning to seek capital funding for a long range plan. The estimates are intended to be all inclusive as a total project cost, not just construction cost. From this information, the reader can garner a better understanding of each plan and what it will take to implement the plan.

In the demographics portion of the study the forecasted enrollments are broken down by school in order to make planning operational needs at each facility easier. This can assist in planning staffing, budgets, and allocation of other resources needed at each facility.

This is a “living” document and should be reviewed periodically. With an ever changing clientele that shows up at the school door on the first day of school every year, so too must the plan change. As discussed in a later section, this plan is a snapshot in time and will require updating. Ultimately, we tried to create this document in a way where the ground work is laid so that it may be easily tweaked in the future.



ACKNOWLEDGMENTS

Throughout the process, Spartanburg School District Five has been a great partner. At every school, the faculty and staff welcomed us into their communities and answered some direct questions about their schools. Without exception, they were all extremely helpful and insightful into the inner workings of their schools and the District. The maintenance department staff was very patient with us as we walked down every hallway, in and out of many classrooms, into every boiler room, and answered countless questions for us. We have met on several occasions with Dr. Scott Turner, David Hayes, and Dr. Greg Wood to review and assess our findings. They have answered countless emails, phone calls, and helped us get in touch with the right people throughout Spartanburg County. Everyone throughout the District has gone out of their way to assist us in accomplishing our goals, to which we are extremely grateful.

District Staff

Dr. Scott Turner
Dr. Greg Wood

Superintendent
Assistant Superintendent of
Administration and Operations
Director of Finance

David Hayes
District Maintenance Staff

Principals

Karen McMakin
Susan Hill
Dr. Tim Henson
Dr. Kim Deering
Dr. Glenda Bigby
Angie Showalter

Abner Creek Academy
Duncan Elementary
Lyman Elementary
Reidville Elementary
River Ridge Elementary
Wellford Academy

Christopher McCants
Michael Powell
Terry Glasglow
Tammy White
Neel Edwards
Dr. Jeffrey Rogers

Beech Springs Intermediate
Berry Shoals Intermediate
D. R. Hill Middle
Florence Chapel Middle
Byrnes Freshman Academy
James F. Byrnes High School

Special Thanks

Beth Lewis

Economic Information Analyst
SC Appalachian Council of
Governments

Joan Holliday, AICP

Deputy Director
Spartanburg County Planning
and Development Department

Demographics Assessment

This section analyzes historic and projected growth in both Spartanburg County and the District. The assessment was performed by Dr. Dale Holden.

Dr. Holden is the former Director of Planning and Accountability for a suburban school district in Columbia, South Carolina. He has extensive experience conducting attendance area studies, effectiveness audits, as well as salary and organizational studies. His expertise in developing district and school-wide enrollment projections, and establishing accurate program capacities for schools and school districts is highly regarded. He was named a Certified Strategic Planner by the National Academy of School Executives and has been instrumental in guiding school districts in their efforts to become more effective.

Dr. Holden's professional affiliations include: Certified Strategic Planner - National Academy of School Executives, American Association of School Administrators; South Carolina Association of School Administrators - Member and Former Chairman of the Finance Committee; South Carolina Association of Allied School Administrators - Past President and Former Board Member; South Carolina Association of School Superintendents - Member and Former Member of the Legislative Committee

In this section, the following areas will be discussed:

- **Overview of Demographics Assessment**
- **Population Trends**
- **Census Tract Data**
- **Building Permit Data**
- **Actual Enrollments**
- **Projected Enrollments**
- **Summary**



OVERVIEW OF DEMOGRAPHICS ASSESSMENT

The “demographics team” was led by Dr. Dale Holden for the demographics portion of the study. Dr. Holden is an educational and corporate planning consultant who has many years of experience in this area. By using many different local government sources, Dr. Holden was able to break down the data to reach conclusions which support the recommendations.

Dr. Holden analyzed population trends, census tracts, building permit data, and actual enrollment data to project future enrollments. His sources for this information include the Spartanburg County Planning and Development Department, Appalachian Council of Governments, and the South Carolina Department of Education. Once all this information was compiled breaking it down to a usable format became critical.

In his analysis, Dr. Holden breaks down his findings based on the feeder system of the school district. Based on Spartanburg School District Five’s findings, he felt the best approach was to present the information in a Northern Corridor and Southern Corridor format. The Northern Corridor is comprised of Lyman Elementary School, Duncan Elementary School, and Wellford Academy which all feed into Beech Springs Intermediate and then into D.R. Hill Middle School. The Southern Corridor is comprised of Abner Creek Academy, Reidville Elementary School, and River Ridge Elementary School which all feed into Berry Shoals Intermediate and then into Florence Chapel Middle School. The district-wide schools, Byrnes Freshman Academy and James F. Byrnes High School are not separated into north and south due to the complexity of separating the data.

In the demographics information to follow, it is important to note that the growth throughout the School District requires prudent planning today. Statistically the growth in the Northern Corridor will remain constant for the foreseeable future, while the Southern Corridor will see strong growth as the transformation of communities like Reidville continues. In the pages that follow it will become evident Dr. Holden's findings are the basis for our conclusions.

II. DEMOGRAPHICS AND ENROLLMENT

A. POPULATION TRENDS

Based on U.S. Census Bureau data, the overall population for Spartanburg County increased from 253,791 in 2000 to 284,307 in 2010. This represents a 12.0 percent increase for the ten-year period. It is expected that the county's population will increase to 295,100 in 2015 and to 305,800 in 2020. This represents a 3.8 percent increase for the five-year period between 2010 and 2015 and a 3.6 percent increase for the five-year period between 2015 and 2020.

The overall population figures for Spartanburg County, as well as for Spartanburg School District Five, are shown on Table 1. During the ten-year period from 2000 to 2010 the population for all ages in the school district increased from 32,169 to 41,867. This represents an increase of 30.1 percent compared to 12.0 percent at the county level. The population is expected to reach 43,985 by 2015 and 45,970 by 2020. This results in a 5.1 percent increase between 2010 and 2015 and a 4.5 percent increase between 2015 and 2020, as compared to the county, which has projected increases of 3.8 percent and 3.6 percent for the same time periods.

Over the course of the twenty-year time period from 2000 to 2020, the District's population is expected to have grown by 42.9 percent, while the county's population is expected to have grown 20.5 percent. The changes in the overall population for the county and the school district offer a preview of what can be expected with regard to the school age population. The following sections of the report explore the impact of this growth for the District.

TABLE 1

POPULATION OF SPARTANBURG COUNTY – ALL AGES			
YEAR 2000	YEAR 2010	YEAR 2015	YEAR 2020
253,791	284,307 (+12.0%)	295,100 (+3.8%)	305,800 (+3.6%)

POPULATION OF SPARTANBURG SCHOOL DISTRICT FIVE – ALL AGES			
YEAR 2000	YEAR 2010	YEAR 2015	YEAR 2020
32,189	41,867 (+30.1%)	43,985 (+5.1%)	45,970 (+4.5%)

SOURCE: U.S. Census Bureau, 2010 Summary File 1. ESRI & SCDHEC Forecasts for 2015 & 2020

B. CENSUS TRACT DATA

The school age population of Spartanburg County is served by one of seven different school districts. Each district has unique boundaries which are not contiguous with the U.S. Census Bureau's census tracts. Spartanburg School District Five is comprised of twelve census tracts of which four are entirely in the District and eight are partially in the District. Map 1, which was prepared by the SC Appalachian Council of Governments, shows the boundaries of the twelve census tracts.

The population figures for students in the 5-19 age group for each of the census tracts are shown on Table 2. Also shown, in addition to the 2010 U.S. Census Bureau figures, are projections for both 2015 and 2020. The last column on the table includes the difference between 2015 and 2020 projections for each census tract.

Among the twelve census tracts, 230.01, 231.01, 231.02, 234.03 and 234.04 have the greatest number of persons in the 5-19 age group based on the 2010 Census as well as the 2015 and 2020 population projections. Tracts 230.01 and 234.04 are expected to have the largest increases in population for the 5-19 age group over the course of the next five years. By comparison, census tracts 228.02, 230.02, 234.02 and 234.05 are all projected to grow by less than 20 students during the 2015 to 2020 time period.

Table 2 also designates the census tracts that generally fall north and south of I-85. The tracts north of I-85 are tinted light yellow on the table and account for an expected increase of 314 for the 5-19 age group. The un-tinted census tracts shown on the lower portion of Table 2, which represent the area of the District south of I-85, are expected to grow by 166 for the 5-19 age group. Based on the current and the expected residential growth in the District, both north and south of I-85, these projections may turn out to be very conservative. They also may turn out to be proportioned differently than what the U.S. Census Bureau is projecting for the 5-19 year old student population.

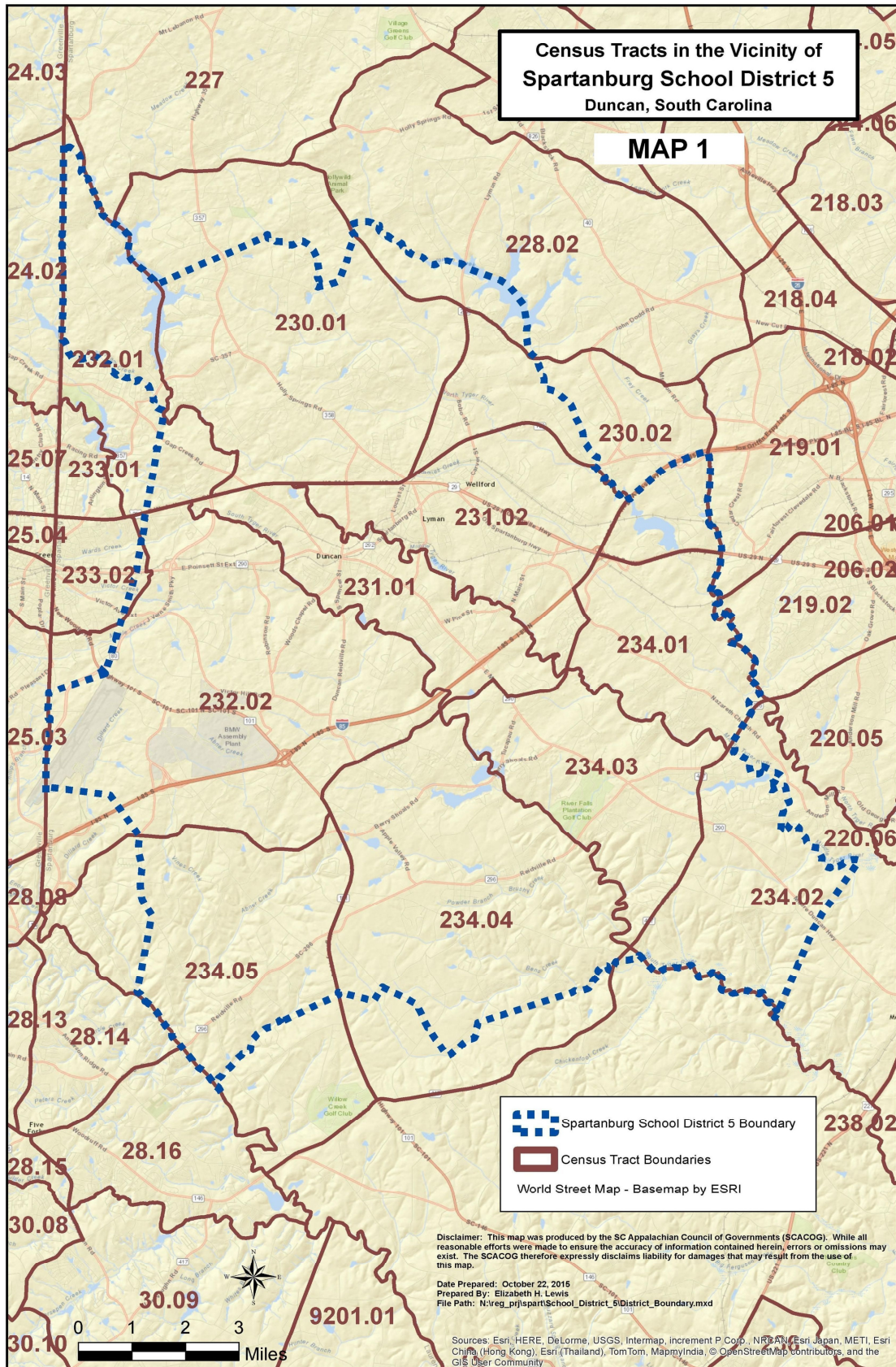


TABLE 2
SPARTANBURG SCHOOL DISTRICT FIVE
POPULATION OF CENSUS TRACTS LOCATED ENTIRELY OR PARTIALLY IN THE DISTRICT

CENSUS TRACTS	2010 CENSUS	2015 PROJECTIONS	2020 PROJECTIONS	DIFFERENCE
	Age 5-19	Age 5-19	Age 5-19	2015-2020
Tract 228.02_portion ¹	69	67	73	6
Tract 230.01_portion ¹	1390	1424	1547	123
Tract 230.02_portion ¹	362	336	351	15
Tract 231.01_full	1134	1089	1154	65
Tract 231.02_full	1130	1061	1108	47
Tract 232.01_portion ¹	412	395	429	34
Tract 232.02_portion ¹	551	553	577	24
Tract 234.01_full	544	494	513	19
Tract 234.02_portion ¹	505	483	483	0
Tract 234.03_full	1361	1323	1293	-30
Tract 234.04_portion ¹	1182	1336	1499	163
Tract 234.05_portion ¹	356	351	365	14
TOTALS	8996	8912	9392	480

