



Tabb High School Renovation

March 27, 2025

School Division Capital Improvements

History of cooperation/collaboration

Keeping pace with aging infrastructure is difficult

Smaller projects have been mostly completed

Large projects at Tabb High, Queens Lake and Waller Mill remain

School Building Ages

School	Year Open	Current Age
York High	1954	70
Yorktown Middle (YRA &CFA)	1954	70
Grafton Bethel Elementary	1954	70
Bethel Manor Elementary	1960	64
Seaford Elementary	1962	62
Dare Elementary	1965	59
Queens Lake Middle	1966	58
Tabb Middle	1967	57
Yorktown Elementary	1967	57
Waller Mill Elementary	1969	55
Tabb High	1972	52
Bruton High	1976	48
Tabb Elementary	1976	48
Mt. Vernon Elementary	1977	47
Coventry Elementary	1989	35
Magruder Elementary	1990	34
Grafton Complex	1996	28

Waller Mill Elementary - Before



Waller Mill Elementary - After



Seaford Elementary - Before



Seaford Elementary - After



Major System Renovation History – HVAC Systems

Year of Last Replacement	School	Notes
1997	Magruder Elementary	1997 Addition
1998	Dare Elementary	Gym
1998	Tabb High	Whole Building
2002	Bruton High	Whole Building
2003	Bethel Manor Elementary	100 and 200 Halls
2004	Seaford Elementary	Original Building Geothermal
2004	Queens Lake Middle	Whole Building
2006	York High	Whole Building
2007	Yorktown Middle	Whole Building
2009	Magruder Elementary	2009 Addition
2009	Grafton Bethel Elementary	2009 Addition
2010	Dare Elementary	Extend
2010	Yorktown Elementary	Classroom Addition
2010	Grafton High	Main Gym
2012	Dare Elementary	Main Building
2013	Grafton Bethel Elementary	Whole Building
2014	Seaford Elementary	2014 Addition
2014	Coventry Elementary	ALL
2014	Grafton High	3 rd Gym

Major System Renovation History – Roof Renovations

Year of Last Replacement	School	Notes
1998	Tabb High	Entire Building
2004	Queens Lake Middle	Entire Building
2006	Mt. Vernon Elementary	A Wing
2007	Yorktown Middle	Addition
2007	School Board Office	Whole Building
2009	Coventry Elementary	Cafeteria
2009	Magruder Elementary	Cafeteria
2009	Yorktown Elementary	10-Classroom Addition
2010	Mt. Vernon Elementary	D Wing
2010	York High	Metal Building Roof Replaced
2013	Tabb Elementary	2013 Addition
2013	Coventry Elementary	Gym
2013	Yorktown Middle	Main Building Repaired and Coated (acrylic)
2014	Magruder Elementary	Metal Roof Repaired
2014	Seaford Elementary	2014 Addition

Oldest Renovations/Additions (2000-2011)

Year of Renovation/Addition	School	Notes
2000	Tabb Middle	2000 entire school renovated and converted to geothermal HVAC, York County's first geothermal school
2001	Seaford Elementary	Gym addition
2002	Bethel Manor Elementary	Addition added and a few rooms renovated
2002	Bruton High	2002 entire school renovated and converted to geothermal HVAC
2003	Seaford Elementary	Entire school converted to geothermal HVAC
2004	Queens Lake Middle	2004 entire school renovated and converted to geothermal HVAC; roof replaced
2005	Grafton School Complex	2005 GHS band room added
2006	York High	2006 entire school renovated and converted to geothermal HVAC
2007	Yorktown Middle	2007 entire school renovated and converted to geothermal HVAC
2007	School Board Office	Completely renovated
2008	Mt. Vernon Elementary	Replaced roof and HVAC "A" wing
2008	Magruder Elementary	Four classroom addition
2009	Dare Elementary	Added Extend Center
2009	Yorktown Elementary	Added 10 classroom wing
2010	Mt. Vernon Elementary	Added 10 classroom "D" wing
2010	Yorktown Middle	New wing added to YMS (also Boys & Girls Club)
2010	York High	Metal building roof replaced
2011	Mt. Vernon Elementary	Energy conservation project "B" wing
2011	Dare Elementary	Converted original building to geothermal HVAC

Learning Commons: York High - Before



Learning Commons: York High - After



Learning Commons: Bruton High - Before



Learning Commons: Bruton High - After



Library: Tabb High



Factors/Prioritization of Projects

County Agreements

Enrollment Shifts

Priority Shifts from building maintenance status

Programming/Rezoning Actions

Cost Estimates

Division Staff places on CIP as placeholder

Rough costs from architects/engineers later

Closer to actual year of funding, refinement

Still not accurate as design choice and competitive bidding are unrealized

Annual CIP Calendar

July-August	September	October	November	December
Capital and maintenance staff continue building assessments	Capital and maintenance staff continue building assessments	Reviewing building inspection reports	Community Budget meetings and School Board budget input	Capital Improvements Plan presented to School Board
Summer construction projects conclude in August	Facilities Master Plan data collection begins for development and enrollment	County CIP Committee begins meeting	Meet with County Staff on structuring FMP for debt service implications	CIP Public Hearing
		Facilities Master Plan draft completed and approved by Cabinet	Facility Master Plan presented to School Board; Public Forum	
January	February	March	April	May-June
Budget & CIP update to the Board	Public hearing on budget	School Board approves budget	Capital and maintenance staff begin building assessments for next year	BOS adopts County/School budgets
School Board approves Capital Improvements Plan				Capital and maintenance staff continue building assessments
Board of Supervisors receives Proposed CIP				Summer construction projects begin

THS Project History

CIP Year and Project Description	Projected Funding Year	Cost
FY16 HVAC/Windows/Roof	FY19-22	\$6.3M
FY17 No Change		
FY18 Added locker rooms, fire alarm, parking lot, restrooms. (Roof taken off for 10-yr to 6-yr plan)	FY20-22	\$4.8M
FY19 Same, but roof returns in FY24	FY20-24	\$6.5M
FY20 No Change		
FY21 HVAC/Security Vestibule/Restrooms/locker rooms	FY21-24	\$7.7M

THS Project History

CIP Year and Project Description	Projected Funding Year	Cost
FY22 Funding year pushed back	FY24-26	\$8.0M
FY23 Office and learning commons added	FY24-26	\$11.0M
FY24 No Change	FY23-26	\$13.4M
FY25 Dare removed from CIP / THS Project stretched over five years as scope widens	FY24-28	\$37.9M
FY26 Add in geothermal and electrical upgrade	FY25-28	\$43.1M

Remaining Opportunities to Reduce Costs

1. Combining the LED Lighting Conversion bidding with the Turf Field lighting should bring costs for both projects down
2. Adjust the scope of A&E initial “vision” of this project
 - a. Renegotiate A&E design cost based on adjusted scope
 - b. Revise the 10% estimated contingency cost off of reduced scope
3. Competitive construction RFP bidding process and following negotiation
4. Utilize the A&E work at Tabb HS to share that cost with the Bruton HS Locker room renovation which is already approved.
5. Continue to apply for the State’s School Construction Assistance Program
6. Possible federal energy credits around \$850,000 for the geothermal conversion



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