

School Facilities Review

Joint meeting of the
Charlottesville City Council
and School Board
August 4, 2025

1

Agenda

- Introduction
- School Enrolment and Capacity
- School Facilities Review
- Middle School Update

2

School Facilities Review

The “Twins” – Pairs of elementary schools representing eras of school construction.

The Vintage Era – Trailblazer (1925) and Summit (1930)

The Middle Era – Sunrise (1953) and Tall Oaks (1955)

The Open Floorplans Era – Greenbrier (1962) and Jackson Via (1968)

Charlottesville High School (1975)

3

School Facilities Review

- Staff review based on 3 factors:
 - Building Condition
 - Capacity
 - Ability to meet modern education expectations

4

School Enrollment & Capacity

SCHOOL	Functional Capacity*	Max Capacity*	Fall 2024 Enrollment	Enrollment Projection for 2029-2030**	2030 Projection % of Functional Capacity	2030 Projection % of Max Capacity
Greenbrier	360	424	234	242	67%	57%
Jackson-Via	376	442	364	329	88%	74%
Summit (formerly Clark)	320	376	293	254	79%	68%
Sunrise (formerly Burnley-Moran)	360	424	287	282	78%	67%
Tall Oaks (formerly Johnson)	347	408	305	298	86%	73%
Trailblazer (formerly Venable)	340	400	316	269	79%	67%
Walker Upper Elementary***			530	222		
Charlottesville Middle School (formerly Buford)			539	816		
Charlottesville High School	1309	1636	1,256	1,333	102%	81%
TOTALS			4,124	4,046		

*Elementary Capacities from 2017 VMDO Study

**2030 Enrollment Projection based on 2024 Woolpert Recommended Rezoning

***Walker Upper Elementary campus will be preschool center beginning 2026-2027 - projected enrollment reflects current programming

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**2030 Enrollment Projection based on 2024 Woolpert Recommended Rezoning

***Walker Upper Elementary campus will be preschool center beginning 2026-2027 - projected enrollment reflects current programming

CCS monitors City housing development plans and committed to a proactive school rezoning process in 2024 to maintain balance across the six elementary school zones and avoid exceeding the max capacity at Summit Elementary where there are no expansion options.

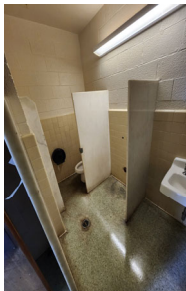
5

Common Issues at Charlottesville Public Schools

Bathrooms

The bathrooms in nearly all schools, with few exceptions, do not meet current standards. Issues include outdated layouts, lack of compliance with ADA accessibility requirements, limited gender neutrality considerations, and obsolete fixtures. Upgrading these facilities to modern standards would be a significant undertaking and may require reconfiguring adjacent classroom spaces to accommodate the footprint of a contemporary school restroom.

Greenbrier Elementary stands out as a prime example, where the need for bathroom upgrades is particularly acute and the design challenges are especially complex.



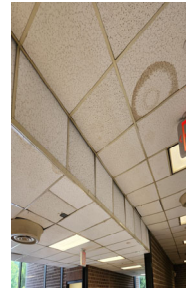
Flooring

Schools contain a mix of flooring types, including VCT, carpet, and ceramic tile, many of which are in poor condition and require replacement. Upgrading these floors would significantly enhance both the appearance and functionality of the affected spaces.



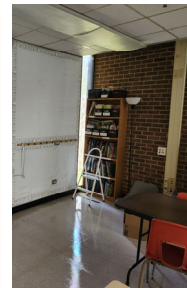
Ceiling Grids

Ceiling grids and acoustical tiles are generally outdated and in poor condition across large areas of most schools, giving many spaces a worn and tired appearance. A prominent example of this are the corridors at CHS. Replacing the ceiling grids and tiles, along with upgrading the lighting and ceiling-mounted devices would significantly improve the overall look and feel of these spaces.