1- Indicates figures only for the portion of the Census Tract falling within the School District Five Boundary

Source: U.S. Census Bureau (2010); ESRI Business Analyst (2015 & 2020)

C. BUILDING PERMIT DATA

A summary of the building permit data for the Spartanburg School District Five area is shown on Table 3. These data were provided by the Spartanburg County Planning and Development Department and show the number of building permits for single and multi-family residences issued for all of 2010-2015. Included on Table 3 is a breakdown of the permits issued by year, as well as for each of the District's attendance areas. The attendance areas in the southern part of the District (South of I-85) are tinted light green and the areas in the northern part of the District (North of I-85) are tinted light blue. The high schools, which serve students from throughout the District for grades 9-12, are tinted in light yellow on Table 3.

It should be noted that even though the building permits have been issued there is no guarantee that the residences have been constructed and occupied. These figures are for previous years' building permit activity and do not reflect what may be expected over the course of the next five to ten years. The data shown on Table 3 indicate that 966 permits were issued for the Abner Creek, Reidville, and River Ridge Elementary attendance areas; and 571 permits were issued for the Duncan, Lyman and Wellford Elementary attendance areas. These same figures are carried over for the intermediate, middle, and high school levels on Table 3.

The locations of the parcels where building permits have been issued are shown on Map 2. Please note that the parcels are color coded on the map to indicate single family (red), multi-family (yellow) and duplexes (green). The locations of the parcels approved for the subdivisions and apartments, which are located in the Abner Creek and River Ridge attendance areas, are shown in blue on the map. The River Ridge and Abner Creek attendance areas also contain several approved parcels for multi-family housing complexes which are shown in yellow.

The overall level of building permit activity has increased, with few exceptions, for each of the last five years. The greatest number of building permits for the area south of I-85 was issued for the River Ridge (378) and the Reidville (338) attendance areas. For the area north of I-85, the greatest number of permits was issued for the Lyman (379) attendance area.

TABLE 3
SPARTANBURG SCHOOL DISTRICT FIVE
SINGLE AND MULTI-FAMILY BUILDING PERMITS BY SCHOOL AND BY YEAR

ELEMENTARY SCHOOLS K-4	2010	2011	2012	2013	2014	2015	TOTALS
ABNER CREEK ACADEMY*	16	32	43	48	67	44	250
REIDVILLE ELEMENTARY*	23	21	52	69	77	96	338
RIVER RIDGE ELEMENTARY*	28	27	36	53	95	139	378
TOTALS	67	80	131	170	239	279	966

ELEMENTARY SCHOOLS K-4	2010	2011	2012	2013	2014	2015	TOTALS
DUNCAN ELEMENTARY**	11	3	3	19	11	36	83
LYMAN ELEMENTARY**	47	33	77	74	63	85	379
WELLFORD ACADEMY**	7	7	6	12	26	51	109
TOTALS	65	43	86	105	100	172	571

INTERMEDIATE SCHOOLS 5-6	2010	2011	2012	2013	2014	2015	TOTALS
BERRY SHOALS INTERMED.*	67	80	131	170	239	279	966
BEECH SPRINGS INTERMED.**	65	43	86	105	100	172	571
TOTALS	132	123	217	275	339	451	1537

MIDDLE SCHOOLS 7-8	2010	2011	2012	2013	2014	2015	TOTALS
FLORENCE CHAPEL MIDDLE*	67	80	131	170	239	279	966
D.R. HILL MIDDLE**	65	43	86	105	100	172	571
TOTALS	132	123	217	275	339	451	1537

HIGH SCHOOLS 9 AND 10-12	2010	2011	2012	2013	2014	2015	TOTALS
BYRNES FRESHMAN ACAD. AND BYRNES HIGH SCHOOL	132	123	217	275	339	451	1537
TOTALS	132	123	217	275	339	451	1537

SOURCE: Spartanburg County Planning and Development Department, 2015

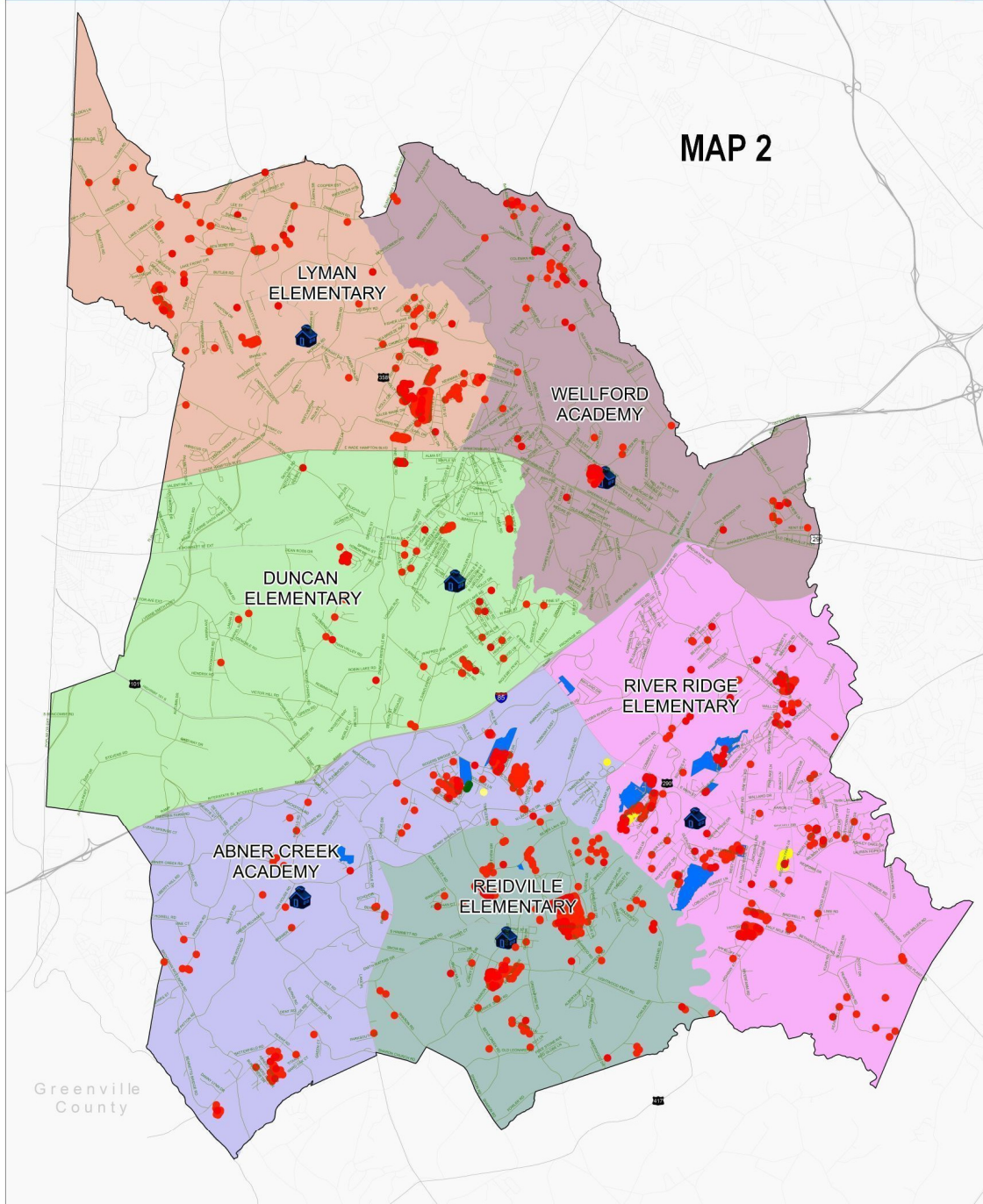
*SCHOOLS LOCATED SOUTH OF I-85	**SCHOOLS LOCATED NORTH OF I-85
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District Five Residential Growth Map 2010 - 2015

Spartanburg County



MAP 2

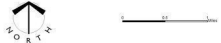


Legend

● Duplex	🏫 Elementary Schools	🏠 Residential Subdivisions / Apartments
● Multi	🛣️ Interstates	🗺️ District Five Schools Area
● Family	🛣️ US Highways	🗺️ County Boundary
● Residential Single Family	🛣️ SC Highways	🛣️ Streets



District Five Residential Growth Map 2010 - 2015



Disclaimer: This map was created with the best available data. However, it is possible that actual results may differ from the information presented. The data is provided for informational purposes only. The data is not intended to be used for any other purpose. The data is not intended to be used for any other purpose. The data is not intended to be used for any other purpose.

D. ACTUAL ENROLLMENTS

During the last five years, 2011-2016, the District's overall enrollment at the elementary, intermediate/middle, and high school levels has experienced moderate growth that has averaged slightly less than 100 students per year. The enrollments by level at the beginning and at the end of the five-year period are shown on Table 4.

The combined growth at the elementary level for grades K-4 (161 + 93) equals 254; the combined growth at the intermediate and middle school levels for grades 5-8 (56 + 30) equals 86; and the growth at the high school level for grades 9-12 equals 125. This results in an overall district-wide increase of 465 students for grades K-12.

These figures do not include students in the District's pre-kindergarten programs that are enrolled at each of the District's six elementary schools. Currently there are 260 students enrolled in these programs.

TABLE 4
SPARTANBURG SCHOOL DISTRICT FIVE
FIVE-YEAR ENROLLMENT SUMMARY 2011-2012 TO 2015-2016

ELEMENTARY SCHOOLS*	GRADES	ENROLLMENT 2011-2012	ENROLLMENT 2015-2016	DIFFERENCE
ABNER CREEK	K-4	418	489	+71
REIDVILLE	K-4	262	338	+76
RIVER RIDGE	K-4	642	656	+14
TOTALS	K-4	1,322	1,483	+161

INTERMEDIATE & MIDDLE SCHOOLS*	GRADES	ENROLLMENT 2011-2012	ENROLLMENT 2015-2016	DIFFERENCE
BERRY SHOALS	5-6	559	581	+22
FLORENCE CHAPEL	7-8	591	625	+34
TOTALS	5-8	1,150	1,206	+56

ELEMENTARY SCHOOLS**	GRADES	ENROLLMENT 2011-2012	ENROLLMENT 2015-2016	DIFFERENCE
DUNCAN	K-4	581	583	+2
LYMAN	K-4	609	615	+6
WELLFORD	K-4	330	415	+85
TOTALS	K-4	1,520	1,613	+93

INTERMEDIATE & MIDDLE SCHOOLS**	GRADES	ENROLLMENT 2011-2012	ENROLLMENT 2015-2016	DIFFERENCE
BEECH SPRINGS	5-6	605	636	+31
D.R. HILL	7-8	581	580	-1
TOTALS	5-8	1,186	1,216	+30

HIGH SCHOOLS	GRADES	ENROLLMENT 2011-2012	ENROLLMENT 2015-2016	DIFFERENCE
BYRNES ACADEMY	9	566	599	+33
BYRNES HIGH	10-12	1,653*	1,745**	+92
TOTALS	9-12	2,219	2,344	+125

*INCLUDES 25 GRADE 9 STUDENTS

**INCLUDES 29 GRADE 9 STUDENTS

DISTRICT TOTALS	K-12	7,397	7,862	+465
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*SCHOOLS LOCATED SOUTH OF I-85

**SCHOOLS LOCATED NORTH OF I-85

E. PROJECTED ENROLLMENTS

School district enrollment projections have become more important over the course of the last ten years in light of the increased emphasis on academic results, the uncertainty of funding, and the need to upgrade, replace and construct new facilities. These challenges are particularly difficult to manage in cases where the year-to-year enrollments have shown only moderate increases. Spartanburg School District Five is a good example of a district whose overall enrollment, as shown on Table 5, has increased from 7,336 in 2008-2009 to 7,862 in 2015-2016. This represents a gain of 275 students for grades K-4; 109 students for grades 5-6; 19 students for grades 7-8; 29 students for grade 9; and 94 students for grades 10-12; for a total increase of 526 students over the eight year period.

