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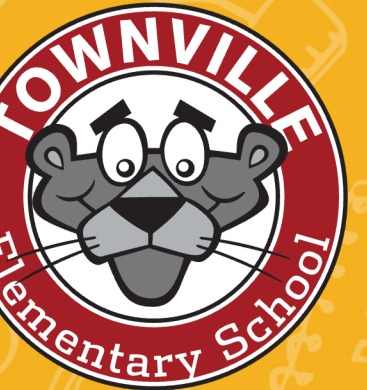
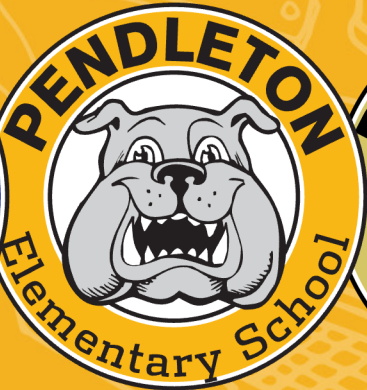
# GROWING FORWARD



Anderson School District 4

# 10 Year Facility Plan

2023



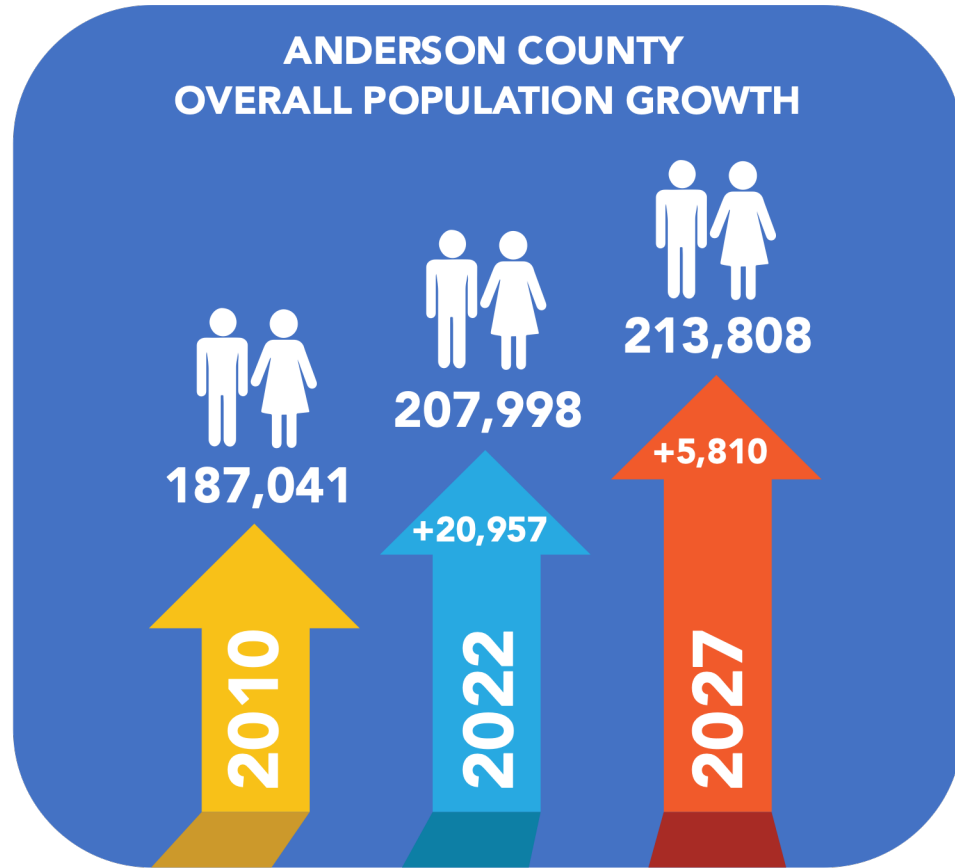
A map of Anderson, South Carolina, showing the city and surrounding areas like Greenwood, Laurens, and Saluda. The map is overlaid with a blue gradient.

**ANDERSON IS**

**GROWING**

Our district is growing at an unprecedented rate. We have passed the 3000-student enrollment mark for *the first time ever*, and it's easy to see new construction projects all around. Research shows more than 30% growth in enrollment projections over the next ten years. Some of our schools will be over capacity in 2025/2026 and 2026/2027.

