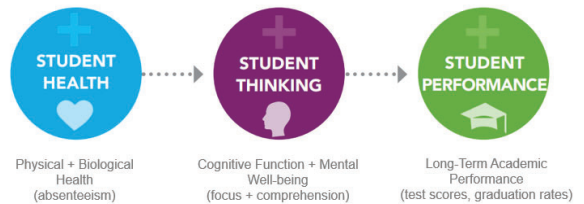
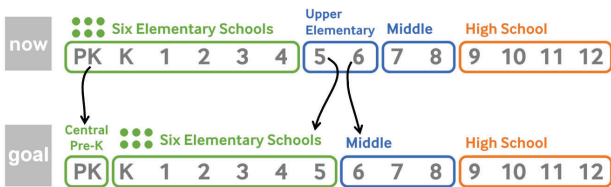


October 4 City Council Meeting School Reconfiguration Walker & Buford Re-Design

Exhibit A:
Slides 1 - 45



VMDO



Improve our system

redistribute grades across facilities to improve student experience



Improve our facilities

redesign for our students, our educators, and our community

Better grouping of grades in better learning environments...

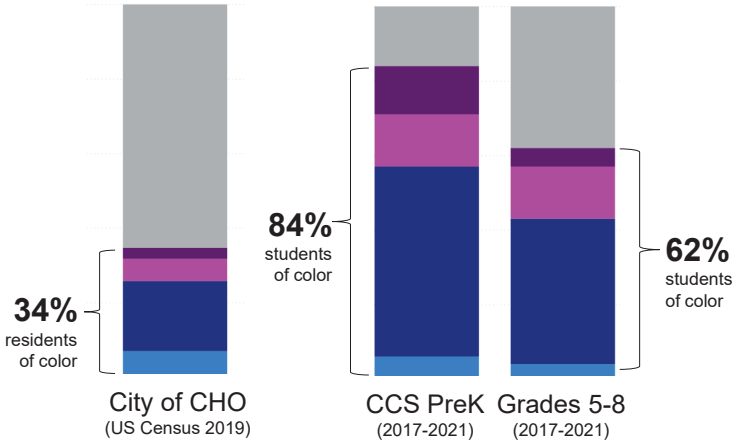
- **Investing in the right ages.**
These grade levels are foundational to lifelong learning and achievement.
- **Middle school transitions are disruptive.**
Reducing transitions at middle school will greatly improve the 6-8th grade experience and provide better continuity between grades/teachers.
- **Pre-K resources are scattered and limited.**
Centralizing Pre-K will provide a more efficient use of early childhood resources across the district and allow for future expansion of the program.
- **Our learning spaces are from 1966.** Renovating learning spaces will better meet the specific needs of these age groups, improve indoor environmental quality, save energy and help meet city climate commitments, and help attract and retain teachers.

...Now

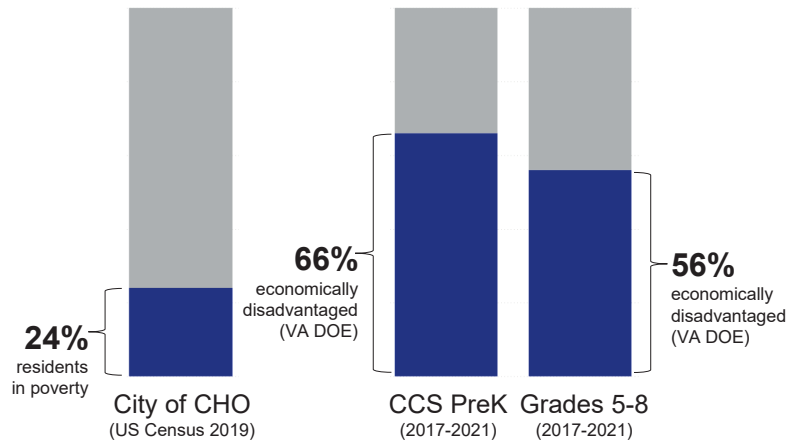
- **Our school buildings are obsolete.**
CCS facilities are aging and lower quality than many surrounding districts. Our last major investment in school facilities was 47 years ago.
- **We said we would reconfigure.**
It has been 13+ years since reconfiguration was first widely discussed and approved.
- **Time is money.**
The more we delay, the more expensive reconfiguration becomes.
- **It's the best way to accommodate growth.**
Reconfiguration is the least expensive way to create additional capacity at all CCS facilities.
- **Tomorrow is today.**
Decisions we make today keep us on track to achieve reconfiguration in 2026.