The development of accurate enrollment projections can be further complicated by data sources whose results are not in alignment with the District's projections. This is often the case when the enrollment projections are broken down on a school-by-school basis. With this being said, the challenge that arises from the various data sources is to establish a predictive model for the District's future enrollments. While there are a variety of approaches available to forecast student enrollment, one that has proven reliable over decades of use is the cohort survival method. The basic concept of this methodology is to determine, from historical data, what percentage (ratio) of students in a cohort (e.g. third grade) "survive" or make it to the next grade level (fourth grade) and then use the survival ratios as a multiplier to forecast enrollments from one grade level to the next.

The overall five-year enrollment projections for Spartanburg School District Five, using a modified cohort survival methodology, are shown on Table 6. Included in these projections are factors such as the number of live births, the level of housing activity, and the population projections from sources such as the U.S. Census Bureau. A more detailed breakdown of the projected enrollments is shown on Table 7, including the individual grade level enrollments, the grade group enrollments and the yearly totals. The projected increases for the five-year period are: 303 students in grades K-5; 194 students in grades 5-6; 277 students in grades 7-8; 67 students in grade 9; and 166 students in grades 10-12; for a total of 1,007.

The five-year enrollment projections are further broken down by school and by level for grades K-8 within the District's two feeder systems which generally fall north and south of I-85. Students who attend the schools from within these two feeder systems for grades K-8 all move to Byrnes Freshman Academy for grade 9 and to Byrnes High School for grades 10-12. The feeder system of schools for the area of the District south of I-85, including the five-year projections, is shown on Table 8.

The five-year projections for Abner Creek Academy, Reidville and River Ridge Elementary Schools indicate an increase of 192 students for grades K-4.

The enrollment at Berry Shoals Intermediate School is expected to increase by 127 students for grades 5-6 and Florence Chapel Middle School's enrollment, which serves students in grades 7-8, is expected to increase by 180 students over the five-year period.

A similar arrangement of data is shown on Table 9 for the feeder system of schools that is primarily located north of I-85. The three schools included in this feeder system for grades K-4 are Duncan Elementary, Lyman Elementary and Wellford Academy. The feeder system also includes Beech Springs Intermediate School for grades 5-6 and D.R. Hill Middle School for grades 7-8. At the bottom of the Table 9 is a combined total for each of the projection years.

At the elementary level, the projected increase is 111 students for grades K-4. At the intermediate level, the projected increase for Beech Springs is 67 students for grades 5-6. This is followed by a projected increase of 97 students at D. R. Hill Middle School for grades 7-8. This results in a projected enrollment increase of 275 students for grades K-8 over the course of the five-year period.

Table 10 shows a summary of the five-year projected enrollment increases for Byrnes Freshman Academy, which serves students in grade 9 and for Byrnes High School, which serves students in grades 10-12. The expected increase for grade 9 students is 67, and the expected increase for grades 10-12 students is 166 for a total increase of 233.

TABLE 5

SPARTANBURG SCHOOL DISTRICT FIVE																			
ACTUAL 135-DAY ENROLLMENTS 2008-2009 TO 2015-2016																			
SCHOOL YEAR	GR K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	GR K-4	GR 5-6	GR 7-8	GR 9	GR 10-12	TOTALS K-12
2008-09	569	570	550	582	550	572	536	619	567	599	615	479	528	2821	1108	1186	599	1622	7336
2009-10	559	589	569	560	587	554	574	579	615	621	592	540	489	2864	1128	1194	621	1621	7428
2010-11	559	568	547	564	549	587	553	577	562	660	581	479	535	2787	1140	1139	660	1595	7321
2011-12	541	594	575	544	588	565	599	592	580	598	614	512	495	2842	1164	1172	598	1621	7397
2012-13	597	588	586	584	559	589	583	598	609	616	577	542	510	2914	1172	1207	616	1629	7538
2013-14	610	648	571	601	590	572	611	606	605	635	570	522	551	3020	1183	1211	635	1643	7692
2014-15	655	643	630	576	603	598	577	638	600	636	600	538	525	3107	1175	1238	636	1663	7819
2015-16*	584	658	635	637	582	621	596	595	610	628	623	556	537	3096	1217	1205	628	1716	7862

*45-DAY ADM

TABLE 6

SPARTANBURG SCHOOL DISTRICT FIVE																			
PROJECTED ENROLLMENTS 2016-2017 TO 2020-2021																			
SCHOOL YEAR	GR K	GR 1	GR 2	GR 3	GR 4	GR 5	GR 6	GR 7	GR 8	GR 9	GR 10	GR 11	GR 12	GR K-4	GR 5-6	GR 7-8	GR 9	GR 10-12	TOTALS K-12
2016-17	617	624	655	651	655	601	639	625	600	649	605	583	567	3202	1240	1225	649	1755	8071
2017-18	616	660	622	672	670	676	618	670	630	638	625	566	594	3240	1294	1300	638	1785	8257
2018-19	606	658	657	637	691	691	696	648	676	670	615	585	577	3249	1387	1324	670	1777	8407
2019-20	656	648	656	673	656	713	711	730	653	718	646	575	596	3289	1424	1383	718	1817	8631
2020-21	688	701	645	672	693	677	734	746	736	695	692	604	586	3399	1411	1482	695	1882	8869

TABLE 7
SPARTANBURG SCHOOL DISTRICT FIVE - ENROLLMENT PROJECTIONS 2016-17 TO 2020-21

GRADES	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
K	584	617	616	606	656	688
1	658	624	660	658	648	701
2	635	655	622	657	656	645
3	637	651	672	637	673	672
4	582	655	670	691	656	693
K-4	3096	3202	3240	3249	3289	3399
5	621	601	676	691	713	677
6	596	639	618	696	711	734
5-6	1217	1240	1294	1387	1424	1411
7	595	625	670	648	730	746
8	610	600	630	676	653	736
7-8	1205	1225	1300	1324	1383	1482
9	628	649	638	670	718	695
10	623	605	625	615	646	692
11	556	583	566	585	575	604
12	537	567	594	577	596	586
10-12	1716	1755	1785	1777	1817	1882
TOTALS	7862	8071	8257	8407	8631	8869
INCREASES	43	209	186	150	224	238

INCREASES BY GRADE LEVEL FOR THE FIVE-YEAR PERIOD: GRADES K-4 = 303; GRADES 5-6 = 194; GRADES 7-8 - 277; GRADE 9 = 67; GRADES 10-12 = 166. TOTAL INCREASE FOR GRADES K-12 = 1007

TABLE 8
SPARTANBURG SCHOOL DISTRICT FIVE - ENROLLMENT PROJECTIONS 2016-17 TO 2020-21
ABNER CREEK - REIDVILLE - RIVER RIDGE - BERRY SHOALS - FLORENCE CHAPEL FEEDER SYSTEM*

GRADES K-4	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
ABNER CREEK	489	512	519	521	530	553
REIDVILLE	338	353	359	360	366	382
RIVER RIDGE	656	685	696	699	709	740
K-4	1483	1550	1574	1580	1605	1675

GRADES 5-6	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
BERRY SHOALS	581	596	631	692	716	708
5-6	581	596	631	692	716	708

GRADES 7-8	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
FLORENCE CHAPEL	625	638	687	703	741	805
7-8	625	638	687	703	741	805

GRADES K-8	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
TOTALS	2689	2784	2892	2975	3062	3188

INCREASES	35	95	108	83	87	126
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*THESE SCHOOLS ARE LOCATED SOUTH OF I-85

INCREASES BY LEVEL FOR THE FIVE-YEAR PERIOD: GRADES K-4 = 192; GRADES 5-6 = 127; GRADES 7-8 = 180

TOTAL INCREASE FOR GRADES K-8 = 499

TABLE 9
SPARTANBURG SCHOOL DISTRICT FIVE - ENROLLMENT PROJECTIONS 2016-17 TO 2020-21
DUNCAN - LYMAN - WELLFORD - BEECH SPRINGS - D.R. HILL FEEDER SYSTEM**

GRADES K-4	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
DUNCAN	583	596	601	611	608	622
LYMAN	615	631	637	638	643	659
WELLFORD	415	425	428	429	433	443
K-4	1613	1652	1666	1669	1684	1724

GRADES 5-6	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
BEECH SPRINGS	636	644	663	695	708	703
5-6	636	644	663	695	708	703

GRADES 7-8	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
D.R.HILL	580	587	613	621	642	677
7-8	580	587	613	621	642	677

GRADES K-8	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
TOTALS	2829	2883	2942	2985	3034	3104

INCREASES	37	54	59	43	49	70
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**THESE SCHOOLS ARE LOCATED NORTH OF I-85

INCREASES BY LEVEL FOR THE FIVE-YEAR PERIOD: GRADES K-4 = 111; GRADES 5-6 = 67; GRADES 7-8 = 97

TOTAL INCREASE FOR GRADES K-8 = 275

TABLE 10
SPARTANBURG SCHOOL DISTRICT FIVE - ENROLLMENT PROJECTIONS 2016-17 TO 2020-21
BYRNES FRESHMAN ACADEMY AND BYRNES HIGH SCHOOL***

GRADES	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
9	628	649	638	670	718	695
10	623	605	625	615	646	692
11	556	583	566	585	575	604
12	537	567	594	577	596	586
10-12	1716	1755	1785	1777	1817	1882
TOTALS	2344	2404	2423	2447	2535	2577
INCREASES	21	60	19	24	88	42

***THESE SCHOOLS SERVE STUDENTS FROM THROUGHOUT THE DISTRICT
 INCREASES BY LEVEL FOR THE FIVE-YEAR PERIOD: GRADE 9 = 67; GRADES 10-12 = 166
 TOTAL INCREASE FOR GRADES 9-12 = 233

F. SUMMARY

The previous sections of the report focused on the population trends and the expected changes that will influence the District's decisions in the areas of academics, facilities and finance. As with any growing school district, the needs in these areas will result in challenges that will have to be addressed.

The indicators for Spartanburg School District Five, whether it is the U.S. Census data, the building permit data or the actual enrollments, all point to an expected increase in both the overall and the school age populations. This is particularly evident in the area of the District south of I-85. As a result, the District's Board of Trustees, the administrative leadership, as well as the school faculties and staff, must continue their efforts to be engaged in meeting these challenges.

The impact of the projected enrollment increases, while greater in some areas of the District than in others, are not relegated to one grade group or one area of the district. Nearly every one of the current facilities will see changes over the course of the next five years and beyond. It is important to understand that the information and the data presented in this section of the report should be used to guide the District's short and long-term planning so that the focus remains on "every child...every day."

