



Six Year Facilities Master Plan Fiscal Years 2027-2032

November 10, 2025

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Introduction

The Six Year Facilities Master Plan (FMP) addresses the requirements of the York County School Division (YCSD) for new or expanded facilities and major maintenance or improvement of existing facilities. Student enrollment, changes in academic programs, and the age of existing facilities drive such needs. The focus of each edition of the FMP is a draft list of recommended capital construction projects and capital maintenance projects to be included in the next fiscal year's Capital Improvement Program (CIP). Recommendations for new classroom facilities are derived from an analysis of both demographic projections prepared by York County staff, and current attendance zone boundary lines for specific schools. Recommendations for capital maintenance projects are based on relevant machinery and system histories and observed conditions of each school's building and campus.

Background

Starting with Fiscal Year 2008, the FMP incorporated a recommendation from MGT of America's efficiency review of YCSD conducted in late 2005. As a result, the FMP compiles all data, analysis and related information on CIP recommendations into one document. Important agreements between the York County School Board and the York County Board of Supervisors also shape the FMP. [Appendix 1](#) summarizes these agreements.

YCSD has a building inventory of 18 school buildings, the Transportation Center, the Maintenance building with warehouse, the Information Technology (IT) Warehouse and the School Board Office (SBO). The average age of the 18 school buildings is 55 years old.

Coventry Elementary School (CES) was the last new building added to the elementary school inventory, opening in 1989. Magruder Elementary School (MES) was rebuilt using the CES design and opened in 1990. Grafton Middle School (GMS) and Grafton High School (GHS) were the last secondary schools built, opening in September 1996.

The School Board owns property in Kiln Creek, which is currently being leased to the Board of Supervisors for use as a park and athletic fields. It is important to note that the School Board also owns property next to the Yorktown Middle School (YMS) campus that is insufficient in size for an elementary school site.

Most current school sites will not easily accommodate any further expansion of the school buildings. However, the sites at the following schools can accommodate limited future expansion: Dare Elementary School (DES), Seaford Elementary School (SES), Waller Mill Elementary School (WMES), Queens Lake Middle School (QLMS), Yorktown Middle School (YMS) and Bruton High School (BHS).

The pace of residential development in York County drives planning for additional classroom capacity. Most additional capacity for the past two decades has been created through additions to existing schools.

The highest potential for new students from future residential development was, and remains, in the Bruton and York attendance zones where there are 82 future active units with another 829, pending review. The current YCSD physical plant cannot support extensive student enrollment gains from

residential development in the aforementioned zones. The volume of planned upper county development indicates the potential for significant increased capacity demands on the existing schools located in the Bruton area of York County: BHS, QLMS, and WMES. Likewise, recent existing home turnover trends in the Grafton and Tabb zones have added significant pressure on already high elementary capacities in those zones.

The attendance zones for BHS, QLMS, and MES were modified in FY09 to provide short-term relief from increased enrollment demands. Additionally, the attendance zones for Coventry Elementary School (CES), Grafton Bethel Elementary School (GBES), Seaford Elementary School (SES), and Yorktown Elementary School (YES) were modified in 2018 in response to increasing enrollment at YES and GBES. In 2024, the division modified the attendance zones for MES, WMES, YES and SES to ease the attendance pressures at MES. Also addressed was the off-base Naval Weapons Station housing which was returned to the York Zone from the Bruton Zone. There are still changes voted by the School Board to alter the CES, GBES and DES zones upon creating additional parking capacity at the DES/SBO. Design for that project began summer 2025 and is funded for construction in the summer of 2026.

The ten-classroom addition to Mt. Vernon Elementary (MVES) in FY10, the six-classroom addition to Tabb Elementary School (TES) in FY13 and the nine-classroom addition at Seaford Elementary (SES) in FY24 provided some relief to capacity demands for elementary schools in those surrounding areas.

COVID-19 effects on enrollment eased in FY22, with the September 30 enrollment at 12,685. Additionally, the implementation of the One-to-One laptop initiative allowed schools to abandon many desktop computer labs, which allowed schools to increase their instructional capacity. FY24 enrollment returned to pre-Covid levels and FY25 and FY26 showed continued growth. Increases in pre-school, special education and vocational programs also significantly impact instructional capacity.

During each fiscal year, community input to the planning process for facilities is received through a public forum in November and a public hearing in December on the proposed CIP. Both events are an agenda item for the School Board Regular Meeting during those months.

