

ALBEMARLE COUNTY PUBLIC SCHOOLS

SCHOOL BOARD'S APPROVED
LONG RANGE PLANNING
ADVISORY COMMITTEE

2025 REPORT



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Purpose and Membership

Pursuant to School Board Policy, the Long-Range Planning Advisory Committee (LRPAC) exists to advise the Superintendent and School Board in the development of comprehensive, long-term plans for facilities needs in the most effective and efficient way and in support of the School Division's Strategic Plan. As an advisory committee, the LRPAC makes recommendations for consideration to the Superintendent and School Board.

Issues that may be considered by the advisory committee shall include, but not be limited to:

- school program capacity;
- enrollment and projections;
- transportation and operating efficiencies related to facilities planning;
- Capital Improvement Program (CIP) prioritization;
- creative financing and construction strategies;
- scope of renovations;
- school closures and new schools;
- student accommodation planning (building additions/modular relocations/review of school boundaries); and
- the future of “learning spaces” as influenced by technology and other dynamic fields.

Membership

The 2024 to 2025 Long-Range Planning Advisory Committee (LRPAC) is comprised of citizens appointed by the School Board and Superintendent, and is supported by school staff as follows:

Citizens

Sathish Anabathula (Samuel Miller)
Jon Bruneau (Jack Jouett)
Lindsay Snoddy (At-Large)
DJ Stoeberl (White Hall)

David Storm (Scottsville)
Katie Walker (Rivanna)
Vacant (Rio)

Superintendent Appointees

Kate Barrett
Megan Carper
Mariane Doyle
Jason Handy
Heidi Yoon

ACPS Staff

Maya Kumazawa, Director of Budget & Planning
Matt Wertman, Director of Building Services
Sheila Hoopmann, Senior Project Manager
Lisa Walker, Senior Project Manager

Executive Summary

The Albemarle County Public Schools (ACPS) School Board and Superintendent have approved the Long-Range Planning Advisory Committee (LRPAC) recommendation for a \$617 million needs-based Capital Improvements Program (CIP) request.

The request is largely built upon previous comprehensive requests presented, with a focus on school capacity issues at each level and building renovation needs. Where possible, the sequencing of funding requests seeks to maximize efficiency and cost savings, reducing duplication of effort, and optimizing the use of resources. Specific project recommendations are based on several master plan studies, including:

- [▸2022 Lambs Lane Master Plan Study](https://k12albemarle.org/lambslane) (k12albemarle.org/lambslane)
- [▸2023 Albemarle and Western Albemarle High School Master Plan Study](https://k12albemarle.org/2023-master-plan) (k12albemarle.org/2023-master-plan)
- [▸2024 Middle School Master Plan Study](https://k12albemarle.org/msmasterplan) (k12albemarle.org/msmasterplan)
- [▸2025 Elementary Schools Feasibility Study](https://k12albemarle.org/elementary-feasibility) (k12albemarle.org/elementary-feasibility)

In 2026, the Lambs Lane Campus of the Albemarle Career Exploration Academy (ACE Academy) and Mountain View Upper Elementary School will open for students, representing a significant milestone in new construction for ACPS. These projects were previously recommended by the LRPAC and will help to mitigate overcrowding at Albemarle High School and Mountain View Elementary School. However, as Albemarle County's population is expected to grow by 36% over 30 years (*Weldon Cooper*) and there are currently 11,230 residential housing units approved in the development pipeline (*Albemarle County, April 2025*), additional capacity for students will continue to be a need for the Division.

Recommended projects to increase building capacity include:

- Construction of a new elementary school in the Northern Feeder Pattern
- Construction of a new high school
- Preschool Center in the Urban Ring
- Additions to Community Lab School and Western Albemarle High School

Recommended projects to renovate existing buildings include:

- Stony Point, Murray, Broadus Wood, Greer, and Hollymead elementary schools
- Walton and Burley middle schools
- Albemarle, Western Albemarle, and Monticello high schools
- Trailhead Learning Community

Project Request Summary

Rank	Project	FY 27	FY 28	FY 29	FY 30	FY 31
	Northern Feeder Pattern Elementary School	\$68.4M				
1	Comprehensive High School	TBD Land	\$16.3M	\$215.3M		
2	Stony Point Elem. School Improvements & Additions	\$19.8M				
3	Albemarle High School Improvements	\$24.6M				
4	Western Albemarle High School Improvements		\$23.2M			
5	Preschool Center				\$53.7M	
6	Murray Elem. School Improvements & Additions		\$16.8M			
7	Broadus Wood Elem. School Improvements & Additions			\$16.3M		
8	Community Lab School Improvements & Addition	\$46.2M				
9	Monticello High School Improvements			\$2.4M		
10	Burley Middle School Improvements					\$3.7M
11	Greer Elementary School Improvements				TBD	
12	Walton Middle School Improvements			\$73.2M		
13	Mountain View Primary School Elevator Addition	\$0.5M				
14	Lambs Lane Master Plan - Loop Road	\$10.8M				
15	Trailhead Learning Community Improvements	\$3.0M				
16	Lambs Lane Master Plan - Journey					\$0.75M
17	Hollymead Elementary School Improvements					TBD
18	School Walk Zone Improvements	\$0.25M	\$0.25M	\$0.3M	\$0.3M	\$0.3M
19	Western Albemarle High School Addition	\$12.7M				
20	Land Acquisition for Future Projects	\$7.5M				

Capacity Projects

Northern Feeder Pattern Elementary School

FY 27	FY 28	FY 29	FY 30	FY 31
\$68.4M				

Baker-Butler Elementary School and Hollymead Elementary School are currently overcrowded and the student population is projected to continue growing. The student yield analysis from new development shows the Baker-Butler/Hollymead districts as having the highest impact of more than 900 potential students in the long term. The LRPAC recommends a new school be constructed to benefit existing elementary schools in the Northern Feeder Pattern.

A 10-acre site for a new elementary school was proffered as a part of the approved rezoning for the North Pointe Development on 29 North. The fully graded pad site and location is optimal for growth along the 29 North corridor.

In alignment with the Division's phased approach, a redistricting study for the Northern Feeder Pattern was conducted during the 2023–24 school year. Phase one (partial implementation) was initiated in 2024–25, and phase two (full implementation) is planned for 2029-30, aligning with the opening of the new school.

Design of the school is scheduled to begin in FY 27, and construction is to begin in FY 28. The school would be open to students in the 2029-30 school year.

10-year Projected Maximum Capacity Conflict: 145% at Baker-Butler, 126% at Hollymead

Project Scope

- New 600-student elementary school
- 87,000 SF building and associated site improvements (parking, playfields, bus loop, etc.)
- Net-zero-ready building
- Open to students for the 2029-30 school year.
- Located at North Pointe Development (10-acre proffered site)

Comprehensive High School

FY 27	FY 28	FY 29	FY 30	FY 31
	\$16.3M		\$215.3M	

The LRPAC and School Board considered multiple alternatives for addressing current and future capacity conflicts at all three comprehensive high schools. Alternatives include a new high school center, additions to buildings on existing high school campuses, and a new comprehensive high school. Based on School Board guidance, the LRPAC recommends the construction of a new high school. Reasons supporting this recommendation include:

- **Capacity:** Ensuring adequate capacity for the long-term was the highest priority of the Committee. A new high school can provide 1,400 to 1,600 student seats, which would accommodate current overcrowding as well as planned growth in the County over the next 25 years. The Committee prioritized this project over shorter-term capacity solutions which are less efficient in fully addressing long-term capacity conflicts throughout the division. In addition, continuing to wait to build a new school would be less cost effective due to inflationary pressures.
- **School Size:** Albemarle High School is an outlier among the comprehensive high schools in Albemarle County in terms of enrollment; further centers or additions would only exacerbate current school enrollments. According to the research organization EAB, *Brookings Papers on Education Policy* emphasizes that school size is most consequential for affective outcomes, particularly among students from lower socio-economic backgrounds. Smaller schools may foster stronger relationships, higher student involvement, and greater academic rigor.
- **Funding:** The LRPAC encourages the community to continue advocating for the Commonwealth to enact the ability for all localities to submit to local voters a referendum for a 1% sales tax that would be dedicated to the construction of school projects. In addition, the Committee recommends that Albemarle County consider alternative financing methods, including public-private partnerships, which may increase the feasibility of granting the funding request.

While land has been proffered that may be available for the construction of a new comprehensive high school, suitable, buildable land may be a significant constraint in the recommendation. The LRPAC reiterates the recommendation for land acquisition, for this or other projects.

Project Scope

- Capacity: 1,400 to 1,600 students
- Location: Current site option is on Route 29 North, north of the Rivanna River
- Timing: Design FY 28, Construction FY 29, Open 2031/32

Preschool Center

FY 27	FY 28	FY 29	FY 30	FY 31
			\$53.7M	

The LRPAC recommends continued study to analyze the alternatives for creating a central location for ACPS preschools in the urban ring. Preschool programs include Early Childhood Special Education (ECSE), VPI, Head Start, and Title I. Currently, most ACPS elementary schools host these programs with participants living both in the respective elementary school district and participants from neighboring elementary school districts since the programs cannot be offered at all of the elementary schools in the students' district(s). Centralizing these services may provide a higher level of service, greater preschool capacities, and cost efficiencies. Transportation and distance issues will be addressed as a part of the study.

As the County population continues to grow, providing adequate capacity for K-5 instruction continues to be a challenge. While there are several initiatives underway, including the construction of new elementary schools, this solution would provide additional K-5 capacity in elementary schools by pulling preschool services out into a different location. A preschool center would also allow for opportunities to provide employer-sponsored child care programs as a benefit to employees. The LRPAC recommends that the Division study the possibility of employer-sponsored child care programs in parallel with studying the centralized preschool center. The study should include coordination and engagement with community child care providers.

10-year Projected Maximum Capacity Conflict: 110% Agnor, 103% Greer, 112% Woodbrook



Elon Rhodes Early Learning Center (Photo by VMDO Architects)

Community Lab School Improvements & Addition

FY 27	FY 28	FY 29	FY 30	FY 31
\$46.2M				

The proposed recommendations of the 2024 Middle School Master Plan Study address: county-wide growth and school enrollment, facility equity, unique school/community needs, environmental sustainability, and buildings and facilities that support current and future educational programming. The proposed phasing plan for short- and long-term improvements at all ACPS middle schools to address capacity and equity needs is below:

- Phase 1: Addition/Renovation to Community Lab School
- Phase 2: Renovate/Improve Walton Middle School
- Phase 3: Build a new middle school
- Phase 4: Renovate/Improve Burley, Journey, Henley, and Lakeside Middle Schools

This capacity project addresses *Phase 1: Addition/Renovation to Community Lab School*. Community Lab School applications consistently exceed the school's available capacity by a large margin, and the facility is rated as *Inadequate*, as it was built in 1959 as Rose Hill Elementary School. Expanding the school would provide some capacity relief to other schools.

▷ [2024 Middle School Master Plan Study](https://k12albemarle.org/msmasterplan) (k12albemarle.org/msmasterplan)

▷ [Consultant Study: Middle School Facilities Condition Assessments](https://k12albemarle.org/ms-facilities) (k12albemarle.org/ms-facilities)

▷ [ACPS Study: Middle School Facilities Condition Assessments](https://k12albemarle.org/2025-ms-assessment) (k12albemarle.org/2025-ms-assessment)

Project Scope

- Addition/Renovation to Community Lab School to increase admissions (240 to 400)
- The 2-story addition includes new classrooms, a dedicated media center on the main level, and a "specials" community below with direct access to outdoor programs.
- Heavy renovations to the existing facility will widen the entry sequence and create an open commons with views and direct access to the outdoor courtyard.
- The gym will be converted into a multi-purpose room that can be opened to the commons for large assembly seating.
- Moderate renovations will provide additional administrative, teacher, and academic support spaces and modernize existing classrooms.
- Reconstruct the lower parking to correct deferred maintenance and increase parking on site with the project.