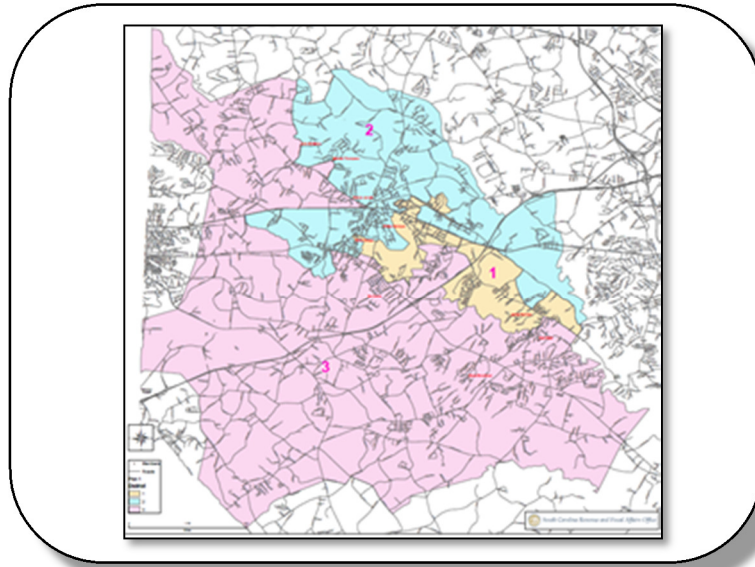
Existing Facilities Assessment

It is vitally important to consider the existing conditions of the facilities prior to developing any plans addressing future needs. Assessment of the existing conditions should consider current school organization, program offerings, facility expansion capabilities, and major maintenance items.

In this section, the following areas will be discussed:

- **Overall District Assessment**
 - Physical Condition (general)**
 - Capacity for Future Growth (general)**

- **Individual School Assessments**
 - Elementary Schools**
 - Intermediate Schools**
 - Middle Schools**
 - High School**



OVERALL DISTRICT ASSESSMENT

“The Mission of District Five Schools of Spartanburg County is to provide every student quality educational experiences in a safe, nurturing, and engaging environment, enabling each individual to succeed in life and function as a productive citizen.”

“District Five Schools will pursue exemplary educational opportunities and academic excellence in order to improve the quality of life for our students and community.”

Spartanburg School District Five is one of seven school districts in Spartanburg County. It is located on the western edge of the county between the cities of Greenville and Spartanburg. Towns located in the school district include Duncan, Lyman, Moore, Reidville, and Wellford. Spartanburg School District Five is bordered by Spartanburg School District One (to the north), Spartanburg School District Six (to the east), Spartanburg School District Four (to the south), and Greenville County School District (to the west). Out of the seven districts in Spartanburg County, Spartanburg School District Five ranks 3rd in student population and ranks 4th in total population. However, Spartanburg School District Five is outpacing the rest of the county in population growth.

The School District is comprised of six (6) elementary schools, two (2) intermediate schools, two (2) middle schools, one (1) freshman academy, and one (1)

high school. The elementary schools serve grades pre-kindergarten through fourth grade, the intermediate schools serve fifth and sixth graders, while the middle schools serve the seventh and eighth graders. District-wide, the ninth graders attend Byrnes Freshman Academy before entering grades ten through twelve at James F Byrnes High School. The School District's overall student enrollment in 2015-16 is 7,862 students.

M.B. Kahn's "facilities team" spent many days visiting the School District's existing facilities. The primary purpose of the visits were:

- 1) general familiarization of the facilities and their physical condition
- 2) assessing the facilities for future enrollment growth.

The following are results the team noted:

PHYSICAL CONDITION (general)

Facilities Age

The average elementary school is thirty-four (34) years old despite the fact that two of the six schools are only eight (8) years old. The two intermediate schools average eighteen (18) years old while the two middle schools average over ten (10) years old. The freshmen academy was originally built forty-three (43) years ago. James F. Byrnes High School was originally built sixty-one (61) years ago, and is now undergoing the tenth renovation.

Facility's Major Building Systems

Overall the facilities have been maintained extremely well through the years. The problems observed at the facilities are typical with most buildings of comparable age. The faculty and staff at every school were very complimentary of the response time from the district maintenance staff in response to the problems that do arise.

Facility's Site / Property

The facilities are located on eight sites throughout the district. Three of these sites are shared by two schools. Through the years the District has done a great job purchasing adjacent property as it becomes available. Many of the sites have a lot of land available for future expansions because of this. At only two sites has land become a real issue.

The first problematic site, Reidville Elementary School, is “land locked” by the neighboring church on one side and the entrance to the school on the other. The bus loop is actually not on District owned property. Many of the parents drop off students at the front of the school in the morning on a relatively busy road. The traffic patterns at this site greatly limit the core capacity of the school.

The second problematic site is the center of the District where four schools are located on two adjacent sites. One site is 131 acres and is home to Beech Springs Intermediate, Byrnes Freshman Academy, and Duncan Elementary. This site is directly across from a 44 acre site which is the home of James F. Byrnes High School. The congestion created by having four schools within four blocks is a constant challenge for faculty, staff, and parents as well. This presents the District with major safety and coordination challenges.

General Conclusion

Spartanburg School District Five has done an excellent job in maintaining their existing facilities despite their age. The physical condition of the District’s existing facilities is good except for two schools, Reidville Elementary and Byrnes Freshman Academy.

Reidville Elementary has served this district well since its original construction in 1948. Although many renovations through time have adapted it well, it can no longer serve the sprawling growth this area will see over the next five years. It would be cost prohibitive to adapt this school to a 21st century elementary school facility. This facility has more maintenance challenges than any other school in the District. Given the age and condition of this facility, a replacement school should be considered.

Byrnes Freshman Academy will always be a signature facility for the District. Every student enters their high school years by attending this school first and it is easily identified with the District. Students leave the newest schools in the District (the middle schools) to enter one of the oldest schools in the District. The open floor plan design of the school was a past trend in education. This layout makes it difficult to adapt to 21st century approach to education. The core capacity of the school is limited by the site and cafeteria. A major roof replacement is needed along with other significant repairs. Given this condition, this facility should be replaced.

In today’s schools it is important to note that a quality facility has to be more conducive to changing educational trends while providing a comfortable, safe environment for students. The majority of Spartanburg School District Five’s schools achieve this.

CAPACITY FOR FUTURE GROWTH (general)

In order to be objective in our findings we acknowledge this plan is a snapshot in time. We know what the District looks like on one day that we are there observing. We gather data based on current statistics of that particular day. Likewise, we may draw conclusions based on what we see the day we are in the District. We know what properties have recently been sold and are currently being developed by what we see. We also know there are vast tracts of land currently for sale inside School District Five. Lyman Farms is nearing completion on selling off many larger tracts of land. Currently there are several 50-100 acre tracts for sale just below River Ridge Elementary that are being processed through Spartanburg County Planning and Development Commission right now. We have no way of knowing how or for what purpose these tracts will be used in the future however the District needs to be prepared for the potential growth to come.

The “facilities team” visited each school to assess the facility’s capacity for future growth. The assessment included an overview of the current capacity, the capacity of the core elements (i.e. cafeteria, restrooms, administration, parking/drives, etc.), and expansion potential.

Overall Capacity

The capacity of the school is affected by special programs taught in that facility. Several of Spartanburg School District Five schools are currently offering special programs, magnet programs, or have some form of limited choice that effects the overall capacity. This capacity reduction was verified in our conversation with principals in discussion of increased enrollments. However for purposes of this study, M.B. Kahn used capacities at each school provided by the District.

Core Capacity

The facilities team carefully analyzed the core capacity of every school. Some of the limiting factors observed include cafeteria seating capacity, kitchen space, and common areas space size. Another limiting factor is the school property’s ability to contain car and bus traffic. At Reidville Elementary and Byrnes Freshman Academy core capacities are a real issue.

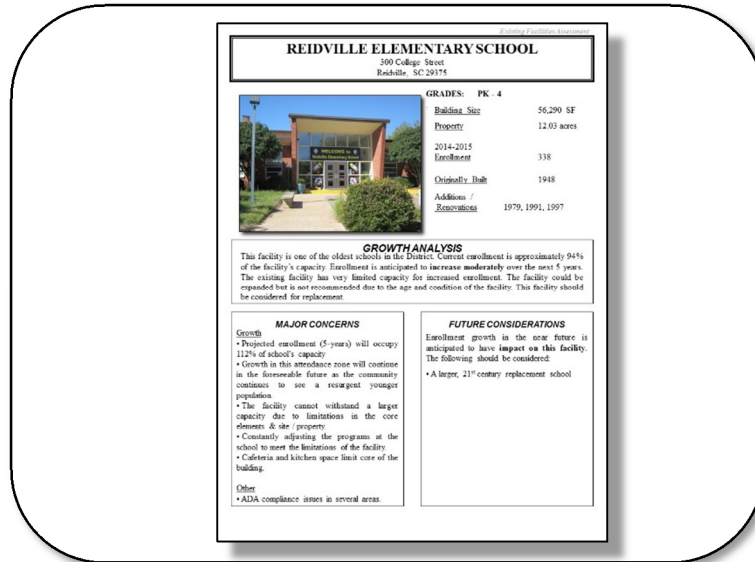
Expansion Potential

Every facility in Spartanburg School District Five can be physically expanded without compromising the overall campus except for Reidville Elementary School. However, the feasibility of some of those physical expansions may not be a practical investment on an aging facility that might need to be considered for replacement in the

future such as Byrnes Freshman Academy, Wellford Academy, and Duncan Elementary.

General Conclusion

Just because a school can be physically expanded it may not be the practical or correct approach. This is the case with Reidville Elementary, Byrnes Freshman Academy, Wellford Academy, and Duncan Elementary. The School District should consider alternative approaches to enrollment growth at these facilities.



INDIVIDUAL SCHOOL ASSESSMENTS

It is important to consider the existing conditions of the facilities in Spartanburg School District Five prior to developing any plans addressing future needs. This section focuses attention on each school as a separate entity while considering the overall district recommendations.

The “facilities team” visited each and every school in October 2015. While at each school we took notes and pictures of all pertinent aspects of each facility including the appearance, functionality, sustainability, general condition, capacity, and program. This information is compiled into the individual school assessment sheets.

While at each school the facilities team interviewed each principal to learn more about the inner workings of the school. At M.B. Kahn, we can walk the halls of every school all day long and never really understand how the facility and the program work together. This was the insight the interviews provided. All were extremely helpful after a series of sometimes very direct questions.

Many hours of assessment are summarized in the following individual school assessment sheets. The form is designed to provide facility conclusions in a concise format. In the top right corner of each form the reader will find basic information about the school and site, including the grades served, square footage of the building, site acreage, and dates built / renovated. It should be noted that many of the school sites/properties are shared, and that the total acreage of the total shared site is listed.

An overall assessment of the school is provided under “Growth Analysis”. This section summarizes the facility’s age, current enrollment, 5-year enrollment, and the

facility's ability to contain future enrollments. Following this assessment, are summary statements of "Major Concerns" and "Future Considerations".

The "Major Concerns" section will identify critical challenges that will hinder the facility in the near future. The first concerns are growth and ability to take on more capacity. We also included any other major items that will greatly affect the facility in the near future.

The "Future Considerations" section will identify what is recommended for this facility within the next five years. In some cases, additions or replacements are listed in this section. This section will give some idea on how growth will impact the facility.

These pages are designed to be a single resource for all pertinent information about each school on one page. On one page the reader can reference size, enrollment, site information, a brief history, and garner an appreciation of what is recommended for each facility. Concisely written this document provides another tool to be used in the planning process.

ABNER CREEK ACADEMY

2050 Abner Creek Road
Duncan, SC 29334



GRADES: PK - 4

Building Size 92,300 SF

Property 78.98 acres

2014-2015
Enrollment 489

Originally Built 2008

Additions /
Renovations

GROWTH ANALYSIS

This facility is one of the newer schools in the District. Current enrollment is approximately 70% of the facility's capacity. Enrollment is anticipated to **increase moderately** over the next 5 years. The existing facility has capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- Special programs have been implemented that impact the facility's overall capacity

Other

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- decrease attendance zone
- classroom addition(s)

DUNCAN ELEMENTARY SCHOOL

100 South Danzler Road
Duncan, SC 29334

GRADES: PK - 4



<u>Building Size</u>	106,625 SF
<u>Property</u>	130.53 acres
2014-2015 <u>Enrollment</u>	583
<u>Originally Built</u>	1968
<u>Additions / Renovations</u>	1985, 1991, 1997, 2000

GROWTH ANALYSIS

This facility is one of the older schools in the District. Current enrollment is approximately 74% of the facility's capacity. Enrollment is anticipated to **increase steadily** over the next 5 years. The existing facility has limited capacity for increased enrollment. The facility could be expanded but is not recommended due to the age and condition of the facility.

