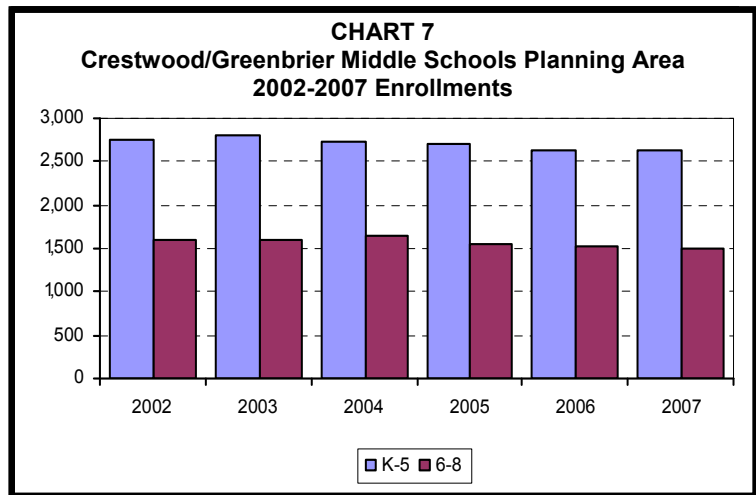

CAPITAL IMPROVEMENT PLAN 2009-2019

Crestwood Middle School and Greenbrier Middle School Planning Areas

First Five-Year Planning Period - 2009 to 2014

BACKGROUND - 2002 to 2007

During the 2002-2007 period, residential development in the Crestwood/Greenbrier Middle Schools Planning Area consisted of a mixture of single family homes, town homes, apartments, single family detached condominiums, condominiums, and age-restricted housing. Residential development was moderate during the first portion of the five year period, and was rapid in the last two years of the five year period. It is noted that during the five year period, more homes (of all types) were constructed in this middle school planning area than any other area. The data in Chart 7 (right) show a decrease in enrollment at the elementary and middle school levels. Elementary school (Grades K-5) enrollment decreased by about 130 students and middle school (Grades 6-8) enrollment decreased by just over 100 students during the 2002-2007 five-year period.



There are approximately 1,980 home sites available¹ in the Crestwood/Greenbrier Middle Schools Planning Area (7/08). This estimate includes a portion of those home sites approved for Tri-City Properties, LLC (formerly Transamerica, Inc.) in the Elbow Road/Centerville Turnpike North area.

¹A site plan or preliminary subdivision plan has been approved by the city for these home sites. It is anticipated that site work will begin in the 2009-2014 five year planning period.

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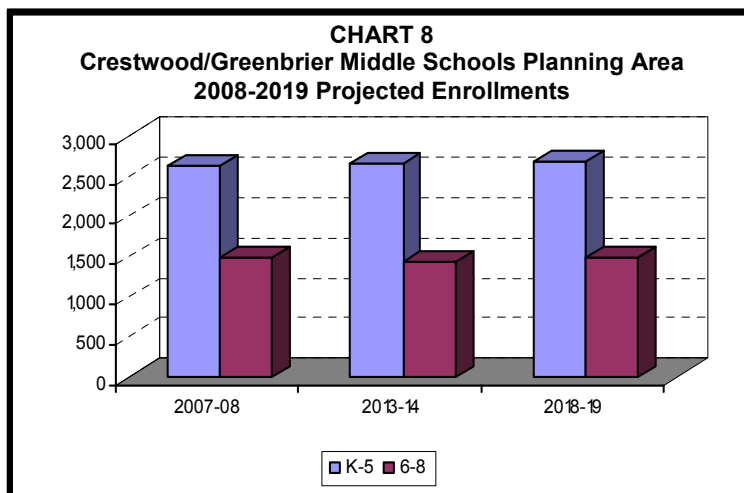
THE PLAN FOR 2009-2014

MAJOR COMPONENTS OF THE 2009-2014 PLAN

- (1) Design and begin constructing an additional high school in the Elbow Road/Centerville Turnpike North area to relieve overcrowding at Indian River High School and at Oscar Smith High School. Additionally, some relief will also be provided to Great Bridge High School and to Hickory High School.**
- (2) Begin modernization of Crestwood Middle School to provide additional specialized middle school instructional space, classrooms for students with disabilities, and to modernize the 57-year-old facility.**
- (3) Design and begin constructing an additional elementary school on the 20-acre Clearfield Avenue site (Greenbrier Primary/Intermediate and B. M. Williams Primary/Crestwood Intermediate Schools area).**

Background to the 2009-2014 Plan

The projections shown in Chart 8 (right) indicate that enrollment in Grades K-5 will grow at a slow rate in the Crestwood/Greenbrier Middle Schools Planning Area during the 2009-2014 planning period. Middle school enrollment is projected to decrease during the first five-year planning period. Generally, there has been a balanced mix of single family and multi-family homes constructed in this planning area. It is likely that this trend will continue during the 2009-2014 planning period, although at a slower rate than the in the 2002-2007 period.



