

CCS Reconfiguration- School Board Update Sept. 2



VMDO

Saturday, Aug. 21
Downtown Ting Pavilion



Buford staff – 8/20
Walker staff – 8/23



September:

- Middle school building committee
- Pre-k building committee
- Student design club

Peer Engagers:

- Nasir Sumpter – Rising 10th Grader at CHS
- Joseph French – Kindergarten Instructional Assistant at Venable
- Shymora Cooper – Lifetime Resident, Parent
- Niedia Washington – 2019 CHS Graduate



What does success look like?

“Bridging the gap & meeting population that often goes un-noticed/un-heard where they are”

“Everyone is informed and knows what’s happening”

“That everyone can see a little bit of themselves in the schools. Use the process to help people see what’s possible”

“Not only accessible, but out in everyone’s faces!”

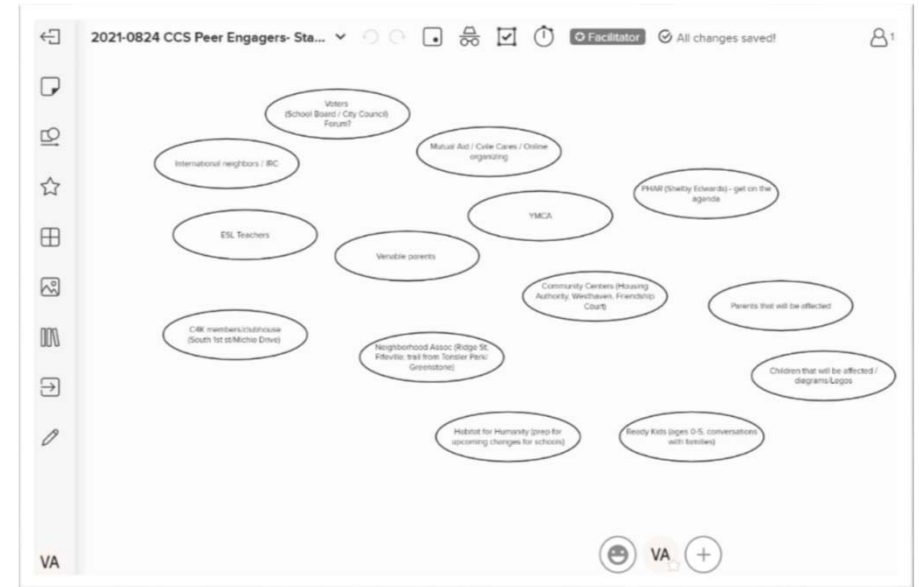
Key Focus Areas

Residents- Where will my kids go to school?
How will they be affected?

- Public Housing Association of Residents (PHAR) board and residents
- Habitat for Humanity
- Neighborhood associations
- Community centers

Students- How will this affect me/ my younger siblings? How can I share my ideas?

- Peer-to-peer conversations
- After-school programs (C4K, Boys and Girls Club, YMCA, etc.)
- School events (football games, assembly, back to school nights)
- Current & future pre-k students



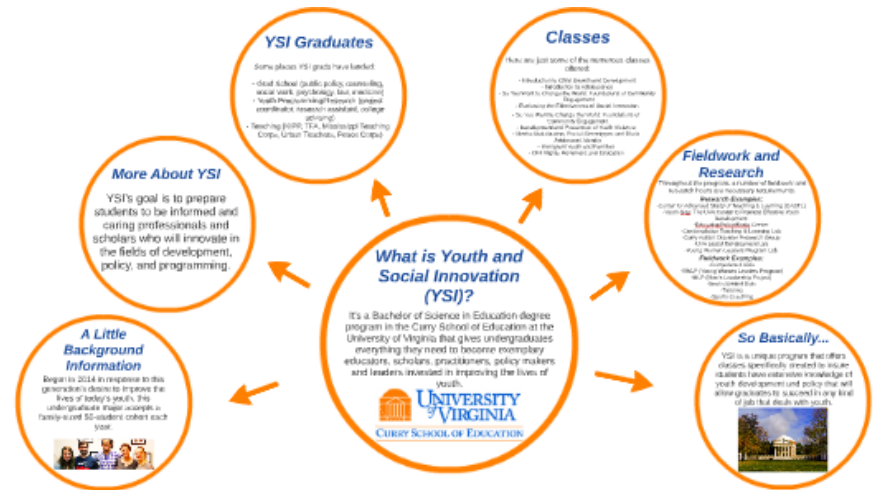
Have ideas?
Let us know
hill@vmdo-dc.com

Youth & Social Innovation capstone course

Taught by Dr. Melissa Levy & David-Aaron Roth

Equity: “Charlottesville City Schools (hereafter CCS) has determined the need to reconfigure their present allocation of grades in the elementary and middle schools in order to further academic and equity goals”-CCS Reconfiguration Request for Proposals released by the City of Charlottesville
 How can the physical re-design of Buford (6-8 middle school) and Walker (pre-k center) support equity goals and help close the opportunity gap?

Community Engagement & Public Process: Public schools are one of our greatest public infrastructure assets. How can we make the design process (including complex, detailed design conversations, approvals from public bodies, and a potential real estate tax increase) more accessible and inclusive to those who will be most directly affected?



Youth and Social Innovation

MAKE YOUR VOICES HEARD



STEP 1:

Check out the schemes & take the survey

Feedback + community input is essential to our design process.



Take the survey:

<https://www.surveymonkey.com/r/CCSSCHEMES>

Visit the project webpage:

<http://charlottesvilleschools.org/facilities/>



Need help? Text (434) 953-1802



STEP 2:

Join the meetings

Come learn more, show support + share your ideas about the project.

Community Design Team

Sept. 14 6pm on Zoom
<http://charlottesvilleschools.org/facilities/>

School Board

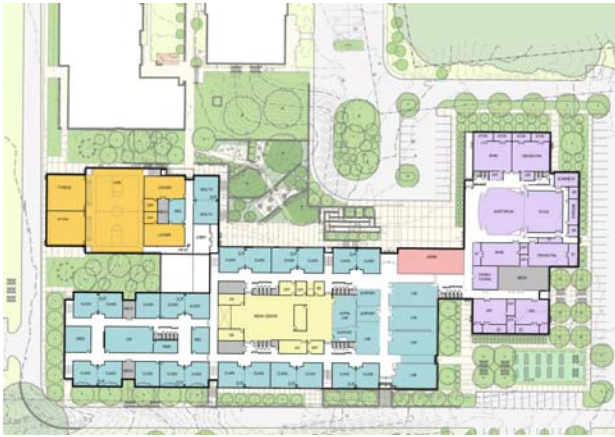
Sept. 15 - Joint worksession
Sept. 23 - Information Item
Oct. 7 - Action Item
<http://charlottesvilleschools.org/schoolboard>

City Council

Sept. 15 - Joint worksession
Oct. 4 - Information Item
Oct. 18 - Action Item
<https://www.charlottesville.gov/677/City-Council>

Buford Option 1

“Renovate More, Build Less”



Rating ★ ★ ★ ★ ★

What's working well:

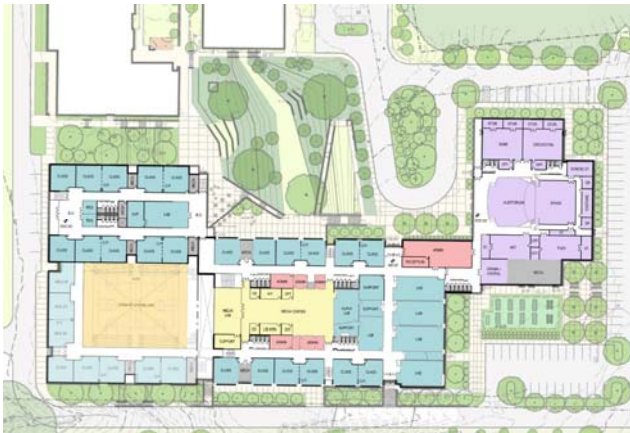
- “I like keeping the mural. I like renovation versus building new if it will save money.”
- “ADA access and renovated use of old space.”
- “Renovating buildings B&C”
- “Layout and connections between buildings”

What could be better:

- “No windows in the cafeteria is a big negative.”
- “How to not completely block view in cafeteria- I would think this would be not really fun to eat in.”