MAJOR CONCERNS

Growth

- Special programs have been implemented that impact the facility's overall capacity
- Land locked due to other schools on both sides.
- Traffic volume around this school is highest in the district.

Other

- Future funding needed for major roof replacement

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- decrease attendance zone

LYMAN ELEMENTARY SCHOOL

1221 Holly Springs Road
Lyman, SC 29365



GRADES: PK - 4

<u>Building Size</u>	106,300 SF
<u>Property</u>	111.33 acres
2014-2015 <u>Enrollment</u>	615
<u>Originally Built</u>	2008
<u>Additions / Renovations</u>	2016

GROWTH ANALYSIS

This facility is one of the newer schools in the District. Current enrollment is approximately 67% of the facility's capacity. Enrollment is anticipated to **increase steadily** over the next 5 years. The existing facility had limited capacity for increased enrollment, however additional capacity is currently under construction.

MAJOR CONCERNS

Growth

- The community is growing tremendously all around the school with five(5) new subdivisions currently under construction.

Other

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **impact on this facility**. However, the new addition currently under construction will increase the facility's capacity.

REIDVILLE ELEMENTARY SCHOOL

300 College Street
Reidville, SC 29375



GRADES: PK - 4

<u>Building Size</u>	56,290 SF
<u>Property</u>	12.03 acres
2014-2015 <u>Enrollment</u>	338
<u>Originally Built</u>	1948
<u>Additions / Renovations</u>	1979, 1991, 1997

GROWTH ANALYSIS

This facility is one of the oldest schools in the District. Current enrollment is approximately 94% of the facility’s capacity. Enrollment is anticipated to **increase moderately** over the next 5 years. The existing facility has very limited capacity for increased enrollment. The facility could be expanded but is not recommended due to the age and condition of the facility. This facility should be considered for replacement.

MAJOR CONCERNS

Growth

- Projected enrollment (5-years) will occupy 106% of school’s capacity
- Growth in this attendance zone will continue in the foreseeable future as the community continues to see a resurgent younger population.
- The facility cannot withstand a larger capacity due to limitations in the core elements & site / property.
- Constantly adjusting the programs at the school to meet the limitations of the facility.
- Cafeteria and kitchen space limit core of the building.

Other

- ADA compliance issues in several areas.

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **impact on this facility**. The following should be considered:

- A larger, 21st century replacement school

RIVER RIDGE ELEMENTARY SCHOOL

5960 Reidville Road
Moore, SC 29369



GRADES: PK - 4

<u>Building Size</u>	110,958 SF
<u>Property</u>	21.93 acres
2014-2015 <u>Enrollment</u>	656
<u>Originally Built</u>	1997
<u>Additions / Renovations</u>	2008

GROWTH ANALYSIS

This facility is 19 years old but is in very good shape. Current enrollment is approximately 71% of the facility’s capacity. Enrollment is anticipated to **increase significantly** over the next 5 years. The existing facility has adequate capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- No major concerns
- Special programs have been implemented that impact the facility’s overall capacity
- Core spaces (cafeteria, stacking lines, gym, etc.) are sufficient for more students.

Other

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- classroom addition(s)

WELLFORD ACADEMY

684 Syphrit Road
Wellford, SC 29385



GRADES: PK - 4

<u>Building Size</u>	70,350 SF
<u>Property</u>	13 acres
2014-2015 <u>Enrollment</u>	415
<u>Originally Built</u>	1960
<u>Additions / Renovations</u>	1980, 1988, 1992, 1997

GROWTH ANALYSIS

This facility is one of the older schools in the District. Current enrollment is approximately 76% of the facility's capacity. Enrollment is anticipated to **increase steadily** over the next 5 years. The existing facility has limited capacity for increased enrollment. The facility could be expanded but is not recommended due to the age and condition of the facility. This facility should be considered for replacement.

MAJOR CONCERNS

Growth

- Special programs have been implemented that impact the facility's overall capacity
- Cafeteria and kitchen limit core capacity.

Other

- Future funding needed for major roof replacement

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- decrease attendance zone
- future replacement school

BEECH SPRINGS INTERMEDIATE

200 South Danzler Road
Duncan, SC 29334



GRADES: 5 - 6

<u>Building Size</u>	103,655 SF
<u>Property</u>	130.53 acres
2014-2015 <u>Enrollment</u>	636
<u>Originally Built</u>	1996
<u>Additions / Renovations</u>	

GROWTH ANALYSIS

This facility is twenty years old. Current enrollment is approximately 83% of the facility's capacity. Enrollment is anticipated to **increase moderately** over the next 5 years. The existing facility has limited capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- Projected enrollment (5-years) will occupy 91% of school's capacity

Other

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **impact on this facility**. The following should be considered:

- classroom addition(s)

BERRY SHOALS INTERMEDIATE

300 Shoals Road
Duncan, SC 29334



GRADES: 5 - 6

<u>Building Size</u>	117,000 SF
<u>Property</u>	122.36 acres
2014-2015 <u>Enrollment</u>	581
<u>Originally Built</u>	2000
<u>Additions / Renovations</u>	

GROWTH ANALYSIS

This facility is one of the newer schools in the District. Current enrollment is approximately 67% of the facility's capacity. Enrollment is anticipated to **increase significantly** over the next 5 years. The existing facility has great capacity for increased enrollment, but could also easily be expanded.

MAJOR CONCERNS

Growth

- No major concerns

Other

- Future funding needed for major HVAC replacement

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- classroom addition(s)

D. R. HILL MIDDLE SCHOOL

1303 Holly Springs Road
Lyman, SC 29365



GRADES: 7 – 8

Building Size 139,029 SF

Property 111.33 acres

2014-2015
Enrollment 580

Originally Built 2007

Additions /
Renovations

GROWTH ANALYSIS

This facility is one of the newer schools in the District. Current enrollment is approximately 73% of the facility’s capacity. Enrollment is anticipated to **increase moderately** over the next 5 years. The existing facility has good capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- No major concerns

Other

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- classroom addition(s)

FLORENCE CHAPEL MIDDLE SCHOOL

290 Shoals Road
Duncan, SC 29334



GRADES: 7 - 8

Building Size 139,029 SF

Property 122.36 acres

2014-2015
Enrollment 625

Originally Built 2004

Additions /
Renovations

GROWTH ANALYSIS

This facility is one of the newer schools in the District. Current enrollment is approximately 79% of the facility's capacity. Enrollment is anticipated to **increase significantly** over the next 5 years. The existing facility has good capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- Projected enrollment (5-years) will occupy 101% of school's capacity
- Car stacking around the school is an issue.

Other

- Future funding needed for major HVAC replacement
- Future funding needed for major roof replacement

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **impact on this facility**. The following should be considered:

- classroom addition(s)

BYRNES FRESHMAN ACADEMY

100 Rowe Street
Duncan, SC 29334



GRADES: 9

<u>Building Size</u>	135,422 SF
<u>Property</u>	130.53 acres
2014-2015 <u>Enrollment</u>	599
<u>Originally Built</u>	1973
<u>Additions / Renovations</u>	1990, 1998

GROWTH ANALYSIS

This facility is one of the older schools in the District. Current enrollment is approximately 53% of the facility's capacity. Enrollment is anticipated to **increase moderately** over the next 5 years. The existing facility has limited capacity for increased enrollment. The facility could be expanded but is not recommended due to the age and condition of the facility. This facility should be considered for replacement.

MAJOR CONCERNS

Growth

- Cafeteria inadequate & requires expansion.
- Some corridor widths are inadequate for this grade level

Other

- Existing facility has settlement issues that will continue to cause maintenance problems.
- Water infiltration issues (roof, windows, floors, etc.)
- Several ADA compliance issues.
- Majority of classroom cabinetry has deteriorated and needs replacement.

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **impact on this facility**. The following should be considered:

- A new, 21st century replacement school

JAMES F. BYRNES HIGH SCHOOL

150 East Main Street
Duncan, SC 29334

GRADES: 10 - 12



<u>Building Size</u>	445,000 SF
<u>Property</u>	43.92 acres
2014-2015 <u>Enrollment</u>	1745
<u>Originally Built</u>	1955
<u>Additions / Renovations</u>	1972, 1977, 1993, 1989, 1994, 1998, 1998, 2007, 2009, 2016

GROWTH ANALYSIS

This facility is one of the oldest schools in the District. Current enrollment is approximately 73% of the facility's capacity. Enrollment is anticipated to **increase significantly** over the next 5 years. The existing facility has limited capacity for increased enrollment. This facility could easily be expanded if needed.

MAJOR CONCERNS

Growth

- Projected enrollment (5-years) will occupy 78% of school's capacity

Other

- Future funding needed for major roof replacement
- Future funding needed for major HVAC replacement
- Parking is a constant challenge.
- Nixon Field bleachers (home and visitor).

FUTURE CONSIDERATIONS

Enrollment growth in the near future is anticipated to have **minimal impact on this facility**. However, should an unanticipated increase in enrollment arise, the following should be considered:

- classroom addition(s)
- Nixon Field permanent bleachers (home and visitor).

Five-Year Plan

Planning for the future begins now. This study has analyzed the demographics and assessed all the facilities. The three (3) plans that follow put all this information together as suggestions on how to proceed from here. All three (3) are viable solutions that can and will set the District on a five-year plan.

In this section, the following areas will be discussed:

- **Overview of Five-Year Plan**
- **Plan “A” – description, advantages, challenges, schedule, & cost**
- **Plan “B” – description, advantages, challenges, schedule, & cost**
- **Plan “C” – description, advantages, challenges, schedule, & cost**



OVERVIEW OF FIVE-YEAR PLAN

Spartanburg School District Five will continue to see sustainable growth over the next five years. While industries expand and come into neighboring communities, Spartanburg School District Five continues to be the choice of many new people on where to live and raise a family. Many of the older established communities are seeing a resurgence of growth not seen in a long time. In other areas, the days of seeing the Lyman, Wellford, and Abner Creek communities as “rural” may be ending sooner than expected. While the pace of this growth is moderate for now, planning for the future is prudent today.

