

Elementary Town Hall

Facilities Preparedness & Planning

Hosted By CCPS School Board

Tuesday, April 7, 2026 ~ Lewis & Clark ES
Thursday, April 9, 2026 ~ Bowling Green ES



Meet Your School Board Members



Lydell Fortune, Chair
Mattaponi District



Allison Sears, Vice-Chair
Western Caroline District



JoWanda Rollins-Fells
Reedy Church District



Calvin Taylor
Port Royal District



Dr. Michael Hubbard
Bowling Green District



Shawn Kelley
Madison District

Town Hall Objectives

Enhance Communication

Foster open dialogue between the Board and the CCPS community regarding county & programmatic growth, and current & future facility needs.



Seek Input/Answer Questions

Collect input to ensure community insight is gathered and questions are answered with factual information.



Promote Engagement

Promote a Call to Action - Increase parent awareness and advocacy to address current and data-informed future facility needs.



Meeting Agenda

01

**Introduction
& Objectives**

6:00–6:05 PM

02

**Data
Presentation**

6:05–6:25 PM

03

**Question &
Answer**

6:25–6:55 PM

04

Next Steps

6:55–7:00 PM



Caroline County Growth Update



Data in this section provided by Caroline County,
Director of Planning & Community Development
in September 2025, CCPS Demographic Study
and Weldon Cooper Center.

Regional population tops 400,000 in latest Weldon Cooper Center data

by FFP staff | Jan 31, 2025 | [Communities](#), [Region](#)

The University of Virginia's Weldon Cooper Center released its official population estimates for Virginia counties and independent cities this January. The center's estimates provide an accurate approximation of a locality's population count on July 1, 2024.

State and local government agencies use this data for funding, planning and budgeting purposes. According to the most recent estimates, the George Washington Regional Commission (Planning District 16), which includes the City of Fredericksburg and counties of Caroline, King George, Spotsylvania, and Stafford had a 2024 population estimate of 407,412.

Compared to the April 1, 2020, census, the region's population grew by 24,861 people, or 6.5%. Since the 2020 census, Caroline County has experienced the fourth fastest percentage growth rate of cities and counties in Virginia.

From 2020 to 2024, Caroline County added 2,871 people, a 9.3% population increase, behind only New Kent, Goochland and Louisa counties. In contrast, the City of Fredericksburg experienced only a slight population increase of 47 people, or .2%, since the 2020 census.

PD16 ranks fourth in actual population growth with 24,861 new residents since the 2020 census. Only Richmond, Northern Virginia, and Crater regions exceed our population change with population changes of 51,373 and 43,707 and 25,023 respectively.

	April 1, 2010 Census	April 1, 2020 Census	July 1, 2024 Estimate	Since 2020 Numeric Change	Since 2020 % Change
Caroline	28,545	30,887	33,758	2,871	9.3%
King George	23,584	26,723	28,250	1,527	5.7%
Spotsylvania	122,397	140,032	149,920	9,888	7.1%
Stafford	128,961	156,927	167,455	10,528	6.7%
Fredericksburg	24,286	27,982	28,029	47	.2%
PD16 Region	327,773	382,551	407,412	24,861	6.5%



"The GWRC region once again has the fastest growth rate of any of the 21 planning districts in Virginia," GWRC Executive Director Chip Boyles said in the release. "Our region continues to monitor and plan for fast-changing commuting and housing patterns occurring from the migration of families from DC, from Northern Virginia and now from the Richmond areas."

The full 2024 population estimates are available on the [Weldon Cooper Center website](#).

Key Growth Data:

- **Ranking:** Caroline County had the **fourth-fastest** percentage growth rate among Virginia's cities and counties from 20-24 adding 2,871 residents.
- **Population Trend:** As of 2026, the estimated population is 35,021, representing a **22.32% increase** since 2010.

