School Facilities in the City of Charlottesville

Charlottesville City Council and School Board Joint Work Session

August 12, 2026

School Capital Projects
History and Background

Capital Maintenance vs. Capital Improvements

Capital maintenance:

- adds permanent value
- prolongs the useful life of the asset
- keeps an asset in its normal, working condition

Capital improvements:

- add permanent value
- prolong the useful life of the asset
- adapt building for new uses and/or standards (academic, safety/security, environmental, etc).

CHS classroom in October 1974.

50 Year Overview: Major Capital Improvements in CCS

Source: [VDOE School Construction Cost Data Reports]

1971–74

Construction of CHS
$6.9M

2013–2014

Buford and CHS Science Spaces
$3.3M

2018–26

Priority Improvement Projects
$1M-1.25M

2023–26

Expansion/ renovation of CMS
$91.8M

CCS School Modernizations

Priority Improvement Projects to visibly impact learning environments:

- Started in 2016 with the Facilities Improvement Planning Committee (FIPC)
- Started with focus on elementary - oldest buildings
- Scope limited by summer time frame & budget constraints
- COVID slowed progress
- Started at ~$1M per project
  - now ~$1.4M per with construction inflation at ~40% cumulative since 2018

School	Focus Area	Year Completed
Summit (Clark)	Classrooms	2018-19
Jackson-Via	Classrooms & Multi-Purpose Room Floor	2018-19
Sunrise (Burnley-Moran)	Media Center	2021
Tall Oaks (Johnson)	Roof Terrace	2024
Greenbrier	Media Center	2023
Charlottesville High School*	Restrooms (B Commons)	2025
Trailblazer (Venable)	Intervention Spaces	2026

Other Notable Improvement Projects

Pre-FIPC (2015)

- Science classrooms at CHS & labs + classrooms at Buford

2015 to present

- **Security vestibules**
  - All schools except Greenbrier & Summit
    - Summit planned for 2027
- **Solar - CATEC** completed, CHS in progress
  - CMS to follow
- **Athletics:**
  - Turf football field (and 2026 replacement)
  - Stadium field house renovation
  - Baseball facility upgrades (in partnership with the Tom Sox)
  - Softball facility upgrades
  - Curtis Elder Track & Field Complex at CHS

Road to Reconfiguration

- **2019:** City School Board commits to reconfiguration
- **2022:** City Council allocates $68.8M for renovation and expansion of CMS
- **2023:** With rising construction costs…
  - School division receives a $17.6M School Construction Assistance Program (SCAP) grant from the state
  - City Council allocates additional $5.4M to CMS
- **August 2025**: CMS Phase 1 (new academic building & gym) complete
- **Spring 2026**: Council allocates $30M to convert Walker into preschooler-friendly Cville Early Learning Center (CELC)
- **June 2026:** City/Schools recommend CELC "Option C." Est'd cost: $51.4M.
  - Retains 'swing space' for future construction needs at other school sites
- **August 2026**: CMS Phase 2 (renovation of old Buford) is complete
- **2027-2029**: Planned renovation/construction of CELC

Charlottesville Middle School (2026)

Linchpin of school reconfiguration

CMS Grand Opening Ceremony is this Friday 8/14 at 1:30pm

Age of Schools

Year Built	School
1925	Venable
1930	Clark
1955	Burnley-Moran
1955	Johnson
1962	Greenbrier
1969	Jackson-Via
1965	Walker
1965	Buford
1974	CHS

The last major CCS building project was completed **43 years ago.**

The average age of a CCS school is **61.**

Addressing a portfolio of 1930's, 1950's & 1960's era education facilities to meet current standards is a BIG lift (as old buildings continue getting older).

The $1M~$2M projects have helped & CMS is a BIG step forward…

		Age	Age	Projected
		as of 2017	as of 2026	as of 2029
Charlottesville High School	1974	43	52	55
Charlottesville Middle School	1966	51	0	3
Greenbrier Elementary	1962	55	64	67
Jackson-Via Elementary	1970	47	56	59
Summit Elementary	1931	86	95	98
Sunrise Elementary	1954	63	72	75
Tall Oaks Elementary	1954	63	72	75
Trailblazer Elementary	1925	92	101	104
Charlottesville Early Learning Center	1965	52	61	0
AVERAGE BUILDING AGE		61.33	63.67	59.56

Current State of School Facilities

“Aging But Sound”?

- New CMS has our community asking: *What unacceptable conditions have we grown accustomed to in other buildings?*

6th-8th grade

9th-12th grade

VIDEO

Staff perspective on school facilities

- Greenbrier
- CHS
- Jackson-Via

Looking to the Future:
Buildings that Raise Expectations for Students

About Our Students

4,376

Student enrollment (2025-26)

52.4%

Economically disadvantaged (2024-25)

39.4% White
25.4% Black
13.8% Hispanic
13.5% Multiple Races
7.8% Asian

(2024-25)

700+

English language learners speaking 45 different languages (2025-26)

