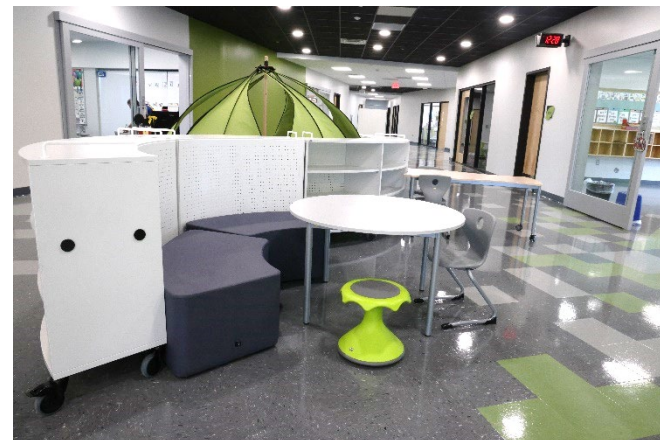


School Board's Proposed Capital Improvement Plan 2026-2036



December 15, 2025

New Crestwood Elementary School

CHESAPEAKE PUBLIC SCHOOLS CAPITAL IMPROVEMENT PLAN 2026-2036

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CHESAPEAKE PUBLIC SCHOOLS CAPITAL IMPROVEMENT PLAN 2026-2036

Executive Summary

CIP BACKGROUND

- The 10-year Capital Improvement Plan (CIP) identifies projects costing \$100,000 or more.
- The CIP focus is on major maintenance projects required for aging facilities, and for modernization, building additions, and new facility projects.
- The CIP builds upon previous editions and utilizes the facility condition information provided by the 2021 joint City Council and School Board consultant facilities study.

CIP PROJECT TYPES

- **Major Maintenance Projects** - maintain the structural and mechanical soundness of existing facilities, including roof replacements and HVAC replacements.
- **Modernization Projects** - include a significant overhaul to renew materials and building systems at the end of their life cycle or beyond their life cycle in aging facilities.
- **Building Additions** - provide specialized instructional space, new or expanded programs, grade reconfigurations, and alleviate overcrowding in schools.
- **New Facilities** - address overcrowding of multiple schools where the construction of an addition is not feasible and student enrollment growth is anticipated, or to replace existing buildings when a modernization project is not viable due to cost constraints.
- **Other Projects** - address building site issues, such as the modernization or consolidation of support department buildings.

CIP PROJECTS AND COSTS

- Total project cost for the first five-year period (2026-2031) is \$621,595,000
- Total project cost for the first year (2026-2027) is \$55,247,900
- The Master Project List contains all CIP projects, including costs for the first five-year period

Year 1 Projects in the Capital Improvement Plan 2026-27

HVAC Replacements

Southwestern Elementary (partial)
Oscar Smith High (partial)
Sparrow Road Intermediate (partial)
Georgetown Primary (partial)
Jolliff Middle (partial)
Greenbrier Middle (partial)

Chiller Replacements

Indian River Middle
Western Branch Middle

Roof Replacements

Hugo Owens Middle
Oscar Smith High (partial)
Crestwood Middle (partial)

Repaving

Great Bridge Intermediate

Modernizations/Additions/New Schools

Building Addition: Southeastern Elementary, *Open*
New Elementary School: Culpepper Landing Site, *Construct*
Replacement Building & Conversion to K-5: Carver Intermediate, *Design*

Other

Building Modifications: Edward Wilson Center, *Construct*
Replacement Building: Chesapeake Career Center, *Design*

CHESAPEAKE PUBLIC SCHOOLS CAPITAL IMPROVEMENT PLAN 2026-2036

Capital Improvement Plan Background and Development

The capital improvement plan is a management tool for planning capital improvement projects costing \$100,000 or more that are necessary to house students adequately or to support the educational vision and mission, including facility maintenance. As such, it is helpful for (1) estimating capital improvement expenditures over the future five-year period, (2) identifying short and long-range (ten-year) building and maintenance projects, and (3) establishing priorities for the orderly completion of projects. The purpose of this report is to present the proposed capital improvement plan (CIP) for the school district for the 2026-2036 planning period. Although the proposed plan spans ten years, the projects scheduled for the first two years are of the highest priority. The capital improvement plan includes the following types of projects:

- The replacement of mechanical systems, roofs, and large maintenance projects
- The renovation or modernization of an existing facility
- Housing alternatives to better accommodate current and future enrollment, such as grade level realignments, attendance zone adjustments, alternate facility uses, or temporary housing proposals
- New or expanded permanent facilities
- Special initiatives related to prioritizing school infrastructure needs or other campus improvements

Capital Planning Principles

Previous editions of the Capital Improvement Plan were developed using a planning philosophy and principles that have been consistently revised and updated over the years, including the 2009 School Improvement Division Plan. These foundational principles are now being enhanced by the district's strategic planning. The new Empower 2030 Strategic Plan for the Future builds upon the work of its predecessor, the Empower 2025 plan, by providing a focused framework for capital planning. The 'Goal 3: Our Operations' section is centered on supporting student success through safe, modern, and efficient facilities and resources, which aligns with and strengthens our capital improvement initiatives.

A consultant study completed in the spring of 2021 between the School Board of the City of Chesapeake and the City Council also provided detailed facility condition information, as well as recommendations for future facility improvements. The consultant study included a long-term needs assessment and a comprehensive review of school facilities to ensure the district can continue providing quality education in properly designed and maintained buildings. The plan was also intended to support the fiscal planning necessary for capital investments.

The study included a comprehensive review of all Chesapeake Public School facilities, focusing on major building systems, including roofs, HVAC (heating, ventilating, and air conditioning), windows, plumbing, electrical service, interior finishes, accessibility, telecommunications, and technology. The facility condition inspection also assessed each facility's ability to accommodate and support current and future instructional programs and technology. Additionally, the study reviewed the operational capacity and enrollment projections of each school building.

The following principles are a synthesis of these plans that will influence the design of new facilities and help improve and maintain successful and safe learning environments:

- Provide facilities that meet the current and future curricular and extracurricular program needs of our students that are logically designed and, to the extent possible, are flexible enough to adapt to changing requirements.
- Expand access control and physical barriers in schools and support centers to enhance safety and security.
- Integrate sustainable technology to enhance safe and innovative learning experiences, including: network infrastructure and supporting current and planned classroom technology.
- Plan schools that have sufficient space to house current and projected students.
- Design and construct school facilities free of safety hazards and utilize efficient and green practices.
- Design and construct school facilities in harmony with the history and architecture of the community.
- Provide for well-maintained facilities, including both interior and exterior spaces.
- Provide facilities that meet the requirements of centralized support services, such as transportation, food services, central administration, and plant maintenance.
- Review and revise the operational capacity of school buildings based on the building use and instructional program annually.

Planning Principles for School Facilities and New School Sites

When additional permanent facility space is required, existing facility expansion is considered before constructing new facilities. Existing facility expansion is conducted in accordance with the maximum school capacity guidelines listed below. If a new facility is required, it is planned to provide the current instructional program, administrative, and extracurricular programs of the school system. Design and construction of a new school's central facilities (cafeteria, auditorium, media center, and administrative unit) should allow for the following maximum enrollments (excluding the requirements for special needs students):

- Elementary Schools 900 students
- Middle Schools 1,500 students
- High Schools 2,000 students

In order to ensure a comprehensive instructional program at each grade level, the following minimum enrollment guidelines are used:

- Elementary Schools 100 students per grade level
- Middle Schools 200 students per grade level
- High Schools 300 students per grade level

Several considerations are used when determining the location of a new school site. These considerations include:

- Accessibility
- Proximity to compatible city services, such as parks, athletic fields, and utilities
- Adjacent zoning
- Elementary school sites that are in close proximity to the communities served
- Secondary school sites that encompass larger geographic areas
- Adhere to, or exceed, the Virginia Department of Education guidelines when determining usable acreage required for a school site

- The configuration of the site, including the curricular and extracurricular education programs (such as physical education and playing fields), as well as local requirements (like parking and stormwater management), will impact the guidelines and the size of the site.

In order to accommodate appropriately sized facilities and grounds, the guidelines for school site size are as follows:

- Elementary Schools 20 acres
- Middle Schools 35-40 acres
- High Schools 75-100 acres

Designation of CIP Planning Areas

For the purpose of planning for school facility needs, the city has been divided into eight school planning areas. These areas are identified by the middle school attendance zones and their associated high school attendance zones.

Middle school attendance zones are generally not identical to the high school attendance zones. For planning purposes, in some areas, two middle school attendance zones are treated as a single school planning area. Currently, the Crestwood Middle School attendance zone is combined with the Greenbrier Middle School attendance zone to reflect a single school planning area. Likewise, the Western Branch Middle School and the Jolliff Middle School attendance zones are considered a single school planning area. In the remaining high school attendance zones, students come from more than one middle school planning area. For example, Great Bridge High School receives students from Great Bridge Middle School and Crestwood Middle School. In these areas, the high school projections will be based on the total high school attendance zone rather than on the individual middle school planning areas.

Evaluation of K-5 Grade Configuration in Modernization or Expansion Projects

As part of our commitment to creating optimal learning environments, the district will assess the grade-level structure of its primary and intermediate schools during all future modernization or expansion projects. Evidence increasingly indicates that reducing school transitions during a child's formative years can result in notable improvements in both academic success and social-emotional well-being. The K-5 grade configuration, which offers a stable and continuous educational experience from kindergarten through fifth grade, has been shown to improve student outcomes by fostering stronger, long-term relationships with peers and teachers and decreasing disruptions caused by changing schools.

Collaborative Study for Early Childhood Education Center(s)

To proactively meet the increasing demand for early childhood education, the school district has launched a collaborative study to explore the establishment of preschool centers. This strategic effort is being conducted jointly by the Teaching and Learning division and the Operations division to ensure a coordinated approach that considers both instructional and facility needs. The study will examine demographic trends, program requirements, and potential facility options to develop a recommendation that aligns with the division's mission to inspire, engage, and empower all students from the earliest years.

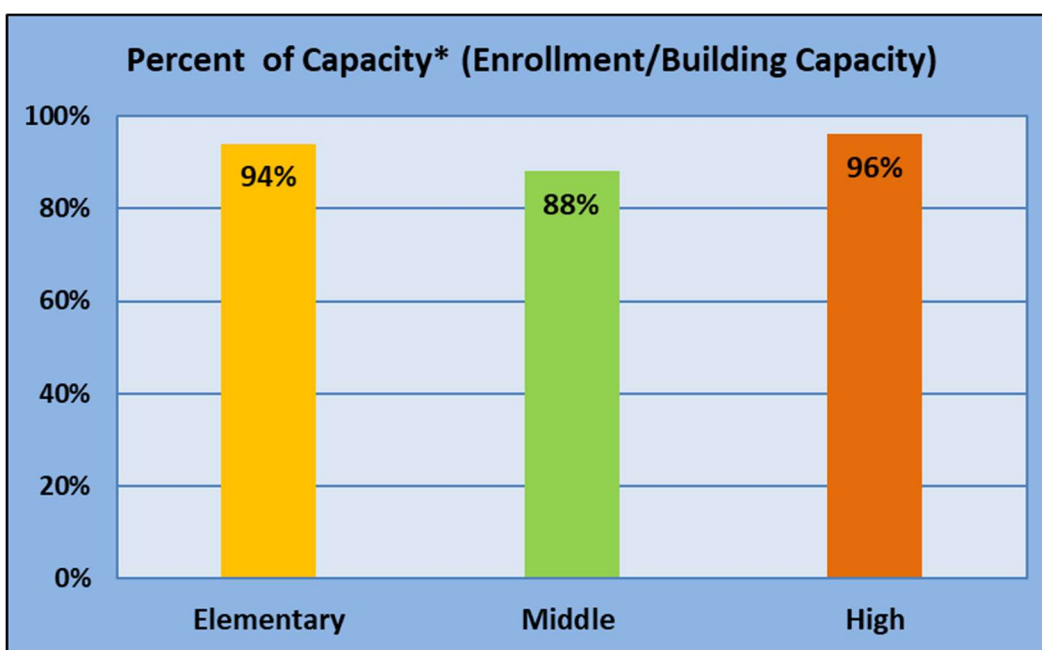
School Attendance Zones & Available Capacity Review

Background The determination of school attendance zone lines involves many considerations, which may sometimes conflict. These include, but are not limited to, the following:

- Determine if adequate current and projected school capacity exists in the affected area and at the appropriate grade level. School capacities are updated annually and are based on building use information and specific student-to-teacher ratios used to support the instructional program requirements for the students served.
- Consider the proximity of students to schools and the effect of geographic features.
- Determine the demographic effect of shifting populations.
- Consider the effect of creating or eliminating split feeders (sending elementary or middle schools to two or more middle or high schools).
- Evaluate the effect of attendance zone changes on school bus routes and travel times.
- Accommodate required educational programs with the appropriate facility requirements.
- Anticipate the space needs of newly approved and/or planned academic programs.
- Draw boundary lines according to minimum and maximum enrollment guidelines.
- Monitor enrollment trends and the effect of proposed and approved residential development
- Explore other options for student housing, such as:
 - Utilize portable classrooms
 - Relocate educational programs to other schools
 - Shift grade levels
 - Modify existing classroom space
 - Identify an alternative space

Consultant Study A consultant team, hired by the School Board of the City of Chesapeake and City Council, completed and presented a detailed survey of all school facilities conditions, reviewed the evolving instructional program needs on facilities, and outlined recommendations for school modernizations, additions, new schools, and general areas to be considered for attendance zone adjustments at a joint meeting in Spring 2021. At the conclusion of the facility evaluation portion of the study, the consultant team planned to conduct an analysis of attendance zones to identify opportunities to maximize current school facilities. However, the attendance zone portion of the study was not performed for two main reasons: (1) concerns and restrictions related to the COVID-19 pandemic prevented the required extensive public engagement, and (2) the attendance zones considered for adjustments were primarily based on the completion of unfunded long-term capital improvement projects, such as building additions and new schools. **Until such time that the required capital improvements are funded and include a definitive opening date, it is not prudent to adjust attendance zones.** The consultants further confirmed there was insufficient capacity in the district, and that a combination of capital projects and attendance zone adjustments is required to relieve overcrowding. In order to determine if, and when, attendance zone adjustments are warranted, staff routinely monitor current and projected enrollment, building capacities, and attendance zones as done in previous versions of the CIP.

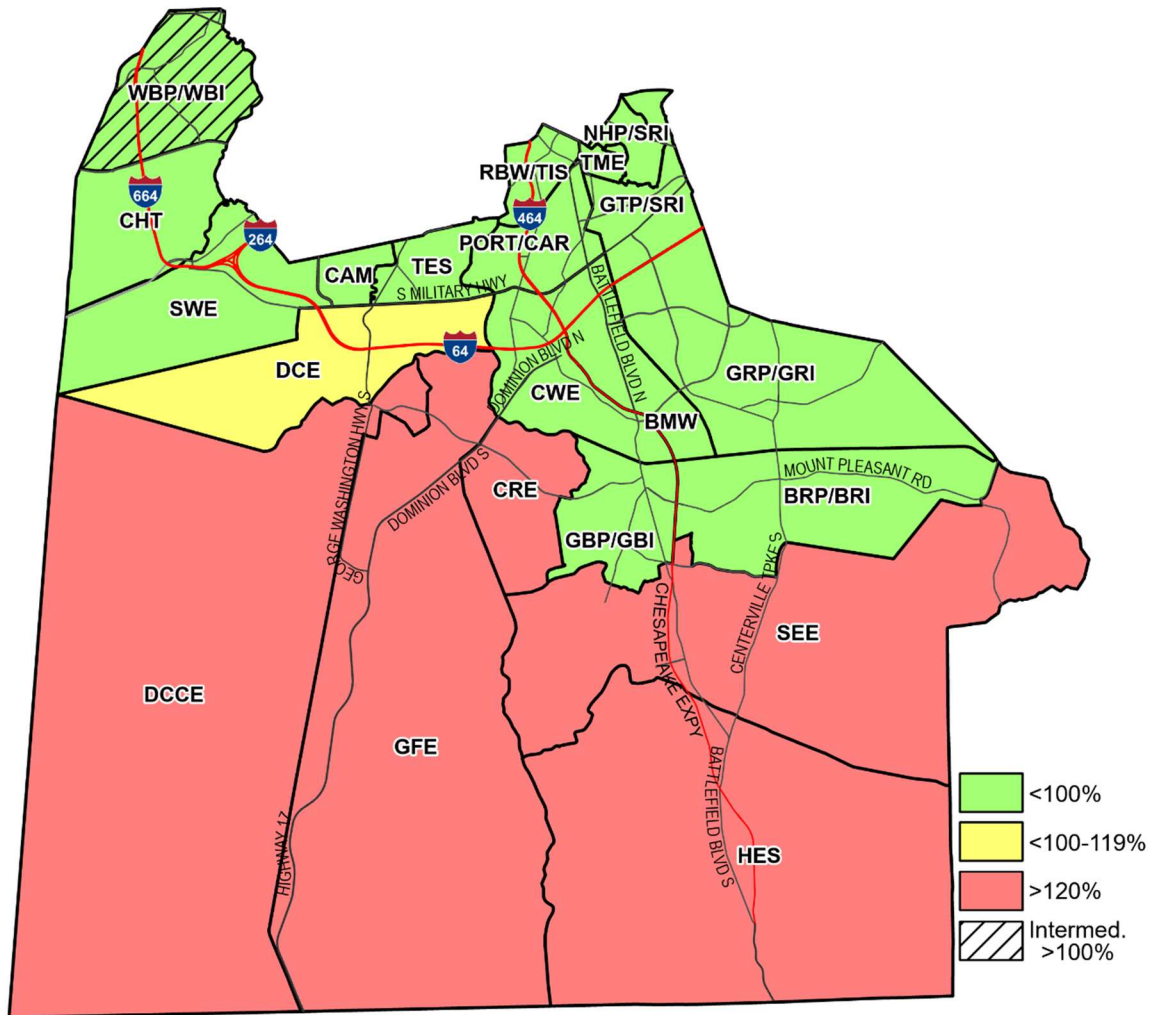
Enrollment, Capacity & Attendance Zone Analysis As part of the capital improvement planning process, each year, school attendance zones and the latest enrollment and capacity data are reviewed to determine areas to closely monitor for potential future attendance zone adjustments and/or to recommend attendance zone adjustments to the Board. At the citywide aggregated level, elementary, middle, and high schools are operating at 93% of capacity. As shown on the chart below, the elementary school level is operating at 94% of capacity, middle schools at 88% of capacity, and high schools at 96% of capacity. Several individual school geographic areas have moderate to significant levels of overcrowding due to enrollment increases and/or changes in required educational programs. Overcrowding is being addressed through the use of portable classrooms, building modifications, the reassignment of educational programs to schools with existing capacity, and/or recommendations for constructing building additions and new schools when necessary. The following pages include school attendance zone maps showing the capacity percentage for each zone, map highlights, and specific areas that require evaluation.



**Percent of Capacity is determined by dividing the total projected 2025-26 enrollment by the total capacity at each school level (elementary, middle, and high).*

ELEMENTARY SCHOOL ATTENDANCE ZONES SHADED BY PERCENT OF CAPACITY

(Projected 2025-26 School Enrollment Divided by Operational Building Capacity)



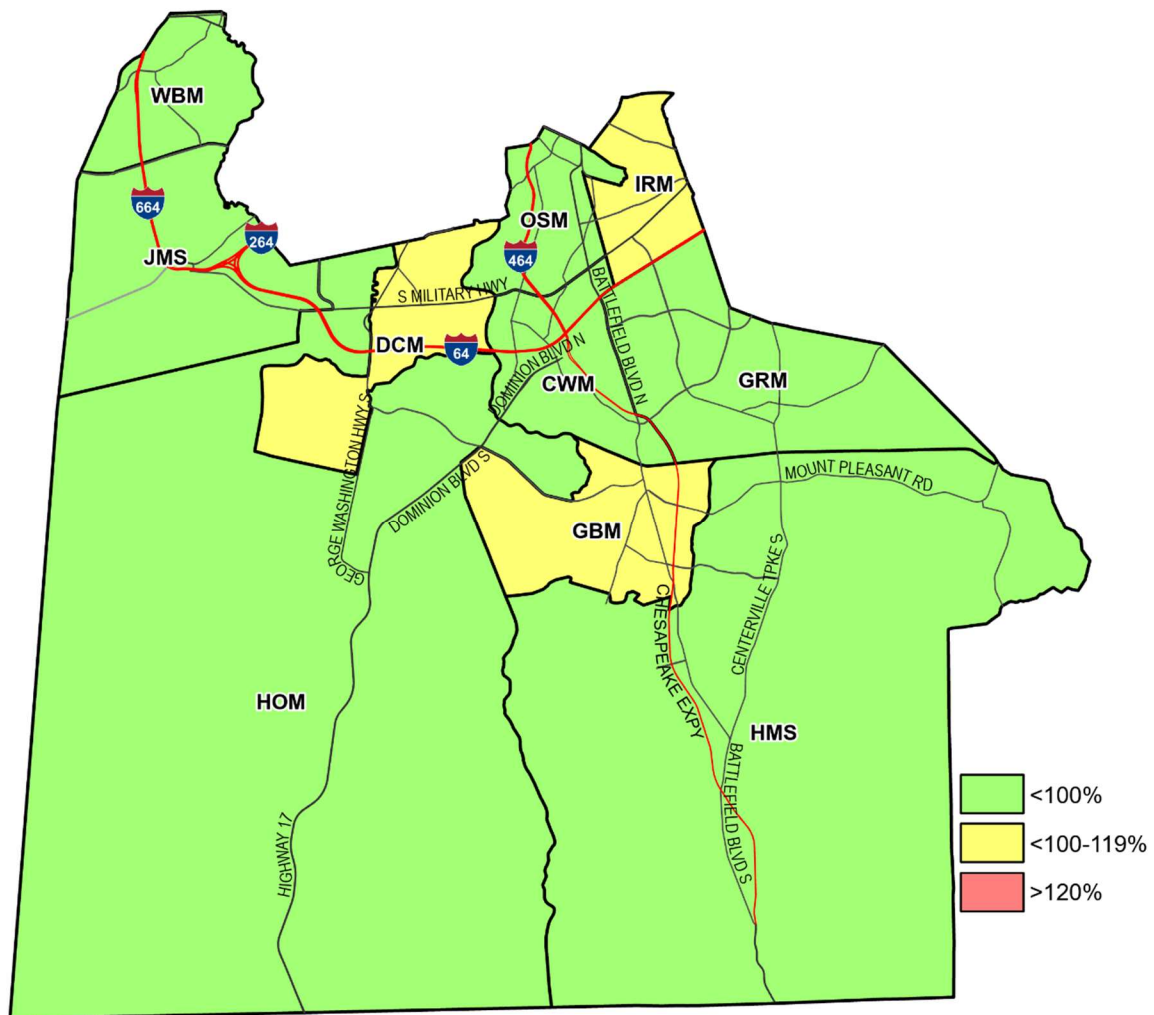
- Limited available capacity exists at the elementary school level
- The most significant overcrowding exists on Cedar Road and the schools in the southern portion of the City, specifically in Deep Creek Central Elementary, Grassfield Elementary, Southeastern Elementary, and Hickory Elementary Schools, with each over 120% of capacity
- Other schools to monitor include Western Branch Intermediate and Deep Creek Elementary
- Areas with the most overcrowding also correspond to areas with significant previous, ongoing, and/or planned residential construction

Elementary School Level Overcrowding & Attendance Zone Issues:

- **Cedar Road, Deep Creek, Deep Creek Central, and Grassfield Elementary Schools Area**
The most pressing overcrowding concern and future need for rezoning at the elementary school level is in this area. Due to ongoing residential development and enrollment growth, there is no available elementary school capacity in this area to adjust school attendance zones. A new elementary school at the Culpepper Landing site is currently planned to open for the 2027-28 school year. This new school will help alleviate considerable overcrowding at Grassfield Elementary School, Deep Creek Central Elementary School, and other elementary schools in the area. This initiative will significantly reduce the number of portable classrooms currently in use. The opening of this new school will require an attendance zone adjustment to balance enrollment and capacity in multiple elementary schools (Cedar Road Elementary, Deep Creek Elementary, Deep Creek Central Elementary, and Grassfield Elementary). It is recommended that the attendance zone adjustment process be completed by the summer of 2026.
- **Southeastern Elementary School** While no attendance zone adjustments will be required, construction is underway for a building addition at Southeastern Elementary School. The building addition, scheduled to open for the 2026-27 school year, will address overcrowding and the previous expansion to a full-day kindergarten program. It will also reduce the number of portable classrooms.
- **Hickory Elementary School/Southern Portion of the City** Residential development and enrollment increases in the southern section of the city may necessitate a future adjustment of the elementary school attendance zone. Hickory Elementary School's overcrowding is of particular concern. A limited amount of adjacent elementary school capacity may be utilized to alleviate near-term overcrowding as part of a future attendance zone adjustment. However, the CIP also considers the potential acquisition of a new elementary school site in the southern part of the city as a long-term solution to increasing enrollment in this expanding area of the city. Monitoring of residential development and enrollment changes in this area will continue.
- **Western Branch Primary and Intermediate School** Western Branch Intermediate School is currently overcrowded and utilizes portable classrooms. There is limited elementary school-level capacity in neighboring schools to adequately relieve overcrowding in this area. The CIP does include building additions at Western Branch Primary and Intermediate schools in the latter part of the CIP project queue. Close monitoring of residential development and elementary school-level enrollment trends in this area will continue.

