

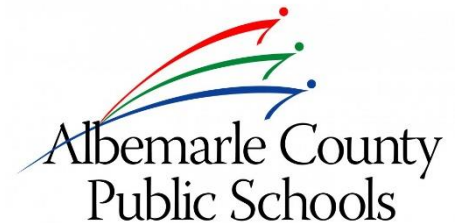
# **WOODBROOK ELEMENTARY**

## **Addition, Renovation, & Modernization**

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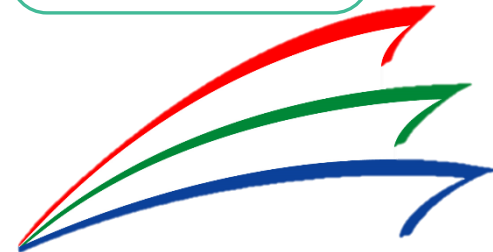
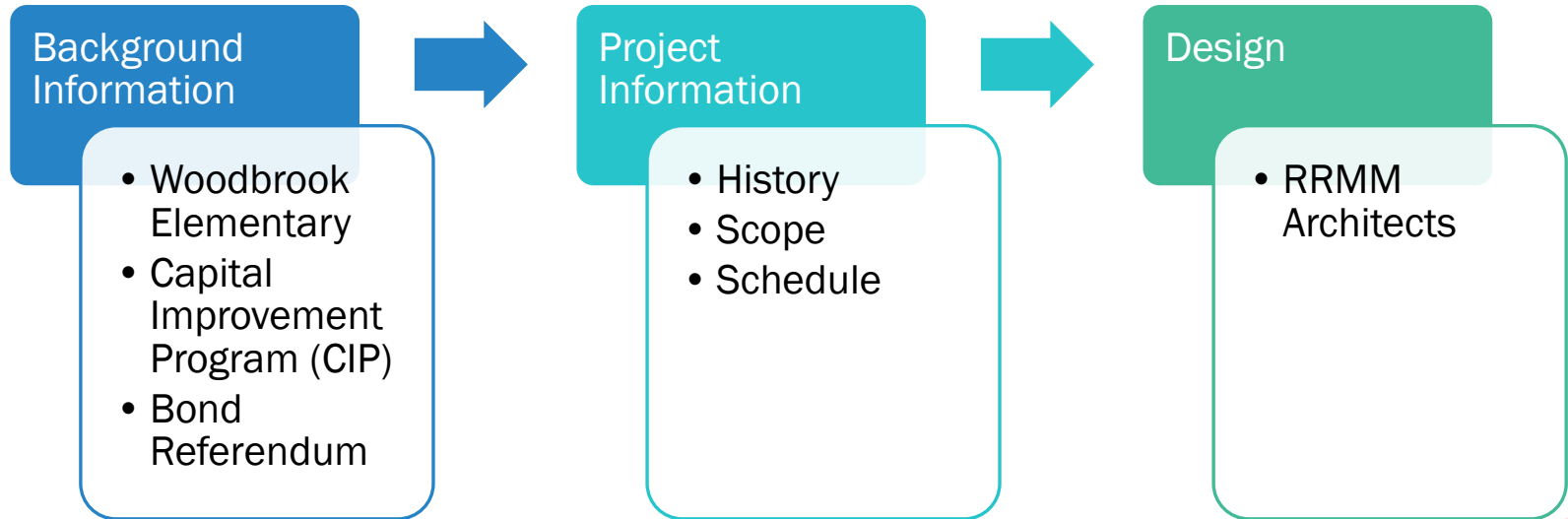
**COMMUNITY MEETING**

**SEPTEMBER 6, 2016**



# Agenda

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# Woodbrook Elementary School