Racial/Ethnic Diversity



Socio-Economic Diversity



Who is this project for? Does it advance equity?

VMDO

10.04.2021
City Council
Information Item

5

**Set a big table.
Put everything on it.
Invite everyone.**

**Never assume that we
know what a community
will or won't accept.**

**Show new work publicly
without advance copies.**

**Every solution we show
will be wrong.**

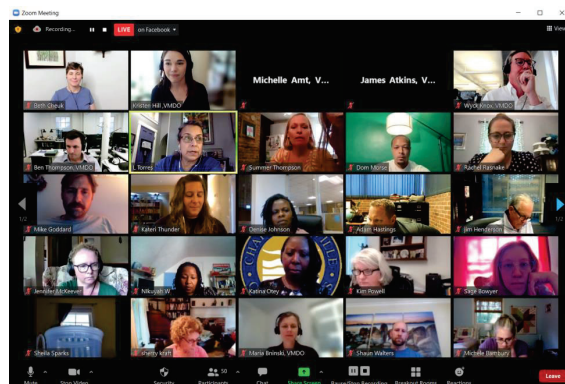


How we've worked

VMDO

10.04.2021
City Council
Information Item

6



Virtual

- Central webpage
- Newsletter
- One-on-one interviews
- Surveys
- Project background video
- Text translation line
- Zoom CDT design charettes
- Facebook live streaming of meetings

In-person

- Interactive building tours
- QR code postcards
- Outreach at community events
- Staff presentations
- Neighborhood walk & talks
- Buford summer school course
- Kids design activity

Peer Engagers

- Peer-to- peer outreach, conversations, and presentation

Engagement methods

VMDO

10.04.2021
City Council
Information Item

7

• TRANSFORMATIVE
• INTEGRATED EDUCATIONAL ENVIRONMENT
• MODEL EARLY CHILDHOOD CENTER
• COMPREHENSIVE
• STATE OF THE ART
"THEY LOVE IT!"
VIBRANT

• INCLUSIVE
• SAFE
• WELCOMING
21ST CENTURY
COMMUNITY
ALL STUDENTS
• FULL POTENTIAL
COMING TOGETHER

the opportunity to design a state of the art school that can encourage innovation and creativity.

"early childhood: spaces are family-centered and promote parents as their child's first and best teacher"

building equity through reconfiguration

"Bridging the gap and meeting population that often goes unnoticed/ unheard where they are"

inviting spaces that promote health + well-being

new facilities that demonstrate that community cares about our kids

What defines success?

- **Achieve reconfiguration** and make sure it really happens this time!
- **Prioritize the student experience** – inclusive, safe, and welcoming spaces where all students can thrive academically, socially, and emotionally
- **Community driven design** – continue to make sure all voices are included and being listened to

What we've been hearing

VMDO

10.04.2021
City Council
Information Item

8



What are the most important criteria to consider for selecting design schemes?

