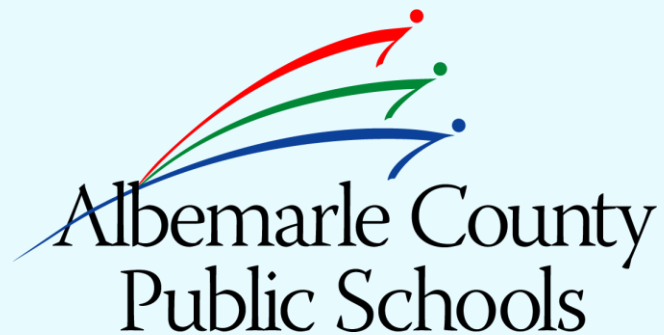




Middle School Master Plan

VMDO Architects



Strategic Plan: Learning for All

VISION

Our learners are engaged in authentic, challenging, and relevant learning experiences, becoming lifelong contributors and leaders in our dynamic and diverse society.

MISSION

Working together as a team, we will end the predictive value of race, class, gender, and special capacities for our children's success through high-quality teaching and learning for all. We seek to build relationships with families and communities to ensure that every student succeeds.

We will know every student.

VALUES

Equity
Excellence
Family and Community
Wellness

GOALS



Thriving Students



Affirming and Empowering Communities

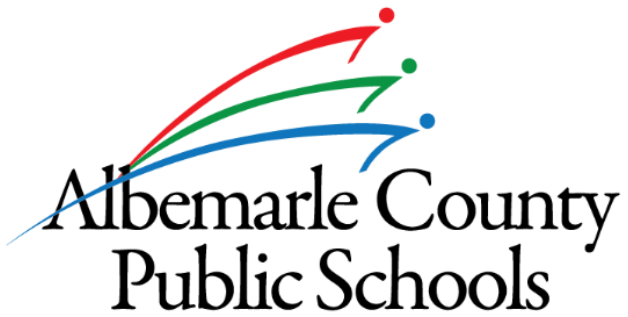


Equitable, Transformative Resources

Middle School Master Plan

In March 2023, ACPS contracted with VMDO Architects, a local architectural firm specializing in K-12 education, to conduct a 20-year Middle School Master Plan to deal with capacity, growth and equity in our middle schools. Work began in April 2023, and was completed in 2024.





Master Plan Goals and Objectives

Short-term to long-term goals addressed multiple issues facing ACPS middle school facilities:

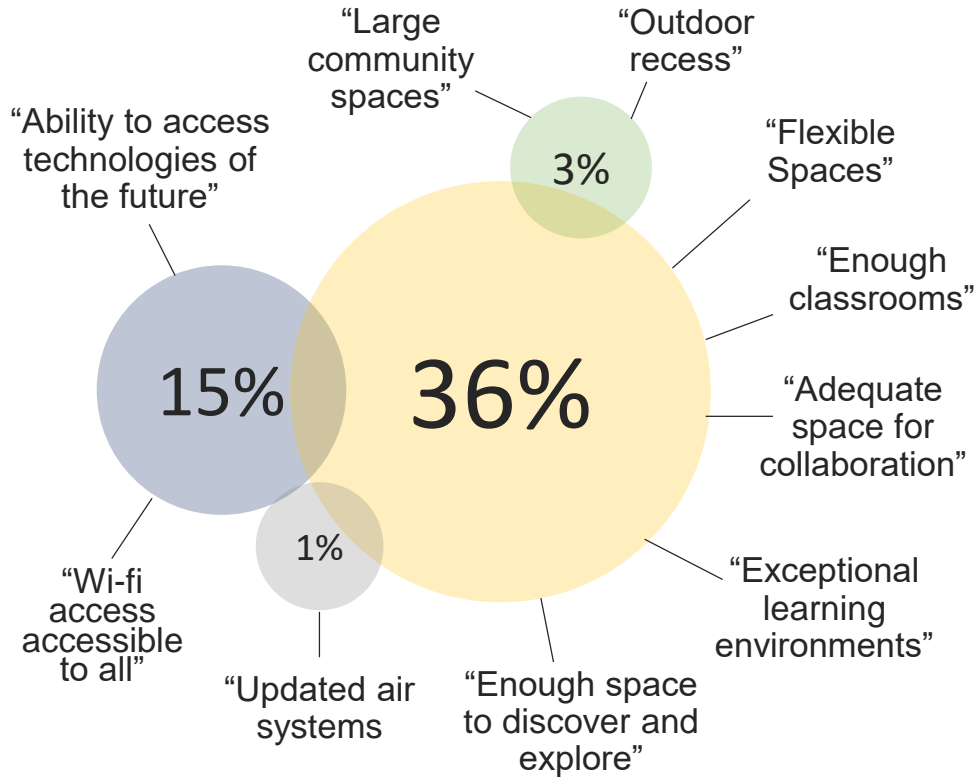
- County-wide growth and school enrollment: Districting/feeder patterns, additions/renovations, potential new facilities, etc.
- Facility equity: Infrastructure, building amenities, recreation/athletics, etc.
- Unique school/community needs
- Environmental sustainability
- Buildings and facilities that support current and future educational programming
- All recommendations are consistent with the vision, mission, values and goals of the division's strategic plan.

To meet the needs of students, educators, and the community, a middle school facility in Albemarle County must have...

- Learning Space
- Outdoor Learning
- Technology
- Learning Program
- Safety / Security
- Building Systems
- Staff / Resources
- Equity, Inclusion

