



City Council Special Meeting
July 8, 2026
CitySpace, 100 5th Street NE
Charlottesville, VA 22902

Juandiego R. Wade, Mayor
Natalie Oschrein, Vice Mayor
Jen Fleisher
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

AGENDA

4:00 PM - 6:00 PM WORK SESSION - City Schools Facilities Construction Program

- I. Call to Order**
- II. Roll Call**
- III. Work Session**
 1. Charlottesville City Schools Facilities Construction Program
 - Financial Assessment
 - Portfolio Assessment
 - Sales Tax Referendum Discussion

*This work session will not include a public comment period.

- IV. Councilor Reports from Boards & Committees (time-permitting)**
- V. Adjournment**

This is an in-person meeting with an option for the public to view electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.



Charlottesville City School Board CIP Update



CIP Current Funding Overview

- Priority Improvement Funds Continue- \$1.4M/yr
- Sunrise, Jackson Via, Tall Oaks Roofs- \$1.5M ea. FY27-FY29
- Schools HVAC Maintenance increase to \$1.25M from \$750k
- Lump Sum remains at \$1.3M for foreseeable future
- Pre-K Center



Office of Sustainability

- CHS Solar Install 2027
- CMS Solar Install 2027
- Sunrise Solar TBD
- Lighting LED Upgrades - 3 Elementary Schools & CATEC (2026/2027)



CIP Construction Projects

- Department/Office: Public Works | Capital Development Division (PM Stewart Harding)
- Project Title : Charlottesville Middle School
- Brief Project Description: Major rehabilitation and addition to the school
- Total Project Budget: \$92,099,271
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - Project began in 2023; anticipated completion 7/1/2026



CIP Construction Projects

- Department/Office: Public Works | Capital Development Division (PM Stewart Harding)
- Project Title: Trailblazer (Venable) Modernization
- Brief Project Description: This project will reconfigure selected interior areas within the existing building footprint to create new intervention and breakout spaces that support small-group instruction and targeted academic support. Also includes intercom system upgrade, painting, and new signage.
- Total Project Budget: \$1,400,000
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - Bids February 5, 2026
 - Estimated completion 7/31/2026



CIP Construction Projects

- Department/Office: Public Works | Capital Development Division (PM Stewart Harding)
- Project Title: Summit Elementary School – Window Replacement (Phase 2)
- Total Project Budget: \$425,000
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - Currently in contract routing phase.
 - Estimated completion 7/31/2026



CIP Construction Projects

- Department/Office: Public Works | Capital Development Division (PM Josh Bontrager)
- Project Title: Sunrise Elementary Roof Replacement
- Brief Project Description: This project consists of removal and replacement of the existing low-slope EPDM roof system at Sunrise Elementary School, including membrane, insulation, flashing, and associated materials, and installation of a new complete roof system.
- Total Project Budget: \$1,555,000
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - Start Date: 06/01/2026
 - Scheduled completion date 9/30/2026



CIP Construction Projects

- Department/Office: Public Works | Capital Development Division (PM Leslie Burns)
- Project Title: Greenbrier Bathroom Renovation
- Brief Project Description: Renovate old bath & create gender neutral bathroom and increase capacity.
- Total Project Budget: \$750,000
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - IFB posted 1/27/2026.
 - Pre-con meeting 2/6/2026
 - Projected completion 8/3/2026



CIP Construction Projects

- Department/Office: **Public Works | Capital Development Division (PM Stewart Harding)**
- Project Title: **Walker Temporary Pre-K Center**
- Brief Project Description: Creation of a new outdoor learning space for the temporary pre-k center
- Total Project Budget: **\$1.4M**
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - **IFB to be posted 2/3/2026**
 - **Estimated completion 7/31/2026**



CIP Construction Projects

- Department/Office: **Public Works | Capital Development Division** (PM Stewart Harding)
- Project Title: **Charlottesville Early Learning Center**
- Brief Project Description: **Construction of a new early learning Center**
- Total Project Budget: **\$35M - \$60M**
- Construction Timeline (e.g. Start date, any major milestone dates, completion date):
 - **TBD**– Walker site selected
 - Architect is reengaged and is working on schematic plans