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## BACKGROUND INFORMATION

# Facility Information

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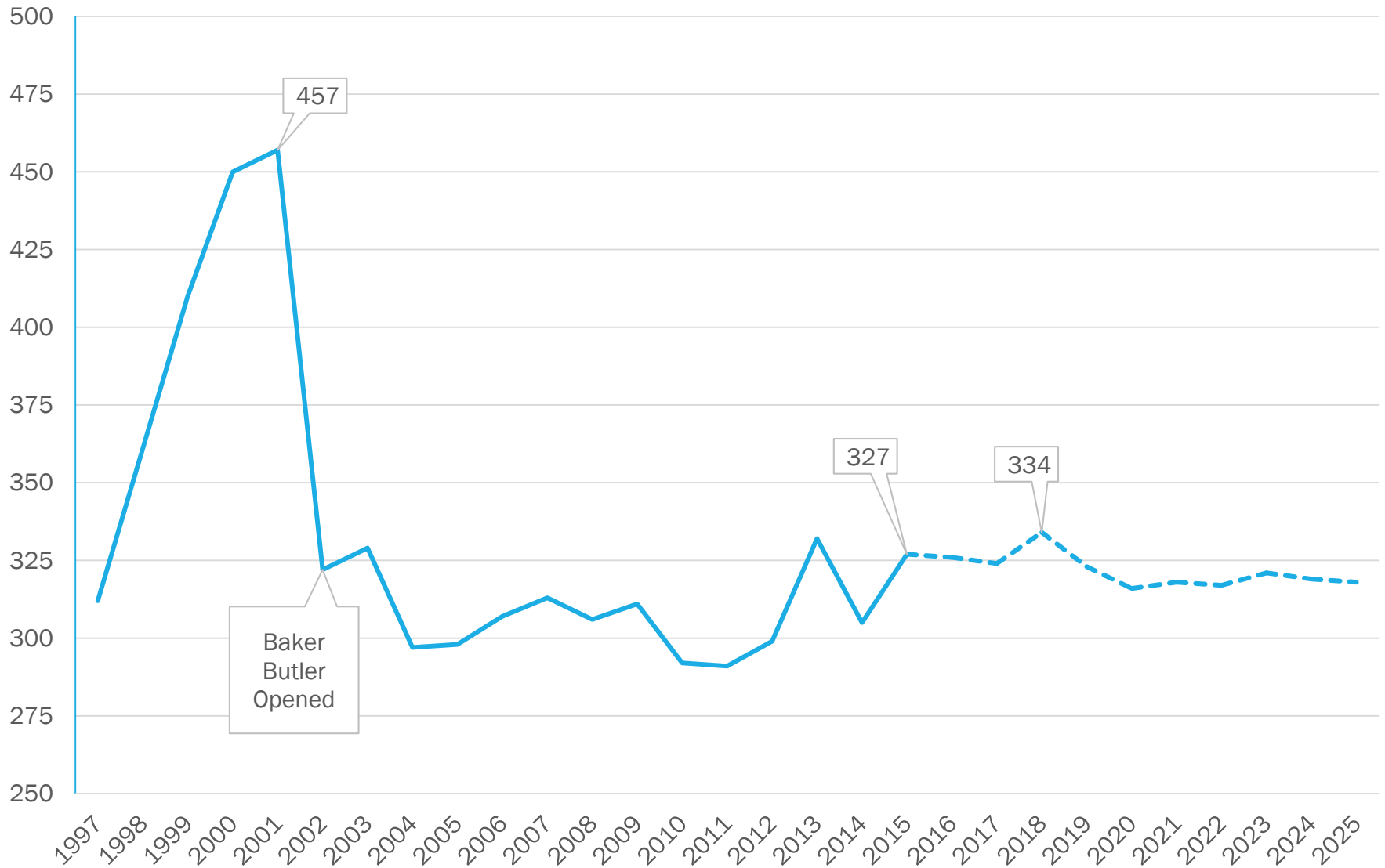
Built in 1966