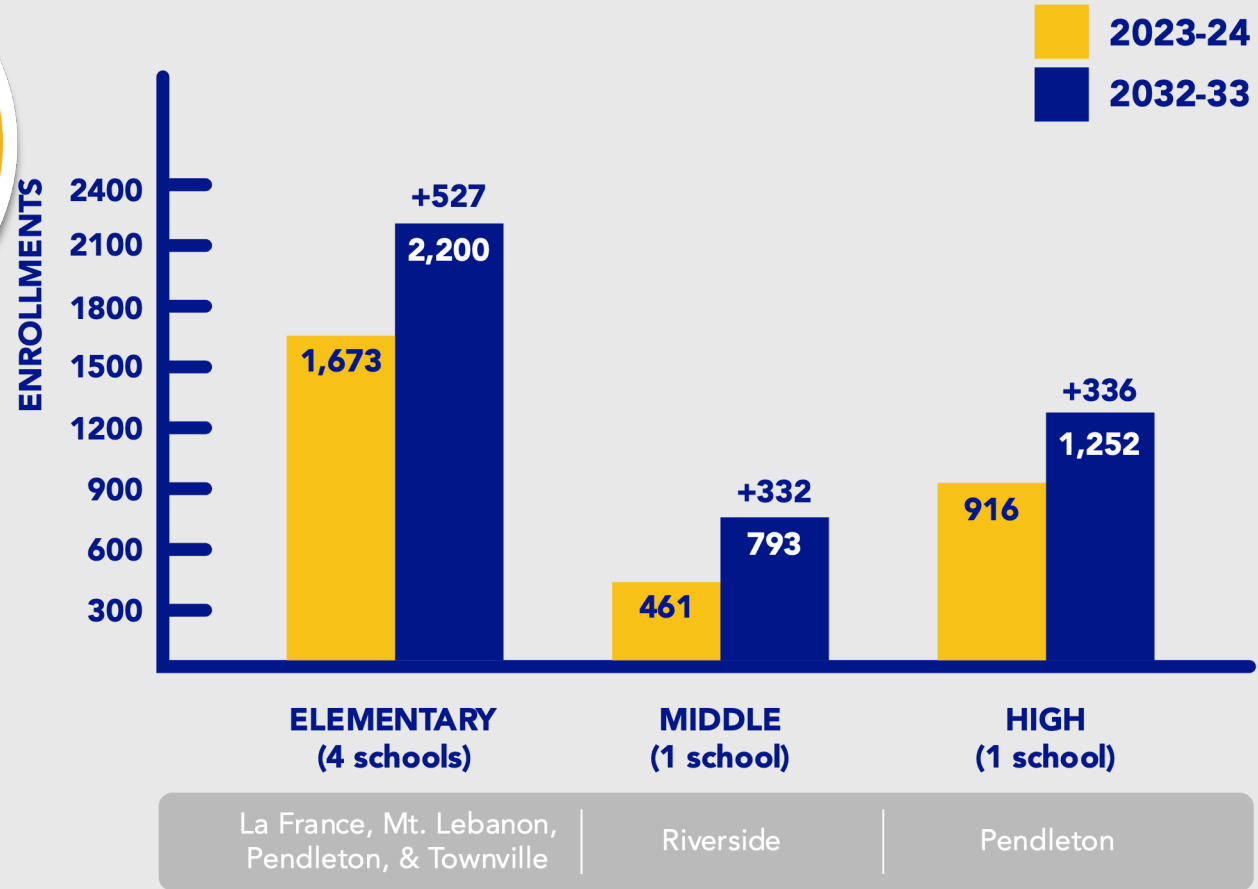
# UNEXPECTED DEVELOPMENT INCREASE IN ANDERSON AND PENDLETON



\*Dale Holden & Associates District and School Level Long-Range Enrollment Projections Report