Deferred Maintenance Needs

The effort to maintain the current physical plants in good working condition relies on funds from the general operating budget of each fiscal year, the CIP budget for maintenance projects exceeding \$30,000 and miscellaneous funds appropriated by the General Assembly for capital purposes. The capital maintenance projects scheduled in the CIP represent staff's forecast of efforts needed to maintain buildings and associated systems in good condition. This schedule of major maintenance projects represents the known primary maintenance needs in the York County School Division. An assessment of each school building physical condition is provided in [Appendix 2](#) and reflected in the recommended Capital Projects in [Table 13](#). In addition to the inspections mentioned above, [Appendix 3](#) lists the history of major renovations in the areas of roofs, HVAC, and renovations. This year major electrical systems have been added.

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Capacity Information

Program capacity of each school is based on a model developed by Professor Glenn Earthman of Virginia Tech, which he used in conducting the initial YCSD capacity survey in 1992.

YCSD staff using Professor Earthman's methodology have conducted subsequent periodic updates of each building's program capacity. The capacity discussion in this FMP is based on the average number of students per class used in the 2004 edition of program capacities and in subsequent updates.

Table 1 – Average Number of Students per Class

Students per Class	Kindergarten	1st & 2nd	3rd to 5th	6th to 8th*	9th to 12th*
Earthman	18	22	22	23	25
2004	20	22	25	25	25

The capacity of a building to accommodate a certain number of students is not a static number. There is not a determined capacity for a building that could stand for the life of the structure. The capacity of a building is best determined by how it is used. Capacity can never be independent of utilization; the size of the cafeteria, gymnasium and media center must also be considered. Any change in mandated programs or educational practices affects the stated capacity of a building. At the elementary level, the division uses the term instructional capacity to reflect the number of students who can effectively receive instruction in a building under the current educational program, given appropriate instructional spaces. Multiple programs beyond dedicated K-5 classrooms impact an elementary school's capacity. These programs include art, makerspaces, dance, drama, English Learners (EL), math resource, Pre-Kindergarten, reading, science resource and special education (pull-out or self-contained). The instructional capacity for elementary schools is calculated for each edition of the FMP because of changes in programming. Instructional capacities for secondary schools are the same as the building capacities because of the manner in which middle and high school students are scheduled.

The following tables present a historical perspective of building capacities as well as the FY25 instructional capacities for all schools.

It should be stated that recent capacity pressures at QLMS, TMS and THS are raising the question of whether a reworking of the secondary model for computing instructional capacity should be more aligned to defining secondary capacity in a fashion more similar to our elementary model.

Table 2 – School Program Capacities

HIGH SCHOOLS

School	Earthman 1992 Building Capacities	FY04 Building Capacities	FY20 Building Capacities	FY26 Instructional Capacities	Enrollment 9/30/2025
BHS	878	1,039	1,039	1,039	708
GHS	Open 1996	1,397	1,397	1,397	1215
THS	972	1,288	1,288	1,288	1178
YHS	1,154	1,214	1,214	1,214	960
YRA	N/A	N/A	105	105	60
Total	3,004	4,938	5,043	5,043	4,121

MIDDLE SCHOOLS

School	Earthman 1992 Building Capacities	FY04 Building Capacities	FY20 Building Capacities	FY26 Instructional Capacities	Enrollment 9/30/2025
GMS	Open 1996	1,215	1,215	1,215	964
QLMS	455	Renovation	681	681	585
TMS	657	1,178	1,178	1,178	1,013
YMS	558	558	982	982	701
Total	1,670	2,558	4,056	4,056	3,263

**Where appropriate, the Virginia Department of Education ceiling of 30 students was used for middle school and high school calculations.*

ELEMENTARY SCHOOLS

School	Earthman 1992 Building Capacities	FY04 Building Capacities	FY20 and Later Building Capacities	FY26 Instructional Capacities	Enrollment 9/30/2025	Enrollment 9/30/2025 Pre-K Included
BMES	344	616	698	585	610	647
CES	435	708	708	540	599	612
DES	412	409	690	540	394	401
GBES	437	685	703	608	602	604
MES	430	650	740	563	581	598
MVES	489	489	782	630	554	558
SES	432	506	822	630	530	542
TES	550	661	777	630	693	716
WMES	264	297	508	360	484	501

School	Earthman 1992 Building Capacities	FY04 Building Capacities	FY20 and Later Building Capacities	FY26 Instructional Capacities	Enrollment 9/30/2025	Enrollment 9/30/2025 Pre-K Included
YES	474	510	734	630	614	640
Total	4,267	5,531	7,162	5,716	5,661	5,819

Also, the following programs are worthy of note in the context of space utilization because the needs of these programs for space surpass other components of the program of studies:

Table 3 – Programmatic Impacts on Instructional Capacity

Special Education	Classrooms dedicated to special education and pre-school programs currently occupy classrooms at the elementary level, middle school level and high school level.
Makerspaces	Makerspaces provide hands-on, creative ways to encourage students to design, experiment, build and invent as they deeply engage in science, engineering and tinkering.
Use of Classrooms for Non-Instructional Purposes	As enrollment increases and division needs dictate, classrooms in some of our schools are used for other instructional purposes such as resource, enrichment (gifted instruction), and remediation.
Leased Space	At Yorktown Middle School, seven classrooms are leased for use by the Center for Autism.