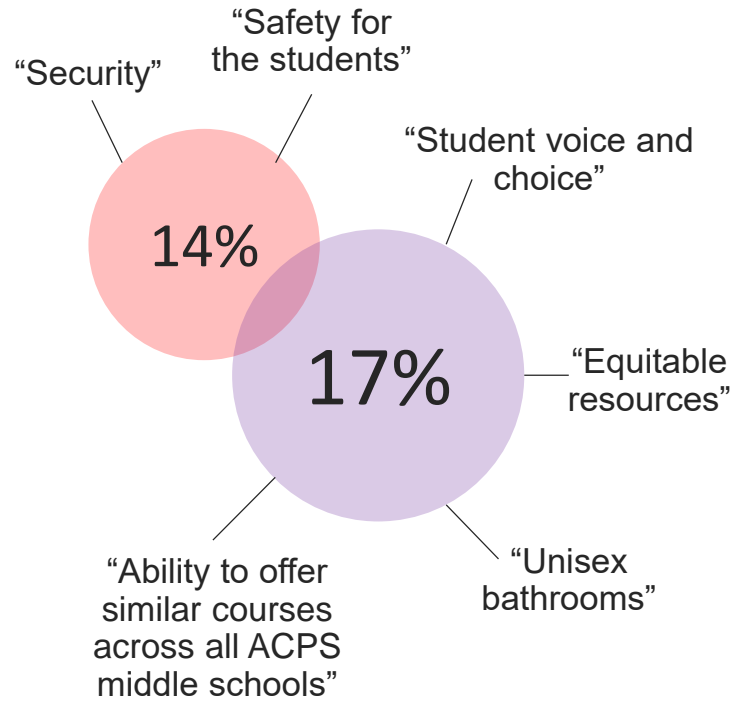
55%

Learning Spaces, Systems



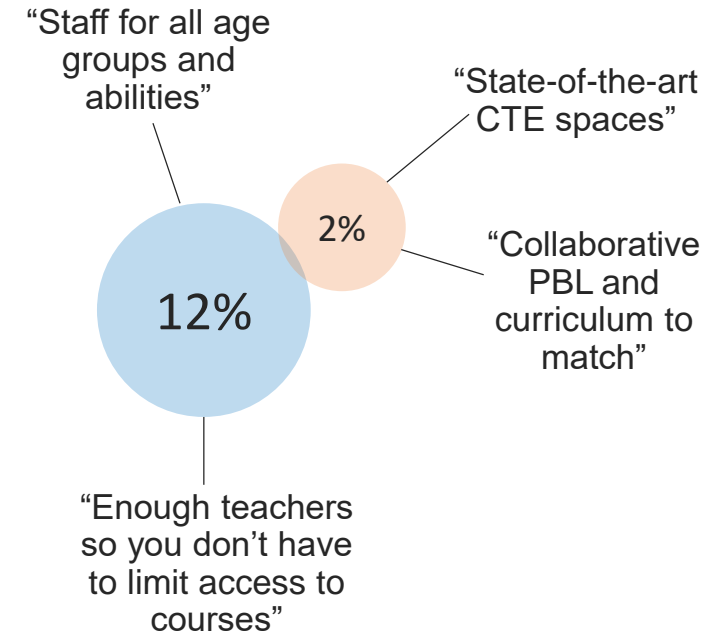
31%

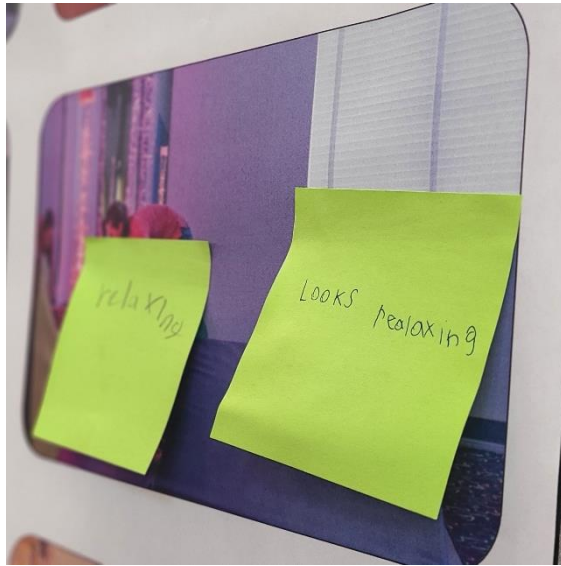
Environment, Well-being

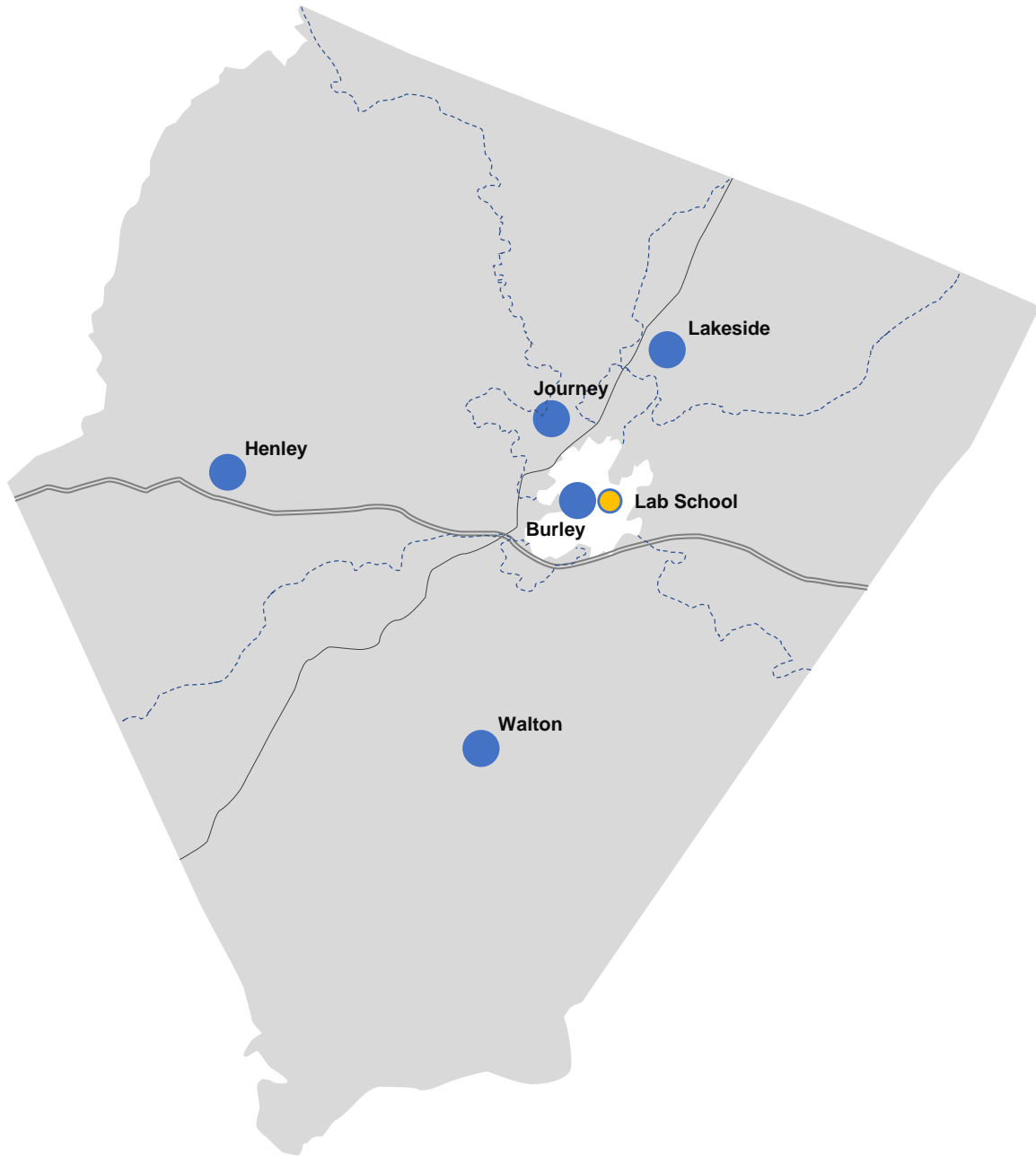


14%

Staff Resources, Programs







Scope 1

Evaluate existing facilities

Facilities assessments of existing buildings and sites for physical structures, systems, and educational adequacy.