The amount of land falling under wetlands jurisdiction will impact the amount and pace of development particularly in the Elbow Road and Centerville Turnpike North corridors. During this five-year planning period (2009-2014), the majority of residential growth is

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projected to come from (1) the Battlefield Boulevard North/Great Bridge Boulevard corridor, (2) the Kempsville Road/Butts Station Road area, and (3) the Elbow Road/Centerville Turnpike North area. It is anticipated that the Crestwood/Greenbrier Middle Schools Planning Area will experience slow growth in student enrollment at the elementary level and a decrease in student enrollment at the middle school level during the 2009-2014 five-year planning period.

Data in Table 7 (below) show that additional permanent classrooms may be needed at the elementary school level (Grades K-5). Additional permanent classroom space is currently required in the B. M. Williams Primary/Crestwood Intermediate Schools area. Additional facilities to provide permanent elementary classroom space will be required by the beginning of the second five-year planning period (2014-2019). Permanent middle school classroom space (Grades 6-8) will be available at Greenbrier Middle School. No classroom space is available at Crestwood Middle School, and five portable classrooms are required (twelve additional portables are needed while an HVAC project is underway). The data in Table 7 show no estimates for high school students. Students from Crestwood Middle School attend either Oscar Smith High School or Great Bridge High School, while students from Greenbrier Middle School attend either Indian River High School or Oscar Smith High School for Grades 9-12. Projections for these high school students are included along with those of the appropriate high school. For further information, see the plans for Oscar Smith High School, Indian River High School, and Great Bridge High School.

**TABLE 7
Summary of Classroom Space Needs
Crestwood/Greenbrier Middle Schools Planning Area
2009-2014**

	K-5 <u>Elementary</u>	6-8 <u>Middle</u>	9-12 <u>High</u>
Projected Student Changes ¹	30	-50	--
Portable Units in Place 9/08	19	5 ²	--
Range of Spaces Needed ³	-75 to 25	-800 to -700	--

¹The student enrollment changes presented in Table 7 are the result of new residential development and demographic changes within existing neighborhoods.

² This figure does not include 12 units temporarily located at Crestwood Middle School for an HVAC project.

³The number of additional instructional spaces needed at each grade level (elementary and middle) is estimated by using the following formula: (current enrollment + projected students) - operational capacity of each school within a planning area = the number of additional instructional spaces needed.

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The Plan for 2009-2014

1. Elementary School Level, Grades K-5

As the 2009-2014 five-year planning period begins, classroom space is available at Greenbrier Intermediate School. No classroom space is available at Greenbrier Primary School, B. M. Williams Primary School, or Crestwood Intermediate School. Portable classrooms are presently required at B. M. Williams Primary School, Crestwood Intermediate School and Greenbrier Primary School. Although enrollment is expected to grow at a slow rate, there will be a need to provide additional permanent elementary school classroom space by the beginning of the second five-year planning period (2014-2019) to serve portions of the areas now served by B. M. Williams Primary/Crestwood Intermediate Schools and Greenbrier Primary/Intermediate Schools. B.M. Williams Primary and Crestwood Intermediate require capacity relief to accommodate the current student population. If development progresses slower than anticipated, this project may be delayed.

Design and begin construction of an additional elementary school on the 20-acre Clearfield Avenue site (B. M. Williams Primary/Crestwood Intermediate Schools and the Greenbrier Primary/Greenbrier Intermediate Schools areas).