What we heard (so far): Buford option 1

Buford Option 2
"Big Room"



Rating ★ ★ ★ ★ ☆

What's working well:

- "The shifting of parking away from the pickup/dropoff location to the back seems good for traffic."
- "Good to assemble the whole student body"
- "It's centered around the community area/gym."
- "all connected"

What could be better:

- "Find a way to make outdoor dining and maybe smaller courtyards."
- "Don't like the big & blocky. Don't like the no windows in the cafeteria."
- "The visual impact of the blocky nature should be minimized"
- "will we ever have these mass gatherings again?"

Buford Option 3

“Build in the Bowl”



Rating ★ ★ ★ ★ ☆

What's working well:

- “Seems like the best investment”
- “It's new, adding light”
- “Like the more sq footage.”
- “Seems like most aesthetically pleasing option”
- “I like that this plan offers a lot more space per student than the other designs”
- “a nice-looking entrance”

What could be better:

- “Concerned about removing the older trees.”
- “Less renovations to older parts of the school to update and make the spaces feel new.”
- “As a teacher in the B building, this plan concerns me. I like the beauty of this plan, but it leaves out my needs.”

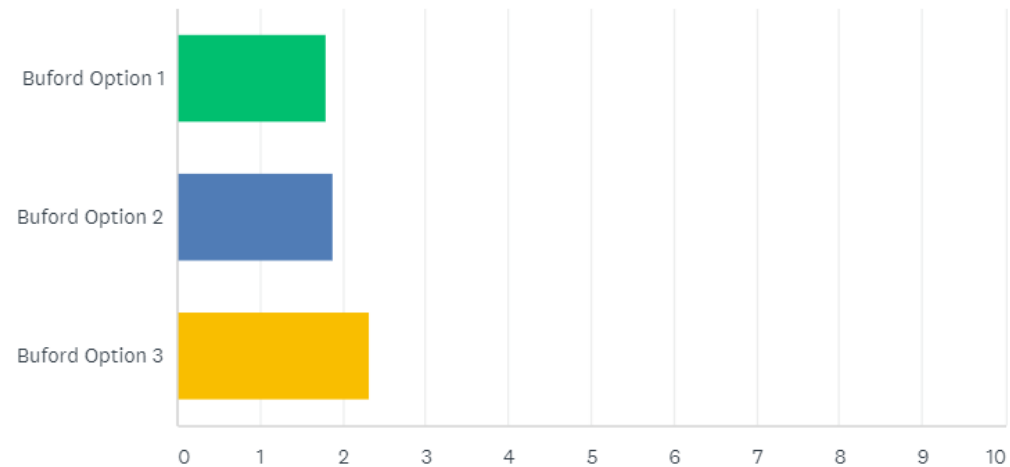
What we heard (so far): Buford option 3

Most important criteria:

- “Walkability, pedestrian safety, cost.”
- “How to better tie into the parks and Rec programs and Building”
- “Adding light and space”
- “Space for lots of kids and safety.”
- “Open space and lighting/ natural light in the buildings”
- “How much can we get for our budget.”
- “Students ability to learn and mental health”
- “Fresh new start. Separated spaces.”

How would you rank the Buford schemes?

Answered: 19 Skipped: 15

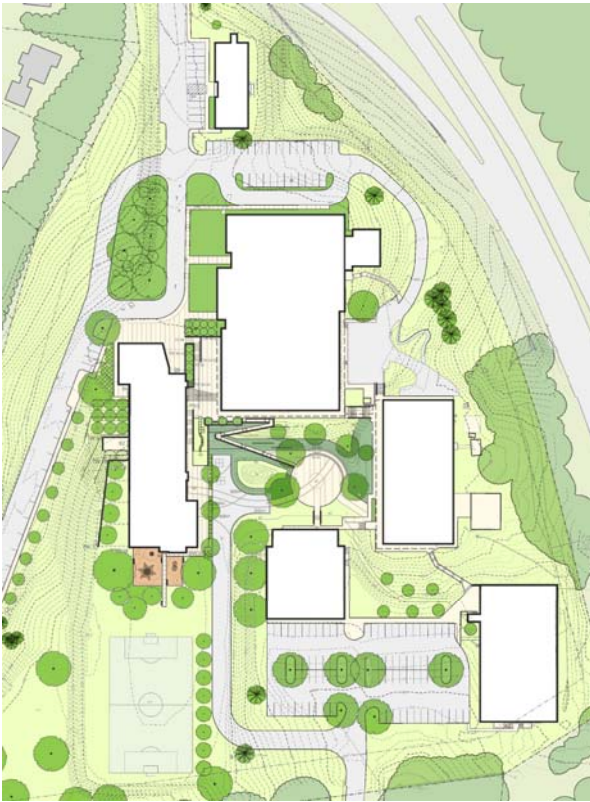


Why did you choose to rank this way:

- “New and bright.”
- “Based on keeping windows in the cafeteria, moving the admin offices, over all look”
- “ most square footage per student”
- “I like the idea of renovating spaces and adding on new as necessary”

Walker Option 1

“Gentry Lane Scheme”



Rating ★ ★ ★ ★ ★

What's working well:

- “I like the 3 story height of the building.”
- “Creates better use of grade change along gentry”
- “drop off on gentry.”
- “I like the addition of a real soccer field”
- “Has room for future expansion to accommodate growth”
- “a nice-looking entrance”

What could be better:

- “Seems better to renovate or break up Existing buildings
- “I don't like reconfiguring gentry.”
- “Connected buildings”
- “No renovation of A, B, or C = they are still drab and depressing”

Walker Option 2

“Rose Hill Drive Scheme”



Rating ★ ★ ★ ★ ★

What's working well:

- “I like the amphitheater in the center of the campus.”
- “I like that the buildings are more connected.”
- “Using existing space, pedestrian friendly”
- “connection between buildings and car areas look better”
- “Seems better for preschool implementation?”
- “like the front being off Rose Hill”

What could be better:

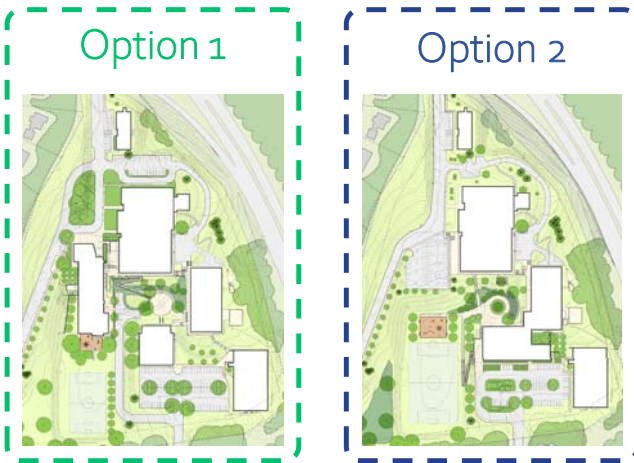
- “can we reduce parking spaces in lieu of bike parking for families that bike?”
- “connect a one-way road from rose hill to gentry so rose hill is not a dead end.”
- “Keep c”
- “Drop off will be insane and will disrupt neighborhood”
- “Connect buildings A and B”

What we heard (so far): Walker option 2

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School Board
Meeting

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How would you rank the Walker schemes?

Answered: 18 Skipped: 16



Most important criteria:

- “Walkability, pedestrian safety, cost.”
- “More space for more kids and activities!”
- “The cost should be most important”
- “Preserves more open space”
- “How the end result will be usable for students”

Why did you choose to rank this way:

- “Based on traffic impact to the surrounding neighborhood.”
- “I like fewer buildings” “Keeps entrance off 250. Also keeps the buildings more connected.”
- “Preserves more open space”
- “More renovation seems good”

Direction to Design Team

Don't do things half-way just to spend money now at both campuses.