Also affecting instructional capacity, which is a brick and mortar computation, is also additional capacity provided in the form of modular buildings. These modular buildings are temporary, not permanent, structures that are advantageous in the speed in which they can be placed and the flexibility provided to the division when there is uncertainty or lack of funding to create a permanent solution to enrollment increases. [Table 4](#) provides a listing of modular buildings owned and leased by the division.

Strategies to Optimize Facilities’ Support of Program of Studies

Several criteria shape the School Board’s decisions for dealing with anticipated school enrollment increases in different sections of YCSD. A number of schools are situated on campuses that can accommodate only modest expansion of the building’s footprint. The School Board and Board of Supervisors have a signed agreement that in order to meet the demands of increased enrollment, the first approach will be to review the feasibility expanding existing schools, secondly, to adjust attendance zone boundary lines to balance enrollment, and lastly, to construct new schools. Another less popular solution is the addition of portable classrooms, given available space. The School Board has also set maximum enrollment parameters as follows: elementary schools – 700 students; middle schools – 700 to 1000 students; and high schools – 1200 to 1800 students per building.

Table 4 – Modular Buildings Owned and Leased

Modular Buildings by Location						
Site	Serial #	Own/Lease	Size	Description	Year MFG	Site Installed
BMES	Trailer 8	Own	24' x 60'	2-Classroom	1998	1998
	Trailer 9	Own	24' x 60'	2-Classroom	1992	1998
CES	SSI5422 A,B,E,F	Lease	56' x 64'	4-Classroom	2019	2020
	Trailer 1	Own	24' x 60'	2-Classroom	1998	2005
GBES	FSSI2909 A,B	Lease	24' x 60'	2-Classroom	2014	2020
	Trailer 16	Own	24' x 60'	2-Classroom	1993	2019
MES	5516558	Lease	10' x 46'	Single Classroom/Office	2023	2023
	NC-00267-NC00272	Lease	84' x 60'	4-Classroom w/BR	2007	2016
	CO6270A&B	Own	24' x 60'	2-Classroom	2002	2007
TES	Trailer 5	Own	24' x 60'	2-Classroom	1998	2004
THS	GA1971A&B	Own	24' x 60'	2-Classroom	1992	2004
WMES	Trailer 20	Lease	98' x 60'	6-Classroom w/BR	2022	2024
YES	NC-00261-NC00266	Lease	84' x 60'	4-Classroom w/BR	2007	2016
QLMS	55328 A,B	Lease	24' x 70'	2-Classroom	2007	2023
	GA1977A&B	Own	24' x 60'	2-Classroom	1998	2008
	IN-037098-IN-037099	Lease	28' X 67'	2-Classroom	2009	2020
TMS	Trailer 11	Own	24' x 60'	2-Classroom	1998	2007
YHS	Trailer 21	Own	24' x 60'	2-Classroom	1998	2012
*Modular building is a combination of different mfg dates for each floor (section). 2022 is newest section						
**YES Head Start trailer is not owned or maintained by YCSD. York County owns the trailer						

The following discussion of choices for dealing with increasing enrollment in different areas of YCSD is provided in an “if, then” format. These choices represent staff presentation of a comprehensive discussion of possibilities within the framework set by governing agreements and School Board policy. The specific recommendations for the FY26 CIP are presented in [Table 13](#) – Recommended Capital Project Schedule.

Choices

If enrollment projections for the aforementioned schools exceed the instructional capacities during FY26 and beyond, then the Board will consider the following:

1. Placing non-permanent (temporary) classroom units at schools with enrollment beyond the school’s instructional capacity.
2. Remove any remaining computer labs in elementary and middle schools due to the division’s new one-to-one computer program.
3. Construct new classrooms to existing facilities and balance elementary enrollment as feasible.
4. Begin the construction of a new elementary school to relieve enrollment pressure at the elementary level or other intermediary step (Pre-K).
5. Expand Queens Lake Middle School to accommodate future students from the new residential developments in the upper county when warranted.

