



FISCAL YEAR
2027 - 31

SUPERINTENDENT'S PROPOSED

Capital Improvement Plan





FY 2027-2031

PROPOSED

CAPITAL IMPROVEMENT PLAN

Where Learning Powers the Future



Table of Contents

Table of Contents..... 5

School Board Members and Superintendent..... 6

The MCPS Leadership Team..... 8

FY 2027 - 2031 Capital Improvement Plan..... 9

Existing Facilities..... 14

Enrollment and Capacity..... 15

Baldwin Elementary and Intermediate Schools 16

Dean Elementary School..... 18

Haydon Elementary School 20

Round Elementary School 22

Weems Elementary School..... 24

Mayfield Intermediate School..... 26

Metz Middle School..... 28

Osbourn High School..... 30

Technology Updates..... 34

Playground Updates..... 35

Bus Purchases..... 36

School Board Members and Superintendent



JILL SPALL, CHAIR

Contact | jspall@mcpsva.org
(571) 377-7497

Joined School Board | October 22, 2021

Current Term Expires | December 31, 2026



DR. ZELLA JONES, VICE CHAIR

Contact | zjones@mcpsva.org
(571) 377-7493

Joined School Board | January 2, 2025

Current Term Expires | December 31, 2028



SARA BRESCIA, BOARD MEMBER

Contact | sbrescia@mcpsva.org
(571) 377-7492

Joined School Board | January 1, 2023

Current Term Expires | December 31, 2026



DIANA BROWN, BOARD MEMBER

Contact | dianabrown@mcpsva.org
(571) 377-7491

Joined School Board | January 2, 2025

Current Term Expires | December 31, 2028

School Board Members and Superintendent



DAYNA-MARIE MILES, BOARD MEMBER

Contact | dmiles@mcpsva.org
(571) 377-7496

Joined School Board | January 2, 2025

Current Term Expires | December 31, 2028



SUZANNE SEABERG, BOARD MEMBER

Contact | sseaberg@mcpsva.org
(571) 377-7494

Joined School Board | July 11, 2016

Current Term Expires | December 31, 2028



LISA STEVENS, BOARD MEMBER

Contact | lstevens@mcpsva.org
(571) 377-7495

Joined School Board | November 8, 2019

Current Term Expires | December 31, 2026



DR. KEVIN NEWMAN, SUPERINTENDENT

Contact | knewman@mcpsva.org
(571) 377-6008

The MCPS Leadership Team

Dr. Kevin Newman | Superintendent

Craig Gfeller | Deputy Superintendent

Dr. Jennifer Coyne Cassata | Executive Director

Accountability and Finance

Katy Fisher | Executive Director

Human Resources

Bobby Barrett | Director

Information Technology

Gina Bellamy | Director

Health Services

Curt Emmel | Director

Federal Programs and Family Engagement

Russ Helton | Director

Maintenance and Facilities

Montoya Jackson | Director

Food and Nutrition Services

Taft Kelly | Director

Finance

Erica Loesch | Director

Special Education

Brian Maceyak | Director

Transportation

Almeta Radford | Director

Public Communications and Community Relations

Christine Taylor | Director

Career and Technical Education

Betty Jo Wynham | Director

School Leadership

Vacant | Director

Professional Learning

Vacant | Director

Instruction

Dave Rupert | Principal

Baldwin Elementary School

Dr. Ed Stephenson | Principal

Jennie Dean Elementary School

Dr. Laura Goldzung | Principal

R.C. Haydon Elementary School

Jenita Boatwright | Principal

George C. Round Elementary School

Michele Hupman | Principal

Weems Elementary School

Dakota Jackson | Principal

Baldwin Intermediate School

Dr. Donald Frischkorn | Principal

Mayfield Intermediate School

Juliet Finnegan | Principal

Metz Middle School

Dr. Jennifer Chapman | Principal

Osborn High School

Brian Coleman | Program Administrator

Pathways Alternative Program

FY 2027 - 2031 Capital Improvement Plan

The Capital Improvement Plan (CIP) is prepared each year to serve as a budget and planning tool. It is designed to assist with identifying the location, timing and funding of infrastructure projects for the next five years. Projects identified are based on School Board and Superintendent priorities, available funding, current facility conditions and the needs of the schools to accommodate programs and student populations.

The types of projects included in the CIP are new schools, additions, renovations, major replacements and other large site improvements. A capital improvement project should have a cost greater than \$25,000 and extends the useful life of the asset by at least one year. The included cost estimates are based on the information available at the time the CIP is created and are subject to change based on final specifications of each project and current market conditions.