Scope 2

Make recommendations for improvements

Recommendations for additions, renovations, and new construction to support the ACPS Strategic Plan with a particular focus on student **capacity** and **equity** across the district.

Scope 3

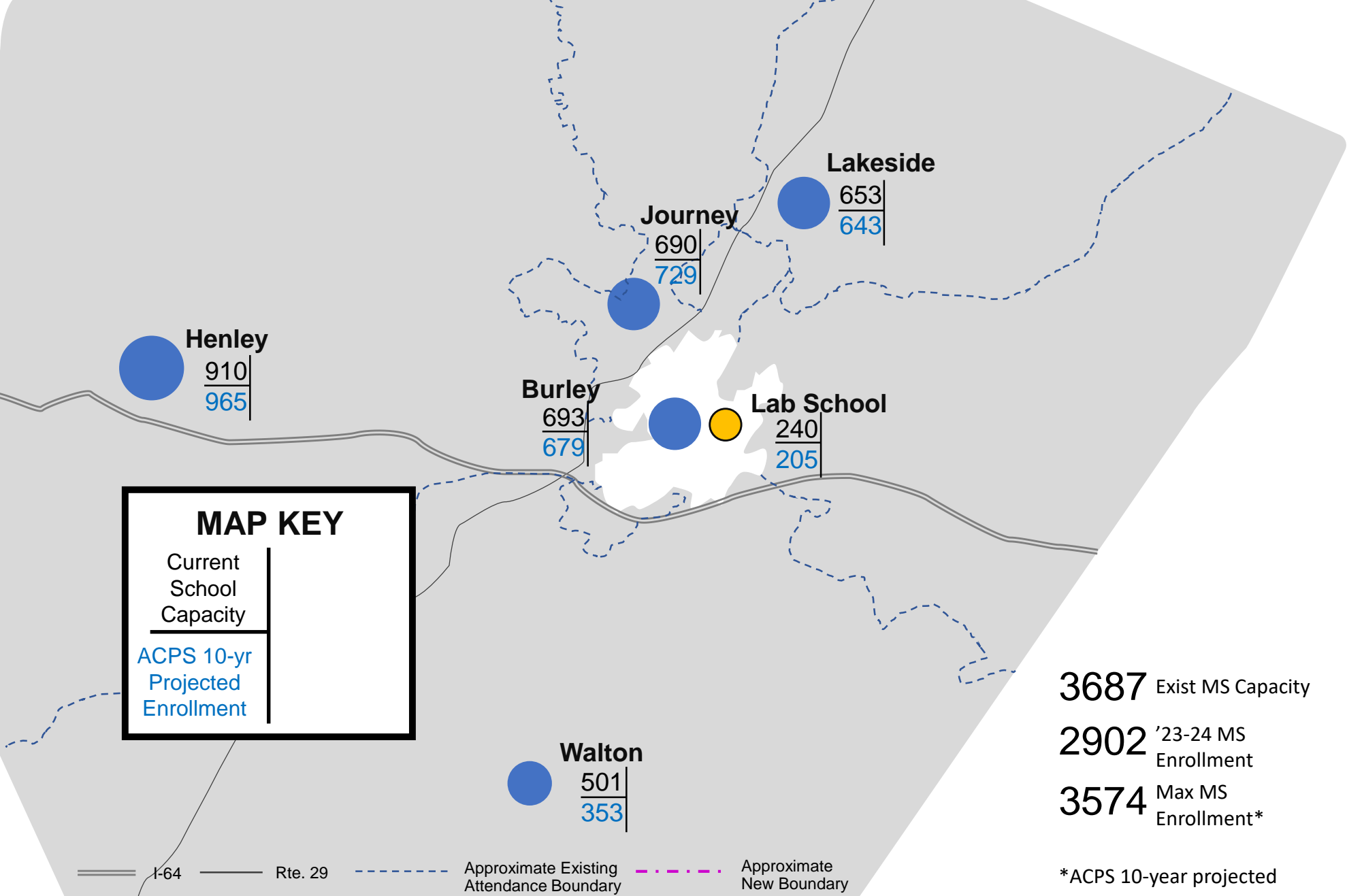
Estimate costs and escalate over 20 years to support CIP planning

Estimate the costs of projects at each facility in today's dollars and then plan those projects over the next 20 years. Escalate costs for CIP planning.