Western Albemarle High School Addition

FY 27	FY 28	FY 29	FY 30	FY 31
\$12.7M				

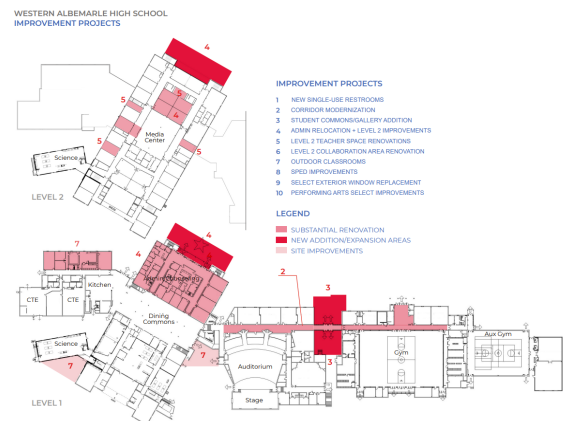
Western Albemarle High School is currently over capacity by 189 students and is anticipated to be over capacity by as many as 333 students over the next ten years. While ACE Academy - Lambs Lane Campus may provide additional capacity relief, the center remains less accessible to students living in the Western Feeder Pattern due to the distance. There is currently one eight-classroom unit used by students Western Albemarle High School.

The 2023 Albemarle and Western Albemarle High Schools Master Plan Study recommended an optional project for Western Albemarle to be expanded. The proposed recommendations for this optional project include a 2-story 9,200 SF addition with a new administrative wing on the ground floor and four new classrooms on the second floor. Portions of the existing second floor and the existing ground floor office space would be renovated to accommodate an additional 4-6 classrooms, small group space, and/or additional commons areas for students.

► [2023 Albemarle and Western Albemarle High School Master Plan Study](https://k12albemarle.org/2023-master-plan)

(k12albemarle.org/2023-master-plan)

10-year Projected Maximum Capacity Conflict:
130% (without ACE Academies or Mobile Classrooms)



Project Scope

- 2-story 9,200 SF addition with a new administrative wing on the ground floor
- 4 new classrooms on the second floor in addition to renovations that would result in 4-6 additional classrooms
- Project would add a total of 8 to 10 Classrooms

Renovations Projects

Elementary School Improvements & Additions

	FY 27	FY 28	FY 29	FY 30	FY 31
Stony Point	\$19.8M				
Murray		\$16.8M			
Broadus Wood			\$16.3M		
Greer				TBD	
Hollymead					TBD
Mountain View Elevator	\$0.5M				

While the Division consistently and adequately funds ongoing maintenance, many elementary school buildings are due for more comprehensive renovations that will more efficiently and holistically bring aging buildings up to date. These projects aim to provide funding to renovate schools that have historically had stable or declining enrollment and, therefore, have been seen as less urgent when it comes to the need for renovations. These projects support the ACPS strategic goal of promoting equity for all students across the county and ensuring that all schools are safe, functional, and provide the facilities necessary to support current educational programming.

In addition, in order to meet the Division's goals of providing equitable services to all students and to ensure safety and security in our facilities, LRPAC recommends that additional elevators be constructed. Some ACPS schools have only one elevator, and the existing elevators do not meet modern standards, such as being able to accommodate a gurney. Not all classrooms are easily within reach of one elevator, so students with limited mobility may be forced to travel significantly longer distances to reach their classes.

The Elementary School Improvements Project continues in the Capital Needs Assessment beyond the CIP.

► [Facilities Conditions Assessments](https://k12albemarle.org/facility-conditions) (k12albemarle.org/facility-conditions)

► [2025 Elementary Schools Feasibility Study](https://k12albemarle.org/elementary-feasibility) (k12albemarle.org/elementary-feasibility)

Stony Point Elementary School Improvements & Additions

10-year Projected Maximum Capacity Conflict: 109%

Facility Condition: Built in 1934, Inadequate Rating

- **Building Improvements:** Classroom/courtyard addition to replace modular classrooms and add gathering/collaboration/outdoor learning spaces; Add ADA lift; expand library to create a functional, dynamic, light-filled space, light-filled cafeteria addition; stage/storage addition at the end of the gym
- **Site Improvements:** Widen entry road for dedicated bus/car lanes with optional second entry, add aluminum canopy for car riders, upgrade asphalt walking track, regrade/reseed/upgrade soccer field, upgrade all playground equipment and surfaces, pave old modular classroom space for overflow parking/learning garden, repair/upgrade existing asphalt recreation surfaces, remove/replace sheds

Murray Elementary School Improvements & Additions

10-year Projected Maximum Capacity Conflict: 98%

Facility Condition: Built in 1960, Poor Rating

- **Building Improvements:** Relocate student support spaces from corridors to dedicated spaces, allowing corridors for student gathering; expand/improve main entrance and office suite, adding abundant light; install large skylight in lobby; enlarge library by relocating resource spaces; create tutoring/collaboration spaces in each wing; build 5-6 classroom addition with support spaces; add covered walkway between wings
- **Site Improvements:** Resurface asphalt courts and repair or replace equipment, install aluminum canopy for car riders, replace upper playground equipment/surfaces, add asphalt surface for 'learning garden' and event parking, remove modular classroom with construction of new classroom addition, regrade/reseed/upgrade soccer field, create accessible path to lower playground/soccer field, repair/restripe track, replace lower playground

Broadus Wood Elementary School Improvements & Additions

10-year Projected Maximum Capacity Conflict: 80%

Facility Condition: Built in 1936, Inadequate Rating

- Building Improvements: Create makerspace addition at rear corridor/courtyard; create stage/storage addition off gym; with construction of new stage, convert existing gym stage to music classroom and dismantle cafeteria stage to add cafeteria seating; all new restrooms to be ADA accessible; relocate clinic for accessibility; convert courtyards to hardscapes; reconfigure administrative suite and staff lounge
- Site Improvements: Widen entrance for separate bus/car lanes, regrade/reseed/upgrade baseball & soccer fields, repair all asphalt roads/ parking areas/playgrounds, upgrade playground/court equipment & surfaces, add aluminum canopy for car riders, repair/upgrade all asphalt walking paths, regrade/reseed front track/bridge/field for accessible use or pave for a 'learning garden' and event parking

Greer Elementary School Improvements

10-year Projected Maximum Capacity Conflict: 103%

Facility Condition: Built in 1974, Poor Rating

Study to determine the extent of building and site improvements, to include at least the following:

- Building Improvements to include elevator addition
- Site Improvements to include Lambs Lane Master Plan recommendations of new Greer bus loop and parking reconfiguration

Hollymead Elementary School Improvements

10-year Projected Maximum Capacity Conflict: 126%

Facility Condition: Built in 1972, Poor Rating

Study to determine the extent of building and site improvements.

Mountain View Elementary School Elevator Addition

- Elevator addition to service six classrooms, two offices, one tutoring/EL space, and three restrooms on the second floor; the existing elevator does not meet modern standards such as being able to accommodate a gurney; not all classrooms are easily within reach of one elevator, so students with limited mobility may be forced to travel significantly longer distances to reach their classes and may be at greater risk in the event of an obstacle between their classroom and the elevator

High School Improvements

	FY 27	FY 28	FY 29	FY 30	FY 31
Albemarle	\$17.0M				
Western Albemarle		\$15.2M			
Monticello			\$2.4M		

In 2017, the Division completed a High School Facility Planning Study. The recommendations, which the School Board accepted, included the construction of High School Centers to meet capacity needs and the modernization of the division's existing high schools. Due to the age and condition of the facilities, Albemarle and Western Albemarle high schools were prioritized first. As a part of the study, the Division conducted a detailed assessment utilizing the Education Facilities Effectiveness Instrument (EFEI) to determine the educational adequacy of the space for contemporary instructional needs.

In addition, to meet the Division's goals of providing equitable services to all students and to ensure safety and security in our facilities, the LRPAC recommends that additional elevators be constructed. Some high schools have only one elevator, and the existing elevators do not meet modern standards such as being able to accommodate a gurney. Not all classrooms are easily within reach of one elevator, so students with limited mobility may be forced to travel significantly longer distances to reach their classes and may be at greater risk in the event of an obstacle between their classroom and the elevator.

The LRPAC first recommended this project in its 2017 LRPAC report and followed up in 2019, 2021, and 2023 reports. Over time, the scope has been revised as a response to the 2023 AHS/WAHS Master Plan Study and to stay within the requested recommendation, while also acknowledging that continued funding delays will lead to higher costs due to inflationary pressures. This request remains largely the same, with the updated costs reflecting the addition of an inflationary factor.

▸ [High School Facilities Condition Assessment](https://k12albemarle.org/2025-hs-assessment) (k12albemarle.org/2025-hs-assessment)

▸ [2023 Albemarle & Western Albemarle High School Master Plan Study](https://k12albemarle.org/2023-master-plan)
(k12albemarle.org/2023-master-plan)

▸ [2017 Facilities Planning Study](https://k12albemarle.org/2017-planning) (k12albemarle.org/2017-planning)

Albemarle High School Improvements

10-year Projected Max. Capacity Conflict: 120% (*without ACE Academies or Mobile Classrooms*)

Facility Condition: Built in 1953, Borderline Rating

- Breezeway and hallway improvements; locker room improvements; collaboration areas; sprinkler building where a sprinkler system does not currently exist; guidance corridor classrooms/commons expansion; basement daylighting; arts wing ADA/circulation improvements (elevator additions); and Career and Technical Education (CTE) space improvements
- Elevator addition

Western Albemarle High School Improvements

10-year Projected Max. Capacity Conflict: 130% (*without ACE Academies or Mobile Classrooms*)

Facility Condition: Built in 1977, Poor Rating

- Full corridor improvements; outdoor learning spaces; commons improvements; window upgrades; athletic wing commons with classroom addition; makerspace expansion; performing arts wing improvements; outdoor learning spaces; teacher space improvements; special education area improvements; replace and enlarge windows; convert 4 sets of communal restrooms to single-user restrooms; and replace metal panels
- Elevator addition

Monticello High School Improvements

10-year Projected Max. Capacity Conflict: 112% (*without ACE Academies or Mobile Classrooms*)

Facility Condition: Built in 1998, Borderline Rating

- Conversion of 4 sets of communal restrooms to single-user restrooms
- Elevator addition

Trailhead Learning Community Renovations

FY 27	FY 28	FY 29	FY 30	FY 31
\$3.0M				

Beginning with the 2025-26 academic year, ACPS operates the Intensive Support Center, Post High, and the Center for Learning and Growth at the Trailhead Learning Community (formerly Ivy Creek). The Special Education department has also been consolidated into this one location, when previously it was spread throughout the division.

The facility was built in 1998 and requires renovations to meet new program needs.

Project Scope

- Light renovations include playground improvements, furniture, fixtures & equipment, Post High facility programming, classroom space renovations to provide life skills spaces such as a residential kitchen, bedroom setup, laundry, etc., unique to the needs of this community.
- Additional parking for employees



Middle School Improvements

	FY 27	FY 28	FY 29	FY 30	FY 31
Walton			\$73.2M		
Burley					\$3.7M

ACPS has five comprehensive middle schools (grades 6-8) and Community Lab School, which serves students in grades 6-12. While our middle schools currently provide adequate space to serve our students, there are looming overcrowding issues at Henley Middle School in Crozet and at Journey Middle School at the Lambs Lane Campus. Based on projected enrollment growth, the age and condition of middle school facilities, as well as improving learning spaces, ACPS has conducted a comprehensive study of all middle schools with the goal of developing a 20-year master plan to address, improve, and resolve capacity challenges and renovation needs.