Manassas City Public Schools (MCPS) CIP is a component unit of the City of Manassas CIP. Since MCPS cannot issue debt or appropriate funding, the school district follows the rules, regulations and policies of the City of Manassas. The School Board adopts the CIP in March and the City Council adopts the CIP in May.

Capital Improvement Plan Funding

Projects in the CIP are funded using one of the below funding sources:

Capital Improvement Fund (PAYGO)

The Capital Improvement Fund is funded by current revenue received from the City of Manassas.

Bonds

Bonds are a type of security sold to finance capital improvement projects to spread the construction cost of a facility over time, such that those who benefit from it over time also assist in funding it. For any projects to be funded with bonds, debt service is included as an operating cost. MCPS cannot issue its own debt so the City maintains responsibility of bond issuances. All of the City's debt is general obligation bonds.

Other Sources

Other funding sources may include: the use of proffers/cash in lieu, contributions from other governments, donations, proceeds from land sales, use of reserves, or use of funds from closed projects.

School Division Facility Assessment and Master Plan

On February 10, 2026, the Manassas City School Board approved a contract for a facility assessment that will involve a comprehensive, community-engaged process for long-term facilities planning and redistricting options. This facilities assessment will begin in spring 2026. For redistricting, the assessment will develop a model based on actual 2025–2026 enrollment to maximize existing facility use; collaborate with School Board members, administrators, parents, and community stakeholders; analyze projections, demographics, and transportation efficiencies; facilitate public meetings and feedback processes; and present final boundary recommendations to the School Board and City Council. In addition, the assessment will provide grade configuration recommendations for five elementary schools, two intermediate schools, and one middle school, and develop a facilities master plan covering 2027–2042. This plan will include community-informed priorities, optimal PK–8 facility usage (including the opening of the new Jennie Dean Elementary School in August 2026), renovation and construction planning, sustainability and equity considerations, cost estimates or cost-guidance processes, and Facility Condition Index (FCI) ratings for each school to support future Capital Improvement Plans (CIP).

FY 2027 - 2031 Capital Improvement Plan

DECEMBER 2025	
December 4, 2025	Budget Work Session #1
JANUARY 2026	
January 20, 2026	Budget Work Session #2
FEBRUARY 2026	
February 24, 2026	Regular Business Meeting - Superintendent presents Proposed FY 2026-27 Budget and CIP
MARCH 2026	
March 10, 2026	Regular Business Meeting - Public Hearing on Superintendent's Proposed Budget and CIP
March 16, 2026	Budget Work Session #3 - FY 2027 Budget Final Markup
March 24, 2026	Regular Business Meeting - School Board adopted FY 2026-27 Budget and CIP
March 25, 2026	School Board presents FY 2026-27 Budget to City Council

FY 2027 - 2031 Capital Improvement Plan

Proposed FY 2027-31 Projects

Dean Elementary School

- ▶ Completion of New Dean Elementary | Total Project Cost: \$56,382,000
- ▶ Old Dean Elementary | Total Project Cost: \$1,340,000

Haydon Elementary School

- ▶ Boiler Replacement | Total Project Cost: \$100,000

Weems Elementary School

- ▶ Boiler Replacement | Total Project Cost: \$150,000
- ▶ Flooring | Total Project Cost: \$170,000

Metz Middle School

- ▶ Restroom Refresh | Total Project Cost: \$900,000
- ▶ Turf Field Installation | Total Project Cost: \$2,340,000

Osbourn High School

- ▶ Concession Stand Refurbishment / Replacement | Total Project Cost: \$565,000
- ▶ Turf Field Installation | Total Project Cost: \$2,175,000
- ▶ Security Camera Upgrade | Total Project Cost: \$1,300,000

Division-Wide

- ▶ Technology Updates | Total Project Cost: \$3,238,000
- ▶ Playground Updates | Total Project Cost: \$180,000
- ▶ Bus Purchases | Total Project Cost: \$1,650,000