Lighting

Many areas across all schools have a lack of natural light. Other areas are equipped with old and outdated light fixtures and controls. Replacing these with modern LED lighting and updated control systems would not only enhance the overall school environment but also reduce energy consumption.



Mechanical/Electrical/Plumbing Systems

Across all schools, the MEP systems are generally outdated, with some components dating back to the original construction of the buildings. While considerable effort is made to keep these systems operational and to replace the most obsolete equipment, comprehensive, school-wide upgrades to a modern MEP infrastructure would greatly enhance building performance and reliability.

6

Greenbrier Elementary

Constructed: 1962

Latest Significant Improvements

- 1996: HVAC and Office Renovation
- 2008: Roof Replacement (\$500,000 in '08 Dollars)
- 2023: Library Modernization Project (\$1.3 Million)

Required Capital Maintenance Projects

- Window Replacement
 - Single Ply Roof and Skylight Replacement
 - Major HVAC Overhaul
 - Generator Replacement
 - Fire Alarm Panel Replacement
 - Replace Flooring and Sinks in Bathrooms
- Estimated Cost: **\$8.3 Million**

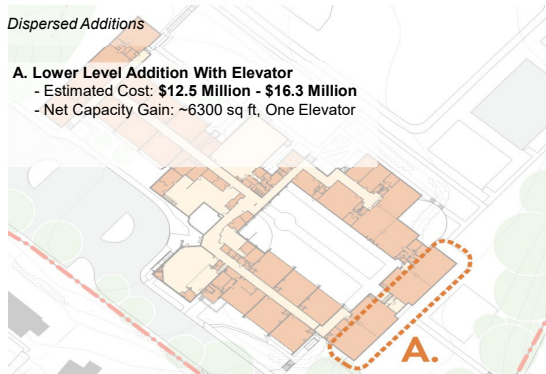


Functional Capacity: 360 Students
Max Capacity: 424 Students

Dispersed Additions

A. Lower Level Addition With Elevator

- Estimated Cost: **\$12.5 Million - \$16.3 Million**
- Net Capacity Gain: ~6300 sq ft, One Elevator



Suitability

- + Some Room For Expansion
- + Great Courtyard
- + Adequate Build-able Land for Expansion
- No Outdoor Covered Playspace
- Undersized Auditorium/No School-wide Meeting Space
- No Cafeteria
- Music Class Space Less Than Half VDOE Standard
- Insufficient Specialist Instructional Spaces
- Complex Layout Leaves No Way to Add Visitor Vestibule

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7

Jackson Via Elementary

Constructed: 1968

Latest Significant Improvements

- 2008: Internal Elevator
- 2017: Security Vestibule Addition
- 2021: 4th Grade Modernization (\$1.13 Million)

Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Major HVAC Overhaul
- Replace Building Sealants

Estimated Cost: **\$8.4 Million**

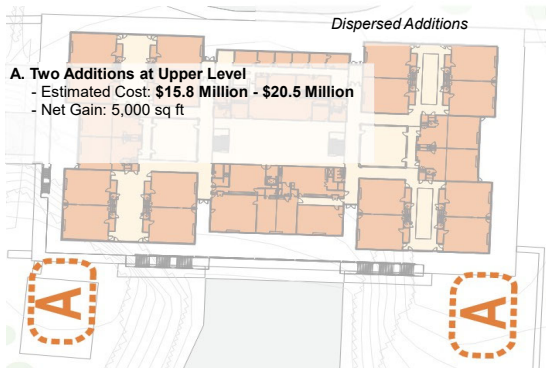


Functional Capacity: 376 Students
Max Capacity: 442 Students

Dispersed Additions

A. Two Additions at Upper Level

- Estimated Cost: **\$15.8 Million - \$20.5 Million**
- Net Gain: 5,000 sq ft



Suitability

- + Lots of Land for Expansion
- + Two Internal Courtyards
- No Kitchen or Cafeteria
- Minimal Natural Lighting in Classrooms
- No Outdoor Covered Playspace

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8

Summit Elementary

Constructed: 1930

Latest Significant Improvements

- 1953: Large Structural Addition
- 2006: Roof Replacement
- 2019: Classroom Modernization
- 2025: 25% Window Replacement