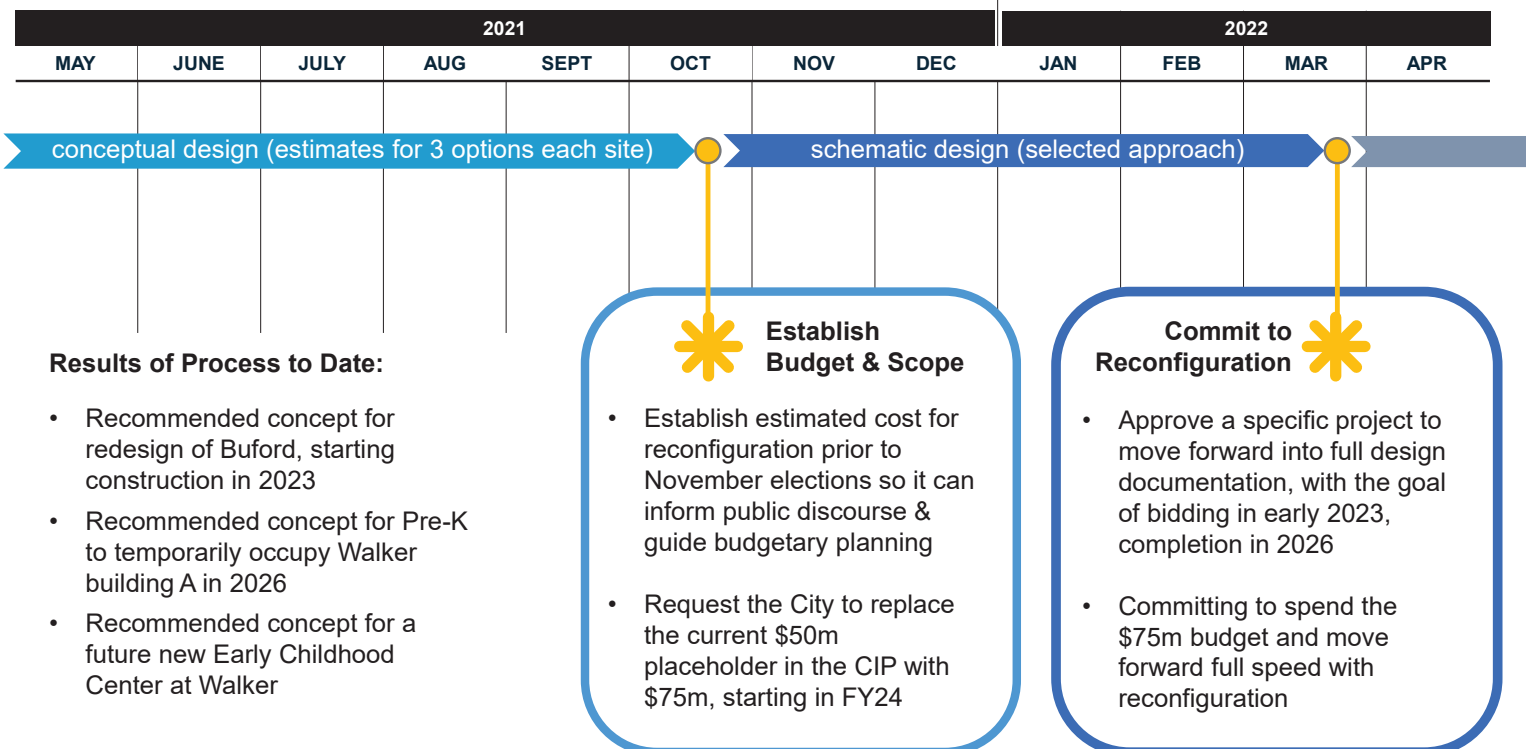
- Thorough renovation of any buildings to remain
- Square footage/ student
- Daylight & fresh air to classrooms
- Easy access to outdoor space
- Appropriately sized and defined learning communities

What's important to community when making decisions

VMDO

10.04.2021
City Council
Information Item

9



What must be decided, and when?

VMDO

10.04.2021
City Council
Information Item

10



by 2026

Walker Building “A” Temporary Pre-K Facility (minor renovations)

\$1.35M



5th Grade Furniture for Elementary Schools (Pre-K furniture moves to Walker)