FY 2027 - 2031 Capital Improvement Plan

Expenditures by Project

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Division-Wide	\$1,078,000	\$200,000	\$712,000	\$663,000	\$765,000	\$722,000	\$700,000	\$1,912,000	\$3,190,000
Technology Updates	1,078,000	200,000	322,000	333,000	375,000	392,000	310,000	1,732,000	3,010,000
Playground Updates	0	0	60,000	0	60,000	0	60,000	180,000	180,000
Bus Purchases	0	0	330,000	330,000	330,000	330,000	330,000	1,650,000	1,650,000
Dean	\$25,000,000	\$25,000,000	\$6,382,000	\$0	\$1,340,000	\$0	\$0	\$7,722,000	\$57,722,000
New Dean School	25,000,000	25,000,000	6,382,000	0	0	0	0	6,382,000	56,382,000
Old Dean School	0	0	0	0	1,340,000	0	0	1,340,000	1,340,000
Haydon	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Boiler Replacement	0	0	100,000	0	0	0	0	100,000	100,000
Weems	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000	\$320,000
Flooring	0	0	170,000	0	0	0	0	170,000	170,000
Boiler Replacement	0	0	150,000	0	0	0	0	150,000	150,000
Metz	\$0	\$680,000	\$500,000	\$0	\$500,000	\$1,840,000	\$0	\$2,840,000	\$3,520,000
Restroom Refresh	0	400,000	500,000	0	0	0	0	500,000	900,000
Scoreboard/Bleachers Update	0	280,000	0	0	0	0	0	0	280,000
Turf Field Installation	0	0	0	0	500,000	1,840,000	0	2,340,000	2,340,000
Osborn	\$5,416,755	\$3,575,000	\$900,000	\$1,840,000	\$0	\$0	\$1,340,000	\$4,040,000	\$13,031,755
Johnson Learning Center Connector	825,000	2,415,000	0	0	0	0	0	0	3,240,000
Roof Replacement	4,591,755	1,000,000	0	0	0	0	0	0	5,591,755
Window/Door Replacement	0	160,000	0	0	0	0	0	0	160,000
Concession Stand Refurbishment/Replacement	0	0	400,000	165,000	0	0	0	565,000	565,000
Turf Field Installation	0	0	500,000	1,675,000	0	0	0	2,175,000	2,175,000
Security Camera Upgrade	0	0	0	0	0	0	1,340,000	1,340,000	1,340,000
TOTAL	\$31,494,755	\$29,455,000	\$8,914,000	\$2,503,000	\$2,605,000	\$2,562,000	\$2,040,000	\$18,624,000	\$79,573,755

FY 2027 - 2031 Capital Improvement Plan

Revenue by Project and Source

PROJECTS	PRIOR YEAR REVENUE THROUGH FY 2026					FY 2027 - 31 CAPITAL IMPROVEMENT PLAN REVENUE				TOTAL PROJECT REVENUE
	CIP	BOND	FUND BALANCE	GRANTS	TOTAL PRIOR YEAR REVENUE	CIP	BOND	FUND BALANCE	TOTAL CIP REVENUE	
Division-Wide	\$1,278,000	\$0	\$0	\$0	\$1,278,000	\$1,912,000	\$0	\$1,650,000	\$3,562,000	\$4,840,000
Technology Updates	1,278,000	0	0	0	1,278,000	1,732,000	0	0	1,732,000	3,010,000
Playground Updates	0	0	0	0	0	180,000	0	0	180,000	180,000
Bus Purchases	0	0	0	0	0	0	0	1,650,000	1,650,000	1,650,000
Dean	\$0	\$50,000,000	\$0	\$2,805,613	\$52,805,613	\$1,340,000	\$0	\$3,576,387	\$4,916,387	\$57,722,000
New Dean School	0	50,000,000	0	2,805,613	52,805,613	0	0	3,576,387	3,576,387	56,382,000
Old Dean School	0	0	0	0	0	1,340,000	0	0	1,340,000	1,340,000
Haydon	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000
Boiler Replacement	0	0	0	0	0	100,000	0	0	100,000	100,000
Weems	\$0	\$0	\$0	\$0	\$0	\$320,000	\$0	\$0	\$320,000	\$320,000
Flooring	0	0	0	0	0	170,000	0	0	170,000	170,000
Boiler Replacement	0	0	0	0	0	150,000	0	0	150,000	150,000
Metz	\$680,000	\$0	\$0	\$0	\$680,000	\$2,840,000	\$0	\$0	\$2,840,000	\$3,520,000
Restroom Refresh	400,000	0	0	0	400,000	500,000	0	0	500,000	900,000
Scoreboard/Bleachers Update	280,000	0	0	0	280,000	0	0	0	0	280,000
Turf Field Installation	0	0	0	0	0	2,340,000	0	0	2,340,000	2,340,000
Osborn	\$5,751,755	\$0	\$3,240,000	\$0	\$8,991,755	\$4,080,000	\$0	\$0	\$4,080,000	\$13,071,755
Johnson Learning Center Connector	0	0	3,240,000	0	3,240,000	0	0	0	0	3,240,000
Roof Replacement	5,591,755	0	0	0	5,591,755	0	0	0	0	5,591,755
Window/Door Replacement	160,000	0	0	0	160,000	0	0	0	0	160,000
Concession Stand Refurbishment/Replacement	0	0	0	0	0	565,000	0	0	565,000	565,000
Turf Field Installation	0	0	0	0	0	2,175,000	0	0	2,175,000	2,175,000
Security Camera Upgrade	0	0	0	0	0	1,340,000	0	0	1,340,000	1,340,000
TOTAL	\$7,709,755	\$50,000,000	\$3,240,000	\$2,805,613	\$63,755,368	\$10,592,000	\$0	\$5,226,387	\$15,818,387	\$79,573,755