Years 1-5:

- Addition/renovation to Community Lab School
- Renovate/improve Walton Middle School + Redistricting Study
- Renovate/improve Burley Middle School

Years 6-10:

- Build a new middle school + Redistricting Study
- Renovate/improve Journey, Henley, and Lakeside Middle Schools

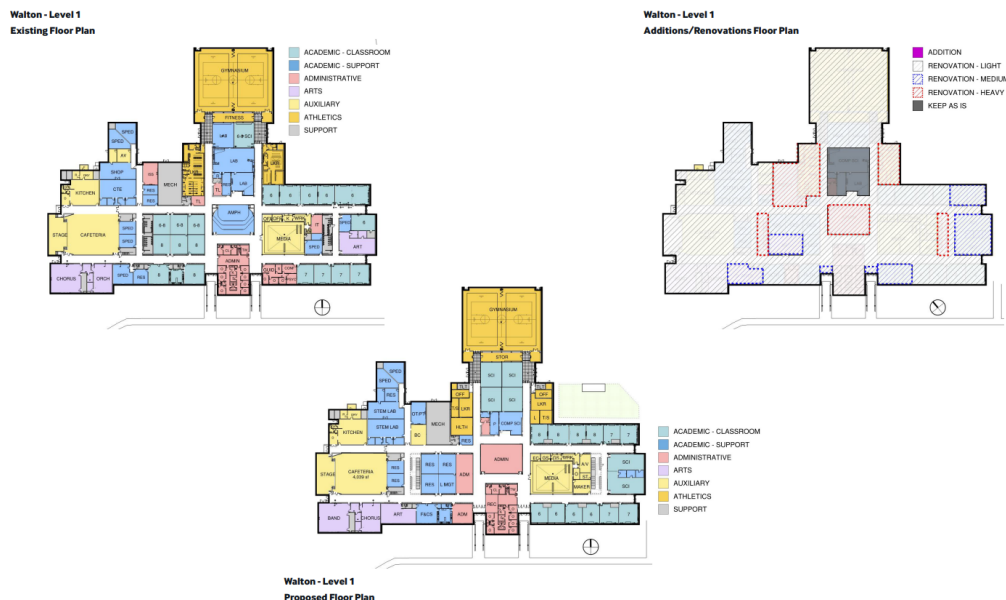
▷ [2024 Middle School Master Plan Study](https://k12albemarle.org/msmasterplan/) (k12albemarle.org/msmasterplan)

▷ [Consultant Study: Middle School Facilities Condition Assessments](https://k12albemarle.org/ms-facilities)

(k12albemarle.org/ms-facilities)

▷ [ACPS Study: Middle School Facilities Condition Assessments](https://k12albemarle.org/2025-ms-assessment)

(k12albemarle.org/2025-ms-assessment)



Phase 1 of the project, to renovate and expand Community Lab School, is included as a *Capacity* project.

Walton Middle School Improvements

10-year Projected Maximum Capacity Conflict: 80%

Facility Condition: Built in 1974, Poor Rating

- Renovate/Improve Walton Middle School and conduct redistricting study. As a result of the redistricting study, the division may redistrict students to Walton to better fit, but not exceed, its current capacity of 501. Renovations will include equity improvements within the current footprint and structure.

Burley Middle School Improvements

10-year Projected Maximum Capacity Conflict: 84%

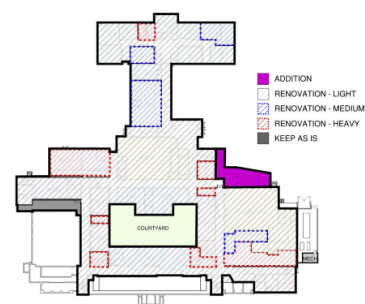
Facility Condition: Built in 1951, Inadequate Rating

- Renovate/Improve Burley to equitable standards of other middle schools in the division. Due to its age, Burley will need systems, structural, and building envelope improvements as well as interior renovations. Comprehensive recommendations as described in the Middle School Master Plan Study. Design funds for Burley in Year 5 and construction funds in the CNA.

Burley - Level 1
Existing Floor Plan



Burley - Level 1
Additions/Renovations Floor Plan



Burley - Level 1
Proposed Floor Plan



Lambs Lane Master Plan

	FY 27	FY 28	FY 29	FY 30	FY 31
Loop Road	\$10.8M				
Journey Loop					\$0.75M

In 2022, the Division completed the Lambs Lane Master Plan study with the goals of improving overall campus safety/security, developing an efficient vehicular/bike/pedestrian access plan, creating campus identity and sense of place, determining optimal facility and land use, prioritizing equity and community involvement, utilizing best practices for environmental sustainability, and improving aesthetics, signage, and wayfinding on the Lambs Lane campus. The Lambs Lane campus is home to Albemarle High School, ACE Academy, Journey Middle School, Greer Elementary School, Trailhead Learning Community, Newcomer Learning Community, the Transportation Vehicle Maintenance Facility, and the Boys and Girls Club.

► [2022 Lambs Lane Master Plan Study](https://k12albemarle.org/lambslane) (k12albemarle.org/lambslane)

The sequencing of the below project requests seeks to maximize efficiency and cost savings by aligning projects that can be completed concurrently, reducing duplication of effort and optimizing the use of time, labor, and materials.

Years 1-5:

- Design and Construction of Main Loop Road from Lambs Lane to Hydraulic Road with associated wayfinding signage & complementary landscaping
- Design and Construction of new Greer bus loop and parking reconfiguration (project is included with Greer Elementary School Improvements)
- Design of Journey Middle School bus loop and parking reconfiguration

Years 6-10:

- Construction of Journey Middle School bus loop and parking reconfiguration, Design of Albemarle High School bus loop & parking lots
- Construction of Albemarle High School bus loop and parking lots, design of Transportation Vehicle Maintenance Facility relocation, design of north section Main Loop Road
- Construction of Transportation Vehicle Maintenance Facility
- Construction of north section Main Loop Road, design of new Albemarle High School athletic fields
- Construction of new Albemarle High School athletic fields.

School Walk Zones

FY 27	FY 28	FY 29	FY 30	FY 31
\$0.25M	\$0.25M	\$0.3M	\$0.3M	\$0.3M

ACPS began implementing walk zones in 2021 in response to the national bus driver shortage. There are twelve schools with approved walk zones. Walking distances are measured from the student's residence or current school bus stop to the entrance of the school grounds. School walk zones may be subject to unusual safety hazards, which could include railroad crossings, lack of safe crosswalk infrastructure, and/or topography or road curvature that prevents cars from seeing walkers.

Further, school walk zones contribute to the Division's and Albemarle County's Climate Action Plan to reduce carbon emissions. Multiple studies have shown that walking and biking to school provide opportunities to reduce carbon footprints and contribute to the health of the environment.

In the past, ACPS has partnered with Albemarle County on pursuing and implementing Safe Routes to School grants on larger infrastructure projects. Those projects have historically been much larger projects that take longer to implement. This project would not replace those efforts, but would enable ACPS to make smaller infrastructure improvements that can be implemented in a more timely and efficient manner.

The LRPAC requests that the Board of Supervisors appropriate revenues generated from the speed enforcement cameras to this project which aligns with the purpose of the cameras to make moving through school zones safer.

The LRPAC anticipates the Division would continue to pursue walk zone projects in the years covered by the Capital Needs Assessment.

Land Acquisition

FY 27	FY 28	FY 29	FY 30	FY 31
\$7.5M				

ACPS continues to have significant need for land, in consideration of proposed capital projects both in the CIP for the next five years as well as the capital needs assessment over the next ten years. Proposed uses for the land could include:

- **Middle School:** Phase 3 of the Middle School Study recommends the construction of a new middle school;
- **Elementary School:** Continued growth along the 29 North corridor, the Urban Ring, and in the Western Feeder Pattern may require elementary schools after the North Pointe-area elementary school is constructed;
- **Preschool Center:** Continued study is recommended for a new preschool center with land that has not yet been identified;
- **Administration Space:** ACPS Administration is currently housed in the Albemarle County Office Building, which does not provide the space required to house all staff and is not a permanent solution; and
- **Operations Center:** Several departments, including the Building Services, Technology, and Child Nutrition departments, are currently in a leased space. In addition, the Lambs Lane Master Plan includes the removal of the Vehicle Maintenance Facility from its current location, but a new location has not been identified.

Project Scope

- A reserve fund for land acquisition costs that will be used when feasible parcels are identified for potential ACPS projects.



Capital Needs Assessment

Administration Space & Operations Facility

For over 10 years, the LRPAC has recommended a project to consolidate administrative and support functions to accommodate ongoing growth and increase efficiency and collaboration across departments. Several temporary shifts have occurred as needs have changed over time: Along with the opening of High School Center 1 in 2018-19 at Seminole Place, the Department of Child Nutrition, Extended Day Enrichment Programs, and the Technology Department moved their administrative functions to a leased area adjacent to Center 1 at Seminole Space. This lease is effective through June 30, 2034.

In 2024, the Building Services Department moved to Seminole Place (as recommended in the Lambs Lane Master Plan Study) with a lease that is effective through June 30, 2034.

The County Office Building on McIntire Road continues to be overcrowded as ACPS has grown and added new services, including Mental Health Services, Safety & Security Services, an independent Human Resources Department, and various Community Engagement programs.

The Lambs Lane Master Plan Study also recommends the relocation of the Transportation Department and Vehicle Maintenance Facility from the Lambs Lane Campus. A suitable location has yet to be determined.

Urban Ring Elementary School

While the CIP has included elementary school capacity projects in the County's development areas (Crozet addition in the Western Feeder Pattern, Mountain View Upper in the Southern Feeder Pattern, and the elementary school at North Pointe in the Northern Feeder Pattern), there continues to be steady growth in the urban ring of the County, within the current elementary boundaries of Agnor, Greer, and Woodbrook. Depending on the student yields of new housing developments in this area and the feasibility of implementing a preschool center, an additional elementary school in the urban ring may be needed after the next five years.

The LRPAC will continue to study this project after the redistricting study for the elementary school at North Pointe and a potential preschool center that would provide K-5 capacity in existing schools.

Continuation of CIP Projects

The LRPAC recommends these projects begin in the capital improvement program years 1-5, but have remaining projects in the capital needs assessment years 6-10.

- Projects included in the Middle School Master Plan Study
 - Burley Middle School Improvements
 - Build a new middle school + Redistricting Study
 - Renovations at Journey, Henley, and Lakeside Middle Schools
- Elementary School Improvements (based on Facilities Conditions Assessment)
 - Agnor
 - Ivy
 - Stone Robinson
 - Woodbrook
- Lambs Lane Master Plan
 - Construction of Journey Middle School bus loop and parking reconfiguration, Design of Albemarle High School bus loop & parking lots
 - Construction of Albemarle High School bus loop and parking lots, design of Transportation Vehicle Maintenance Facility relocation, design of north section Main Loop Road
 - Construction of Transportation Vehicle Maintenance Facility
 - Construction of north section Main Loop Road, design of new Albemarle High School athletic fields
 - Construction of new Albemarle High School athletic fields.
- School Walk Zones
 - Annual improvements

Appendices

- Appendix A - 10-Year Student Enrollment Projections
- Appendix B - 10-Year Projected Capacity Conflicts
- Appendix C - Capacity Calculations
- Appendix D - Residential Housing Development Pipeline
- Appendix E - Student Yield Ratios
- Appendix F - Facility Historical Information