50,366 square feet

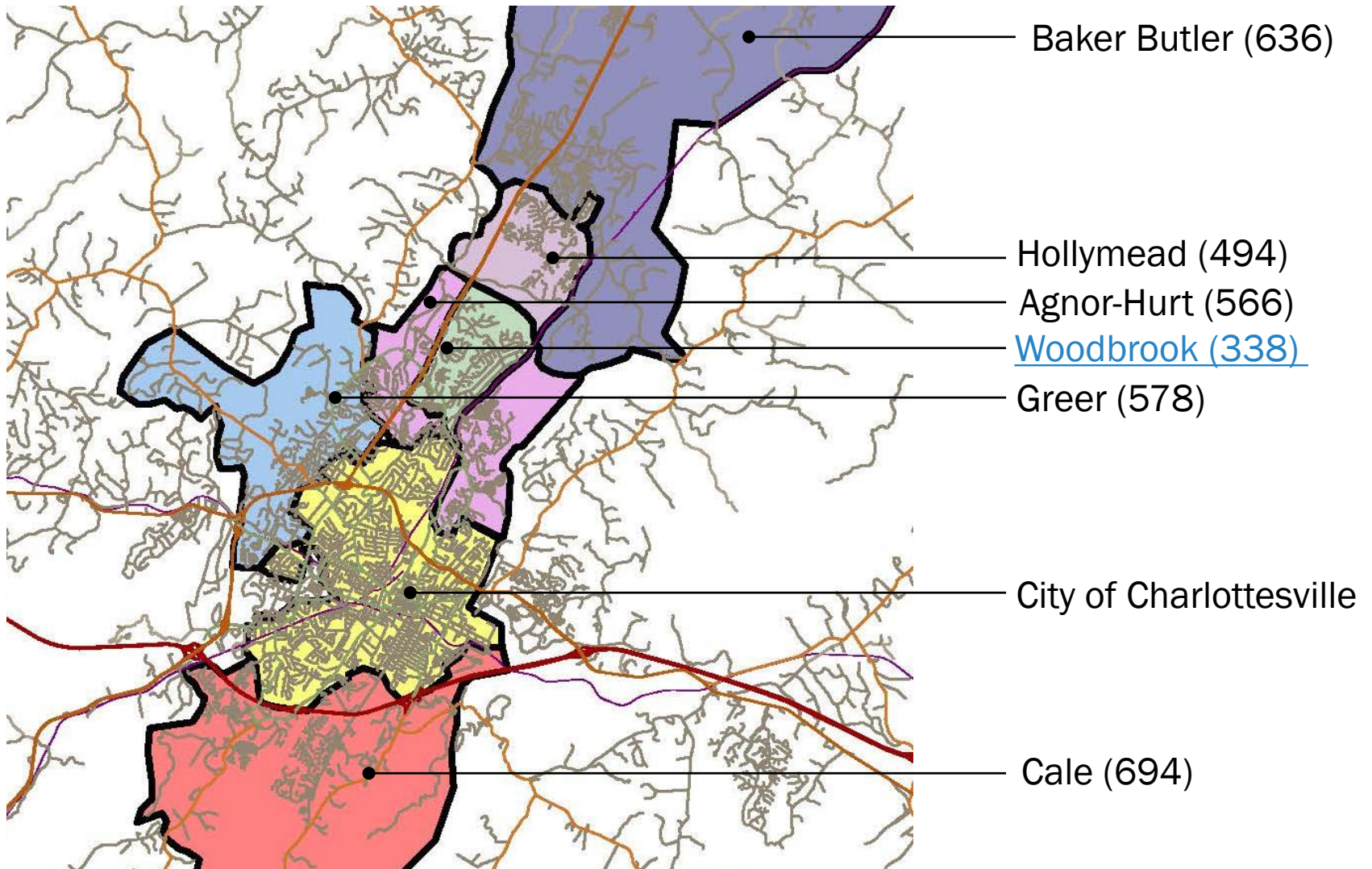
12.0 acre site

1997 Addition added 9 classrooms + media center

# Woodbrook K-5 Enrollment



# Boundaries



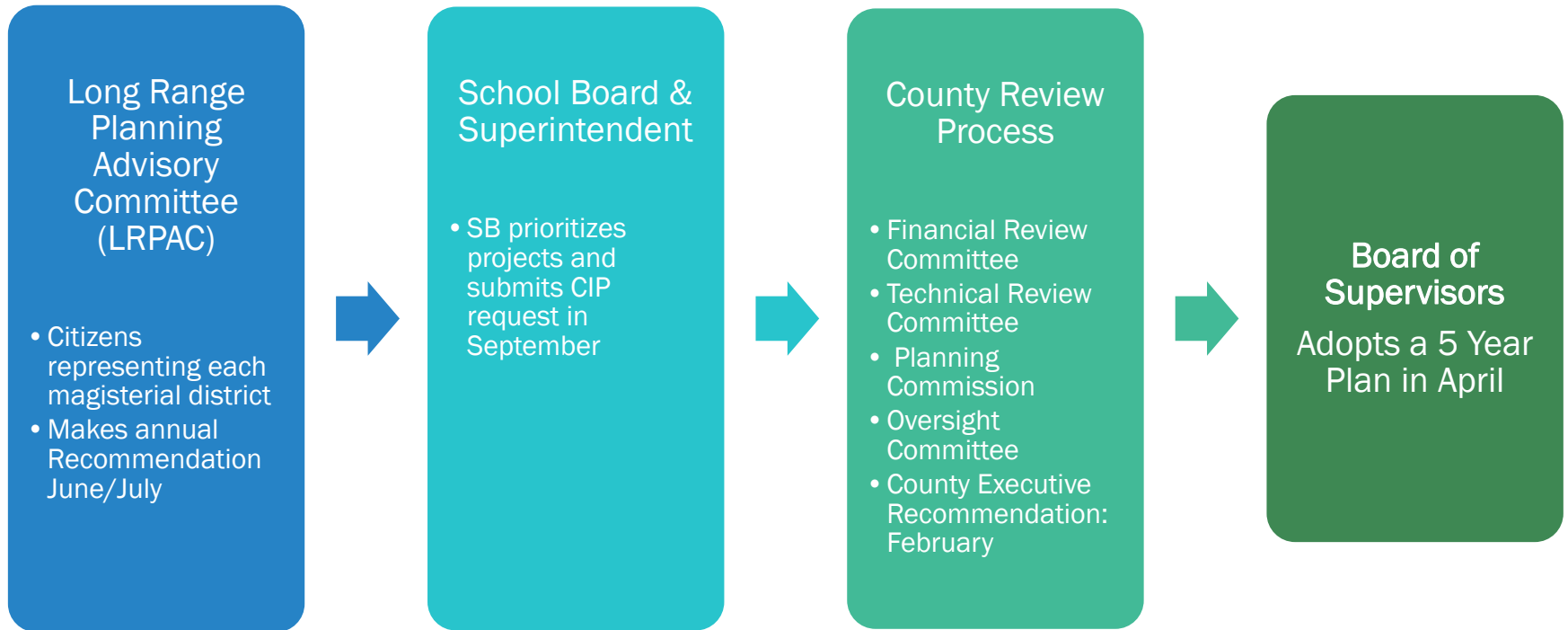
# Capital Improvement Program (CIP)

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## BACKGROUND INFORMATION

# School CIP Review Process

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# Capacity vs. Enrollment

## Fall 2015 Projected\* Urban Ring Seating Surplus/Deficits

School	Building Capacity	Capacity Conflicts											# of Trailers
		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
Agnor-Hurt	566	32	4	(6)	(9)	(11)	(28)	(25)	(25)	(36)	(39)	(49)	0
Greer	578	(29)	(65)	(77)	(103)	(95)	(82)	(80)	(80)	(87)	(86)	(94)	3
Woodbrook	338	(18)	(17)	(15)	(25)	(14)	(7)	(9)	(9)	(12)	(10)	(9)	4**
Total	1,482	(47)	(78)	(98)	(137)	(120)	(117)	(114)	(114)	(135)	(135)	(152)	7

- \*Does not include any additional Pre-K programs beyond current ones
- \*\* Fourth one added for 2016/17 School Year

# Redistricting Advisory Committee

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- Historically, the School Board seeks to utilize existing seats before building new ones.
- The School Board convened a redistricting advisory committee in April 2015 to study the overcrowding at Greer Elementary.
- The committee found NO viable redistricting solutions due to insufficient space at adjacent schools, impact on neighborhoods recently redistricted, geographic islands, and other challenges.
- With no immediate relief from redistricting, additional elementary school capacity in the urban ring is needed.