Caroline County Breakdown of Residential Lots

Development Name	Total Approved Lots	Built/Under Construction	Remaining Unbuilt
Single-Family			
Belmont	227	227	0
Belmont North II	284	0	284
Bridlewood (aka South Village)	114	0	114
Brookwood	203	191	12
Ladysmith Village	2,100	325	1,775
Maury Heights Section 3	94	94	0
Preserve at Hidden Pond*	20	0	20
Pendleton	2,180	373	1,807
South River	320	70	250
Subtotal	5,542	1,280	4,262
Townhomes/Villas			
Bella Woods*	70	0	70
Belmont	79	79	0
Belmont North I	75	0	75
Belmont North II	242	0	242
Belmont West	65	65	0
Belmont Villas*#	61	0	61
Ladysmith Village	300	117	183
Maple Grove#	71	71	0
Pendleton	373	373	0
Subtotal	1,336	705	631
Apartments			
Belmont West	264	0	264
Ladysmith Village	450	0	450
Pendleton	1,400	0	1,400
Subtotal	2,114	0	2,114
Total	8,992	1,985	7,007



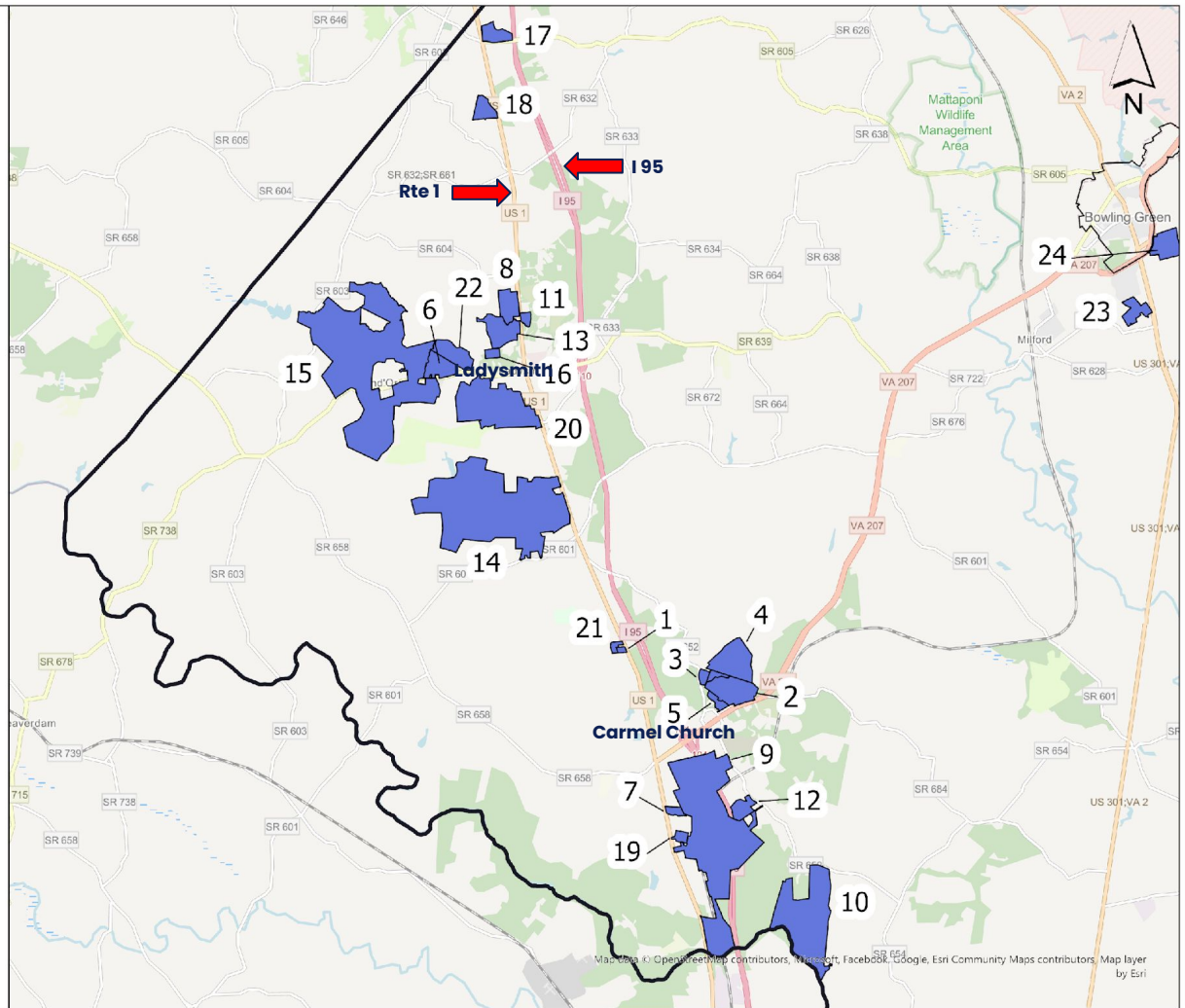
Source: Caroline County as of August 16, 2024