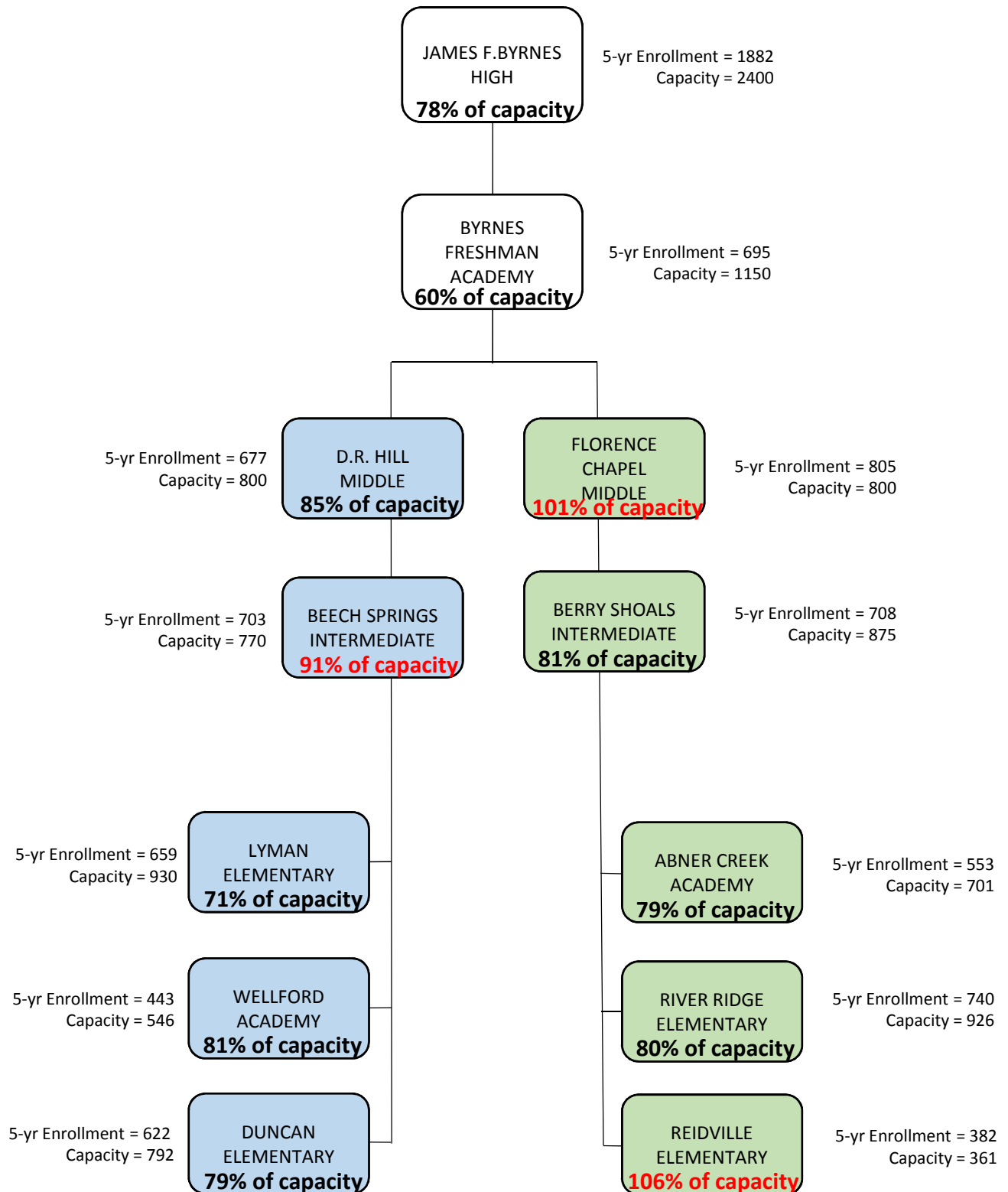
All long range master plans start with assessing the factors that influence the plan. As determined by this study, Spartanburg School District Five’s influencing factors are 1) increasing student enrollments, and 2) facilities that may or may not be sufficient to accommodate the increased enrollments. Therefore, the District’s long range master plan should specifically address the increasing student enrollments at facilities that may not be sufficient to receive the increased enrollments.

The planning process begins with a complete understanding of where the School District’s facilities are today. While the majority of the facilities are currently in good shape and have been maintained very well for the last several decades, now is the appropriate time to plan for the future.

The “Capacity vs. Projected Enrollment” chart that follows brings together the projected enrollments from the demographics portion of the study with the program capacity of each school. The schools where the capacity exceeds 90% are highlighted in red and become the focus of the proposed long range plans.

CAPACITY VS. PROJECTED ENROLLMENT

(5-year plan)



As noted in the chart, three (3) schools are anticipated to have student enrollments that are at or exceed the facility's capacity in 5-years. Therefore, a plan should be developed and implemented to meet this challenge.

Throughout the planning process, M.B. Kahn formulated over a dozen plans to meet the challenges of Spartanburg School District Five. One by one plans were eliminated from consideration because they either did not address enough of the challenges, would be too expensive, or tried to cover too much. Ultimately, M.B. Kahn narrowed the options down to three (3) plans focusing on projected enrollment growth, existing facilities, and preparing the School District for the future.

All three (3) plans developed by M.B. Kahn address increasing student enrollments in Spartanburg School District Five. These plans are based on the projected student enrollments outlined in Section 2, and the facility assessments outlined in Section 3. Each plan recommends a different approach of facility modifications in order to address the projected student enrollment increase.

- The first plan, "**Plan A**", is based on utilizing the District's existing schools and replacing Reidville Elementary School. The Plan provides recommended expansions for other schools that do not have the capacity for the projected increased enrollment, regardless of the school's age or condition.
- The second plan, "**Plan B**", utilizes most of the District's existing schools and replaces Reidville Elementary School, but also replaces Byrnes Freshman Academy because of its age and condition. As determined in our facility assessments (Section 3), these two schools have exceeded their life expectancy.
- The third plan, "**Plan C**", is similar to the second plan in concept, but offers a variation in the replacement approach of Byrnes Freshman Academy.

Each plan was developed to ensure school capacity for the increased student enrollment projected over the next five years. However, as Spartanburg School District Five has demonstrated in the past, it is not prudent to only plan and modify facilities for a five year increase, but rather more sensible to also include additional contingency planning. Therefore, the plans herein include additional capacity for any facility whose enrollment (including the five year projected increase) exceeds 90% of the facility's total capacity.

All plans include replacement of one or more schools that have exceeded their useful life, and have other issues. In addition to the age issues, the problematic facilities also restrict instructional capability. The existing facilities' instructional spaces were originally designed for education means and methods used many years ago.

Today's educational process requires facilities to be more flexible for newer approaches to education such as project-based learning, STEM programs, collaborative learning, and integration of technology into education. The lack of flexibility within instructional spaces results in additional educational challenges for the teachers and staff. The problematic schools and their specific issues are:

Reidville Elementary School

Since 1857, there has been a school at the site of the current Reidville Elementary School. While the site is rich in history, the current facility built in 1948 is limiting the program offered there. The design of the core of the building would require significant modifications in order to increase enrollment. Coupling this need with the continuous maintenance requirements of the facility, the facility has exceeded its life expectation. Expansion at this facility is not an option as the site greatly limits the ingress and egress of traffic. As the growth of this attendance zone continues to increase, now is a good time to consider replacing this facility.

Byrnes Freshman Academy

Built in 1973, this facility once was the home of D.R. Hill Middle School. It was built with a very open floor plan design that was a past trend in education. The media center has no walls while the cafeteria and kitchen greatly limit the core capacity. Without significant upgrades to the electrical systems of this school, it cannot be upgraded to a 21st century school. There are also significant ADA compliance issues on this site. Coupling all of this with the other facility issues, now would be a good time to consider replacing this facility as well.

With the forecasted growth, scheduling becomes critical. Often the time it takes to build an expansion or a new school is actually less than the time it takes to design, gain regulatory approval, and procure the construction. Therefore to meet the five year projected challenges, a schedule for each plan is included.

The three (3) separate plans are described in the remaining portions of this section. Each plan begins with a written description of the concept, followed by a diagrammatic image, and a list of advantages and challenges associated with the plan. This is followed by a summary of the plan's ability to provide capacity in each school for future enrollments. Lastly is an overview of the plan's anticipated cost.

By design, each plan leaves many of the details of implementation up to the District. Obviously, certain aspects of each plan can be combined with other plans depending on the desires of the School District. As a consultant to Spartanburg School

District Five, M.B. Kahn felt compelled to offer these recommendations with some room to customize them to fit the challenges of the District.



PLAN "A"

This plan addresses the projected enrollment growth in the School District by expanding two (2) out of twelve of the existing facilities, building a new Reidville Elementary School, and adjusting the programs of each school annually to ensure growth does not exceed capacity. The primary facilities effected in this plan are:

- Beech Springs Intermediate School (4 classroom addition)
- Florence Chapel Middle School (6 classroom addition)
- New Reidville Elementary School (700 students)

The new Reidville Elementary School could easily be located on the nineteen acres the District recently purchased. The new site is the original site of the Reidville Male Academy founded in 1857. This plan is recommending a total capacity of 700 students for this facility. A similar design to Lyman Elementary and Abner Creek Academy can easily be adapted to this site.

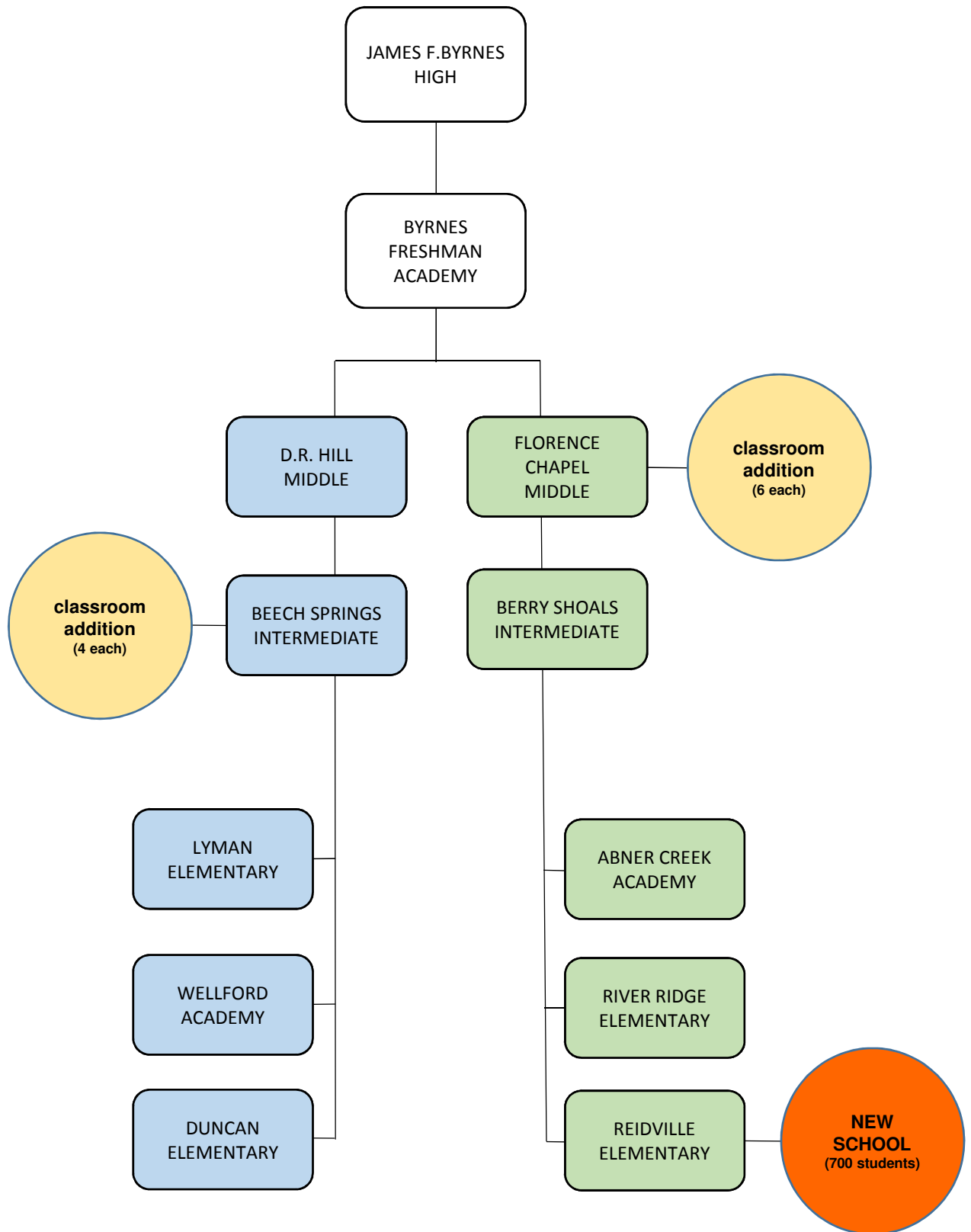
The expansions and new school listed above will provide capacity that exceeds 5-year projected enrollments at those facilities, thus positioning the District for the future beyond the five year scope of this study. The "Plan's Capacity Beyond 5-Years" section below will explain the total amount of available capacity after the 5-year projection.

In addition to the expansions and new school, adjustments to educational programs at the other schools may need to be made. Specifically, this may include limiting school choice, moving the magnet programs to another school, re-drawing attendance lines, and other modifications to make sure no school is beyond its enrollment capability.