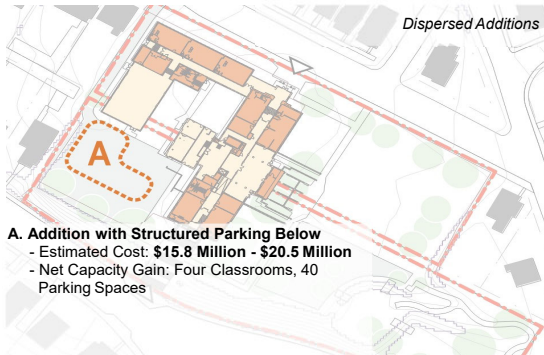
Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Electrical Main Switchgear Replacement
- Major HVAC Overhaul
- Modernize Elevator

Estimated Cost: **\$6.8 Million**



Functional Capacity: 320 Students
Max Capacity: 376 Students



A. Addition with Structured Parking Below
- Estimated Cost: **\$15.8 Million - \$20.5 Million**
- Net Capacity Gain: Four Classrooms, 40 Parking Spaces

Suitability

- + Large Classrooms with Good Natural Light in Original Building
- + Stately Building with Appealing Architecture
- Traffic/Parking Issues Pushed Out into Neighborhood
- Five Different Interior Levels
- Incredibly Tight Site Conditions

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9

Trailblazer Elementary

Constructed: 1925

Latest Significant Improvements

- 2012: Structural Repairs
- 2021: Foundation Repair (Annex)

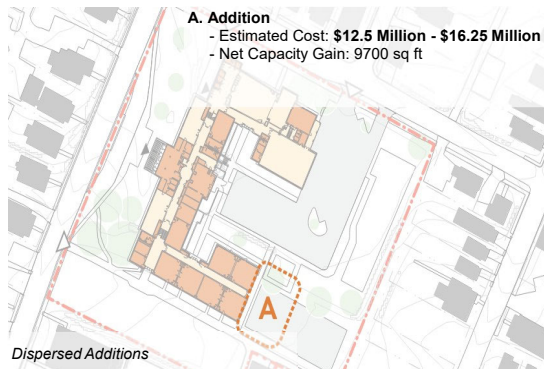
Required Capital Maintenance Projects

- Replace Generator and Transfer Switch
- Major HVAC Overhaul
- Repair/Replace Wood Cornice and Trim

Estimated Cost: **\$3.05 Million**



Functional Capacity: 340 Students
Max Capacity: 400 Students



A. Addition
- Estimated Cost: **\$12.5 Million - \$16.25 Million**
- Net Capacity Gain: 9700 sq ft

Suitability

- + Large Auditorium
- + Courtyard Has Potential
- + Significant Playfield to the Southwest
- Four Different Interior Levels
- High Community Cut-Through Pedestrian Traffic

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10

Sunrise Elementary

Constructed: 1953

Latest Significant Improvements

- 2000: Roof Replacement
- 2021: Security Vestibule Addition
- 2022: Classroom Modernization (\$1.14 Million)

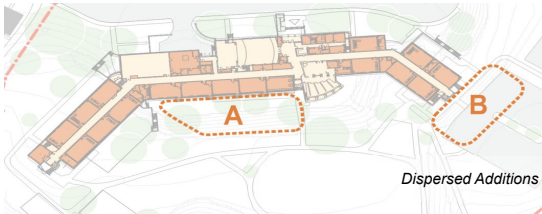
Required Capital Maintenance Projects

- Single Ply Roofing Membrane Replacement
- Slate Roof Repairs, Ice Guards
- Major HVAC Overhaul
- Floor Covering Replacements

Estimated Cost: **\$3.8 Million**



Functional Capacity: 360 Students
Max Capacity: 424 Students



A. Lower Level Addition

- Estimated Cost: **\$11.8 Million - \$15.3 Million**
- Net Gain: 9760 sq ft

B. Gymnasium Addition

- Estimated Cost: **\$9.8 Million - \$12.8 Million**
- Net Gain: 7300 sq ft

Suitability

- + Nice Library
- + Great Solar Orientation
- + Adequate Build-able Land for Expansion