MIDDLE SCHOOL ATTENDANCE ZONES SHADED BY PERCENT OF CAPACITY

(Projected 2025-26 School Enrollment Divided by Operational Building Capacity)



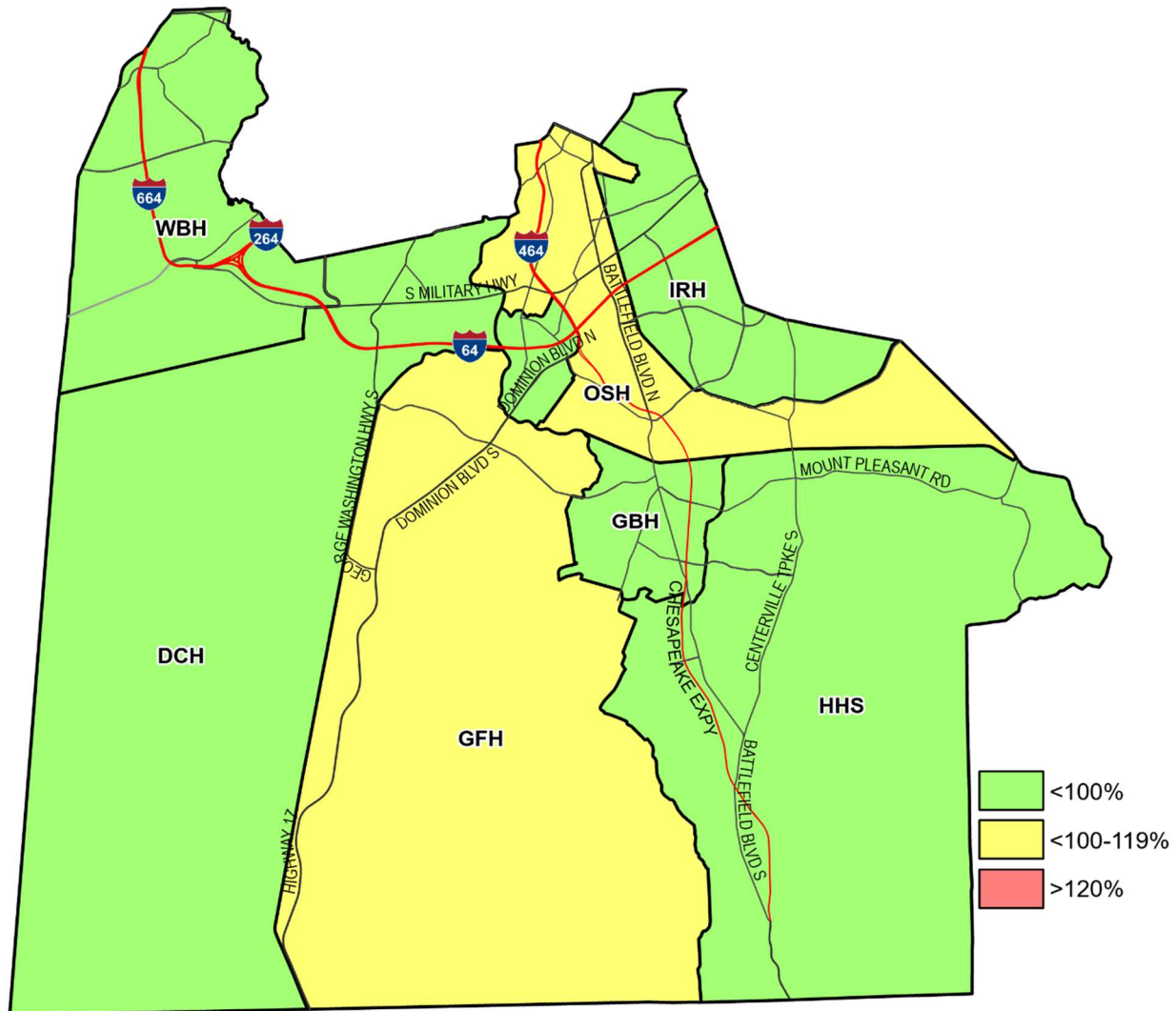
- Seven middle schools are operating under 100% of capacity
- Three middle schools are operating over capacity, which include: Deep Creek Middle (102%), Great Bridge Middle (104%), and Indian River Middle (110%)

Middle School Level Overcrowding & Attendance Zone Issues:

Indian River Middle School: There is a limited amount of overcrowding at the middle school level, and a few schools have substantial capacity available. Among all the middle schools, Indian River has the highest percent over capacity, which is being managed by utilizing eleven instructional portable classrooms. Given the limited amount of new residential development, Indian River Middle School enrollment has remained relatively stable over the last five years and is not projected to experience substantial increases.

It is important to note that several other middle schools are operating near or slightly over their building capacity and are in areas with ongoing residential development, which is likely to lead to enrollment increases. While an attendance zone adjustment is not necessary now, future adjustments may be needed. Monitoring of residential development and enrollment changes in each middle school area will continue.

HIGH SCHOOL ATTENDANCE ZONES SHADED BY PERCENT OF CAPACITY
(Projected 2025-26 School Enrollment Divided by Operational Building Capacity)



- The majority of the high schools are operating under 100% of capacity
- Grassfield High School is at 100% capacity
- Oscar Smith High School is operating at 110% of capacity

High School Level Overcrowding & Attendance Zone Issues:

Oscar Smith High School: As shown in the map on the previous page, there are no significant overcrowding or attendance issues at the high school level. Oscar Smith High School is operating over capacity, and this is being managed by utilizing ten portable classrooms. Given the limited amount of residential development in the attendance zone, Oscar Smith High School enrollment has been relatively stable over the last five years. It is not projected to experience substantial increases. For that reason, an attendance zone change is not recommended at this time. Staff will continue to monitor high school enrollment trends and may suggest future attendance zone adjustments if required.

CIP Funding Considerations

Traditionally, Chesapeake has used four sources for funding school capital projects: (1) the city's annual borrowing authority, (2) local bond referendum, (3) loans from the state Literary Fund, and (4) the Virginia Public Schools Authority. Beginning in 1999, additional funding was made available at the state level through lottery proceeds and funds specifically identified for school construction. Due to the economic downturn, the state eliminated lottery funds allocated for school construction in FY 2009-10. Beginning in FY 2017-18, a limited amount has been restored.

The city has borrowed a significant amount of funds for capital projects, including school construction, using the funding sources mentioned previously. According to the city, a significant amount of additional debt service cannot be added without jeopardizing the city's bond rating until (1) some of the existing debt is retired, or (2) the revenue source is increased. In 2003-04, the City Council established a "lock box" with dedicated funding sources from current revenues for funding school construction projects. Annually recurring revenues are earmarked for capital projects and placed in a "lock box" to accrue funds required to leverage these capital projects. The lock box, as currently being funded, will not produce the funds necessary to leverage all the capital projects contained in this plan. As a result, required capital projects for aging infrastructure needs (HVAC/Roof replacements, athletic fields, major modernization projects, building additions, and the construction of new facilities, etc.) will continue to lag behind the ability to fully fund them.

FY 2024 capital project appropriations and funding included \$13 million for major mechanical and maintenance projects (including \$2 million for repaving). It also allocated approximately \$42.5 million for the construction of the Crestwood Intermediate School replacement building and conversion to grades K-5, nearly \$3.2 million for the B.M. Williams Primary School building modification for the conversion to grades K-5, almost \$5.4 million for design work related to the new elementary school at the Culpepper Landing subdivision site, and \$8 million for the Chesapeake Career Center replacement building.

FY 2025 capital project appropriations and funding included \$11 million for major mechanical and maintenance projects (including \$2 million for repaving). It also allocated approximately \$20.8 million for the construction of the Crestwood Intermediate School replacement building and conversion to grades K-5, \$4.8 million for central administrative facility modifications (including the planned warehouse), \$2.75 million for emergency communications systems (including security vestibules), \$1.75 million for repaving needs, roughly \$61.2 million for the construction of the new elementary school at the Culpepper Landing subdivision site, and about \$1.5 million for design work on the building modifications at Edwards-Wilson Center.

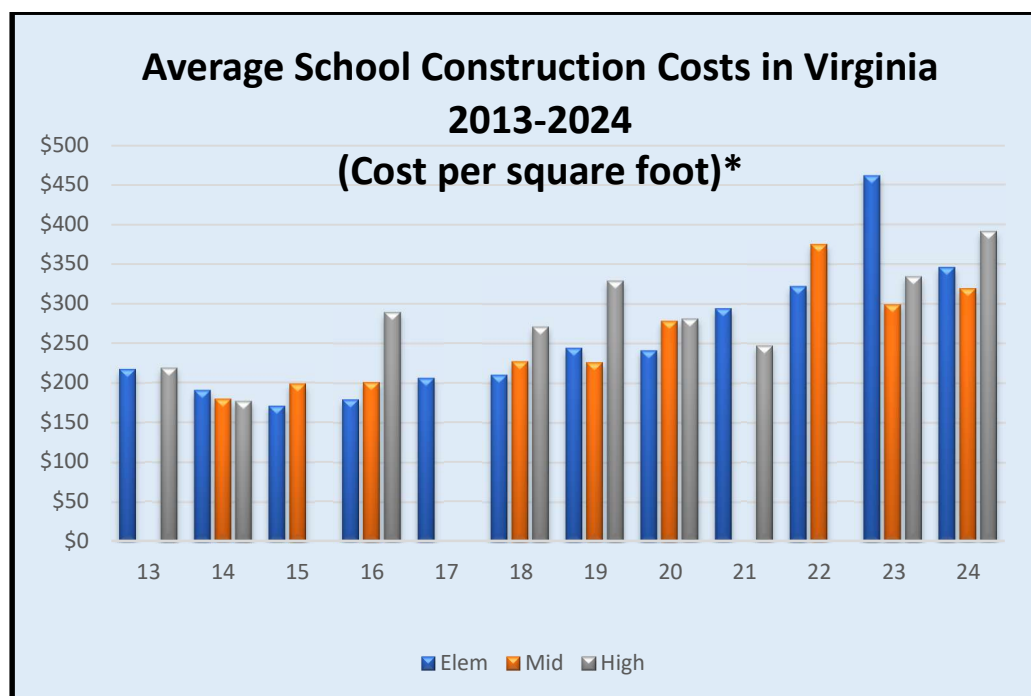
The FY 2026 appropriation includes the following:

- \$500 thousand for B.M. Williams Primary School conversion to grades K-5
- \$11.64 million for major mechanical and maintenance projects
- \$2 million for central administrative facility modifications (including the planned warehouse)
- \$2.25 million for emergency communications systems (including security vestibules)
- \$323 thousand for repaving needs
- \$3 million for the construction of the new elementary school at the Culpepper Landing subdivision site
- \$9.8 million for the building modifications at Edwards-Wilson Center
- \$800,000 for school property acquisition
- \$500,000 for school technology, security, and equipment replacements

CIP Project Cost Estimates

The figures utilized to estimate the cost of new and renovated school facilities in Chesapeake are updated yearly. When determining these estimates, the following are considered:

- *Virginia Averages for Construction Costs of School Buildings*, published annually by the Virginia Department of Education
- Chesapeake projects under design for which detailed cost estimates have been prepared
- Recently bid Chesapeake projects
- Consultation with local architects, contractors, and neighboring school systems
- Annual update of building costs from the construction industry



* Costs for each level (elementary, middle, and high) are reflected only if a construction project was reported for that year

The chart above provides historical average school construction costs per square foot according to the Virginia Department of Education. These historical figures represent the annual number of schools constructed by level (elementary, middle, and high school). Average costs vary by region statewide and can be affected by a limited number of schools built in a given year. Generally, schools constructed in the Northern Virginia, Richmond, and the Hampton Roads areas have a higher square foot cost than other regions of the state.

As reflected in the graph, over the past decade, the average building construction costs per square foot for new schools in Virginia have shown a significant upward trend across all school types. Data from the Virginia Department of Education (2013–2024) indicates that elementary schools experienced a dramatic increase, rising from around \$200 per square foot in 2013 to a peak of over \$450 in 2023. Costs for elementary schools then decreased to around \$330 in 2024. Middle school construction costs remained relatively stable between 2013 and 2018, ranging from roughly \$190 to just over \$200, before increasing steadily to a peak of around \$370 per square foot in 2022, then falling slightly to about \$320 in 2024.

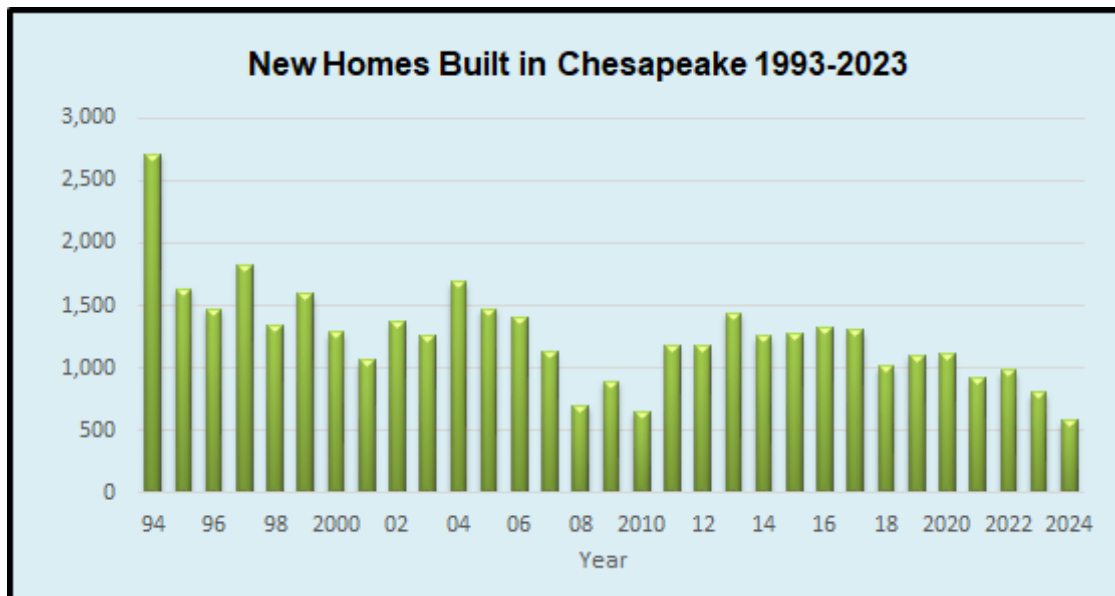
High school construction costs fluctuated more throughout the decade, with significant increases in 2016 and 2019. Costs reached a high of nearly \$400 per square foot in 2024, the highest recorded value for this school type. Overall, the data for 2024 shows a slight decline in average construction costs for elementary and middle schools, while high school costs continued to rise. These figures represent statewide averages and may vary depending on location and project-specific details.

Many factors impact construction costs. Some of the most important are (1) the number of ongoing or upcoming large construction projects in the region, which influence competition and pricing; (2) the availability and cost of skilled labor; (3) the availability and cost volatility of key materials such as steel, concrete, and lumber; and (4) ongoing supply chain disruptions, which may stem from global economic shifts, geopolitical tensions, or residual impacts from past events such as the COVID-19 pandemic.

One of the key indicators for tracking costs in the construction industry, the Turner Building Cost Index, has shown significant fluctuations over the past decade. From 2013 to 2019, nationwide construction costs increased annually by between 4.1% and 5.5%, driven by economic growth, higher spending, and rising labor and material costs. Although the COVID-19 pandemic caused a dip to 1.8% in 2020 and 1.9% in 2021, the subsequent recovery and inflation led to a notable 8.0% rise in 2022, further fueled by federal ESSER funds boosting demand. Costs began to slow in 2023 with a 6.0% increase, and this trend persisted into the first two quarters of 2024 with smaller increases of 0.93% and 0.92%, respectively. However, the Turner Building Cost Index for Q3 2024 showed an increase, and Q4 2024 added another 0.70% rise from Q3, totaling a 3.33% increase from Q4 2023. Looking at 2025, the index increased by 1.18% and 1.17% for Q1 and Q2, respectively, with a 3.82% annual rise since Q2 2024, indicating ongoing but more stable upward pressure on costs due to continued volatility in material prices and tight labor markets.

When preparing proposed construction budgets, the school district is guided first by the yearly update of the *Virginia Averages for Construction Costs of School Buildings*. The information contained in these data is compared to data collected from the other sources listed previously. In addition, the project cost data of different school districts, contained in the Virginia average cost tabulation, are consulted to compare with projects in Chesapeake. It is important to note that in multiple jurisdictions throughout the state, ongoing price volatility and rising costs in the construction market have resulted in project bids significantly higher than the originally planned project budgets. To reflect these trends and plan accordingly, all CPS project cost estimates have been re-evaluated and adjusted.

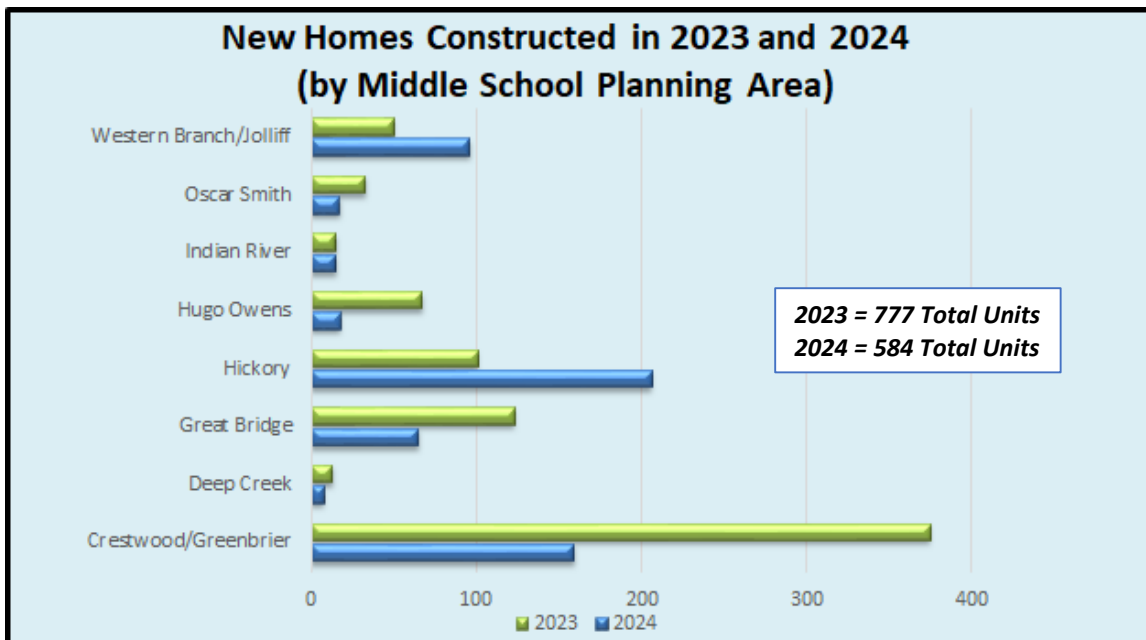
Residential Development & Enrollment Trends



Citywide Historic and Current Residential Development

The first half of the 1990s experienced the fastest pace of residential development in the last 35 years. As shown in the chart above, 1994 reflects the peak of residential construction in Chesapeake over the past three decades, with approximately 2,700 new homes built. From 1995 through 2001, the pace of new home construction declined, generally ranging between 1,100 and 1,600 units annually, with the exception of 1997, when construction briefly surged to about 1,830 units. Between 2002 and 2007, development remained moderate, averaging 1,100 to 1,400 homes per year, aside from a spike in 2004 with roughly 1,700 homes constructed. The economic downturn that began in 2008 resulted in the slowest construction period in this timeframe, with only 700 to 900 homes built annually through 2010. Residential development rebounded somewhat between 2011 and 2017, returning to a moderate pace of 1,200 to 1,400 units per year.

From 2018 to 2022, the number of new homes constructed annually declined to between 900 and 1,100 units. In 2023, this downward trend continued with just 803 homes built, though this figure was bolstered by a notable number of apartment units in the Greenbrier area. Construction slowed further in 2024, with 584 new homes built, marking one of the lowest annual totals in the past decade. With about 500 homes, including apartments, constructed in the first nine months of 2025, the current pace of residential development remains modest, and is projected to stay on par with or slightly above 2024 levels by year's end. This trend may be influenced by persistently high interest rates and construction costs. Planning staff will continue to monitor these patterns and reflect them in future enrollment projections.



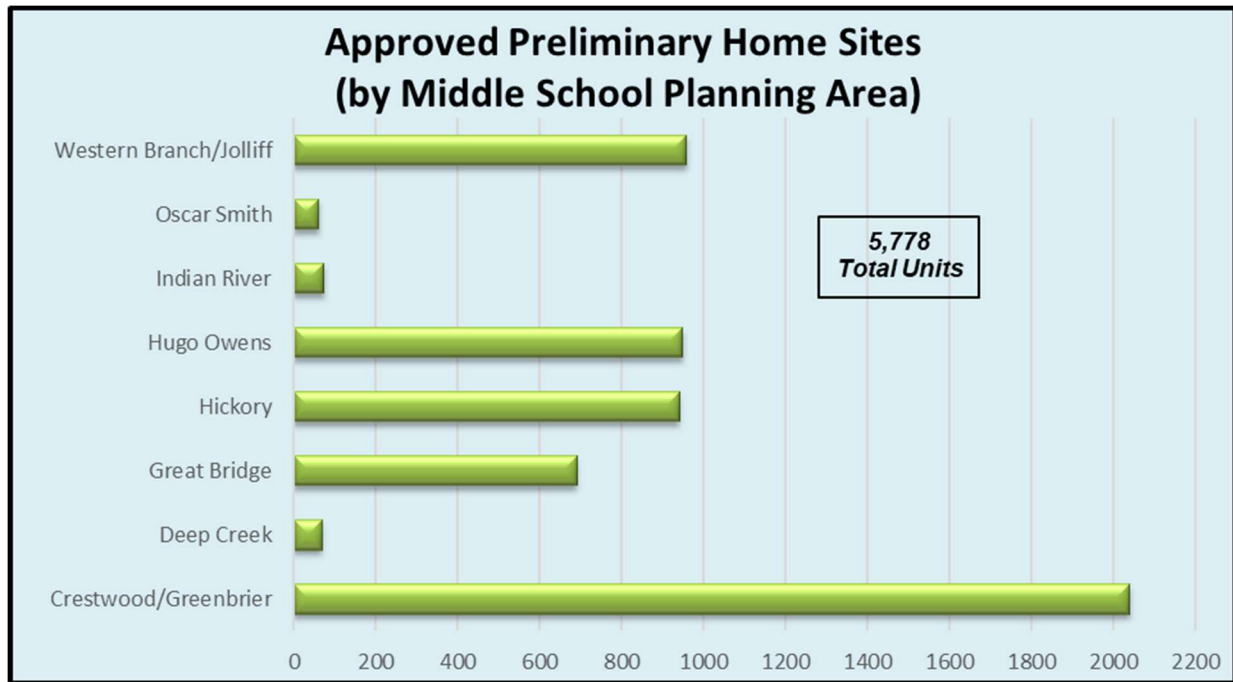
Residential development in Chesapeake has not progressed at the same rate in all school planning areas. The chart above compares the number of new homes constructed in 2023 and 2024 for each middle school planning area, encompassing all residential unit types. Overall, there was a substantial decline in the total number of homes constructed from 777 units in 2023 to 584 units in 2024.

In 2024, the Hickory Middle School Planning Area had the highest number of new homes built, with 206 units. It was followed by the Crestwood/Greenbrier Middle Schools Planning Area, which saw 159 units constructed. The Western Branch/Jolliff Middle Schools Planning Area also saw growth in construction in 2024, with a total of 96 units compared to 50 units in 2023.

