



Third Reading – Facilities Study Committee

Growth Forecast Summary

Lexington County School District One

Board of Trustees Meeting
August 7, 2018

Introduction

- Demographic Trends
- Economic and Housing Trends
- Enrollment Trends
- Enrollment Projections Methodology
- Enrollment Projections

Total Population Projections

- Central Midlands Council of Govt's (CMCOG) projects a total population increase of about 100,000 people by 2030 to reach a total population of 388,000 in Lexington County.
- Lexington County distributed projected population to the Census Tract level.
- For the area most closely corresponding to **Lexington District One** the following increases are projected:
 - By 2030, total population increases by 70,000 (+50%) to approximately 203,000.
 - By 2050, total population increases by 207,000 (+150%) to approximately 340,000.

Projected Population

Projected Change in Population, by Census Tract: 2020 to 2030

- Less than 500
- 500 - 999
- 1,000 - 1,499
- 1,500 - 1,999
- 2,000 or Higher

- Elementary Districts 2017
- Lexington County School District 1

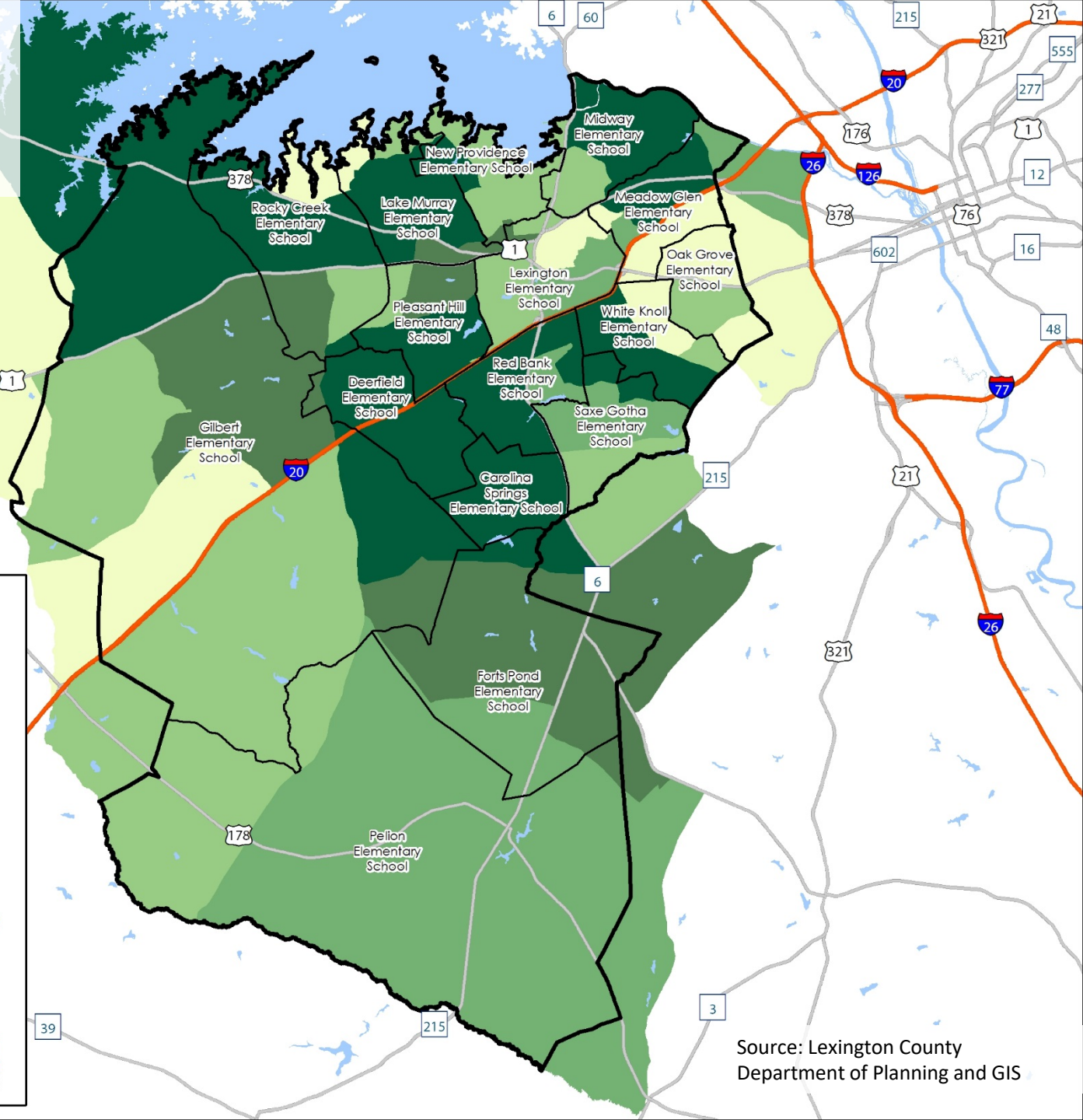
Source: Lexington County Department of Planning & GIS



0 5 Miles



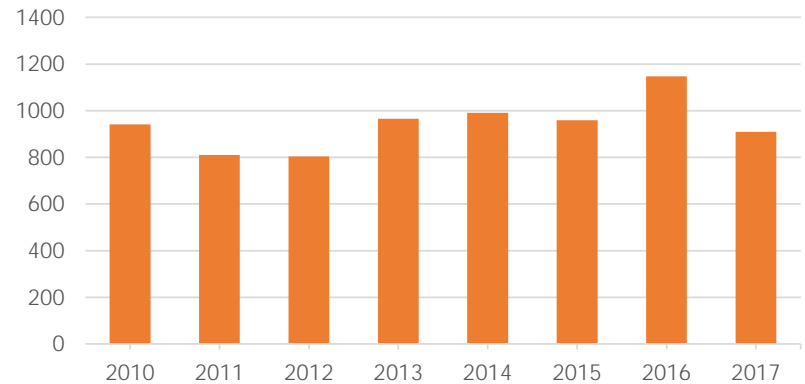
Source: Lexington County Department of Planning and GIS



Housing

- Census estimates the number of housing units increased by 6.5% (3,200 units) from 2010 to 2016, to a total of about 53,000 units.
- County trends indicate elevated construction activity over the last five years.
- Significant permitting of 3+ bedroom units from 2012–2016 in Deerfield, Pleasant Hill, Rocky Creek, Lake Murray, Carolina Springs, and Midway areas.

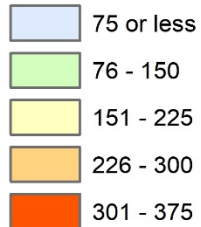
Lexington School District 1
Housing Units Year Built



Source: Lexington County GIS data

Permitting

Density of 2012-16 Permits
for 3+ Bedrooms per sq. mile



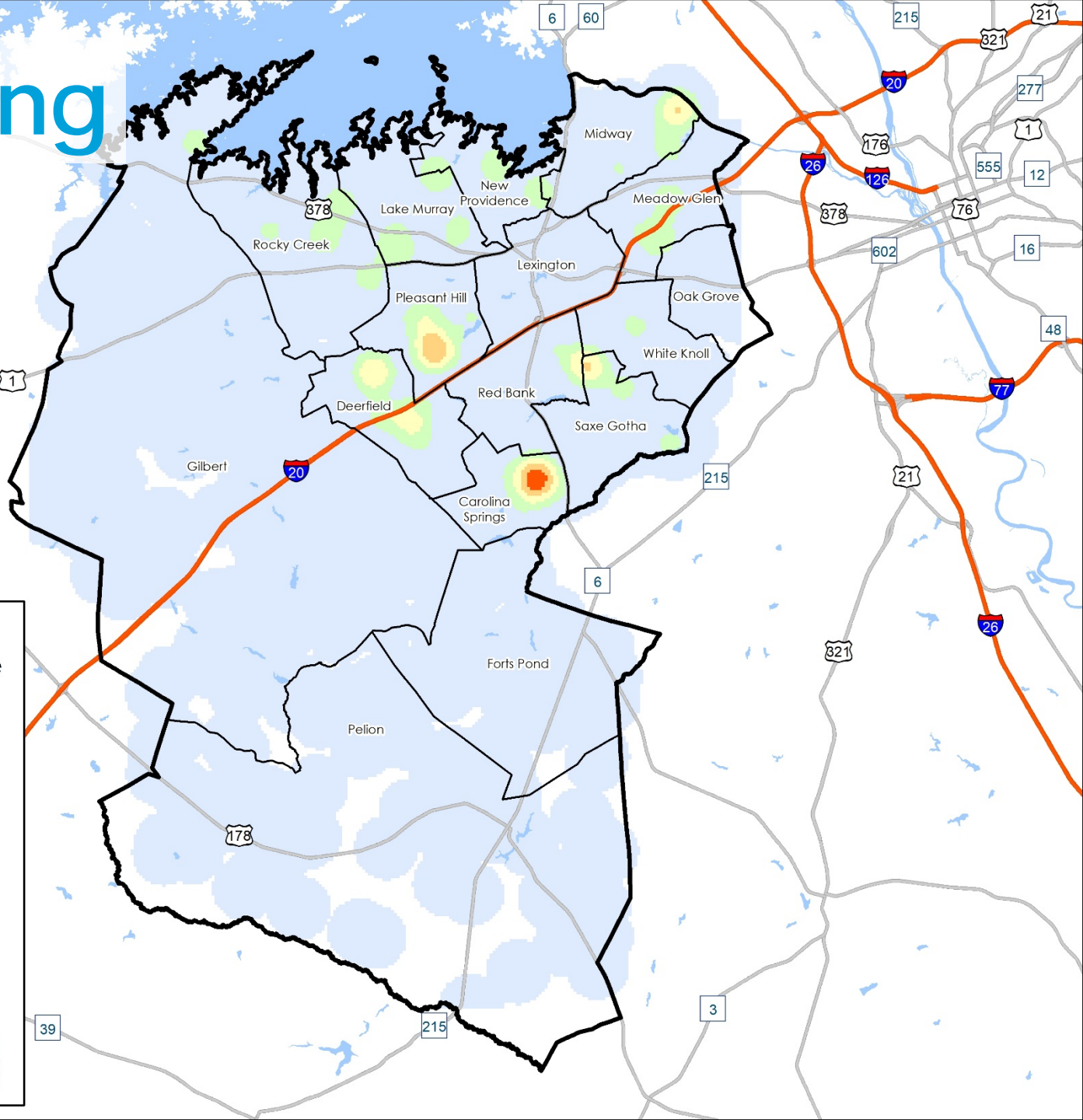
Elementary Districts 2017
Lexington County School District 1