The following feeder system graphic illustrates how Plan “A” addresses the projected enrollment growth issues identified in the “Capacity vs. Projected Enrollment” chart:

PLAN "A"

(5-year plan)



Plan Advantages

- Least expensive of all proposed plans
- Replaces the oldest school in the District
- Provides the Reidville area a new, 21st century elementary school

Plan Challenges

- Byrnes Freshman Academy still needs replacement
- Still have traffic issues at 4 school campuses in center of District
- Restrictions may be needed on school choice

Plan Schedule

At Beech Springs Intermediate School, by the projected enrollments capacity will be at 90% percent by the start of the 2018-2019 school year. Ideally, the new addition of four (4) classrooms should be opened by the next school year (summer 2019). In order to meet this date, the project would need to begin in the mid-to-late 2017.

At Florence Chapel Middle School, by the projected enrollments capacity will be at 93% percent by the start of 2019-2020 school year. Ideally, the new addition of six (6) classrooms should be opened by the next school year (summer 2020). In order to meet this date, the project would need to begin in the mid-to-late 2018.

At Reidville Elementary School, the current enrollment is at 94% percent of capacity. The projected enrollment growth over the next five years puts the capacity well over 100%. A new Reidville Elementary School will take approximately 28 months for design & construction, and therefore should begin as soon as possible.

Plan's Capacity Beyond 5-Years

The expansions and new school included in this plan will provide capacity that exceeds 5-year projected enrollments at those facilities, thus positioning the District for the future beyond the five year scope of this study. The following chart provides the capacity available for growth beyond five years:

Schools (North of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Duncan Elementary	622	170
Lyman Elementary	659	271
Wellford Academy	443	103
Beech Springs Intermediate*	703	159
D.R. Hill Middle	677	123
Total		826

* Includes proposed classroom addition

Schools (South of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Abner Creek Academy	553	148
Reidville Elementary**	382	318
River Ridge Elementary	740	186
Berry Shoals Intermediate	708	167
Florence Chapel Middle*	805	133
Total		952

* Includes proposed classroom addition

** Includes capacity of new Reidville Elementary School

Schools (at-large)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Byrnes Freshman Academy	695	455
James F. Byrnes High	1882	518
Total		973

Plan “A” allows room for future growth. Some adjustments to attendance lines may be necessary when the new elementary school is opened to balance out the schools in the southern corridor. Minor adjustments to the northern corridor are recommended to alleviate Duncan Elementary as well.

Plan Cost

The process of determining the cost of expansions / new construction was based on the team's extensive experience in the areas of facilities planning, design, and construction. The cost figures utilized for this exercise are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a "good buy". This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most for the money spent.

The cost estimates below are intended to be all inclusive costs for the expansion / new construction. The costs are intended to include the construction costs, design costs, furniture costs, technology costs, and anticipated inflation costs (three years). They do not include replacement of existing building components, Department of Education requirements beyond the expansion / new construction, or future changes in regulatory requirements.

Given all the above, we recommend the following project budgets:

Beech Springs Intermediate School (4 classroom addition)	\$ 1,900,000
Florence Chapel Middle School (6 classroom addition)	\$ 3,500,000
New Reidville Elementary School (700 students)	\$24,600,000
TOTAL	\$30,000,000

Conclusion

Plan "A" positions the School District well for the next 5-years and slightly beyond. The plan has an added benefit of replacing the oldest school, Reidville Elementary. In order to maximize the benefits of this plan, and be prepared for the future, implementation of the plan should begin immediately.



PLAN "B"

Plan "B" addresses the projected enrollment growth in the School District by expanding two (2) out of twelve of the existing facilities, and building a new Reidville Elementary School. Plan "B" also addresses replacement of Byrnes Freshman Academy by building a new Byrnes Freshman Academy. The primary facilities effected in this plan are:

- Beech Springs Intermediate School (4 classroom addition)
- Florence Chapel Middle School (6 classroom addition)
- New Reidville Elementary School (700 students)
- New Byrnes Freshman Academy (800 students)

The new Reidville Elementary School could easily be located on the nineteen acres the district recently purchased. The new site is the original site of the Reidville Male Academy founded in 1857. This plan is recommending a total capacity of 700 students for this facility. A similar design to Lyman Elementary and Abner Creek Academy can easily be adapted to this site.

This plan does not recommend a particular location for the new Byrnes Freshman Academy. Logistically it may be advantageous to keep it within a close proximity to James F. Byrnes High School due to many shared programs. However, this will not alleviate the congestion in the center of the district that will accompany the growth over the next five years.

The expansions and new schools listed above will provide capacity that exceeds 5-year projected enrollments at those facilities, thus positioning the School District for the future beyond the five year scope of this study. The "Plan's Capacity

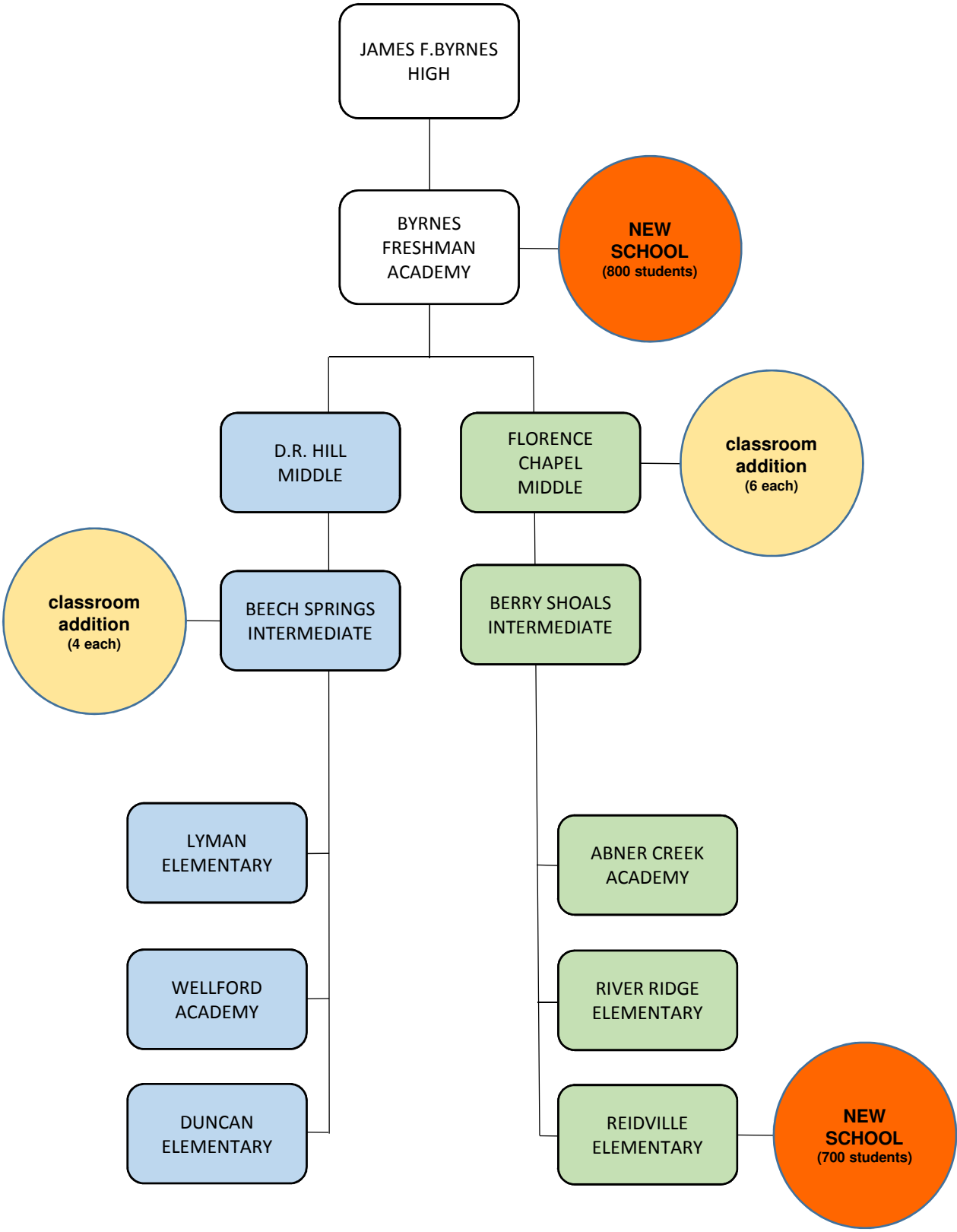
Beyond 5-Years” section below will explain the total amount of available capacity after the 5-year projection.

In addition to the expansions and new school, adjustments to educational programs at the other schools may need to be made. Specifically, this may include limiting school choice, moving the magnet programs to another school, re-drawing attendance lines, and other modifications to make sure no school is beyond its enrollment capability.

The following feeder system graphic illustrates how Plan “B” addresses the projected enrollment growth issues identified in the “Capacity vs. Projected Enrollment” chart “:

PLAN "B"

(5-year plan)



Plan Advantages

- Replaces two (2) of the oldest schools in the District
- Provides the Reidville area a new, 21st century elementary school
- Provides all 9th graders a new, 21st century school
- Reduces number of schools (and associated traffic issues) in center of District
- Provides flexibility in repurposing the old site of Byrnes Freshman Academy

Plan Challenges

- Where to locate the new Byrnes Freshman Academy so that shared programs with the high school are not affected

Plan Schedule

At Beech Springs Intermediate School, by the projected enrollments capacity will be at 90% percent by the start of the 2018-2019 school year. Ideally, the new addition of four (4) classrooms should be opened by the next school year (summer 2019). In order to meet this date, the project would need to begin in the mid-to-late 2017.

At Florence Chapel Middle School, by the projected enrollments capacity will be at 93% percent by the start of 2019-2020 school year. Ideally, the new addition of six (6) classrooms should be opened by the next school year (summer 2020). In order to meet this date, the project would need to begin in the mid-to-late 2018.

At Reidville Elementary School, the current enrollment is at 94% percent of capacity. The projected enrollment growth over the next five years puts the capacity well over 100%. A new Reidville Elementary School will take approximately 28 months for design & construction, and therefore should begin as soon as possible.

At Byrnes Freshman Academy, building a new school for 800 students will take approximately 30 months for design & construction, and therefore should begin as soon as possible.

Plan's Capacity Beyond 5-Years

The expansions and new school included in this plan will provide capacity that exceeds 5-year projected enrollments at those facilities, thus positioning the School

District for the future beyond the five year scope of this study. The following chart provides the capacity available for growth beyond five years:

Schools (North of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Duncan Elementary	622	170
Lyman Elementary	659	271
Wellford Academy	443	103
Beech Springs Intermediate*	703	159
D.R. Hill Middle	677	123
Total		826

* Includes proposed classroom addition

Schools (South of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Abner Creek Academy	553	148
Reidville Elementary*	382	318
River Ridge Elementary	740	186
Berry Shoals Intermediate	708	167
Florence Chapel Middle*	805	133
Total		952

* Includes proposed classroom addition

* Includes capacity of new Reidville Elementary School

Schools (at-large)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Byrnes Freshman Academy*	695	105
James F. Byrnes High	1882	518
Total		623

* Includes capacity of new Byrnes Freshman Academy

Plan "B" allows room for future growth. Some adjustments to attendance lines may be necessary when the new elementary school is opened to balance out the schools in the southern corridor. Minor adjustments to the northern corridor are recommended to alleviate Duncan Elementary as well.

Plan Cost

The process of determining the cost of expansions / new construction was based on the team's extensive experience in the areas of facilities planning, design, and construction. The cost figures utilized for this exercise are intended to be sufficient enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a "good buy". This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most for the money spent.

The cost estimates below are intended to be all inclusive costs for the expansion / new construction. The costs are intended to include the construction costs, design costs, furniture costs, technology costs, and anticipated inflation costs (three years). They do not include replacement of existing building components, Department of Education requirements beyond the expansion / new construction, or future changes in regulatory requirements.