## PROJECTED K-12 ENROLLMENTS BY 2032-33

**+246**  
INCREASE IN  
K-12  
ENROLLMENT  
FROM  
2020-21  
TO  
2022-23

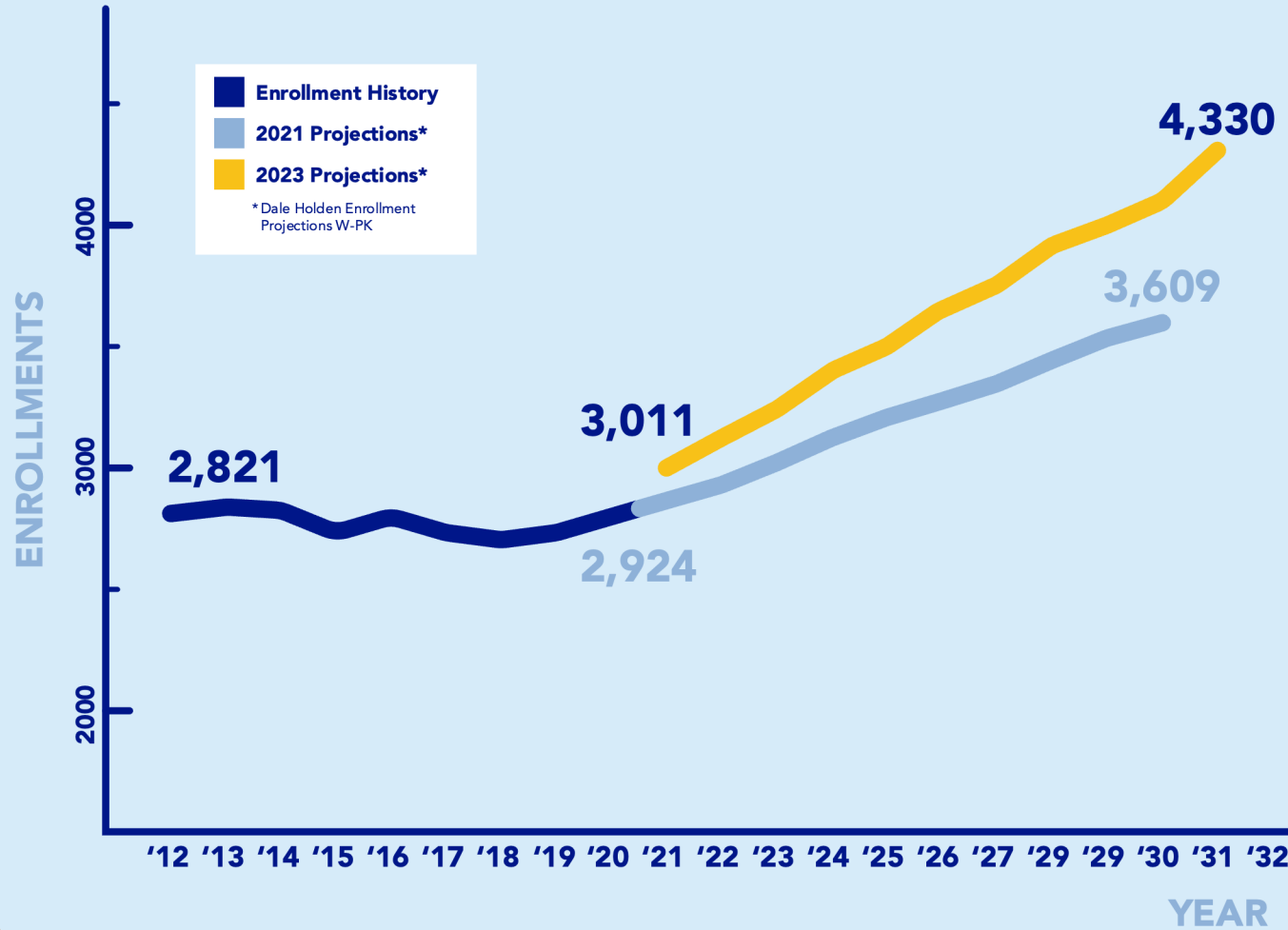


**+1,195**  
PROJECTED  
INCREASE  
BY 2032-33

**DISTRICT 4 ENROLLMENTS ARE INCREASING**

ANDERSON SCHOOL DISTRICT 4

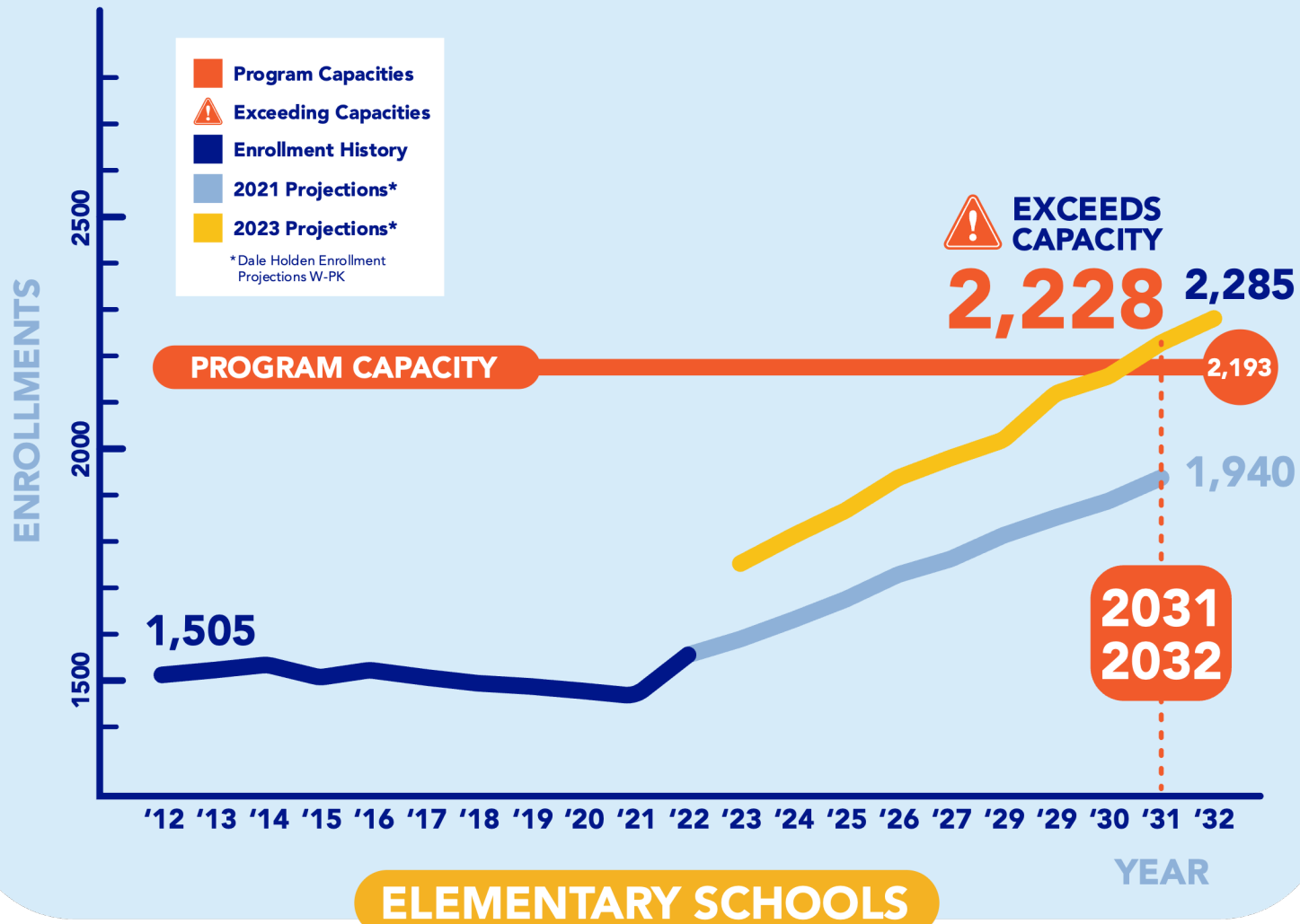
PROJECTED K-12 ENROLLMENTS BY 2032-33



DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 1: PROJECTED K-12 ENROLLMENTS BY 2032-33