0 5 Miles

MILONE & MACBROOM

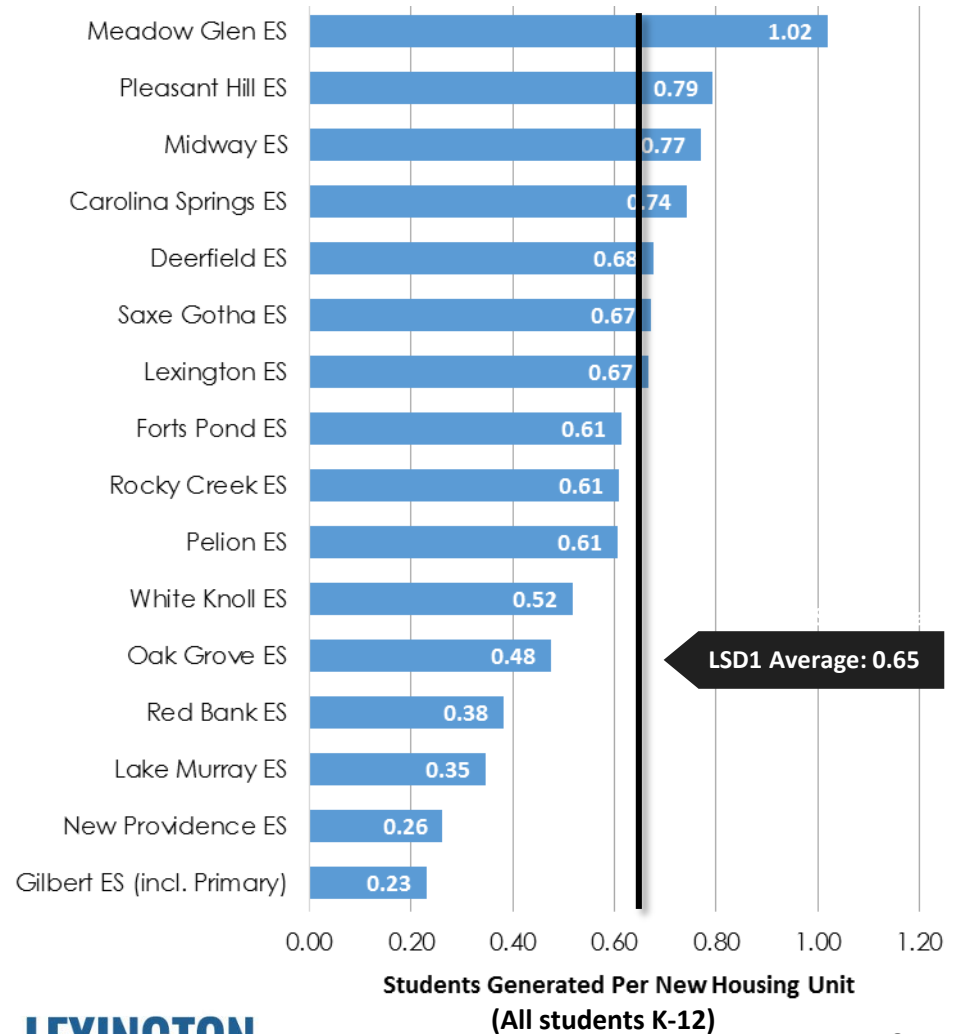
LEXINGTON
SCHOOL DISTRICT ONE
Where children and learning are One



Student Generation — New Housing

- 2,456 K–12 students in 2017–2018 identified from 3,888 housing units of 3+ bedrooms permitted after 2013.
- Over half of the student multiplier consists of K–5 students.
- Student generation from new housing is much higher in Meadow Glen (1.02 per new unit) than other areas — nearly 60% higher than district average.
- Lowest student generation from new housing in Gilbert, New Providence, and Lake Murray areas.

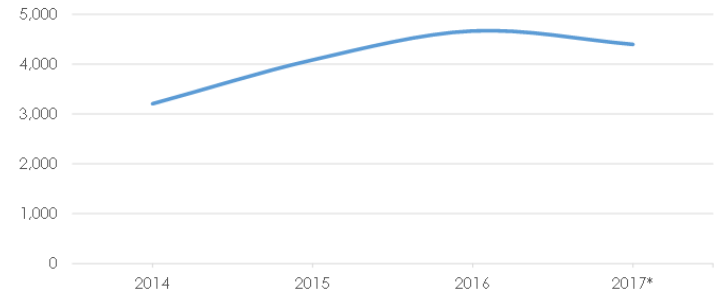
Students Generated per new Housing Unit, by Elementary School District: 2014 to 2017



Housing Turnover

- Sales of existing units (excluding new construction) increased 45% between 2014 and 2016.
- Highest number of students generated per home sale (excluding new construction) in the Meadow Glen (0.59) and Pleasant Hill (0.52) areas.
- Lowest number of students generated per home sale in the Gilbert (0.32) and New Providence (0.36) areas.
- Correlates well with students generated from new housing units.

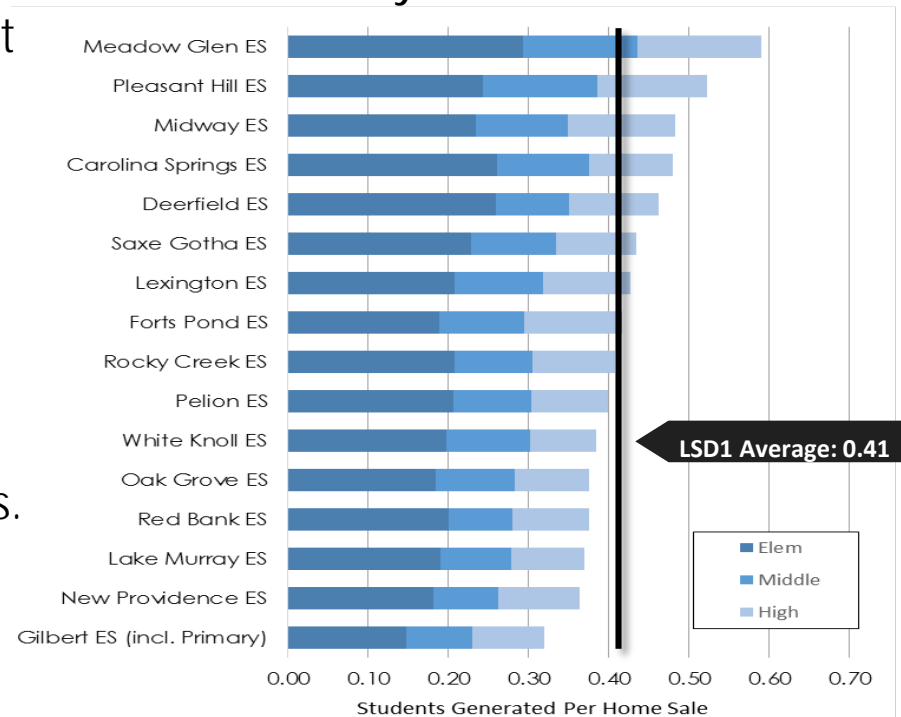
Lexington School District 1
Sales of Existing Housing Units