2. Middle School Level, Grades 6-8

- a. Although middle school classroom space is available within the Crestwood/Greenbrier Middle Schools Planning Area (only at Greenbrier Middle School), there is a need to design and construct specialized instructional spaces and to renovate Crestwood Middle School. The modernization is necessary to provide specialized instructional spaces, classrooms for students with disabilities, and to modernize the 57-year-old facility. Due to the age of the facility, the interior finishes require replacement, technology infrastructure needs to be installed, and roof and windows may need replacing. As funding for this project has not been available, it has been necessary to replace the HVAC separately. The HVAC replacement work is underway and it is anticipated that construction will be completed by February 2009.

In 1999, the request for proposals (RFP) for architectural and engineering services for Great Bridge Middle School included determining the feasibility of performing similar architectural and engineering services for Crestwood Middle School, since both facilities (Great Bridge Middle and Crestwood Middle) are

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based on the same design. Through the feasibility study, it was determined that a modernization of the facility and the construction of specialized instructional spaces similar to the one completed at Great Bridge Middle School (Summer 2003) was possible for Crestwood Middle School. The RFP included provisions that would permit the same architectural firm to perform architectural and engineering design services for the proposed modernization of Crestwood Middle School when the project is funded.

Design and begin modernization of the 57-year-old Crestwood Middle School, including the construction of specialized instructional spaces.

- b. In a recent revision to the capital improvement plan (2005-2015), it was determined that the middle school site on Elbow Road/Centerville Turnpike North could be utilized to relieve overcrowding at Hickory Middle School. Based on the city's comprehensive plan and a lack of available utilities in the southern portion of the city, the Elbow Road/Centerville Turnpike North site is the most feasible location to construct a new middle school to relieve Hickory Middle School and possibly Great Bridge Middle School. Additionally, this school would serve students from the eastern portion of the current Greenbrier Middle School attendance zone containing a significant amount of vacant land. See plans for the Hickory Middle School Planning Area.

Staff will continue to monitor residential construction and enrollment growth in the Elbow Road/Centerville Turnpike North area to determine the exact timing of the new middle school and to help determine the amount of relief that ultimately can be provided to Hickory Middle School. It is likely that the attendance zone for the new middle school on the Elbow Road/Centerville Turnpike North site will need to be adjusted as residential development continues and the demographics of the area change

Design and begin construction of a middle school on the Elbow Road/Centerville Turnpike North site.

3. High School Level, Grades 9-12

Additional permanent high school classroom space is needed to serve students in the Indian River High School and Oscar Smith High School areas. In addition to providing relief to Indian River High School and to Oscar Smith High School, the additional high school (the city's eighth) will also provide some relief to Hickory High School and Great Bridge High School when the attendance zone boundaries are adjusted. Portable

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classrooms are currently required at each of the four high schools to relieve overcrowding. Indian River High School utilizes 21 portable classrooms, Oscar Smith High School utilizes 19 portable classrooms, Great Bridge High School utilizes 6 portable classrooms, and Hickory High School utilizes 11 portable classrooms (totaling 57 portable classrooms). The amount of relief provided to Hickory High School and to Great Bridge High School is dependent upon how residential growth proceeds in the Kempsville Road/Elbow Road/Centerville Turnpike North area. Growth in the Kempsville Road/Elbow Road/Centerville Turnpike North area should continue to be monitored closely as the housing market changes both nationally and locally. This additional high school will be required by the start of the second five-year planning period (2014-2019) primarily to accommodate (1) the existing student population, and (2) any additional students resulting from residential development. It is important to note, a total of four years is required to design and construct a high school with a capacity of 1,600 students, with a core capacity (gym, cafeteria, etc.) for 2,000 students. Two years are needed to design the facility, and two years are needed to construct the facility.

Design and begin construction of an additional high school in the Elbow Road/
Centerville Turnpike North area.

**TABLE 8
Project Summary¹
Crestwood/Greenbrier Middle Schools Planning Area
2009-2014**

Project					
	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
High School , Elbow Road/Centerville Turnpike North area ²		D		C	
Modernization , Crestwood Middle School ^{3,4}		D		C	
Elementary School , B. M. Williams Primary/Crestwood Intermediate & Greenbrier Primary/Intermediate areas			D	C	

¹A "D" designates the year in which architectural/engineering funds are requested. A "C" designates the year in which construction funds are requested.

²This high school for the Elbow Road/Centerville Turnpike North area is the same school listed in the plans for the Oscar Smith High School Planning Area and for the Indian River High School Planning Area.

³For this project, asbestos removal is included in the architectural/engineering design phase.