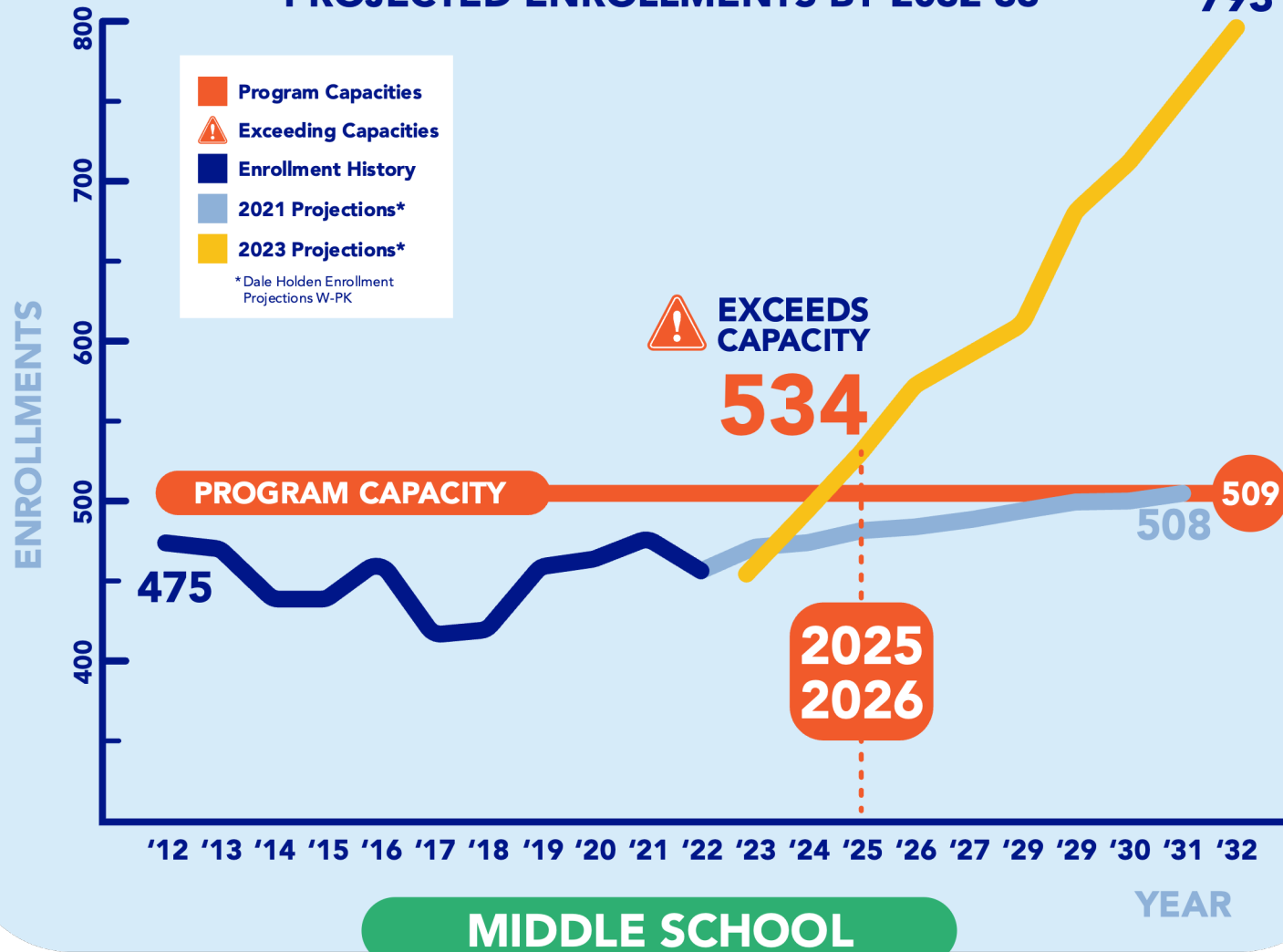
## ANDERSON SCHOOL DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33



# DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 2: DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33 - ELEMENTARY