*Note that 2017 is incomplete data

Source: Lexington County, 12/21/17

Students Generated per Home Sale, by Elementary School District: 2014 to 2017

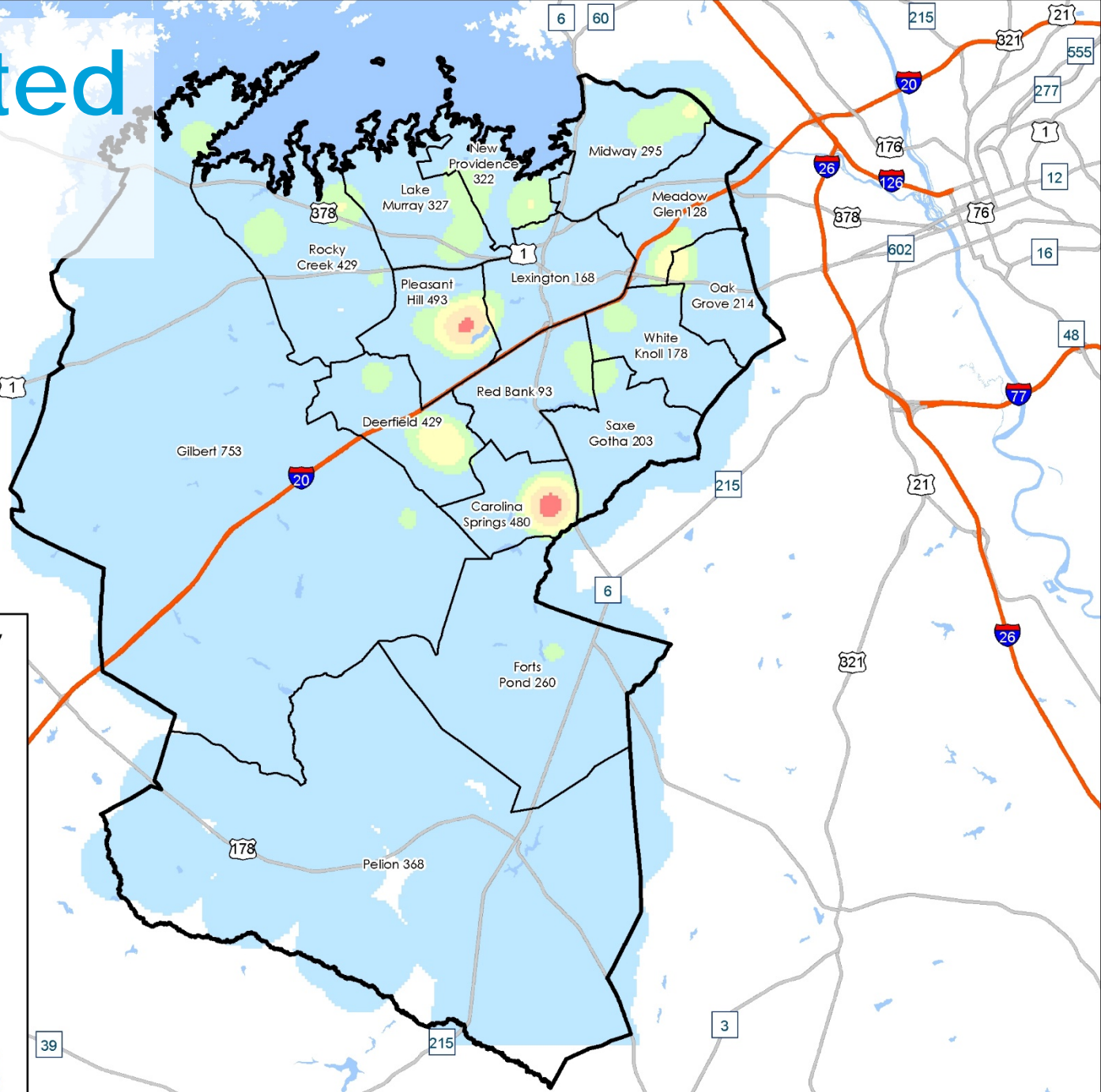


Anticipated Housing

- Another 5,100 potential housing units are anticipated in Lexington District One of existing residential development projects and planned new projects.
- Applying the student multiplier, an additional **3,300** students can be expected from anticipated housing development over the next 7 years or so.

	Anticipated Housing
Carolina Springs	480
Deerfield	429
Forts Pond	260
Gilbert	753
Lake Murray	327
Lexington	168
Meadow Glen	128
Midway	295
New Providence	322
Oak Grove	214
Pelion	368
Pleasant Hill	493
Red Bank	93
Rocky Creek	429
Saxe Gotha	203
White Knoll	178
Total	5,140

Anticipated Housing



Anticipated Housing Density New Units per sq. mile

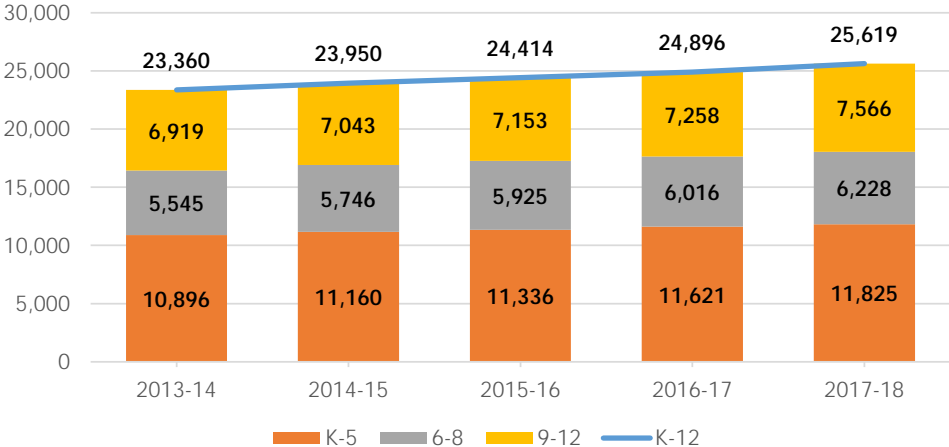
- 50 or less
- 51-100
- 101-200
- 201-300
- 300 or more
- Elementary Districts 2017
- Lexington County School District 1



Enrollment Trends

- Steady total enrollment increase of about 10% over the last five years
 - Elementary — 8.5%
 - Middle — 12.3%
 - High — 9.3%

Lexington School District 1
K-12 Enrollment

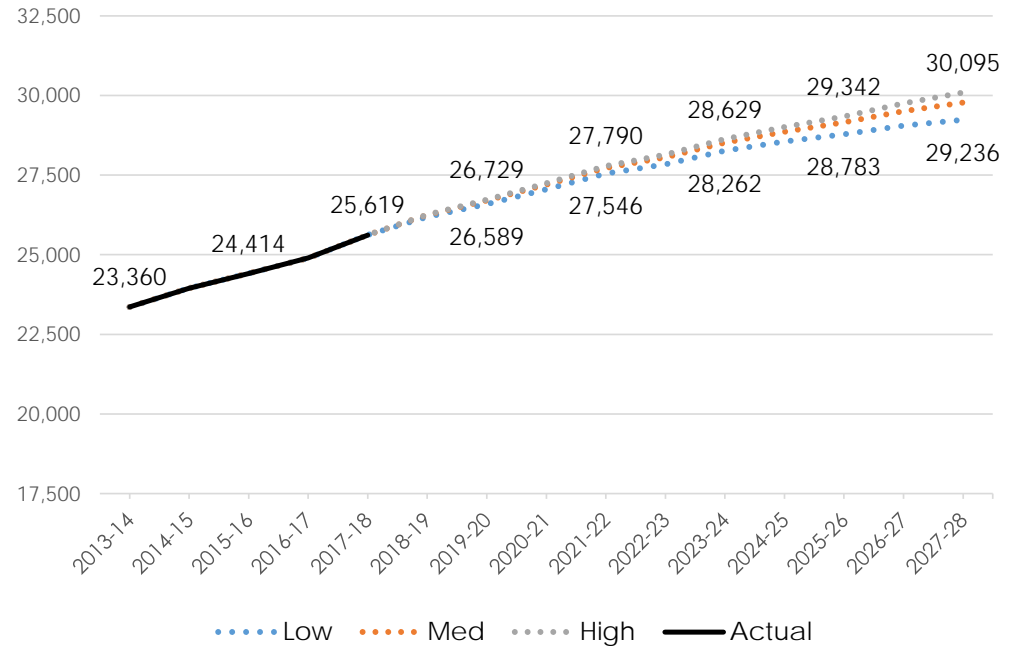


Note: Totals above do not include 4-year old Kindergarten Enrollment.