CELC - Site Considerations

- Rose Hill entrance concept
- FEI opportunity:
 - Adequate space for the Pre-K center and all Division Administration Functions
 - Allowed for consideration to expand alternative programming to the Walker Campus
- FEI Loss - Return focus to Walker Campus with considerations to accommodate:
 - Pre-K Center (terraced design concept)
 - Elementary Swing Space
 - Alternative Programs Expansion
 - Division Administration Needs
- Oak Lawn opportunity:
 - Still pending transfer from UVA to City/CCS
 - Studied for Pre-K center, but space deemed insufficient for programming needs and needed to minimize delays for construction of the Pre-K center (CELC)
 - Central location and space likely sufficient for:
 - Expansion of Alternative Programs
 - CCS Welcome Center
 - Division Administration Needs

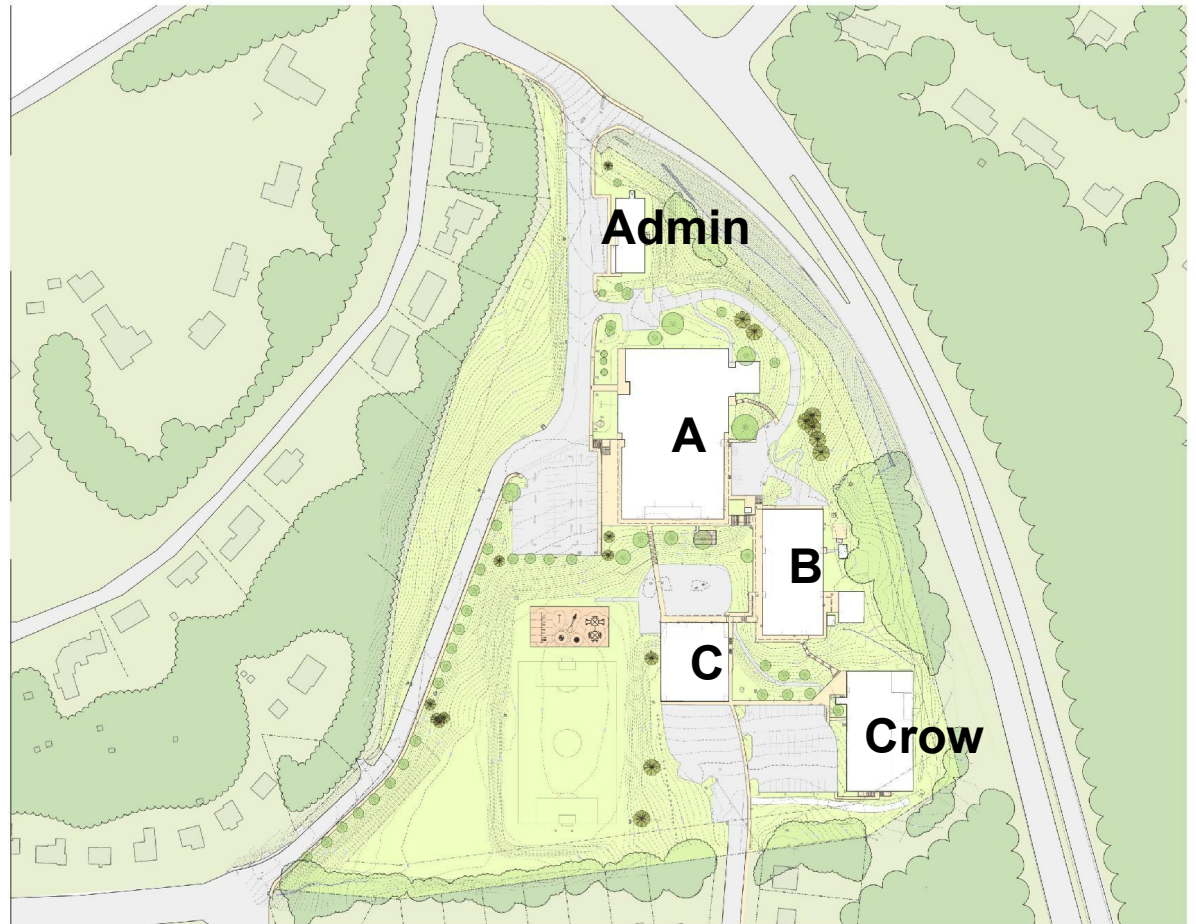
If not trying to meet all needs on the Walker Campus, what is the optimal design & plan for the CELC and the Walker Campus?