\$425K



Buford Option 3 with Heavy Renovation of Buildings A & B

\$73M

\$74.78M



after 2026

New Early Childhood Center at Walker

\$22.3M*

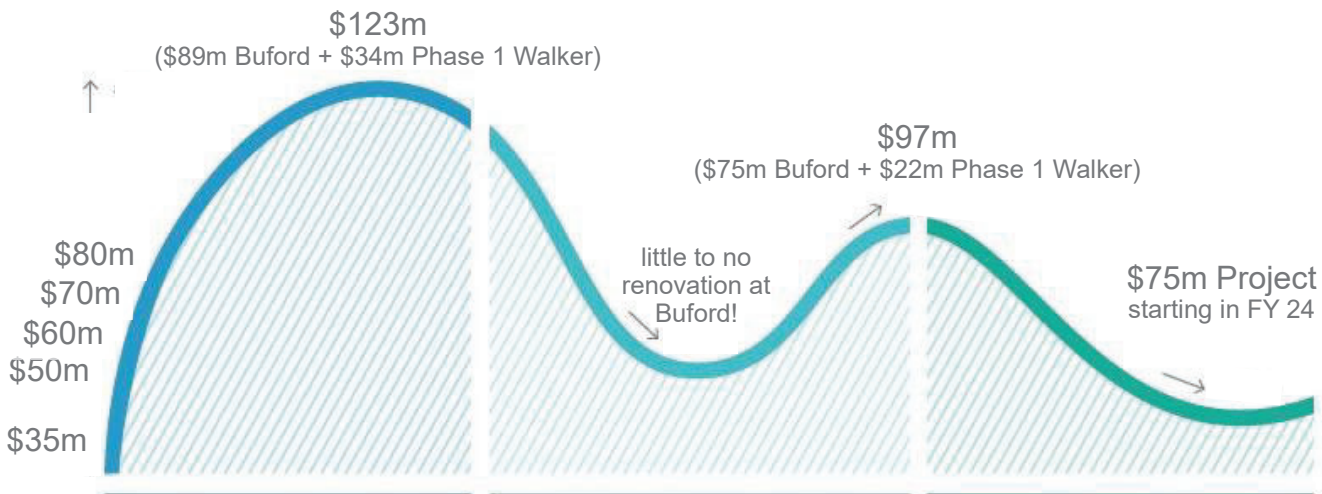
* current dollars, inflation expected to add \$1M a year

Bottom line: Budget request from CDT

V M D O

10.04.2021
City Council
Information Item

11



Discover

Define

Design-to

From the RFP: “discover, define, and design-to the City’s needs”

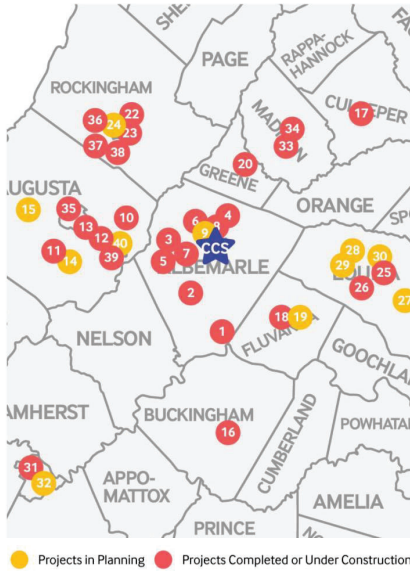
Design process and options explored

V M D O

10.04.2021
City Council
Information Item

12

Recent and planned public school construction projects in neighboring districts represent **over \$700m** of investment in public school facilities since 2011.



Virginia Public Schools Procurements in 2021

Loudon County	new middle school	\$80m
Hanover County	new elementary	\$40m
Goochland County	new elementary	\$60m
Frederick County	reno / add to high school	\$73m
Buchanan County	new high school	\$90m
Richmond City	new high school	\$100m
Alexandria City	new high school	\$149m
Stafford County	new high school	\$142m
Fredericksburg City	new middle	<i>not released</i>

What other districts are spending

VMDO

10.04.2021
City Council
Information Item

13



If funded solely via real estate taxes, the project will require a five-cent increase.

OR

1% special sales tax, which requires approval by General Assembly & Charlottesville voters

What is required in new tax revenue?

VMDO

10.04.2021
City Council
Information Item

14



2026 - ?
Temporary home
of CCS Preschool



2026 - ?
Temporary home
of CCS Preschool

Renovate & Repurpose
Building "B"

Demolish
Building "C"



Walker Site – Early Childhood Center Proposal



10.04.2021
City Council
Information Item



Walker Site – Proposed Two-Story Early Childhood Center



10.04.2021
City Council
Information Item

Upper Level Cutaway Plan



EC Center – Upper Level with walkout access to courtyards



10.04.2021
City Council
Information Item

Lower Level Cutaway Plan



EC Center – Lower Level at Rose Hill Entry Landscape



10.04.2021
City Council
Information Item



Walker Building "C"