K-12 Enrollment Projections

- 5 year projections (2022–2023) range from 8 to 10% overall increase.
- 10 year projections range from 14 to 18% overall increase.
- Potential gain of 3,600 to 4,500 additional students over the next 10 years.

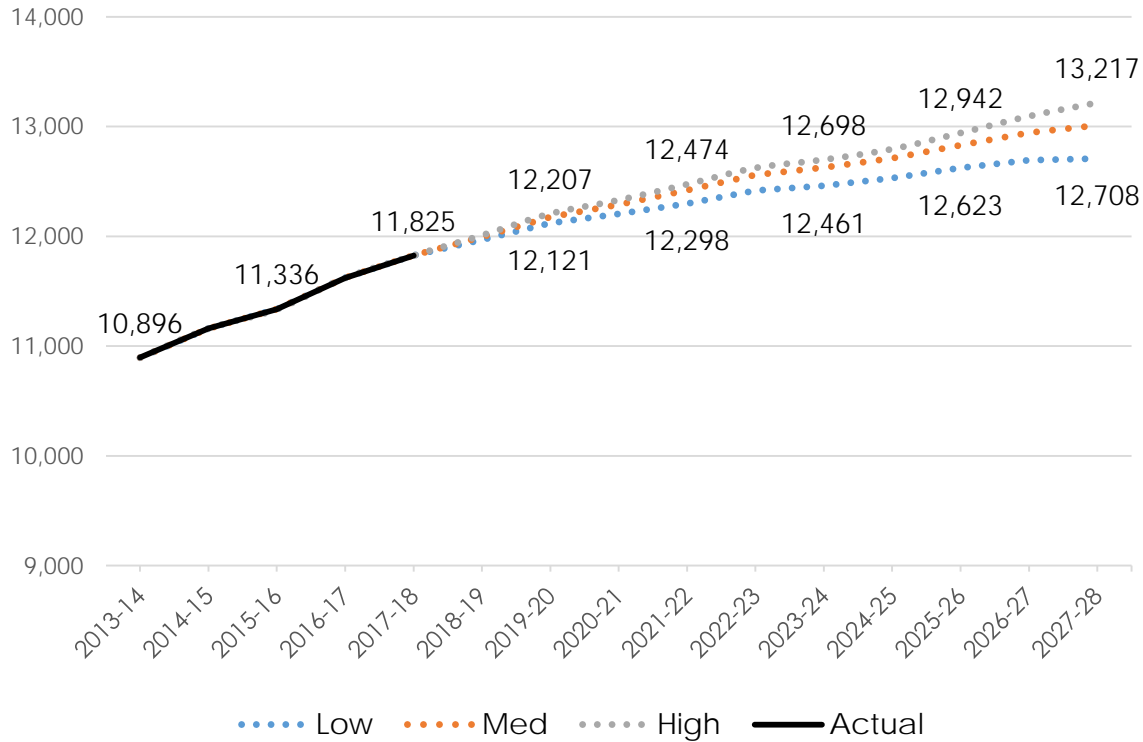
Lexington School District 1
K-12 Enrollment Projections



Given interest in long-range planning for facilities, it would be prudent to benchmark against high projection model.

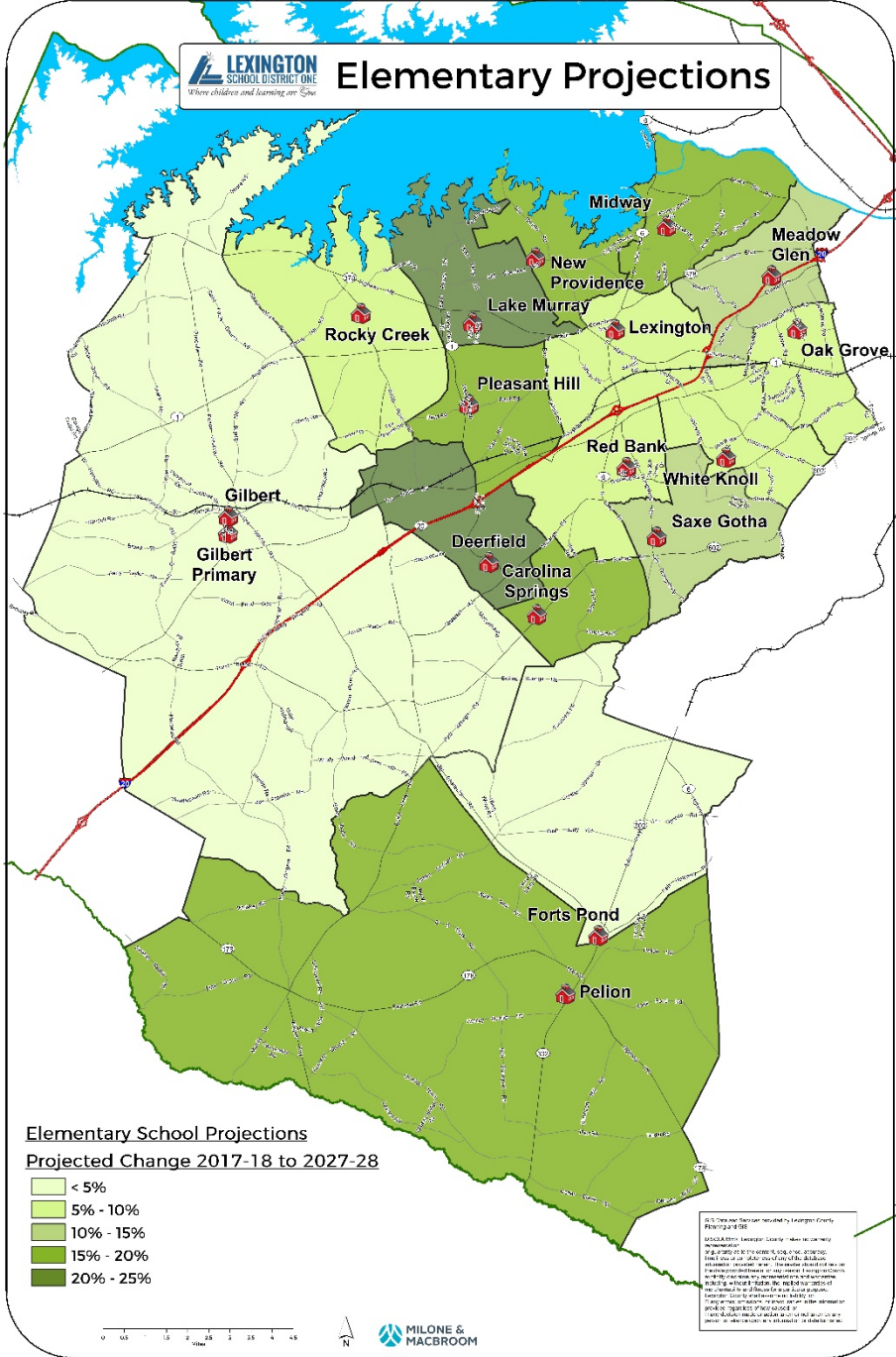
K-5 Enrollment Projections

Lexington School District 1
K-5 Enrollment Projections



- 5 year projections (2022–2023) range from 5 to 7% increase.
- 10 year projections range from 7 to 12% overall increase.
- Potential gain of 900 to 1,400 additional students over the next 10 years.

