



CCS/City CIP Report

12/04/25



Agenda

CD Projects Underway
and Completed

FY26-30 Upcoming
Work

Projects Underway and Completed

IN PROCESS

Middle School Reconfiguration

Early Childhood Learning Center

Walker Temporary Pre-K Outdoor Play Space

Trailblazer Priority Improvement

Greenbrier Restrooms

CHS Turf Field and Safety Net

Summit Window Replacement – Phase 2

Sunrise Roof Replacement

RECENTLY COMPLETED

CHS Track Lighting

CHS Roof (All Phases!)

CHS Office Flooring

CHS Electrical Distribution & Generator Install

CATEC Solar

Summit Window Replacement – Phase 1

Middle School Reconfiguration



SCOPE:

Major Addition and Renovation to existing CMS campus to add a new academic and athletics wing while renovating the remaining buildings

BACKGROUND: Responding to need for modernization and reconfiguration of middle years school buildings.

STATUS & SCHEDULE:

Phase 1 Complete on time and occupied

Phase 1B Kitchen & Cafeteria to open after Christmas break

Phase 2 Under construction

A/E: VMDO

PM: Capital Development

GC: Nielsen

Project Budget:~\$91M



Site Plan – Schematic Design Base Estimate

VMDO

02.17.2022
Reconfiguration
Working Group

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Schematic Design – Main Entrance View

VMDO

02.17.2022
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Schematic Design – Dining Terrace (Base Estimate)

VMDO

02.17.2022
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Schematic Design – Field View

VMDO

02.17.2022
Reconfiguration
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PM: Capital Development

GC: Nielsen

Project Budget:~\$91M



Early Childhood Learning Center



SCOPE:

Create a new Pre-K Center as the final part of the school reconfiguration

BACKGROUND:

The original plan pivoted to a different location on the Walker campus so that we can retain all existing buildings. This will leave options open for an expanded Pre-K, Lugo or elementary swing space

STATUS & SCHEDULE:

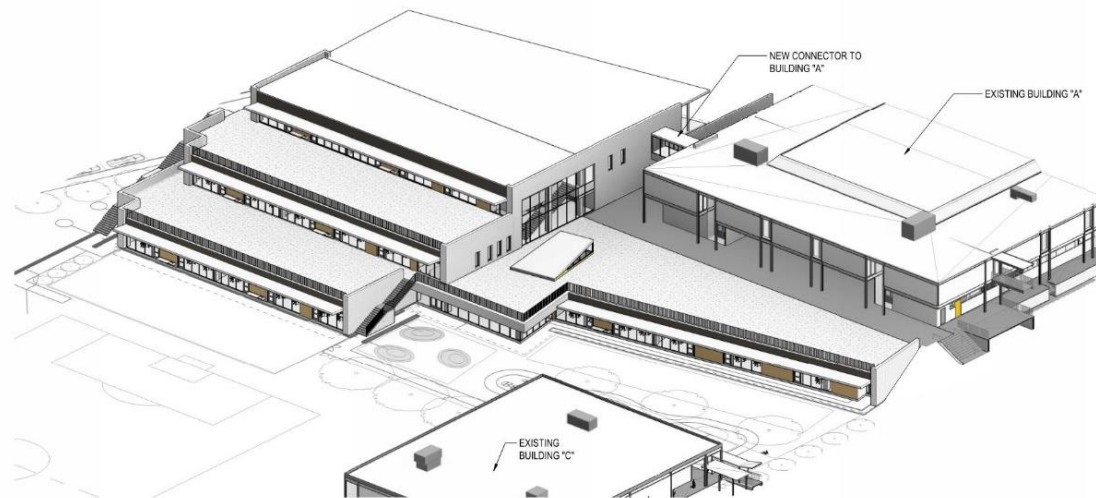
Funds allocated in the 2026 to 2028 CIP Budgets

A/E: VMDO Architects

PM: Capital Development

GC: TBD

Project Budget:\$36M



Oak Lawn Property



A favorable development - UVA is now interested in conveying the Oak Lawn property outright, rather than pursuing a long-term lease.