Current ACPS Middle Schools

Challenges

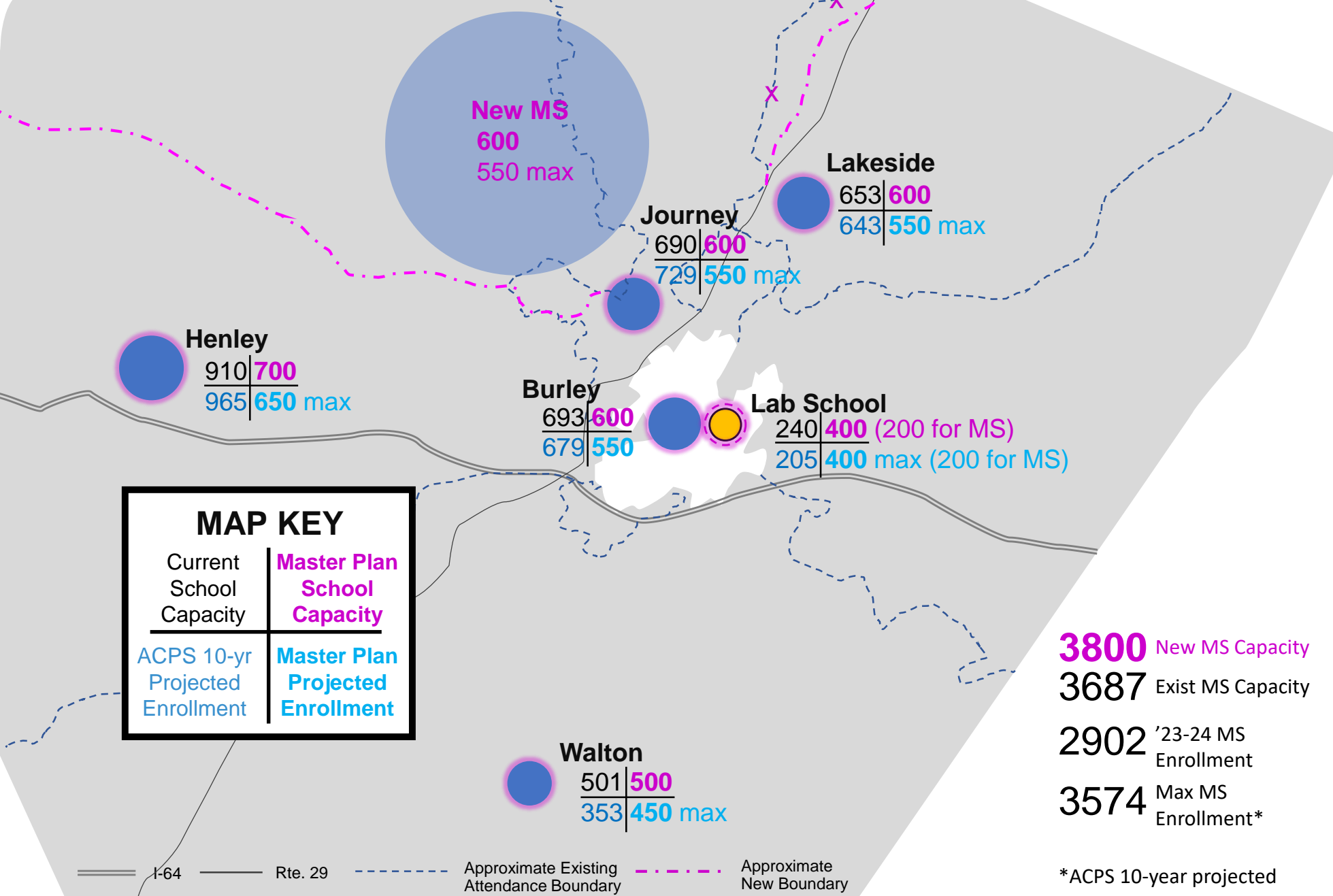
- Adequate capacity district-wide, just not in the right place
- Projected 10-year max enrollment growth will exceed max capacities at some schools
- Some schools have received more improvements and modernizations over time than others
- The Lab School program is in high demand, but is limited to a select few applicants



Future ACPS Middle Schools

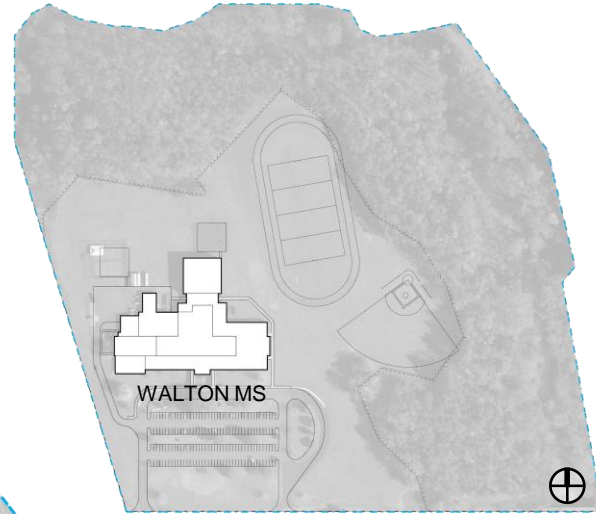
Proposed Master Plan

- **Phase 1:** Expand the Lab School to increase admissions while alleviating enrollment pressures at other schools
- **Phase 2:** Renovate/Improve Walton MS + conduct a Redistricting Study
- **Phase 3:** Build a new middle school to provide current capacity management and long-term growth projections
- **Phase 4:** Renovate/Improve Burley, Journey, Henley, and Lakeside to equitable standards

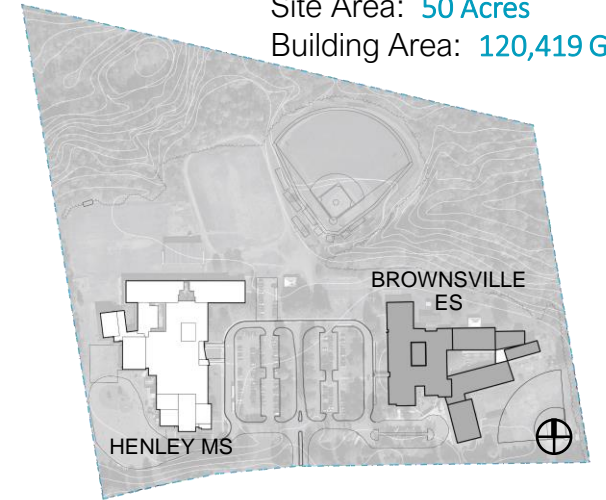




Journey
 Site Area: 216 Acres
 Building Area: 97,236 GSF



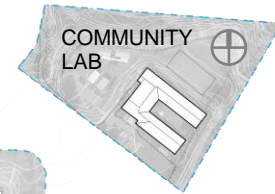
Walton
 Site Area: 50 Acres
 Building Area: 93,260 GSF



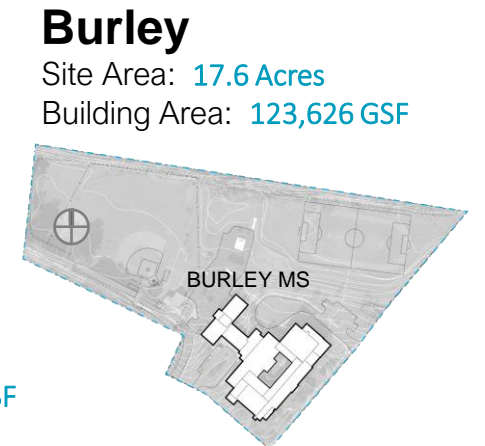
Henley
 Site Area: 50 Acres
 Building Area: 120,419 GSF