- Art Room Inadequately Sized
- iSTEM Room has Egress Concerns
- Two Isolated Lower Levels

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11

Tall Oaks Elementary

Constructed: 1955

Latest Significant Improvements

- 1994: Library Addition, Admin Addition, Window Replacement
- 2024: Rooftop Terrace over Gym, Walking Path and Playground Beautification (\$1.4 Million)

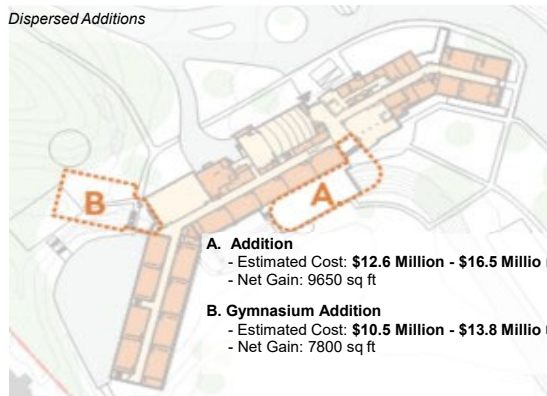
Required Capital Maintenance Projects

- Membrane Roof
- Skylight Replacement
- Major HVAC Overhaul
- Generator Replacement

Estimated Cost: **\$4.25 Million**



Functional Capacity: 347 Students
Max Capacity: 408 Students



A. Addition

- Estimated Cost: **\$12.6 Million - \$16.5 Million**
- Net Gain: 9650 sq ft

B. Gymnasium Addition

- Estimated Cost: **\$10.5 Million - \$13.8 Million**
- Net Gain: 7800 sq ft

Suitability

- + Access to Trails and Walking Paths
- + Easy Access to Outdoor Learning Spaces
- + Adequate Build-able Land for Expansion
- + Good Natural Lighting in Classrooms

- Media Center in Need of Upgrade
- Lack of Covered Outdoor Space
- Multiple Classrooms Undersized Based on VDOE Standards
- Insufficient Specialist Instructional Spaces

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12

Charlottesville High

Constructed: 1975

Latest Significant Improvements

- 2024: B Commons Restroom Modernization (\$1.06 Million)
- 2025: Upgraded Electrical Distribution System (\$2.5 Million)
- 2025: Final Phase of Roof Replacement Complete (\$5 Million total)

Required Capital Maintenance Projects

- Brickwork and Building Sealants
- Major HVAC Overhaul
- Asphalt, Flatwork, Court Resurfacing

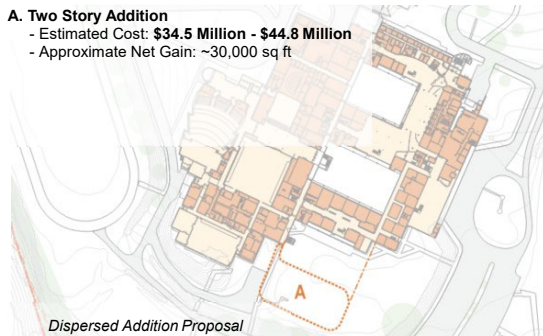
Estimated Cost: **\$21 Million**



Functional Capacity: 1309 Students
Max Capacity: 1636 Students

A. Two Story Addition

- Estimated Cost: **\$34.5 Million - \$44.8 Million**
- Approximate Net Gain: ~30,000 sq ft



Dispersed Addition Proposal

Suitability

- + New Roof, Solar-Ready
- + Large Library and Excellent STEM Lab
- + Adequate Build-able Land for Expansion
- Library Needs to be Updated or Refreshed
- Lack of Natural Light in Some Classrooms
- Acoustical Challenges Between Classrooms
- Complex, Sprawling Layout Complicates Safety and Security Issues