Existing Facilities

MCPS is a comprehensive PreK-12 environment and our children are educated in five elementary schools, two intermediate schools, one middle school and one high school. There are eight buildings totaling 1,151,821 square feet of educational and instructional space on 210.29 acres in the City of Manassas.

LOCATION	YEAR OF FIRST CONSTRUCTION	ACREAGE	SQUARE FOOTAGE
Elementary Schools			
Baldwin Elementary	2016	11.1	113,259
Dean Elementary	1958	24.3	89,217
Haydon Elementary	1978	27.25	73,704
Round Elementary	1985	20.45	76,557
Weems Elementary	1977	15.3	74,244
Subtotal Elementary		98.4	426,981
Intermediate Schools			
Baldwin Intermediate	2016	11.1	26,929
Mayfield Intermediate	2005	13.15	149,911
Subtotal Intermediate		24.25	176,840
Secondary Schools			
Metz Middle	1990	37.08	209,124
Osborn High	1984	50.56	338,876
Subtotal Secondary		87.64	548,000
TOTAL FOR ALL LOCATIONS		210.29	1,151,821

The City of Manassas has agreed to replace one school building every ten years. Below is a schedule developed in March 2015 by Citygate GIS's comprehensive needs based study.

School Replacement Timeline

LOCATION	YEAR OF FIRST CONSTRUCTION	CURRENT AGE	PROJECTED REPLACEMENT DATE	AGE AT DATE OF REPLACEMENT
Dean Elementary	1958	68	2025	67
Weems Elementary	1977	49	2035	58
Haydon Elementary	1978	48	2045	67
Osborn High	1984	42	2055	71
Round Elementary	1985	41	2065	80
Metz Middle	1990	36	2075	85
Mayfield Intermediate	2005	21	2085	80
Baldwin Elementary / Intermediate	2017	9	2095	78

**Based on Citygate GIS study*

Enrollment and Capacity

MCPS's projected enrollment for FY 2027 is 7,298 which is 94 fewer students than FY 2026. Although enrollment has been trending down over the past few years, enrollment has remained relatively flat and we anticipate an increase in enrollment as new residential areas under construction are completed over the coming years. Based on projected enrollment, all buildings will remain under student capacity.

Enrollment History

SCHOOL YEAR*	ELEM	INT	MS	HS	TOTAL	CHANGE	
2019-20	3,187	1,183	1,196	2,223	7,789	66	0.9%
2020-21	3,060	1,145	1,175	2,227	7,607	(182)	(2.3%)
2021-22	3,133	1,076	1,115	2,268	7,592	(15)	(0.2%)
2022-23	3,181	1,100	1,102	2,328	7,711	119	1.6%
2023-24	3,153	1,112	1,076	2,335	7,676	(35)	(0.5%)
2024-25	3,150	1,100	1,111	2,302	7,663	(13)	(0.2%)
2025-26	2,952	1,080	1,099	2,293	7,424	(271)	(3.5%)
2026-27 Projected	2,822	1,112	1,090	2,274	7,298	(94)	(1.3%)

*Source: VDOE Fall Membership Build-A-Table; Includes full-time and part-time students; Excludes Virtual Academy of Virginia (VAVA) students