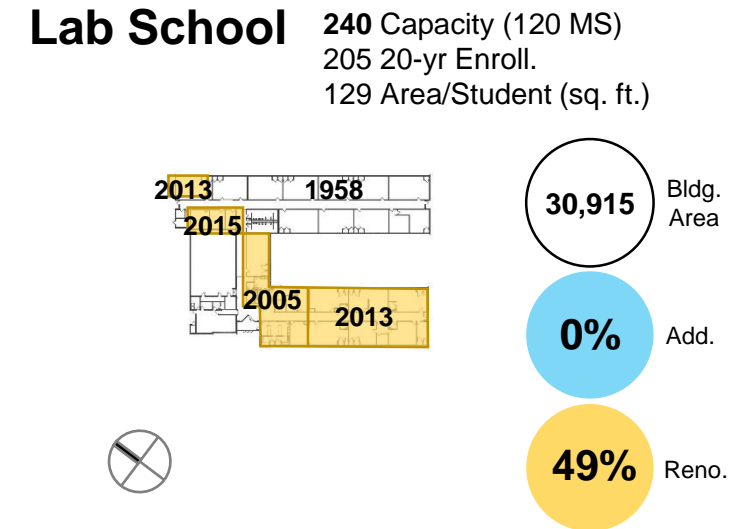
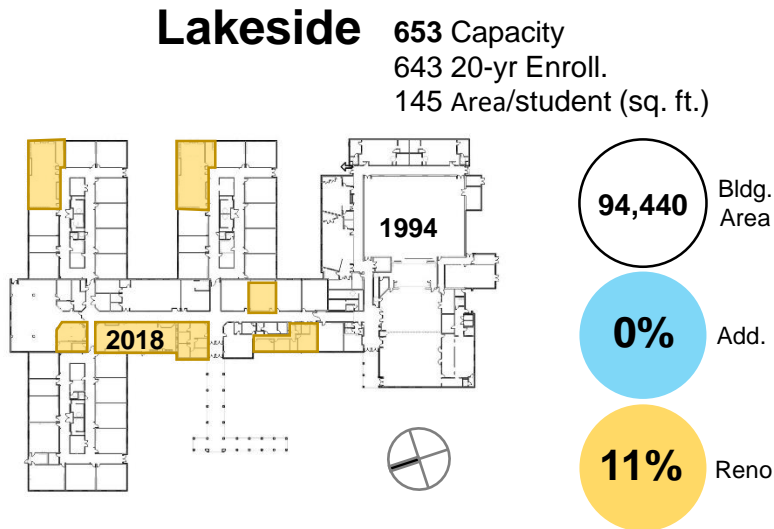
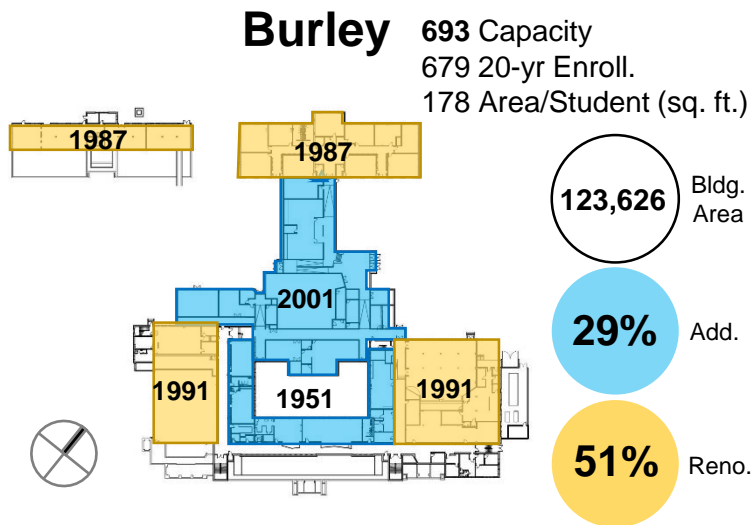
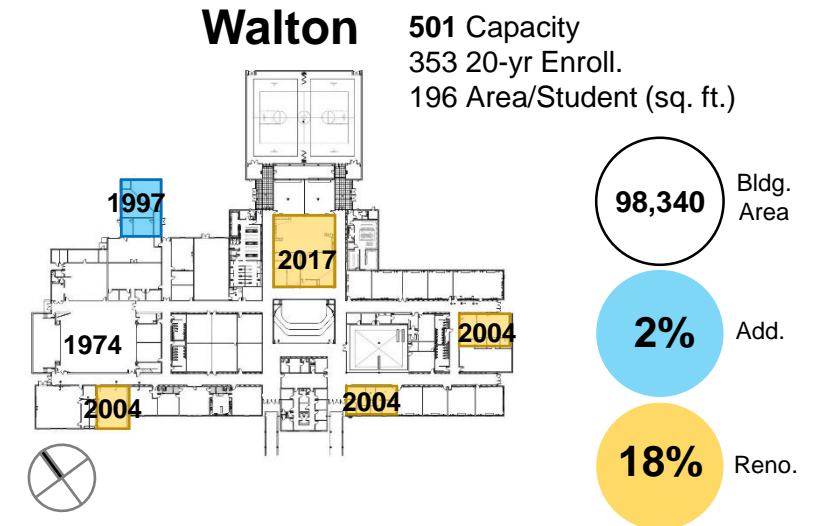
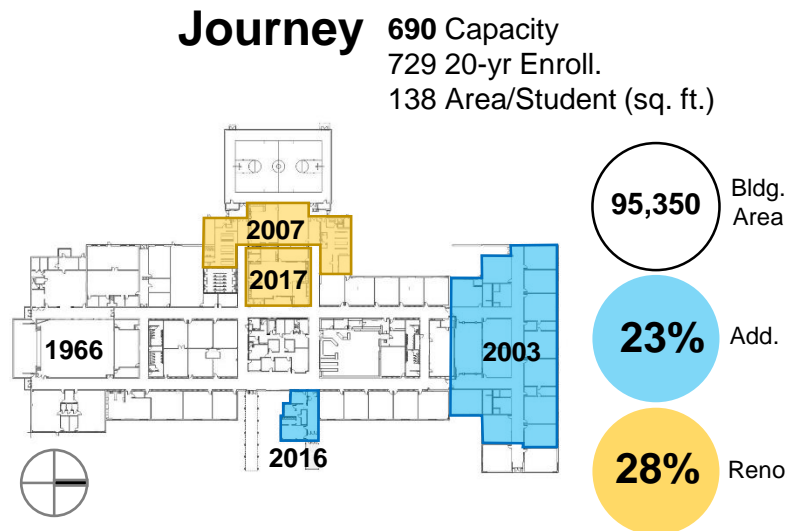
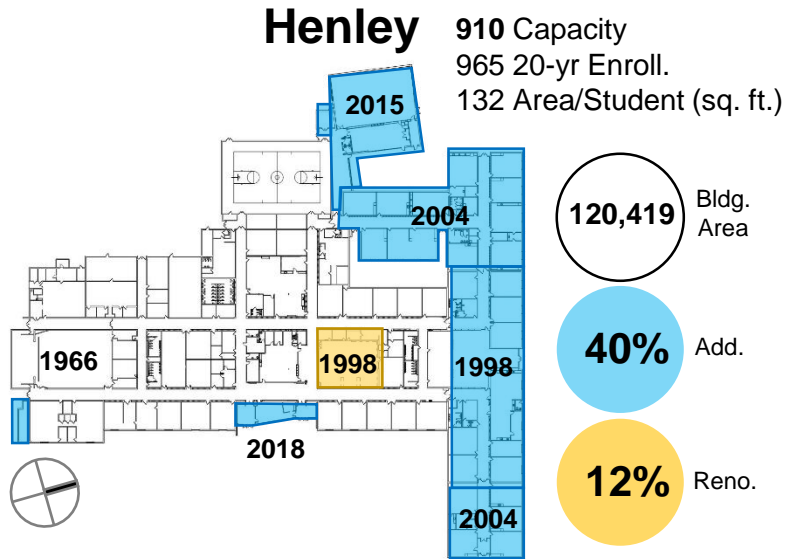
Lakeside
 Site Area: 41 Acres
 Building Area: 94,440 GSF