⁴The HVAC replacement for Crestwood Middle School is scheduled to be completed in the Summer 2009.

CRESTWOOD/GREENBRIER MIDDLE SCHOOLS PLANNING AREA

Second Five-Year Planning Period – 2014 to 2019

THE PLAN FOR 2014-2019

Residential growth in the Crestwood/Greenbrier Middle Schools Planning Area is expected to be moderate during the second five-year planning period. The main areas of residential construction are likely to be in the Kempsville Road/Butts Station Road area and in the Elbow Road/Centerville Turnpike North area. Table 9 (page 39) indicates additional students are projected at the elementary and middle school levels for the 2014-2019 planning period.

Table 9 also shows that additional classroom space may be required at the elementary level. The design and construction of a new elementary school is scheduled to begin in the first five-year planning period and be completed at the beginning of the second five-year planning period (2014-2019). Furthermore, renovations to Crestwood Intermediate School are necessary including new instructional spaces and modernization of the 45-year-old facility. The need for any additional school facilities will be determined by the rapidity of residential construction in the Elbow Road/Centerville Turnpike North area and demographic changes within the attendance zone. It is projected that, as residential construction continues in the Elbow Road/Centerville Turnpike North area and enrollment continues to increase, an additional elementary school will be needed within the present Crestwood/Greenbrier Middle Schools Planning Area (probably after the year 2019). While Table 9 does not indicate an overall need of space at the middle school level, classroom space exists only at Greenbrier Middle School, with a continued need for space at Crestwood Middle School. A modernization of Crestwood Middle School is planned to begin in the first five-year period (2009-2014) and be completed in the beginning of the second five-year period (2014-2019). Although some classroom space will be available at Greenbrier Middle School, a new middle school located on the Elbow Road/Centerville Turnpike North site is anticipated to be necessary in the second five-year planning period to provide relief to Hickory Middle School and possibly to Great Bridge Middle School. Continued monitoring of residential growth and enrollment will be necessary to determine the exact timing of the new middle school. If the national and local housing downturn lingers longer than expected, this middle school may be further delayed. As residential development continues in the Elbow Road/Centerville Turnpike North area, the attendance zone for the new middle school may need to be adjusted during the second five-year planning period. It is also projected that an additional high school will be needed in this same area by the beginning of the 2014-2019 five-year planning period. This high school is addressed further in the Indian River High School and in the Oscar Smith High School planning area sections.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
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**TABLE 9
Summary of Classroom Space Needs
Crestwood/Greenbrier Middle Schools Planning Area
2014-2019**

	K-5 <u>Elementary</u>	6-8 <u>Middle</u>	9-12 <u>High</u>
Additional Students Projected ¹	20	40	--
Range of Spaces Needed 2009-2019 ²	-55 to 45	-760 to -660	--

The Plan for 2014-2019

1. Elementary School Level, Grades K-5

- a. Based on a facility condition inspection in 2004, it has been determined that a modernization of Crestwood Intermediate School is necessary to bring the 45-year-old facility up to date. HVAC work was completed during the summer of 2008. Interior finishes and technology infrastructure will require replacement in the second five-year period. The modernization will include replacing windows, doors, lights, casework, marker boards, and other interior finishes. Technology infrastructure will also be brought up to current standards, including the installation of a wireless network.

Modernization of Crestwood Intermediate School.

- b. Monitor the need to construct an additional elementary space (in addition to the elementary school scheduled for completion at the beginning of the second five-year planning period on Clearfield Avenue) in the Elbow Road/Centerville Turnpike North area. The need for an additional elementary space will be addressed further in future revisions of the proposed capital improvement plan as development patterns become clearer.

¹Represents the number of students projected for the second five-year planning period (2014-2019) and is in addition to the number of students projected for the 2009-2014 planning period.

²The "Range of Spaces Needed" (1) reflects a K-5, 6-8, 9-12 grade alignment, (2) represents the total number of spaces needed for the ten-year (2009-2019) planning period, and (3) is presented as if none of the projects requested for the first five-year planning period (2009-2014) have been completed.