Capacity versus Enrollment

LOCATION	CAPACITY	9/30/25 ENROLLMENT	OVER / UNDER CAPACITY	% OF CAPACITY
Elementary Schools				
Baldwin Elementary	712	648	64	91.0%
Dean Elementary	667	573	94	85.9%
Haydon Elementary	727	603	124	82.9%
Round Elementary	669	532	137	79.5%
Weems Elementary	713	596	117	83.6%
Subtotal Elementary	3,488	2,952	536	84.6%
Intermediate Schools				
Baldwin Intermediate	330	251	79	76.1%
Mayfield Intermediate	1,104	829	275	75.1%
Subtotal Intermediate	1,434	1,080	354	75.3%
Secondary Schools				
Metz Middle	1,543	1,099	444	71.2%
Osborn High	2,428	2,293	135	94.4%
Subtotal Secondary	3,971	3,392	579	85.4%
TOTAL FOR ALL LOCATIONS	8,893	7,424	1,469	83.5%

*These capacity numbers will be updated once the facility assessment is completed.

Baldwin Elementary and Intermediate Schools



ES Principal | Mr. Dave Rupert

IS Principal | Mrs. Dakota Jackson

Address | 9075 Park Avenue, Manassas, VA 20110

ES Grades Served | PreK-4

IS Grades Served | 5-6

Year Opened | 2016

ES Current Building Size | 113,259

IS Current Building Size | 26,929

Acreage | 11.1

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
No projects in this CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Baldwin Elementary and Intermediate Schools

Recently Completed Projects

During the summer of 2024, three projects were completed in the Baldwin building.

- ▶ Classroom painting
- ▶ Hard surface play area repair
- ▶ Flag pole reset



Current and Ongoing Projects / Renovations

No projects were started in the summer of 2025.

FY 2027-31 CIP Projects

No projects included in this CIP for the Baldwin building.

Dean Elementary School



Principal | Dr. Ed Stephenson

Address | 9601 Prince William Street, Manassas, VA 20110

Grades Served | PreK-4

Year Opened | 1958

Current Building Size | 89,317

Acreage | 24.30

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$0	\$0	\$1,340,000	\$0	\$0	\$1,340,000	\$1,340,000
Grants	2,805,613	0	0	0	0	0	0	0	2,805,613
Bonds	50,000,000	0	0	0	0	0	0	0	50,000,000
Fund Balance	0	0	3,576,387	0	0	0	0	3,576,387	3,576,387
TOTAL	\$52,805,613	\$0	\$3,576,387	\$0	\$1,340,000	\$0	\$0	\$4,916,387	\$57,722,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
New Dean School	\$25,000,000	\$25,000,000	\$6,382,000	\$0	\$0	\$0	\$0	\$6,382,000	\$56,382,000
Old Dean School	0	0	0	0	1,340,000	0	0	1,340,000	1,340,000
TOTAL	\$25,000,000	\$25,000,000	\$6,382,000	\$0	\$1,340,000	\$0	\$0	\$7,722,000	\$57,722,000

Dean Elementary School

Recently Completed Projects

During the summer of 2024, one project was completed at Dean Elementary School.

- Concrete

Current and Ongoing CIP Projects

The following projects were included in a previous CIP and are still in progress:

- New Dean Elementary School - The New Jennie Dean Elementary School project involves constructing a new facility on the existing site to replace an aging 60-year-old building. Scheduled for completion in the 2026-2027 school year, this project focuses on modern learning environments while honoring the site's history, featuring color-coded wings and specialized educational spaces. Currently, the project is within budget and on time.



FY 2027-31 CIP Projects

The following projects are included in the FY 2027-31 CIP for Dean:

- Completion of New Dean Elementary | Total Project Cost: \$56,382,000
- Old Dean Elementary | Total Project Cost: \$1,340,000

Haydon Elementary School



Principal | Dr. Laura Goldzung

Address | 9075 Park Avenue, Manassas, VA 20110

Grades Served | PreK-4

Year Opened | 1985

Current Building Size | 76,557

Acreage | 20.45

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Boiler Replacement	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000
TOTAL	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000

Haydon Elementary School

Recently Completed Projects

During the summer of 2024, two projects were completed at Haydon Elementary School.