Community Lab
 Site Area: 6.47 Acres
 Building Area: 30,915 GSF



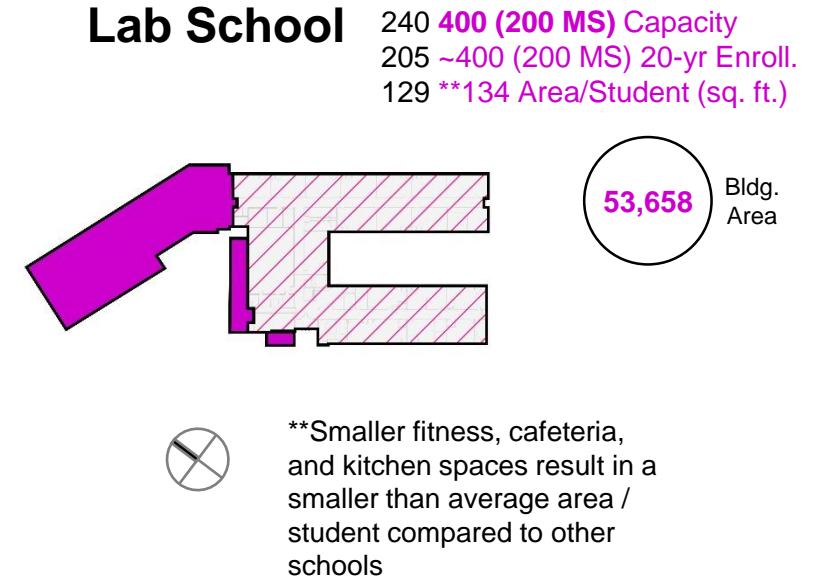
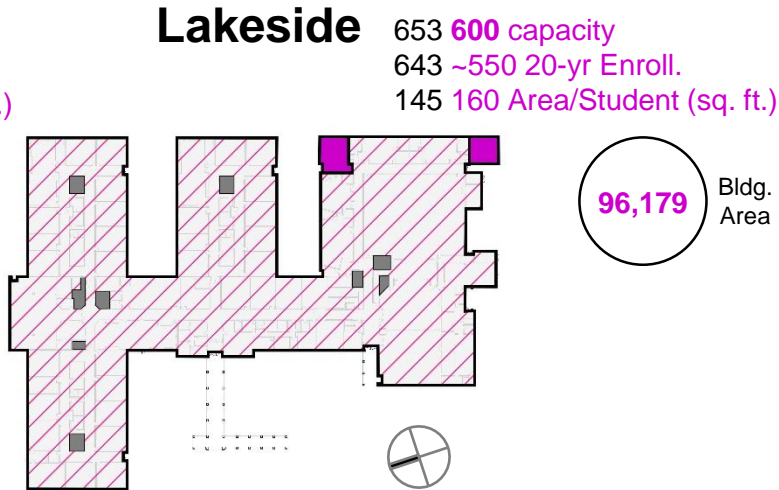
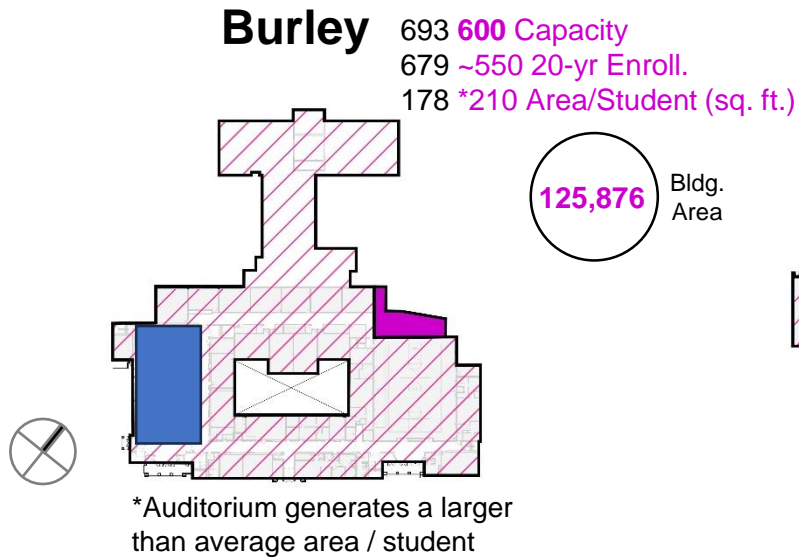
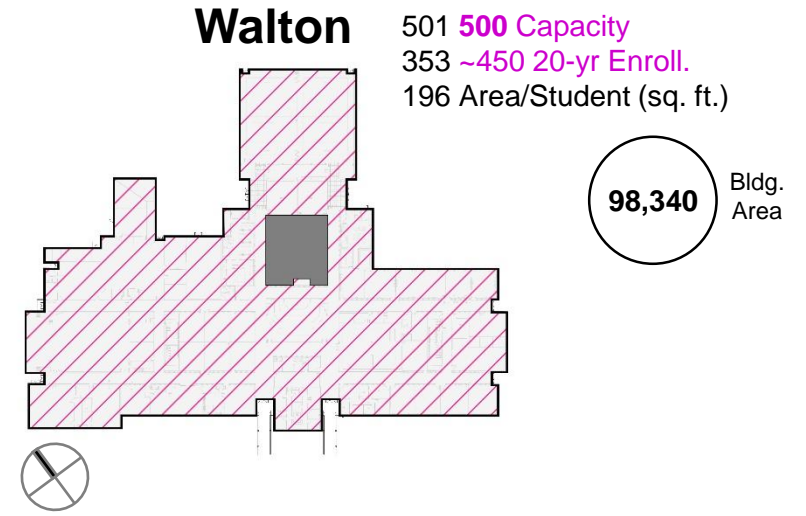
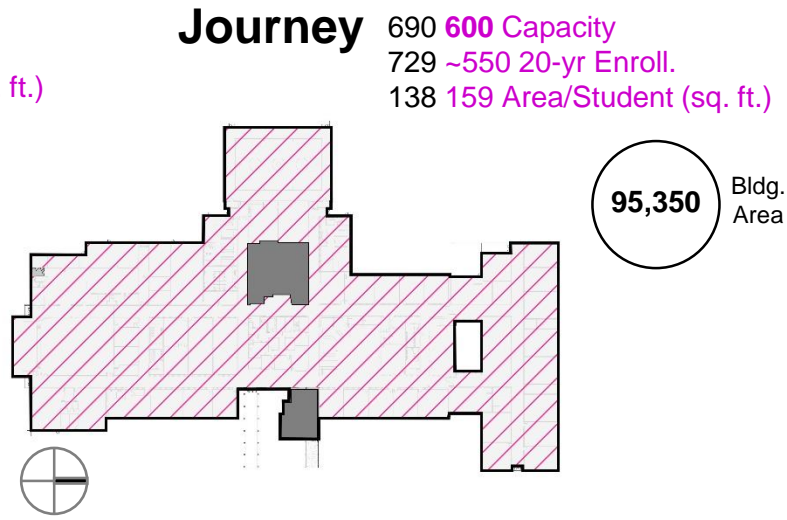
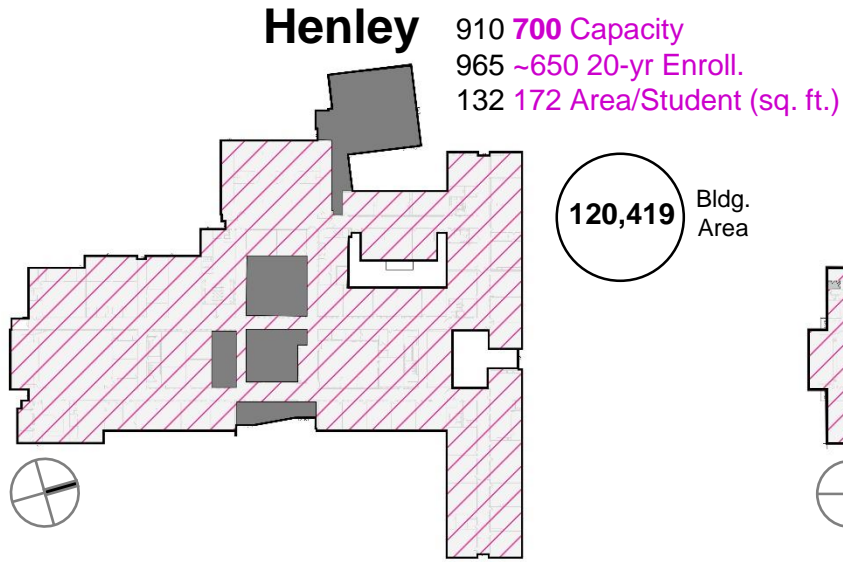
Burley
 Site Area: 17.6 Acres
 Building Area: 123,626 GSF