# Why Woodbrook?

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- Central Location
- Multiple schools could benefit
- Limited ability to expand Greer (topography, rock)
- Small size compared to other urban ring elementary schools

# Woodbrook Addition, Modernization & Renovation

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## PROJECT INFORMATION

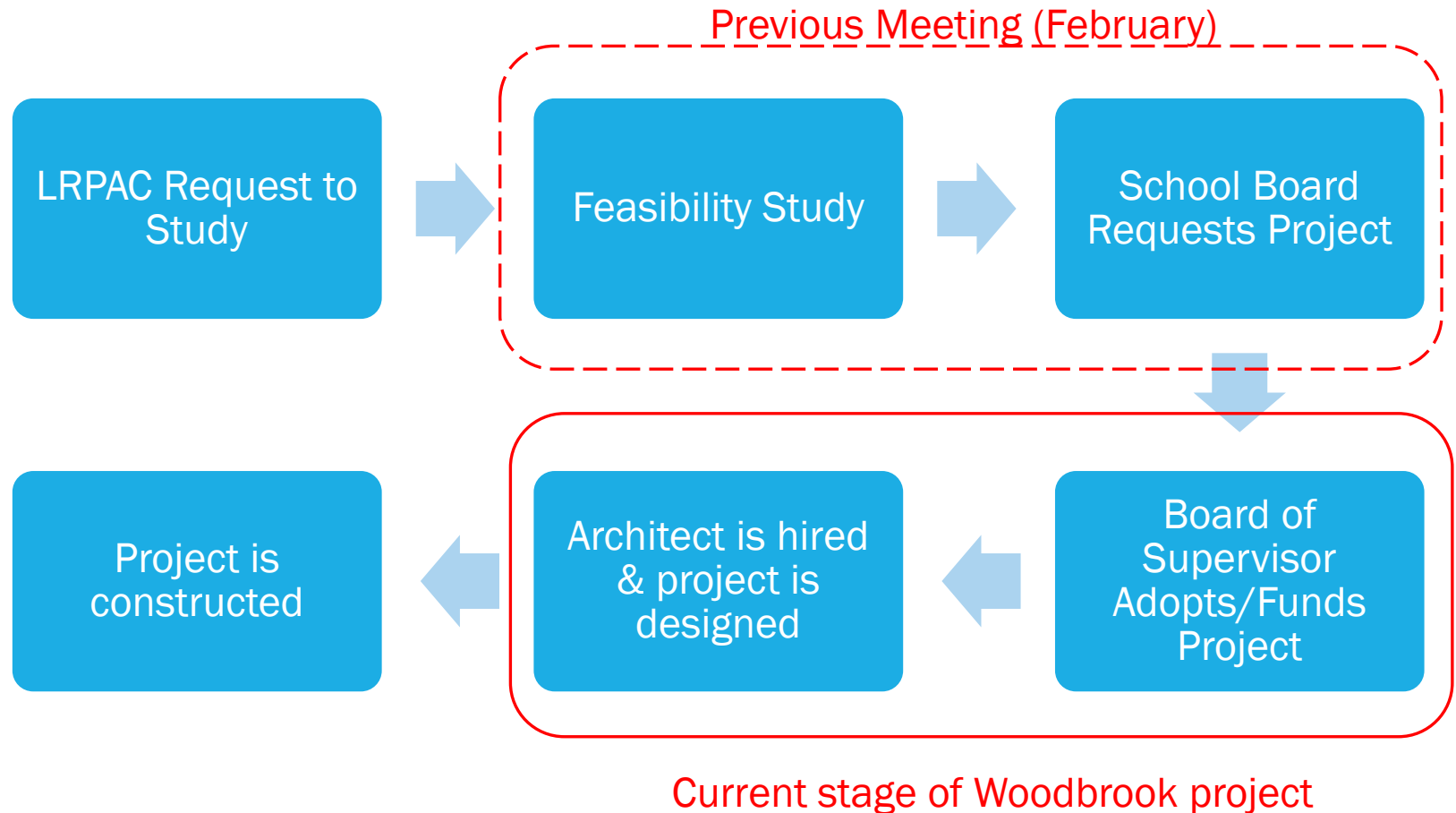
# Project History

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- In 2014, the LRPAC studied a 8 classroom vs. 16 classroom addition
- The LRPAC included the larger addition as a part of their final recommendations in 2014, 2015, & 2016
- School Board requested the project in Fall of 2014, but the project was not included in BOS adopted 5 year CIP
- School Board requested the project again in Fall of 2015.
- April 2016 - BOS approved the funding for the *design* of the project
- June 2016 – BOS approved resolution to request bond referendum on November ballot
- July 2016 - Architect hired for the project

# Project Life Cycle

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# Bond Referendum

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- Woodbrook project is one of four projects on \$35M referendum to issue general obligation bonds for selected public school projects.
- More information at [www.albemarle.org/bondreferendum](http://www.albemarle.org/bondreferendum)

# Scope

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- Additions (40,000 sf)
  - 16 classrooms (2 story)
  - 2 SPED Rooms
  - Support spaces
  - Expanded Cafeteria
  - A new Gymnasium and support spaces.
- Improvements to existing building
  - Classroom Modernization & Furniture
  - Media Center Modernization
  - Kitchen & Serving Line Improvements/Upgrades
  - Cafeteria Renovation