Additionally, the number of students generated by new residential development varies by housing type. These variances contribute to larger enrollment increases in some planning areas compared to others. Based on 2025 citywide averages, the number of students generated by each housing unit type is as follows:

- Single-family Unit = .46 students
- Single-family Condominium Unit = .50 students
- Townhouse Unit = .41 students
- Apartment Unit = .32 students
- Multi-family Condominium/Townhouse Condominium Unit = .26 students

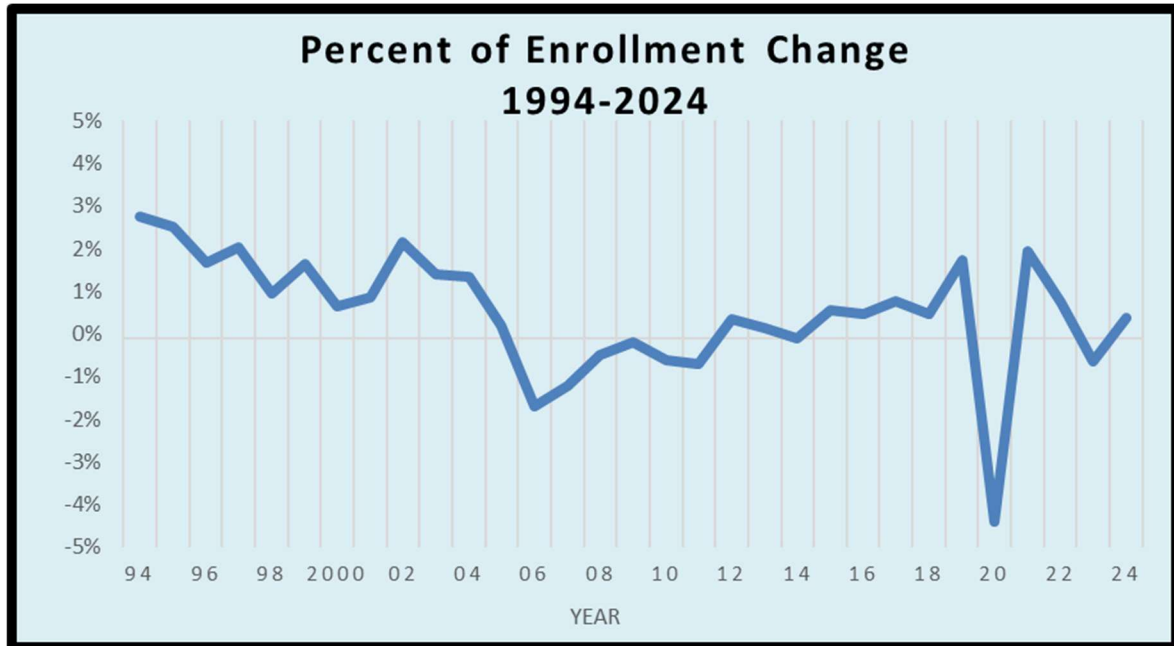
Single-family and single-family condominium homes continue to have the highest student generation rates.



The chart above shows the number of approved preliminary home sites by middle school planning area as of July 2025, and indicates the potential for new residential development in the city. A preliminary site plan or subdivision plan has been approved by the city for these home sites. Not all of these home sites are currently under construction and may not be constructed for several years. It is anticipated that site work may begin on these sites within the next five years.

There are a total of 5,778 home sites available across the city, which is roughly 1,000 more units than in July 2024. This includes all housing types: single-family, single-family condominium, townhouse, townhouse condominium, apartment, and multi-family condominium. The Crestwood/Greenbrier Middle Schools Planning Area has the highest number of available home sites. The Hickory, Hugo Owens, and Western Branch/Jolliff Middle Schools Planning Areas also have a significant number of available home sites, each with a similar number of units.

Historical Enrollment

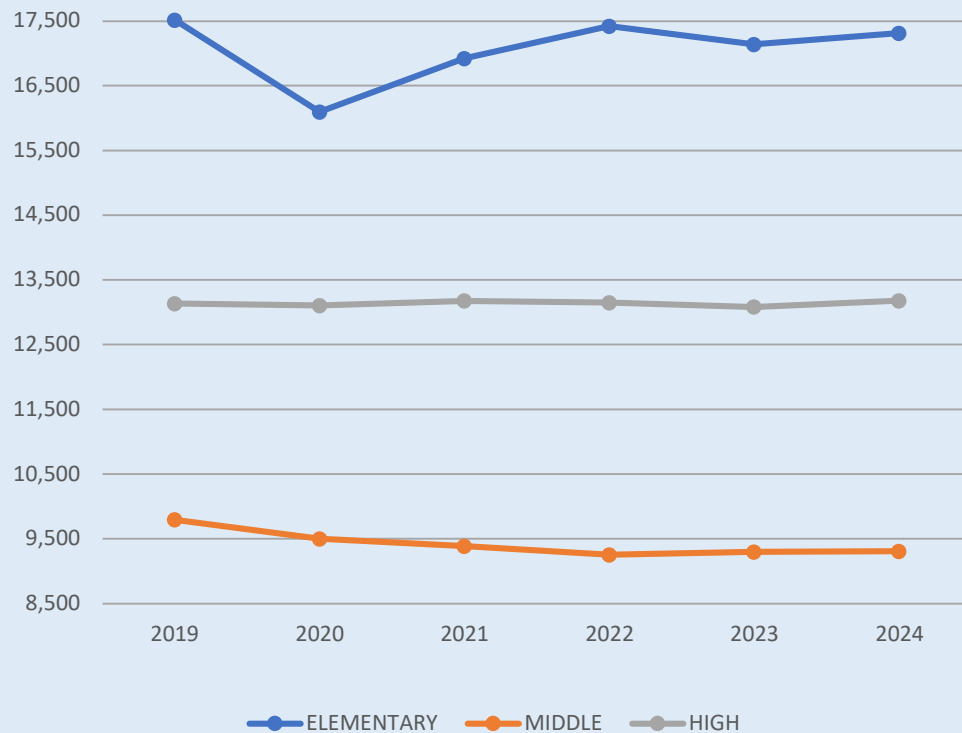


The chart above illustrates the percentage of enrollment change over the last 30 years, from 1994 to 2024. From 1994 through 2005, enrollment generally saw increases, peaking at 2.87% in 1994 and remaining positive until 2005. Enrollment growth moderated in the latter part of this period. A notable decline began in 2006 with a -1.60% change, followed by further decreases, although more minimal, through 2011. This period of decline reflected factors such as a lower number of newly constructed homes, changes in housing types, an economic downturn, and demographic shifts within various neighborhoods. After this period of enrollment losses, a modest increase of 0.45% was observed in 2012, followed by a minor increase of 0.24% in 2013. Enrollment remained relatively stable in 2014, with a slight decline of -0.02%. Between 2015 and 2019, the district saw slight to moderate increases in enrollment, culminating in a 1.83% rise in 2019.

In 2020, the district experienced its most significant recorded enrollment decrease of -4.31%, mainly attributable to the COVID-19 pandemic and its impact on enrollment patterns. This considerable decline was mirrored across the state and is considered an anomalous year, with expectations for a return to more typical enrollment trends.

Following the sharp decline in 2020, enrollment rebounded in 2021 and 2022 with increases of 2.03% and 0.85% respectively, indicating a partial recovery from the pandemic-related losses and improving conditions. However, pre-pandemic enrollment levels were not fully restored, and in 2023, enrollment decreased again by -0.53%. In 2024, the chart shows a further increase of 0.46%, which was approximately 98.4% of the levels recorded in the district in 2019, prior to the pandemic. Staff will continue to closely monitor these fluctuating enrollment trends and consult with other Virginia districts to anticipate future enrollment patterns.

2019-2024 Enrollment Comparisons by School Level



Districtwide, enrollment experienced an initial decline followed by a general recovery and stabilization between 2019 and 2024. From a peak in 2019, a significant decrease of 1,745 students was observed in 2020. Subsequent years showed a rebound, with an increase of 787 students in 2021 and a further rise of 337 students in 2022. While 2023 saw a slight reduction of 303 students, enrollment rebounded with an increase of 275 students in 2024.

Analysis by school level reveals distinct patterns in enrollment changes. Elementary school enrollment experienced a significant decrease of 1,419 students in 2020. This was followed by increases of 824 students in 2021 and 501 students in 2022. However, 2023 saw a decrease of 281 students, followed by an increase of 170 students in 2024. Middle school enrollment showed a consistent decline throughout the period, with a net decrease of 445 students from 2019 to 2024. Conversely, high school enrollment remained relatively stable, experiencing minor fluctuations but an overall net increase of 84 students from 2019 to 2024.

Given the city's projected 5.5% population increase by 2030, based on the 2020 Census data and projections from the University of Virginia Weldon Cooper Center for Public Service, moderate long-term enrollment growth is also likely. Continued close monitoring of demographic, housing, and economic trends will be necessary to plan for adequate school facilities.

PROJECTED ENROLLMENT 2026-2036									
Middle School Planning Area	2026-2031 1st Five-Year Period				2031-2036 2nd Five-Year Period				TOTAL 2026-2036
	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total	K-12
Crestwood Middle/ Greenbrier Middle ¹	50	40	0	90	60	50	0	110	200
Deep Creek Middle & Deep Creek High	20	10	10	40	30	20	10	60	100
Great Bridge Middle & Great Bridge High	40	30	40	110	40	30	40	110	220
Hickory Middle & Hickory High	90	70	90	250	90	60	80	230	480
Hugo Owens Middle & Grassfield High	60	40	60	160	80	60	90	230	390
Indian River Middle & Indian River High	10	10	40	60	10	10	10	30	90
Oscar Smith Middle & Oscar Smith High	10	10	20	40	10	10	20	40	80
Western Branch Middle/Jolliff Middle & Western Branch High	60	40	50	150	70	50	70	190	340
TOTAL	340	250	310	900	390	290	320	1,000	1,900
TEN-YEAR 2026-2036 TOTAL INCREASE: 1,900									

¹Students from Crestwood Middle School attend either Oscar Smith High School or Great Bridge High School for Grades 9-12. Students from Greenbrier Middle School attend either Oscar Smith High or Indian River High schools for Grades 9-12. Therefore, the projections for additional high school students from the Crestwood/Greenbrier Middle Schools Planning Area are included with those of the high school that these students will attend.

The data in the table on the previous page shows the projected change in student enrollment by the 2035-2036 school year, aggregated into two five-year periods (2026-2031 and 2031-2036) by middle school planning area. These anticipated changes will result from one or more of the following: (1) additional pupils who are new to the school system because of residential growth, (2) demographic changes within some communities, and (3) the continued trend of larger 12th grade classes exiting the school system compared to the relatively smaller kindergarten classes entering the school system. It is important to note that the five and ten-year enrollment projections are annually updated. While residential development continues and small enrollment increases have occurred in recent years, a conservative approach has been used until a more definitive trend is established.

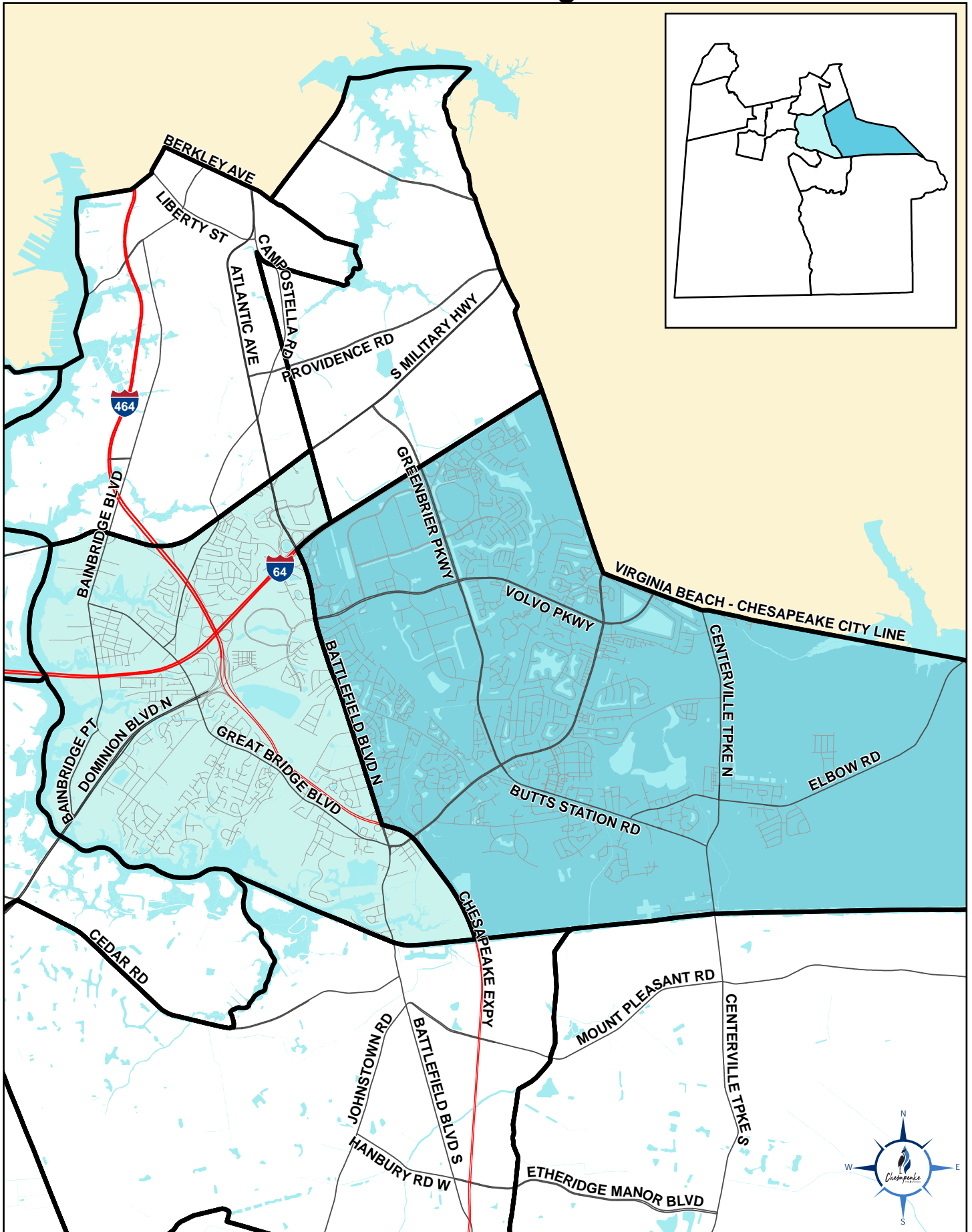
Overall enrollment is projected to grow at a slow to moderate pace over the next ten years. The projected total enrollment is based on the current enrollment, the expected increase for the 2025-2026 school year, and the projected increases for the 2026-2031 and 2031-2036 planning periods.

By the 2030-2031 school year, the school district expects to gain approximately 900 students, bringing the total enrollment of the school system to 40,800 students. By the 2035-2036 school year, the data indicate an additional 1,000 student increase, bringing the total enrollment to 41,800 students. For the entire 2026-2036 ten-year planning period, the school district's enrollment is projected to increase by 1,900 students. The most significant increase in enrollment for the entire ten-year planning period (2026-2036) is expected to be in the Hickory Middle School Planning Area, closely followed by the Hugo Owens Middle School Planning Area. Staff is monitoring the Western Branch/Jolliff Middle Schools Planning Area, which could see similar growth based on proposed developments.

Citywide, and at all grade levels, the district is operating at approximately 93% utilization of existing space. It is important to note, however, that as with student growth projections, the need for classroom space is unevenly distributed throughout the city and at different grade levels.

MIDDLE SCHOOL PLANNING AREAS (MSPA)

Crestwood/Greenbrier Middle Schools Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Crestwood Middle & Greenbrier Middle Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
B.M. Williams Elem.	K-5	825	699	-126	3	1
Crestwood Elem.	K-5	925	796	-129	0	0
Greenbrier Prim.	K-2	800	681	-119	3	1
Greenbrier Inter.	3-5	800	655	-145	0	0
Crestwood Middle	6-8	600	554	-46	4	0
Greenbrier Middle	6-8	1275	762	-513	0	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

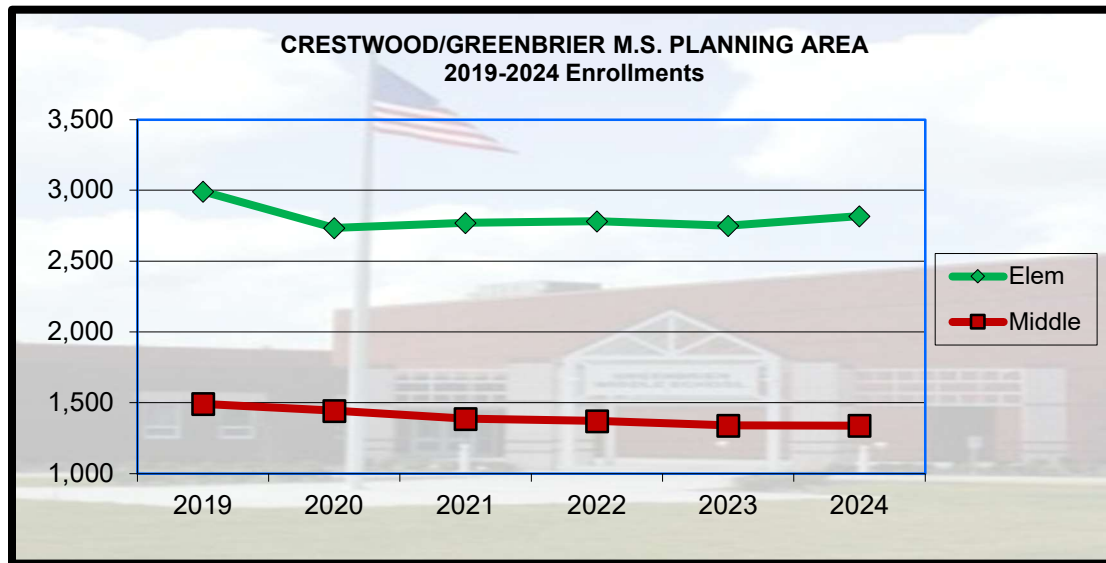
Historical and Projected Residential Development Trends

During the 2019-2024 period, residential development in this planning area consisted of a mixture of single-family homes, single-family detached condominiums, townhouse condominiums, and apartments. In 2019 and 2020, between 200 and 265 units were constructed each year. In 2021, the pace of construction slowed, and in 2022, approximately 40 units were constructed, a five-year low. In 2023, construction peaked with 375 units built, primarily driven by the construction of a large apartment building. Construction slowed down to below 160 units in 2024.

As of July 2025, approximately 2,040 home sites were available in this area. A preliminary site plan or subdivision plan has been approved by the city for these home sites. 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.

The City of Chesapeake has created a long-term plan for the Greenbrier Area to guide future growth. The plan received final approval from the City Council in August 2025. This plan is expected to have a significant long-term impact on Greenbrier's development. Future versions of the CIP will account for the effects of these strategies.

Historical Enrollment



The data in the chart above show that over the past five years, elementary school enrollment (Grades K-5) has fluctuated, with an overall net decrease of about 170 students. Middle school enrollment (Grades 6-8) has slightly declined each year, resulting in a total reduction of approximately 150 students during the five-year span. No high school enrollment data (Grades 9-12) is provided. 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. Enrollment projections for these high school students are included in the corresponding high school planning area. It is important to note that changing enrollment patterns due to the COVID-19 pandemic resulted in lower than expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary school level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1 st Five-Year Period (2026-2031)	+50	+40	--
2 nd Five-Year Period (2031-2036)	+60	+50	--
Total (2026-2036)	+110	+90	--

Based on demographic changes and projected residential development, the table above indicates enrollment in both the elementary and middle school levels is expected to increase at a moderate rate during the first five-year period (2026-2031) and the second five-year period (2031-2036).

The majority of growth is projected to come from (1) the Battlefield Boulevard North/Great Bridge Boulevard corridor, (2) the Kempsville Road/Butts Station Road area, (3) the Elbow Road/Centerville Turnpike North area, and (4) the ongoing central Greenbrier mixed-use development.

What was previously called B.M. Williams Primary School is now B.M. Williams Elementary School, completing its transition from a K-2 primary school to a K-5 elementary school. The construction of the K-5 Crestwood Elementary School (the replacement school for Crestwood Intermediate) has been completed ahead of schedule, and students began attending in the 2025-26 school year. With the establishment of new attendance zones for Crestwood Elementary School and B. M. Williams Elementary School and the increased capacity at the new elementary school, a limited number of portables will be necessary. At the middle school level, classroom space is expected to be available, as indicated in the previous capacity and enrollment table. Although the current middle school capacity in this planning area appears sufficient, ongoing monitoring and analysis of enrollment trends across it and neighboring zones will determine the timing of a future new middle school.

2026-2036 Capital Improvement Projects

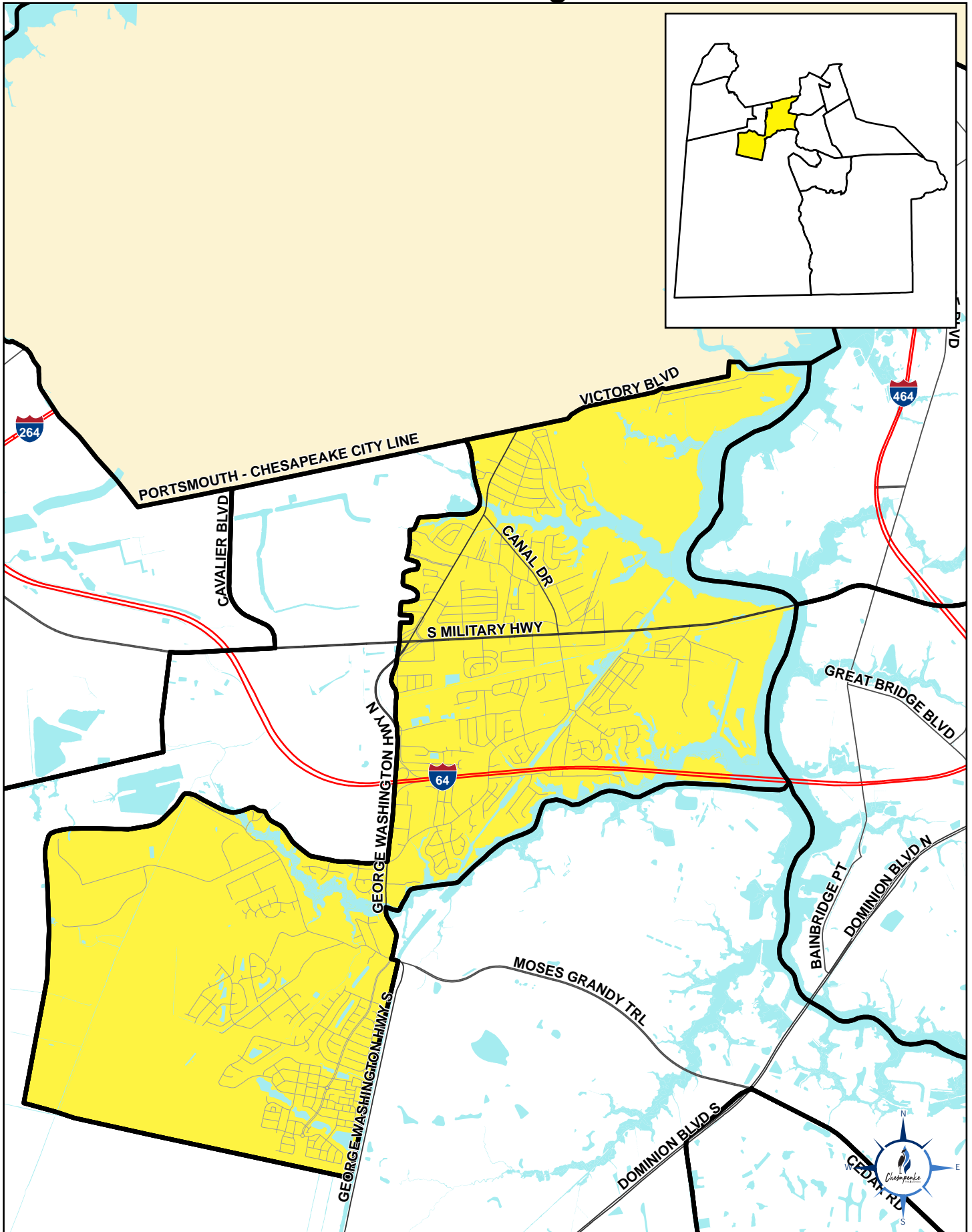
The following are new schools, additions, and modernization projects related to the Crestwood/Greenbrier Middle Schools Planning Area. Further information on these projects, including how space needs are being addressed, can be found in the project pages section of the CIP that follows the middle school planning areas section.