Existing Conditions

81 parking spots total on upper part of site (including 20 parallel on Gentry)

Deferred maintenance on Buildings A, B, & C.

Gentry Lane is not a public street, but the public cuts through the site.



Scheme A:

\$42.5 million

\$800 / SF total project cost

Front door for ELC is on the lower part of the site with a reconfigured bus loop and parking area accessed from Rose Hill Drive.

Building A is left as-is; Building B is renovated to be part of ELC.

Building C is demolished and there is no replacement gym.

Upper part of the site is left alone for another use – such as swing space for elementary schools.

Approximately no net loss of parking.



Scheme B:

\$60.8 million

\$1,185 / SF total project cost

Front door for ELC is on the upper part of the site with a reconfigured bus loop and parking area accessed from Gentry Lane.

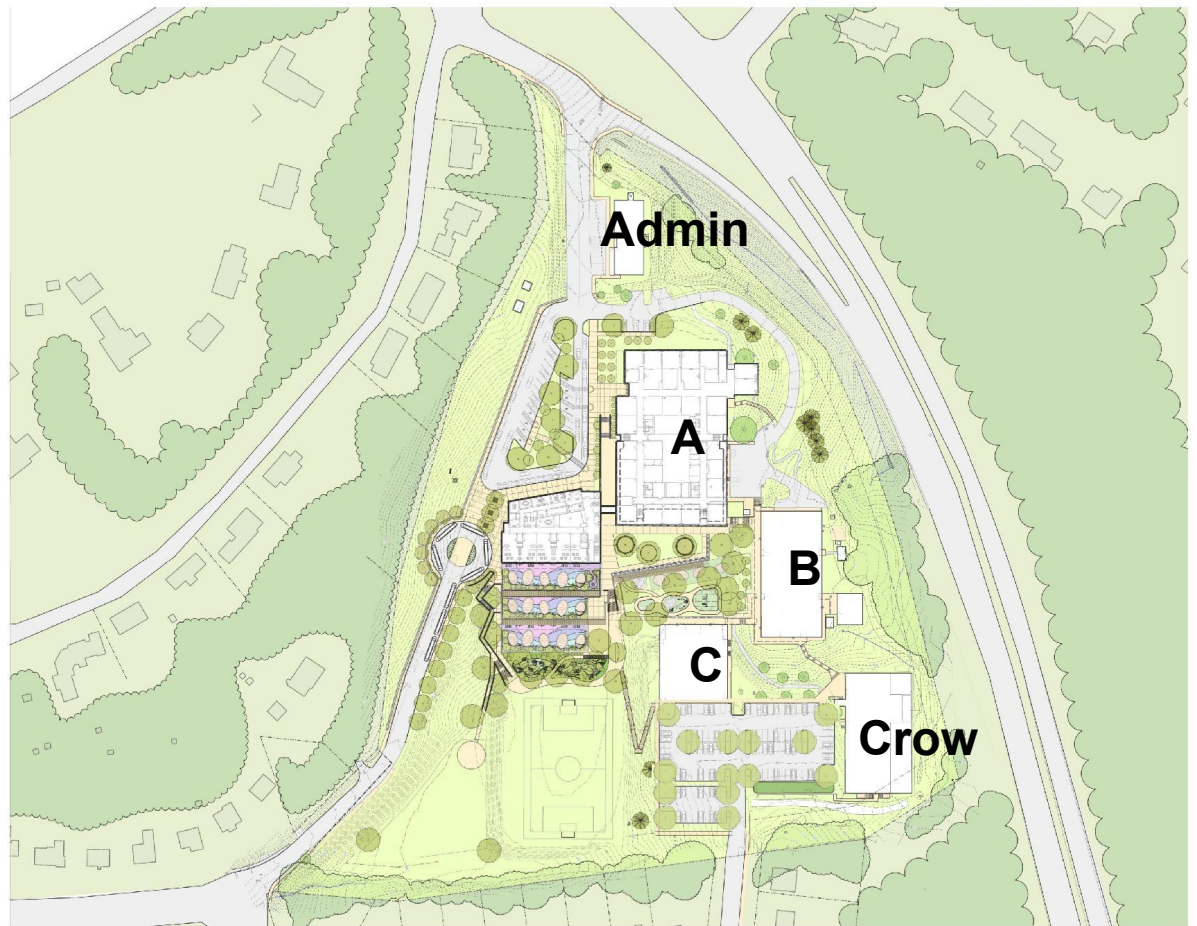
Buildings B and C are left as-is.