  - ADA Improvements
  - Renovate bathrooms
  - Expand admin area
  - New signage
  - New electrical switch gear



# Size

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Item	# of Classrooms
Projected Enrollment Deficit	8
Current Auxiliary Room Deficit at Woodbrook (Classroom Equivalent)	3
Unmet Pre-K Need	3
Growth from Future Developments	2
<b>Total</b>	<b>16</b>

# Project Schedule

Phase	2016						2017												2018							
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Schematic Design	3M																									
Design Development				2M																						
Construction Documents						4M																				
Bidding/ Award*										2M																
Construction*												13M														
Redistricting Study*															4M											

\*Timing contingent on approval of construction funding

# Upcoming Dates

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- September 8 & 22: School Board reviews Schematic Design
- November 8: Election Day & Referendum Vote
- November/December: School Board reviews Design Development

# Key Changes Since February

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- One story solution
- Greater buffer zone between construction and property lines
- A reduction in the number of students who would attend Woodbrook from Agnor-Hurt and Greer elementary schools (previously 300, now 200).
- Trying to preserve the “sledding hill”

# RRMM Architects

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SCHEMATIC DESIGN

# Woodbrook Elementary School

## Additions, Modernization and Renovations

Albemarle County Public Schools    Sept. 6, 2016





# Project Scope

## General:

- Modernize and expand Woodbrook Elementary School in order to provide additional student capacity in the urban ring