Appendix A: ACPS 10-year Enrollment Projections

by Base School

	Actual Enrollments					One to Five Year Projections						Six to Ten Year Projections					
	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	5 year Incr.	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	10 year Incr.
AGNOR	424	401	396	464	449	450	455	455	461	463	3.1%	474	480	484	490	495	10.2%
BAKER BUTLER	673	727	725	660	656	659	668	670	686	705	7.5%	706	715	721	733	742	13.1%
BROADUS WOOD	251	269	268	263	255	264	261	256	248	250	-2.0%	254	256	256	256	256	0.4%
BROWNSVILLE	749	576	550	512	486	496	504	516	523	515	6.0%	537	541	541	545	547	12.6%
CROZET	323	518	544	565	552	556	565	561	570	565	2.4%	572	577	579	586	589	6.7%
GREER	443	454	456	469	446	448	442	439	434	451	1.1%	453	455	457	461	464	4.0%
HOLLYMEAD	334	341	334	441	456	470	494	521	522	542	18.9%	533	545	553	561	566	24.1%
IVY	319	342	347	358	369	369	357	363	360	362	-1.9%	361	360	359	360	360	-2.4%
MOUNTAIN VIEW PRIMARY	368	368	391	379	347	345	347	373	374	369	6.3%	376	383	391	394	398	14.7%
MOUNTAIN VIEW UPPER	316	331	322	339	367	386	380	344	342	345	-6.0%	370	370	366	374	381	3.8%
MURRAY	265	277	275	274	256	262	244	237	244	245	-4.3%	253	253	252	252	252	-1.6%
RED HILL	171	183	176	189	177	185	187	185	184	183	3.4%	183	184	185	187	187	5.6%
SCOTTSVILLE	203	208	194	199	205	205	218	215	217	209	2.0%	211	209	207	208	209	2.0%
STONE ROBINSON	439	438	449	446	414	420	422	419	416	417	0.7%	429	432	432	435	437	5.6%
STONY POINT	185	182	174	209	243	241	248	243	248	248	2.1%	242	242	241	242	243	0.0%
WOODBROOK	527	560	523	488	503	500	498	494	514	510	1.4%	495	499	500	504	507	0.8%
Elementary Total	5,990	6,175	6,124	6,255	6,181	6,256	6,290	6,291	6,343	6,379	3.2%	6,449	6,501	6,524	6,588	6,633	7.3%
<i>Elementary Annual Increase</i>		185	(51)	131	(74)	75	34	1	52	36	198	70	52	23	64	45	452
BURLEY	593	585	548	530	506	520	554	574	581	580	14.6%	549	550	553	574	579	14.4%
HENLEY	835	805	799	844	870	869	873	875	885	881	1.3%	861	878	868	893	899	3.3%
JOURNEY	684	629	605	645	641	657	669	675	668	648	1.1%	639	659	684	678	673	5.0%
LAKESIDE	546	511	519	572	598	616	620	625	635	636	6.4%	675	679	712	691	707	18.2%
WALTON	325	336	328	337	363	347	348	336	363	392	8.0%	383	378	370	379	380	4.7%
Middle Total	2,983	2,866	2,799	2,928	2,978	3,009	3,064	3,085	3,132	3,137	5.3%	3,107	3,144	3,187	3,215	3,238	8.7%
<i>Middle Annual Increase</i>		(117)	(67)	129	50	31	55	21	47	5	159	(30)	37	43	28	23	260
ALBEMARLE	1,887	1,967	1,989	1,937	1,875	1,848	1,836	1,920	1,970	2,012	7.3%	2,072	2,079	2,066	2,112	2,091	11.5%
MONTICELLO	1,203	1,210	1,187	1,171	1,133	1,133	1,084	1,126	1,122	1,131	-0.2%	1,178	1,190	1,230	1,213	1,201	6.0%
WESTERN ALBEMARLE	1,139	1,148	1,155	1,260	1,296	1,317	1,397	1,396	1,393	1,440	11.1%	1,405	1,380	1,413	1,345	1,341	3.5%
High Total	4,229	4,325	4,331	4,368	4,304	4,298	4,317	4,442	4,485	4,583	6.5%	4,655	4,649	4,709	4,670	4,633	7.6%
<i>High Annual Increase</i>		96	6	37	(64)	(6)	19	125	43	98	279	72	(6)	60	(39)	(37)	329
COMMUNITY LAB SCHOOL	194	191	179	177	181	192	196	199	205	206	13.8%	208	208	208	208	208	14.9%
POST HIGH	22	28	26	29	24	31	31	30	30	35	45.8%	33	33	32	25	27	12.5%
CLS/Post High Total	216	219	205	206	205	223	227	229	235	241	17.6%	241	241	240	233	235	14.6%
<i>CLS/Post High Annual Increase</i>		3	(14)	1	(1)	18	4	2	6	6	36	-	-	(1)	(7)	2	30
Annual Increase	-	167	(126)	298	(89)	118	112	149	148	145	672	112	83	125	46	33	1,071
Total	13,418	13,585	13,459	13,757	13,668	13,786	13,898	14,047	14,195	14,340	4.9%	14,452	14,535	14,660	14,706	14,739	7.8%

Adjusted for ACE Academies

	Actual Enrollments					One to Five Year Projections						Six to Ten Year Projections					
	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	5 year Incr.	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	10 year Incr.
AGNOR	424	401	396	464	449	450	455	455	461	463	3.1%	474	480	484	490	495	10.2%
BAKER BUTLER	673	727	725	660	656	659	668	670	686	705	7.5%	706	715	721	733	742	13.1%
BROADUS WOOD	251	269	268	263	255	264	261	256	248	250	-2.0%	254	256	256	256	256	0.4%
BROWNSVILLE	749	576	550	512	486	496	504	516	523	515	6.0%	537	541	541	545	547	12.6%
CROZET	323	518	544	565	552	556	565	561	570	565	2.4%	572	577	579	586	589	6.7%
GREER	443	454	456	469	446	448	442	439	434	451	1.1%	453	455	457	461	464	4.0%
HOLLYMEAD	334	341	334	441	456	470	494	521	522	542	18.9%	533	545	553	561	566	24.1%
IVY	319	342	347	358	369	369	357	363	360	362	-1.9%	361	360	359	360	360	-2.4%
MOUNTAIN VIEW PRIMARY	368	368	391	379	347	345	347	373	374	369	6.3%	376	383	391	394	398	14.7%
MOUNTAIN VIEW UPPER	316	331	322	339	367	386	380	344	342	345	-6.0%	370	370	366	374	381	3.8%
MURRAY	265	277	275	274	256	262	244	237	244	245	-4.3%	253	253	252	252	252	-1.6%
RED HILL	171	183	176	189	177	185	187	185	184	183	3.4%	183	184	185	187	187	5.6%
SCOTTSVILLE	203	208	194	199	205	205	218	215	217	209	2.0%	211	209	207	208	209	2.0%
STONE ROBINSON	439	438	449	446	414	420	422	419	416	417	0.7%	429	432	432	435	437	5.6%
STONY POINT	185	182	174	209	243	241	248	243	248	248	2.1%	242	242	241	242	243	0.0%
WOODBROOK	527	560	523	488	503	500	498	494	514	510	1.4%	495	499	500	504	507	0.8%
Elementary Total	5,990	6,175	6,124	6,255	6,181	6,256	6,290	6,291	6,343	6,379	3.2%	6,449	6,501	6,524	6,588	6,633	7.3%
<i>Elementary Annual Increase</i>		185	(51)	131	(74)	75	34	1	52	36	198	70	52	23	64	45	452
BURLEY	593	585	548	530	506	520	554	574	581	580	14.6%	549	550	553	574	579	14.4%
HENLEY	835	805	799	844	870	869	873	875	885	881	1.3%	861	878	868	893	899	3.3%
JOURNEY	684	629	605	645	641	657	669	675	668	648	1.1%	639	659	684	678	673	5.0%
LAKE SIDE	546	511	519	572	598	616	620	625	635	636	6.4%	675	679	712	691	707	18.2%
WALTON	325	336	328	337	363	347	348	336	363	392	8.0%	383	378	370	379	380	4.7%
Middle Total	2,983	2,866	2,799	2,928	2,978	3,009	3,064	3,085	3,132	3,137	5.3%	3,107	3,144	3,187	3,215	3,238	8.7%
<i>Middle Annual Increase</i>		(117)	(67)	129	50	31	55	21	47	5	159	(30)	37	43	28	23	260
ALBEMARLE	1,858	1,932	1,954	1,898	1,826	1,600	1,503	1,577	1,642	1,684	-7.8%	1,744	1,751	1,738	1,784	1,763	-3.5%
MONTICELLO	1,191	1,191	1,171	1,158	1,122	1,036	956	997	986	995	-11.3%	1,042	1,054	1,094	1,077	1,065	-5.1%
WESTERN ALBEMARLE	1,109	1,118	1,132	1,244	1,280	1,287	1,354	1,347	1,337	1,384	8.1%	1,349	1,324	1,357	1,289	1,285	0.4%
ACE ACADEMY SEMINOLE PL	74	87	77	71	76	83	103	120	120	120		120	120	120	120	120	
ACE ACADEMY LAMBS LN	-	-	-	-	-	292	400	400	400	400		400	400	400	400	400	
High Total	4,232	4,328	4,334	4,371	4,304	4,298	4,316	4,441	4,485	4,583	6.5%	4,655	4,649	4,709	4,670	4,633	7.6%
<i>High Annual Increase</i>		96	6	37	(67)	(6)	18	125	44	98	279	72	(6)	60	(39)	(37)	329
COMMUNITY LAB SCHOOL	191	188	176	174	181	192	197	200	205	206	13.8%	208	208	208	208	208	14.9%
POST HIGH	22	28	26	29	24	31	31	30	30	35	45.8%	33	33	32	25	27	12.5%
Annual Increase	213	216	202	203	205	223	228	230	235	241	17.6%	241	241	240	233	235	14.6%
<i>Total</i>		3	(14)	1	2	18	5	2	5	6	36	-	-	(1)	(7)	2	30
Annual Increase	-	167	(126)	298	(89)	118	112	149	148	145	672	112	83	125	46	33	1,071
Total	13,418	13,585	13,459	13,757	13,668	13,786	13,898	14,047	14,195	14,340	4.9%	14,452	14,535	14,660	14,706	14,739	7.8%

Appendix B: ACPS 10-year Projected Capacity Conflicts

Enrollment and Capacity Projections (October 2025)

	K-12				PROJECTED ENROLLMENT (K-12 Students)											PROJECTED CAPACITY CONFLICTS										
	Program Capacity (25/26) ¹			Enroll.																						
	PK-12	Pre-K	K-12	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
ELEMENTARY	Northern Feeder Pattern																									
	BAKER-BUTLER	540	30	510	656	659	666	670	686	705	706	715	721	733	742	(149)	(158)	(160)	(176)	(195)	(196)	(205)	(211)	(223)	(232)	
	HOLLYMEAD	460	12	448	456	470	494	521	522	542	533	545	553	561	566	(22)	(46)	(73)	(74)	(94)	(86)	(97)	(105)	(113)	(118)	
	North Pointe Site School (29/30)			600												600 600 600 600 600 600 600										
	AGNOR	509	59	450	448	450	455	461	463	474	480	484	490	495	-	(5)	(5)	(11)	(13)	(24)	(30)	(34)	(40)	(45)		
	GREER	496	46	450	445	448	442	439	434	451	453	455	457	461	464	2	8	11	16	(1)	(3)	(5)	(7)	(11)	(14)	
	WOODBROOK	495	36	459	503	500	496	484	514	510	495	499	500	504	507	(41)	(39)	(35)	(55)	(51)	(36)	(40)	(41)	(45)	(48)	
	BROADUS WOOD	346	18	328	255	264	261	256	248	250	254	256	256	256	256	64	67	72	80	78	74	72	72	72	72	
	STONY POINT	240	12	228	243	241	248	243	248	248	242	242	241	242	243	(13)	(20)	(15)	(20)	(20)	(14)	(14)	(13)	(14)	(15)	
	Western Feeder Pattern																									
	BROWNSVILLE	752	24	728	486	496	504	516	523	515	537	541	541	545	547	232	224	212	205	213	191	187	187	183	181	
	CROZET	677	17	660	552	556	565	561	570	565	572	577	579	586	589	104	95	99	90	95	88	83	81	74	71	
	IVY	400	-	400	369	369	357	363	360	362	361	360	359	360	360	31	43	37	40	38	39	40	41	40	40	
	MURRAY	268	-	268	255	262	244	237	244	245	253	253	252	252	252	6	24	31	24	23	15	15	16	16	16	
	Southern Feeder Pattern																									
MOUNTAIN VIEW	600	44	556	714	731	727	717	716	714	746	753	757	768	779	(175)	(171)	(161)	(160)	(158)	(190)	(197)	(201)	(212)	(223)		
MV Upper Elementary (26/27)			500												500 500 500 500 500 500 500 500 500 500											
REDHILL	180	18	162	177	185	187	185	184	183	183	184	185	187	187	(23)	(25)	(23)	(22)	(21)	(21)	(22)	(23)	(25)	(25)		
SCOTTSVILLE	270	18	252	205	205	218	215	217	209	211	209	207	208	209	47	34	37	35	43	41	43	45	44	43		
STONE ROBINSON	538	36	502	414	420	422	419	416	417	429	432	432	435	437	82	80	83	86	85	73	70	70	67	65		
Subtotal	6,771	370	6,401	6,181	6,256	6,290	6,291	6,343	6,379	6,449	6,501	6,524	6,588	6,633	645	611	610	1,158	1,122	1,052	1,000	977	913	888		
MIDDLE	BURLEY			693	505	520	554	574	581	580	549	550	553	574	579	173	139	119	112	113	144	143	140	119	114	
	HENLEY			946	870	869	873	875	885	881	861	878	868	893	899	77	73	71	61	65	85	68	78	53	47	
	JOURNEY			730	641	657	669	675	668	648	639	659	684	678	673	73	61	55	62	82	91	71	45	52	57	
	LAKE SIDE			672	598	616	620	625	635	636	675	679	712	691	707	56	52	47	37	36	(3)	(7)	(40)	(19)	(35)	
	WALTON			491	363	347	348	336	363	392	383	378	370	379	380	144	143	155	128	99	108	113	121	112	111	
	Subtotal			3,532	2,978	3,009	3,064	3,085	3,132	3,137	3,107	3,144	3,187	3,215	3,238	523	488	447	400	395	425	388	345	317	294	
HIGH	ALBEMARLE			1,757	1,875	1,846	1,836	1,920	1,970	2,012	2,072	2,079	2,066	2,112	2,091	(91)	(79)	(163)	(213)	(259)	(315)	(322)	(309)	(355)	(334)	
	MONTICELLO			1,103	1,133	1,133	1,084	1,126	1,122	1,131	1,178	1,190	1,230	1,213	1,201	(30)	19	(23)	(19)	(28)	(75)	(87)	(127)	(110)	(98)	
	WESTERN ALBEMARLE			1,107	1,295	1,317	1,397	1,395	1,393	1,440	1,405	1,380	1,413	1,345	1,341	(210)	(290)	(289)	(286)	(333)	(296)	(273)	(306)	(238)	(234)	
	ACE ACADEMY SEMINOLE PL			120												120	120	120	120	120	120	120	120	120	120	
	ACE Academy Lambs Ln (25/27)			400												400	400	400	400	400	400	400	400	400	400	
Subtotal			4,087	4,304	4,298	4,317	4,442	4,485	4,583	4,655	4,649	4,709	4,670	4,633	189	170	45	2	(98)	(108)	(182)	(222)	(183)	(148)		
	COMMUNITY LAB SCHOOL			210	181	192	195	199	205	206	208	208	208	208	208	18	14	11	5	4	2	2	2	2	2	
	POST HIGH			24		31	31	30	30	35	33	33	32	25	27											
TOTAL				14,230	13,886	13,788	13,886	14,047	14,195	14,340	14,452	14,535	14,680	14,708	14,739	1,375	1,283	1,113	1,565	1,425	1,311	1,228	1,102	1,049	1,018	