Building C may need waterproofing.

Building A is used as swing space for elementary schools.

Gentry Lane should be closed to through traffic (a good recommendation for any scheme, but most important for this scheme)

Loss of 39 parking spots on upper part of the site.



Scheme C:

\$51.4 million

\$800 / SF total project cost

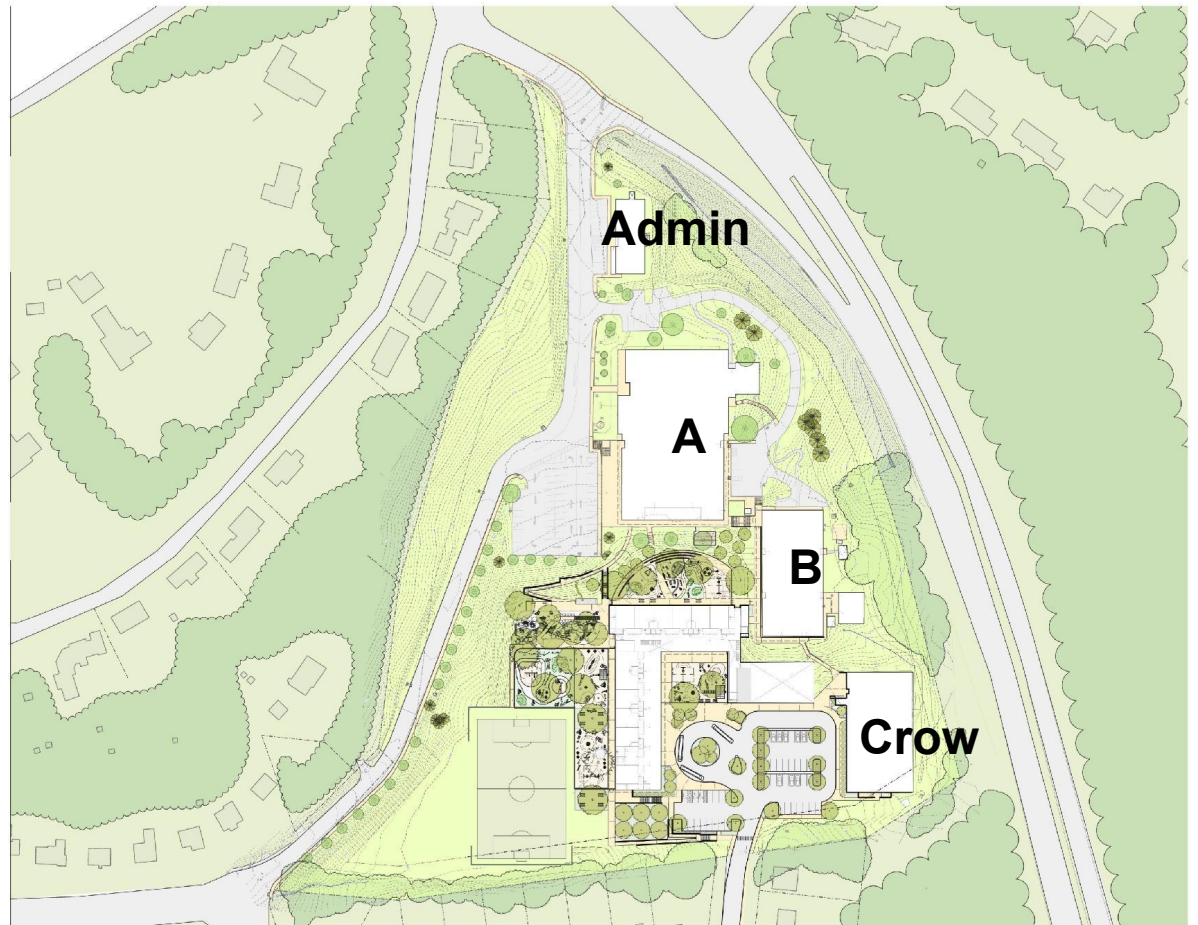
Front door for ELC is on the lower part of the site with a reconfigured bus loop and parking area accessed from Rose Hill Drive.