*pending rezoning approval

Residential Community Locations

- 1 - Acorn MHP
- 2 - Belmont
- 3 - Belmont North I
- 4 - Belmont North II
- 5 - Belmont West
- 6 - Bridlewood
- 7 - Buzzard's Bottom
- 8 - Campbell's Creek
- 9 - Carmel Church Station
- 10 - Caroline Pines
- 11 - Glen Meadows MHP
- 12 - Holly Ridge
- 13 - Ladysmith Village
- 14 - Lake Caroline
- 15 - Lake Land'Or
- 16 - Maple Grove
- 17 - Minarchi MHP
- 18 - Oak Hill
- 19 - Opal Lane
- 20 - Pendleton
- 21 - Rhode Island Lane
- 22 - South River
- 23 - Brookwood
- 24 - Maury Heights

Caroline County 605 Office
Planning and Building Department
733 World Road/605 Avenue
Bowling Green, VA 22527



Map data © OpenStreetMap contributors, Mapbox, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

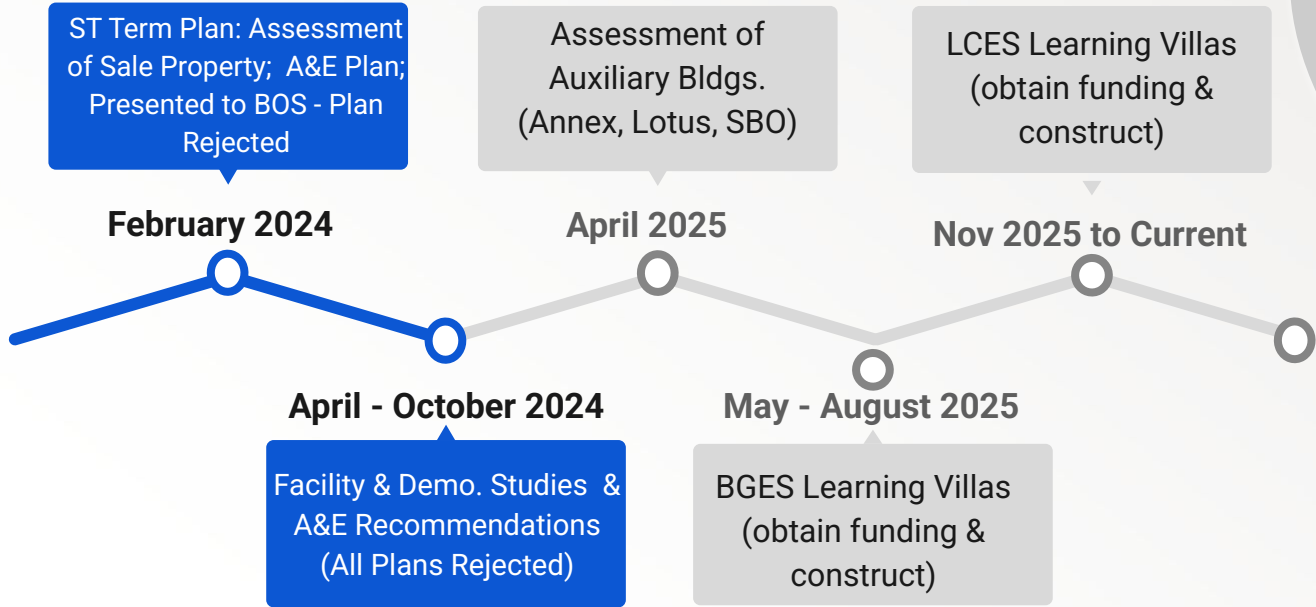
FACILITIES PLANNING

2024-2026

Dr. Sarah Calveric, Superintendent
Mrs. Marcia Stevens, COO



CCPS Facilities Planning (2024-2026)



