

# 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:**

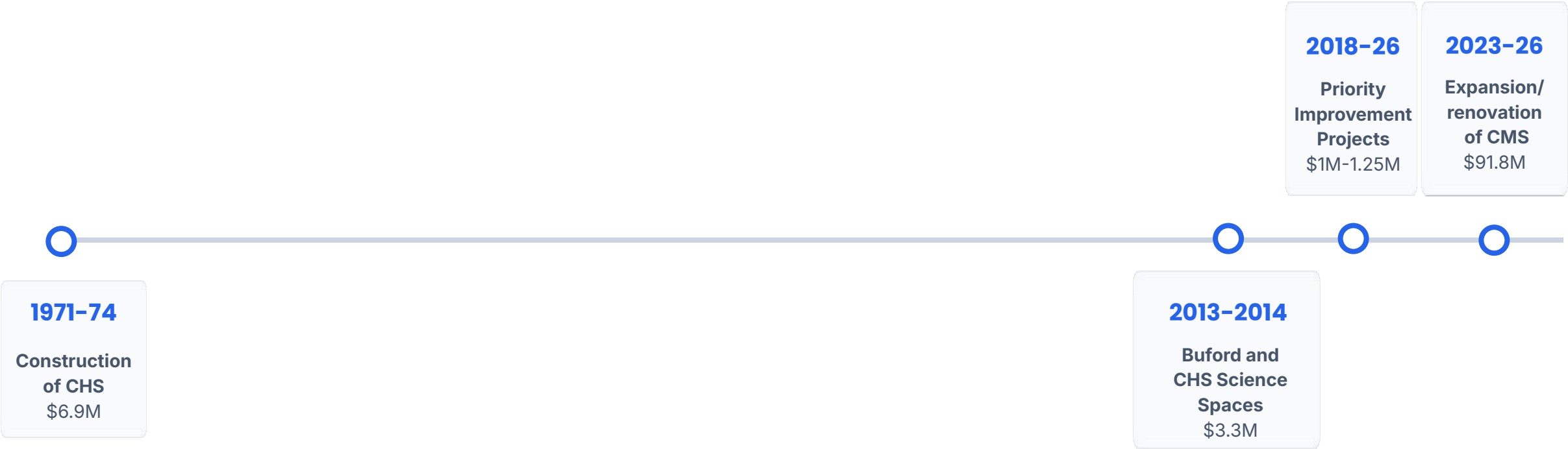
- add permanent value
- prolong the useful life of the asset
- adapt building for new uses and/or standards (academic, safety/security, environmental, etc).



CHS classroom in October 1974.

# 50 Year Overview: Major Capital Improvements in CCS

Source: [VDOE School Construction Cost Data Reports](#)



# 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

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

| 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.**

|                                       |      | 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            |
| <b>AVERAGE BUILDING AGE</b>           |      | 61.33      | 63.67      | <b>59.56</b> |

*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).*

# **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

*Greenbrier*

**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.



***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*