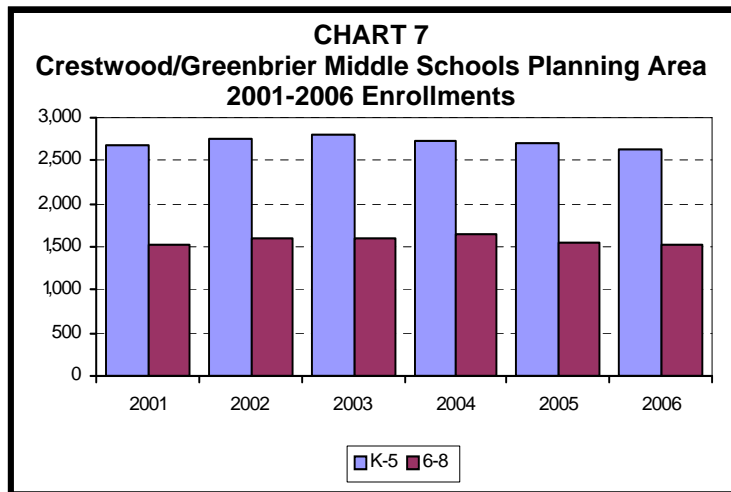

**CAPITAL IMPROVEMENT PLAN
2008-2018**

**Crestwood Middle School
and
Greenbrier Middle School Planning Areas**

First Five-Year Planning Period - 2008 to 2013

BACKGROUND - 2001 to 2006

During the 2001-2006 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 the majority of the five-year period. The data in Chart 7 (right) show a decrease of students at the elementary school and middle school levels. Elementary school (Grades K-5) enrollment decreased by about 40 students and middle school (Grades 6-8) enrollment decreased by about 10 students during the 2001-2006 five-year period.



There are approximately 3,000 home sites available¹ in the Crestwood/Greenbrier Middle Schools Planning Area (7/07). 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.

¹These home sites are located in approved developments which are already under construction, or in which site work has begun, or in which it is probable that site work will begin within the 2008-2013 five-year planning period.

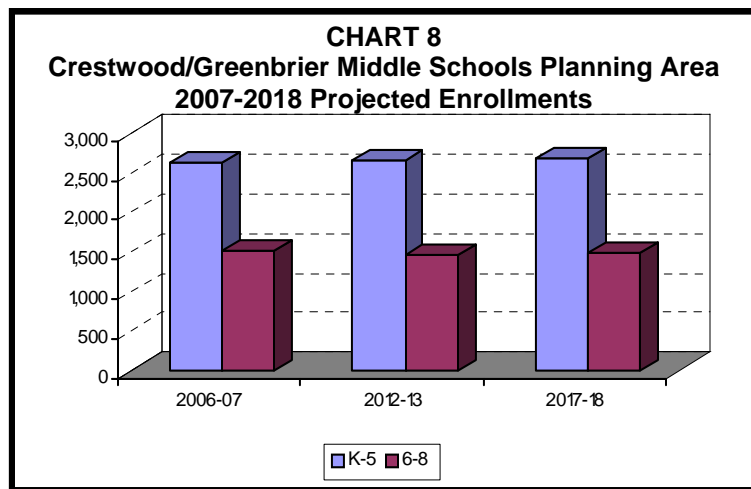
THE PLAN FOR 2008-2013

MAJOR COMPONENTS OF THE 2008-2013 PLAN

- (1) **Design and construct 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) **Design and construct an addition to and renovation of Crestwood Middle School to provide additional specialized middle school instructional space, classrooms for students with disabilities, and to modernize the 56-year-old facility.**
- (3) **Design and construct an additional elementary school on the 20-acre Clearfield Avenue site (Greenbrier Primary/Intermediate and B. M. Williams Primary/Crestwood Intermediate Schools area).**
- (4) **Design of an addition to and renovation of Crestwood Intermediate School to modernize the 44-year-old facility.**

Background to the 2008-2013 Plan

The projections shown in Chart 8 (right) indicate that enrollment in Grades K-5 in the Crestwood/Greenbrier Middle Schools Planning Area will grow at a slow rate during the 2008-2013 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 2008-2013 planning period.



**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

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 (2008-2013), the majority of residential growth is 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 2008-2013 five-year planning period.

Data in Table 7 (below) show that additional permanent classrooms will 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 (2013-2018). The permanent classroom space available at the middle school level (Grades 6-8) is at Greenbrier Middle School. No classroom space is available at Crestwood Middle School, and fifteen portable classrooms are required (ten 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
2008-2013**

	K-5 <u>Elementary</u>	6-8 <u>Middle</u>	9-12 <u>High</u>
Projected Student Changes ¹	20	-70	--
Portable Units ² in Place 9/07	19	15	--
Range of Spaces Needed ³	0 to 100	-770 to -670	--

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

²These figures include instructional and non-instructional portable classrooms. Additionally 10 units are temporarily located at Crestwood Middle School while an HVAC project is underway.

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.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

The Plan for 2008-2013

Additional school facilities will be necessary at all grade levels (K-12) in this middle school planning area. Construction of additional permanent classroom space at the elementary school level (K-5) will need to begin in the first five-year planning period and will need to be completed at the beginning of the second five-year planning period. Middle school and high school classroom space is required by the end of the first five-year planning period.