Elementary Projected 10-Year Change



K-5 School Projection & Space Needs

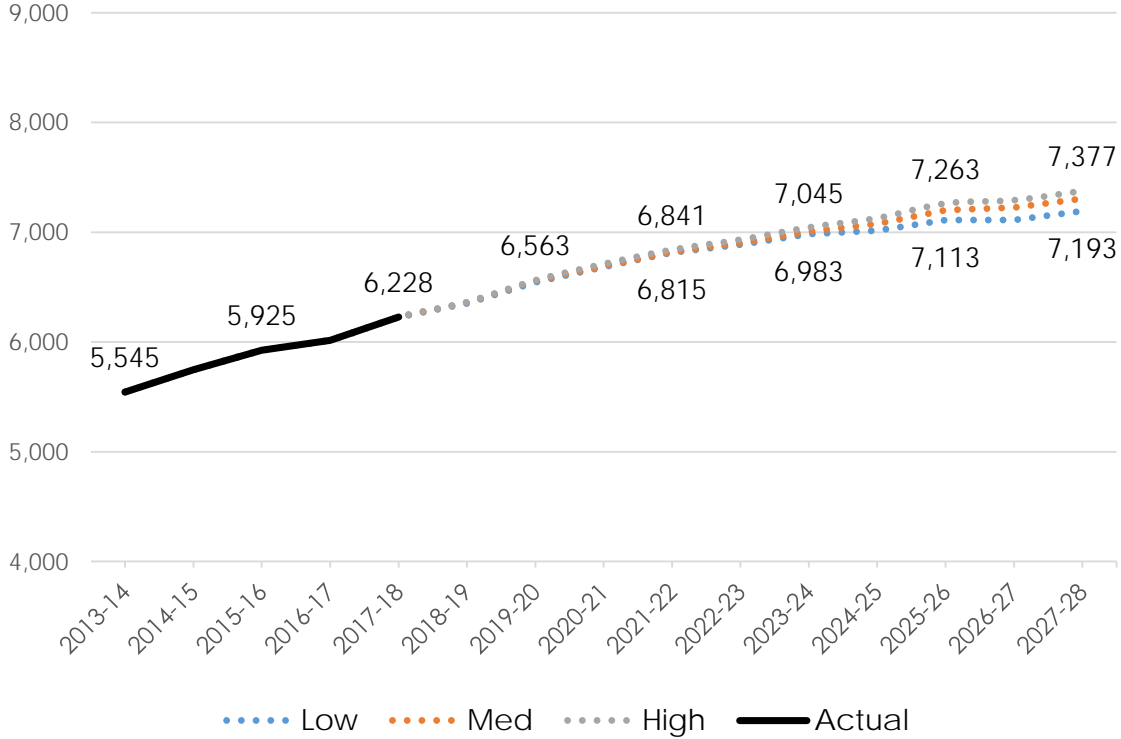
	Carolina Springs	Deerfield	Forts Pond	Gilbert	Lake Murray	Lexington	Meadow Glen	Midway	New Providence	Oak Grove	Pelion	Pleasant Hill	Red Bank	Rocky Creek	Saxe Gotha	White Knoll
2017-18	763	648	520	1,380	693	602	926	872	640	632	556	910	547	710	680	719
2018-19	764	704	505	1,385	724	596	922	904	653	651	564	910	552	720	716	732
2019-20	794	774	497	1,375	756	597	929	899	675	660	565	898	569	736	733	734
2020-21	820	785	497	1,352	791	582	930	915	702	656	557	928	580	744	730	740
2021-22	837	775	487	1,361	800	586	944	939	719	661	572	954	577	741	733	759
2022-23	859	774	494	1,370	820	587	958	948	737	665	597	968	581	738	737	759
2023-24	850	769	514	1,398	806	611	983	956	714	665	622	986	572	724	740	755
2024-25	854	765	520	1,405	812	617	992	965	720	667	638	1,002	573	729	741	756
2025-26	862	769	525	1,407	825	626	1,008	980	731	669	646	1,021	575	739	744	759
2026-27	877	778	533	1,409	833	633	1,019	990	738	678	650	1,031	582	746	753	768
2027-28	877	784	532	1,392	848	644	1,036	1,007	751	681	646	1,049	582	757	756	772
Capacity	680	800	570	1,630	990	900	800	900	680	560	890	680	770	800	860	820
Difference in 5-Years	-179	26	76	260	170	313	-158	-48	-57	-105	293	-288	189	62	123	61
Difference in 10-Years	-197	16	38	238	142	256	-236	-107	-71	-121	244	-369	188	43	104	48

- Approximate school capacities do not include portable classrooms, which are intended to be temporary.
- Additional capacity needed in the
 - Oak Grove/Meadow Glen/Midway area
 - Pleasant Hill/Carolina Springs areas

**Note the Gilbert Projections include Gilbert Primary and Gilbert Elementary Schools.*

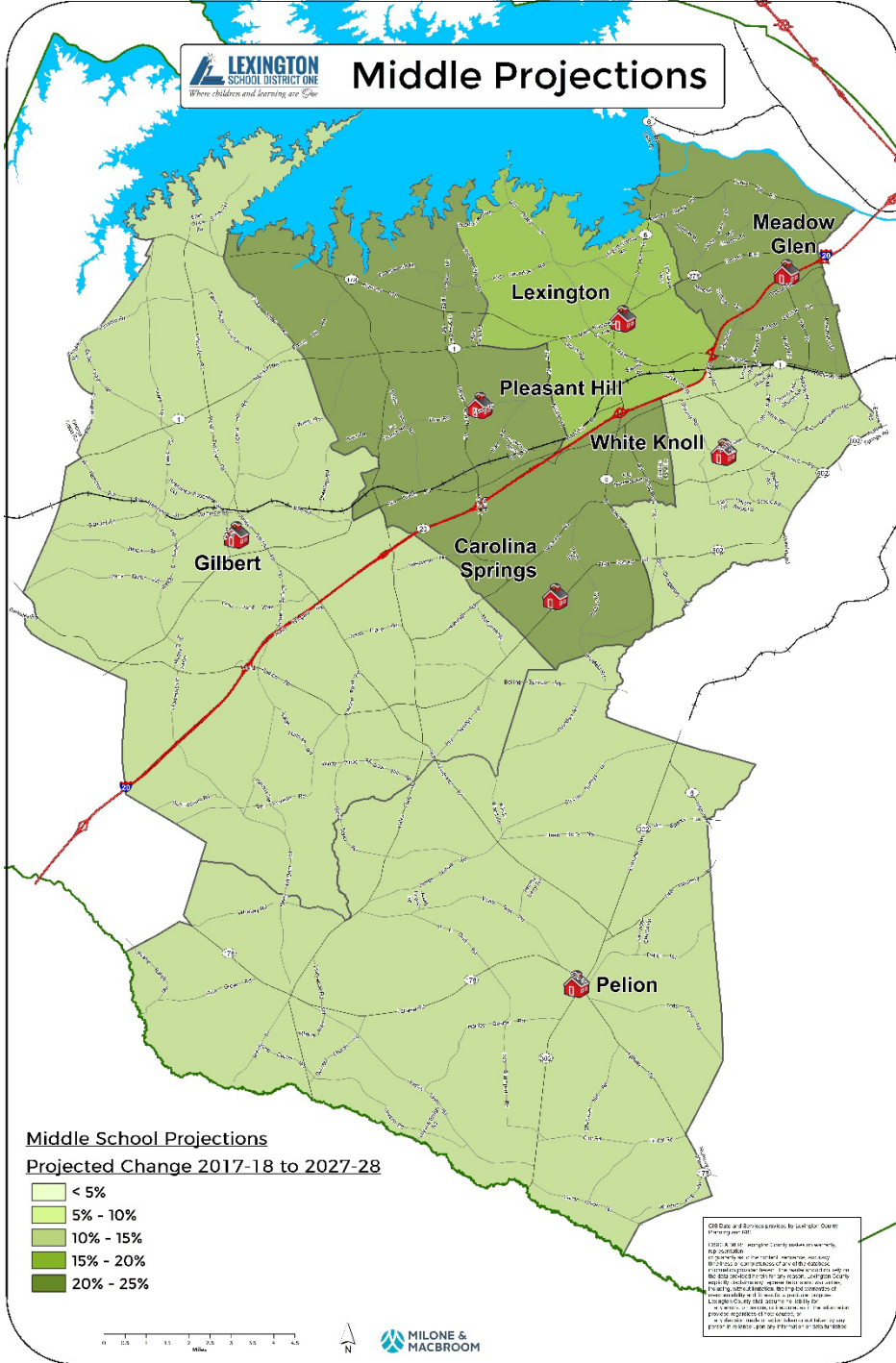
6-8 Enrollment Projections

Lexington School District 1
6-8 Enrollment Projections



- 5-year projections (2022–2023) largely agree at about an 11% increase.
- 10-year projections range from about 15 to 18% increase.
- Potential gain of 950 to 1,150 additional students over the next 10 years.