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13

Past Modernization Projects at Charlottesville City Schools

Summit 4th Grade Classrooms (2019)



Jackson Via 4th Grade Classrooms (2021)



Sunrise Media Center & STEM Space (2022)



14

Past Modernization Projects at Charlottesville City Schools

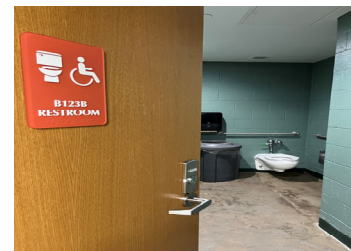
**Greenbrier Media Center
(2023)**



**Tall Oaks Outdoor Terrace
(2024)**



**Charlottesville High School B-Commons
Restrooms (2025)**



15

School Modernization Costs- Systemwide

	Greenbrier	Jackson Via	Summit	Trailblazer	Sunrise	Tall Oaks	CHS
Required Capital Maintenance Projects	\$8,300,000.00	\$8,400,000.00	\$6,800,000.00	\$3,050,000.00	\$3,800,000.00	\$4,250,000.00	\$21,000,000.00
Bathroom Renovations	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$3,000,000.00	\$5,000,000.00
Ceiling and Flooring Renovations	\$1,636,250.00	\$2,330,825.00	\$1,890,735.00	\$1,790,530.00	\$2,160,200.00	\$1,912,925.00	\$9,999,500.00
Lighting Renovations	\$95,370.00	\$135,853.80	\$110,202.84	\$104,362.32	\$125,908.80	\$111,496.20	\$582,828.00
Total	\$13,031,620.00	\$13,866,678.80	\$11,800,937.84	\$7,944,892.32	\$9,086,108.80	\$9,274,421.20	\$36,582,328.00
						Grand Total	\$101,586,986.96

- Costs would be spread over multiple fiscal years
- Costs are not adjusted for future cost escalation
- Lighting costs include fixtures only, not making new penetrations in the building envelope for additional daylighting

16

Charlottesville Middle School



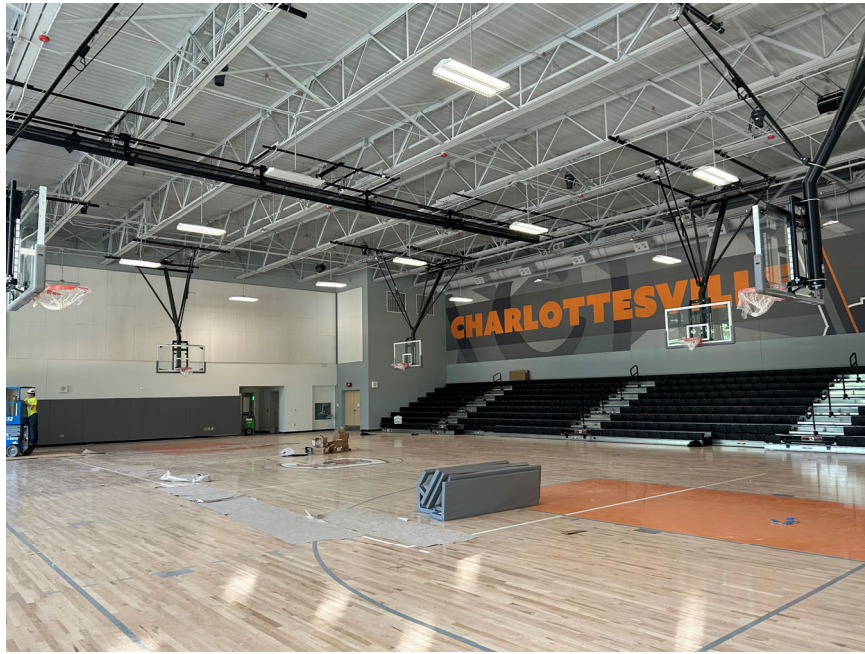
17

Charlottesville Middle School



18

Charlottesville Middle School



19

Charlottesville Middle School



20

Charlottesville Middle School



21

Charlottesville Middle School



22