- The City Manager is working with UVA and the City Attorney on this matter.

Based on current information, Oak Lawn appears to be a viable site.

- Confirmation is expected by the end of the calendar year,
- Regarding historic covenants, some can be addressed or removed through Virginia Humanities.



Walker Temporary Pre-K Outdoor Play Space



SCOPE:

Build outdoor play space on North side of A building, to create a good quality outdoor learning environment, in close proximity to the building. This can also be used longer term if the building is to become a “swing space” for elementary modernizations.

BACKGROUND:

Walker is going to house a temporary pre-k for several years. The work inside the existing building to create this temporary condition is going to be relatively minor. Teaching staff did however request access some outdoor teaching space.

STATUS & SCHEDULE:

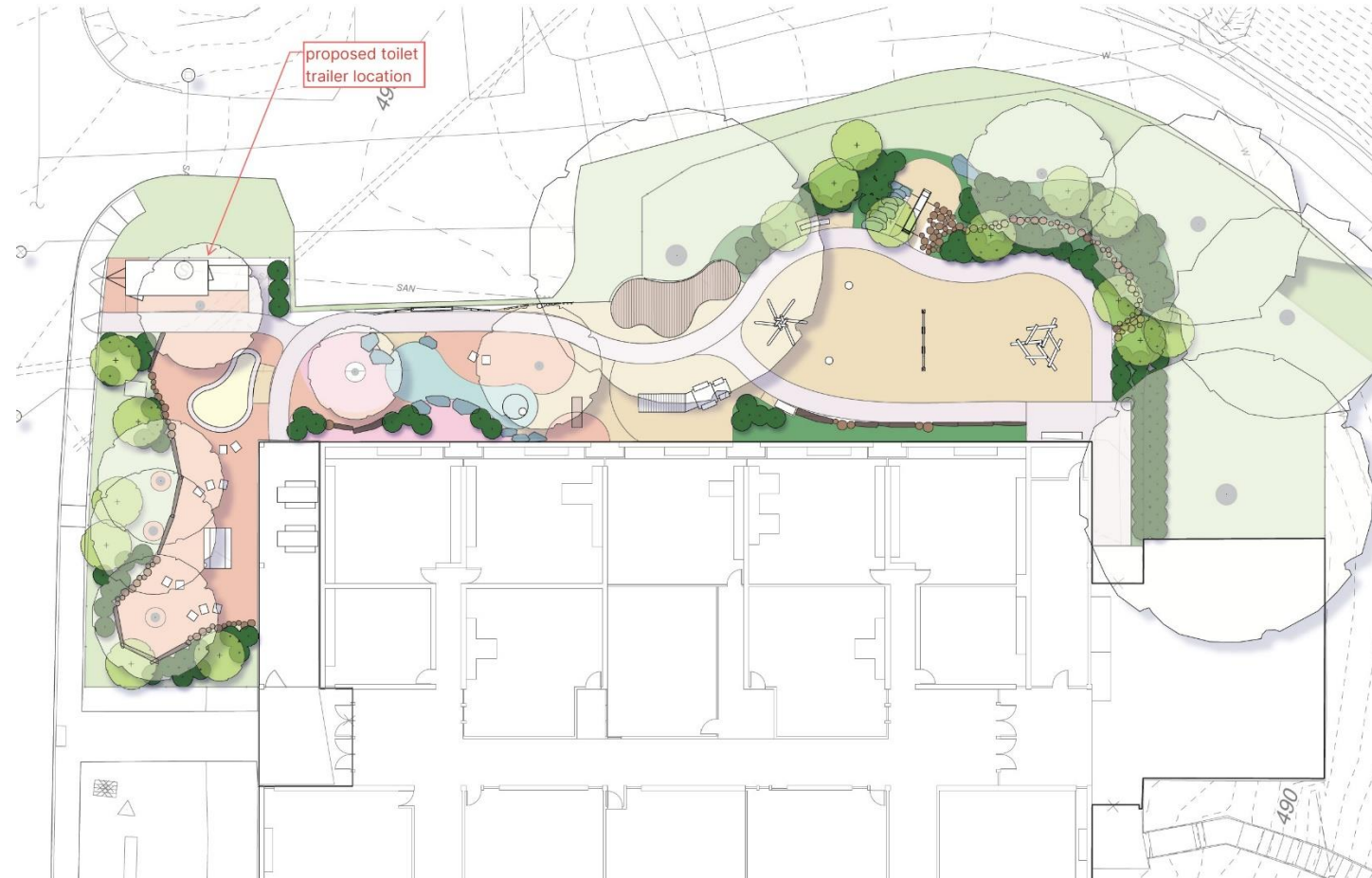
Design ongoing; Construction planned for summer 2026