67%

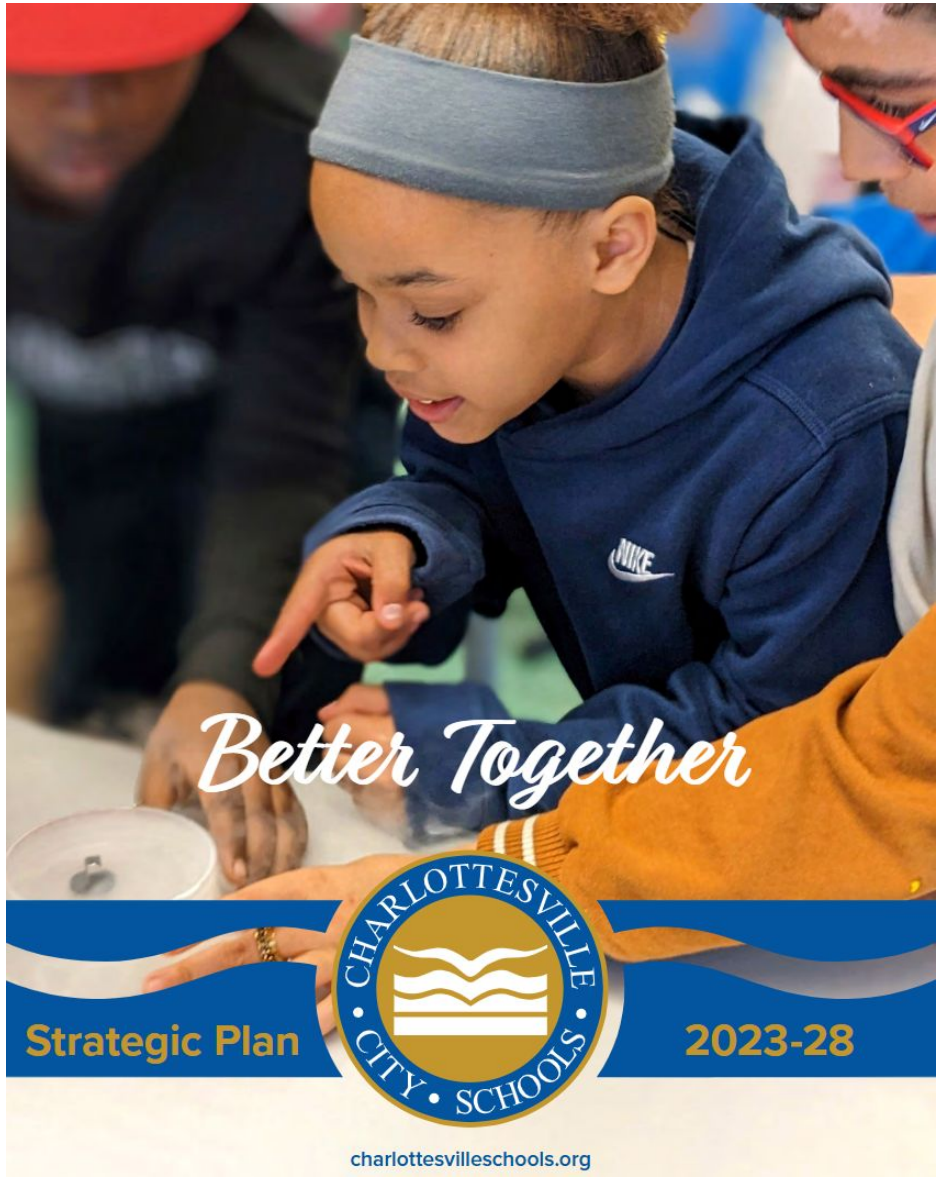
Enrolled in higher education within 16 months of graduating (2021-22)

CCS Strategic Plan

INCREASE ACADEMIC ACHIEVEMENT

Goals

1. All CCS learners will graduate **equipped with a plan for the future.**
2. All CCS learners will have access to **rigorous, inclusive, and relevant learning experiences.**
3. All CCS learners will demonstrate mastery in reading and math, leading to the **elimination of achievement and opportunity gaps.**



Virginia Department of Education: 3E Readiness Framework

In 2024, the Virginia Board of Education adopted a new accountability structure, the School Performance and Support Framework, that included the 3E Readiness Framework as the high school readiness indicator. The 3E Readiness Framework, designed in coordination with employers, higher education leaders, parents, and K-12 educators, measures student engagement in **Enrollment**, **Employment**, and **Enlistment**, and (3E) outcome-based experiences that build upon middle school exploration and ensure that students have concrete experiences and course attainment for a “warm hand off” to sustainable pathways in postsecondary life – whether in postsecondary enrollment or training, careers, or in the military.

VIRGINIA DEPARTMENT OF EDUCATION

Q: How can we better equip all students with a plan for the future?

A: Secondary-school educational programs that reflect their interests and prepare them for high-wage jobs

Scheduling Limitations at CHS

- Currently, there are 20 sections that have to rotate throughout the school building because there are not enough available classrooms for those courses to be taught in one dedicated space.

- Because the building is driving the master schedule instead of student needs, we are limited in the diversity of our offerings. This hinders our ability to ensure all students have diverse options to meet the VDOE requirements for 3E.

Opportunity Gaps

The following course offerings and academic pathways are offered at other Virginia public high schools, but cannot be **considered** at Charlottesville High School due to space constraints.

- Biotech Foundations
- Biomedical Innovations
- Real Estate
- Military Science (ROTC)
- Geospatial Technology
- Horticulture, Floriculture, Floral Design, Greenhouse Production, and Forestry Management
- Turf Grass Management and Landscaping
- Architectural Drawing and Design
- Agricultural Fabrication and Emerging Technology
- Dance
- Early Childhood Education
- Welding, Energy & Power
- Intro to Hospitality & Tourism
- Pharmacy Tech
- HVAC, Plumbing

If you want to go fast, go alone. If you want to go far, go together.

Ms. Cianna Washburg teaching at CMS
Credit: Lincoln Barbour