Middle Projected 10-Year Change



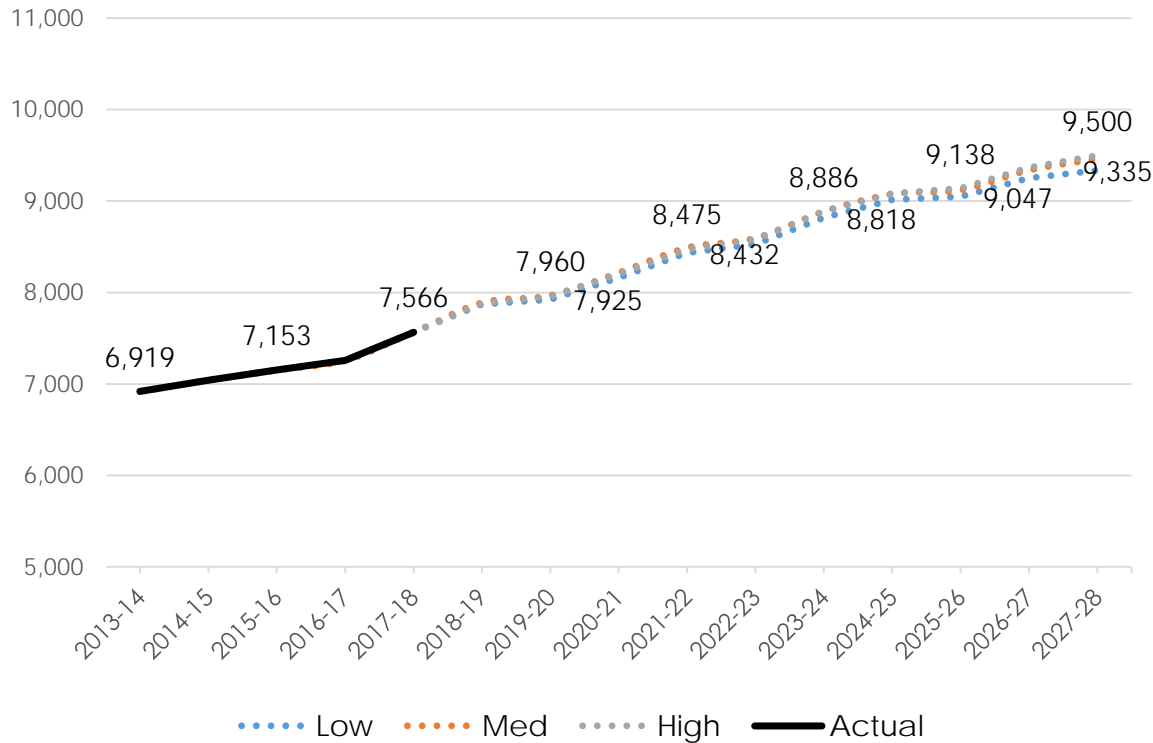
6-8 School Projections & Space Needs

	Carolina Springs	Gilbert	Lexington	Meadow Glen	Pelion	Pleasant Hill	White Knoll
2017-18	875	776	947	1,080	584	1,187	777
2018-19	919	774	1,002	1,112	578	1,195	783
2019-20	949	797	1,036	1,139	602	1,228	808
2020-21	938	830	1,031	1,201	586	1,291	825
2021-22	964	843	1,040	1,209	600	1,328	846
2022-23	997	843	1,055	1,206	600	1,366	850
2023-24	1,040	833	1,084	1,201	598	1,412	857
2024-25	1,045	837	1,104	1,226	598	1,426	868
2025-26	1,067	850	1,127	1,245	616	1,445	882
2026-27	1,051	867	1,123	1,262	636	1,441	878
2027-28	1,062	884	1,131	1,272	655	1,451	888
Capacity	780	800	1,280	1,000	730	870	1,010
Difference in 5-Years	-217	-43	225	-206	130	-496	160
Difference in 10-Years	-282	-84	149	-272	75	-581	122

- Approximate school capacities do not include portable classrooms, which are intended to be temporary.
- Additional capacity needed in the
 - Carolina Springs/Pleasant Hill areas
 - Meadow Glen area

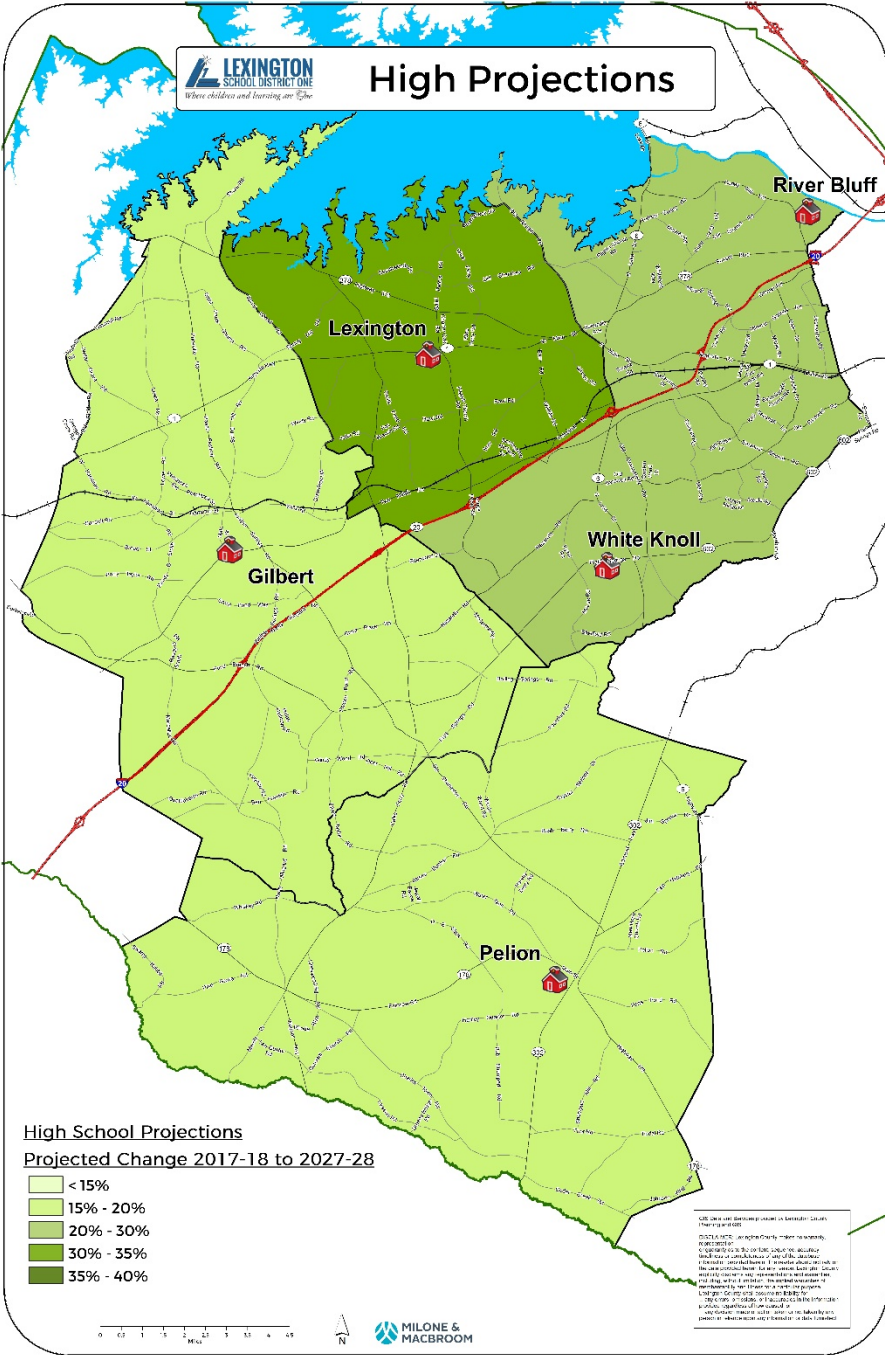
9-12 Enrollment Projections

Lexington School District 1
9-12 Enrollment Projections



- 5-year projections (2022–2023) range from 12 to 13% increase.
- 10-year projections range from about 23 to 26% increase.
- Potential gain of 1,700 to 1,900 additional students over the next 10 years.

High Projected 10-Year Change



9-12 School Projections & Space Needs

	Gilbert	Lexington	Pelion	River Bluff	White Knoll
2017-18	968	1,937	682	2,064	1,950
2018-19	985	2,059	704	2,128	2,009
2019-20	1,018	2,116	679	2,145	2,006
2020-21	1,016	2,161	708	2,253	2,072
2021-22	1,056	2,261	737	2,294	2,133
2022-23	1,066	2,288	737	2,342	2,156
2023-24	1,100	2,369	762	2,418	2,237
2024-25	1,128	2,432	771	2,465	2,283
2025-26	1,134	2,450	771	2,477	2,297
2026-27	1,146	2,528	780	2,531	2,365
2027-28	1,157	2,567	793	2,562	2,402
Capacity	1,110	2,120	990	2,000	1,730
Difference in 5-Years	44	-168	253	-342	-426
Difference in 10-Years	-47	-447	197	-562	-672

- Approximate school capacities do not include portable classrooms, which are intended to be temporary.
- Additional capacity needed in
 - Lexington
 - River Bluff and
 - White Knoll areas

Summary

- Plan for enrollment growth at all levels
 - Continued housing activity and known increases in birth rates will impact elementary level
 - Continued housing activity and larger incoming cohorts already in the system will impact middle level
 - Known larger incoming cohorts and continued housing activity will impact high school level
- Growth will necessitate additional classroom capacity in certain locations
 - At the elementary level:
 - Oak Grove/Meadow Glen/Midway area
 - Pleasant Hill/Carolina Springs areas