¹ Analysis assumes preschool enrollment is the same as capacity. Preschool programs may be attended by students who live out of the elementary school district. Subtotals and totals do not include planned capacities. Capacity figures do not include trailers/mobile classrooms.

Community Lab School capacity represents a program capacity of 30 students per grade.

Albemarle capacity includes 2nd floor connector wing (+115) open during the 25/26 school year.

Appendix C: Capacity Calculations

► [Methodology](http://k12albemarle.org/capacity-calculations) (k12albemarle.org/capacity-calculations)

Room Total Art Music Auxiliary Deficit SPED (C-BASE) K-5 PROGRAM CAPACITY (K-5) Preschool PROGRAM CAPACITY (PK-5)	Agnor				Baker-Butler				Broadus Wood				Brownsville										
	37				38				23				42										
	(1.0)				(1.5)				(1.0)				(1.0)										
	(1.0)				(1.5)				(1.0)				(1.0)										
	(6.0)				(5.0)				(2.0)				(1.0)										
	Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total								
	0	x	8	= 0	2	x	8	= 16	1	x	8	= 8	1	x	8	= 8							
	25	x	18	= 450	26	x	19	= 494	16	x	20	= 320	36	x	20	= 720							
				450				510				328				728							
				4				2				2				24							
			59				30				18				752								
				509					540					346									
SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud			
Building Capacity (PK-5)				64,868 ÷ 130 = 499				76,423 ÷ 130 = 588				40,832 ÷ 130 = 314				77,307 ÷ 130 = 595							
K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier			
Program Capacity excl. Pre-K				450 + 72 = 522				510 + 38 = 548				328 + 40 = 368				728 + 40 = 768							

Room Total Art Music Auxiliary Deficit SPED (C-BASE) K-5 PROGRAM CAPACITY (K-5) Preschool PROGRAM CAPACITY (PK-5)	Crozet				Greer				Hollymead				Ivy										
	39				41				29				24										
	(1.5)				(1.0)				(1.0)				(1.0)										
	(1.5)				(1.0)				(1.0)				(1.0)										
	(2.0)				(9.0)				(3.0)				(2.0)										
	Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total								
	0	x	8	= 0	1	x	8	= 8	1	x	8	= 8	0	x	8	= 0							
	33	x	20	= 660	26	x	17	= 442	22	x	20	= 440	20	x	20	= 400							
				660				450				448				400							
				1				3				12				0							
			17				46				4				0								
			677					496					460					400					
SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud			
Building Capacity (PK-5)				75,950 ÷ 130 = 584				81,211 ÷ 130 = 625				52,330 ÷ 130 = 403				47,220 ÷ 130 = 363							
K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier			
Program Capacity excl. Pre-K				660 + 20 = 680				450 + 51 = 501				448 + 20 = 468				400 + 0 = 400							

Room Total Art Music Auxiliary Deficit SPED (C-BASE) K-5 PROGRAM CAPACITY (K-5) Preschool PROGRAM CAPACITY (PK-5)	Mountain View				Murray				Red Hill				Scottsville										
	45				19				15				18										
	(1.5)				(1.0)				(1.0)				(1.0)										
	(1.5)				(1.0)				(1.0)				(1.0)										
	(7.0)				(3.0)				(3.0)				(1.0)										
	Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total								
	2	x	8	= 16	1	x	8	= 8	0	x	8	= 0	0	x	8	= 0							
	30	x	18	= 540	13	x	20	= 260	9	x	18	= 162	14	x	18	= 252							
				556				268				162				252							
				3				0				1				18							
			44				0				18				270								
			600					268					180					270					
SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud			
Building Capacity (PK-5)				104,025 ÷ 130 = 800				32,475 ÷ 130 = 250				27,712 ÷ 130 = 213				37,910 ÷ 130 = 292							
K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier			
Program Capacity excl. Pre-K				556 + 54 = 610				268 + 0 = 268				162 + 18 = 180				252 + 18 = 270							

Room Total Art Music Auxiliary Deficit SPED (C-BASE) K-5 PROGRAM CAPACITY (K-5) Preschool PROGRAM CAPACITY (PK-5)	Stone Robinson				Stony Point				Woodbrook														
	33				18				40														
	(1.0)				(1.0)				(1.0)														
	(1.0)				(1.0)				(1.0)														
	(1.0)				(3.0)				(9.0)														
	Qty	Multiplier	Total		Qty	Multiplier	Total		Qty	Multiplier	Total												
	1	x	8	= 8	0	x	8	= 0	0	x	8	= 0											
	26	x	19	= 494	12	x	19	= 228	27	x	17	= 459											
				502				228				459											
				3				1				2											
			36				12				36												
			538					240					495										
SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud				SqFt				Avg SqFt/Stud			
Building Capacity (PK-5)				58,764 ÷ 130 = 452				33,724 ÷ 130 = 259				69,689 ÷ 130 = 536											
K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier				K-5 Prog Cap				Qty Preschool*Multiplier			
Program Capacity excl. Pre-K				502 + 57 = 559				228 + 19 = 247				459 + 34 = 493											

Program Capacity (K-5): The number of seats for K-5 students, assuming the current instructional programming remains the same including preschool programming.

Program Capacity (PK-5): The number of seats for PK-5 students, assuming the current instructional programming remains the same including preschool programming.

Building Capacity (PK-5): The number of seats for PK-5 students based on physical space using division averages.

Program Capacity excl. Pre-K: The number of seats for K-5 students, assuming the current instructional programming remains the same and current preschool spaces are repurposed for K-5 use.

	Burley			Henley			Journey		
Room Total	45			55			47		
SPED Resource	(2.0)			(3.0)			(2.0)		
Talent Development	(1.0)			(1.0)			(1.0)		
A-Base	(2.0)			(2.0)			(1.0)		
B-Base	(1.0)			0.0			(2.0)		
Teacher Planning	(3.0)			(3.0)			(3.0)		
Health	(1.0)			(1.0)			(1.0)		
	Qty	Multiplier	Total	Qty	Multiplier	Total	Qty	Multiplier	Total
SPED (C-BASE)	1	x 8	= 8	2	x 8	= 16	1	x 8	= 8
Gym	1	x 90	= 90	1	x 90	= 90	1	x 90	= 90
Auxiliary Gym	0	x 30	= 0	1	x 30	= 30	0	x 30	= 0
Academic	33	x 21	= 693	41	x 23	= 943	35	x 21	= 735
Utilization Factor	0.875			0.875			0.875		
PROGRAM CAPACITY	693			946			730		

	Lakeside			Walton		
Room Total	41			33		
SPED Resource	(1.0)			(1.0)		
Talent Development	(1.0)			(1.0)		
A-Base	(1.0)			(2.0)		
B-Base	(1.0)			(1.0)		
Teacher Planning	(3.0)			(3.0)		
Health	(1.0)			(1.0)		
	Qty	Multiplier	Total	Qty	Multiplier	Total
SPED (C-BASE)	2	x 8	= 16	1	x 8	= 8
Gym	1	x 90	= 90	1	x 90	= 90
Auxiliary Gym	0	x 30	= 0	0	x 30	= 0
Academic	30	x 22	= 660	22	x 21	= 462
Utilization Factor	0.875			0.875		
PROGRAM CAPACITY	672			491		

	Albemarle			Monticello			Western		
Room Total	105			66			65		
SPED Resource	(6.0)			(5.0)			(4.0)		
Talent Development	(1.0)			(1.0)			(1.0)		
A-Base	(3.0)			(2.0)			(2.0)		
B-Base	(2.0)			(2.0)			(1.0)		
Teacher Planning	(3.0)			0.0			(3.0)		
Health	(1.0)			(1.0)			(1.0)		
	Qty	Multiplier	Total	Qty	Multiplier	Total	Qty	Multiplier	Total
SPED (C-BASE)	2	x 8	= 16	2	x 8	= 16	2	x 8	= 16
Gym	1	x 90	= 90	1	x 90	= 90	1	x 90	= 90
Auxiliary Gym	1	x 30	= 30	1	x 30	= 30	1	x 30	= 30
Academic	85	x 22	= 1870	51	x 22	= 1122	49	x 23	= 1127
Utilization Factor	0.875			0.875			0.875		
PROGRAM CAPACITY	1757			1103			1107		