Given all the above, we recommend the following budgets:

Beech Springs Intermediate School (4 classroom addition)	\$ 1,900,000
Florence Chapel Middle School (6 classroom addition)	\$ 3,500,000
New Reidville Elementary School	\$24,600,000
New Byrnes Freshman Academy	\$39,300,000
TOTAL	\$ 69,300,000

Conclusion

Plan B positions the School District well for the next 5-years and slightly beyond. The plan has an added benefit of replacing the two (2) oldest schools, Reidville Elementary and Byrnes Freshman Academy. Another major benefit of this plan is the potential to reduce the problematic traffic challenges in the center of the School District. In order to maximize the benefits of this plan, and be prepared for the future, implementation of the plan should begin immediately.



PLAN "C"

Plan "C" addresses the projected enrollment growth in the School District by expanding two (2) out of twelve of the existing facilities, and building a new Reidville Elementary School. Plan "C" also addresses replacement of Byrnes Freshman Academy by moving Byrnes Freshman Academy into the current Beech Springs Intermediate School, and replaces Beech Springs Intermediate School with a new school at another site. The primary facilities effected in this plan are:

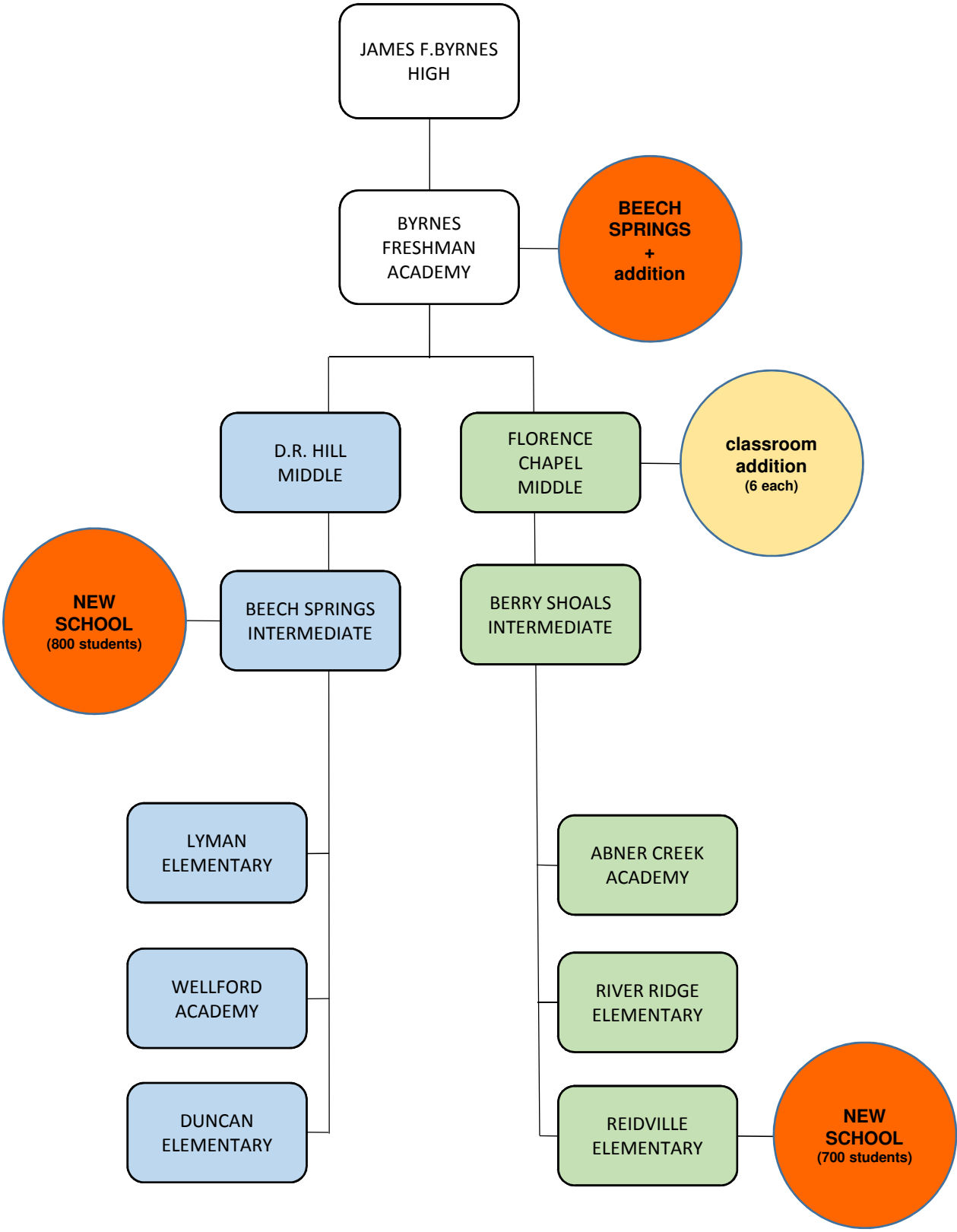
- New Beech Springs Intermediate School (800 students)
- Florence Chapel Middle School (6 classroom addition)
- New Reidville Elementary School (700 students)
- Byrnes Freshman Academy moves into existing Beech Springs

The new Reidville Elementary School could easily be located on the nineteen acres the district recently purchased. The new site is the original site of the Reidville Male Academy founded in 1857. This plan is recommending a total capacity of 700 students for this facility. A similar design to Lyman Elementary and Abner Creek Academy can easily be adapted to this site.

Byrnes Freshman Academy can relatively easy transition into the existing Beech Springs Intermediate School as the programs at each facility are very similar. However, it is anticipated that a small addition would be required to address missing Freshman Academy needs such as locker rooms, additional science classrooms/labs, vocational classrooms, physical education classrooms, etc. The close proximity to James F Byrnes High School would be beneficial, and the current site of Byrnes Freshman Academy could be used for athletics or other beneficial purposes.

PLAN "C"

(5-year plan)



Plan Advantages

- Replaces two (2) of oldest schools in the District
- Provides the Reidville area a new, 21st century elementary school
- Provides all 9th graders a new, 21st century school
- Reduces number of schools (and associated traffic issues) in center of District
- Provides flexibility in repurposing the old site of Byrnes Freshman Academy

Plan Challenges

- Where to locate the new Beech Springs Intermediate School

Plan Schedule

At Beech Springs Intermediate School, by the projected enrollments capacity will be at 90% percent by the start of the 2018-2019 school year. Ideally, the new school should be opened by the next school year (summer 2019). A new Beech Springs Intermediate School will take approximately 28-30 months for design & construction, and therefore should begin as soon as possible.

At Florence Chapel Middle School, by the projected enrollments capacity will be at 93% percent by the start of 2019-2020 school year. Ideally, the new addition of six (6) classrooms should be opened by the next school year (summer 2020). In order to meet this date, the project would need to begin in the mid-to-late 2018.

At Reidville Elementary School, the current enrollment is at 94% percent of capacity. The projected enrollment growth over the next five years puts the capacity well over 100%. A new Reidville Elementary School will take approximately 28 months for design & construction, and therefore should begin as soon as possible.

At Byrnes Freshman Academy, moving the school into the current Beech Springs site will require a small addition and other modifications. These changes will take approximately 20-22 months for design & construction, and therefore should begin as soon as possible.

Plan's Capacity Beyond 5-Years

The expansions and new school included in this plan will provide capacity that exceeds 5-year projected enrollments at those facilities, thus positioning the School District for the future beyond the five year scope of this study. The following chart provides the capacity available for growth beyond five years:

Schools (North of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Duncan Elementary	622	170
Lyman Elementary	659	271
Wellford Academy	443	103
Beech Springs Intermediate*	703	97
D.R. Hill Middle	677	123
Total		764

* Includes capacity at new Beech Springs Intermediate.

Schools (South of I-85)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Abner Creek Academy	553	148
Reidville Elementary*	382	318
River Ridge Elementary	740	186
Berry Shoals Intermediate	708	167
Florence Chapel Middle*	805	133
Total		952

* Includes proposed classroom addition

Schools (at-large)	Capacity	
	5-yr projected enrollment	Additional enrollment available
Byrnes Freshman Academy*	695	105
James F. Byrnes High	1882	518
Total		623

* Includes capacity at current site of Beech Springs Intermediate.

Plan "C" allows room for future growth. Some adjustments to attendance lines may be necessary when the new elementary school is opened to balance out the schools in the southern corridor. Minor adjustments to the northern corridor are recommended to alleviate Duncan Elementary as well.

Plan Cost

The process of determining the cost of expansions / new construction was based on the team's extensive experience in the areas of facilities planning, design, and construction. The cost figures utilized for this exercise are intended to be sufficient

enough for facilities and systems that represent in value and cost what taxpayers conceptualize as a “good buy”. This means that a facility or system is physically appealing, functions well, is initially affordable, and will have reasonable operational and maintenance costs. In short, the goal is to get the most for the money spent.

The cost estimates below are intended to be all inclusive costs for the expansion / new construction. The costs are intended to include the construction costs, design costs, furniture costs, technology costs, and anticipated inflation costs (three years). They do not include replacement of existing building components, Department of Education requirements beyond the expansion / new construction, or future changes in regulatory requirements.

Given all the above, we recommend the following budgets:

New Beech Springs Intermediate School	\$35,500,000
Florence Chapel Middle School (6 classroom addition)	\$ 3,500,000
New Reidville Elementary School	\$24,600,000
Byrnes Freshman Academy moves into Beech Springs	\$ 8,300,000
TOTAL	\$ 71,900,000

Conclusion

Plan “C” positions the School District well for the next 5-years and slightly beyond. The plan has an added benefit of replacing the two (2) oldest schools, Reidville Elementary and Byrnes Freshman Academy. Another major benefit of this plan is the potential to reduce the problematic traffic challenges in the center of the School District. In order to maximize the benefits of this plan, and be prepared for the future, implementation of the plan should begin immediately.



CONCLUSION

With proper planning, growth is the lifeblood of a vibrant community. Industries from all over the world are making Spartanburg County their home. Commercial development is starting to boom as people follow the job market in choosing where to live. Geographically centered between two major metropolitan areas of the upstate of South Carolina the landscape surrounding Spartanburg School District Five is changing. Now is the time to set a plan in motion for the future of Spartanburg School District Five.

In the northern corridor of elementary schools, the once rural landscape is seeing more and more subdivisions. After the current expansion is complete, Lyman Elementary School has sufficient capacity to take on more growth. Consideration should be given to moving the Lyman attendance zone into the south more thereby relieving the number of students attending Duncan Elementary. According to the demographics, Duncan Elementary and Wellford Academy should see steady growth over the next five years.

In the southern corridor of elementary schools, the growth patterns focus on the Reidville community. As the oldest elementary school in the district, Reidville Elementary School should be replaced. River Ridge Elementary School's attendance zone will continue to show some solid growth as more multifamily developments are positioned near the interstate. It may benefit the District in the long run to anticipate more of this growth and perhaps expand the Reidville zone once the new school is built to alleviate the growth in the River Ridge zone.

The middle and intermediate schools all lend themselves easily to expansion by their design. Florence Chapel Middle School is forecasted to continue a strong

growth pattern. If school choice is to remain open at the school, an expansion is needed within the next few years and is included in all three (3) plans. Beech Springs Intermediate School will need more room in Plan “A” and “B” within the five year time frame.

Byrnes Freshman Academy and James F. Byrnes High School are the signature schools of the district. The high school is already undergoing a great transformation with the addition of the fine arts center and Phase I of the construction plan. Any increase in capacity achieved by future Phases II, III, and IV is not included in this study. The Freshmen Academy is in a facility that needs to be replaced. Plans “B” & “C” address replacing it.

Why now? By the projected enrollments, Beech Springs Intermediate School will be at 90% capacity at the start of the 2018-2019 school year. Florence Chapel Middle will be at 93% capacity in 2019-2020 school year. Reidville Elementary School is overcrowded now. Each of these projects will take a minimum of 24 months (design & construction) to complete. Now is the time to put a plan in motion.

Everyone at M.B. Kahn greatly appreciates the opportunity to work with Spartanburg School District Five on this study. It is enlightening to see a school district where quality is emphasized throughout the mission and vision statements of the district. For many decades the public has come to expect a high level of education being delivered at quality facilities stretching from Lyman to River Ridge. It is a pleasure to work with a district where the emphasis has been and always will be.....

“Every child, every day”.