Crow Pool

Walker Site - Rose Hill Drive Entry Today

VMDO

10.04.2021
City Council
Information Item

21



New Early Childhood Center

Crow Pool

To Rose Hill Drive

Walker Site- Proposed Rose Hill Drive Entrance

VMDO

10.04.2021
City Council
Information Item

22



Walker Site – Proposed Rose Hill Drive Entrance

VMDO

10.04.2021
City Council
Information Item



Addition Connects Entry Landscape to Upper Courtyards

VMDO

10.04.2021
City Council
Information Item



Building B

Building C

Walker Site - Blacktop / Courtyard Today



Connector

New Addition

**Renovated
Building B**

Walker Site – Proposed Play & Learn Courtyard



Walker Site – Connector Between New & Renovated Areas

VMDO

10.04.2021
City Council
Information Item



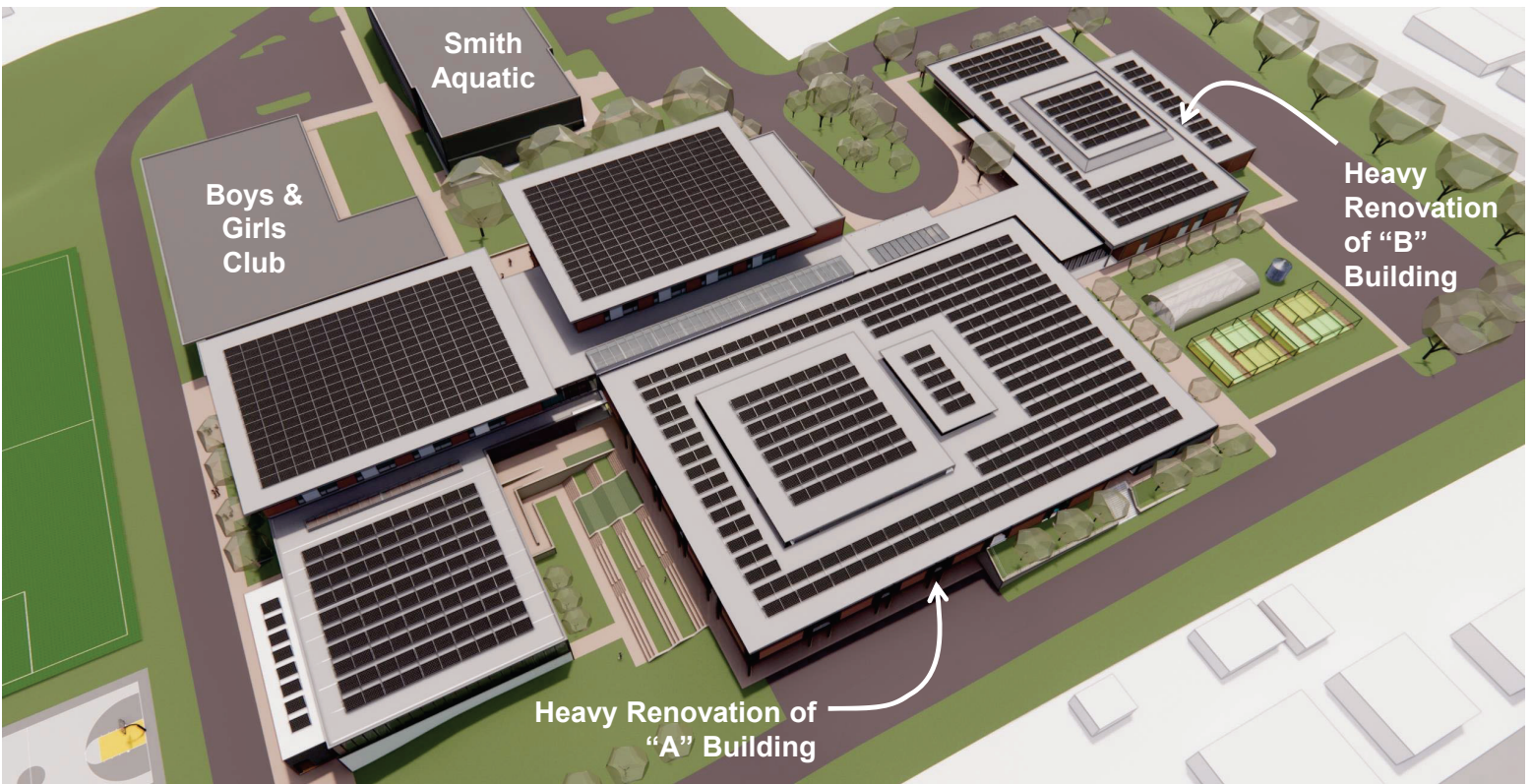
Buford Site – Existing

VMDO

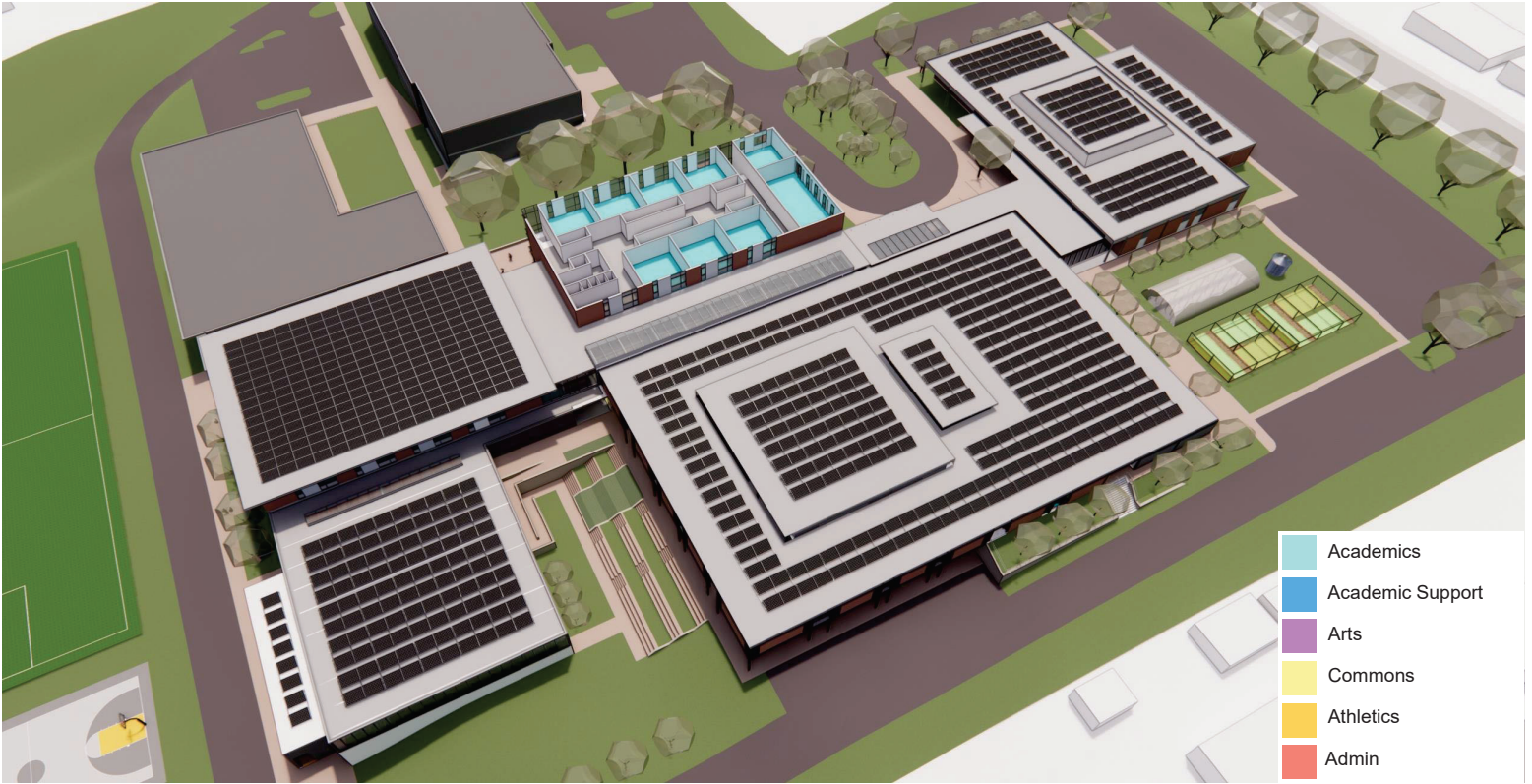
10.04.2021
City Council
Information Item



Buford Site – Proposed



Buford Site – Proposed Roof Plan. View from southeast.