Appendix D: Residential Housing Development Pipeline

Status	Project Name	Max Units Approved	Units Built	Unbuilt Units	Magisterial District	School E.S.	School M.S.	School H.S.
Approved	Oakleigh Farm	36	0	36	Rio	Agnor	Burley	Albemarle
Approved	Woodbrook Station	8	0	8	Rio	Agnor	Burley	Albemarle
Approved	Rio Road West	112	0	112	Rio	Agnor	Burley	Albemarle
Approved	Rio Road W Apartments	250	0	250	Rio	Agnor	Burley	Albemarle
Approved	Victorian Heights	88	2	86	Rio	Agnor	Burley	Albemarle
Approved	Woodbrook Apartments	244	0	244	Rio	Agnor	Burley	Albemarle
Approved	Knights Berkshire Mixed Use	15	0	15	Rio	Agnor	Burley	Albemarle
Approved	Belvedere	775	639	136	Rio	Agnor	Burley	Albemarle
Approved	999 Rio Road	38	0	38	Rio	Agnor	Burley	Albemarle
Approved	Parkway Place/Rio Point	328	0	328	Rio	Agnor	Burley	Albemarle
Approved	Lochlyn Hill Phase IV	22	5	17	Rio	Agnor	Burley	Albemarle
Approved	Premier Circle	140	0	140	Rio	Agnor	Journey	Albemarle
Approved	North Pointe	893	560	333	Rivanna	Baker Butler	Lakeside	Albemarle
Approved	Willow Glen	360	36	324	Rio	Baker Butler	Lakeside	Albemarle
Approved	3223 Proffit Road (N)	80	29	51	Rivanna	Baker Butler	Lakeside	Albemarle
Approved	River's Edge North	100	0	100	Rivanna	Baker Butler	Lakeside	Albemarle
Approved	Maplewood	102	0	102	Rivanna	Baker Butler	Lakeside	Albemarle
Approved	North Fork Research Park	1400	0	1400	Rio	Baker Butler	Lakeside	Albemarle
Approved	NGIC Residential	120	0	120	Rivanna	Baker Butler	Lakeside	Albemarle
Approved	Old Trail Village	2200	1169	1031	White Hall	Brownsville	Henley	Western Albemarle
Approved	Emerson Commons	26	22	4	White Hall	Crozet	Henley	Western Albemarle
Approved	Glenbrook Foothills Phase IV	180	139	41	White Hall	Crozet	Henley	Western Albemarle
Approved	Wickham Pond II	106	56	50	White Hall	Crozet	Henley	Western Albemarle
Approved	Barnes Lumber	52	0	52	White Hall	Crozet	Henley	Western Albemarle
Approved	Bamboo Grove	6	0	6	White Hall	Crozet	Henley	Western Albemarle
Approved	Old Dominion Village	115	0	115	White Hall	Crozet	Henley	Western Albemarle
Approved	Park Road Manufactured Home Park	14	0	14	White Hall	Crozet	Henley	Western Albemarle
Approved	Montclair	122	0	122	White Hall	Crozet	Henley	Western Albemarle
Approved	Arbor Oaks	14	0	14	Jack Jouett	Greer	Journey	Albemarle
Approved	Out of Bounds	56	53	3	Jack Jouett	Greer	Journey	Albemarle
Approved	Old Ivy	525	0	525	Jack Jouett	Greer	Journey	Albemarle
Approved	Brookhill	1550	630	920	Rivanna	Hollymead	Lakeside	Albemarle
Approved	Hollymead TC A2	1222	0	1222	Rio	Hollymead	Lakeside	Albemarle
Approved	Hollymead TC AC	370	179	191	Rio	Hollymead	Lakeside	Albemarle
Approved	Holly Hills	410	0	410	Rivanna	Hollymead	Lakeside	Albemarle
Approved	Archer North	280	0	280	Rivanna	Hollymead	Lakeside	Albemarle
Approved	Southwood Ph1	450	170	280	Scottsville	Mountain View	Burley	Monticello
Approved	Southwood Ph2	1000	0	1000	Scottsville	Mountain View	Burley	Monticello
Approved	Granger	203	0	203	Samuel Miller	Mountain View	Burley	Monticello
Approved	1805 Avon St PRD	85	0	85	Scottsville	Mountain View	Walton	Monticello
Approved	Woolen Mills Residential	94	0	94	Scottsville	Mountain View	Walton	Monticello
Approved	1906 Avon St	21	0	21	Scottsville	Mountain View	Walton	Monticello
Approved	1928 Scottsville Rd	8	0	8	Scottsville	Mountain View	Walton	Monticello
Approved	Remaining Biscuit Run	100	0	100	Scottsville	Mountain View	Walton	Monticello
Approved	Kenridge	65	61	4	Samuel Miller	Murray	Henley	Western Albemarle
Approved	Rivanna Village	400	107	293	Scottsville	Stone Robinson	Burley	Monticello
Approved	Breezy Hill	80	0	80	Scottsville	Stone Robinson	Burley	Monticello
Approved	Riverside Village	105	93	12	Rivanna	Stony Point	Burley	Monticello
Approved	Stonefield	800	686	114	Jack Jouett	Woodbrook	Journey	Albemarle
By Right	Dunlora Park Ph2	12	3	9	Rio	Agnor	Burley	Albemarle
By Right	Belvedere Ph5B	20	14	6	Rio	Agnor	Burley	Albemarle
By Right	Pleasant Green Phase IIB and III	173	92	81	White Hall	Crozet	Henley	Western Albemarle

Status	Project Name	Max Units Approved	Units Built	Unbuilt Units	Magisterial District	School E.S.	School M.S.	School H.S.
Under Review	Berkmar Flats	54		54	Rio	Agnor	Burley	Albemarle
Under Review	600 West Rio	153		153	Rio	Agnor	Burley	Albemarle
Under Review	Dunlora Village	293		293	Rio	Agnor	Burley	Albemarle
Under Review	Rio Commons	43		43	Rio	Agnor	Burley	Albemarle
Under Review	Pen Place	15		15	Rio	Agnor	Burley	Albemarle
Under Review	Belvedere Ph IV	323		323	Rio	Agnor	Burley	Albemarle
Under Review	535 Rio Road	17		17	Rio	Agnor	Burley	Albemarle
Under Review	480 Rio Road E	75		75	Rio	Agnor	Burley	Albemarle
Under Review	1193 Seminole Trail	165		165	Rio	Agnor	Journey	Albemarle
Under Review	North Pointe Amendment	655		655	Rivanna	Baker Butler	Lakeside	Albemarle
Under Review	Creekside V Ph I and II	6		6	White Hall	Brownsville	Henley	Western Albemarle
Under Review	Slabtown Meadow	7		7	White Hall	Brownsville	Henley	Western Albemarle
Under Review	Oak Bluff	134		134	White Hall	Crozet	Henley	Western Albemarle
Under Review	Beaver Hill Manufactured Home Park	53		53	White Hall	Crozet	Henley	Western Albemarle
Under Review	Skyline Ridge	96		96	Jack Jouett	Greer	Journey	Albemarle
Under Review	Montgomery Ridge Ph 4	14		14	Rivanna	Hollymead	Lakeside	Albemarle
Under Review	Brookhill ZMA Amendment	300		300	Rivanna	Hollymead	Lakeside	Albemarle
Under Review	Albemarle Business Campus Amendment	112		112	Scottsville an	Mountain View	Burley	Monticello
Under Review	2000 Marchant	13		13	Scottsville	Mountain View	Walton	Monticello
Under Review	Sieg	1365		1365	Samuel Miller	Red Hill	Walton	Monticello
Under Review	Rolkin Road Multifamily	60		60	Scottsville	Stone Robinson	Burley	Monticello
Under Review	South Pantops Townhomes	68		68	Rivanna	Stone Robinson	Burley	Monticello
Under Review	River Heights	13		13	Scottsville	Stone Robinson	Burley	Monticello
Under Review	Homini Hills	5		5	Rio	Woodbrook	Journey	Albemarle

Appendix E: Student Yield Rates

Yield rates are average student generation rates from existing housing developments in Albemarle County (# of ACPS students / # of housing units). Data is as of Fall 2019, a peak enrollment year for ACPS, and includes all developments at that time categorized, by housing type. If there was no housing type in a specific boundary, an average is applied (noted in red).

Boundary	Apartment	Condo	Mobile	Single Family	Townhome	Dist Average
AGNOR	0.08	0.1	0.45	0.14	0.06	0.13
BAKER-BUTLER	0.09	0.2	0.33	0.21	0.06	0.22
BROADUS WOOD	0.09	0.2	0.47	0.13	0.06	0.13
BROWNSVILLE	0.05	0.2	0.33	0.28	0.06	0.24
CROZET	0.19	0.2	0.27	0.2	0.06	0.19
GREER	0.14	0.23	0.47	0.12	0.11	0.13
HOLLYMEAD	0.09	0.2	0.47	0.26	0.19	0.21
MERIWETHER LEWIS	0.21	0.2	0.47	0.21	0.06	0.21
MOUNTAIN VIEW	0.05	0.2	0.56	0.14	0.06	0.12
MURRAY	0.09	0.13	0.47	0.14	0.06	0.13
RED HILL	0.09	0.2	0.47	0.09	0.06	0.09
SCOTTSVILLE	0.09	0.2	0.23	0.23	0.06	0.23
STONE-ROBINSON	0.02	0.1	0.47	0.11	0.02	0.1
STONY POINT	0.13	0.2	0.14	0.15	0.06	0.14
WOODBROOK	0.13	0.34	0.47	0.13	0.01	0.14
ELEMENTARY AVERAGE	0.09	0.2	0.47	0.17	0.06	
BURLEY	0.03	0.05	0.22	0.06	0.02	0.05
HENLEY	0.03	0.1	0.24	0.1	0.06	0.1
JOURNEY	0.06	0.09	0.28	0.07	0.06	0.12
LAKESIDE	0.02	0.08	0.08	0.13	0.1	0.05
WALTON	0.01	0.08	0.06	0.05	0.06	0.06
MIDDLE AVERAGE	0.04	0.08	0.22	0.08	0.06	
ALBEMARLE	0.06	0.1	0.27	0.12	0.03	0.1
MONTICELLO	0.03	0.08	0.29	0.09	0.01	0.08
WESTERN ALBEMARLE	0.04	0.14	0.12	0.15	0.14	0.14
HIGH AVERAGE	0.05	0.1	0.26	0.12	0.02	
Housing Type Average	0.18	0.38	0.95	0.37	0.14	

Red yields indicate averages based on incomplete data.

The 2021 full report by Cooperative Strategies can be found here (Capital Projects > Project Requests > Facility Studies):

https://resources.finalsite.net/images/v1756397956/k12albemarleorg/ct7p8nyao1oswbov373u/ACPS_SubdivisionAnalysis_FINAL.pdf

Appendix F: Facility Historical Information

ELEMENTARY SCHOOLS

AGNOR ELEMENTARY

Built in 1992, one story

79,825 square feet

19.5-acre site

Additions: 2015

- 2015: Addition of 11,200 sf, to include additional classrooms, a new security entrance, media center renovation, and new bus drop-off area; all original HVAC replaced
- 2016: Roof replacement on the original building

BAKER-BUTLER ELEMENTARY

Built in 2002, one story

91,548 square feet

55.0-acre site

Additions: 2018

- 2015: Solar photovoltaic array installed on the roof
- 2016: Playground upgrade; media center learning space modernization
- 2018: Security addition & new front office; converted original office into classroom space
- 2020: Installed 6 classroom modular unit
- 2023: Chiller replacement

BROADUS WOOD ELEMENTARY

Built in 1936

52,950 square feet

11.7-acre site

Additions: 2015

- 1906: One-story building with three rooms and 10-stall stable on grounds
- 1910: A second level was added, including an assembly hall and one classroom
- 1914: Two-story building added with one extra classroom and laboratory; stable enlarged to 25 stalls
- 1920: Addition of three classrooms and restroom facilities connected to the main structure through the enclosed breezeway
- 1921: Broadus Wood and his wife Emma donate almost two acres for bigger playing fields, a new playground, and an arbor
- 1934: School building burned down; two temporary buildings called the "Barracks" were built and remained in use until the early 1960s
- 1936: School was rebuilt and opened as Broadus Wood
- 1960: Cafeteria, clinic and primary classroom added
- 1965: Primary classroom wing and library added
- 1985: Major renovations completed with a new library, six new classrooms, and gym
- 1994: To accommodate growing enrollment, the cafeteria, library, administration offices, and three learning cottages were enlarged and renovated. An eight-classroom wing was added with a special education classroom and a new playground.
- 1999: New computer lab was added with 25 computers
- 2004: Pond habitat installed in largest courtyard
- 2014: Media center upgrade, including furniture and electronics; front entrance upgrade and playground installation
- 2015: Front playground replacement; gym floor replacement
- 2016: HVAC chiller replacement

- 2017: Partial casework replacement; partial roof replacement
- 2019: Partial casework replacement
- 2022: Heat pump & HVAC replacement; Domestic water line replacement
- 2023: Facia, soffit, and gutter replacement
- 2024: Fire Corridor Improvements
- 2025: Fire corridor Improvements