1. Elementary School Level, Grades K-5

- a. As the 2008-2013 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 (2013-2018) to serve portions of the areas now served by B. M. Williams Primary/Crestwood Intermediate Schools and Greenbrier Primary/Intermediate Schools. If development progresses slower than anticipated, this project may be delayed.

Design and construct 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).

- b. Based on a facility condition inspection in 2004, it has been determined that an addition to and renovation of Crestwood Intermediate School is necessary to modernize the 44-year-old facility. Although the HVAC is scheduled for replacement in the first five-year planning period due to the age of the facility, interior finishes will require replacement in the second five-year period.

Design an addition to and renovation of Crestwood Intermediate School.

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 new construction and renovation

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

are necessary to provide specialized instructional spaces, classrooms for students with disabilities, and to modernize the 56-year-old facility. Due to the age of the facility, the interior finishes and HVAC system require replacement. As funding for this project has not been available, it is necessary to replace the HVAC separately. The HVAC design work is underway and it is anticipated that construction will be completed during the Summer of 2009. For additional information see the Mechanical/Maintenance section (page 101).

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 based on the same design. Through the feasibility study it was determined that an addition and renovation 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 addition to and renovation of Crestwood Middle School when the project is funded.

Design and construct specialized spaces and renovate Crestwood Middle School.

- 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.

Design and construct 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

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

classrooms are currently required at each one of the four high schools to relieve overcrowding. Indian River High School utilizes 28 portable classrooms, Oscar Smith High School utilizes 19 portable classrooms, Great Bridge High School utilizes 13 portable classrooms, and Hickory High School utilizes 17 portable classrooms (totaling 78 instructional 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. This additional high school will be required by the end of the first five-year planning period (2008-2013) 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 2,000 students. Two years are needed to design the facility, and two years are needed to construct the facility.

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

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

**TABLE 8
Project Summary¹
Crestwood/Greenbrier Middle Schools Planning Area
2008-2013**

Project					
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
High School , Elbow Road/Centerville Turnpike North area ²	D		C		Open
Addition & Renovation , Crestwood Middle School ^{3,4}	D		C		Open
Elementary School , B. M. Williams Primary/Crestwood Intermediate & Greenbrier Primary/Intermediate areas			D	C	
Addition & Renovation , Crestwood Intermediate School					D

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 begin in Spring 2008 and be completed in the Summer 2009.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

Second Five-Year Planning Period – 2013 to 2018

THE PLAN FOR 2013-2018

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 41) indicates additional students are projected at the elementary and middle school levels for the 2013-2018 planning period.

Table 9 also shows that additional classroom space will be required at the elementary level. The design and construction of a new elementary school are scheduled to begin in the first five-year planning period and be completed at the beginning of the second five-year planning period (2013-2018). Furthermore, an addition to and renovation of Crestwood Intermediate School is necessary to modernize the 44-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 in the Elbow Road/Centerville Turnpike North area progresses 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 2018). At the middle school level, Table 9 illustrates that classroom space will continue to be available at Greenbrier Middle School but not at Crestwood Middle School. Although it is anticipated that some classroom space will be available at Greenbrier Middle School, a new middle school located on the Elbow Road/Centerville Turnpike North site is necessary in the first five-year planning period to provide relief to Hickory Middle School and possibly to Great Bridge Middle School. 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 end of the 2008-2013 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.

**TABLE 9
Summary of Classroom Space Needs
Crestwood/Greenbrier Middle Schools Planning Area
2013-2018**

	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 2008-2018 ²	20 to 120	-730 to -630	--

The Plan for 2013-2018

1. Elementary School Level, Grades K-5

- a. Based on a facility condition inspection in 2004, it has been determined that an addition to and renovation of Crestwood Intermediate School is necessary to modernize the 44-year-old facility. Although the HVAC is scheduled for replacement in the first five-year planning period due to the age of the facility, interior finishes will require replacement in the second five-year period.

Construct an addition to and renovation of Crestwood Intermediate School.

- b. Monitor the need to construct an additional elementary school (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 school will be addressed further in future revisions of the proposed capital improvement plan as development patterns become clearer.
- c. As the 2008-2013 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

¹Represents the number of students projected for the second five-year planning period (2013-2018) and is in addition to the number of students projected for the 2008-2013 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 (2008-2018) planning period, and (3) is presented as if none of the projects requested for the first five-year planning period (2008-2013) have been completed.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

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 (2013-2018) to serve portions of the areas now served by B. M. Williams Primary/Crestwood Intermediate Schools and Greenbrier Primary/Intermediate Schools.

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

Continue to monitor residential construction and enrollment growth in the Elbow Road/Centerville Turnpike North area. The amount of relief that ultimately can be provided to Hickory Middle School is dependent upon the amount of residential construction that occurs in the Elbow Road/Centerville Turnpike North area. It is likely that the attendance zone for the new middle school on the Elbow Road/Centerville Turnpike North site (see page 37) will need to be adjusted as residential development continues and the demographics of the area change.

3. High School Level, Grades 9-12

No changes are proposed to the 2008-2013 plan at this time.

**CRESTWOOD/GREENBRIER MIDDLE SCHOOLS
PLANNING AREA**

**TABLE 10
Project Summary¹
Crestwood/Greenbrier Middle Schools Planning Area
2013-2018**

Project					
	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Elementary School , B. M. Williams Primary/Crestwood Intermediate & Greenbrier Primary/Intermediate areas	Open				
Addition & Renovation , Crestwood Intermediate School	C		Open		

¹A "C" designates the year in which construction funds are requested.