## Additions:

- Class Space, Gym, Art / Maker Space, Music, Cafeteria expansion

## Modernization and Renovations:

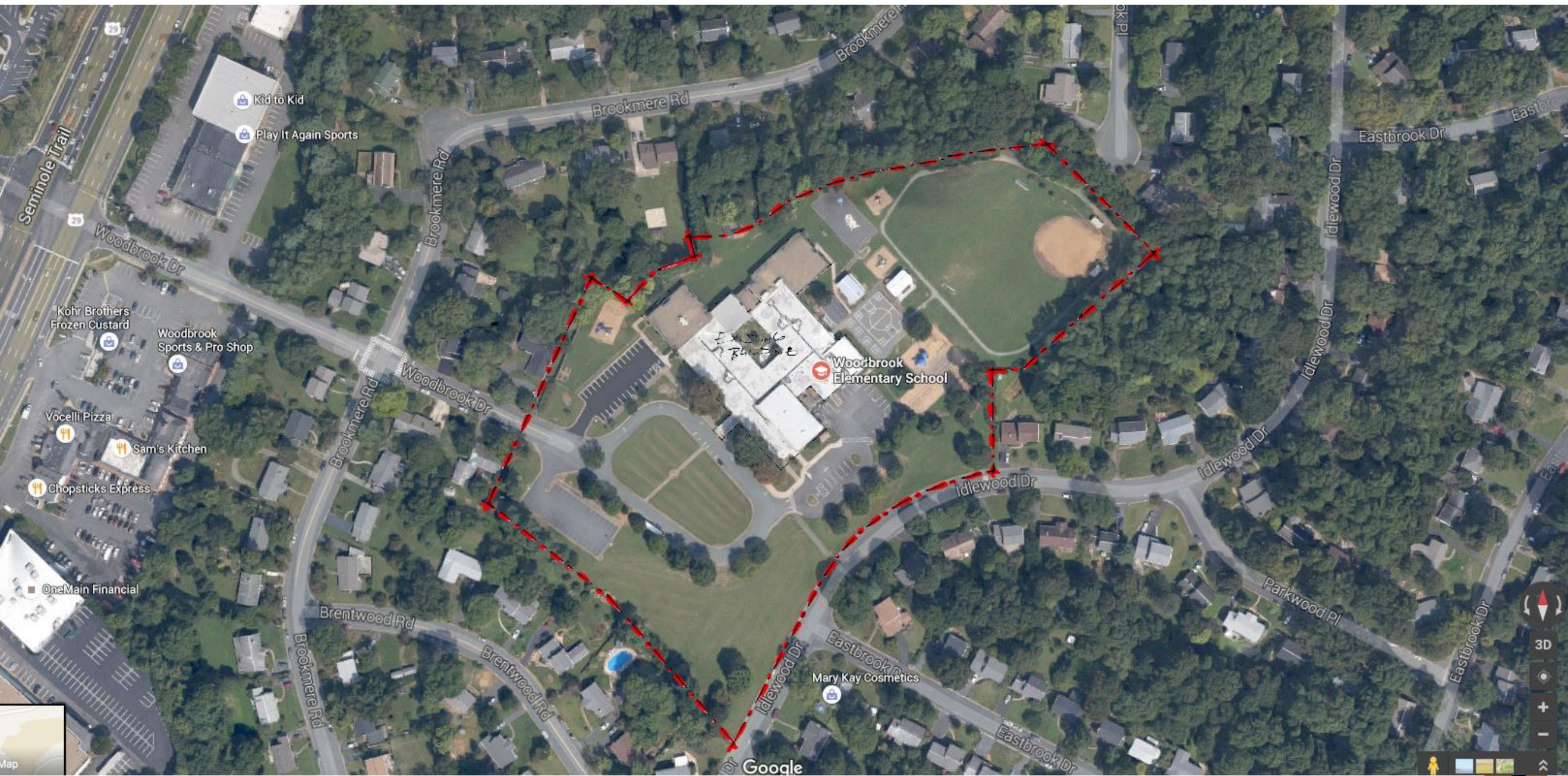
- Modernize the existing class spaces
- Various renovations throughout the school

## Site Improvements:

- Improve vehicular circulation: new bus loop, new parent drop-off
- Additional parking for cars
- New / Replacement Playgrounds and Outdoor Learning Areas



existing building and site



Woodbrook Elementary School







## CONCEPT SITE & FLOOR PLAN

Woodbrook Elementary School Renovations and Additions  
Albemarle County Public Schools







Woodbrook Elementary School





View from Woodbrook Drive Entrance



View from Idlewood Drive

## CONCEPT EXTERIOR ELEVATIONS - OPTION A

Woodbrook Elementary School



August 24, 2016





View from Woodbrook Drive Entrance



View from Idlewood Drive

## CONCEPT EXTERIOR ELEVATIONS - OPTION B



August 24, 2016

Woodbrook Elementary School





# **CONCEPT SITE & FLOOR PLAN**

**Woodbrook Elementary School Renovations and Additions**  
**Albemarle County Public Schools**



# Thank You