- continued -

Summary

- Growth will necessitate additional classroom capacity in certain locations (continued)
 - At the middle school level:
 - Carolina Springs/Pleasant Hill areas
 - Meadow Glen area
 - At the high school level:
 - Lexington
 - River Bluff and
 - White Knoll areas



Managing Growth

- Construction of new middle school
- November 2018 bond referendum





New Middle School

- Construction started Winter 2017
- Opening date — August 2019
- Location — Hwy 378 and Beechwoods Dr.
- Initial capacity 1,200 — Core Facilities 1,500



MIDDLE SCHOOL NAME



2018 Facilities Study Process

- 100-member community committee attended four meetings.
 - All schools represented
 - Topics — Growth, Facility Needs, Future Ready Classrooms, Technology, Community Input/Feedback
 - Consensus developed for 5-year facilities plan



2018 Facilities Study Highlights

- Relocation of Gilbert Elementary, Pelion Middle and Lexington Middle
 - Increase enrollment capacity at each new school location
 - Repurpose existing facilities
- 2 new elementary schools — White Knoll and Town of Lexington areas

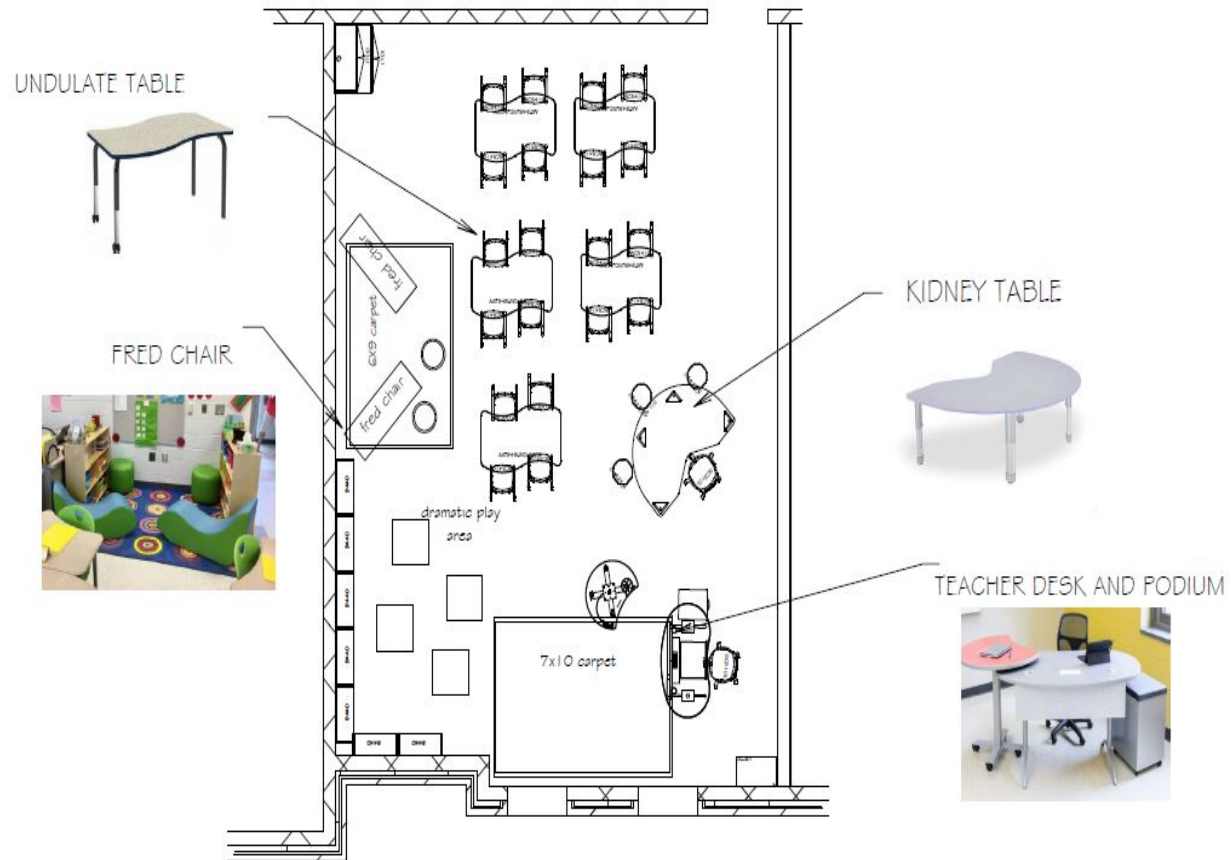


2018 Facilities Study Highlights

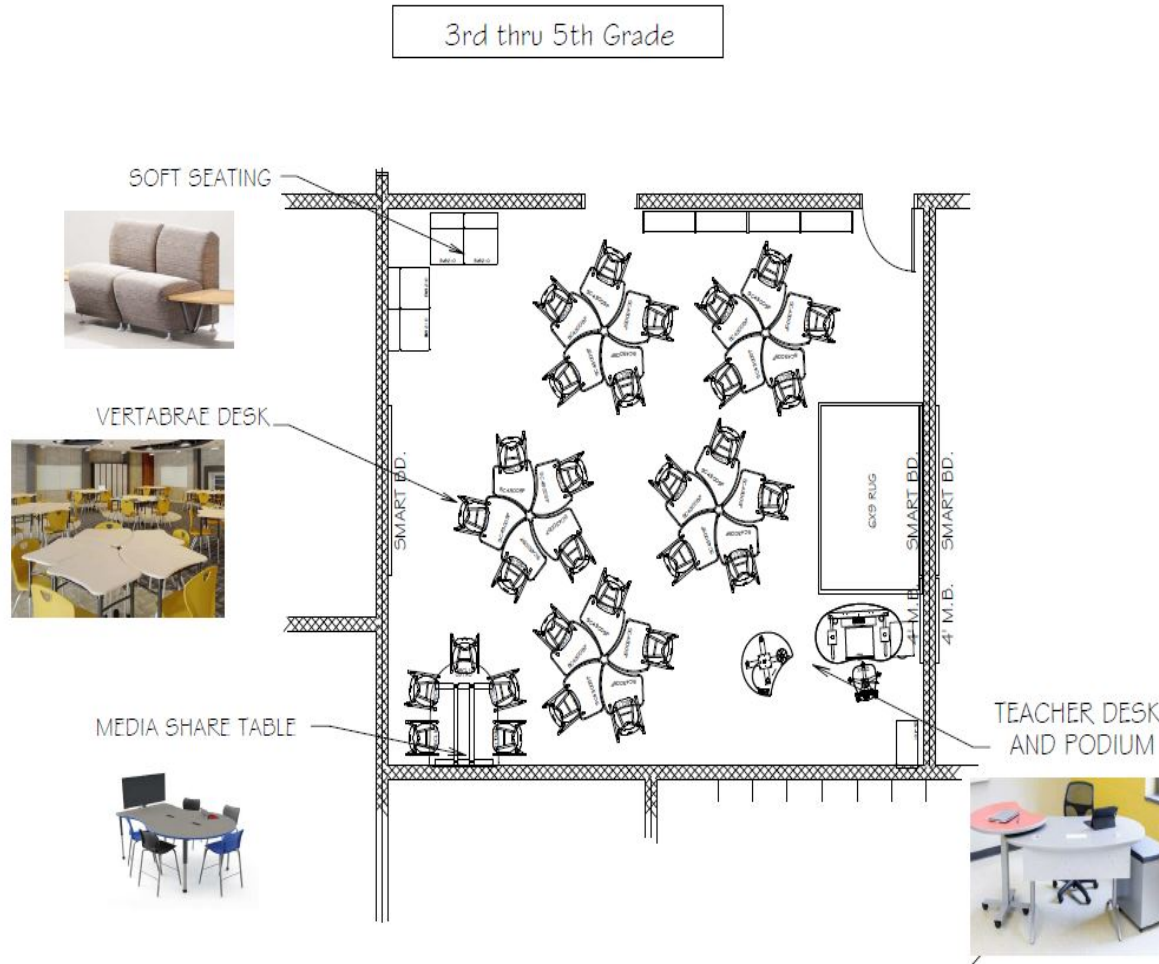
- Additions to WHKS, GHS, PHS among others
- Security improvements at all schools
- Renovations and building system upgrades across the district
- Future ready classrooms and technology for every school