## ANDERSON SCHOOL DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33

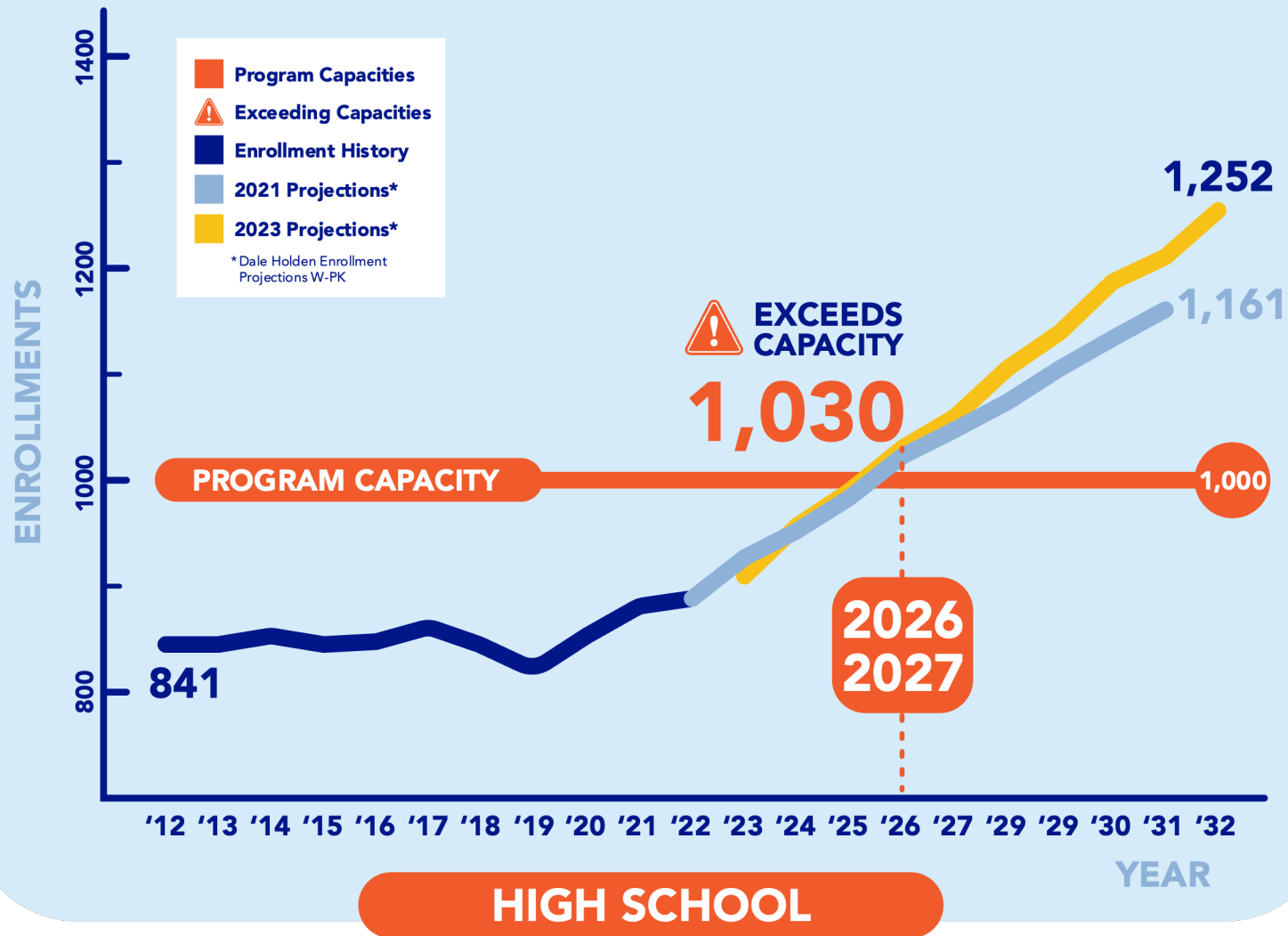


# DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 3: DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33 – MIDDLE SCHOOL

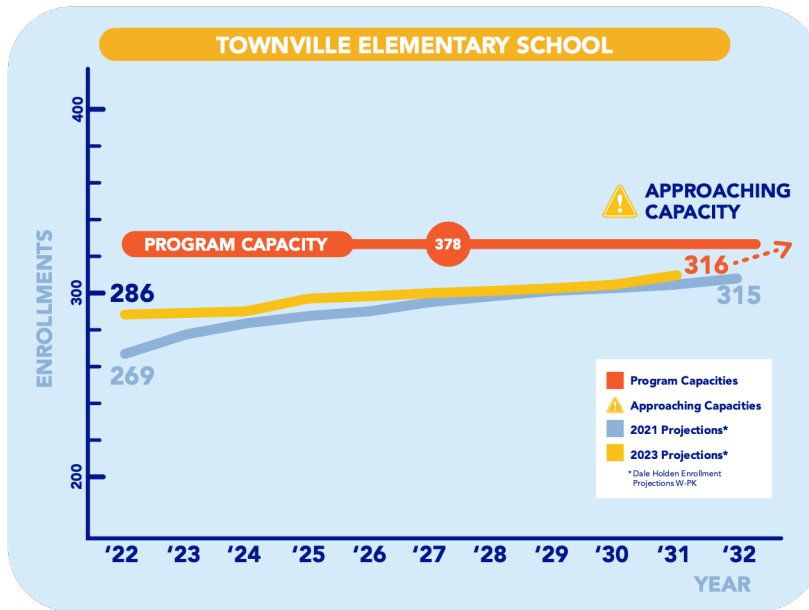
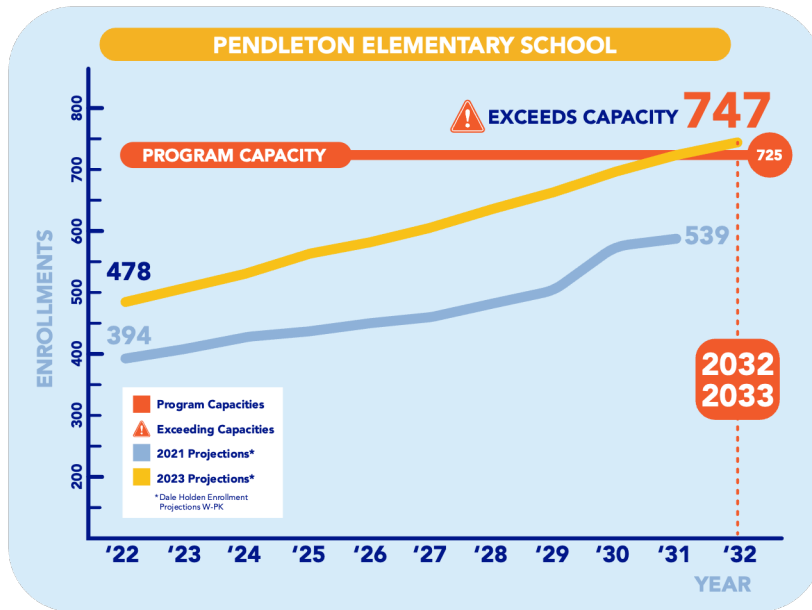
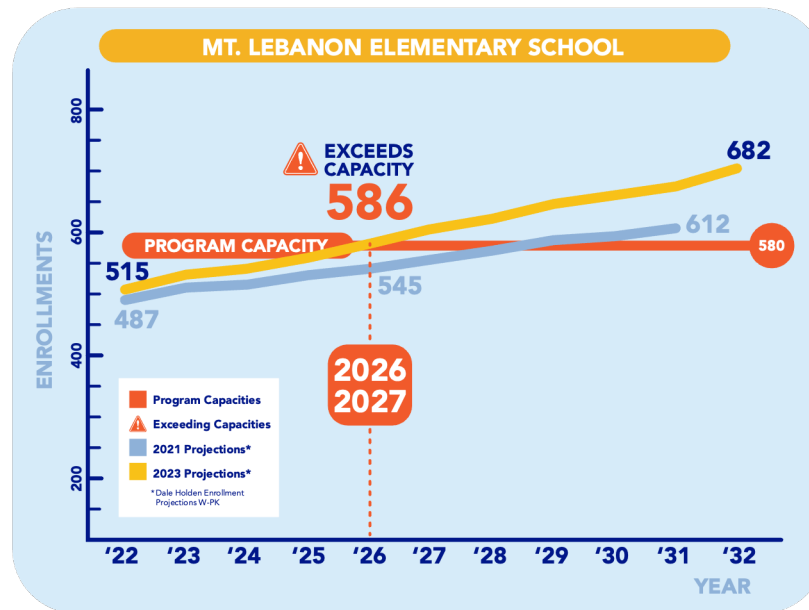
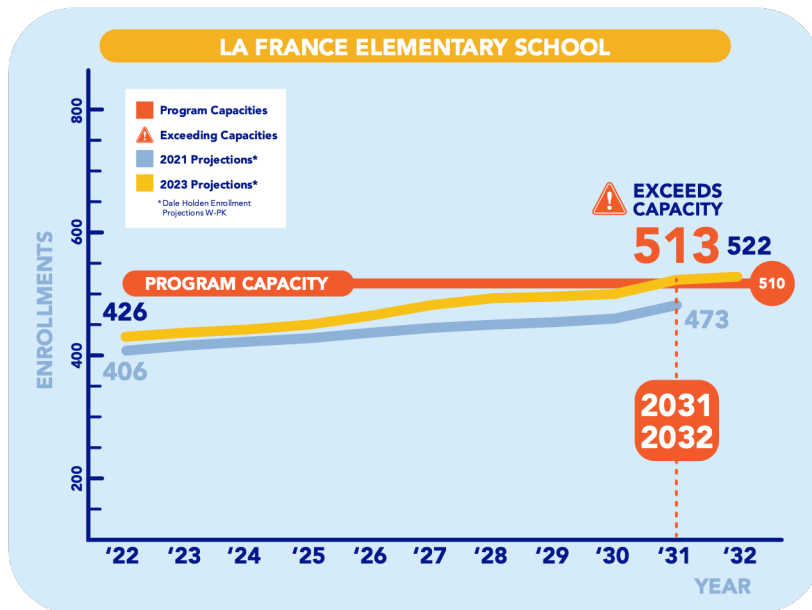