Reconfiguration must occur within this first phase of work (5th grade can't stay alone at Walker)

Spend \$60M at Buford

- Some level of renovation to all existing buildings to remain.
- Explore ranges between 140-150 sf / student.
- 2023 construction start
- Energy performance is important

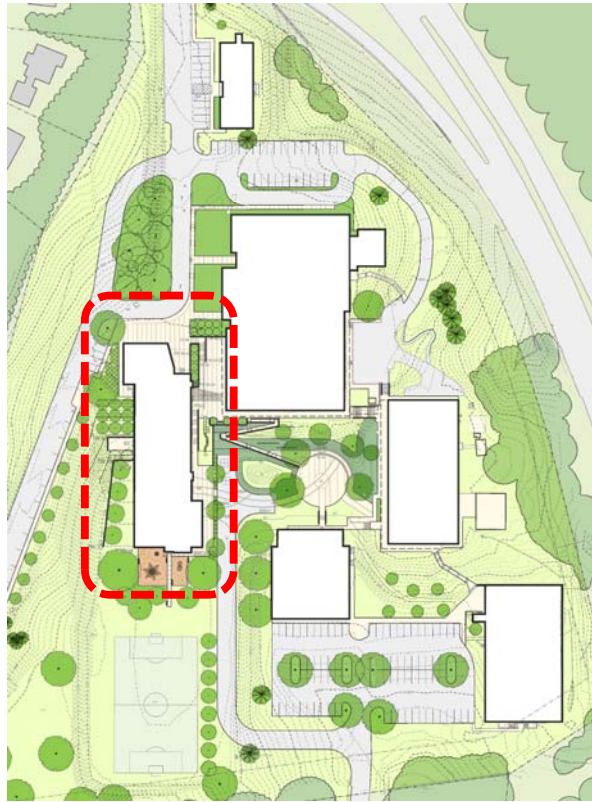
PreK to occupy Walker building A, plan for future building

- Minimum investment to allow PreK to occupy Walker “as-is”
- Prioritize outdoor play/learning spaces and portable improvements like furniture
- Develop & estimate 2 schemes for new construction that we could plan / fundraise around

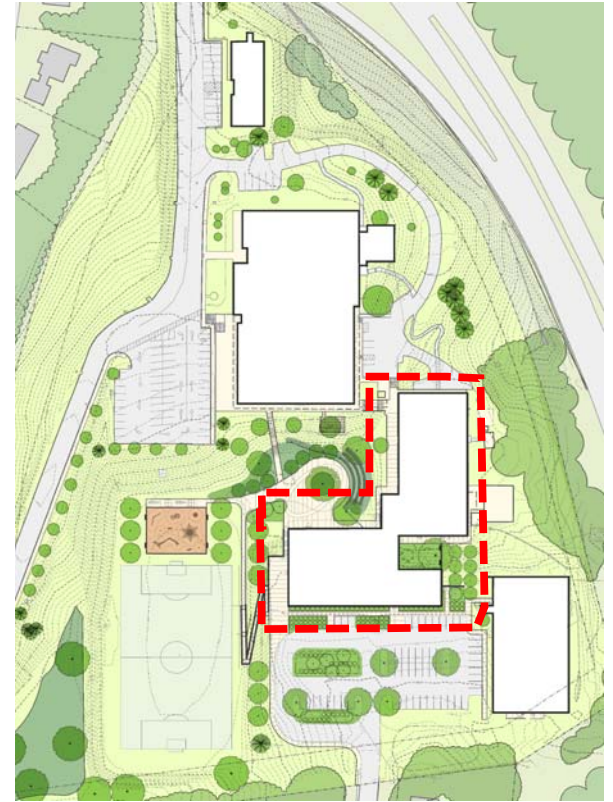
Existing Condition



Walker Option 1
"Gentry Lane Scheme"



Walker Option 2
"Rose Hill Drive Scheme"





Option 1 – Gentry Lane Scheme



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Option 1 – Gentry Lane Scheme



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Option 2 – Rose Hill Drive Scheme



Option 2 – Rose Hill Drive Scheme



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What occurs in both:

- Complete Early Childhood Centers with 18 classrooms + support spaces
- Secure age-appropriate outdoor lean + play spaces
- Public ADA access to the school's major landscapes
- Keeps the existing number of parking spots
- No renovation of Building A
- Relies on use of existing kitchen and loading dock in A

Walker Option 1
"Gentry Lane Scheme"



Walker Option 2
"Rose Hill Drive Scheme"



Walker Current Schemes: for tonight, assume same price

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Walker Option 1

“Gentry Lane Scheme”



- North, uphill side
- Drop off & front door from Gentry Lane
- 100% new construction, no renovation
- 3 story building
- Keeps A, B, C, Crow & admin building
- Future expansion of PreK program into A
- Requires reconfiguration of Gentry, move parking

Walker Option 2

“Rose Hill Drive Scheme”



- South, downhill side
- Drop off & front door from Rose Hill Drive
- 60% new construction, 40% “gut” renovation
- 2 story building
- Demolishes C, transforms B into another purpose
- Expands with new construction on south (but could also use A)
- More pedestrian friendly?

Walker Option 1
 “Gentry Lane Scheme”



current cost	with escalation
Hard cost \$19.43M	Hard cost \$20.80M
Soft cost \$5.34M	Soft cost \$5.72M
Project cost \$24.78M	Project cost \$26.52M

*Add full campus geo
 \$1.09M*

Walker Option 2
 “Rose Hill Drive Scheme”



current cost	with escalation
Hard cost \$17.49M	Hard cost \$18.73M
Soft cost \$4.81M	Soft cost \$5.15M
Project cost \$22.30M	Project cost \$23.87M

*Add full campus geo
 \$904K*

\$1.35M

Walker Building "A" Temporary PreK Facility



Accessibility, Signage, & Paint

- Install a vertical access lift between the Library and Cafeteria
- Paint the areas of the Upper Level to be occupied
- Install demountable signage & graphics
- Commercial-grade flip-down step-stools at bathroom sinks

Outdoor Play and Learn Areas

- Fencing, gross motor play furnishings & surfaces (natural & synthetic)
- Outdoor play locations will be determined based selected scheme.

Envelope Maintenance

- Paint Exposed steel & repoint brick at failing areas

\$425k

5th Grade Furniture (2026 dollars)

- Furnishings for the new 5th grade classrooms at the Elementary schools, similar to what recent summer elementary modernization projects have provided

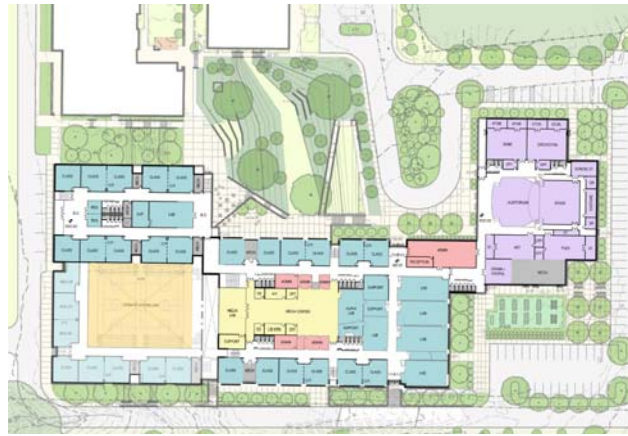
Buford Option 1

“Renovate More, Build Less”



Buford Option 2

“Big Room”



Buford Option 3

“Build in the Bowl”



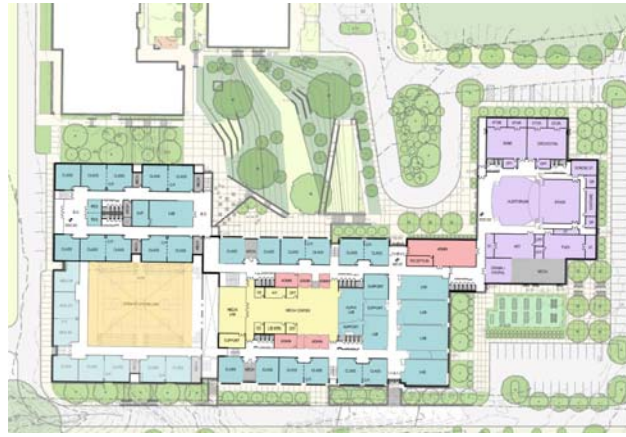
Buford Option 1

“Renovate More, Build Less”



