WOODBROOK ELEMENTARY
Addition, Renovation, & Modernization
COMMUNITY MEETING
SEPTEMBER 6, 2016
Agenda

Background Information
- Woodbrook Elementary
- Capital Improvement Program (CIP)
- Bond Referendum

Project Information
- History
- Scope
- Schedule

Design
- RRMM Architects
Woodbrook Elementary School

BACKGROUND INFORMATION
Facility Information

- Built in 1966
- 50,366 square feet
- 12.0 acre site
- 1997 Addition added 9 classrooms + media center
Boundaries

Key: School Name (Building Capacity)

Baker Butler (636)

Hollymead (494)

Agnor-Hurt (566)

Woodbrook (338)

Greer (578)

City of Charlottesville

Cale (694)
Capital Improvement Program (CIP)

BACKGROUND INFORMATION
School CIP Review Process

Long Range Planning Advisory Committee (LRPAC)
- Citizens representing each magisterial district
- Makes annual Recommendation June/July

School Board & Superintendent
- SB prioritizes projects and submits CIP request in September

County Review Process
- Financial Review Committee
- Technical Review Committee
- Planning Commission
- Oversight Committee
- County Executive Recommendation: February

Board of Supervisors
Adopts a 5 Year Plan in April
## Capacity vs. Enrollment

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

<table>
<thead>
<tr>
<th>School</th>
<th>Building Capacity</th>
<th>Capacity Conflicts</th>
<th># of Trailers</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>15/16</td>
<td>16/17</td>
</tr>
<tr>
<td>Agnor-Hurt</td>
<td>566</td>
<td>32</td>
<td>4</td>
</tr>
<tr>
<td>Greer</td>
<td>578</td>
<td>(29)</td>
<td>(65)</td>
</tr>
<tr>
<td>Woodbrook</td>
<td>338</td>
<td>(18)</td>
<td>(17)</td>
</tr>
<tr>
<td>Total</td>
<td>1,482</td>
<td>(47)</td>
<td>(78)</td>
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</tbody>
</table>

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

- 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?

- 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

PROJECT INFORMATION
Project History

- 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

- LRPAC Request to Study
- Feasibility Study
- School Board Requests Project
- Architect is hired & project is designed
- Board of Supervisor Adopts/Funds Project
- Project is constructed

Previous Meeting (February)

Current stage of Woodbrook project
Bond Referendum

- 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

• 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

<table>
<thead>
<tr>
<th>Item</th>
<th># of Classrooms</th>
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<tbody>
<tr>
<td>Projected Enrollment Deficit</td>
<td>8</td>
</tr>
<tr>
<td>Current Auxiliary Room Deficit at Woodbrook (Classroom Equivalent)</td>
<td>3</td>
</tr>
<tr>
<td>Unmet Pre-K Need</td>
<td>3</td>
</tr>
<tr>
<td>Growth from Future Developments</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16</strong></td>
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# Project Schedule

<table>
<thead>
<tr>
<th>Phase</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
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<tbody>
<tr>
<td>Schematic Design</td>
<td>3M</td>
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<tr>
<td>Design Development</td>
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<td>2M</td>
<td></td>
</tr>
<tr>
<td>Construction Documents</td>
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<td>4M</td>
<td></td>
</tr>
<tr>
<td>Bidding/Award*</td>
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<td></td>
<td>2M</td>
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<tr>
<td>Construction*</td>
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<td></td>
<td>13M</td>
</tr>
<tr>
<td>Redistricting Study*</td>
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<td></td>
<td>4M</td>
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</tbody>
</table>

*Timing contingent on approval of construction funding
Upcoming Dates

- 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

- 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
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
Thank You