Facilities Assessments

April 2024 - A&E conducted building walk throughs

Sept 2024 - Facility Assessment presented to School Board

Every facility was assigned a **current existing value**, a **deferred maintenance** cost, an overall **condition ranking**, and an **FCI score** (facility condition index).

Facility Condition Ranking System:

- P = Poor
- F = Fair
- G = Good
- E = Excellent



Assessed Area Rankings - SCHOOL BUILDINGS

Assessed Area	Bowling Green ES	Madison ES	Lewis & Clark ES	Caroline MS	Caroline HS
Civil	G	G	N/A	F/G	G
Architectural (Exterior)	F/G	F/G	G	G	G
Architectural (Interior)	F/G	F/G	F/G	F/G	F/G
ADA Compliance	F/G	F	G	F/G	F/G
Code Compliance (Safety/ Security)	G	G	G	G	G
Roof System	F	P/F	G	G	F
Mechanical	F	F	G	G	G
Electrical	F	P/F	F/G	F	G
Plumbing	F	F	G	G	G
Structural	G	F/G	N/A	G	G
Fire Protection	G	G	G/E	G	G
Food Service (Kitchen)	G	P	G	F	P/F
OVERALL	F/G	F	G/E	G	G

Assessed Area Rankings - AUXILIARY BUILDINGS

Assessed Area	Old Ladysmith ES (Lotus Academy)	Annex Bldg (CBGS)	Transportation Bldg	School Board Office	Maintenance Bldg
Civil	N/A	N/A	N/A	N/A	N/A
Architectural (Exterior)	P	P/F	F	P/F	F
Architectural (Interior)	P/F	P/F	F	P/F	F/G
ADA Compliance	P/F	P	P/F	P/F	F
Code Compliance (Safety, Security)	P	P/F	F	F	F/G
Roof System	P	P/F	P/F	P	G
Mechanical	P	F/G	F	F	P/F
Electrical	P	P/F	P	P/F	F
Plumbing	P	F	P	F	P/F
Structural	N/A	P	N/A	P/F	G
Fire Protection	F/G	F/G	P/F	F/G	P/F
Food Service (Kitchen)	N/A	N/A	N/A	P/F	N/A
OVERALL	P	P	P/F	P/F	F

Facility Conditions: School/Auxiliary Buildings

Schools	Estimated Deferred Maint. Cost (24-26)	2024 Existing Value	FCI Score	Condition Ranking
BGES	\$2,330,022	\$31,184,340	7.47%	Good
LCES	\$14,334	\$37,604,580	.04%	Excellent
MES	\$4,656,389	\$23,319,620	19.97%	Fair
CMS	\$3,092,240	\$58,205,550	5.31%	Good
CHS	\$4,685,389	\$88,980,980	5.27%	Good
TOTAL	\$14,778,143	\$239,295,070	6.18%	Good
Auxiliary Buildings	Estimated Deferred Maint. Cost (24-26)	2024 Existing Value	FCI Score	Condition Ranking
Lotus Acad.	\$7,289,944	\$16,192,310	45.02%	Poor
Annex/CBGS	\$4,298,893	\$11,773,770	36.51%	Poor
Transportation	\$1,037,905	\$3,396,250	30.56%	Poor
School Board	\$4,038,246	\$13,406,950	30.12%	Poor
Maintenance	\$113,564	\$1,087,500	10.44%	Fair
TOTAL	\$16,778,552	\$45,856,780	36.59%	Poor

Condition Ranking	FCI Rating
Excellent	0.0 – 5.0%
Good	5.1 – 10.0%
Fair	10.1 – 25.0%
Poor	25.1 – 50.0%
Very Poor	>50.0%