The Capital Improvement Plan has been updated to reflect the new location of the Chesapeake Career Center on the Clearfield Avenue site (see pg. 86). Although this property was previously designated for a future elementary school in the Crestwood/Greenbrier Middle Schools Planning Area, this strategic decision is based on a comprehensive review of enrollment trends, demographics, and residential development. Analysis confirms that the existing elementary schools in the area will have enough capacity to accommodate student growth. Repurposing the Clearfield site allows the school district to address the pressing need for a modern career and technical education facility while continuing to serve the elementary school student population.

2026-2036 CIP PROJECT SUMMARY ¹ Crestwood/Greenbrier M.S. Planning Area										
Project	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036
Modernization:										
Crestwood Middle School				D		C		OPEN		
Building Addition for Conversion to K-5:										
Greenbrier Intermediate School					D	C		OPEN		
New Middle School:										
Elbow Rd./Centerville Tnpke. North area										D
New High School:										
Elbow Rd./Centerville Tnpke. North area								D		C

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

Deep Creek Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Deep Creek Middle & Deep Creek High Schools Planning Area

Planning Area Overview

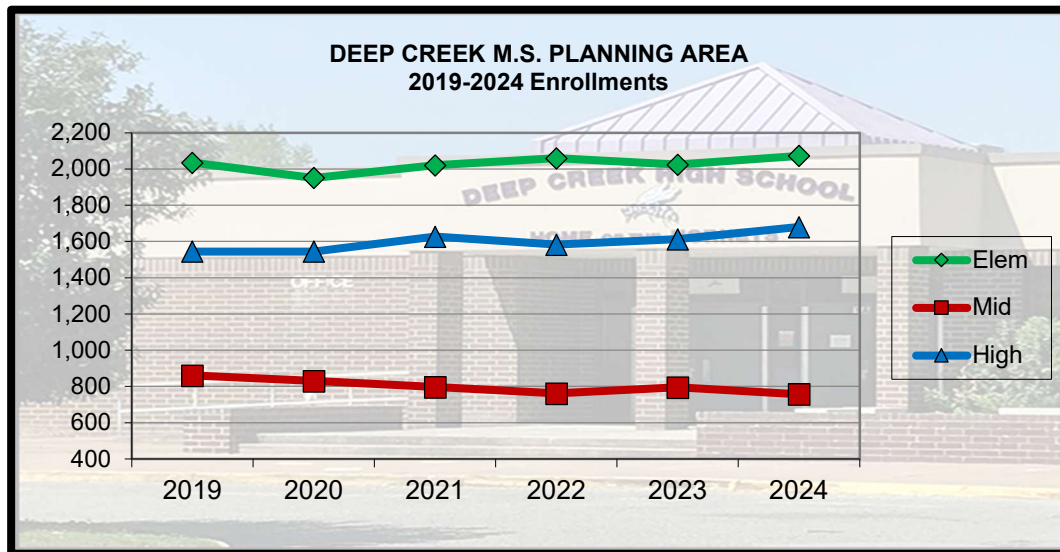
CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Deep Creek Elem.	K-5	675	755	80	9	0
Deep Creek Central Elem.	K-5	550	901	351	19	0
Treakle Elem.	K-5	550	438	-112	4	0
Deep Creek Middle	6-8	775	787	12	5	0
Deep Creek High	9-12	1650	1637	-13	6	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

Historical and Projected Residential Development Trends

Historically, there has been minimal residential development in this middle school planning area from 2018 to 2025. Between 2018 and 2022, construction activity involved approximately 60 to 100 homes annually, all of which were single-family residences. This number dropped to fewer than 15 homes in 2023 and fewer than 10 in 2024. As of July 2025, about 70 home sites are available within the Deep Creek Middle School Planning Area. A preliminary site or subdivision plan has received city approval for these sites. It is expected that site work will begin within the next five years.

Historical Enrollment



The data in the chart above shows that elementary school enrollment (Grades K-5) fluctuated from 2019 to 2024, with a net increase of about 120 students. Middle school enrollment (Grades 6-8) decreased each year from 2019 to 2022. Enrollment increased in 2023 but declined again in 2024, resulting in a total decrease of approximately 100 students over the past five years. High school enrollment (Grades 9-12) increased every year except for 2020 and 2022, with a net gain of 135 students. It is important to note that changing enrollment patterns due to the COVID-19 pandemic resulted in lower than expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary school level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+20	+10	+10
2nd Five-Year Period (2031-2036)	+30	+20	+10
Total (2026-2036)	+50	+30	+20

Based on current demographics and residential growth in this middle school planning area, the table above indicates that enrollment at all levels (Grades K-12) will increase at a slow pace during the first five-year period and the second five-year period.

As noted in the previous capacity, enrollment, and projected enrollment growth tables, Deep Creek Central Elementary School is currently over capacity. Deep Creek Central Elementary, along with other elementary schools in the area, is also using portable classrooms. A new elementary school, which is currently under construction and scheduled to open in 2027-28, will address the majority of the overcrowding at Deep Creek Central Elementary, Deep Creek Elementary, and other nearby elementary schools in neighboring planning zones. How much the new elementary school will help reduce overcrowding or allow for future growth in this and neighboring planning areas will depend on the attendance zone adjustment approved, which has not been finalized as of the date of completion of this report.

Both Deep Creek Middle and High are currently near or slightly above capacity. Therefore, little to no space will be available at these schools, as shown on the existing capacity, enrollment, and projected enrollment growth tables.

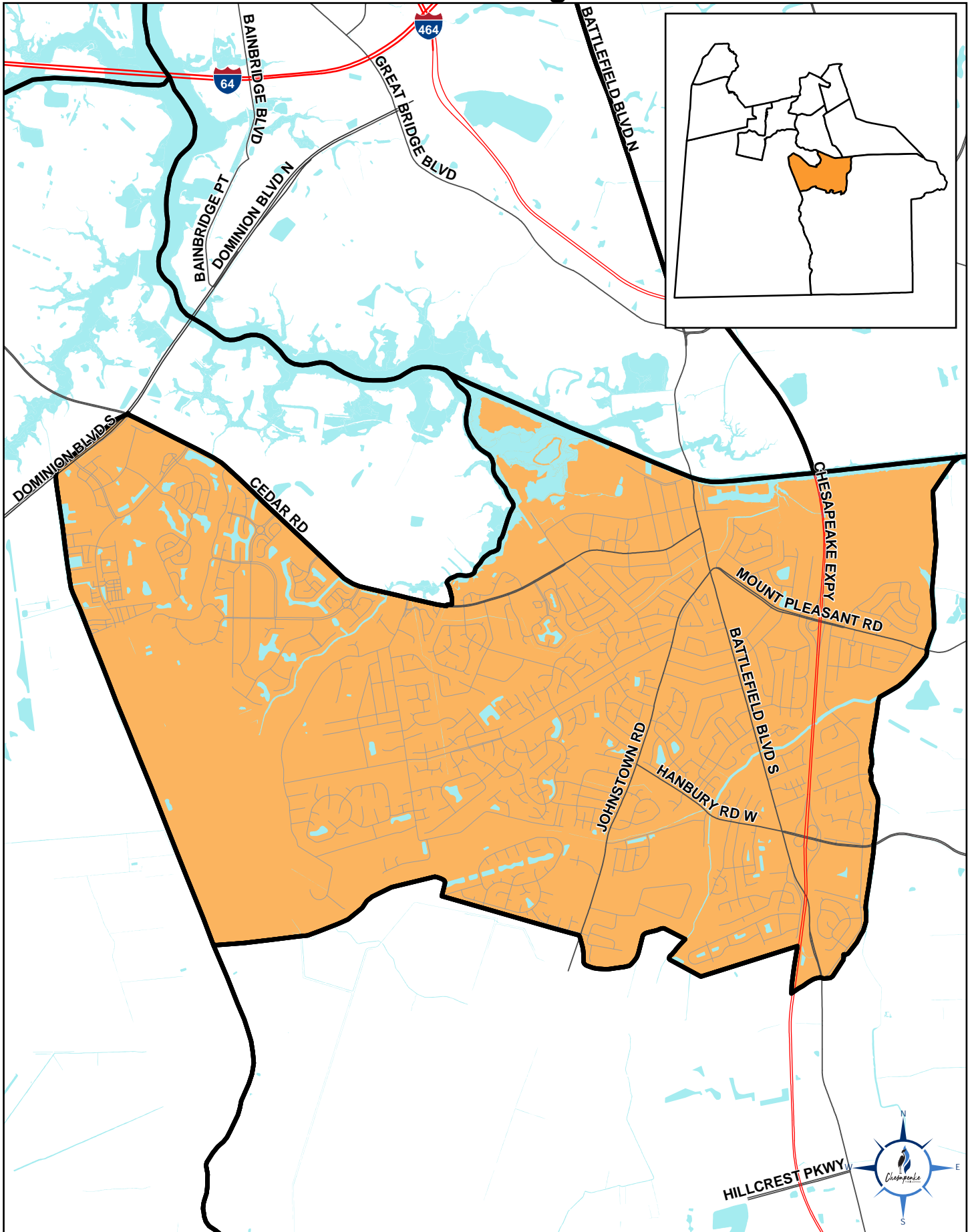
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Deep Creek Middle School Planning Area. Further information on these projects can be found in the individual project pages section of the CIP that follows the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Deep Creek M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>New Elementary School:</u> Culpepper Landing Subdivision Site	C	OPEN								
<u>Modernization:</u> Deep Creek Central Elementary School			D	C		OPEN				
<u>Modernization & Addition:</u> Deep Creek High School						D		C		OPEN
<u>Modernization:</u> Deep Creek Elementary School									D	C
<u>Modernization:</u> Treacle Elementary School									D	C

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

Great Bridge Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Great Bridge Middle & Great Bridge High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Cedar Road Elem.	K-5	800	990	190	11	0
Great Bridge Prim.	K-2	675	603	-72	0	0
Great Bridge Inter.	3-5	850	743	-107	0	0
Great Bridge Middle	6-8	1275	1326	51	1	0
Great Bridge High	9-12	1700	1471	-229	5	0

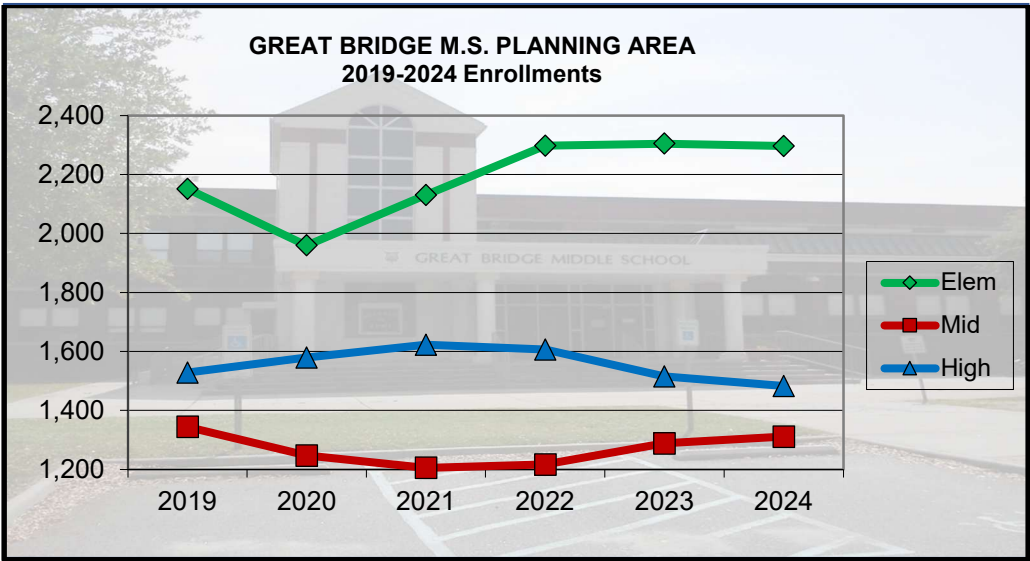
*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

Historical and Projected Residential Development Trends

Residential development declined from 120 units in 2018 to around 50 to 70 units built annually from 2019 to 2021. There was an increase to approximately 120-165 units in 2022 and 2023, followed by a decrease to 65 units in 2024. These homes included a mix of single-family houses and townhouse condominium units.

Approximately 690 home sites were available in this planning area as of July 2025. For these sites, a preliminary site plan or subdivision plan has been approved by the city, and development is expected within the next five years.

Historical Enrollment



As shown in the chart above, elementary school enrollment (Grades K-5) decreased sharply in 2020. In 2021 and 2022, enrollment recovered with consecutive years of growth before leveling off in 2023 and 2024. The net change over the five-year period was an increase of about 145 students. Middle school enrollment (Grades 6-8) declined from 2019 to 2021. The years 2022-2024 experienced yearly increases, resulting in a net loss of roughly 35 students over the five years. High school enrollment (Grades 9-12) grew in 2020 and 2021, then decreased each year from 2022 to 2024, ending with a net loss of 45 students over the five-year span. It is important to note that changing enrollment patterns due to the COVID-19 pandemic caused lower-than-expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+40	+30	+40
2nd Five-Year Period (2031-2036)	+40	+30	+40
Total (2026-2036)	+80	+60	+80

Based on current demographics and residential growth patterns, the table above shows that enrollment in this planning area will experience a moderate increase at the elementary, middle, and high school levels.

Considering the previous capacity, enrollment figures, and projected growth tables, there should be limited space available at the elementary school level at the start of the 2026-2036 planning period. We will continue to monitor development and demographic changes in the area to determine if additional capacity will be needed during the 2026-2036 period.

Planning for the design and construction of new middle school classrooms might be necessary by the latter part of the 2026-2036 planning period. There will be limited extra space available at the high school level throughout the entire planning period. Planning for the modernization of Great Bridge High School might also be needed by the latter part of the 2026-2036 period due to the current age of the school building. Although current high school capacity in this planning area appears sufficient, ongoing monitoring and analysis of enrollment trends in neighboring attendance zones will determine if the construction of a new high school at the Elbow Road/Centerville Turnpike North will be needed later in the ten-year plan.

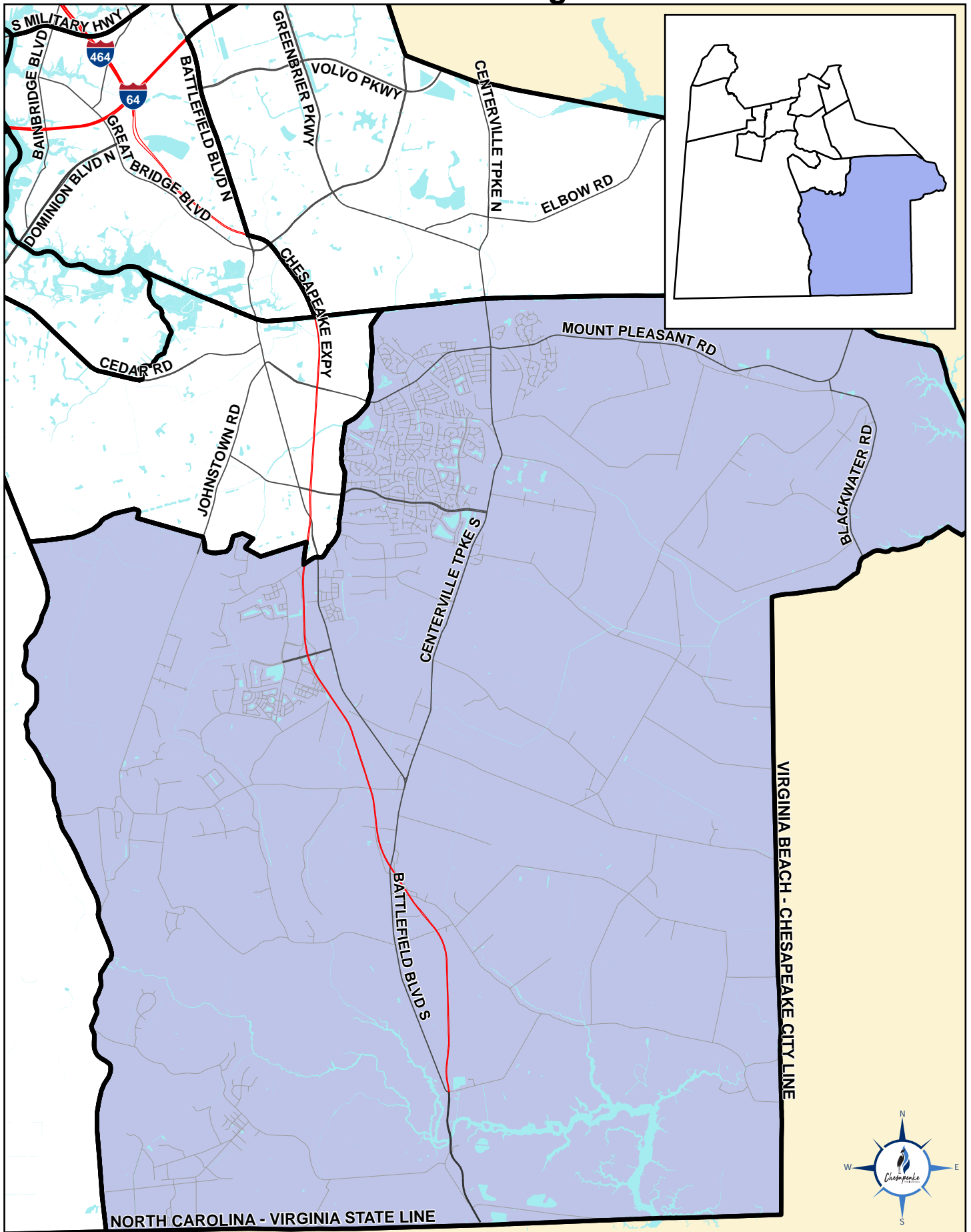
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Great Bridge Middle School Planning Area. Further information on these projects can be found in the individual project pages section of the CIP that follows the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Great Bridge M.S. Planning Area										
Project	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036
<u>Modernization & Addition:</u> Great Bridge High School							D		C	
<u>New Middle School:</u> Elbow Rd./Centerville Tnpke. North area										D
<u>New High School:</u> Elbow Rd./Centerville Tnpke. North area								D		C

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

Hickory Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Hickory Middle & Hickory High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Butts Road Prim.	K-2	650	471	-179	0	2
Butts Road Inter.	3-5	825	576	-249	0	0
Hickory Elem.	K-5	575	707	132	4	0
Southeastern Elem.	K-5	650	803	153	12	0
Hickory Middle	6-8	1550	1284	-266	1	1
Hickory High	9-12	1800	1612	-188	4	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

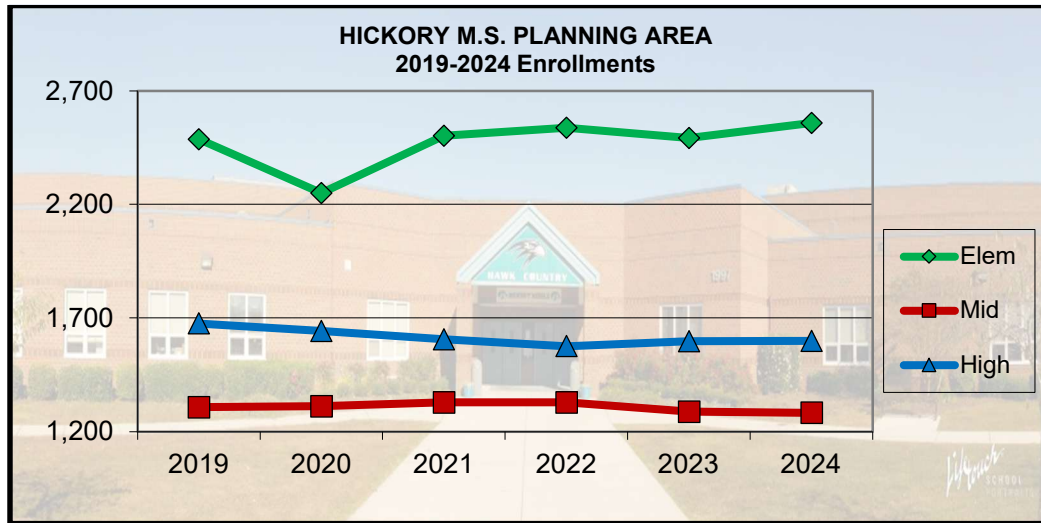
Historical and Projected Residential Development Trends

Approximately 100 to 200 homes were built annually between 2018 and 2023. In 2024, this increased to about 200 units, partially due to the addition of almost 100 apartment units. The current housing market and the number of recently approved rezoning applications should result in increased residential development in the Hickory Middle School Planning Area. This will include a mix of single-family homes, single-family condominiums, and townhouse condominiums.

There were approximately 950 home sites available in this middle school planning area as of July 2025. For these home sites, a preliminary site plan or subdivision plan has been approved by the city, and development is expected within the next five years. The majority of these potential home sites are in the Hickory Elementary and Southeastern Elementary school areas.

Any personnel or housing changes at the Naval Support Activity Northwest Annex, Naval Auxiliary Landing Field Fentress, and/or Naval Air Station Oceana could affect enrollments in this area and will continue to be closely monitored.

Historical Enrollment



At the elementary school level (Grades K-5), the chart above shows that enrollment sharply declined in 2020, then rebounded in 2021 and 2022. However, there was a slight decrease in 2023, followed by an increase in 2024, resulting in a net gain of about 70 students. Middle school enrollment (Grades 6-8) gradually grew each year from 2019 to 2022 but fell in 2023. Afterwards, it stabilized, leading to a net decrease of roughly 25 students over five years. High school enrollment (Grades 9-12) decreased each year from 2019 to 2022, with small increases in 2023 and 2024, leading to a net loss of nearly 80 students over five years. It's important to note that enrollment changes caused by the COVID-19 pandemic resulted in lower-than-expected overall district enrollment for the 2020-21 school year, with the most significant impact at the elementary level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+90	+70	+90
2nd Five-Year Period (2031-2036)	+90	+60	+80
Total (2026-2036)	+180	+130	+170

As shown in the table above, current demographics and residential growth indicate significant enrollment increases at the elementary, middle, and high school levels over the ten-year period.

The previous capacity, enrollment, and projected enrollment growth tables note that there is available classroom space at the elementary school level. However, this space is not evenly distributed among the four schools in the area. Some overcrowding will be alleviated by the addition to Southeastern Elementary School, currently under construction and scheduled to open for the 2026-27 school year. Continued monitoring of the elementary school space will be necessary to determine future needs. The building addition and conversion of Butts Road Intermediate to K-5, currently scheduled to open in 2035-36, will provide additional relief.

At the middle school level, a combination of earlier attendance zoning changes that reduced enrollment and the addition at Hickory Middle School completed in Fall 2019 has helped ensure enough middle school space for the near future. Although current middle school capacity in this planning area seems sufficient, ongoing analysis of enrollment trends and residential growth across the region and neighboring attendance zones will be the key factor in determining when a new middle school will be needed.

Previous high school attendance zone changes that reduced enrollment at Hickory High School, the completion of a building addition at Oscar Smith High School, and changing demographics should provide adequate high school space in the near future. Additionally, the city's eighth high school, planned to be located on the Elbow Road/Centerville Turnpike North site, is scheduled for construction in the later years of the 2026-2036 planning period. Enrollment will be closely monitored to determine if a new high school will be warranted at that time.