Buford Site – Upper Level Floor Plan

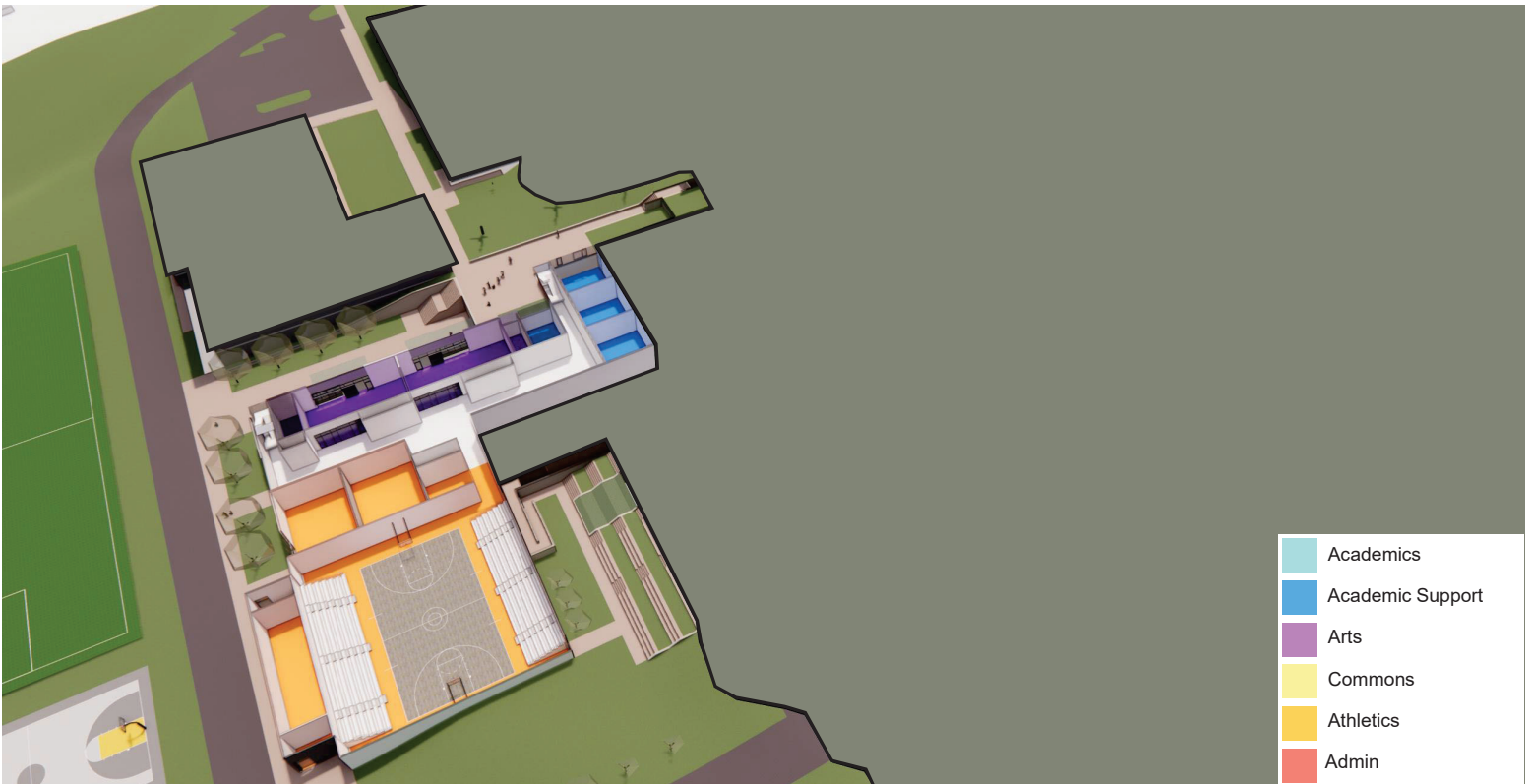


Buford Site – Entry Level Floor Plan



- Academics
- Academic Support
- Arts
- Cafeteria / Commons
- Athletics
- Admin

Buford Site – Cafeteria Level Floor Plan



- Academics
- Academic Support
- Arts
- Commons
- Athletics
- Admin

Buford Site – Field Level Floor Plan



Buford Site – Existing Building Entry

VMDO

10.04.2021
City Council
Information Item

35



Buford Site – New Building Entry

VMDO

10.04.2021
City Council
Information Item

36



Buford – Existing entry at lower level and connection to gym

VMDO

10.04.2021
City Council
Information Item

37



Buford Site – Cut-away view of new circulation space

VMDO

10.04.2021
City Council
Information Item

38



Buford – Inviting spaces to connect all students, entry level

VMDO

10.04.2021
City Council
Information Item

39



Buford – Academic commons, cafeteria level.

VMDO

10.04.2021
City Council
Information Item

40



Buford Site – Existing circulation space

VMDO

10.04.2021
City Council
Information Item



Buford – Outdoor space between cafeteria level & field level

VMDO

10.04.2021
City Council
Information Item



Buford Site – Existing underutilized outdoor space

VMDO

10.04.2021
City Council
Information Item

43



Buford – Art and project spaces, field level.

VMDO

10.04.2021
City Council
Information Item

44

Following over thirteen years of community discussion, the Charlottesville City Schools (CCS) School Board reaffirms the need to reconfigure the present allocation of grades in the elementary and middle schools, and to modernize the facilities on the Walker and Buford campuses, in order to further academic and equity goals. Currently, students in CCS transition from six neighborhood elementary schools to Walker Upper Elementary for grades five and six, and transition again to Buford Middle School for grades seven and eight before transitioning to Charlottesville High School for grade nine through twelve. Pre-K is available to a limited number of income and special needs qualified students within the neighborhood elementary schools. The School Board proposes a renovation and addition to Buford Middle school, allowing it to serve a planned capacity of 1,050 students in grades six through eight. Pre-K will be centralized into one location at the Walker site, and fifth grade will move to the existing elementary schools.