Buford Option 2

“Big Room”



Buford Option 3

“Build in the Bowl”



What occurs in all options:

- Removes Building D
- Connects all buildings via indoor space
- Moves administration suite up to entry level
- Access to gym and field via elevator within building
- Expands parking
- Keeps gym at field level & auditorium close to parking
- Provides a new fire lane
- Provides accessible parking at field level
- Provides play courts
- Relocates garden (close to school)

Buford Current Schemes: for tonight, assume same price

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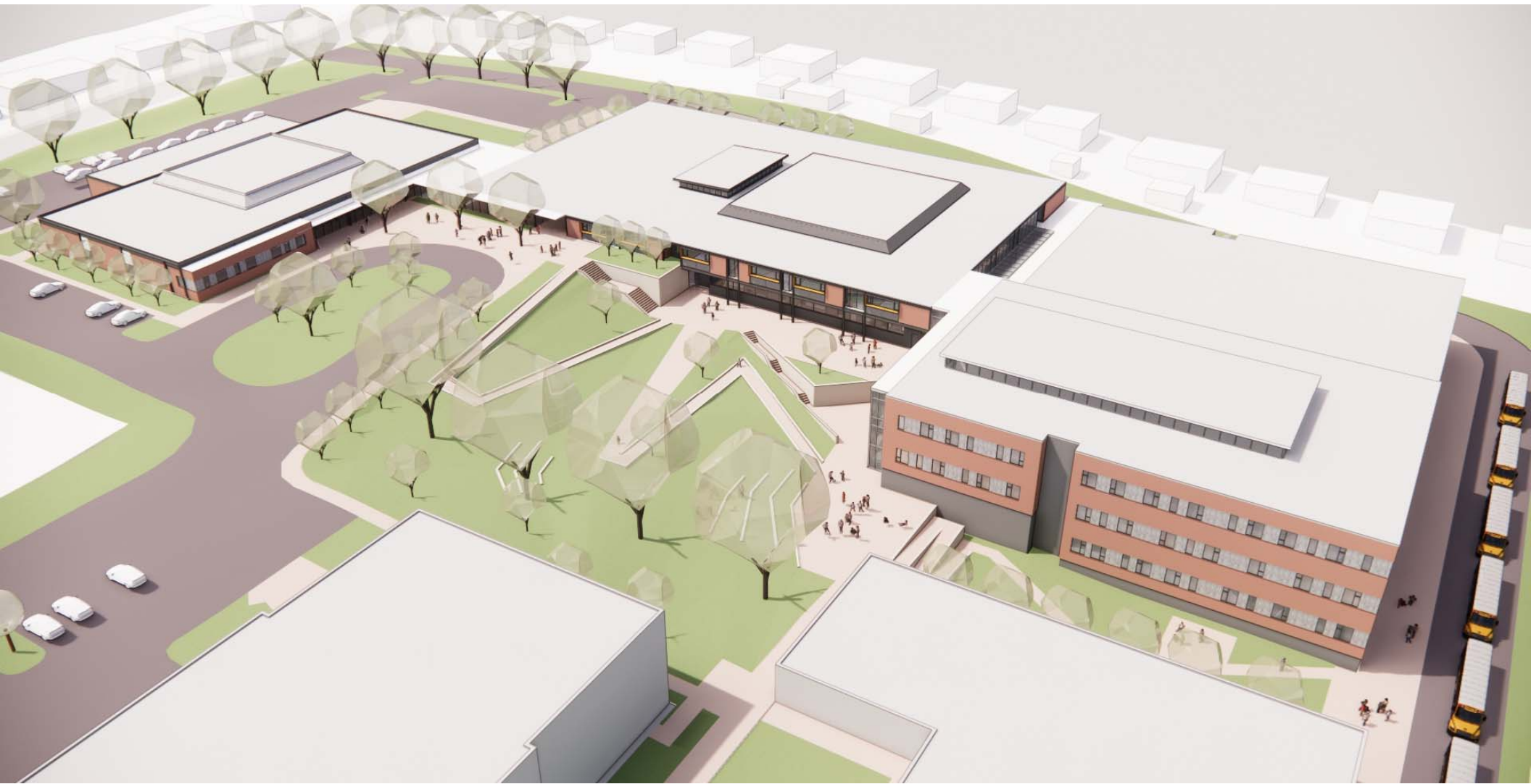
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Option 1 – Renovate More, Build Less



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Option 2 – Big Room



Option 3 – Build in the Bowl



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Option 1 – Renovate More, Build Less



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School Board
Meeting



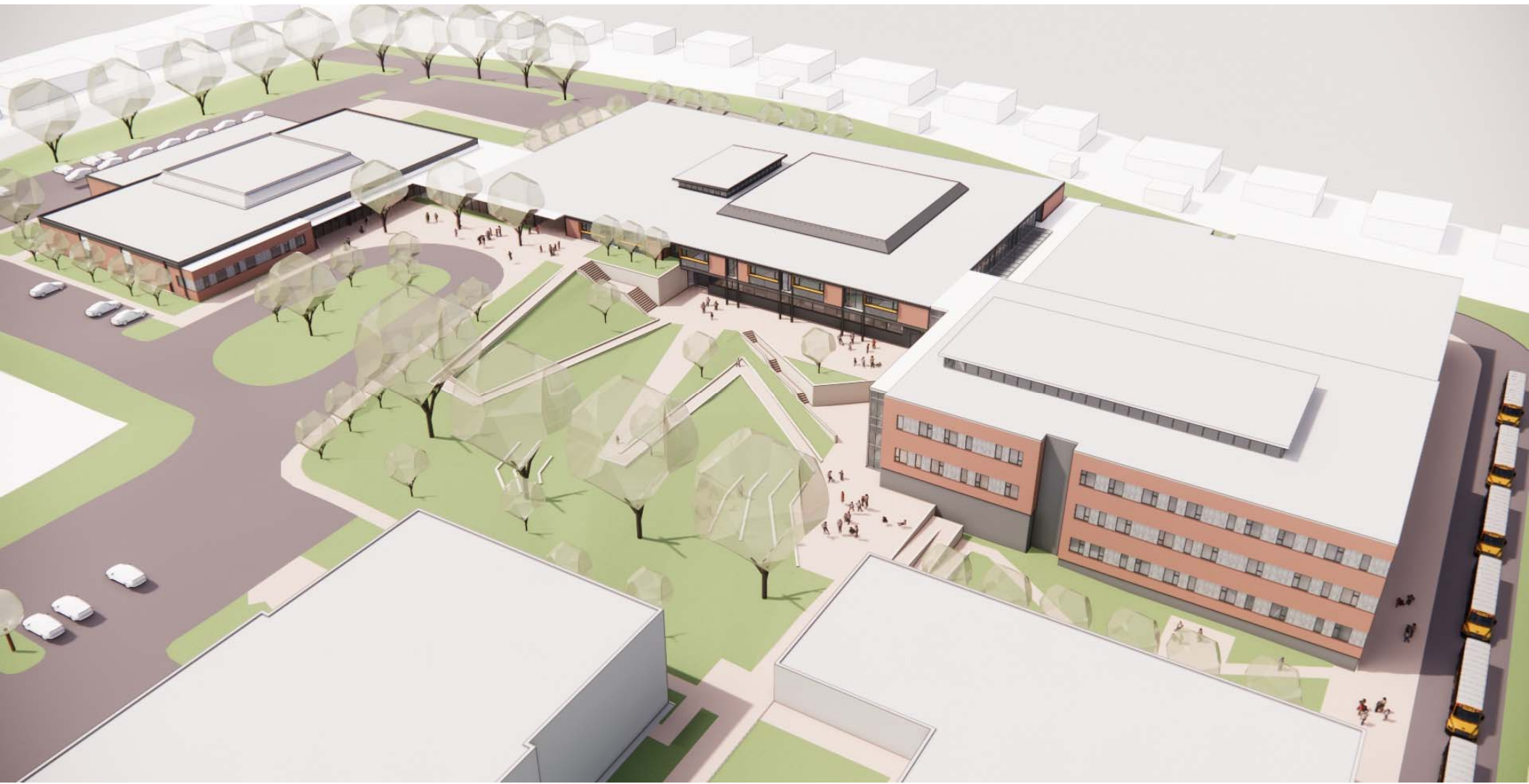
Option 1 – Renovate More, Build Less



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Option 1 – Renovate More, Build Less