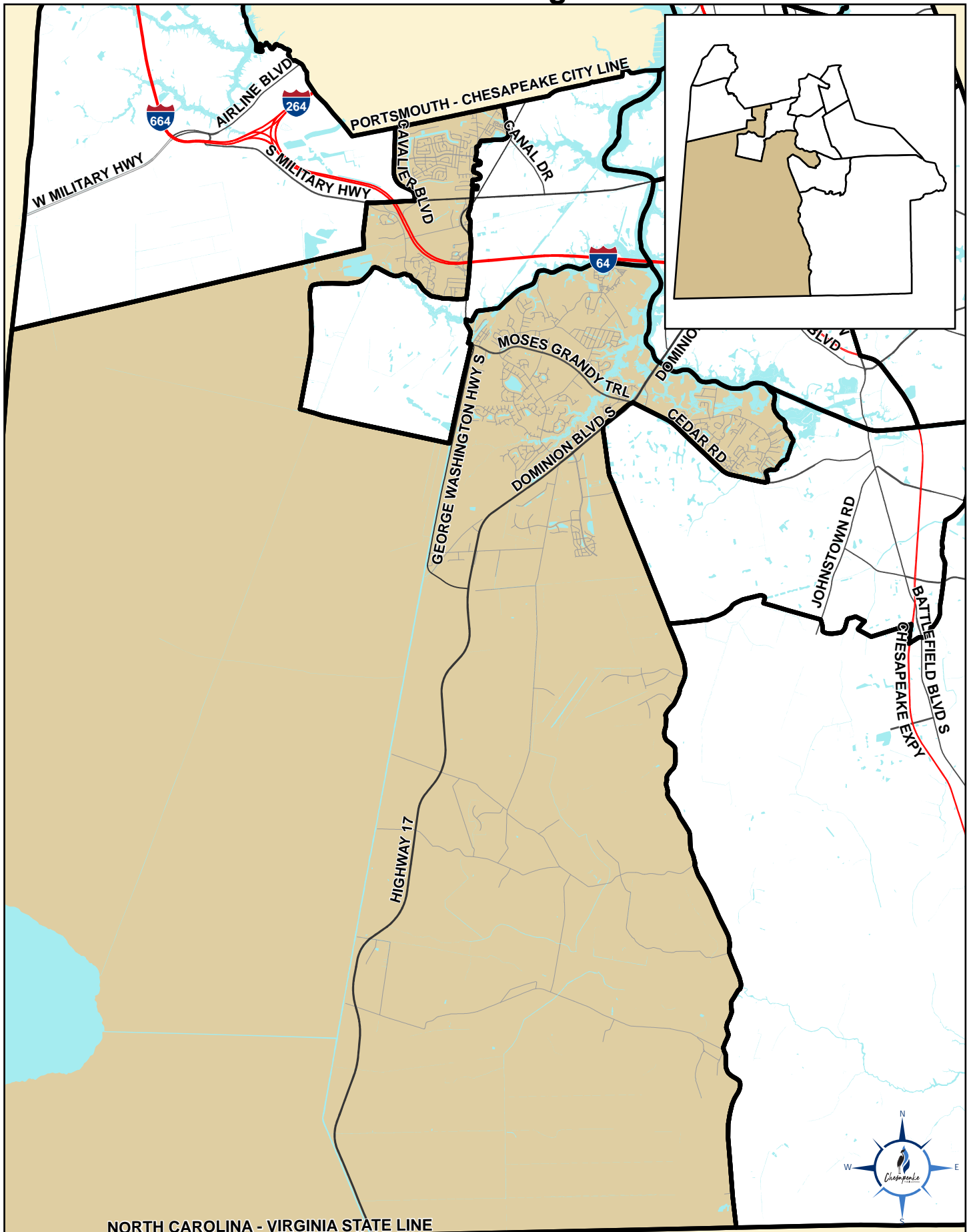
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Hickory Middle School Planning Area. Further information on these projects can be found in the individual project pages section of the CIP that follows the middle school planning areas section.

2026-2036 CIP PROJECT SUMMARY ¹ Hickory M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Building Addition:</u> Southeastern Elementary School	OPEN									
<u>Building Addition & Conversion to K-5</u> Butts Road Intermediate School							D	C		OPEN
<u>New Middle School:</u> Elbow Rd./Centerville Tnpke. North Area										D
<u>New High School:</u> Elbow Rd./Centerville Tnpke. North Area								D		C

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

Hugo Owens Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Hugo A. Owens Middle & Grassfield High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Camelot Elem.	K-5	650	423	-227	4*	0
Grassfield Elem.	K-5	875	1326	451	20	1
Hugo Owens Middle	6-8	1325	1292	-33	0	0
Grassfield High	9-12	2350	2350	0	4	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

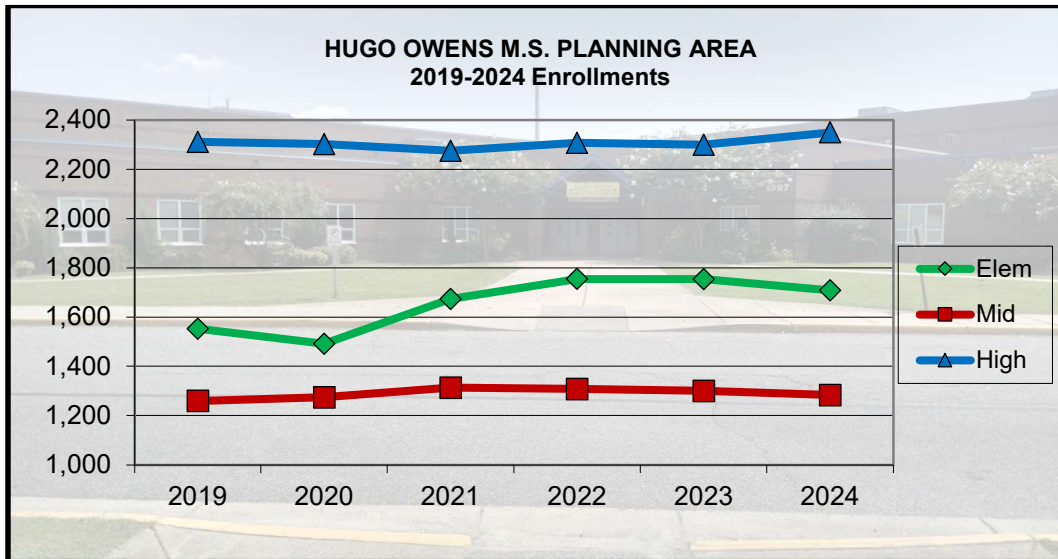
**Includes four portable classroom units used for the Chesapeake Preschool Initiative.

Historical and Projected Residential Development Trends

The rate of residential development increased from approximately 190 units constructed in 2018 to about 260 units in 2019 and 2020. Since then, construction has decreased each year, with a five-year low of roughly 20 units constructed in 2024. The majority of homes built in the five-year period were single-family homes and townhouse condominiums. Based on approved rezonings for new development in the area, the total number of units is expected to increase in the coming years.

As of July 2025, there were approximately 950 home sites available in this planning area. A preliminary site plan or subdivision plan has been approved by the city for these home sites. It is anticipated that site work may begin within the next five years. The area between Dominion Boulevard South and Shillelagh Road is the focus of new residential development and is being closely monitored.

Historical Enrollment



Elementary school enrollment declined in 2020 before rising again in 2021 and 2022. Over the next two years, enrollment decreased, leading to a net gain of roughly 155 students from 2019 to 2024. Middle school enrollment experienced only minor fluctuations, resulting in a net increase of about 25 students during that period. High school enrollment varied slightly over the five years, with a net gain of approximately 40 students. It is important to note that shifts in enrollment patterns caused by the COVID-19 pandemic led to lower-than-expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary school level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+60	+40	+60
2nd Five-Year Period (2031-2036)	+80	+60	+90
Total (2026-2036)	+140	+100	+150

Based on current demographics and expected residential growth in this middle school planning area, the table above indicates that enrollment at all levels (Grades K-12) will increase at a significant rate during the ten-year period.

As noted in the previous capacity, enrollment, and projected enrollment tables, Grassfield Elementary School is significantly over capacity, while Camelot Elementary School is under capacity. Elementary school (Grades K-5) enrollment is expected to increase substantially over the ten-year period. It is important to note that adjusting attendance zones is not feasible at the elementary level within the current schools, as there is not enough capacity at any one school to rezone a significant number of students in this planning area. However, a new elementary school, planned to alleviate overcrowding at Cedar Road, Deep Creek, Deep Creek Central, and Grassfield Elementary schools, is currently under construction and scheduled to open for the 2027-28 school year. Since the new school is not a replacement, an attendance zone adjustment will be necessary to establish a zone for the new school and provide relief to the neighboring elementary schools.

There are currently no portable classrooms at Hugo Owens Middle School. However, because of possible significant residential development in the Dominion Boulevard corridor and enrollment growth in the elementary schools feeding into Hugo Owens Middle School, future overcrowding is expected. As a result, a building addition project has been added to the latter part of the CIP project queue, with design work scheduled to begin in 2031-32. Staff will continue to monitor residential development and overcrowding in this area, and the project timeline may be adjusted if necessary.

Currently, Grassfield High School is at 100% capacity, as shown in the previous enrollment and capacity table, with four portable classrooms in use. It is important to note that continued enrollment growth is expected due to increasing residential development and will need to be closely monitored.

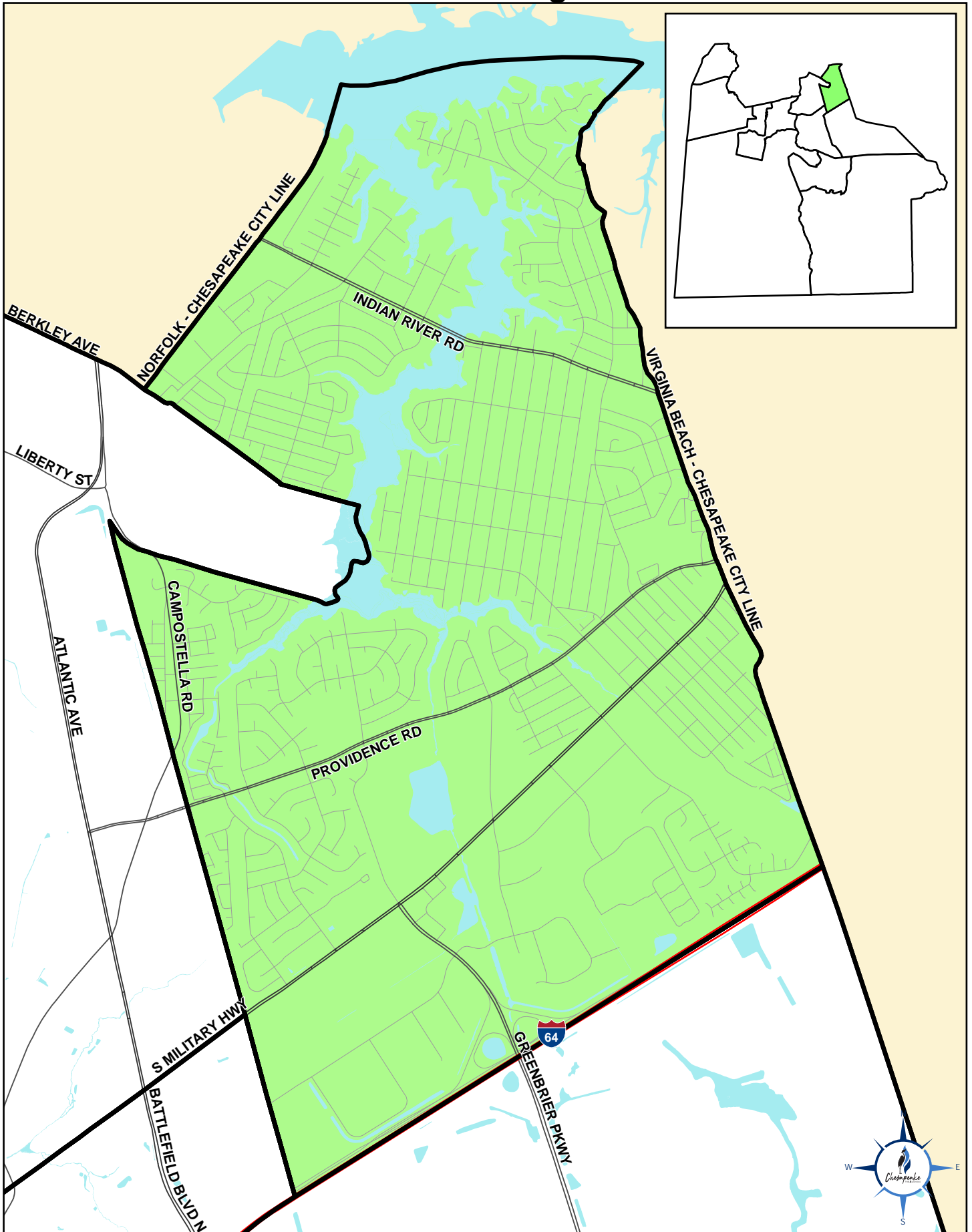
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Hugo Owens Middle School Planning Area. Further information on these projects can be found in the individual project pages section of the CIP, following the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Hugo Owens M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>New Elementary School:</u>										
Culpepper Landing Subdivision Site	C	OPEN								
<u>Building Addition:</u>						D	C		OPEN	
Hugo Owens Middle School										
<u>Modernization:</u>							D	C		OPEN
Camelot Elementary School										

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

Indian River Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Indian River Middle & Indian River High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Georgetown Prim.	K-3	825	734	-91	6**	2
Norfolk Highlands Prim.	K-3	325	308	-17	0	0
Sparrow Road Inter.	4-5	625	436	-189	0	0
Indian River Middle	6-8	650	717	67	11	4
Indian River High	9-12	1825	1643	-182	0	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

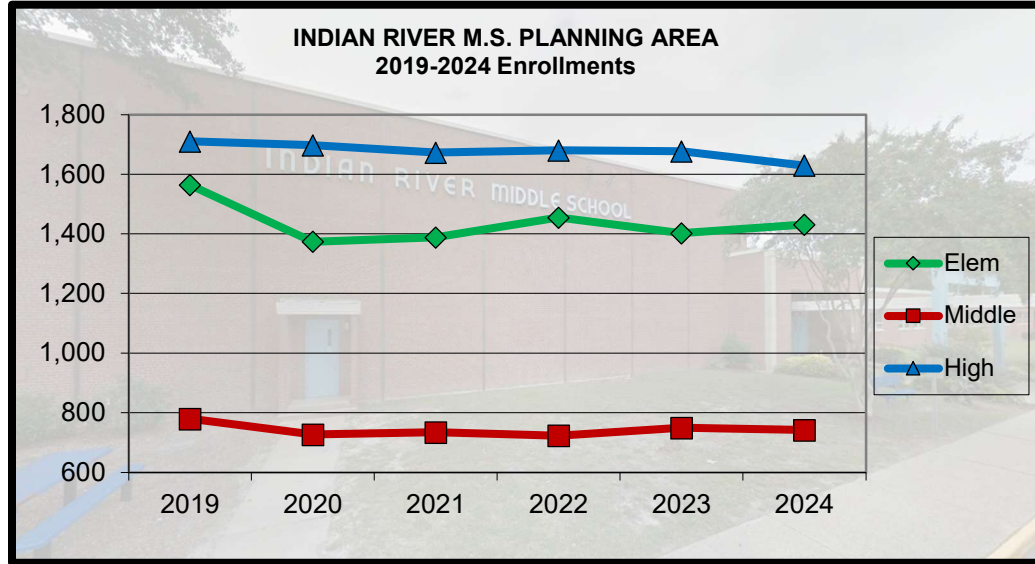
**Includes two portable units used for the Chesapeake Preschool Initiative.

Historical and Projected Residential Development Trends

During the 2018-2020 period, residential development in the Indian River Middle School Planning Area grew at a slow pace and averaged 40-80 homes constructed per year. This increased to approximately 120 units in 2021 before decreasing to about 90 units in 2022. In 2023 and 2024, there was a five-year low with only 15 homes constructed each year. While virtually no large tracts of residentially zoned property remain undeveloped within the Indian River Middle School attendance zone, a limited amount of infill development will continue.

As of July 2025, there were 73 home sites available in the Indian River Middle School Planning Area. Additionally, the potential for further residential development in the Greenbrier area will impact enrollment at Indian River High School. For these home sites, a preliminary site plan or subdivision plan has been approved by the city, and development is expected within the next five years.

Historical Enrollment



The data in the chart above shows fluctuations in enrollment at the elementary school level (Grades K-5) from 2019 to 2024, including a significant decrease in 2020, resulting in a net decline of approximately 135 students. During that period, middle school enrollment (Grades 6-8) also fluctuated and dropped in 2020, with a net decrease of about 40 students. High school enrollment experienced a gradual decline, leading to a net decrease of around 81 students over the five years. It is important to note that changing enrollment patterns due to the COVID-19 pandemic resulted in lower than expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary school level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+10	+10	+40
2nd Five-Year Period (2031-2036)	+10	+10	+10
Total (2026-2036)	+20	+20	+50

Based on demographic changes and projected residential development, the table above indicates slow enrollment growth in Grades K-12 through the 2026-2036 planning period. The exception to this is at the high school level, where more moderate growth is expected because its attendance zone includes a part of the Greenbrier area. Existing capacity, enrollment, and projected enrollment growth, as shown in the previous tables, indicate that a limited amount of capacity may be available at the elementary level, primarily at Sparrow Road Intermediate School (Grades 4 and 5), for the ten-year period (2026-2036).

As noted in the previous tables, existing and projected middle school enrollment growth may require additional permanent classroom space during the 2026-2036 planning period. Therefore, due to the current age of the building and the need for more classroom space, the design for a modernization and addition to Indian River Middle School is expected to begin during the first five-year period. At the high school level, a small addition and modernization project was completed at Indian River High School in Fall 2013, which helped improve the school's overall capacity. Ongoing monitoring and analysis of enrollment trends across this planning area will continue to determine and confirm the timing and need for the proposed capital improvement projects in this area.

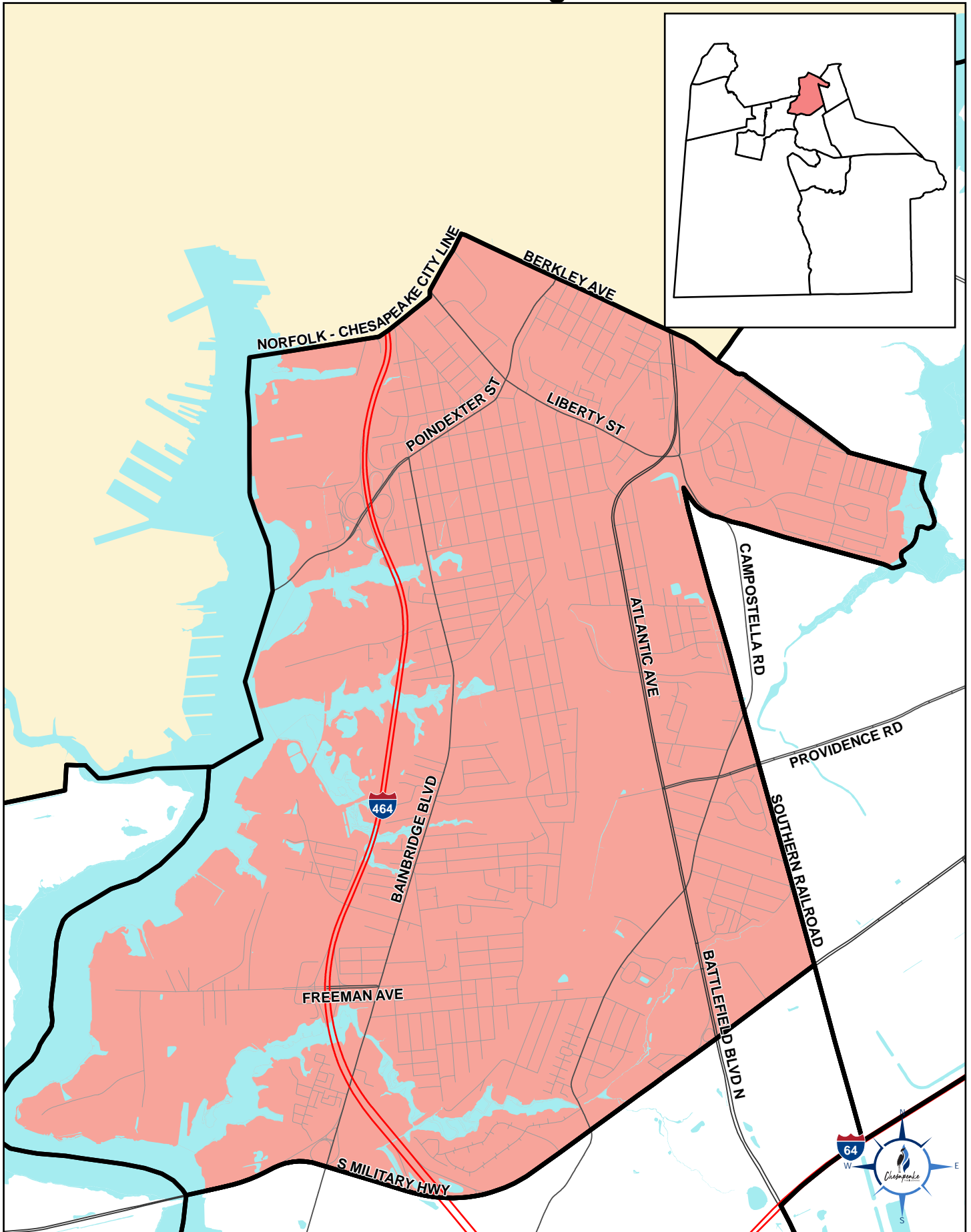
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Indian River Middle School Planning Area. Further information on these projects can be found in the individual project pages section of the CIP that follows the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Indian River M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Building Addition for Conversion to K-5:</u> Sparrow Road Intermediate School		D	C		OPEN					
<u>Modernization & Addition:</u> Indian River Middle School and Chesapeake Center for Student Success				D		C		OPEN		
<u>New High School:</u> Elbow Rd./Centerville Tnpke. North area								D		C

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

Oscar Smith Middle School Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Oscar Smith Middle & Oscar Smith High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
G.W. Carver Inter.	3-5	650	507	-143	0	0
Portlock Prim.	K-2	600	537	-63	4	0
Rena B. Wright Prim.	K-2	400	265	-135	0	0
Thurgood Marshall Elem.	K-5	550	346	-204	0	1
Truitt Inter.	3-5	350	251	-99	0	2
Oscar Smith Middle	6-8	1250	960	-290	0	0
Oscar Smith High	9-12	2075	2194	119	10	0

*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

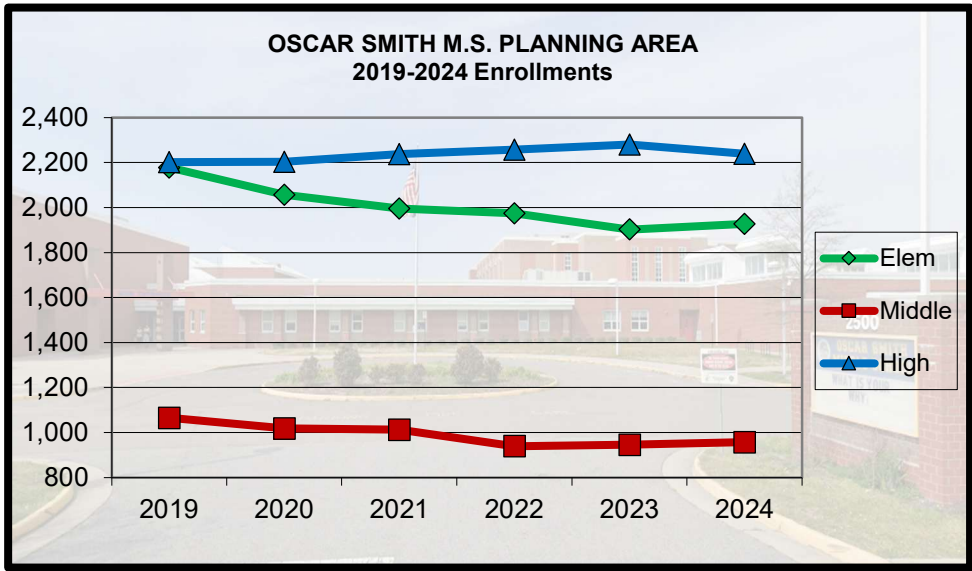
Historical and Projected Residential Development Trends

Residential construction in the Oscar Smith Middle and Oscar Smith High Schools Planning Area has been primarily associated with larger developments south of I-64, limited infill development, and the redevelopment of South Norfolk. The city's comprehensive plan for South Norfolk has the potential to revitalize existing residential areas and expand residential development into previously undeveloped or non-residential areas. Staff will continue to monitor revitalization efforts.

Since the 2018-2019 period, the pace of residential development in this planning area was approximately 120-125 units built each year. During the 2020-2023 period, only 30-40 units were built per year. In 2024, the total number of units constructed dropped below 20 units. This decline was largely because new construction was limited to only single-family units, whereas in earlier years, there were townhouse condominiums and apartments.

As of July 2025, 60 home sites were available in the Oscar Smith Middle School Planning Area. For these home sites, a preliminary site plan or a subdivision plan has been approved by the city, and development is expected within the next five years.

