## Dispersed Additions

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>$15M - $20M</td>
</tr>
<tr>
<td>Clarks</td>
<td>$16M - $22M</td>
</tr>
<tr>
<td>Greene</td>
<td>$14M - $17M</td>
</tr>
<tr>
<td>Jacksons</td>
<td>$16M - $22M</td>
</tr>
<tr>
<td>student</td>
<td>$15M - $20M</td>
</tr>
<tr>
<td>new</td>
<td>$15M - $20M</td>
</tr>
</tbody>
</table>

Total: 24 projects, $40M - $80M

## New Elementary

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>$20M - $25M</td>
</tr>
</tbody>
</table>

Total: 1 project, $20M - $25M

## Central PreK

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CentralPreK</td>
<td>$15M - $20M</td>
</tr>
</tbody>
</table>

Total: 1 project, $15M - $20M

## Large Additions at 3 Schools

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>$25M - $30M</td>
</tr>
<tr>
<td>Jacksons</td>
<td>$30M - $40M</td>
</tr>
<tr>
<td>student</td>
<td>$30M - $40M</td>
</tr>
</tbody>
</table>

Total: 3 projects, $90M - $120M

## Buford & Walker Additions

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buford</td>
<td>$25M - $30M</td>
</tr>
<tr>
<td>Walker</td>
<td>$30M - $40M</td>
</tr>
</tbody>
</table>

Total: 2 projects, $55M - $60M

## 5-8 Campus

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-8 Campus</td>
<td>$30M - $40M</td>
</tr>
</tbody>
</table>

Total: 1 project, $30M - $40M

## 6-8 Campus

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8 Campus</td>
<td>$40M - $50M</td>
</tr>
</tbody>
</table>

Total: 1 project, $40M - $50M

## CHS Addition + Off-Site Learning Spaces

<table>
<thead>
<tr>
<th>Classroom</th>
<th>Project coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHS Addition</td>
<td>$15M - $20M</td>
</tr>
</tbody>
</table>

Total: 1 project, $15M - $20M

### Total

- **8 individual solution components**
- **10 possible project combinations**
- **2 options selected by the Charlottesville School Board for public consideration.**

---

**State of CCS Capacity Study**

CCS Public Forums on Capacity & Growth

11.30.2017 | Slide 17
Two core concepts from the Charlottesville School Board:

- **Centralized PreK** to provide specialized services
- **Move grade 5 back to elementary schools** to reduce middle-grade transitions

These concepts are connected to work done in Charlottesville from 2009-2011.

“...potentially reconfiguring the city’s schools to have one middle school with the sixth through eighth grades and putting fifth grade back into elementary schools.”

—Charlottesville Daily Progress, October 7, 2010
2 options selected by the Charlottesville School Board for public consideration.

- **A** ($105 M - $140 M)
  - Large Additions @ (3) Schools ($30 M - $40 M)
  - Centralized PreK ($15 M - $20 M)
  - 6-8 Campus ($45 M - $60 M)
  - CHS Addition ($15 M - $20 M)

- **B** ($95 M - $125 M)
  - New Elementary ($20 M - $25 M)
  - Centralized PreK ($15 M - $20 M)
  - 6-8 Campus ($45 M - $60 M)
  - CHS Addition ($15 M - $20 M)
<table>
<thead>
<tr>
<th></th>
<th>now</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PK</td>
<td>K 1 2 3 4 5</td>
<td>5 6</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7 8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9 10 11 12</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A</th>
<th>Central Pre-K</th>
<th>Six Elementary Schools (Three small + three big)</th>
<th>Middle</th>
<th>High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>PK</td>
<td>K 1 2 3 4 5</td>
<td>6 7 8</td>
<td>9 10 11 12</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B</th>
<th>Central Pre-K</th>
<th>Seven Elementary Schools</th>
<th>Middle</th>
<th>High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>PK</td>
<td>K 1 2 3 4 5</td>
<td>6 7 8</td>
<td>9 10 11 12</td>
<td></td>
</tr>
</tbody>
</table>