Findings/Implications:

- ❑ Overall School FCI is **6.18%**
- ❑ Overall Aux. Bldg. FCI is **36.59%**
- ❑ School Maintenance Has Been High Priority for CIP & Const. Funds
- ❑ Auxiliary Bldgs. Have Significant Deferred Maintenance Needs & are NOT Short-term, Inexpensive Solutions to Capacity Issues

Total '24-'26 Deferred Maint. = **\$31,566,695**

Demographic Study

RRMM & Future Think (October 2024 SB Presentation)

- ❑ **Data Sources:** historical school data, county planning data, birth rates, construction yields, and population data.
- ❑ Projections provided for low, **moderate**, and high growth.
 - Enrollment Increased 207 Students (5%) Over Last 10 Years and 433 Students (Over 10%) Over Last 3 Years
 - Moderate Range Projected Enrollment to Increase 816 Students (18%) Over Next 10 Years



Enrollment Projections

Bowling Green Elementary School

Projected Enrollment

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	87	92	95	93	94	95	97	98	99	101
K	111	118	121	118	120	122	124	125	127	129
1	122	113	119	123	120	122	124	125	127	129
2	135	127	117	125	128	125	127	129	131	133
3	109	138	131	120	128	131	128	130	132	134
4	133	109	138	131	120	128	131	128	130	132
5	122	139	114	144	136	125	133	136	134	136
Total	819	836	835	854	846	848	864	871	880	894

Source: FutureThink

+ 83

Lewis and Clark Elementary School

Projected Enrollment

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	79	83	86	84	85	86	88	89	90	91
K	130	138	142	139	141	143	145	147	149	151
1	159	141	150	154	151	153	155	157	159	162
2	156	165	146	155	159	156	158	161	163	165
3	176	162	172	152	162	166	163	165	167	170
4	150	179	165	175	155	165	169	166	168	170
5	141	152	181	167	176	157	166	171	167	170
Total	991	1,020	1,042	1,026	1,029	1,026	1,044	1,056	1,063	1,079

Source: FutureThink

+ 96

Madison Elementary School

Projected Enrollment

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K	58	61	63	62	62	63	64	65	66	67
K	75	79	81	80	81	82	83	84	86	87
1	81	75	79	81	80	81	82	83	84	86
2	75	83	76	81	83	82	83	84	85	86
3	71	78	87	80	84	87	85	86	87	89
4	62	75	82	91	84	89	91	89	91	92
5	67	62	75	82	91	84	89	91	89	91
Total	489	513	543	557	565	568	577	582	588	598

Source: FutureThink

+ 106

Enrollment Projections

Enrollment Projections by Middle School

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
6	340	327	352	369	393	402	364	387	397	389
7	332	342	329	354	370	395	404	366	388	398
8	344	350	361	347	373	391	417	426	386	410
Total	1,016	1,019	1,042	1,070	1,136	1,188	1,185	1,179	1,171	1,197

Source: FutureThink

+ 197

Enrollment Projections by High School

Grade	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
9	380	380	387	398	383	412	431	460	470	426
10	344	355	355	360	371	357	384	402	429	438
11	292	305	315	315	320	330	317	342	357	381
12	292	300	314	324	324	329	339	326	351	367
Total	1,308	1,340	1,371	1,397	1,398	1,428	1,471	1,530	1,607	1,612

Source: FutureThink

+ 334

Based on **moderate growth** demographics.

Capacity Calculations Using Moderate Growth

School	Current Enrollment*	Current Capacity**	Over/Under Current Capacity	Year Capacity Reached***	Impact by 33-34 (Basis For A&E Recs.)
BGES	811	809	Over 2	23-24	5 Classrooms
LCES	983	919	Over 64	23-24	9 Classrooms
MES	492	538	Under 46	26-27	4 Classrooms
CMS	1,000	1,116	Under 116	28-29	4 Classrooms
CHS	1,278	1,437	Under 159	30-31	7 Classrooms