○ Building Area
(Gross Square Feet)

● Additions over time
(% of Building Area)

● Renovations over time
(% of Building Area)



Leave as-is (recently renovated)
 Interior renovation areas
 Addition / New Construction
 Auditorium (unique program)

Improvement scopes

Cost estimates for each Middle School facility include one or more of these improvements over time

Tier 1

Ongoing facilities maintenance and upkeep (as needed)

- Replace MEP equipment
- Roof replacement
- Minor finishes patch/repair
- Upgrade to LED lighting
- Minor site improvements

Funded by annual
ACPS maintenance
budgets

Tier 2

Modernizations to provide “ideal” ACPS MS capacities and educational program spaces, and improve the quality of the learning environments

- Furniture, technology, graphics
- High efficiency MEP systems
- Plan for future geothermal, PV
- Add sprinkler system
- Inclusive toilets and locker rooms
- Outdoor learning programs

Tier 3

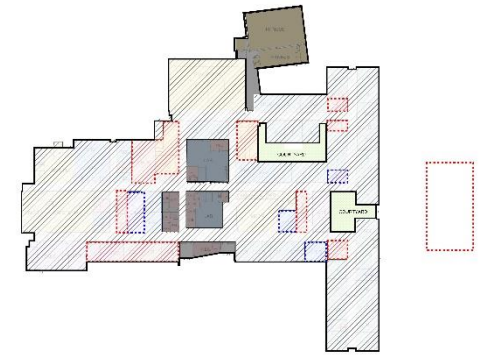
As funding allows to meet sustainable goals

- Add geothermal system
- Add PV array

Projects
funded by
phased CIP

Improvement scopes

Tier 2 and Tier 3 scopes for each Middle School facility include one or more of these improvements



Renovations - light

- Finish materials replacement (floors, ceilings, lighting, paint)
- FFE (furniture, technology)
- MEP equipment and fixture replacement (“in kind”)
- Minimum ADA or building code requirements

Renovations - moderate

- Reconfiguration of spaces
- Door / Window replacement
- MEP system extension or additional equipment
- Meet ADA and building code requirements for moderate renovations