Option 2 – Big Room



Option 2 – Big Room



Option 2 – Big Room



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School Board
Meeting



Option 3 – Build in the Bowl



09.02.2021
School Board
Meeting



Option 3 – Build in the Bowl



09.02.2021
School Board
Meeting



Option 3 – Build in the Bowl



09.02.2021
School Board
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Buford Option 1

“Renovate More, Build Less”



What occurs in Option 1:

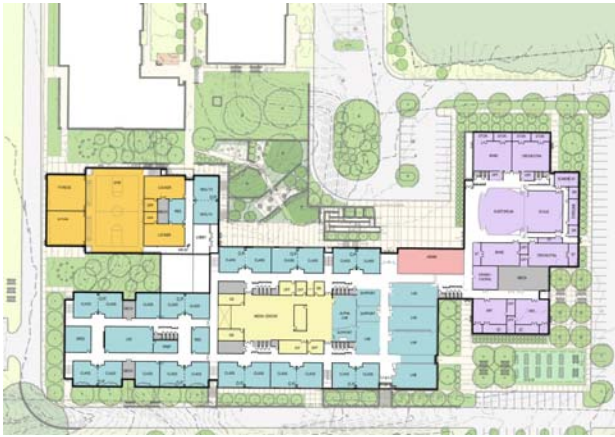
- Build new space to the West
- Keep Building C and renovate
- Major renovations of A, B and C
- New construction expansions of existing B and C
- View from cafeteria is blocked, replaced with skylight
- Opportunity to keep Building C mural
- Provides outside ADA access to lower level of A

147 sf / student (state average 151)

72,909 gsf new construction

Buford Option 1

“Renovate More, Build Less”



Estimated Costs for Option 1:

current cost (in millions)

Building A reno: \$13.78
Building B reno: \$7.90
Building C reno: \$6.02
New work + site: \$22.43

Total Hard Cost: \$51.14

Soft Cost: \$14.00

Total Project Costs: \$65.14

with escalation (in millions)

Building A reno: \$14.75
Building B reno: \$8.46
Building C reno: \$6.45
New work + site: \$25.09

Total Hard Cost: \$54.74

Soft Cost: \$15.00

Total Project Costs: \$69.74

Leveraging City-wide Agreements to Fund Reconfiguration



Solar PPAs w/ Roof Replacements

CIP Budget for CHS Roof Replacement: \$1.32 million

Added benefits: long term electrical cost stability, progress toward city climate goals



Guaranteed Energy Savings Contracts

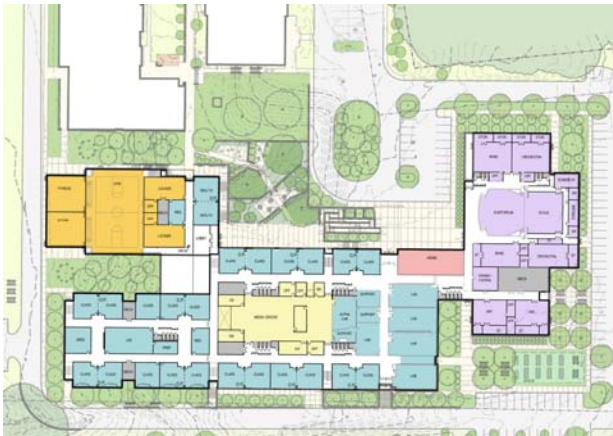
Current Budget for Buford Geothermal: \$1.3 million

Current Budget for Walker Geothermal: \$0.3 million (+\$1m alternate for adding rest of campus to geothermal)

Added benefits: new lighting/improved performance across all facilities; continuous energy monitoring/troubleshooting

Buford Option 1

“Renovate More, Build Less”



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current cost (in millions)

with escalation (in millions)

Building A reno: \$13.78
 Building B reno: \$7.90
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Building A reno: \$14.75
 Building B reno: \$8.46
 Building C reno: \$6.45
 New work + site: \$25.09

Total Hard Cost: \$51.14

Total Hard Cost: \$54.74

Soft Cost: \$14.00

Soft Cost: \$15.00

Total Project Costs: \$65.14

Total Project Costs: \$69.74

less CHS roof \$ in CIP: \$63.82
 geothermal via GESC: \$62.52
 less 2019 allocation: \$59.52

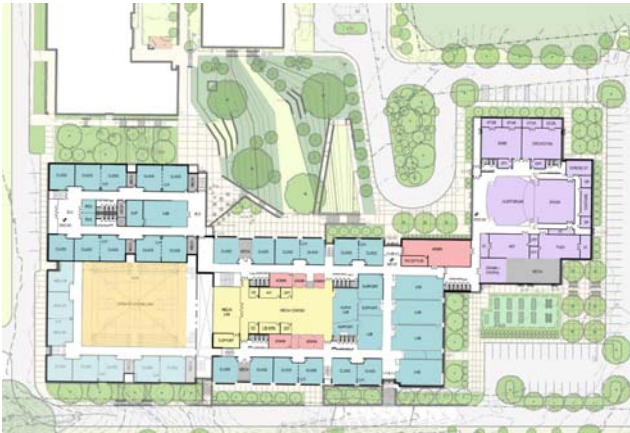
less CHS roof \$ in CIP: \$68.42
 geothermal via GESC: \$67.12
 less 2019 allocation: \$64.22

delay renovation of B*: \$51.62

delay renovation of B*: \$55.67

* Not recommended

Buford Option 2
"Big Room"



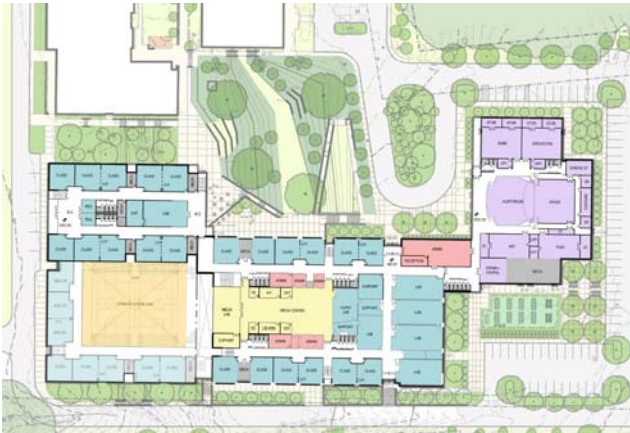
What occurs in Option 2:

- Builds new space to the West
- Demolishes Building C
- Medium renovations of A and B
- As much new space as we can, as compactly as we can, around a big gym
- Large space for all school gatherings
- View from cafeteria is blocked, replaced with skylight
- Top-lit pre-function space between cafeteria and gym
- "Big and blocky"
- Provides outside ADA access to lower level of A

147 sf / student (state average 151)

97,819 gsf new construction

Buford Option 2
"Big Room"



Estimated Costs for Option 2:

current cost (in millions)

Building A reno: \$14.03
 Building B reno: \$6.17
 New work + site: \$32.59

Total Hard Cost: \$52.78

Soft Cost: \$14.00

Total Project Costs: \$66.79

with escalation (in millions)

Building A reno: \$15.02
 Building B reno: \$6.60
 New work + site: \$34.89

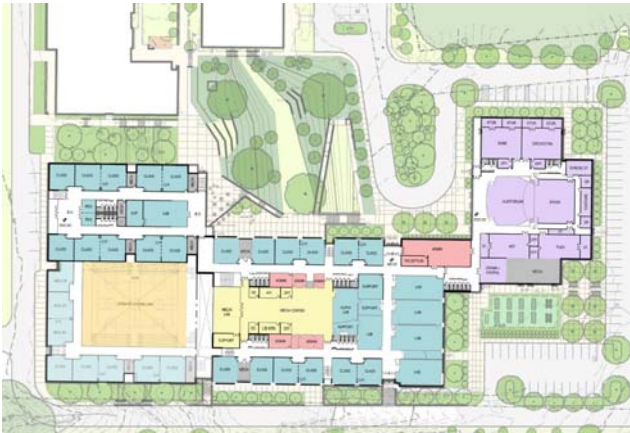
Total Hard Cost: \$56.51

Soft Cost: \$15.00

Total Project Costs: \$71.51

* Not recommended

Buford Option 2
"Big Room"