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- c. As the 2009-2014 five-year planning period begins, classroom space is available at Greenbrier Intermediate School. No classroom space is available at Greenbrier Primary School, B. M. Williams Primary School, or Crestwood Intermediate School. Portable classrooms are presently required at B. M. Williams Primary School, at Crestwood Intermediate School and at Greenbrier Primary School. Although enrollment is expected to grow at a slow rate, there will be a need to provide additional permanent elementary school classroom space by the beginning of the second five-year planning period (2014-2019) to serve portions of the areas now served by B. M. Williams Primary/Crestwood Intermediate Schools and Greenbrier Primary/Intermediate Schools. B.M. Williams Primary and Crestwood Intermediate require capacity relief to accommodate the current student population.

Complete the construction of an additional elementary school on the 20-acre Clearfield Avenue site (B. M. Williams Primary/Crestwood Intermediate Schools and the Greenbrier Primary/Greenbrier Intermediate Schools area).

2. Middle School Level, Grades 6-8

- a. In a recent revision to the capital improvement plan (2005-2015), it was determined that the middle school site on Elbow Road/Centerville Turnpike North could be utilized to relieve overcrowding at Hickory Middle School. Based on the city's comprehensive plan and a lack of available utilities in the southern portion of the city, the Elbow Road/Centerville Turnpike North site is the most feasible location to construct a new middle school to relieve Hickory Middle School and possibly Great Bridge Middle School. Additionally, this school would serve students from the eastern portion of the current Greenbrier Middle School attendance zone containing a significant amount of vacant land. See plans for the Hickory Middle School Planning Area.

Staff will continue to monitor residential construction and enrollment growth in the Elbow Road/Centerville Turnpike North area to determine the exact timing of the new middle school and to help determine the amount of relief that ultimately can be provided to Hickory Middle School. It is likely that the attendance zone for the new middle school on the Elbow Road/Centerville Turnpike North site will need to be adjusted as residential development continues and the demographics of the area change

Complete the construction of a middle school on the Elbow Road/Centerville Turnpike North site.

CRESTWOOD/GREENBRIER MIDDLE SCHOOLS PLANNING AREA

- b. Although middle school classroom space is available within the Crestwood/Greenbrier Middle Schools Planning Area (only at Greenbrier Middle School), there is a need to design and construct specialized instructional spaces and to renovate Crestwood Middle School. The modernization is necessary to provide specialized instructional spaces, classrooms for students with disabilities, and to modernize the 57-year-old facility. As funding for this project has not been available, it has been necessary to replace the HVAC separately. The HVAC replacement work is underway and it is anticipated that construction will be completed by February 2009.

Complete the modernization of Crestwood Middle School to provide additional specialized middle school instructional space, classrooms for students with disabilities, and to modernize the 57 year-old facility

3. High School Level, Grades 9-12

Additional permanent high school classroom space is needed to serve students in the Indian River High School and Oscar Smith High School areas. In addition to providing relief to Indian River High School and to Oscar Smith High School, the additional high school (the city's eighth) will also provide some relief to Hickory High School and Great Bridge High School when the attendance zone boundaries are adjusted. Portable classrooms are currently required at each of the four high schools to relieve overcrowding. Indian River High School utilizes 21 portable classrooms, Oscar Smith High School utilizes 19 portable classrooms, Great Bridge High School utilizes 6 portable classrooms, and Hickory High School utilizes 11 portable classrooms (totaling 57 portable classrooms). Design and construction of the eighth high school is scheduled to begin during the first five-year planning period (2009-2014). It is important to note, a total of four years is required to design and construct a high school with a capacity of 1,600 students, with a core capacity (gym, cafeteria, etc.) for 2,000 students. Two years are needed to design the facility, and two years are needed to construct the facility.

Complete the construction of an additional high school in the Elbow Road/Centerville Turnpike North area.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
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**TABLE 10
Project Summary¹
Crestwood/Greenbrier Middle Schools Planning Area
2014-2019**

Project					
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Elementary School , B. M. Williams Primary/Crestwood Intermediate & Greenbrier Primary/Intermediate areas	Open				
Modernization , Crestwood Intermediate School	D	C		Open	
Modernization , Crestwood Middle School ²	Open				
High School , Elbow Rd./Centreville Turnpike North area ³	Open				

¹A “D” designates the year in which architectural/engineering design funds are requested. A “C” designates the year in which construction funds are requested.

²The HVAC replacement for Crestwood Middle School is scheduled to be completed in the Summer 2009.

³This high school for the Elbow Road/Centreville Turnpike North area is the same school listed in the plans for the Oscar Smith High School Planning Area and for the Indian River High School Planning Area.