A/E: VMDO

PM: Capital Development

GC:

Project Budget: \$650,000



Trailblazer Priority Improvement



SCOPE:

Modernize small group instruction spaces

BACKGROUND: This is the seventh of our school modernization projects.

STATUS & SCHEDULE:

Furniture provided;

Construction planned for summer 2026:

New special instructional and break out spaces

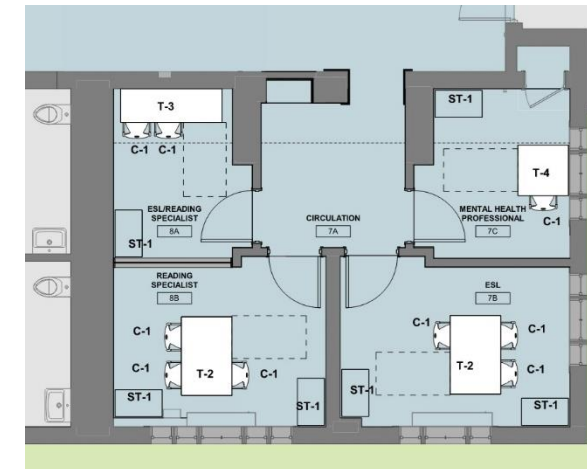
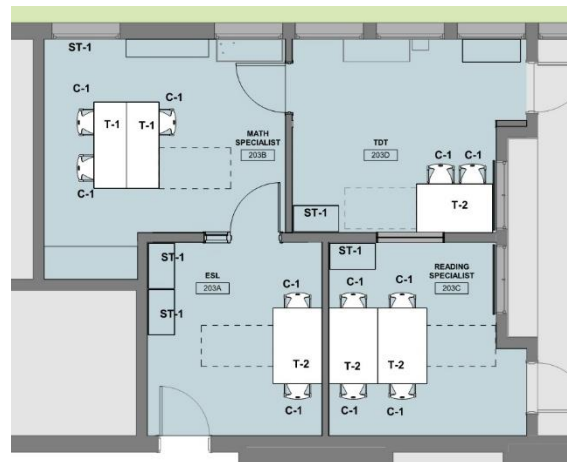
New Intercom system

A/E: Thrive Architects

PM: Capital Development

GC:

Project Budget: \$1.4M



Greenbrier Restrooms



SCOPE:

Restrooms Adjacent to the gym in Greenbrier and in desperate need of upgrades, we plan to build new single occupancy restroom stalls based on the CHS and CMS model

BACKGROUND:

Restrooms in Greenbrier Elementary are among the worst in terms of condition in the system. The ones adjacent to the gym are particularly bad. We will make them modern, gender agnostic and ADA accessible

STATUS & SCHEDULE:

We are in the design phase presently and expect construction in summer 2026

A/E: Wiley Wilson

PM: Capital Development

GC: TBD

Project Budget:\$700K



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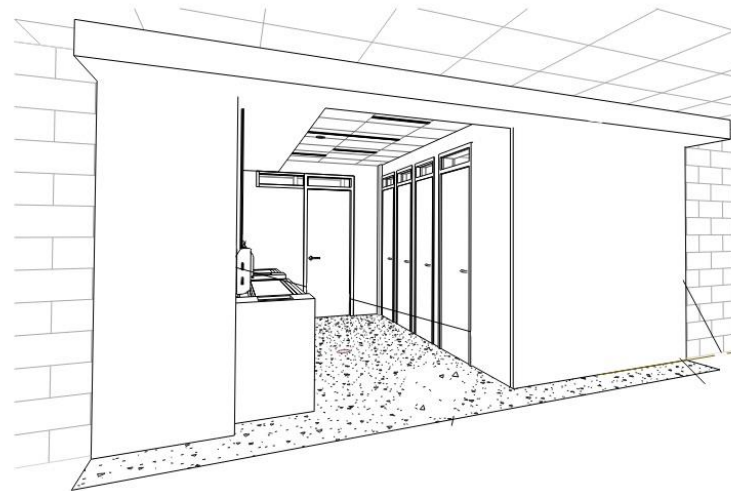
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A/E: Wiley Wilson

PM: Capital Development

GC: TBD

Project Budget:\$700K



STALL VIEW



SINK VIEW

CHS Turf Field Replacement



SCOPE:

Replacing CHS turf and adding a safety net behind goal

BACKGROUND:

Our yearly safety report indicated that we needed to replace the CHS turf in order to maintain a safe surface of play. We have coordinated the CCS Athletic Director on field markings and have found a product that has far fewer seams than previous. We also identified a need for safety netting behind the northern goal as spectators could be hit by balls.

STATUS & SCHEDULE:

Fall installation

A/E: Capital Development

PM: Capital Development

GC: various

Project Budget:\$1M



Summit Window Replacement



SCOPE:

Replace Failing Windows at Summit Elementary

BACKGROUND:

Existing windows are failing and have to be replaced.

STATUS & SCHEDULE:

Phase 1 complete summer 2025

Phase 2 to take place summer 2026

A/E: In-House

PM: Capital Development

GC:



Project Budget: \$1,000,0000 over 3yrs

CHS Roof Replacement



SCOPE:

Replace Failing Roof on CHS

BACKGROUND: Roof is past due for replacement and has had many patches to extend useful life. Project is occurring in three phases. We anticipate following with solar installation.

STATUS & SCHEDULE:

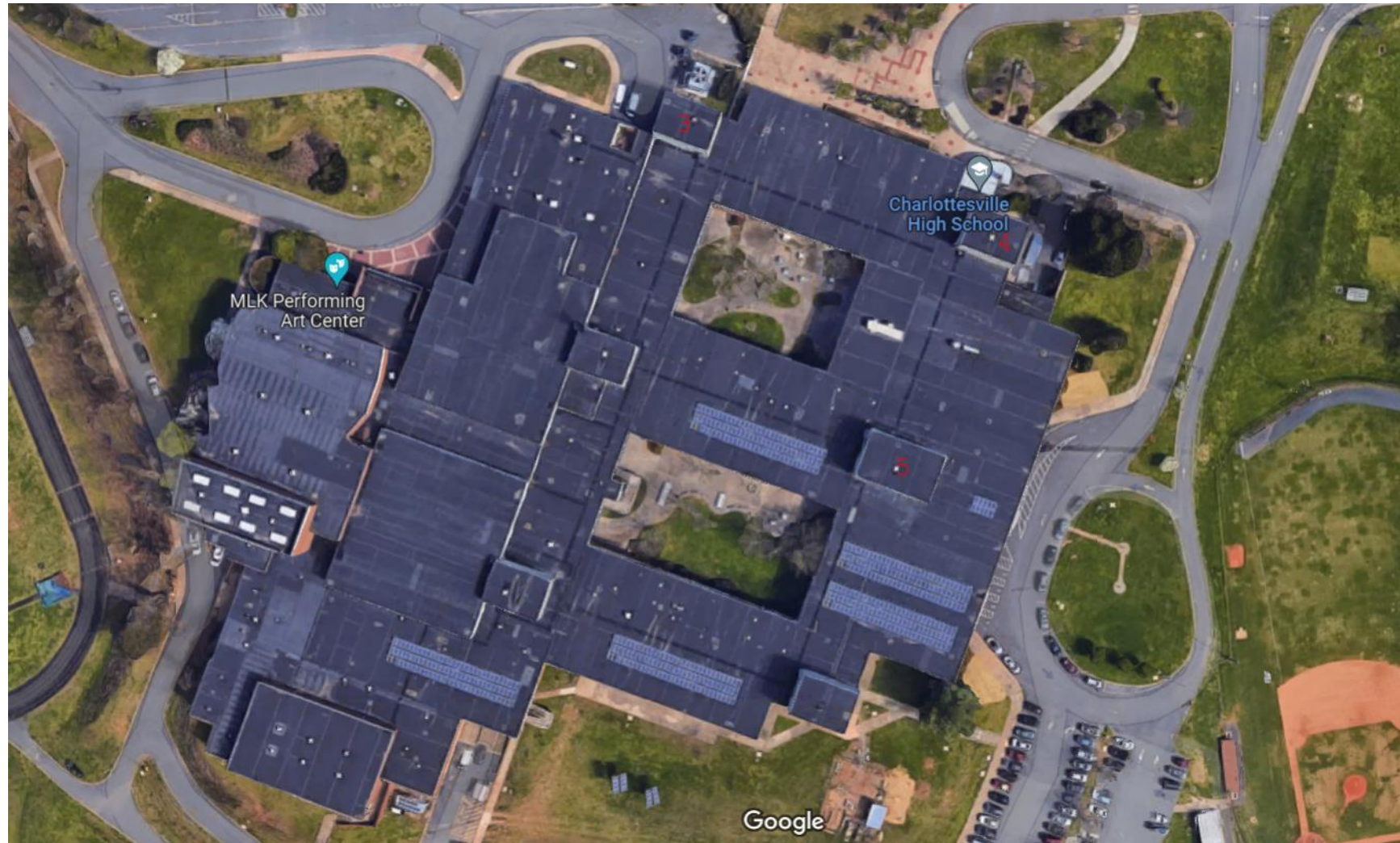
All phases complete

A/E: Grimm & Parker

PM: Capital Development

GC: Multiple Contractors

Project Budget: \$6M over 3 yrs



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STATUS & SCHEDULE:

All phases complete

A/E: Grimm & Parker

PM: Capital Development

GC: Multiple Contractors

Project Budget: \$6M over 3 yrs



CATEC Solar Installation



SCOPE:

Add solar panels to the CATEC Roof

BACKGROUND: As part of the City's sustainability program, we intend to add solar power to roofs as they are replaced. As CATEC had recently received a roof replacement, it was identified as the next candidate. CD worked with the office of Sustainability to design and install the system using

STATUS & SCHEDULE:

Project Complete

A/E: CMTA EPC

PM: Capital Development

GC: Tiger Solar

Project Budget: \$800K



CHS Track Lighting



SCOPE:

Provide Lighting Which was originally intended as part of the CHS Track project from 2018

BACKGROUND: The CHS track and fieldhouse were completed several years ago, and though lighting for night use was part of the original design intent, budget forced a scope reduction. Bases and conduit were put in place however, so the placement of lighting units would not be as costly when we had funding in place.

STATUS & SCHEDULE:

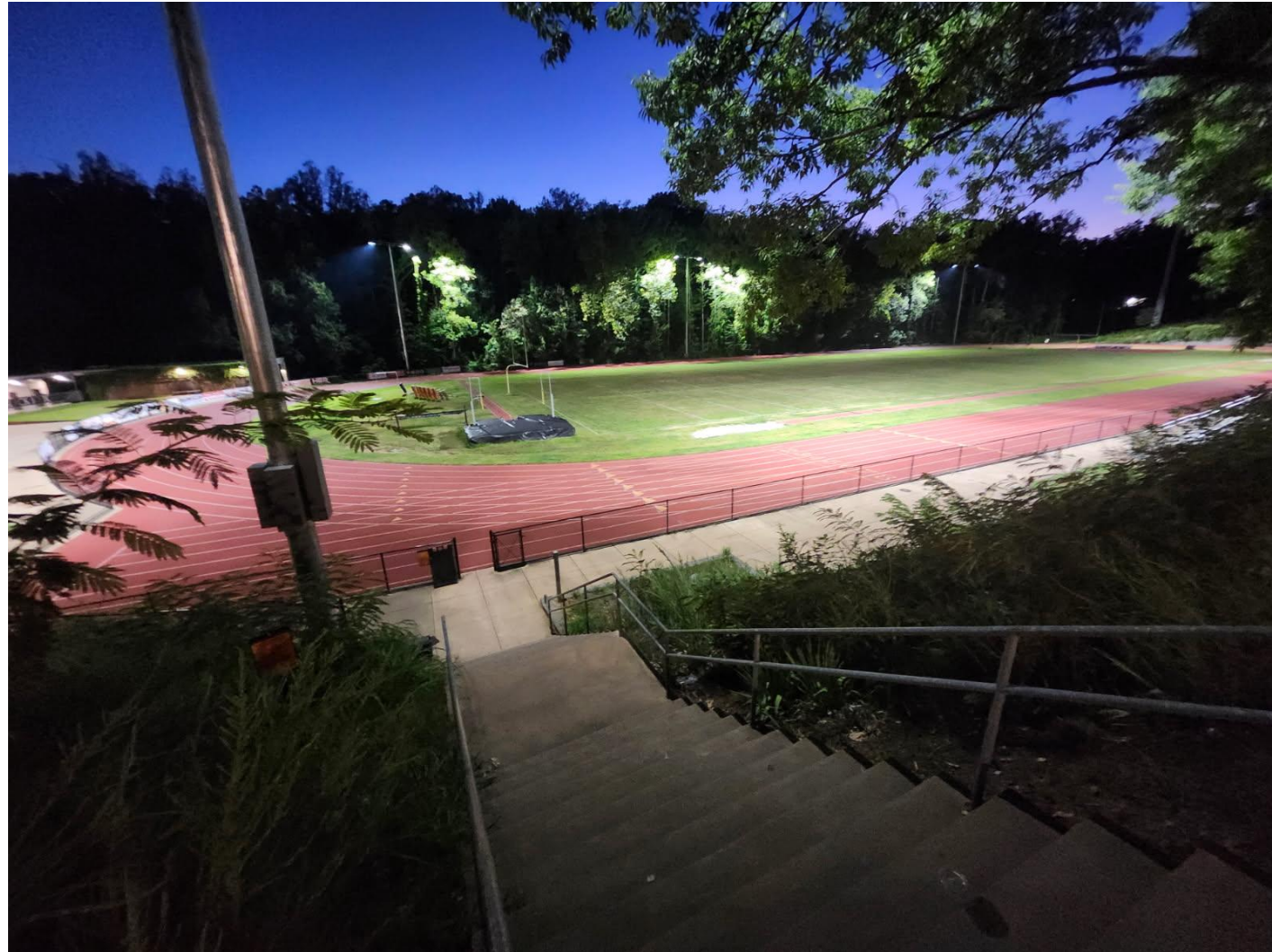
Work Complete

A/E: Capital Development

PM: Capital Development

GC: Musco

Project Budget: \$30K



CHS Front Office Flooring



SCOPE:

Replace very old carpet with polished concrete floor

BACKGROUND:

Carpet in CHS front office was well past its useable life and was becoming a safety concern. We replaced the carpet with polished concrete, as it is relatively low maintenance and does not harbor dirt and germs

STATUS & SCHEDULE:

Project Complete

A/E: Capital Development

PM: Capital Development

GC: Centimark

Project Budget:\$90K



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STATUS & SCHEDULE:

Project Complete

A/E: Capital Development

PM: Capital Development

GC: Centimark

Project Budget:\$90K



FY26-30 Planned Work

MLK PAC Interior Restoration

Walker Pre- K Adjustments (play area mostly)

CHS Track LightingCHS MLK PAC Lighting

Summit/ Trailblazers Window Replacements

Burnley Moran Roof Replacement FY27- \$1.5M

Pre-K Center at Walker campus \$25M-\$30M FY27

Jackson Via Roof Replacement FY28- \$1.5M