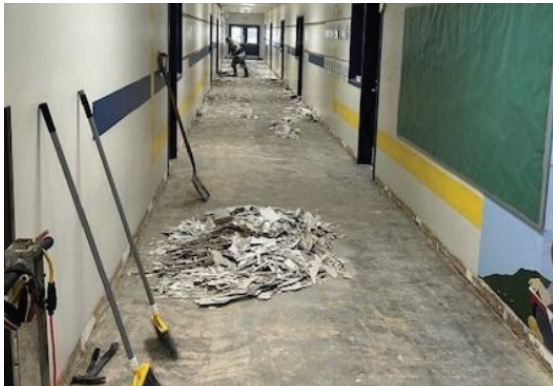
- ▶ Concrete
- ▶ Walk-in freezer door



Current and Ongoing Projects / Renovations

The following projects began during the summer of 2025 at Haydon:

- ▶ Hallway flooring replacement
- ▶ Camera upgrade (Security Grant)



FY 2027-31 CIP Projects

The following project is included in the FY 2027-31 CIP for Haydon

- ▶ Boiler Replacement | Total Project Cost: \$100,000 - This project begins in FY 2027 and replaces two boilers at Haydon.

Round Elementary School



Principal | Mrs. Jenita Boatwright

Address | 10100 Hastings Drive, Manassas, VA 20110

Grades Served | PreK-4

Year Opened | 1985

Current Building Size | 76,557

Acreage | 20.45

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
No projects in this CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Round Elementary School

Recently Completed Projects

During the summer of 2024, two projects were completed at Round Elementary School.

- ▶ Concrete
- ▶ Office HVAC
- ▶ Hard surface play area

Current and Ongoing Projects / Renovations

The following projects began during the summer of 2025 at Round:

- ▶ Window replacements
- ▶ Roller shade installation
- ▶ Camera upgrade (Security Grant)



FY 2027-31 CIP Projects

No projects included in this CIP for Round.

Weems Elementary School



Principal | Ms. Michele Hupman

Address | 8750 Weems Road, Manassas, VA 20110

Grades Served | PreK-4

Year Opened | 1977

Current Building Size | 74,244

Acreage | 15.30

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000	\$320,000
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000	\$320,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Boiler Replacement	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$150,000
Flooring	0	0	170,000	0	0	0	0	170,000	170,000
TOTAL	\$0	\$0	\$320,000	\$0	\$0	\$0	\$0	\$320,000	\$320,000

Weems Elementary School

Recently Completed Projects

Weems Elementary School did not have any projects completed during the summer of 2024.

Current and Ongoing Projects / Renovations

Weems does not have any current or ongoing projects.

FY 2027-31 CIP Projects

The following projects are included in the FY 2027-31 CIP for Weems

- ▶ Boiler Replacement | Total Project Cost: \$150,000 - This project begins in FY 2027 and replaces three boilers at Weems.
- ▶ Flooring | Total Project Cost: \$170,000 - This project will begin in FY 2027 and replaces hallway flooring.

Mayfield Intermediate School



Principal | Dr. Donald Frischkorn

Address | 9400 Mayfield Court, Manassas, VA 20110

Grades Served | 5-6

Year Opened | 2005

Current Building Size | 149,911

Acreage | 13.15

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
No projects in this CIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Mayfield Intermediate School

Recently Completed Projects

During the summer of 2024, three projects were completed at Mayfield Intermediate School.

- ▶ HVAC boilers
- ▶ HVAC expansion tanks
- ▶ Kitchen floor repair

Current and Ongoing Projects / Renovations

Mayfield does not have any current or ongoing projects.

FY 2027-31 CIP Projects

No projects included in this CIP for Mayfield.

Metz Middle School



Principal | Mrs. Juliet Finnegan

Address | 9950 Wellington Road, Manassas, VA 20110

Grades Served | 7-8

Year Opened | 1990

Current Building Size | 209,124

Acreage | 37.08

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$680,000	\$500,000	\$0	\$500,000	\$1,840,000	\$0	\$2,840,000	\$3,520,000
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$680,000	\$500,000	\$0	\$500,000	\$1,840,000	\$0	\$2,840,000	\$2,840,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Restroom Refresh	\$0	\$400,000	\$500,000	\$0	\$0	\$0	\$0	\$500,000	\$900,000
Scoreboard/Bleachers Update	0	280,000	0	0	0	0	0	0	280,000
Turf Field Installation	0	0	0	0	500,000	1,840,000	0	2,340,000	2,340,000
TOTAL	\$0	\$680,000	\$500,000	\$0	\$500,000	\$1,840,000	\$0	\$2,840,000	\$2,840,000

Metz Middle School

Recently Completed Projects

During the summer of 2024, six projects were completed at Metz Middle School.