Renovations - heavy

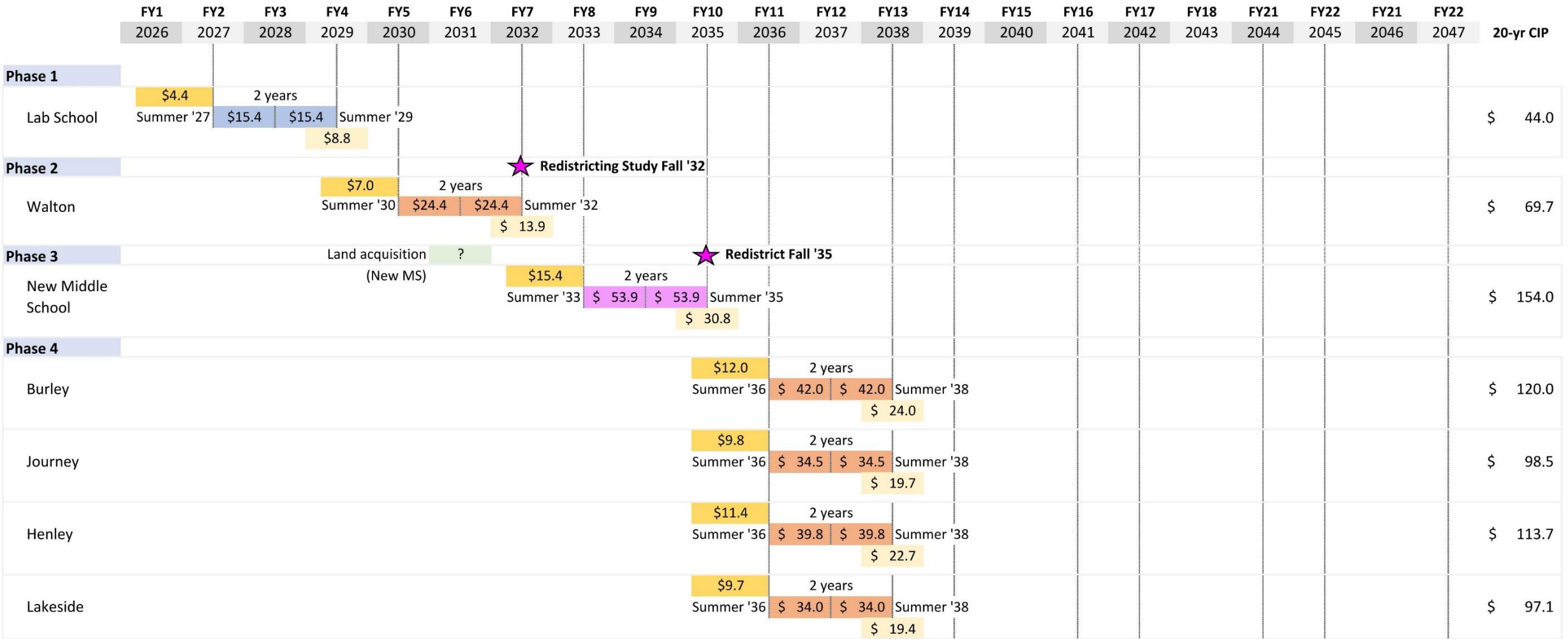
- Gut renovation to structure
- Moderate renovations exceeding 50% of overall building area
- MEP new high efficiency systems replacements (geothermal, etc.)
- Most stringent code applications (fire protection, egress, accessibility, structural forces etc.)

New Additions

- Additions to existing schools

New Construction

- New school on existing or alternate site



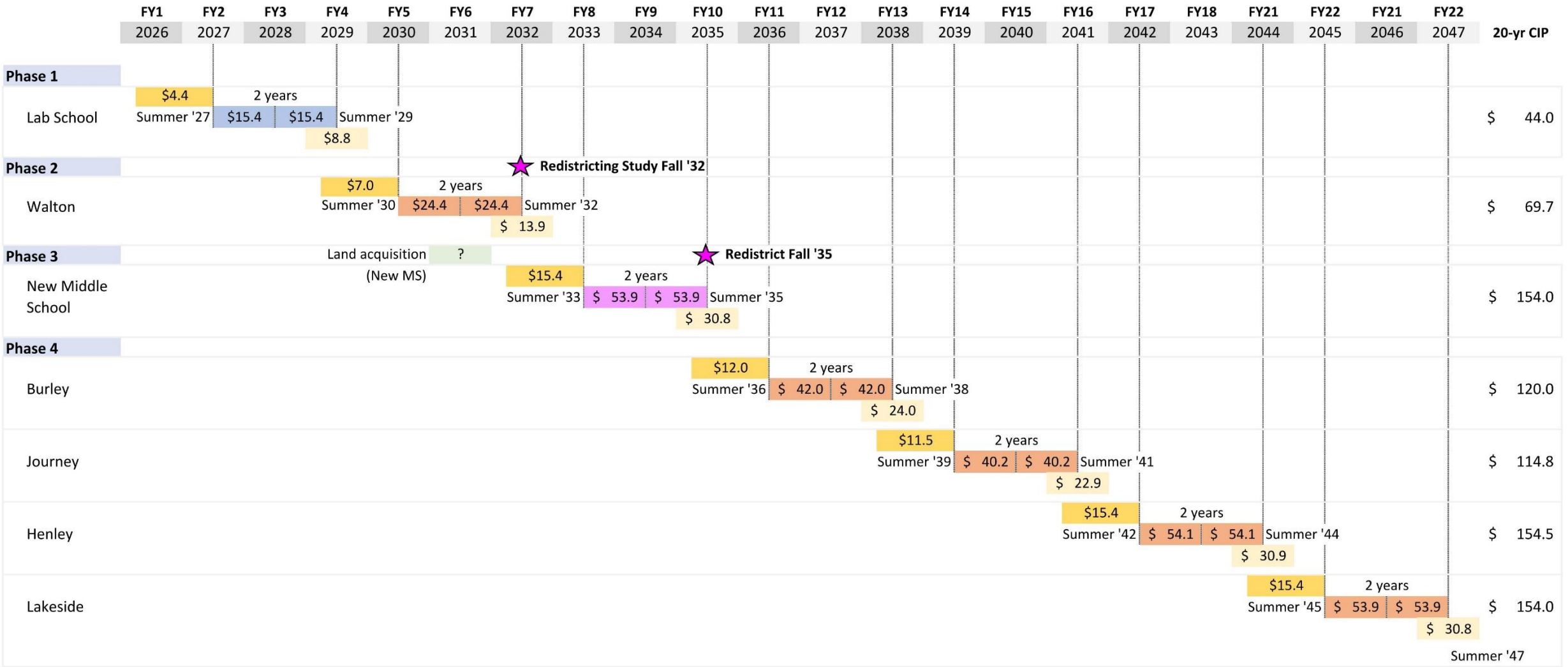
\$4.4	\$15.4	\$15.4	\$15.8	\$24.4	\$24.4	\$29.3	\$53.9	\$53.9	\$73.7	\$150.3	\$150.3	\$85.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$ 697.0
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		

- ★ Redistricting Study
- Renovations & Additions (Major)
- Renovations & Additions (Minor)
- Land Acquisition
- New Construction
- A/E Design
- FF&E

Estimates based on 2023 costs (Tier 2 & Tier 3 scopes)
Escalation assumes 5.25% per annum

Phased Capital Improvement Plan – 10 years





\$4.4	\$15.4	\$15.4	\$15.8	\$24.4	\$24.4	\$29.3	\$53.9	\$53.9	\$42.8	\$42.0	\$42.0	\$35.5	\$40.2	\$40.2	\$38.3	\$54.1	\$54.1	\$46.3	\$53.9	\$53.9	\$30.8	\$ 811.0
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	

★ Redistricting Study
 Renovations & Additions (Major)
 Land Acquisition
 A/E Design
 FF&E
 Renovations & Additions (Minor)
 New Construction

Estimates based on 2023 costs (Tier 2 & Tier 3 scopes)
Escalation assumes 5.25% per annum

Phased Capital Improvement Plan – 20 years