School Board Recommended Option Sets: Grade Configuration
Central PreK

**ESTIMATED COST:** $15M - $20M  |  45,600 SF
**FUNCTIONAL CAPACITY:** 258  |  **MAXIMUM CAPACITY:** 304

**Considerations:**

- Single project helps capacity at all elementary schools, adding 340 seats of functional capacity to grades K-4: 111 additional Functional Capacity (due to K-4 class sizes being larger than PreK class sizes) + 230 PK students relocated.
- New PreK facility and grounds would be designed specifically for early childhood needs and development
- Opportunity to provide wraparound services and aftercare
Voices from the Field

Thoughts from seasoned CCS preschool educators who have experience in both CCS’s former centralized preschool & in the current school-based pre-K classrooms:

- Centralized pre-K creates a building-wide culture supporting early childhood development.

- Centralized pre-K allows for dedicated spaces and staff for speech and motor therapies, behavioral calming or sensory break rooms, and shared classroom resources such as a kitchen or washer/dryer.

- Centralized pre-K minimizes itinerant staff who presently serve preschoolers at six buildings.

- Teachers in a preschool-only setting can work even more collegially to share materials, ideas, best practices, and support.

- Neighborhood schools might be more convenient for some families, but the former central location (at Jefferson School) attracted good attendance at parent nights, too.

- With centralized pre-K, agencies such as CHIP or ReadyKids would have a single point to reach a large number of families.

- The transition to students’ kindergarten school would require attention, as it does for our current preschoolers who attend pre-K in a different building.
### New Elementary School

**Considerations:**
- Opportunity to re-zone and re-balance enrollment
- Maintains the current neighborhood school model
- Requires new property or the repurposing of a current school property

**ESTIMATED COST:** $20M - $25M  |  67,500 SF  
**FUNCTIONAL CAPACITY:** 410  
**MAX CAPACITY:** 482

### Additions at (3) Schools

**Considerations:**
- Opportunity to re-zone and re-balance enrollment
- Creates size disparity between schools.
- Requires expansion of “core facilities” (kitchens, gyms, etc) and site infrastructure.
- Includes cost premiums associated with adding buildings to developed sites (grading & retaining, relocating play spaces, etc.)
- Construction would be disruptive to school activities, as construction will span one academic calendar year.

**ESTIMATED COST:** $30M - $40M  |  57,600 SF  
**FUNCTIONAL CAPACITY:** 410 = 137 x 3  
**MAX CAPACITY:** 482 = 161 x 3

---

**Growth Scenarios: Elementary Schools**
Existing Elementary School Properties
Most Suitable for Receiving Large Additions

**Burnley-Moran**
Gross Building Area: 59,980 sq. ft
Parcel Area: 10.12 acres

**Venable**
Gross Building Area: 59,601 sq. ft
Parcel Area: 7.1 acres

**Johnson**
Gross Building Area: 63,913 sq. ft
Parcel Area: 17.35 acres

**Greenbrier**
Gross Building Area: 48,251 sq. ft
Parcel Area: 10.3 acres

**Jackson-Via**
Gross Building Area: 63,173 sq. ft
Parcel Area: 20.36 acres

**Clark**
Gross Building Area: 54,209 sq. ft
Parcel Area: 3.07 acres
Either solution - a 7th elementary school or 3 enlarged elementary schools - would impact the attendance zones at all elementary schools.

This re-zoning and re-balancing would be a separate process and community conversation.

**Impact on Attendance Zones**
6-8 Campus

Considerations:

- Eliminates a school transition for students, with 5th grade moved to the elementary schools
- Typical middle school grade configuration
- If at Buford, then provides options for re-purposing Walker (possible Central PreK, and/or consolidated CCS Admin)

* Project size and cost range shown are for example project at Buford, and include renovation of existing school

ESTIMATED COST: $45M - $60M  |  187,000 Total Building SF*
FUNCTIONAL CAPACITY: 1,054  |  MAXIMUM CAPACITY: 1,240