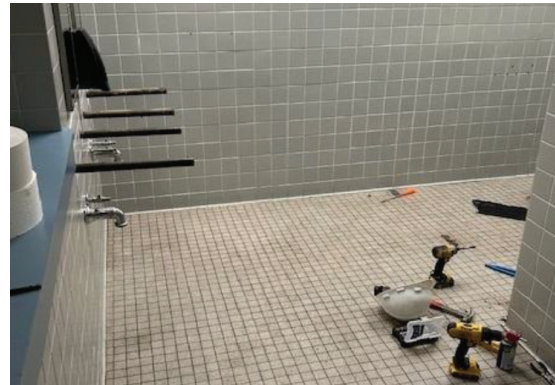
- ▶ Hallway painting
- ▶ Hallway lighting
- ▶ Main gym floor refinish
- ▶ Aux gym divider curtain
- ▶ Hard surface play area repair
- ▶ Stadium scoreboard



Current and Ongoing CIP Projects / Renovations

The following projects were included in a previous CIP and are still in progress:

- ▶ Scoreboard / bleachers update
- ▶ Restroom refresh



FY 2027-31 CIP Projects

The following projects are included in the FY 2027-31 CIP for Metz:

- ▶ Window/Door Replacement | Total Project Cost: \$165,000 - This project begins in FY 2027 and will replace a number of windows and doors in the Metz building.
- ▶ Turf Field Installation | Total Project Cost: \$2,340,000 - This project will begin in FY 2029 and will install new turf field. The project is estimated to be completed by summer 2030.

Osborn High School



Principal | Dr. Jennifer Chapman

Address | 1977 Eagle Way, Manassas, VA 20110

Grades Served | 9-12

Year Opened | 1977

Current Building Size | 338,876

Acreage | 50.56

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$4,591,755	\$1,160,000	\$900,000	\$1,840,000	\$0	\$0	\$1,300,000	\$4,040,000	\$9,791,755
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	825,000	2,415,000	0	0	0	0	0	0	3,240,000
TOTAL	\$5,416,755	\$3,575,000	\$900,000	\$1,840,000	\$0	\$0	\$1,300,000	\$4,040,000	\$9,456,755

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Johnson Learning Center (JLC) Connector	\$825,000	\$2,415,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,240,000
Roof Replacement	4,591,755	1,000,000	0	0	0	0	0	0	5,591,755
Window / Door Replacement	0	160,000	0	0	0	0	0	0	160,000
Concession Stand Refurbishment / Replacement	0	0	400,000	165,000	0	0	0	565,000	565,000
Turf Field Installation	0	0	500,000	1,675,000	0	0	0	2,175,000	2,175,000
Security Camera Upgrade	0	0	0	0	0	0	1,340,000	1,340,000	1,340,000
TOTAL	\$5,416,755	\$3,575,000	\$900,000	\$1,840,000	\$0	\$0	\$1,340,000	\$4,080,000	\$9,496,755

Osbourn High School

Recently Completed Projects

During the summer of 2024, eight projects were completed at Osbourn High School.

- ▶ Fire alarm
- ▶ Roof Phase 1
- ▶ HVAC pumps
- ▶ HVAC boilers
- ▶ HVAC expansion tanks
- ▶ Classroom 1210
- ▶ Main office conference room
- ▶ Main office flooring

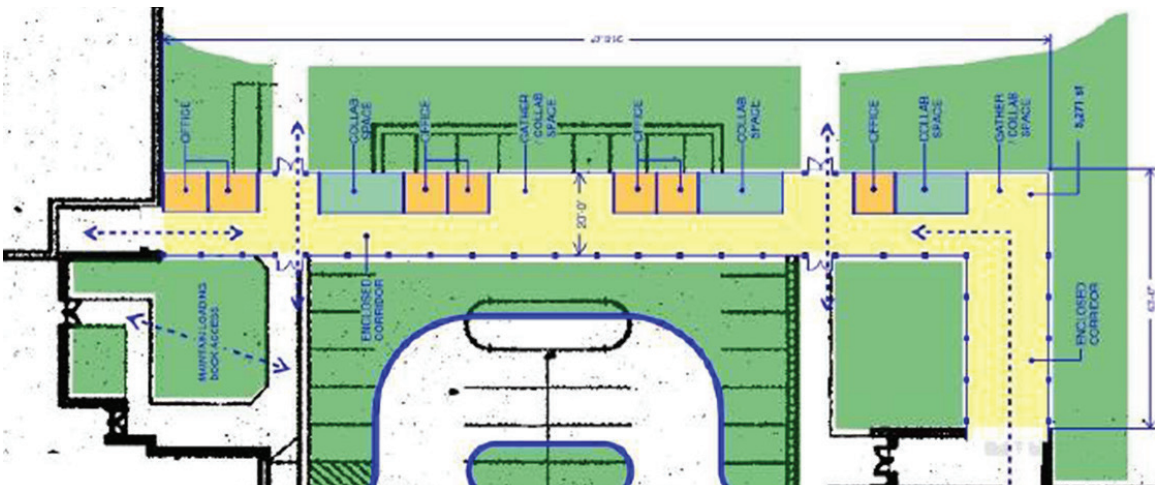


Osborn High School

Recently Completed CIP Projects

The following project was included in the FY 2026-30 CIP and has been completed.