***Current Enrollment** = 23-24 enrollment numbers.

****Current Capacity** = Determined by Division Operating Standards for Pupil/Teacher Ratio.

*****Year Capacity Reached** = Based on demographic study MODERATE enrollment projections by 33-34.

A&E/CCPS Master Plans (November 2024)

School board utilized the following criteria to **narrow 8 plans to 4:**

- Alleviate Overcrowding of Schools
- Anticipate Future Student Enrollment Growth
- Minimize Redistricting of School Boundaries
- “Right Sizing” Schools Per Best Practices
- Address Deferred Maintenance Cost
- Overall Cost Feasibility
- Design/Construction Duration
- New Transportation Center



Original Master Plan Options

OPTIONS RECOMMENDATIONS SUMMARY (2024 Dollars)		TOTAL ESTIMATED PROJECT COSTS ⁽¹⁾	TOTAL ESTIMATED PROJECT DURATION ⁽²⁾
Option 1	New 4th Elementary School (PK-5) + Small Additions to Middle School & High School + Purchase/Renovation of Vacant Available Building + New Transportation Building	\$85,014,811	36 – 42 Months
Option 2	New 4th Elementary School (PK-5) + New School Board Office Building + Small Addition to Middle School + Large Addition to High School + New Transportation Building	\$93,051,881	36 – 42 Months
Option 3	Purchase/Renovation of Vacant Available Building + New Transportation Building + Small Addition to Middle School + Large Addition to High School	\$64,703,656	18 – 24 Months
Option 4	Small Additions to Each Elementary School + Small Addition to Middle School + Large Addition to High School + Purchase/Renovation of Vacant Available Building + New Transportation Building	\$73,763,523	30 – 36 Months

NOTES: (1) Total Estimated Project Costs for each option above includes all deferred maintenance (2024-2028) not eliminated through new construction or acquisition.

(2) Total Estimated Project Duration assumes all design/construction work for individual portions of each option are completed simultaneously to expedite completion.

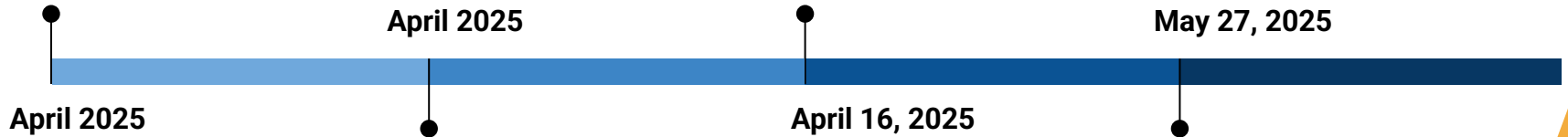
Revisions to Master Plan

Lotus Academy Reuse Report

A full “building-only” renovation is estimated at \$14,004,160. A new, same-size facility (building-only, excluding site costs) is estimated at \$16,192,310.

Joint Mtg. - CCPS Presented New ST/LT Facility Plans

CCPS/A&E crafted 8 new options for short- (0–3 years) and long-term (4–10 years) planning; Plans were dismissed with no alternate growth options identified.



Annex Building Reuse Report

“Building-only” renovation (excluding site costs, except lighting): ~\$10,182,720. New same-size facility: ~\$11,773,770.

Joint Mtg./BOS Reg. Mtg. - Present BGES Trailer Plan, Request FY24 Funds

Prior to presenting the BGES trailer plan and FY24 year end funding request, BOS introduced BGES expansion (6 class/gym); BOS shared that FY24 year end monies would be released if the BGES renovation plan approved by SB.

BGES Villas Completion

Completed in (92 Days)



The flyer features a background image of the new school building with a purple ribbon being cut by gold scissors. The ribbon is draped across the building. The text is arranged in a dynamic, overlapping layout with purple and yellow banners.

Bowling Green Elementary
VILLA GRAND OPENING
Ribbon Cutting Ceremony

BOWLING GREEN ELEMENTARY
HUSKIES

.....

Join us as we celebrate the opening of the BGES Villas with a special Ribbon Cutting Ceremony!

We are excited to welcome our 2nd graders into their brand-new learning space and mark this important milestone together.