A plan to explore various design concepts with the citizens of Charlottesville was reviewed with the School Board at the May 21, 2021, School Board retreat, and again at a joint work session of the School Board and Charlottesville City Council on May 26, 2021. Potential scopes of work were developed and discussed over seven public meetings with the Community Design Team (CDT) and informed by numerous outreach and engagement efforts. The CDT's conceptual design recommendations were presented to a joint work session of the School Board and City Council on September 15, 2021. This recommendation includes:

- Grade level reconfiguration achieved by August of 2026
- A combination of demolition, construction, and heavy renovation at Buford resulting in approximately 187,000 square feet and based on the "Build in the Bowl" option
- Pre-K temporarily occupying "Building A" of Walker in 2026
- New furniture to accommodate fifth grade students at the elementary schools
- A plan for a new Early Childhood Center, based on the "Rose Hill Drive" option, to be built on the southern end of the Walker Campus that would be executed as soon as funding is available.

These recommendations were also presented as "Exhibit A" to the School Board as an information/action item on September 23, 2021. Having carefully reviewed the extensive input from the CDT, the design consultant, CCS and City staff, and the community, I move that the School Board approve the recommendation of the CDT as generally described in Exhibit A.

By approving this motion, the School Board approves the following:

- A proposed scope of work and budget to achieve reconfiguration by August of 2026.
- A request that the City replace the Fifty million dollar reconfiguration placeholder in the Capital Improvement Plan (CIP) in FY 2025 with a Seventy-five million dollar total project budget, anticipating a construction start in FY 2024. If the stated reconfiguration is funded solely by real estate taxes, the School Board understands this would require a 5 cent increase.
- A request that the City plan for CIP funding of the Early Childhood Center as soon as possible, with a target date of FY 2027.

School Board Resolution, passed unanimously on 9/23/2021

V M D O

10.04.2021
City Council
Information Item

45