Buildings A and B are left as-is.

Building C is demolished, but a new MS sized gym is built.

Building A is used as swing space for elementary schools.

Approximately no net loss of parking





Existing Conditions



V M D O

06.04.2026
School Board Update

Scheme A



Scheme A (2022)



V M D O

Scheme B



Scheme B (2025)



VMDO

06.04.2026
School Board Update

Scheme C



Scheme C (2026)



V M D O



CELC Design Considerations & Recommendation

CONSIDERATIONS:

- Higher construction costs for the terraced CELC
- Higher maintenance costs for the terraced CELC
- Complications & limitations associated with terraced outdoor play spaces
- Significant (and more costly) parking & traffic considerations to be worked out for the long-term to accommodate all programs
- Costs to maintain the Walker gym as a usable facility

RECOMMENDATION:

Move forward with the adaptation of the Rosehill CELC design that includes a gym (Scheme C).



Looking Ahead to 2027

- Martin Luther King Performing Arts Center (MLK PAC) Renovation
- Next CHS Restroom Renovation
- Summit Elementary Office Visitor Vestibule Project



City-School Facilities Planning Working Group

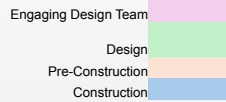
Master Planning

Preparations for the \$.01 Sales Tax Tool for School Construction

- \$.01 for what?
- Identification & Prioritization of Needs



City-School Facilities Planning Working Group



DRAFT - Preliminary Plan

YEARLY 1% SALES TAX INCOME \$15,000,000

Location	Project Description	Budget Cost	Year1		Year2		Year3		Year4		Year5		Year6		Year7		Year8		Year9		Year10		Year11		Year12		Year13		Year14		Year15		Year16			
			1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND	1ST	2ND		
			HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF	HALF		
Walker	Pre-K Center	\$60,000,000																																		
CHS	CHS - New Addition	\$150,000,000																																		
CHS	CHS - Renovate Existing Buildings																																			
Walker	Expand Onsite Parking & Construct New Lugo McGinness	\$50,000,000																																		
Jackson Via	New Construction	\$75,000,000																																		
Greenbrier	Reconfiguration of Entrance Interior Upgrades	\$50,000,000																																		
Summit	Addition Reconfiguration / Original Building Interior Upgrades	\$35,000,000																																		
Sunrise	Classroom / Interior Upgrades	\$25,000,000																																		
Tall Oaks	Classroom / Interior Upgrades	\$25,000,000																																		
Trailblazer	Classroom / Interior Upgrades	\$25,000,000																																		
Walker Pre-K	Expand Pre-K Into Building A	\$25,000,000																																		
CATEC		\$10,000,000																																		
Central Office		\$5,000,000																																		

Total (Not Including Pre-K Center) \$475,000,000



Next New Major Design Project - CHS

- Why CHS?
- Leaving CMS, stepping back to 1970s at CHS
- What's needed:
 - Natural Light (except in the atriums & commons)
 - Flexible & Collaborative Spaces & Furnishings
 - Spaces that provide additional and unique CTE learning opportunities and respond to local industry need (i.e. Biomedical Science)
 - Create swing space to update all of CHS
 - Allow for more CTE course offerings that are not on the half-day CATEC schedule
 - All Restrooms to Current Standards