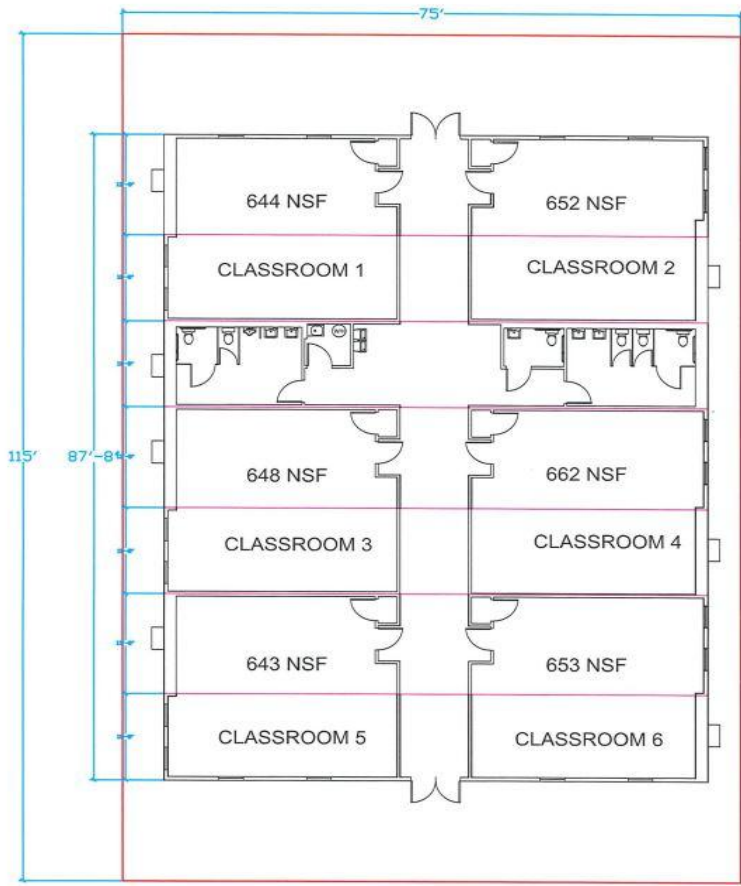
Come share in the joy as we officially open the doors to this next chapter for our students.

September 3
9:30-10:15AM

17502 New Baltimore Road Milford VA 22514

JOIN US!

Caroline County
Public Schools



What's NEXT?

**LCES Current Enrollment
and Programmatic
Needs**

LCES Enrollment & Program Growth

Students w/ Dis.	Dec 1 2024 Count	Dec 1 2025 Count	Increase/ (Decrease)
Total	143	165	+22

Eng. Lang. Learners	Fall 2024 SRC Count	Fall 2025 SRC Count	Current Enrollment (Jan 2026)	Increase/ Decrease
Total	32	34	39	+7

PK-5 Enroll.	Fall 2024 SRC Count	Fall 2025 SRC Count	Current Enrollment (Apr 2026)	Increase/ Decrease
Total	1009	1006	1024	+15

105 Over Capacity

Current LCES Capacity = **919** Division Operating Standards for Pupil/Teacher Ratio.

Utilization of Space



Classrooms (Gen Ed/Collab)

- 45 Rooms are utilized as a classroom space (SY25-26) - 3 are using smaller rooms as classrooms
- 43 Rooms are utilized as a classroom space (SY24-25)



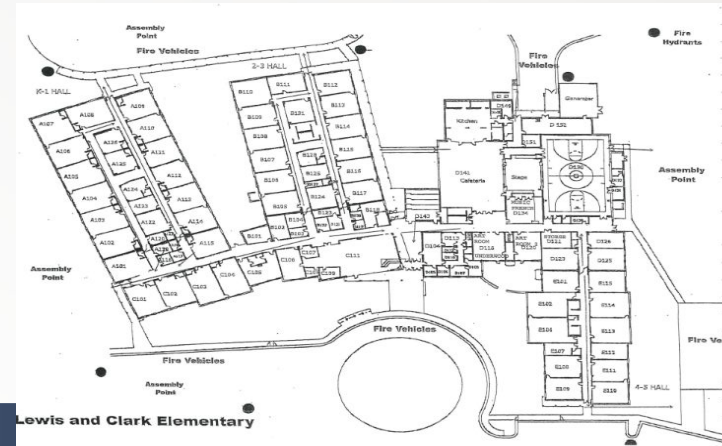
Encore (Art, Library, Music, PE, STEM)