Historical Enrollment



The data in the chart above shows yearly declines in elementary school enrollment (Grades K-5) from 2019 to 2023. A small rise in 2024 led to a net loss of 250 students over the five-year span. Middle school enrollment (Grades 6-8) fluctuated and ultimately dropped by about 110 students. High school enrollment (Grades 9-12) had slight yearly increases from 2019 to 2023, but decreased in 2024, resulting in a net increase of roughly 165 students. It is important to note that changing enrollment patterns due to the COVID-19 pandemic resulted in lower-than-expected total district enrollment for the 2020-21 school year.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+10	+10	+20
2nd Five-Year Period (2031-2036)	+10	+10	+20
Total (2026-2036)	+20	+20	+40

Based on demographic changes and projected residential development, the table above indicates that enrollment at the elementary, middle, and high school levels is expected to grow slowly during the first and second five-year planning periods (2026-2036).

Considering existing capacity, current enrollment, and projected growth shown in the previous tables, some space is likely to be available at the elementary level during the 2026-2036 period. Continued monitoring of this area will be necessary to assess future elementary classroom space needs.

As indicated in the previous capacity, enrollment, and projected enrollment tables, some middle school classroom space will be available during the 2026-2036 planning period, and it should be sufficient to accommodate the projected enrollment.

A completed addition to Oscar Smith High School has significantly reduced overcrowding and the need for portable classrooms. However, based on current enrollment and program offerings, some portables are still necessary. It is important to note that a new high school at the Elbow Road/Centerville Turnpike North site is scheduled to begin construction later in the ten-year plan, but the need for the school and its opening date will continue to be monitored and adjusted as needed.

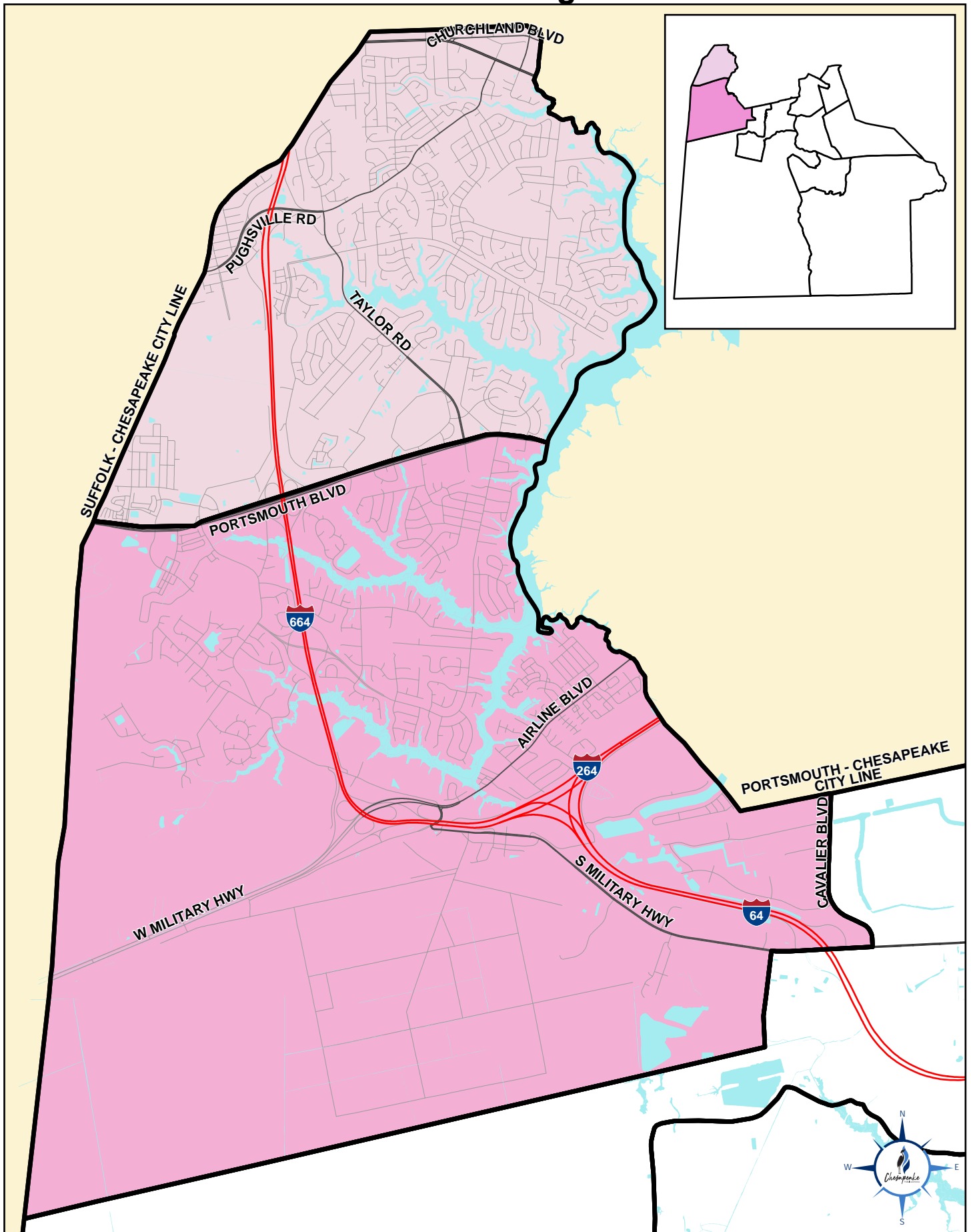
2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Oscar Smith Middle School Planning Area. Further information on these projects can be found in the project pages section of the CIP that follows the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Oscar Smith M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Replacement & Conversion to K-5:</u> Carver Intermediate School	D		C		OPEN					
<u>Replace/Modernization & Conversion to K-5:</u> Truitt Intermediate School		D		C		OPEN				
<u>New High School:</u> Elbow Rd./Centerville Tnpke. North area								D		C

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

Western Branch/Jolliff Middle Schools Planning Area



CAPITAL IMPROVEMENT PLAN: 2026-2036

Western Branch Middle/Jolliff Middle & Western Branch High Schools Planning Area

Planning Area Overview

CAPACITY / ENROLLMENT / PORTABLES						
School	Grades	Estimated Capacity 9/2025*	Estimated Enrollment 9/2025	Capacity +/-	Instructional Portable Classrooms 9/2025	Misc. Use & Surplus Portable Classrooms Stored on Site 9/2025
Chittum Elementary	K-5	925	746	-179	0	0
Southwestern Elem.	K-5	575	526	-49	7	0
Western Branch Prim.	K-2	775	728	-47	6	1
Western Branch Inter.	3-5	800	819	19	8	0
Jolliff Middle	6-8	1100	760	-340	0	0
Western Branch Middle	6-8	950	858	-92	3	0
Western Branch High	9-12	2300	2144	-156	0	0

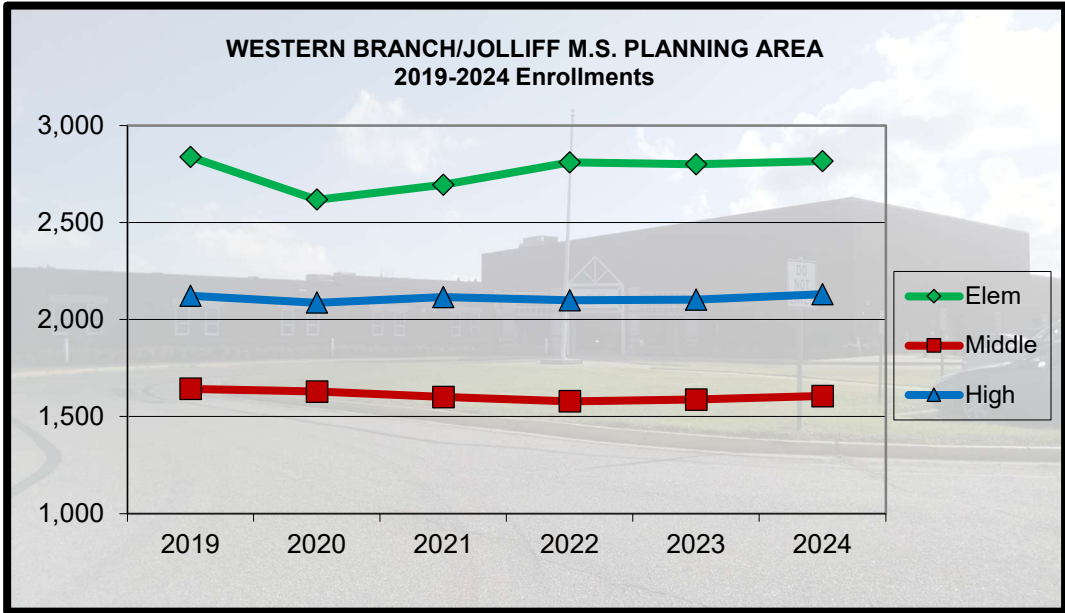
*Capacities are reviewed annually and may be adjusted to account for building use modifications, program changes, and/or special education requirements.

Historical and Projected Residential Development Trends

During the 2019-2021 period, residential development remained steady in the Western Branch/Jolliff Middle Schools Planning Area, mainly consisting of single-family homes, condominiums, townhomes, and apartments. The number of units ranged from 120 to 180 per year. In 2022, the number of homes built increased to about 280 units. However, in 2023, the number of homes constructed dropped to just over 70 units, with approximately 100 units built in 2024.

As of July 2025, there were about 960 home sites available in the Western Branch/Jolliff Middle Schools Planning Area. For these sites, a preliminary site plan or subdivision plan has been approved by the city, and development is expected within the next five years.

Historical Enrollment



The data in the chart above shows that elementary school levels (Grades K-5) experienced significant fluctuations during the 2019-2024 period, with a net decrease of about 20 students. Enrollment at the middle school level (Grades 6-8) saw only minor fluctuations, ending the five-year period with a net decrease of roughly 40 students. After several years of small changes, high school enrollment (Grades 9-12) finished the five-year span with a net gain of about 10 students. It is important to note that changing enrollment patterns due to the COVID-19 pandemic resulted in lower-than-expected total district enrollment for the 2020-21 school year, with the most significant impact at the elementary school level.

Projected Enrollment and Classroom Needs

PROJECTED ENROLLMENT GROWTH / DECLINE			
Time Period	Elementary K-5	Middle 6-8	High 9-12
1st Five-Year Period (2026-2031)	+60	+40	+50
2nd Five-Year Period (2031-2036)	+70	+50	+70
Total (2026-2036)	+130	+90	+120

Based on demographic changes and projected residential development, the table above shows moderate enrollment growth at the elementary, middle, and high school levels for 2026-2036.

As shown in previous capacity, enrollment, and projected growth tables, most current space needs are at Western Branch Primary, Western Branch Intermediate, and Southwestern Elementary schools. The completion of the Chittum Elementary School replacement building in 2022 increased the school's capacity, accommodating some future enrollment growth. We will continue to monitor development and demographic changes in the area to help us determine how to address the needs of each elementary school.

Classroom space at the middle school level is expected to remain available at Jolliff Middle School for the 2026-2036 planning period. However, Western Branch Middle School is currently using a limited number of portable classrooms. Western Branch High School has adequate space at present. Ongoing monitoring of both the middle and high schools' demographics and enrollment trends will continue to assess their needs.

2026-2036 Capital Improvement Projects

The following are new schools, additions, and modernization projects related to the Western Branch/Jolliff Middle Schools Planning Area. Further information on these projects can be found in the individual project pages section of the CIP that follows the middle school planning area sections.

2026-2036 CIP PROJECT SUMMARY ¹ Western Branch / Jolliff M.S. Planning Area										
Project	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Modernization & Addition:</u> Western Branch Middle School				D		C		OPEN		
<u>Building Addition:</u> Western Branch Primary School						D	C		OPEN	
<u>Building Addition:</u> Western Branch Intermediate School								D	C	
<u>Modernization:</u> Southwestern Elementary School										D

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

INDIVIDUAL PROJECT DESCRIPTIONS

- Elementary Schools
- Middle Schools
- High Schools
- Major Mechanical & Maintenance
- Other Projects

Modernization/Addition/New School Projects

Estimated Completion Date **2035-36**

Project Type

Building Addition & Conversion to K-5

Project Location

Butts Road Intermediate

MSPA(s)

Hickory

Rationale & Impact

This project will increase the building capacity and support the conversion of the instructional program from grades 3-5 to grades K-5. Design work is scheduled to begin in 2032-33.

Additional Notes

In conjunction with the Butts Road Intermediate School K-5 conversion, Butts Road Primary School will be evaluated to determine if limited building modifications are needed to support the conversion of the instructional program from grades K-2 to grades K-5. A new roof and partial HVAC replacement were completed in 2021.

Project Map

Project Costs



	Cost*	Year
Design	*	2032-33
Construct	*	2033-34
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2035-36**

Project Type

Modernization

Project Location

Camelot Elementary

MSPA(s)

Hugo A. Owens

Rationale & Impact

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. Based on the building's age and condition, Camelot Elementary School is among the facilities in need of a major modernization project. It is included in the latter part of the school modernizations queue, with design work scheduled to begin in 2032-33.

Additional Notes

A necessary roof replacement project was completed in 2018, and a partial HVAC replacement was completed in 2022.

Project Map



Project Cost

	Cost	Year
Design	*	2032-33
Construct	*	2033-34
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2030-31**

Project Type

Replacement & Conversion to K-5

Project Location

Carver Intermediate

MSPA(s)

Oscar Smith

Rationale

This project will replace the existing 74-year-old facility and enlarge it to support the conversion from grades 3-5 to grades K-5. It is included in the early part of the CIP queue, with design work proposed to begin in 2026-27.

Additional Notes

In conjunction with the conversion of Carver Intermediate School to a K-5 school, Portlock Primary School will be evaluated to determine if limited building modifications and a possible addition are needed to support the conversion of the instructional program from grades K-2 to grades K-5.

Project Map



Project Costs

	Cost*	Year
Design	\$6,878,300	2026-27
Construct	\$77,309,500	2028-29
Total	\$84,187,800	

**Includes an annual inflation factor.*

Modernization/Addition/New School Projects

Estimated Completion Date **2027-28**

Project Type

New Elementary School

Project Location

Culpepper Landing Subdivision Site

MSPA(s)

Deep Creek, Hugo Owens

Rationale

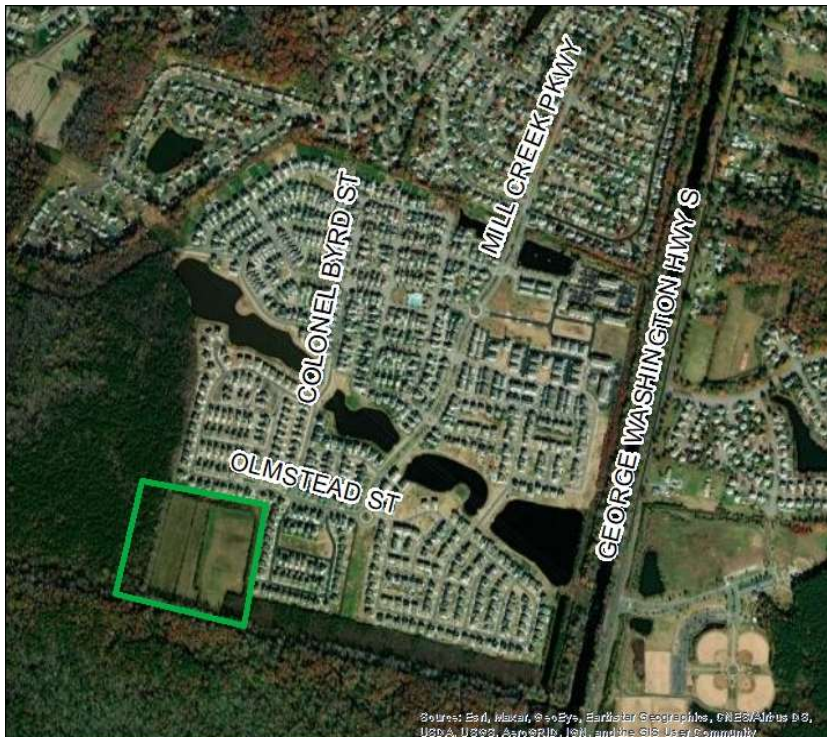
All elementary schools in this area require portable classrooms, and no classroom space is anticipated to be available as residential development and enrollment continue to increase. Cedar Road Elementary School is using eleven portable classrooms, Deep Creek Central Elementary School is utilizing nineteen portable classrooms, Grassfield Elementary School is using twenty portables, and Deep Creek Elementary School has nine portable classrooms. This new facility, located at an existing site in the Culpepper Landing subdivision, is anticipated to provide relief to overcrowding in the schools discussed above.

Additional Notes

This project is currently funded and is under construction.

Project Map

Project Costs



	Year	
Design	Complete	
Construct	2026-27	
Open	2027-28	

Modernization/Addition/New School Projects

Estimated Completion Date **2031-32**

Project Type

Modernization

Project Location

Deep Creek Central Elementary

MSPA(s)

Deep Creek

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. The report concluded that the 70-year-old Deep Creek Central Elementary School is among the facilities in need of a major modernization. The project is included in the early part of the modernization queue. Design work is scheduled to begin in 2028-29.

Additional Notes

It is important to note that the current overcrowding and need for nineteen portable classrooms at Deep Creek Central Elementary School, partially a result of the successful expansion of the kindergarten program from a half-day to a full-day program, will be alleviated by the opening of the new elementary school at the Culpepper Landing Subdivision site (see previous page). At present, the modernization project for Deep Creek Central Elementary School is not expected to include a building addition.

Project Map

Project Cost



	Cost*	Year
Design	\$3,736,800	2028-29
Construct	\$42,834,500	2029-30
Total	\$46,571,300	

**Includes an annual inflation factor.*

Modernization/Addition/New School Projects

Estimated Completion Date **2037-38**

Project Type

Modernization

Project Location

Deep Creek Elementary

MSPA(s)

Deep Creek

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. The 59-year-old Deep Creek Elementary School is among the facilities in need of a major modernization and is included in the latter part of the school modernizations queue, with design work scheduled to begin in 2034-35.

Additional Notes

A required roof and HVAC replacement project was completed in 2017.

Project Map

Project Cost



	Cost*	Year
Design	*	2034-35
Construct	*	2035-36
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2033-34**

Project Type

Building Addition for Conversion to K-5

Project Location

Greenbrier Intermediate

MSPA(s)

Greenbrier

Rationale

This project will enlarge the school to support the conversion of the instructional program from grades 3-5 to grades K-5. Design is currently scheduled to begin in 2030-31.

Additional Notes

In conjunction with the Greenbrier Intermediate School K-5 conversion, Greenbrier Primary School will be evaluated to determine if building modifications are needed to support the conversion of the instructional program from grades K-2 to grades K-5. A new roof and a partial HVAC replacement project were completed in 2021.

Project Map



Project Costs

	Cost*	Year
Design	\$2,297,900	2030-31
Construct	*	2031-32
Total	*	

**Project costs include an annual inflation factor and are not included for projects that extend into the second five-year period.*

Modernization/Addition/New School Projects

Estimated Completion Date **2026-27**

Project Type

Building Addition

Project Location

Southeastern Elementary

MSPA(s)

Hickory

Rationale

Southeastern Elementary School is over capacity and currently using twelve portable classrooms. Additionally, the full-day kindergarten program started in the 2021-22 school year, adding to the overcrowding. This building addition will increase capacity, include additional kindergarten classrooms, and reduce the need for portable classrooms.

Additional Notes

The building addition is currently under construction.

Project Map



Project Costs

	Year
Design	Complete
Construct	***
Open	2026-27

*** Construction is expected to be completed in the summer of 2026.

Modernization/Addition/New School Projects

Estimated Completion Date **2038-39**

Project Type

Modernization

Project Location

Southwestern Elementary

MSPA(s)

Western Branch/Jolliff

Rationale

This 72-year-old facility is among the facilities in need of a major modernization project and is included in the latter part of the school modernizations queue, with design work scheduled to begin in 2035-36.

Additional Notes

Southwestern Elementary School is currently utilizing seven instructional portables. Staff will continue monitoring enrollment to determine if a small building addition is necessary in conjunction with this project.

Project Map

Project Cost



	Cost*	Year
Design	*	2035-36
Construct	*	2036-37
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2030-31**

Project Type

Building Addition for Conversion to K-5

Project Location

Sparrow Road Intermediate

MSPA(s)

Indian River

Rationale

This building addition project will support the conversion from grades 4-5 to grades K-5. Design work is scheduled to begin in 2027-28.

Additional Notes

In conjunction with the Sparrow Road Intermediate School K-5 conversion, Norfolk Highlands Primary School will be evaluated to determine the future use of the facility. Georgetown Primary School will also be evaluated to determine if building modifications are needed to support the conversion of the instructional program from grades K-3 to grades K-5.

A necessary, partial HVAC replacement project was completed in the fall of 2024.

Project Map

Project Costs



	Cost*	Year
Design	\$2,375,100	2027-28
Construct	\$27,573,000	2028-29
Total	\$29,948,100	

**Includes an annual inflation factor.*

Modernization/Addition/New School Projects

Estimated Completion Date **2037-38**

Project Type

Modernization

Project Location

Treakle Elementary

MSPA(s)

Deep Creek

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. Based on the age and condition of this 62-year-old building, a major modernization project is scheduled in the latter part of the school modernizations queue, with design work expected to begin in 2034-35.

Additional Notes

A necessary roof replacement project was completed in 2019.

Project Map



Project Costs

	Cost*	Year
Design	*	2034-35
Construct	*	2035-36
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2031-32**

Project Type

Replace/Modernization & Conversion to K-5

Project Location

Truitt Intermediate

MSPA(s)

Oscar Smith

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. This report recommended that the facility be replaced. Without available funding for the larger replacement or modernization project, a necessary HVAC replacement project was completed in 2022. The timing of available funding, along with further evaluation of the building's condition, will help to determine if this project will be a replacement or modernization. The project will increase capacity to support the conversion from grades 3-5 to grades K-5. Design work is scheduled to begin in 2027-28.

Additional Notes

In conjunction with the Truitt Intermediate School K-5 conversion, Rena B. Wright Primary School will be evaluated to determine the future use of the facility.

Project Map



Project Costs

	Cost*	Year
Design	\$5,278,000	2027-28
Construct	\$60,475,000	2029-30
Total	\$65,753,000	

**Includes an annual inflation factor.*

Modernization/Addition/New School Projects

Estimated Completion Date **2036-37**

Project Type

Building Addition

Project Location

Western Branch Intermediate

MSPA(s)

Western Branch/Jolliff

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. This report concluded that the 56-year-old facility is in need of a building addition to reduce the number of required portable classrooms. This building will not be converted to K-5 upon completion of the addition because of its close proximity to Western Branch Primary School on a shared campus. The project is in the latter part of the CIP queue, with design work scheduled to begin in 2033-34.

Additional Notes

A partial HVAC replacement project was completed in 2016.

Project Map



Project Costs

	Cost*	Year
Design	*	2033-34
Construct	*	2034-35
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2034-35**

Project Type

Building Addition

Project Location

Western Branch Primary

MSPA(s)

Western Branch

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. This report concluded that this 43-year-old facility is among those requiring a building addition to reduce the number of portable classrooms in use. This building will not be converted to K-5 upon completion of the addition because of its close proximity to Western Branch Intermediate School on a shared campus. The project is in the latter part of the CIP project queue, with design work scheduled to begin in 2031-32.

Additional Notes

A building addition to support full-day kindergarten at Western Branch Primary School was completed in 2020, but it did not increase the overall capacity of the school.

Project Map



Project Costs

	Cost*	Year
Design	*	2031-32
Construct	*	2032-33
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2033-34**

Project Type

Modernization

Project Location

Crestwood Middle

MSPA(s)

Crestwood/Greenbrier

Rationale

The need to modernize this 73-year-old facility has been identified in previous editions of the CIP. As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. The report recommended a modernization for this facility, and it is included in the middle part of the project queue.

Additional Notes

A necessary roof replacement project was completed in 2015.

Smaller-scale facility improvements were recently completed at Crestwood Middle School that included a track replacement, parking lot resurfacing, the replacement of the majority of the exterior windows, upgrades to the auditorium, restrooms, and media center, new furniture, painted classrooms, resurfaced chalkboards, and a security vestibule. These improvements have not eliminated the need for other components included in the major modernization project, but have delayed the need for the project. The completed work should not require updating unless funding for the modernization project is not available for an extended period.

Project Map



Project Cost

	Cost*	Year
Design	\$6,500,000	2029-30
Construct	*	2031-32
Total	\$6,500,000	

**Project costs include an annual inflation factor and are not included for projects that extend into the second five-year period.*

Modernization/Addition/New School Projects

Estimated Completion Date **2039-40**

Project Type

New Middle School

Project Location

Elbow Road/Centerville Turnpike North Site

MSPA(s)

Crestwood/Greenbrier, Great Bridge, Hickory

Rationale

In September 2019, an attendance zone adjustment and an addition to Hickory Middle School provided relief to overcrowding issues, with just one required instructional portable still in use. If these changes do not provide long-term adequate capacity, and Great Bridge Middle School also requires significant permanent classroom space, a new middle school will need to be constructed.