Estimated Costs for Option 2:

current cost (in millions)

Building A reno: \$14.03
 Building B reno: \$6.17
 New work + site: \$32.59

Total Hard Cost: \$52.78

Soft Cost: \$14.00

Total Project Costs: \$66.79

less CHS roof \$ in CIP: \$65.47
 geothermal via GESC: \$64.17
 less 2019 allocation: \$61.17

delay renovation of B*: \$55.00

with escalation (in millions)

Building A reno: \$15.02
 Building B reno: \$6.60
 New work + site: \$34.89

Total Hard Cost: \$56.51

Soft Cost: \$15.00

Total Project Costs: \$71.51

less CHS roof \$ in CIP: \$70.16
 geothermal via GESC: \$68.89
 less 2019 allocation: \$65.89

delay renovation of B*: \$59.29

* Not recommended

Buford Option 3

“Build in the Bowl”



What occurs in Option 3:

- Builds new space to the North and West
- Demolishes Building C
- Most new construction, renovates the least
- Light renovations of A and B
- New 2-story architectural presence at “front door”
- New, top-lit entry lobby
- Open stairs and elevator to connect from front door to gym & field
- Maintains view from cafeteria with new courtyard
- Removes mature trees in the bowl

151 sf / student (state average 151)

109,418 gsf new construction

Buford Option 3
 “Build in the Bowl”



Estimated Costs for Option 3:

current cost (in millions)

Building A reno: \$12.87
 Building B reno: \$5.32
 New work + site: \$36.01

Total Hard Cost: \$54.20

Soft Cost: \$14.00

Total Project Costs: \$68.20

with escalation (in millions)

Building A reno: \$13.78
 Building B reno: \$5.70
 New work + site: \$38.55

Total Hard Cost: \$58.02

Soft Cost: \$15.00

Total Project Costs: \$73.02

Buford Option 3
 “Build in the Bowl”



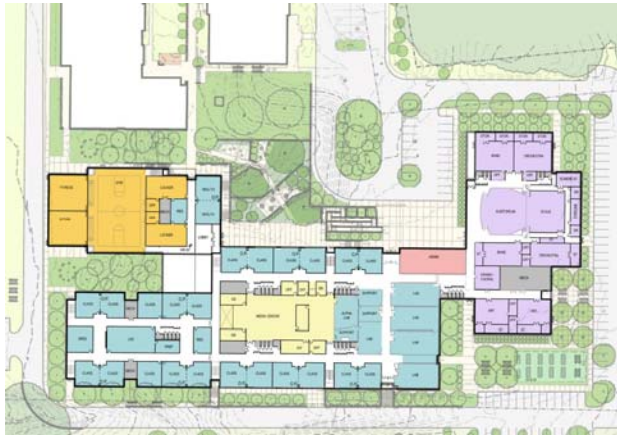
Estimated Costs for Option 3:

current cost (in millions)	with escalation (in millions)
Building A reno: \$12.87	Building A reno: \$13.78
Building B reno: \$5.32	Building B reno: \$5.70
New work + site: \$36.01	New work + site: \$38.55
Total Hard Cost: \$54.20	Total Hard Cost: \$58.02
Soft Cost: \$14.00	Soft Cost: \$15.00
Total Project Costs: \$68.20	Total Project Costs: \$73.02
less CHS roof \$ in CIP: \$66.88	less CHS roof \$ in CIP: \$71.70
geothermal via GESC: \$65.58	geothermal via GESC: \$70.40
less 2019 allocation: \$62.58	less 2019 allocation: \$67.40
add full renovation of A: \$63.50	add full renovation of A: \$68.38
add full renovation of B: \$64.16	add full renovation of B: \$69.16
full reno of A, delay B*: \$58.18	full reno of A, delay B*: \$62.68

* Not recommended

Buford Option 1

“Renovate More, Build Less”



Total Project Costs:

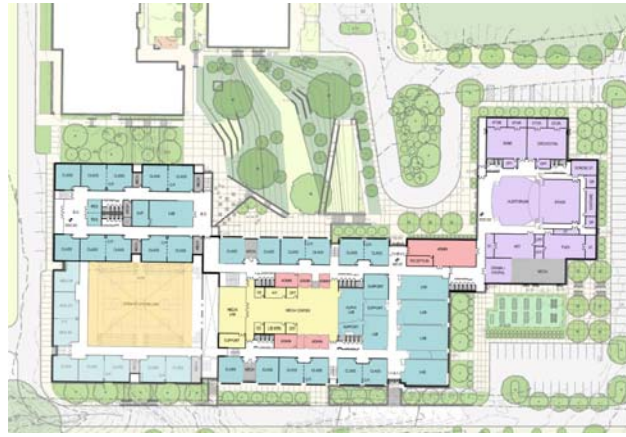
\$65.14M to \$69.72M

with alternate financing*:

\$59.52M to \$64.12M

Buford Option 2

“Big Room”



Total Project Costs:

\$66.78M to \$71.51M

with alternate financing*:

\$61.17M to \$65.89M

Buford Option 3

“Build in the Bowl”



Total Project Costs:

\$68.20M to \$73.02M

with alternate financing + full
reno of A & B*:

\$64.16M to \$69.16M

*none of these include delaying B

Heavy Reno



- **New Finishes** (ceilings, flooring + paint)
- **New Furniture + IT**

- **New HVAC** (units outside classrooms)
- **New Electric Lighting**

- **New Windows / Larger Openings**
- **Improve Exterior Wall**

- **Improve Structure**
(roof loads for PV, improved seismic)