BROWNSVILLE ELEMENTARY

Built in 1966

101,046 square feet

19.5-acre site adjacent to Henley Middle School

Additions: 1997, 2003, 2009

- 1997: Addition
- 2003: Addition
- 2009: Addition
- 2012: Chiller replacement and media center renovation
- 2013: Flooring replacements
- 2014: New playground installation
- 2015: Solar photovoltaic array installed on the roof
- 2017: Switchgear replacement; partial roof replacement
- 2018: Installed 2 classroom modular unit
- 2019: Installed 6 classroom modular unit
- 2020: Kitchen hood and dish room upgrades
- 2021: Kitchen hood & ceiling replacement
- 2022: Boiler replacement
- 2023: Trailer removal; Roof replacement
- 2025: Outside air units

CROZET ELEMENTARY

Built in 1990

90,653 square feet

21.2-acre site

Additions: 1996, 2020

- 1894: Public school started in a 1-room building and operated only 5 months out of the year
- 1899: Students were moved to a 3-room schoolhouse (including a room for grades 9-12) on a half-acre between two churches
- 1907: First official 2-story building opened with 4 classrooms and an auditorium
- 1908: Crozet's auditorium was turned into high school classrooms
- 1919: A laboratory was installed in the remaining auditorium space
- 1923: Classroom addition for grades 7-8
- 1924: Crozet moved to a newly constructed 10-room schoolhouse with a student capacity of 395
- 1934: Addition increased student capacity to 495
- 1961: Completed renovation, refinished floors, and installed new classrooms
- 1990: A new building was constructed by the Smithy & Boynton architectural firm
- 1996: Addition of a six-room wing, which opened in 1997
- 2009: Hanging of the old Crozet school bell (the fifth-grade class of 2008 raised money to refurbish the school bell from the old Crozet school, which was hung in a ceremony at the beginning of the 2009-10 school year.)
- 2010: New parent drop-off and pick-up zone with new side atrium entrance; new playground equipment, soccer fields, and baseball fields were added
- 2014: QuickStart tennis court installation; media center upgrade, including furniture and electronics; front entrance upgrade

- 2015: HVAC replacement – boilers and chiller
- 2016: Media Center learning space modernization
- 2018: Rooftop unit replacement
- 2021: New addition
- 2024: Elevator upgrade

GREER ELEMENTARY

Built in 1974

98,737 square feet

15.0-acre site adjacent to Albemarle High, Jouett Middle, and Ivy Creek/Prep

Additions: 2012

- 1974: Original building
- 1987: The original open classrooms were made into self-contained classrooms by adding walls so that each grade-level learning community became five separate classrooms with the completion of the project in 1993.
- 2006: New bus-and-parent loop installed in front of the school
- 2007: Lower-level classroom renovations completed, adding doors and windows to all classrooms
- 2009: New gym facility; upper-level renovations included a new front reception office space and conference rooms, as well as a new entrance into the school; doors and additional windows for all upstairs classrooms
- 2011: New prek-5 playground
- 2012: One-story classroom wing addition, minor renovations to the existing building, and site improvements including an outdoor classroom.
- 2012-13 school year: 13,383 square-foot addition opened, including six primary classrooms and an art studio.
- 2015: Solar photovoltaic array was installed on the roof
- 2016: Removed cafeteria stage and reconfiguration into 4 resource rooms
- 2018: Sewer pumping station upgrades
- 2019: Restroom upgrades
- 2023: Elevator upgrades; Kitchen upgrades; Roof replacement, original building
- 2024: RTU replacement; Restroom renovations
- 2025: Electrical panel replacement

HOLLYMEAD ELEMENTARY

Built in 1972

72,543 square feet

20.1-acre site adjacent to Sutherland Middle School

Additions: 2005

- 1990: New library completed
- 2002: Renovation and update of heating and cooling systems
- 2005: Addition of a state-of-the-art gym, including a rock-climbing wall with a painting of the state of Virginia
- 2013: Design 2015 renovation work; playground renovations
- 2014: HVAC boiler replacement
- 2016: HVAC chiller and exhaust fan replacement
- 2018: Kitchen air conditioning and new hood
- 2019: Playground upgrades
- 2021: Electrical panel upgrades
- 2022: Restroom upgrades
- 2023: Sewer line replacement; New generator
- 2024: RTU replacement

IVY ELEMENTARY*Built in 1988**60,999 square feet**17.7-acre site*

- 1922: The school was originally located on several acres of land in the Ivy district donated by the Hopkinson family
- 1988: Moved to the current location in Ivy
- 2008: Installed dedicated outdoor air units
- 2009: Replaced existing air handlers, boilers and chiller
- 2013: Design 2015 renovation work
- 2014: Front entrance upgrade
- 2015: Gym floor replacement
- 2016: Kitchen ac replacement; playground upgrade; replace clock systems; media center learning space modernization
- 2017: Ada updates; restroom upgrades
- 2019: ADA improvements; PTO installed sail shades
- 2024: Roof replacement
- 2025: Roof replacement

MOUNTAIN VIEW ELEMENTARY*Built in 1990**94,730 square feet**16.1-acre site**Additions: 1997, 2008, 2016*

- 1997: Addition
- 2008: Addition
- 2013: Roof replacement (phase i)
- 2014: Roof replacement (phase ii); parking lot expansion; HVAC boiler replacement; replaced swings on playground
- 2016: New security vestibule, administrative area, and nurse's station; replace clock systems; kitchen AC replacement
- 2017: Restroom updates-cafeteria restrooms
- 2018: Interior renovations-original office renovation
- 2019: HVAC upgrades replaced RTUs on original classrooms
- 2020: Signage upgrades for a new name; installed a 2-classroom modular unit
- 2021: Water heater replacement
- 2023: Playground equipment replacement
- 2024: Stormwater facility improvements; Original VAV, D-Wing rooftop HVAC equipment, and E-Wing ductwork updates; Addition project added 2,492 square feet to the building, enlarging the cafeteria and adding six classrooms. Site improvements were made, including additional parking, enhancing outdoor learning spaces and playgrounds, and removing four mobile classrooms.
- 2025: Chiller replacement

MURRAY ELEMENTARY*Built in 1960 as a school for African-American students.**43,057 square feet**20.9-acre site**Additions: 1964*

- 1964: Four-classroom addition allowed the school to house grades 1-5
- 1988: Murray closed and its students were moved to Meriwether Lewis
- 1990: Murray reopened with grades 1-5
- 2013: Design 2015 renovation work
- 2014: Front entrance upgrade

- 2015: Media center upgrades to include new circulation desk, carpet, and painting; and hvac replacement
- 2016: HVAC replacement-1991 addition; partial roof replacement; media center upgrades
- 2017: HVAC replacements-cafeteria and original building
- 2018: Partial roof replacement; generator installation
- 2019: Kitchen air conditioning replacement; partial casework replacement; installed an outdoor freezer
- 2022: Domestic water heater replacement
- 2023: Casework replacement; Well pump upgrade; Facia, soffit & gutter replacement; Switchgear replacement
- 2024: Well pump update
- 2025: Restroom upgrades

RED HILL ELEMENTARY

Built in 1973

37,160 square feet

10.9-acre site

Additions: 2016, 2020

- 1905: The school had 2 levels: 3 rooms on the first and a small auditorium on the second
- 1922: Brick building replacement opened after the school burned down in January 1920
- 1934: New classrooms, library, and science department added
- 1950: Cafeteria and auditorium added
- 1973: The 'pod' section of the current school was completed to accommodate 150 students
- 1982: Current building constructed with gym, 8 classrooms, library, cafeteria, audio-visual storage room, and faculty lounge
- 2002: Track installed on the lower field, which was named "Walker Field" in 2007 in honor of two former teachers, the mother-daughter team of Sue and Pam Walker
- 2008-09: Outdoor performance area constructed through combined efforts of the parent-teacher organization (pto) and community; chiller replacement
- 2013: New interior signs, cubbies, and teacher storage in rooms 1-8
- 2014: Track asphalt overlay; added county water and abandoned the well
- 2015: Classroom and media center modernization project to be completed August 2016 and playground replacement; gym floor replacement
- 2016: Modernization project and addition: added 30,520 sf, with security entrance and HVAC replacement.
- 2018: Partial roof replacement; pod roof replacement
- 2019: Designed new gym addition
- 2020: Gym addition and interior renovations; wastewater upgrades
- 2023: Facia, soffit, and gutter replacement
- 2024: Loading dock removal; Kitchen floor refinishing; Partitions added

SCOTTSVILLE ELEMENTARY

Built in 1974

32,954 square feet

15.0-acre site

Additions: 2020

- 1876: Scottsville school was moved to a brick building, later called the council building, on the corner of Main Street and Route 20.
- 1906: A new school was built on a schoolhouse hill overlooking the horseshoe bend of the James River and began as a large gray building with a bell tower.
- 1925: A new brick building constructed at the corner of page and main opened with a kitchen, stage, and library; primary classes were taught at a cottage on Byrd Street.
- 1974: The new school was built in the shape of a pod after hurricane Agnes, which flooded the old

- school in 1972. Included was a classroom wing to accommodate primary students.
- 1981: The Scottsville pod was renovated and expanded with 10 classrooms, administrative offices, a gym, a media center, and cafeteria.
- 2005: Scottsville finished enlarging its library.
- 2008: New well installed
- 2012: Kitchen ac installation
- 2013: Structural repairs; emergency generator
- 2014: HVAC replacement (not including pod area)
- 2015: Partial casework replacement in 6 classrooms; gym floor replacement
- 2016: Media center learning space modernization; casework replacement
- 2017: School security and parking improvements; clock upgrade
- 2018: Installed 4 modular classroom units; partial roof replacement
- 2019: Designed new classroom and gym addition
- 2020: Gym addition and interior renovations
- 2024: Office HVAC upgrades

STONE-ROBINSON ELEMENTARY

Built in 1961

71,100 square feet

11.3-acre site

Additions: 1971, 1988, 1999

- 1971: Addition to the back of the school completed
- 1988: Renovations were made with a gymnasium and classroom addition
- 1997: Installed soccer field
- 1999: Kindergarten and first-grade classroom wing added
- 2010: Installed baseball field
- 2011: Added parking and drop-off upgrades
- 2013: HVAC replacement (phase I)
- 2014: Roof replacement (partial); HVAC upgrade; front entrance upgrade
- 2015: Kitchen ac replacement and new walk-in freezer and cooler; gym floor replacement
- 2016: Front office modernization; media center learning space modernization
- 2018: PTO-supported playground upgrade
- 2021: Well upgrades
- 2024: Partitions added
- 2025: Library and K1 Wing outside air unit replacement; Wastewater treatment plant repairs

STONY POINT ELEMENTARY

Built in 1934

42,214 square feet

11.6-acre site

Additions: 1960, 1972, 1996

- 1908: Three-room building with an auditorium and a wood stove for heat
- 1936: Construction finished on a brick building in the same space as the old
- Early 1960s: Addition of kitchen, cafeteria, and new grade 1 classroom
- 1972: Gym Addition
- 1989: Chiller and HVAC installation
- 1996: Classroom Addition
- 2004: New outside air units
- 2009: Gym air conditioning
- 2011: Added parking and drop-off upgrades
- 2014: Front entrance upgrade
- 2015: Partial roof replacement
- 2016: Front office lighting upgrade; media center learning space modernization

- 2017: Generator installed
- 2018: Chiller replacement; well upgrade
- 2019: Kitchen HVAC upgrade
- 2020: New well and treatment system
- 2024: Casework replacement; Partitions added; RTU replacement
- 2025: AAON unit replacement; Restroom upgrades

WOODBROOK ELEMENTARY

Built in 1966

84,163 square feet

12.0-acre site

Additions: 1997, 2018

- 1992: Boiler and chiller replacements
- 1997: Addition
- 2007: Replace unit ventilators and added outside air
- 2013: Design 2015 renovation work; exterior door replacement
- 2014: Front entrance upgrade; serving line improvements, including the addition of a second serving line; gym floor replacement
- 2016: Media Center learning space modernization
- 2018-19: Learning space modernization, gym and classroom addition, and renovation, playground improvements; switchgear replacement, furniture upgrade; bus loop improvements and added parking
- 2020: Partial roof replacement
- 2021: Roof replacement, 1999 & 2004 additions; Water heater replacement
- 2023: Wall Construction
- 2025: Outside air unit