Based on the City's Comprehensive Plan and a lack of available utilities in the southern section of the city, the Elbow Road/Centerville Turnpike North site is the most feasible location to construct a new middle school. This new middle school will primarily be used to relieve future overcrowding at Hickory Middle School. Additionally, this new middle school would serve students from the eastern portion of the current Greenbrier Middle School attendance zone, which contains a significant amount of vacant land suitable for development.

Continued changes in demographics and the pace of residential development have delayed the need for this new middle school. Staff will continue to monitor residential development and enrollment growth in the Great Bridge, Greenbrier, and Hickory middle school areas to determine when a new middle school may be needed.

Project Map



Project Costs

	Cost*	Year
Design	*	2035-36
Construct	*	2037-38
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2034-35**

Project Type

Building Addition

Project Location

Hugo A. Owens Middle

MSPA(s)

Hugo A. Owens

Rationale

No portable classrooms are currently required at Hugo A. Owens Middle School. However, due to the combination of ongoing residential development, the potential for significant residential development in the Dominion Boulevard corridor, and enrollment increases in the elementary schools feeding into Hugo A. Owens Middle School, future overcrowding is anticipated. Therefore, a building addition project has been added to the latter part of the CIP project queue, with design work scheduled to begin in 2031-32. Staff will continue to monitor residential development and overcrowding in this area, and the timeline of this project may be adjusted if needed.

Additional Notes

Project Map



Project Cost

	Cost*	Year
Design	*	2031-32
Construct	*	2032-33
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2033-34**

Project Type

Modernization & Addition

Project Location

Indian River Middle & Chesapeake Center for Student Success

MSPA(s)

Indian River

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. Indian River Middle School and the Chesapeake Center for Student Success (CCSS) were included in this report. The report concluded that this 61-year-old facility is in need of a major modernization and addition. This project is included in the middle part of the modernization queue, with design work proposed to begin in 2029-30.

The Indian River Middle School campus is composed of the main building and an annex. Indian River Middle School students are housed in the main building and a portion of the annex. The remainder of the annex is utilized by the Chesapeake Center for Student Success. This project will include a modernization of the main building and the annex building. The addition will increase permanent classroom space to house all Indian River Middle School students in the main building and allow CCSS to utilize the entire annex building.

Additional Notes

A necessary HVAC partial replacement project was completed in the fall of 2015.

Prior to the major modernization project, smaller-scale facility improvements have been completed at Indian River Middle School. These improvements include replacing classroom furniture, painting, and restroom improvements. These upgrades will not eliminate the need for the other components included in the major modernization project, but will delay the need for them. Completed portions should not require updating unless funding for the larger project is not available for an extended period.

Project Map



Project Costs

	Cost*	Year
Design	\$9,245,900	2029-30
Construct	*	2031-32
Total	\$9,245,900	

**Project costs include an annual inflation factor and are not included for projects that extend into the second five-year period.*

Modernization/Addition/New School Projects

Estimated Completion Date **2033-34**

Project Type

Modernization & Addition

Project Location

Western Branch Middle

MSPA(s)

Western Branch/Jolliff

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. This report concluded that the 61-year-old facility is among the facilities in need of a major modernization project and has been added to the middle part of the school modernizations queue, with design work scheduled to begin in 2029-30. This modernization will also include a small building addition to improve school office operations and provide additional specialized instructional space.

Additional Notes

A partial HVAC replacement project was completed in Fall 2015, and a partial roof replacement was completed in Fall 2016.

Prior to the major modernization project, smaller scale facility improvements have been completed at Western Branch Middle School. These improvements include replacing classroom furniture, auditorium renovations, painting and restroom improvements. These upgrades will not eliminate the need for the other components included in the major modernization project but will delay the need for them. Completed portions should not require updating unless funding for the larger project is not available for an extended period.

Project Map

Project Costs



	Cost*	Year
Design	\$8,987,500	2029-30
Construct	*	2031-32
Total	\$8,987,500	

**Project costs include an annual inflation factor and are not included for projects that extend into the second five-year period.*

Modernization/Addition/New School Projects

Estimated Completion Date **2035-36**

Project Type Project Location

Modernization & Addition Deep Creek High

MSPA(s)

Deep Creek

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. The report concluded that the 46-year-old Deep Creek High School is among the schools in need of a major modernization project. The project will also increase the classroom sizes and will require an addition to provide increased capacity. Design work is expected to begin in 2031-32.

Additional Notes

Project Map



Project Costs

	Cost*	Year
Design	*	2031-32
Construct	*	2033-34
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2037-38**

Project Type

New High School

Project Location

Elbow Road/Centerville Turnpike North Site

MSPA(s)

Crestwood/Greenbrier, Great Bridge, Hickory, Indian River, Oscar Smith

Rationale

At the high school level, overcrowding has been addressed by 1) a modernization and small addition at Indian River High School, 2) an addition to Oscar Smith High School in 2018, and 3) an attendance zone adjustment between Great Bridge High and Hickory High schools. However, portables are still in use at Oscar Smith High (10), Great Bridge High (5), and Hickory High (4) schools. If these changes do not provide long-term adequate capacity, a new high school will need to be constructed.

Based on the City's Comprehensive Plan and a lack of available utilities in the southern section of the city, the Elbow Road/Centerville Turnpike North site is the most feasible location to construct a new high school. This new school would relieve any remaining overcrowding at Oscar Smith High School and balance any future enrollment growth at Indian River High, Great Bridge High, and Hickory High schools. However, the amount of relief provided to Hickory High School is dependent upon how much residential development proceeds in the Kempsville Road, Elbow Road/Centerville Turnpike North, and Edinburgh areas.

Additional Notes

Continued changes in demographics and the pace of residential development have delayed the need for this new high school. Residential growth and enrollment changes will continue to be monitored closely.

Project Map



Project Costs

	Cost*	Year
Design	*	2033-34
Construct	*	2035-36
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Modernization/Addition/New School Projects

Estimated Completion Date **2036-37**

Project Type

Modernization & Addition

Project Location

Great Bridge High

MSPA(s)

Great Bridge

Rationale

As part of a consultant study completed in 2021, a detailed facility condition inspection was completed for all schools. The report concluded that the 42-year-old Great Bridge High School is among the facilities in need of major modernization. The project will also increase the classroom sizes and require an addition to provide increased capacity. Design work is scheduled to begin in 2032-33.

Additional Notes

Project Map



Project Costs

	Cost*	Year
Design	*	2032-33
Construct	*	2034-35
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

Major Mechanical and Maintenance

Project Type	Project Location
HVAC Replacement	Districtwide

Rationale

There are many components to heating, ventilation, and air conditioning (HVAC) systems. These HVAC components have a normal lifespan of 15 years, after which there is a need for replacement. They include items such as chillers, cooling towers, classroom units, rooftop units, and indoor air quality units.

Current Condition

There are 22 full or partial HVAC replacements (including chillers and cooling towers) scheduled in the first five-year period of the CIP. An additional 11 are scheduled for the second five-year period.

Additional Notes

The HVAC replacement at the Chesapeake Career Center (listed below) will be removed from the CIP if funding is acquired for the replacement building.

Projects and Costs

Project	Cost*	Project	Cost*
Year 1	2026-27	Year 5	2030-31
Indian River Middle (Chiller)	\$1,573,600	B.M. Williams Primary (Partial & Elec. Switchgear)	\$12,520,000
Western Branch Middle (Chiller)	\$1,573,600	Hickory Middle (Cooling Tower)	\$1,450,000
Southwestern Elem. (partial)	\$8,550,000	Hugo Owens Middle (Cooling Tower)	\$1,450,000
Oscar Smith High (partial)	\$6,715,000	Year 5 Total	\$15,420,000
Sparrow Road Int. (partial)	\$1,850,000	5 Year Total	\$154,203,000
Georgetown Primary (partial)	\$2,700,000		
Jolliff Middle (partial)	\$3,170,000	Year 6	2031-32
Greenbrier Middle (partial)	\$3,050,000	Chesapeake Center for Student Success	
Year 1 Total	\$29,182,200	Treacle Elementary	
Year 2	2027-28	Year 7	2032-33
Grassfield High (partial)	\$15,500,000	Oscar Smith High (partial)	
Great Bridge Middle	\$19,500,000	Year 8	2033-34
School Nutrition Services	\$450,000	Educational Services Center	
Grassfield Elem. (partial)	\$6,550,000	School Plants	
Great Bridge Intermediate	\$7,950,000	Year 9	2034-35
Year 2 Total	\$49,950,000	Crestwood Middle	
Year 3	2028-29	Deep Creek Elementary	
School Administration Bldg. (partial)	\$6,250,800	Deep Creek Middle	
Carver Intermediate	\$12,750,000	Year 10	2035-36
Butts Road Intermediate	\$8,500,000	Indian River Middle (Boiler)	
Year 3 Total	\$27,500,800	Western Branch Middle (Boiler)	
Year 4	2029-30	Oscar Smith High (Cooling Tower)	
Hickory Elementary	\$7,300,000		
Chesapeake Career Center	\$9,000,000		
Grassfield High (partial)	\$15,850,000		
Year 4 Total	\$32,150,000		

*Costs include an annual inflation factor and are not provided for Years 6-10.

Major Mechanical and Maintenance

Project Type	Project Location
Roof Replacement	Districtwide
Rationale	

Roofs have a useful life of approximately 15-20 years, after which there is a need for replacement. School Plants will continue to monitor roof conditions and add projects as necessary.

Current Condition

There are 18 full or partial roof replacements scheduled in the first five-year period of the CIP. An additional 3 are scheduled for the second five-year period.

Additional Notes

The roof replacement at the Chesapeake Career Center (listed below) will be removed from the CIP if funding is acquired for the replacement building.

Projects and Costs			
Project	Cost*	Project	Cost*
Year 1	2026-27	Year 5 Total	2030-31
Hugo Owens Middle	\$8,000,000	Chesapeake Career Center	\$6,359,000
Oscar Smith High (partial)	\$7,100,000	Deep Creek Central Elem. (partial)	\$2,450,000
Crestwood Middle (partial)	\$3,400,000	Sparrow Road Int. (partial)	\$2,763,500
Year 1 Total	\$18,500,000	Georgetown Primary (partial)	\$3,937,700
Year 2	2027-28	Year 5 Total	\$15,510,200
Hickory High (partial)	\$5,665,000	5 Year Total	\$104,727,100
Hickory Elementary	\$3,835,300		
Greenbrier Middle	\$12,189,900	Year 6	2031-32
Year 2 Total	\$21,690,200	Grassfield Elem. (partial)	
Year 3	2028-29	Year 7	2032-33
Oscar Smith High (partial)	\$847,800	No Projects	
School Nutrition Services (roof sealing)	\$976,400	Year 8	2033-34
Hickory Middle (partial)	\$11,500,000	Educational Services Center (partial)	
Rena B. Wright Prim.	\$4,035,000	Year 9	2034-35
Year 3 Total	\$17,359,200	No Projects	
Year 4	2029-30	Year 10	2035-36
Truitt Intermediate	\$3,414,600	Great Bridge High	
Cedar Road Elem.	\$6,000,000		
Thurgood Marshall Elem.	\$5,615,000		
Deep Creek High	\$16,637,900		
Year 4 Total	\$31,667,500		

*Costs include an annual inflation factor and are not provided for Years 6-10.

Major Mechanical and Maintenance

Project Type	Project Location
Repaving	Districtwide
Rationale	
Paved surfaces (parking lots, bus loops, etc.) at school facilities have a useful life of approximately 10-15 years. After that time, these surfaces require repaving.	
Current Condition	
A portion of the schools that require repaving are included as projects in the first five-year period in the list below. As School Plants continues to evaluate school facilities, additional repaving projects will be included in future updates of the capital improvement plan.	
Additional Notes	

Projects and Costs			
Project	Cost*	Project	Cost*
Year 1	2026-27	Year 6	2031-32
Great Bridge Intermediate	\$687,400	Indian River Middle	
Year 1 Total	\$687,400	Treacle Elementary	
Year 2	2027-28	B.M. Williams Primary	
Greenbrier Intermediate	\$687,400	Year 7	2032-33
Year 2 Total	\$687,400	Hickory Elementary	
Year 3	2028-29	Hickory Middle	
Camelot Elementary	\$762,000	Thurgood Marshall Elementary	
Year 3 Total	\$762,000	Year 8	2033-34
Year 4	2029-30	Cedar Road Elementary	
Oscar Smith High	\$3,470,700	Deep Creek Middle	
Deep Creek Central Elementary	\$738,100	Hugo Owens Middle	
Southeastern Elem. (Partial)	\$471,600	Edwards Wilson Center	
Year 4 Total	\$4,680,400	Year 9	2034-35
Year 5	2030-31	Great Bridge Middle	
Southwestern Elementary	\$856,200	Greenbrier Middle	
Year 5 Total	\$856,200	Year 10	2035-36
5 Year Total	\$7,673,400	Jolliff Middle School	
		Western Branch High	
		Hickory High	

*Costs include an annual inflation factor and are not provided for Years 6-10.

Other Capital Projects

The school system must provide many direct and indirect educational and support services to ensure that individual schools and school programs operate effectively, so all students may receive the best education possible. These support services and facilities include: Transportation, School Nutrition Services, School Plants, Warehouse and Logistical Services, and Central Administration functions (School Administration Building, Educational Services Center, Center for Technology Innovation (CTI)). Also included in the list of support facilities are specialized schools: the Chesapeake Career Center (CCC), SECEP (Southeastern Cooperative Educational Program housed at the Educational Services Center), the Chesapeake Center for Student Success (CCSS), and the Harbor Hope Center, also housed at the Educational Services Center.

It is important to note that with the opening of the new School Administration Building on Kristina Way, the former School Administration Building, the Instructional Services Center, and the Planetarium have been returned to the City.

As student enrollment has grown over the last three decades, approved construction projects have focused on expanding classroom space at school buildings or constructing new facilities. During that time, support facilities and specialized schools provided increased services, with minimal increase in space or the modernization of facilities. Therefore, several facilities fall under the classification of support facilities, or specialized schools, requiring major maintenance, renovation, or different space/location requirements due to changing or expanding services.

The design to repurpose the Edwards-Wilson Center to house the Adult Education Program is currently underway. This design process will evaluate necessary building modifications and associated costs to improve the program's operations and facilitate its move from the Educational Services Center.

Other Projects

Estimated Completion Date	2031-32
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Project Type	Project Location
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Driveway Addition

Butts Road Intermediate

MSPA(s)

Hickory

Rationale

Currently, all traffic (buses, staff, and parents) utilizes one access point on Mount Pleasant Road to enter and exit the school site. The current level of traffic necessitates the construction of an additional driveway from the school parking lot to Elmhurst Avenue to alleviate congestion and to separate the bus traffic from the vehicular traffic to the extent possible.

Project Map



Project Costs

Cost	Year
*	2031-32

**Project costs are not included for projects in the second five-year period of the CIP.*

Other Projects

Estimated Completion Date	2031-32
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Project Type

Parking and Bus Loop Improvement

Project Location

Butts Road Primary

MSPA(s)

Hickory

Rationale

Currently, the on-site parking and circulation space for buses, staff, and parents is inadequate. Additional parking and a reconfiguration of the bus loop are necessary to alleviate congestion and to increase safety on the site.

Project Map



Project Costs

Cost	Year
*	2031-32

**Project costs are not included for projects in the second five-year period of the CIP.*

Other Projects

Estimated Completion Date **2027-28**

Project Type	Project Location
--------------	------------------

Building Modifications	Edwards-Wilson Center
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MSPA(s)

All

Rationale

As part of the district's continued consolidation of administrative and support offices, the Adult Education Program, currently housed at the Educational Services Center, will be relocated to the Edwards-Wilson Center facility. Design is underway to repurpose the building and operate the Adult Education Program at that location.

Staff previously housed at the Edwards-Wilson Center have been relocated to the new School Administration Building located at 1421 Kristina Way.

Project Map



Project Costs

	Cost*
Design	Underway
Construct	2026-27
Open	2027-28

**Includes an annual inflation factor.*

Other Projects

Estimated Completion Date **2029-30**

Project Type	Project Location
--------------	------------------

Replacement Building	Chesapeake Career Center
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MSPA(s)

All

Rationale

One of the recommendations resulting from the joint consultant study between the School Board and City Council was the need to replace and expand the current Chesapeake Career Center. The current facility, over 50 years old, is in need of replacement to better support current and future programs. A planning group determined the vision and scope for the instructional program for the future facility. To date, \$13,000,000 has been allocated to this project for design, with another \$3,000,000 allocated to purchase equipment.

The Clearfield Avenue site owned by the school district is being repurposed to support the construction of the new Chesapeake Career Center. This property was initially designated for a future elementary school. However, recent enrollment and demographic trends have shown that the existing elementary school capacity in the Greenbrier/Crestwood middle school planning area can accommodate expected student growth.

Design work, though funded, will not start until full project funding is confirmed. If funding is obtained, the district expects to select an architectural firm by Summer 2026.

Project Map**



Project Costs

	Cost*	Year
Design	Funded	
Construct	\$101,500,000	2027-28
Total	\$101,500,000	

**Includes an annual inflation factor.*

****Future CCC location to be determined.**

Other Projects

Estimated Completion Date **2034-35**

Project Type

Project Location

Consolidation & Replacement Building

Great Bridge Blvd. Support Services Site

MSPA(s)

All

Rationale

The support services site on Great Bridge Boulevard includes multiple aging buildings, which house School Plants, School Nutrition Services, Warehouse and Logistical Services, and Transportation. As identified by the 2021 consultant study, the facilities are in need of consolidation into a single new facility to increase efficiency and improve conditions.

Project Map



Project Costs

	Cost*	Year
Design	*	2031-32
Construct	*	2032-33
Total	*	

*Project costs are not included for projects in the second five-year period.

Other Projects

Estimated Completion Date **2034-35**

Project Type	Project Location
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Relocation	SECEP Facility
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MSPA(s)

All

Rationale

Due to its age and condition, SECEP (Southeastern Cooperative Education Program) was relocated from the Deep Creek SECEP facility on George Washington Highway North to the Educational Services Center (ESC) in 2013. Necessary building improvements were performed at the Educational Services Center in order to accommodate the program. This was a temporary measure to continue operating the SECEP program. A more permanent solution remains necessary for the long-term housing of this program.

Similarly, the Educational Services Center also currently houses the Harbor Hope Center, the Superintendent's Region 2 recovery school. Therefore, a permanent facility solution will need to accommodate the relocation of both the SECEP and Harbor Hope Center programs.

Project Map**



Project Costs

	Cost*	Year
Design	*	2031-32
Construct	*	2032-33
Total	*	

**Project costs are not included for projects in the second five-year period of the CIP.*

****Future SECEP location to be determined.**

Other Projects

Estimated Completion Date **2031-32**

Project Type Project Location

School Site Land Acquisition Hickory Area

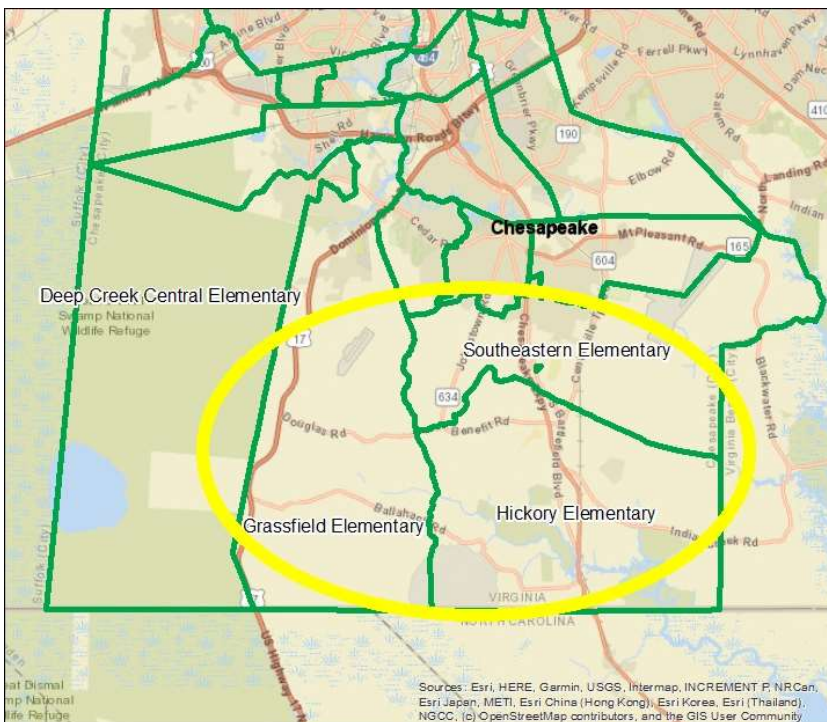
MSPA(s)

Hickory

Rationale

Limited existing elementary school capacity in the southern portion of the city will likely be utilized in the near term as enrollment continues to grow. Continued residential development and related enrollment increases may necessitate the need to acquire land for a future elementary school site in the Hickory area of the city.

Project Map



Project Costs

Cost	Year
*	2031-32

*Project costs are not included for projects in the second five-year period.

CAPITAL IMPROVEMENT PLAN 2026-2036

Facility Condition Inspections

Previous editions of the Capital Improvement Plan (CIP) outlined the needs and objectives related to completing a comprehensive facility condition inspection (FCI) of all facilities over 30 years old that have not had a major modernization performed. As Chesapeake Public Schools (CPS) facilities continue to age, the FCI evaluations will ensure a systematic approach to complex capital planning, building safety, determining if our schools adequately support the educational program, and prioritizing the growing number of necessary building modernization projects. It is also useful for the planning of the timely and appropriate use of limited funding. CPS first commissioned the FCI review of 23 schools in 2016.

The facility evaluation portion of a joint project between the School Board and City Council was completed in Spring 2021. A consultant was hired for the project. One of the study's goals was a long-term, comprehensive facility plan, including community engagement and feedback to continue providing quality instruction in appropriately designed and maintained facilities and to support the fiscal planning required for capital investments.

The study built upon the previously completed FCI evaluations, expanding the scope to include a comprehensive FCI of all Chesapeake Public School facilities, along with major building systems, such as: roofs, HVAC, windows, plumbing, electrical services, interior finishes, accessibility, telecommunications, and technology. The facility condition assessment also determined each school's capability to provide adequate space for current and future instructional services. In addition, the study included a review of each school building's student operational capacity and enrollment projections.

In Spring 2021, the consultants presented their facility condition findings, recommendations for improvements and new facilities, and related cost estimates to the School Board and City Council. Since 2022, the CIP has incorporated those findings and recommendations as is appropriate and as capital funding permits.

The detailed facility condition information resulting from the consultant study will be updated by CPS staff as systems age and major mechanical and maintenance projects are completed. Periodic professional analysis by outside consultants will be required, and the associated costs for these studies will be reflected in future versions of the CIP.