Medium Reno



- **New Finishes** (ceilings, floors + paint)
- **New Furniture + IT**

- **Replace HVAC Units** (units inside classrooms)
- **New Electric Lighting**

- **Replace Some Windows**
- No changes to exterior wall

- No changes to structure

Light Reno



- **New Finishes** (ceilings, floors + paint)
- **New Furniture + IT**

- Existing HVAC/Filtration
- **New Electric Lighting**

- Existing Windows
- No changes to exterior wall

- No changes to structure

Levels of Renovation

Heavy Reno



Medium Reno



Light Reno



Thermal Comfort

BEST

BETTER

BETTER

Air Quality

BEST

BETTER

BETTER

Acoustic Quality

BEST

BETTER

POOR

Electric Lighting

BEST

BEST

BEST

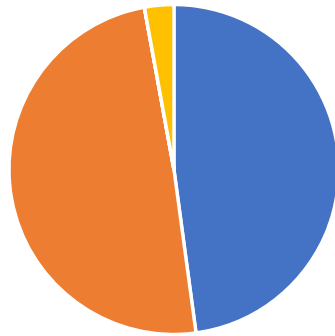
Daylighting

BEST

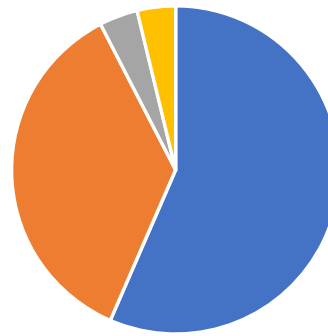
BETTER

POOR

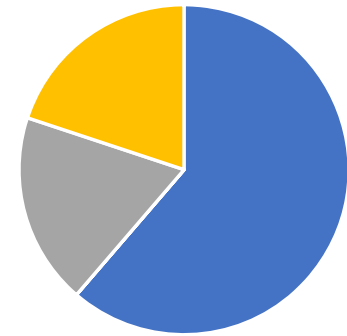
Levels of Renovation



Option 1

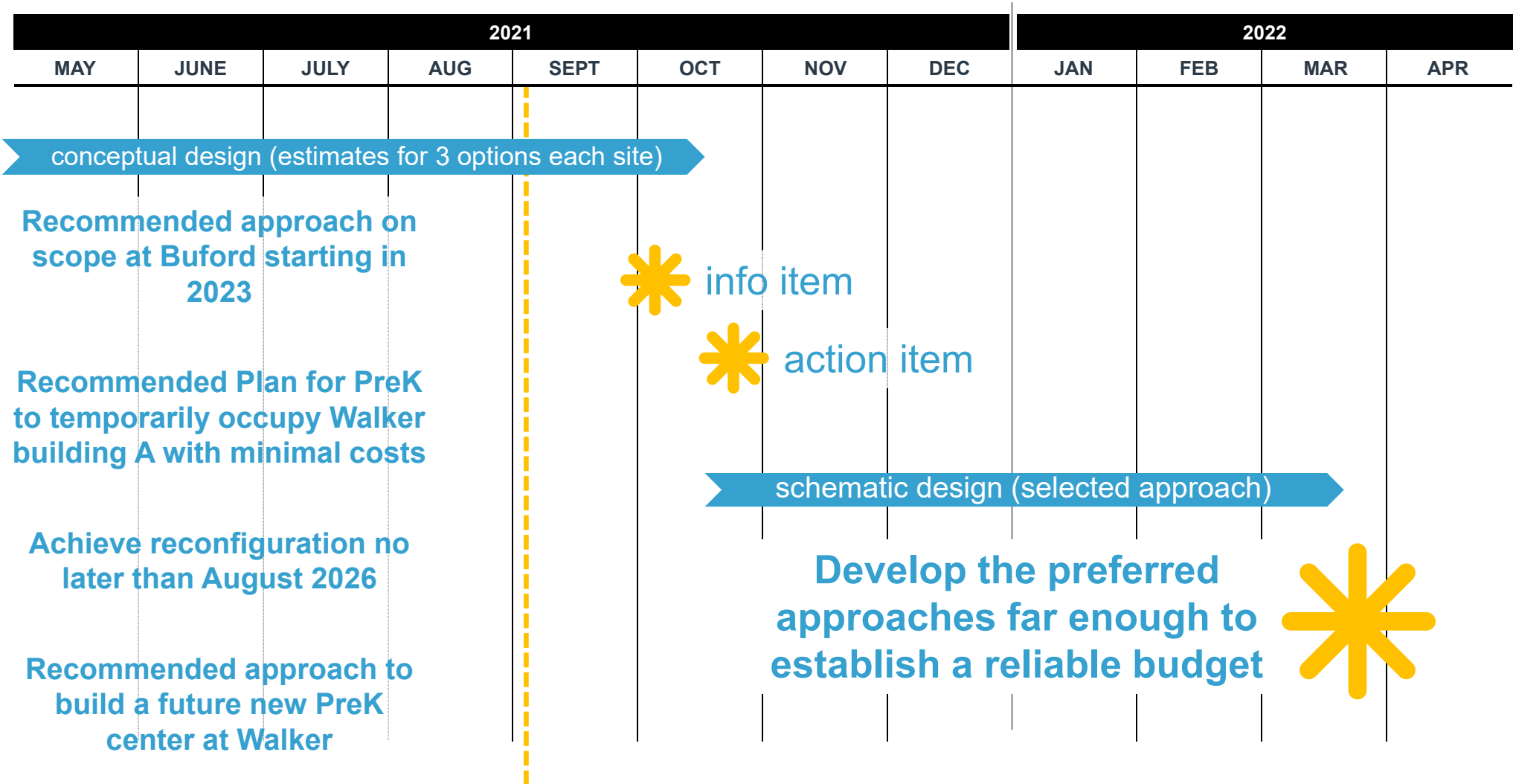


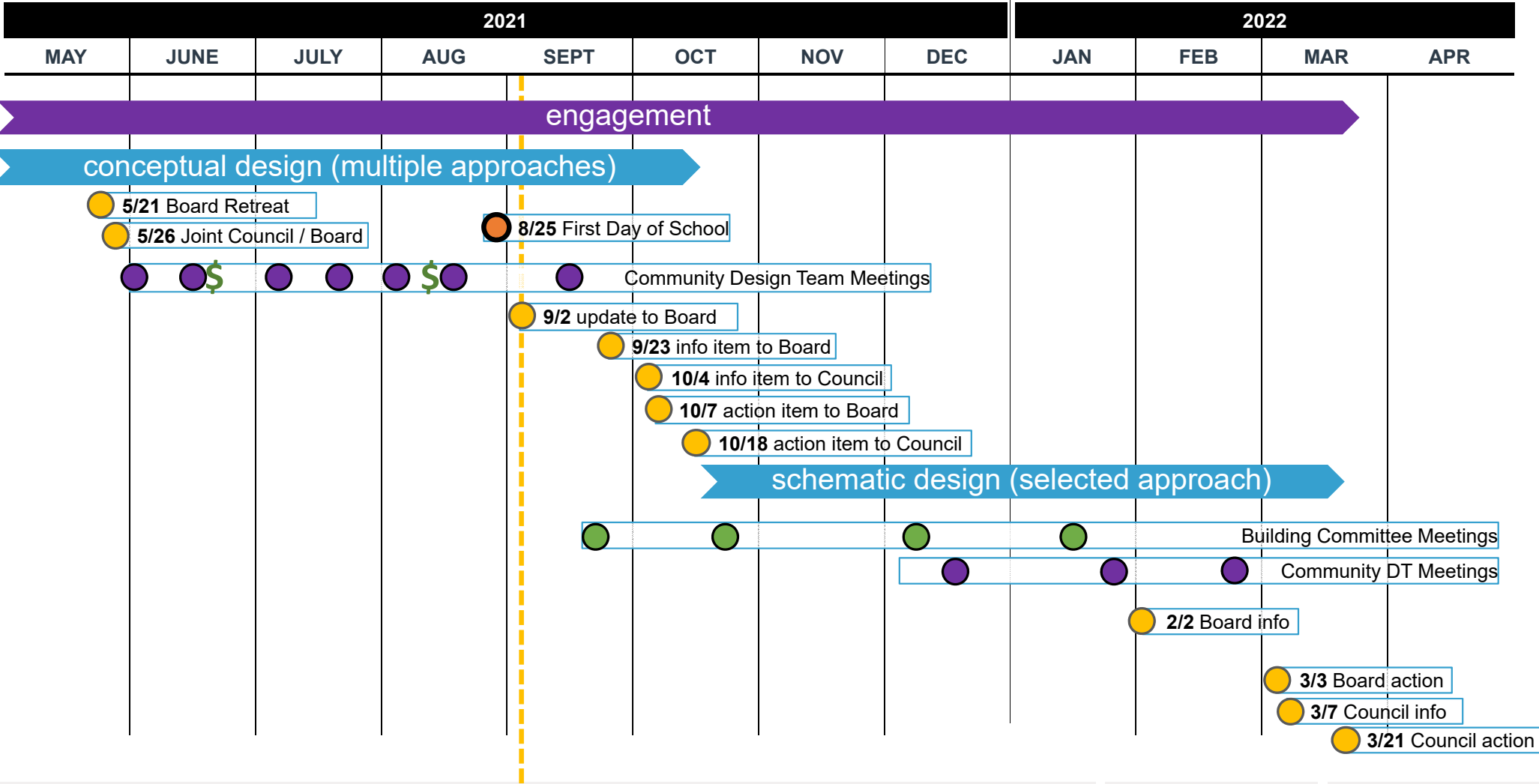
Option 2

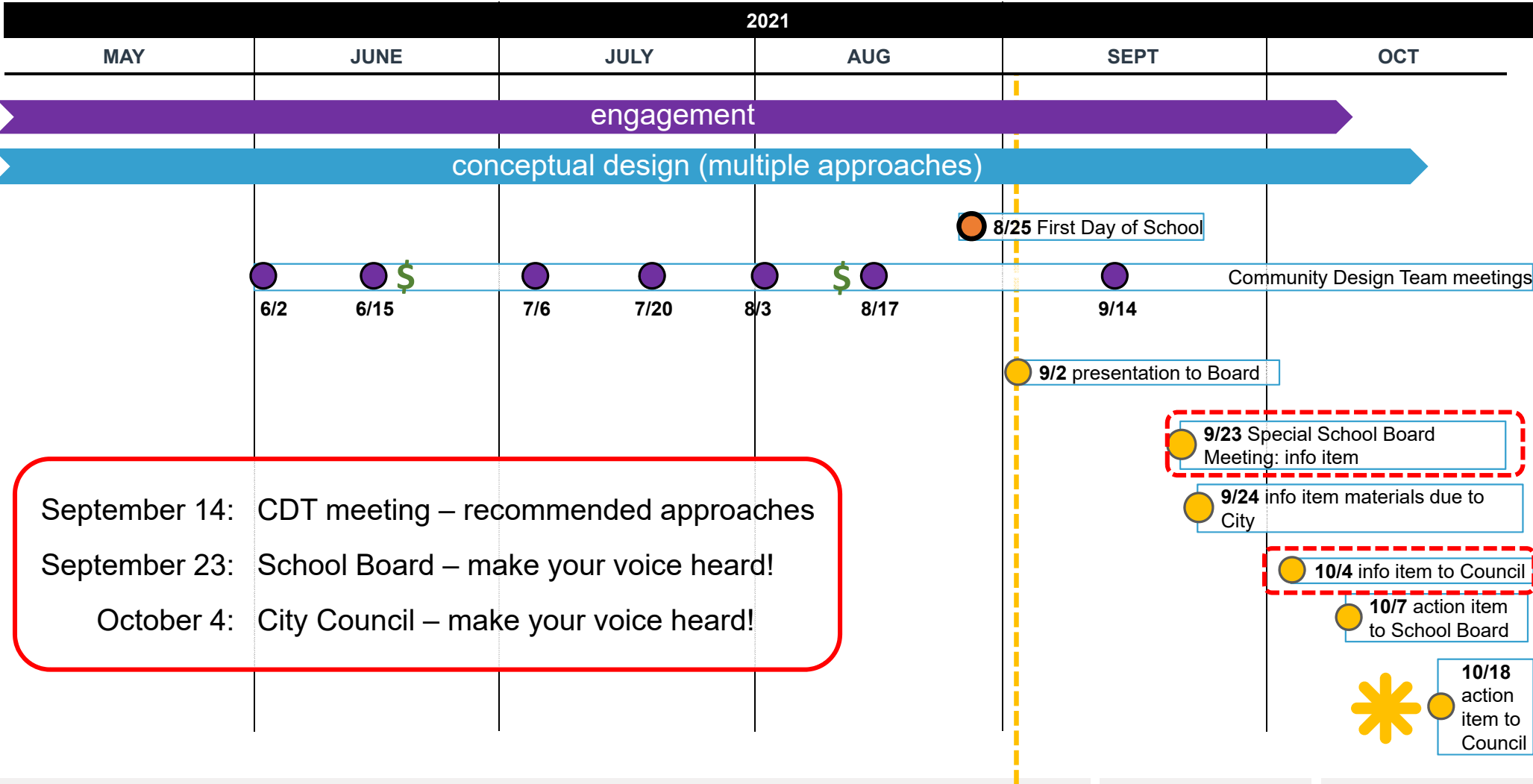









Option 3

New Construction	48%	57%	61%
Heavy Renovation	49%	36%	0%
Medium Renovation	0%	4%	19%
Light Renovation	3%	4%	20%
Central Plant	100% Geothermal heating + cooling	Geothermal heating Cooling via cooling tower	Boiler + cooling tower (geothermal for new construction only)
Projected EUI	20-25	30-35	38
Projected Annual Energy Costs	\$117,000	\$175,000	\$208,000





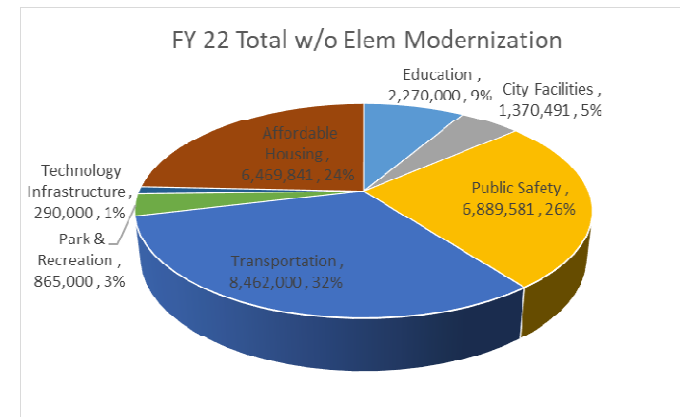
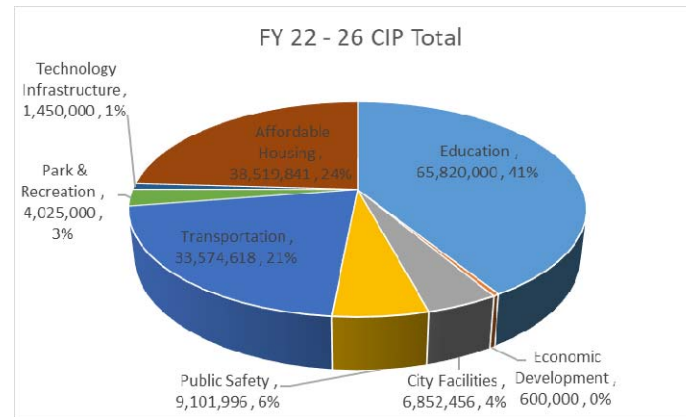
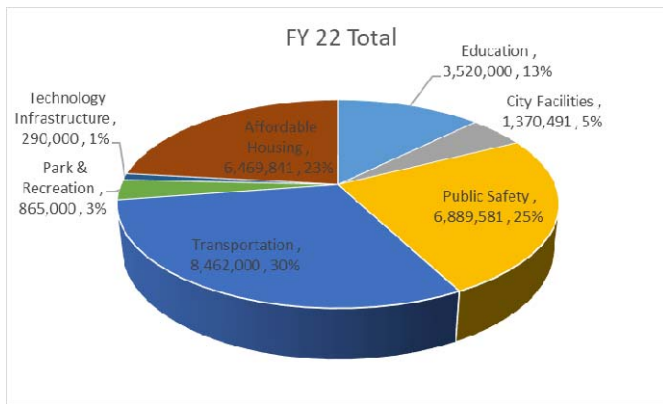


2021				2022												2023			
SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB		
		Approval to continue work into schematic design, both sites																	