- ▶ Johnson Learning Center (JLC) Connector - The Johnson Learning Center (JLC) Connector encloses the existing breezeway between the main building and the Johnson Learning Center, which was renovated in 2014 to provide ten additional classrooms. The JLC Connector will add 5,271 gross square feet to the high school. This space will allow for seven administrative offices, three enclosed collaboration spaces, and two open gather and collaborate areas. This project was completed in December 2025.



Osbourn High School

Current and Ongoing CIP Projects

The following projects were included in the FY 2026-30 CIP and are still in progress.

- ▶ Window / Door Replacement - This project will replace a number of windows and doors.
- ▶ Roof Replacement - The Osbourn High School roof replacement began in 2024 and was set to be phased in over three summers. Phase 2 was completed in the summer of 2025 and Phase 3 is slated to be completed during the summer of 2026.



FY 2027-31 CIP Projects

The following projects are included in the FY 2027-31 CIP for Osbourn:

- ▶ Concession Stand Refurbishment / Replacement | Total Project Cost: \$565,000 - This project begins in FY 2027 and will replace the concession stands located in the Osbourn High School football stadium.
- ▶ Turf Field Installation | Total Project Cost: \$2,175,000 - This project will begin in FY 2027 and will install a new sports field. The project is estimated to be completed by summer 2028.
- ▶ Security Camera Upgrade | Total Project Cost: \$1,340,000 - This project begins in FY 2031 and will upgrade the existing camera system at Osbourn High School.

Technology Updates

Information technology infrastructure upgrades based on technology planning. The systematic replacement of network infrastructure is necessary as devices reach the end of their useful lives and become obsolete. These projects will encompass the refresh of routers, switches, wireless access points, and data center major systems and components. Some of these costs are offset by the eRate program.

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$1,078,000	\$200,000	\$322,000	\$333,000	\$375,000	\$392,000	\$310,000	\$1,732,000	\$3,010,000
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$1,078,000	\$200,000	\$322,000	\$333,000	\$375,000	\$392,000	\$310,000	\$1,932,000	\$3,010,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Technology Upgrades	\$1,078,000	\$200,000	\$322,000	\$333,000	\$375,000	\$392,000	\$310,000	\$1,932,000	\$3,010,000
TOTAL	\$1,078,000	\$200,000	\$322,000	\$333,000	\$375,000	\$392,000	\$310,000	\$1,932,000	\$3,010,000

Playground Updates

Every two years, the City of Manassas assists with replacing a playground. The amounts listed in the CIP are MCPS's share of the cost. CIP funds replace the equipment while operating fund are used to maintain the playgrounds.

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000	\$180,000	\$180,000
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	0	0	0	0	0	0	0
TOTAL	\$0	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000	\$180,000	\$180,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Playground Updates	\$0	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000	\$180,000	\$180,000
TOTAL	\$0	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000	\$180,000	\$180,000

Playground Updates Schedule

FISCAL YEAR	SCHOOL
FY 2027	Round
FY 2029	Haydon
FY 2031	Baldwin

Bus Purchases

The current bus fleet is aging and the plan is to replace two buses each year.

FUNDING SOURCES	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Capital Improvement Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	0	0	0	0	0	0	0	0	0
Bonds	0	0	0	0	0	0	0	0	0
Fund Balance	0	0	330,000	330,000	330,000	330,000	330,000	1,650,000	1,650,000
TOTAL	\$0	\$0	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$1,650,000	\$1,650,000

PROJECTS	PRIOR YEARS	FY 2026 ADOPTED	FY 2027 - 31 CAPITAL IMPROVEMENT PLAN						TOTAL
			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	CIP TOTAL	
Bus Purchases	\$0	\$0	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$1,650,000	\$1,650,000
TOTAL	\$0	\$0	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000	\$1,650,000	\$1,650,000