MASTER PROJECT TABLE
CAPITAL IMPROVEMENT PLAN: 2026-2036

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Chiller Replacement:</u> Indian River Middle School	\$1,573,600									
<u>Chiller Replacement:</u> Western Branch Middle School	\$1,573,600									
<u>Roof Replacement:</u> Hugo Owens Middle School	\$8,000,000									
<u>HVAC Replacement, partial:</u> Southwestern Elementary School	\$8,550,000									
<u>Repaving:</u> Great Bridge Intermediate School	\$687,400									
<u>Roof Replacement, partial:</u> Oscar Smith High School	\$7,100,000									
<u>HVAC Replacement, partial:</u> Oscar Smith High School	\$6,715,000									
<u>HVAC Replacement, partial:</u> Sparrow Road Intermediate School	\$1,850,000									
<u>HVAC Replacement, partial:</u> Georgetown Primary School	\$2,700,000									
<u>Roof Replacement, partial:</u> Crestwood Middle School	\$3,400,000									
<u>HVAC Replacement, partial:</u> Jolliff Middle School	\$3,170,000									
<u>HVAC Replacement, partial:</u> Greenbrier Middle School	\$3,050,000									
<u>HVAC Replacement, partial:</u> Grassfield High School		\$15,500,000								
<u>Roof Replacement, partial:</u> Hickory High School		\$5,665,000								

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
Repaving: Greenbrier Intermediate School		\$687,400								
HVAC Replacement: Great Bridge Middle School		\$19,500,000								
HVAC Replacement: School Nutrition Services		\$450,000								
HVAC Replacement, partial: Grassfield Elementary School		\$6,550,000								
Roof Replacement: Hickory Elementary School		\$3,835,300								
Roof Replacement: Greenbrier Middle School		\$12,189,900								
HVAC Replacement: Great Bridge Intermediate School		\$7,950,000								
Roof Replacement, partial: Oscar Smith High School			\$847,800							
Repaving: Camelot Elementary School			\$762,000							
HVAC Replacement, partial: School Administration Building			\$6,250,800							
Roof Sealing: School Nutritional Services			\$976,400							
Roof Replacement, partial: Hickory Middle School			\$11,500,000							
Roof Replacement: Rena B. Wright Primary School			\$4,035,000							
HVAC Replacement: Carver Intermediate School			\$12,750,000							

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
HVAC Replacement: Butts Road Intermediate School			\$8,500,000							
HVAC Replacement, partial: Grassfield High School				\$15,850,000						
HVAC Replacement: Hickory Elementary School				\$7,300,000						
Repaving: Oscar Smith High School				\$3,470,700						
Roof Replacement: Truitt Intermediate School				\$3,414,600						
Roof Replacement: Cedar Road Elementary School				\$6,000,000						
Roof Replacement: Thurgood Marshall Elementary School				\$5,615,000						
Repaving: Deep Creek Central Elementary School				\$738,100						
Roof Replacement: Deeep Creek High School				\$16,637,900						
Repaving, partial: Southeastern Elementary School				\$471,600						
HVAC Replacement: Chesapeake Career Center ¹				\$9,000,000						
Roof Replacement: Chesapeake Career Center ¹					\$6,359,000					
Roof Replacement, partial: Deep Creek Central Elementary School					\$2,450,000					
Repaving: Southwestern Elementary School					\$856,200					

1. This project will be removed from the CIP if funding for the CCC replacement building is acquired.

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>HVAC (partial) & Electrical Switchgear Replacement:</u> B.M. Williams Primary School					\$12,520,000					
<u>Cooling Tower Replacement:</u> Hickory Middle School					\$1,450,000					
<u>Cooling Tower Replacement:</u> Hugo Owens Middle School					\$1,450,000					
<u>Roof Replacement, partial:</u> Sparrow Road Intermediate School					\$2,763,500					
<u>Roof Replacement, partial:</u> Georgetown Primary School					\$3,937,700					
<u>HVAC Replacement:</u> Chesapeake Center for Student Success						CONSTRUCT				
<u>Repaving:</u> Indian River Middle School						CONSTRUCT				
<u>Repaving:</u> Treakle Elementary School						CONSTRUCT				
<u>Repaving:</u> B.M. Williams Primary School						CONSTRUCT				
<u>HVAC Replacement:</u> Treakle Elementary School						CONSTRUCT				
<u>Roof Replacement, partial:</u> Grassfield Elementary School						CONSTRUCT				
<u>Repaving:</u> Hickory Elementary School							CONSTRUCT			
<u>Repaving:</u> Hickory Middle School							CONSTRUCT			
<u>Repaving:</u> Thurgood Marshall Elementary School							CONSTRUCT			

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>HVAC Replacement, partial:</u> Oscar Smith High School							CONSTRUCT			
<u>Roof Replacement, partial:</u> Education Service Center								CONSTRUCT		
<u>HVAC Replacement:</u> Education Service Center								CONSTRUCT		
<u>HVAC Replacement:</u> School Plants								CONSTRUCT		
<u>Repaving:</u> Cedar Road Elementary School								CONSTRUCT		
<u>Repaving:</u> Deep Creek Middle School								CONSTRUCT		
<u>Repaving:</u> Hugo Owens Middle School								CONSTRUCT		
<u>Repaving:</u> Edwards Wilson Center								CONSTRUCT		
<u>HVAC Replacement:</u> Crestwood Middle School									CONSTRUCT	
<u>HVAC Replacement:</u> Deep Creek Elementary School									CONSTRUCT	
<u>HVAC Replacement:</u> Deep Creek Middle School									CONSTRUCT	
<u>Repaving:</u> Great Bridge Middle School									CONSTRUCT	
<u>Repaving:</u> Greenbrier Middle School									CONSTRUCT	
<u>Repaving:</u> Jolliff Middle School										CONSTRUCT

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MAJOR MAINTENANCE PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Repaving:</u> Western Branch High School										CONSTRUCT
<u>Boiler Replacement:</u> Indian River Middle School										CONSTRUCT
<u>Boiler Replacement:</u> Western Branch Middle School										CONSTRUCT
<u>Cooling Tower Replacement:</u> Oscar Smith High School										CONSTRUCT
<u>Repaving:</u> Hickory High School										CONSTRUCT
<u>Roof Replacement:</u> Great Bridge High School										CONSTRUCT

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MODERNIZATIONS / ADDITIONS / NEW SCHOOLS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Building Addition:</u> Southeastern Elementary School	OPEN									
<u>New Elementary School:</u> Culpepper Landing Subdivision Site	CONSTRUCT	OPEN								
<u>Replacement Building & Conversion to K-5:</u> Carver Intermediate School	\$6,878,300		\$77,309,500		OPEN					
<u>Building Addition for Conversion to K-5:</u> Sparrow Road Intermediate School		\$2,375,100	27,573,000		OPEN					
<u>Replacement/Modernization & Conversion to K-5:</u> Truitt Intermediate School		\$5,278,000		\$60,475,000		OPEN				
<u>Modernization:</u> Deep Creek Central Elementary School			\$3,736,800	\$42,834,500		OPEN				
<u>Modernization & Addition:</u> Indian River Middle School & Chesapeake Center for Student Success				\$9,245,900		CONSTRUCT		OPEN		
<u>Modernization:</u> Crestwood Middle School				\$6,500,000		CONSTRUCT		OPEN		
<u>Modernization & Addition:</u> Western Branch Middle School				\$8,987,500		CONSTRUCT		OPEN		
<u>Building Addition for Conversion to K-5:</u> Greenbrier Intermediate School					\$2,297,900	CONSTRUCT		OPEN		
<u>Building Addition:</u> Western Branch Primary School						DESIGN	CONSTRUCT		OPEN	
<u>Modernization & Addition:</u> Deep Creek High School						DESIGN		CONSTRUCT		OPEN
<u>Building Addition:</u> Hugo Owens Middle School						DESIGN	CONSTRUCT		OPEN	
<u>Building Addition & Conversion to K-5:</u> Butts Road Intermediate School							DESIGN	CONSTRUCT		OPEN

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

MODERNIZATIONS / ADDITIONS / NEW SCHOOLS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Modernization & Addition:</u> Great Bridge High School							DESIGN		CONSTRUCT	
<u>Modernization:</u> Camelot Elementary School							DESIGN	CONSTRUCT		OPEN
<u>Building Addition:</u> Western Branch Intermediate School								DESIGN	CONSTRUCT	
<u>New Middle School:</u> Elbow Rd./Centerville Tpke. North area										DESIGN
<u>New High School:</u> Elbow Rd./Centerville Tpke. North area								DESIGN		CONSTRUCT
<u>Modernization:</u> Deep Creek Elementary School									DESIGN	CONSTRUCT
<u>Modernization:</u> Treakle Elementary School									DESIGN	CONSTRUCT
<u>Modernization:</u> Southwestern Elementary School										DESIGN

MASTER PROJECT LIST
Capital Improvement Plan: 2026-2036
(Cost Estimates Include Annual Inflation Factor of 6%)

OTHER PROJECTS										
PROJECT	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
<u>Replacement Building:</u> Chesapeake Career Center	DESIGN	\$101,500,000		OPEN						
<u>Building Modifications:</u> Edwards Wilson Center	CONSTRUCT	OPEN								
<u>Consolidation & Replacement Building:</u> Great Bridge Blvd. Support Services Site						DESIGN	CONSTRUCT		OPEN	
<u>Relocation:</u> SECEP Facility						DESIGN	CONSTRUCT		OPEN	
<u>Driveway Addition:</u> Butts Road Intermediate School						CONSTRUCT				
<u>Parking and Bus Loop Improvement:</u> Butts Road Primary School						CONSTRUCT				
<u>Land Acquisition:</u> Elementary School Site Hickory Area						PURCHASE				
TOTAL COST BY YEAR	\$55,247,900	\$181,480,700	\$154,241,300	\$196,540,800	\$34,084,300					
2026-2030 FIVE-YEAR TOTAL COST	\$621,595,000									

APPENDICES

CAPITAL IMPROVEMENT PLAN 2026-2036

Appendix A

PLANNING AREA/SCHOOL	ESTIMATED CAPACITY 9/2025 ¹	ENROLLMENT 9/2025	DIFFERENCE BETWEEN CAPACITY AND ENROLLMENT ²	REQUIRED INSTRUCTIONAL PORTABLE CLASSROOMS 9/2025	MISC. USE & SURPLUS PORTABLE CLASSROOMS STORED ON SITE 9/2025
<u>Crestwood/Greenbrier Middle Schools Planning Area</u>					
BM Williams Elementary	825	699	-126	3	1
Crestwood Elementary	925	787	-138	0	0
Greenbrier Primary	800	670	-130	3	1
Greenbrier Intermediate	800	676	-124	0	0
Crestwood Middle	600	535	-65	4	0
Greenbrier Middle	1275	756	-519	0	0
<u>Deep Creek Middle School Planning Area</u>					
Deep Creek Elementary	675	769	94	9	0
Deep Creek Central Elementary	550	872	322	19	0
Treakle Elementary	550	390	-160	4	0
Deep Creek Middle	775	794	19	5	0
Deep Creek High	1650	1627	-23	6	0
<u>Great Bridge Middle School Planning Area</u>					
Cedar Road Elementary	800	975	175	11	0
Great Bridge Primary	675	580	-95	0	0
Great Bridge Intermediate	850	725	-125	0	0
Great Bridge Middle	1275	1306	31	1	0
Great Bridge High	1700	1449	-251	5	0
<u>Hickory Middle School Planning Area</u>					
Butts Road Primary	650	454	-196	0	2
Butts Road Intermediate	825	562	-263	0	0
Hickory Elementary	575	719	144	4	0
Southeastern Elementary	650	780	130	12	0
Hickory Middle	1550	1328	-222	1	1
Hickory High	1800	1601	-199	4	0
<u>Hugo Owens Middle School Planning Area</u>					
Camelot Elementary	650	429	-221	4*	0
Grassfield Elementary	875	1257	382	20	1
Hugo Owens Middle	1325	1286	-39	0	0
Grassfield High	2350	2317	-33	4	0

¹Capacity estimates have been rounded to the nearest 25 and may change annually based on program changes, grade level realignments, and/or special education space needs.

²The minus sign indicates the school has student spaces available.

*Includes four portable classroom units used for the Chesapeake Preschool Initiative.

Appendix A (Continued)

PLANNING AREA/SCHOOL	ESTIMATED CAPACITY 9/2025 ¹	ENROLLMENT 9/2025	DIFFERENCE BETWEEN CAPACITY AND ENROLLMENT ²	REQUIRED INSTRUCTIONAL PORTABLE CLASSROOMS 9/2025	MISC. USE & SURPLUS PORTABLE CLASSROOMS STORED ON SITE 9/2025
<u>Indian River Middle School Planning Area</u>					
Georgetown Primary	825	675	-150	6*	2
Norfolk Highlands Primary	325	303	-22	0	0
Sparrow Road Intermediate	625	436	-189	0	0
Indian River Middle ³	650	706	56	11	4
Indian River High	1825	1617	-208	0	0
<u>Oscar Smith Middle School Planning Area</u>					
Rena B. Wright Primary	400	259	-141	0	0
Portlock Primary	600	517	-83	4	0
Thurgood Marshall Elementary	550	391	-159	0	1
GW Carver Intermediate	650	495	-155	0	0
Truitt Intermediate	350	265	-85	0	2
Oscar Smith Middle	1250	999	-251	0	0
Oscar Smith High	2075	2144	69	10	0
<u>Western Branch/Jolliff Middle Schools Planning Area</u>					
Chittum Elementary	925	682	-243	0	0
Southwestern Elementary	575	524	-51	7	0
Western Branch Primary	775	730	-45	6	1
Western Branch Intermediate	800	842	42	8	0
Jolliff Middle	1100	729	-371	0	0
Western Branch Middle	950	858	-92	3	0
Western Branch High	2300	2123	-177	0	0
<u>Other</u>					
Chesapeake Career Center	--	--	--	8	3
Chesapeake Center for Student Success	75	131	56	0	0

¹Capacity estimates have been rounded to the nearest 25 and may change annually based on program changes, grade level realignments, and/or special education space needs.

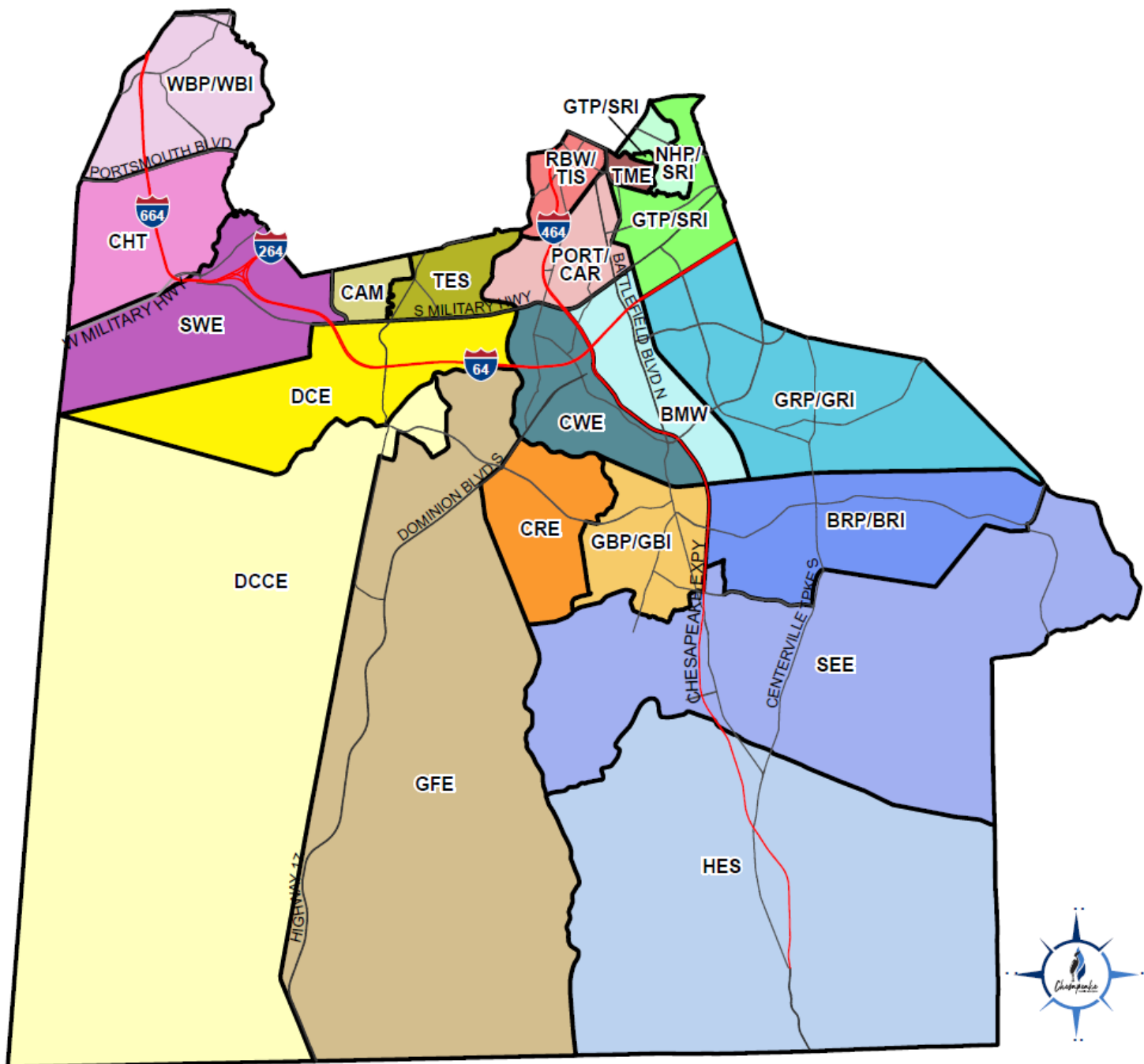
²The minus sign indicates the school has student spaces available.

³The capacity for Indian River Middle School includes the middle school building and half of the annex building. The Chesapeake Center for Student Success occupies half the annex, but is not included in the capacity for the middle school building.

*Includes two portable classroom units used for the Chesapeake Preschool Initiative.

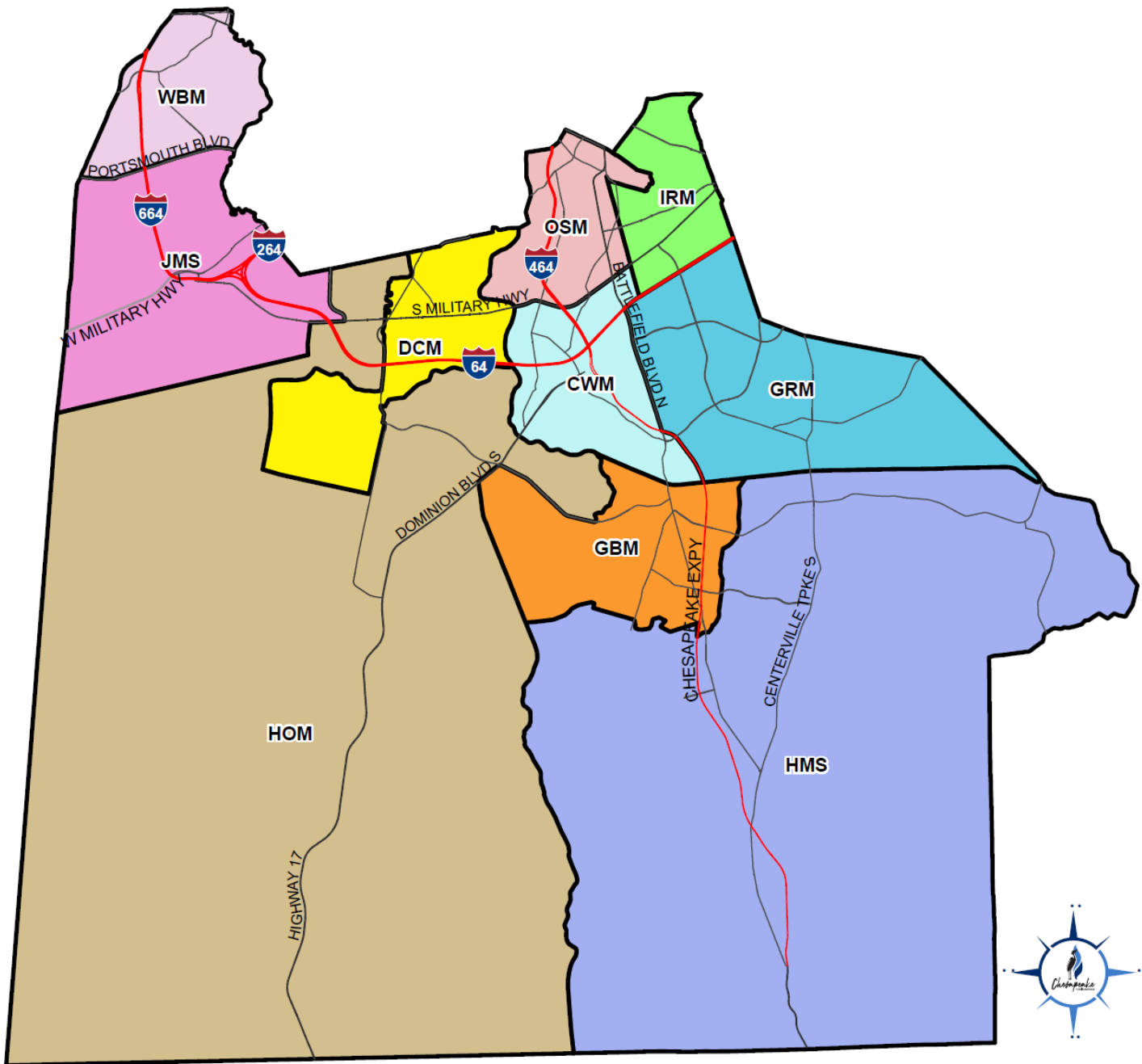
APPENDIX B

Elementary School Attendance Zones



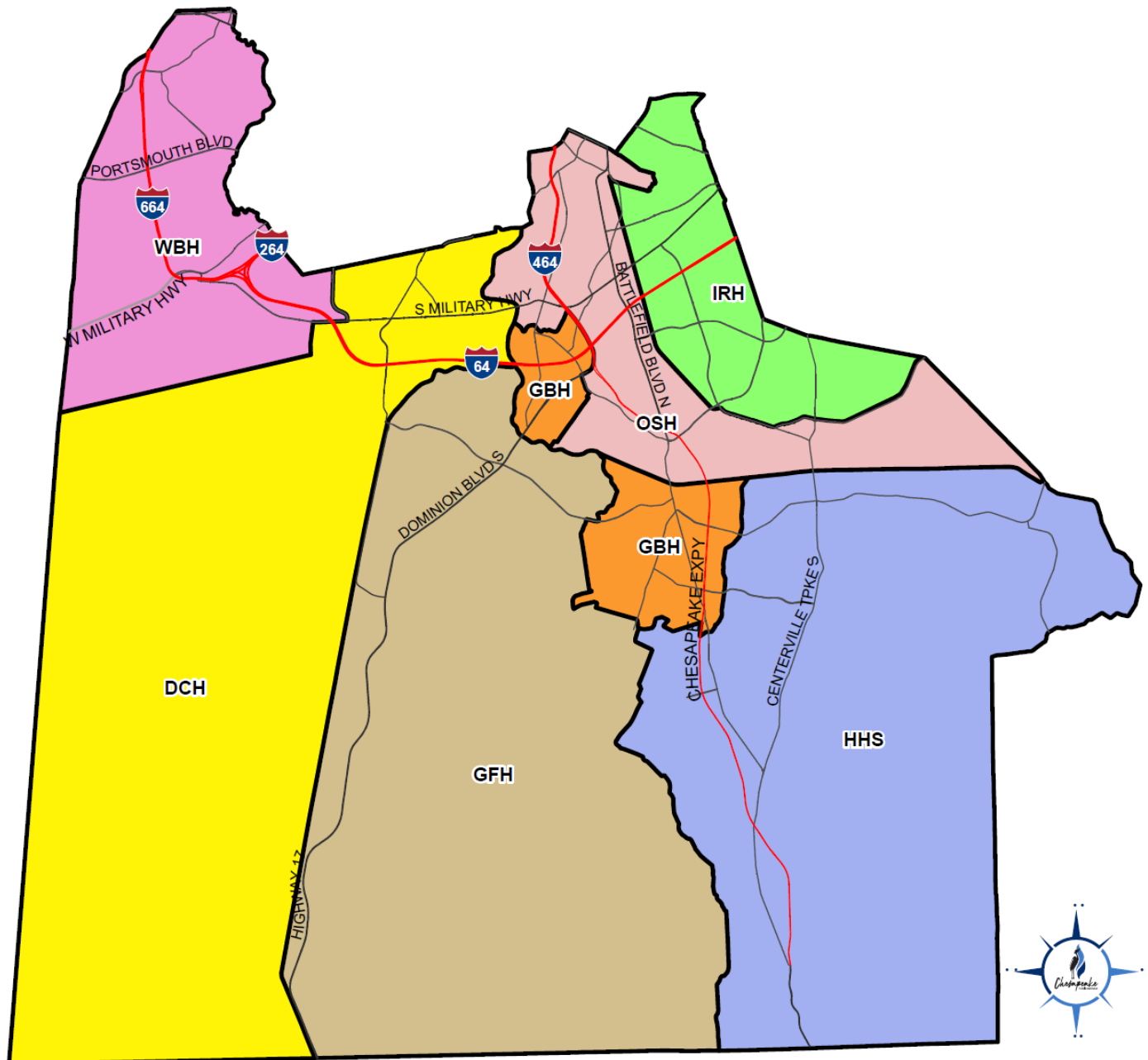
APPENDIX B

Middle School Attendance Zones



APPENDIX B

High School Attendance Zones



The Chesapeake Public School System is an equal educational opportunity school system. The School Board of the City of Chesapeake also adheres to the principles of equal opportunity in employment and, therefore, prohibits discrimination in terms and conditions of employment on the basis of race, sex, sexual orientation, gender identity, national origin, color, religion, age, or disability.