## ANDERSON SCHOOL DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33



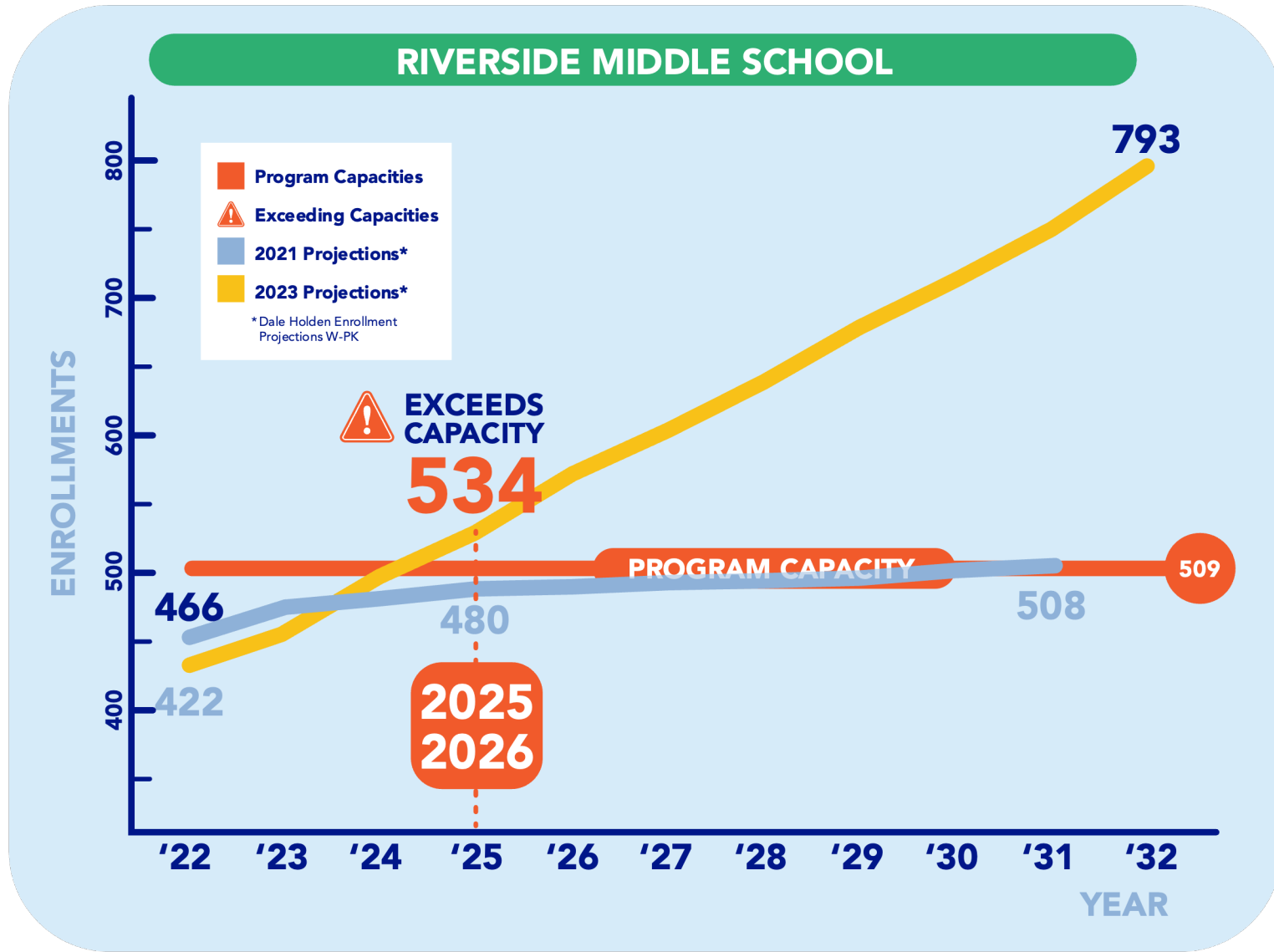
# DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 4: DISTRICT 4 PROJECTED ENROLLMENTS BY 2032-33 – HIGH SCHOOL