Furniture for future ready classrooms: Grades K–2

K thru 2nd Grade

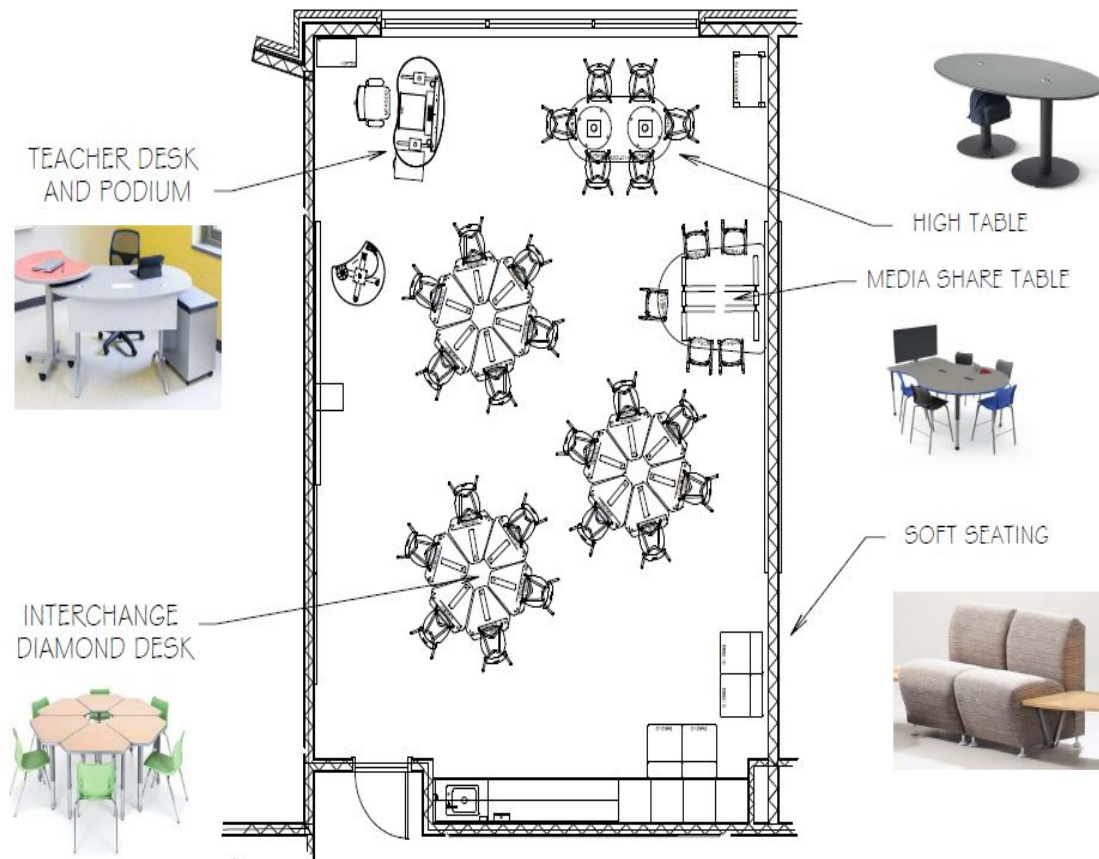


Furniture for future ready classrooms: Grades 3–5

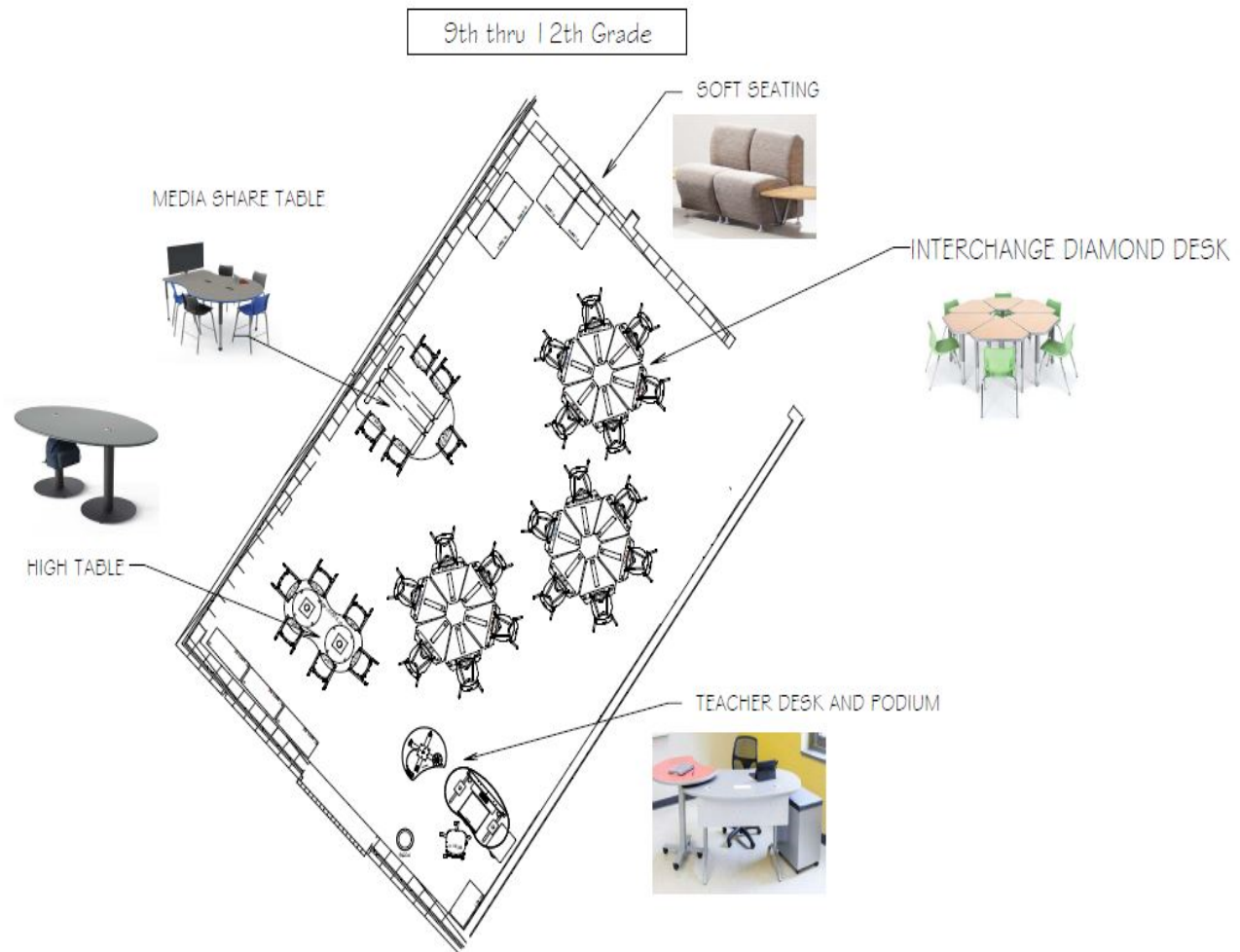


Furniture for future ready classrooms: Grades 6–8

6th thru 8th Grade



Furniture for future ready classrooms: Grades 9–12





Third Reading Changes

- Board directed us to reduce the impact of a referendum while maintaining overall integrity of facilities package based upon feedback from:
 - Community members
 - Greater Lexington Chamber of Commerce(Act 388 places burden on businesses, and we want to minimize that impact.)



2018 Facilities Study Breakdown

- Revised proposed breakdown — \$365 million
 - New Schools — \$210 million
 - Additions — \$64.5 million
 - Renovations and Building Systems — \$32 million
 - Safety and Security — \$16 million
 - Furniture and Technology — \$42.5 million





2018 Facilities Study Breakdown By Attendance Area

Gilbert Attendance Area — 17%

Lexington Attendance Area — 14%

Pelion Attendance Area — 21%

River Bluff Attendance Area — 21%

White Knoll Attendance Area — 27%



Funding the 2018 Facilities Study



2008 Bond Referendum

- \$336 million dollars
- 5 schools
 - Lexington Attendance Area
 - 2 elementary schools, 1 middle school, 1 high school
 - White Knoll Attendance Area
 - 1 elementary school
- Renovations at 15 other district locations
- Technology/security upgrades across the district





2008 Bond Referendum

- Millage for debt service was 73.3 mills in 2008.
- District agreed not to raise millage more than 12 mills to pay for the referendum.
- After all projects were completed in 2015 the debt service millage was 71.3 mills.
- Millage ***decreased*** by 2 mills.



2018 Bond Referendum

- The district would not increase the millage more than 14 mills (was 19 mills in second reading) to fund the referendum.
- An increase of \$56 (was \$75 in second reading) to homeowners assessed at \$100,000.
- An increase of \$84 (was \$114 in second reading) to businesses assessed at \$100,000.
- Millage will be applied over the 5-year plan as bonds are sold and projects started.
- Approximately half of the debt service millage is offset by the local one cent sales tax.



Questions



LEXINGTON SCHOOL DISTRICT ONE

Empower each child to design the future.