		City elections – need support for the project																	
				General Assembly in session - 1% sales tax bill															
					Approval to proceed with full design														
						City budget approval by Council													
														Election referendum on 1% sales tax					
																		Construction bid documents ready for marketplace	

FY 2022 Capital Improvement Program

FY 2022-2026 Capital Improvement Program

FY 2022 Capital Improvement Program w/o Elementary Modernization



Education: 13%
\$3,520,000

Education: 41%
\$68,820,000

Education: 9%
\$2,270,000

Large Cap Maint: \$1.96M
Elem Modernization: \$1.25M

Large Cap Maint: \$11.07M
Elem Modernization: \$3.75M
Reconfiguration: \$50.00M

Large Cap Maint: \$1.96M

2016 total to schools: \$1.52M
2017 total to schools: \$1.72M



The amount of new real estate tax money required in phase one to achieve reconfiguration

AND improve the quality of Buford

AND have an acceptable temporary PreK condition at Walker

A nickel for our schools

What will it take in new real estate taxes?

VMDO

09.02.2021
School Board
Meeting

57



1%
+
special
sales tax

It is estimated that the special sales tax could generate \$10M a year that could only be used on school capital projects, therefore freeing up pressure on other City priorities in the CIP

It will probably take both

VMDO

09.02.2021
School Board
Meeting

58

We've been discussing this for 13 years.

We can't outwait inflation.

We can do this together.

We can do this now.

"We are now faced with the fact that tomorrow is today. We are confronted with the fierce urgency of now."

MLK, Riverside Church Speech



VMDO