# DALE HOLDEN ENROLLMENT PROJECTIONS

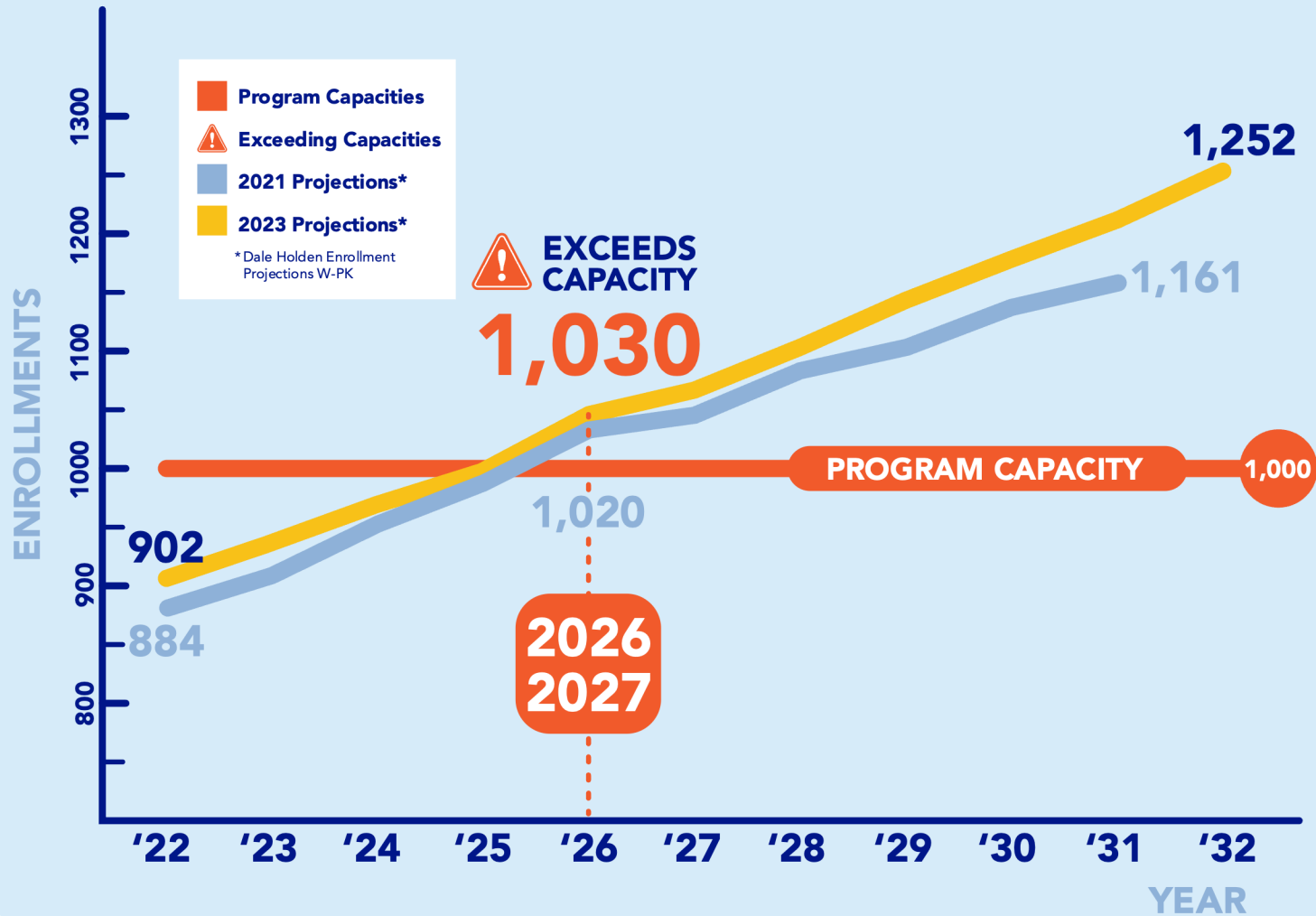
FIGURE 5-8: DISTRICT 4 ELEMENTARY SCHOOL PROJECTIONS BY 2032-33



# DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 9: RIVERSIDE MIDDLE SCHOOL PROJECTIONS BY 2032-33

# PENDLETON HIGH SCHOOL



## DALE HOLDEN ENROLLMENT PROJECTIONS

FIGURE 10: PENDLETON HIGH SCHOOL PROJECTIONS BY 2032-33



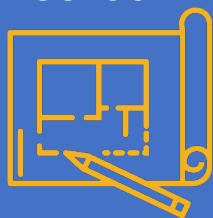
## DISTRICT 4's

### FACILITY NEEDS & ISSUES:

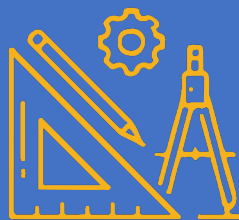
- ✓ Enrollment Capacities
- ✓ Safety & Security
- ✓ Maintenance & Infrastructure