MIDDLE SCHOOLS

BURLEY MIDDLE

Built in 1951

125,874 square feet (including the annex, which houses instructional departments; the Community Public Charter School; and Post High)

15.3-acre site

Additions: 2002

- 1987: Installation of new air conditioning unit, energy-efficient windows, and elevator; administrative, guidance, and annex areas remodeled
- 1991: HVAC upgrades, a refurbished gym and auditorium, and exterior door, windows and lock replacements
- 2002: Addition of a media center with a broadcasting studio, courtyard, and functional skills classroom
- 2003: Partial roof replacement
- 2011: Addition of an outdoor track oval
- 2013: Fridge/freezer replacement; miscellaneous exterior repairs
- 2014: Boiler replacement; front entrance upgrade
- 2016: Media center and science lab upgrades
- 2017: Restroom updates; partial roof replacement; chiller replacement
- 2018: Burley annex storefront; air handler replacement
- 2019: Learning space modernization-science labs
- 2020: Electrical panel upgrades
- 2021: Water heater replacement; Panel upgrades
- 2022: Kitchen AC replacement
- 2023: Annex renovation; HVAC replacement

- 2024: Roof replacement
- 2025: Generator equipment

HENLEY MIDDLE

Built in 1966

128,144 square feet

30.0-acre site adjacent to Brownsville Elementary School

Additions: 1999, 2006, 2015, 2018

- 1999: Updated facilities with 10 new classrooms and replaced grade 6 trailers, a resource room, 2 bathrooms, and 2 work rooms, increasing student capacity to 900
- 2006: The addition of 16 classrooms eliminated the need for trailers; an added hallway in the gym connecting to the bus loop in the back increased bus safety. Storage space was added for the band, chorus, and administrative rooms; renovations were completed in the library, main office, guidance, and life skills area; a new HVAC system was installed; and all outside bricks were replaced.
- 2007: Locker room and home economics space renovation
- 2012: Chiller replacement
- 2013: Locker refurbishment; design 2015 renovation work
- 2014: Front entrance upgrade
- 2015: Gym addition (completion March, 2016)
- 2017: Science lab renovation
- 2018: Roof replacement; switchgear replacement; school security entrance addition, learning space modernization; phone box at ballfield
- 2020: Generator; electrical panel upgrades
- 2021: Panel upgrades; Back-up generator
- 2023: Baseball field improvements; Roof replacement in addition; Security door installation; HVAC replacement, Tech Lab
- 2025: Outside air unit

JOURNEY MIDDLE

Built in 1966

95,332 square feet

20.0-acre site adjacent to Albemarle High, Greer Elementary, and Ivy Creek/Prep

Additions: 1999, 2003, 2016

- 1999: Classroom addition and library renovation
- 2003: The school added 11 regular classrooms, two science classrooms, a special needs classroom and office, a work room, and a student restroom. Major renovations to the library and adjacent areas were made, including the main office and home economics areas.
- 2006: Jouett received an HVAC renovation
- 2007: Jouett received a locker room renovation
- 2012: Media center renovation
- 2013: Chiller replacement; kitchen ac installation; tennis court reconstruction; masonry repairs
- 2016: Security entrance addition
- 2017: Science lab modernization; switchgear replacement
- 2018: Partial roof replacement; sewer pumping station upgrade
- 2020: Walk-in cooler and freezer upgrade, learning space modernization-CTE space, switchgear replacement
- 2021: Generator installation; Switchgear replacement
- 2023: Roof replacement, 2003 addition

LAKESIDE MIDDLE

Built in 1994, one story

94,440 square feet

21.0-acre site adjacent to Hollymead Elementary School

Additions:

- 2014: Front entrance upgrade; CTE space renovation
- 2015: Solar photovoltaic array installed on the roof.
- 2016: HVAC boiler and hot water heater replacement
- 2017: Tennis court refurbishment
- 2018: Chiller replacement; learning space modernization-learning lab

WALTON MIDDLE

Built in 1974

95,655 square feet

50.0-acre site

- 2012: Media center renovation
- 2014: Front entrance upgrade
- 2017: Science lab learning space modernization
- 2018: Replace clock systems; HVAC upgrades
- 2019: Switchgear replacement
- 2020: Chiller replacement offices; partial roof replacement, installed 40 solar tubes in interior classrooms
- 2021: Chiller & cooling tower upgrades
- 2022: Sewer upgrades; Restroom upgrades
- 2023: Domestic water supply replacement; Fuel pump replacement; Roof replacement, original building, part 2; Air handling unit replacement; Tech lab upgrades; Septic system replacement; Restroom upgrades & ADA restroom
- 2024: HVAC upgrades
- 2025: Tennis Court updates

HIGH SCHOOLS**ALBEMARLE HIGH**

Built in 1953

304,647 square feet

40.0-acre site adjacent to Greer Elementary and Jouett Middle Schools, and the

Ivy Creek/Prep facility

Additions: 1970, 1972, 2009

- 1970: Foreign language wing
- 1972: Art and band room addition
- 2009: MESA addition of 12,800 square feet
- 2010: Turf field installation
- 2011: Track replacement
- 2012: Auditorium light replacement
- 2013: Roof replacement (main gym and athletic wing)
- 2014: Media center upgrade, including furniture and electronics
- 2015: Classroom modernization with LED lighting, locker renovation in foreign language wing, HVAC replacements, and solar photovoltaic array installed on the roof
- 2016: Partial HVAC replacement and modernization of 19 classrooms; installation of modular classroom pod (8400 sf); window & ext. Panel replacement; casework refurbishment/locker removal
- 2017: Window shade and blind replacement; band room asbestos abatement and door

refurbishment; partial roof replacement; HVAC replacement, learning space modernization-cafeteria wing 2nd floor

- 2018: Elevator #1 modernization; learning space modernization-science classrooms; exterior panel replacement
- 2019: HVAC upgrades; partial roof replacement; exterior panel replacement; learning space modernization-science classroom 246; restroom upgrades
- 2020: Boiler, chiller, and controls replacement-main boiler room, field house, and 1992 addition; exterior panel replacement; partial roof replacement wastewater pump replacement
- 2021: Wastewater pump upgrades; 1-4 Boiler, water heater, chiller and control upgrades
- 2023: Cafeteria HVAC energy equipment replacement; Shop upgrades; Tennis court repairs; Safe routes to school; HVAC, '92 addition
- 2024: Bathroom updates; Turf field replacement; Fieldhouse HVAC update
- 2025: Window and door upgrades

MONTICELLO HIGH

Built in 1998, two stories

261,650 square feet

70.0-acre site

Additions: 2003, 2006, 2007

- 2003: Addition of an academic wing containing 14 classrooms
- 2005: Locker room renovation
- 2006: Addition of an athletic wing with an auxiliary gym, wrestling room, and weight-lifting room
- 2007: Addition of 850-seat auditorium
- 2009: Turn field installation
- 2012: Parent drop-off and parking lot improvements; health and medical science academy renovation
- 2014: Track replacement; front entrance upgrade
- 2015: Career technical education (CTE) space, media center upgrades to include new shelving and carpet, solar photovoltaic array installed on the roof; replacement of flooring on forum stage
- 2016: Team 20 learning space modernization
- 2017: Chiller replacement
- 2018: Replaced original boilers; Stage and stadium lighting replacement
- 2019: Stormwater improvements; boiler replacement; home economics kitchen upgrades
- 2021: Baseball stadium light replacement
- 2022: Air handler replacement
- 2023: Ceramics glazing ventilation; Lab fume hood; Walk-in cooler, and child nutrition equipment replacement; Synthetic turf field replacement
- 2024: Roof Replacement; Original building air handler replacement
- 2025: HVAC replacement; Track Repairs

WESTERN ALBEMARLE HIGH

Built in 1977

204,041 square feet

75.0-acre site

Additions: 1997, 2018

- 1997: \$2.7 million renovation: main office and guidance areas were renovated and expanded to include additional offices and three conference rooms; the library was modified to include more stacks, larger storage space, and new work areas; four new classrooms and two science labs were added; an auxiliary gym was added
- 1998: A \$232,175 renovation was made to the industrial arts department to include more computer technology
- 2001: A concession stand was added to the baseball field
- 2005: Albemarle County Schools and the Warrior Club joined to build a fitness center including a

- modern weight room and workout area
- 2007: The HVAC system was replaced in the a-wing along with a boiler that serves the entire building; air-conditioning was added, and lighting was updated in the gym area
- 2011: New turf field installed
- 2012: Auditorium light replacement; cafeteria and auditorium HVAC replacement; track and tennis court reconstruction
- 2013: HVAC replacement (C & D wings, band room); emergency generator installation
- 2014: Environmental Studies Academy science room renovation
- 2015: Construction of environmental studies academy greenhouse and classroom; Installation of new entry vestibule and minor office renovations; media center modernization, HVAC replacement in b-wing and locker rooms
- 2016: Kitchen upgrade with child nutrition equipment replacement and HVAC replacement; casework refurbishment/locker removal; math classrooms modernization; acoustical panel installation in the band and choir rooms
- 2018: Maintenance shed; Environmental Studies addition and classroom renovation (3 net classrooms added); clay glazing ventilation system upgrade; kitchen modernization
- 2019: Cell tower installation; elevator modernization; chiller replacement; restroom renovation
- 2020: CTE space renovation; main gym floor replaced
- 2021: Tennis court lighting; Roof replacement, main building
- 2022: Softball fieldhouse restrooms constructed
- 2023: Hot water heater replaced; Science Prep room upgrades; Tennis court repairs; Electrical switchgear replacement; Science lab partitions added
- 2024: Signage updates; Turf field replacement; Track repairs; Electrical panel upgrades; Office & '97 Wing RTU replacement; Upper parking lot added
- 2025: Track Repairs

OTHER LOCATIONS

COMMUNITY LAB SCHOOL

Built in 1959

34,201 square feet

7.1-acre site

Additions: 1995

- 1990: Murray High School moved to the Rose Hill site.
- 1992: Renovation and remodeling were conducted with a roof replacement.
- 1995: Gymnasium addition
- 2005: Renovations begun in 2003 transformed the facility into a more modern, efficiently operating building for high school students. The scope of work included general remodeling with a new heating/cooling system, replacement of all windows, including the resource center, and site work.
- Murray High School shares its campus with the Enterprise Center and the Albemarle Resource Center (ARC).
- 2013: Enterprise Center/ARC renovation
- 2014: Locker and casework replacement (rooms 10, 14, 15, 16, 17)
- 2015: Charter School relocated to Murray High School; renovation of the stage area to accommodate serving line to accommodate student lunches and offices.
- 2017: Boiler replacement
- 2018: School security and front office renovation
- 2019: Renting two modular classrooms to the Virginia Institute for Autism
- 2023: HVAC replacement, Gym, and Science Lab
- 2024: Classroom HVAC equipment replacement
- 2025: Electrical panel; HVAC replacement

TRAILHEAD LEARNING COMMUNITY

Built in 1998

24,253 square feet

40.0-acre site on the Lambs Lane Campus

- 2017: Renovation-center for learning and growth
- 2019: Playground and boiler upgrade
- 2021: Clock & PA system replacement
- 2023: Sewer replacement
- 2025: Kitchen renovation; Interior painting; HVAC upgrades

POST HIGH

Built in 2002

2350 finished square feet (2350 unfinished square footage)

ACE ACADEMY @ SEMINOLE PLACE CAMPUS

The lease began in May 2018 at Seminole Place

42,274 square feet includes a student area, 2 professional development meeting spaces, and Department of Technology, Child Nutrition, and EDEP staff offices

BUILDING SERVICES

The lease began in May 2023 at Seminole Place

Includes office spaces, cubicles, inventory storage areas, three meeting spaces and several huddle rooms for the Building Services Department

TRANSPORTATION / VEHICLE MAINTENANCE FACILITY

Built in 1980

18,824 square feet

- 1995: Office renovation
- 2010: Bay and bus wash addition
- 2020: HVAC replacement: Rivanna Water and Sewer Authority filled in and restored the lagoon area
- 2021: Office RTUs, VAV & Controls
- 2023: Garage door replacement; Fuel pump replacement
- 2024: Elevator upgrade
- 2025: Garage door replacements