- 8 Designated Encore spaces (SY25-26) (Includes double up of PE & Library)
- 7 Designated Encore spaces (SY24-25) (Includes double up of PE & Library)



Special Education

- 4 Rooms are utilized Intensive Support/BSP Classrooms (FY25-26)
- 1 Room OT/PT/Adaptive PE Shared resource (**on stage**) (FY25-26)
- 3 Rooms Shared Speech Resource Classrooms (FY25-26)
- 5 Rooms Shared Special Ed Resource Classrooms (FY25-26)
- 3 Rooms are utilized Intensive Support Classrooms (FY24-25)
- 1 Room OT/PT/Adaptive PE Shared resource (**classroom**) (FY24-25)
- 2 Rooms Shared Speech Resource Classrooms (FY24-25)
- 5 Rooms Shared Special Ed Resource Classrooms (FY24-25)



LCES Trailer Timeline for June 30 Completion

Initiative	Objective	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Funding	Review what funding sources are available to accomplish all tasks					■	■						
Site plan	Full site plan for modulars and infrastructure needs			■	■	■							
Geo testing	Boar testing to review needs of foundation					■							
Deq	Depending on location chosen for modular units					■	■	■	■	■			
Procurement	Modular units and infrastructure					■	■	■	■	■			
Delivery install	Delivery of units and installation of infrastructure										■	■	■

Q & A Period



Norms

Be concise: Ask one clear question.

Be respectful: Listen fully, respond professionally.

Be solutions-focused: Offer ideas, not just concerns.



Logistics

Please approach a microphone stand.

Share 1 brief question.

A Bd. Member or Admin. will respond.

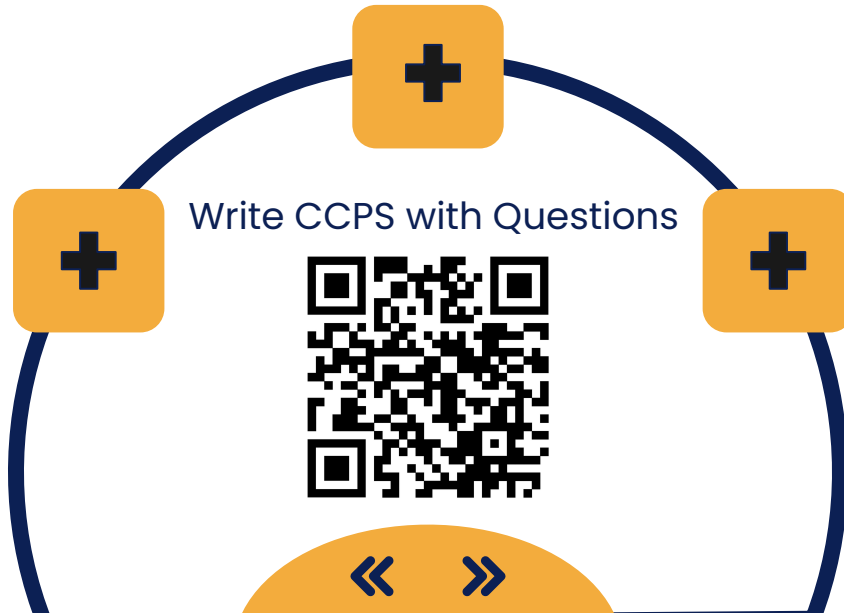
Q&A will end at 6:55 and next steps will be reviewed.



NEXT STEPS

Facilities Webinar

**Monitor
GA Action
(1% Sales Tax)**



**Advocate
at BOS &
SB Mtgs.**

SB Mtg.-4/13 & 5/11
BOS Mtg.-4/14, 5/12, & 5/26