#### TOP PRIORITIES:

New Pendleton High School



Convert existing PHS to Become the New Riverside Middle School



200-seat Addition to Mt. Lebanon Elementary



Update & Upgrade Safety & Security at All District 4 Schools



Address All District 4 Schools' Building Infrastructure & Maintenance needs

# GROWING FORWARD



## 10 Year Facility Plan

- Conduct all deferred, current, and future building maintenance at all district facilities.
- 200-seat addition to Mt. Lebanon Elementary School – capacity increased to 780.
- Cafeteria expansion at La France Elementary and Townville Elementary.
- Build a new Pendleton High School on Boscobel Road property.
- Convert the existing Pendleton High School to Riverside Middle School – capacity 1000.
- Athletic upgrades for Pendleton High School, including updating Cunningham Stadium, adding a new baseball/softball complex.
- Reconfigure grade attendance to K-5, 6-8, 9-12.
- Adjust elementary attendance areas as needed.

**WHAT IS**

**GROWING 4WARD?**

# GROWING FORWARD



**HOW MUCH**

**WILL IT COST?**

## **Project estimate by facility:**

- La France Elementary - \$3,432,334
- Mt. Lebanon Elementary - \$7,460,227
- Pendleton Elementary - \$1,460,468
- Townville Elementary - \$3,642,063
- Current Riverside Middle - \$0
- Current Pendleton HS converted to Riverside Middle - \$9,679,938
- New Pendleton HS - \$114,534,103
- Athletic upgrades - \$7,972,250
- Transportation - \$185,397
- District Office - \$0

## **Full Cost Estimate**

**\$148,366,780**

# GROWING FORWARD



**WHAT ARE THE**

**FUNDING OPTIONS?**

- A 1 cent sales tax revenue. District 4 has been very conservative with this revenue since this tax was voted in by Anderson County residents.
- General Obligation Bonds. District 4 can issue bonds each year for no more than 8% of property value in the district. Many of the projects in this Ten-Year Facility Plan can be completed using this method of funding.
- General Fund and Fund Balance.
- Referendum.



# GROWING FORWARD



**BOND**

**REFERENDUM?**

District 4 can sell bonds and use the proceeds to fund building plan projects. Taxpayers then repay the bond debt over time through annual property taxes. In a bond referendum, registered voters in the district will decide whether to approve the sale of bonds. A voting date will be announced, and voting will be held at the usual polling places through the district.

# How much will it cost me?



ESTIMATED COST TO HOMEOWNERS IF THE REFERENDUM PASSES

HOMEOWNERS	ESTIMATED COST TO HOMEOWNERS IF THE REFERENDUM PASSES		HOMEOWNERS WITH SC HOMESTEAD EXEMPTION	
	PER YEAR	PER MONTH	PER YEAR	PER MONTH
\$100,000	\$64	\$5.30	\$32	\$2.67
\$200,000	\$128	\$10.67	\$96	\$8
\$300,000	\$192	\$16	\$160	\$13.33

Each taxpayer's cost to the community will decrease over time. 20% of the Local Option Sales Tax funds approved by voters will be used to reduce District 4 debt service.

# GROWING FORWARD



**ACT 388:**

**HOMESTEAD EXEMPTION**

Beginning in 2008, **Act 388** eliminated property taxes for school operations on owner occupied homes. Property owners *do* pay debt service which is the only school portion of their tax bill.

**1 CENT**

**SALES TAX**

## Why not use the existing 1 cent sales tax?

The 1 cent sales tax does not generate enough revenue to construct new classrooms to address future needs. Since 2018, the 1 cent sales tax has funded numerous projects throughout the district. District 4 has used these funds conservatively, maintaining a supplemental reserve to help offset some costs of necessary projects and upgrades outlined in the Ten Year Facility Plan.

## The list of completed projects funded by the 1 cent tax between 2018-2022 includes:

- Security Upgrades for all schools – Cameras, safety access doors
- Classroom Furniture Replacements for all schools
- Deceleration Lane, Turn Lane, Car Rider Loop, and Bus Loop Renovations
- Roof Replacements for several schools and the district office
- RMS Fire Alarm Upgrade plus contingency
- RMS Hardware Upgrades
- RMS Plumbing and Electrical repairs
- RMS Replace Overhead Core Slabs
- RMS Replacements and Wall Repairs plus contingency
- PHS HVAC Project
- TES Septic Relocation
- TES Remove unsafe structures, Remove porta johns for games
- TES Renovated Playground
- PES Kitchen Expansion
- MLES Playground Drainage
- PHS Track & Field, Bleachers, Lighting
- PHS Practice Field
- MLES Playground Upgrade
- PHS New Athletic Training Room
- PHS Renovated Media Center
- MLES Walking Trail
- LES Entrance Renovations
- LES Playground Early Childhood
- PES Playground
- Replace Front Awnings – All Schools
- Fieldhouse Renovation, Title IX Issue includes mat lift
- PHS Baseball and Softball Screening
- PHS new Greenhouse for Agriculture Program

**The referendum is intended to meet increased demands by:**



- **Building a new Pendleton High School**
- **Converting the current Pendleton High School into a new Riverside Middle School**
- **Adding 200 seats to Mt. Lebanon Elementary School**
- **Expanding cafeterias at La France and Townville Elementary Schools**
- **Securing potential land acquisitions**



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**FOR MORE INFO:**

**ASD4Growing4ward.com**

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