Attendance Zone Adjustments

The division contracted with a firm to conduct an attendance zone study factoring in programmatic changes at DES and the expansion of SES as well as changing enrollments post-Covid-19 looking especially for solutions regarding enrollment in the upper county and where enrollment numbers were taxing the instructional capacity in other elementary schools. The School Board voted to enact a plan affecting MES, WMES, YES and SES. The plan for DES, CES and GBES was delayed pending a parking solution at DES/SBO.

Six Year Enrollment Projections

Qualifiers

The reader should keep in mind ten important qualifications in studying the data contained in this plan.

1. Enrollment projections in this annual report fall usually within 100 students division-wide. The FY21 and FY22 years were significantly skewed due to the Covid-19 viral pandemic.
2. Enrollment projections are an inexact science and need not be exact. Decisions made to increase permanent space are based on sustained enrollment increases while anomalies and variances can be absorbed in existing structures or accommodated through non-permanent strategies.
3. See [Table 5](#) and [Exhibit 1](#) below for actual elementary September 30 enrollment for the past 10 years. Note the steep decline in enrollment in the years before FY21 for the combination of Magruder, Yorktown and Waller Mill, which is depicted in [Exhibit 2](#) and the steep incline of the rest of the division in [Exhibit 3](#). Looking back, any hurried decision to build an elementary in the upper county between 2014 and 2017 would have failed to solve our rising elementary enrollment numbers without a drastic and unrealistic rezoning plan. In addition, the COVID-19 withdrawals, further highlight the need for slow and deliberate pacing of new school construction.
4. The enrollment projections shown in [Tables 6, 7 and 8](#) use our historical methodology taking the current enrollment and extrapolating in out years using recent enrollment trends and compounded over time. It is a general projection that does not take into account possible economic downturn or increased special population or programming demands.
5. The information presented in [Appendix 4](#) provides a comprehensive summary of recent residential development that has associated effects on school enrollment. Part of this period witnessed unprecedented low interest rates leading to high home sales volume.
6. The information in [Tables 9-11](#) lists active, pending and planned residential developments by current elementary school attendance zones for ease of reference.
7. The division eliminated its three-year waiting period for tuition-free attendance for the children of staff in the spring of 2022 to enhance this recruitment and retention strategy.
8. The division opened its secondary schools to tuition-free attendance of employees of the County of York starting in fall of 2022.

9. For FY26, the division has closed 11 division schools to Out-of-District attendance requests, with the exception of employees. This was done in order to add stability to elementary attendance zones, while maintaining a powerful teacher recruitment/retention strategy.
10. The nation is currently experiencing an easing of heightened consumer inflation and rising interest rates that have just begun to decrease. However, construction-related inflation is still a very real obstacle. There also remains significant armed conflicts in the Middle East and Ukraine. These economic and world events, to some extent, have recently contributed to a softened national real estate market.

Current Trends

The following tables and exhibits illustrate current and projected trends in school enrollment and capacity.

Table 5 – Fall Division-wide Enrollment Counts 2015-2025

September 30 Enrollment Counts	FY16 2015	FY17 2016	FY18 2017	FY19 2018	FY20 2019	FY21 2020	FY22 2021	FY23 2022	FY24 2023	FY25 2024	FY26 2025
Elementary Schools											
BETHEL MANOR ELEMENTARY	598	625	613	631	652	582	620	611	617	633	610
COVENTRY ELEMENTARY	577	559	571	680	732	698	683	646	653	632	599
DARE ELEMENTARY	377	416	417	406	420	369	383	391	407	399	394
GRAFTON BETHEL ELEMENTARY	550	564	637	618	657	607	629	624	633	651	602
MAGRUDER ELEMENTARY	623	619	600	577	620	561	613	694	701	611	581
MOUNT VERNON ELEMENTARY	523	555	616	597	613	548	587	578	567	574	554
SEAFORD ELEMENTARY	453	436	447	519	533	500	530	485	490	552	530
TABB ELEMENTARY	623	595	618	661	692	589	652	664	683	707	693
WALLER MILL ELEMENTARY	315	335	394	369	361	327	370	377	375	444	484
YORKTOWN ELEMENTARY	698	687	674	608	592	579	595	635	630	596	614
Middle Schools											
GRAFTON MIDDLE	870	881	897	932	926	880	878	873	912	935	964
QUEENS LAKE MIDDLE	460	462	465	475	518	520	538	573	568	551	585
TABB MIDDLE	928	853	855	866	899	886	884	902	969	965	1013
YORKTOWN MIDDLE	769	791	746	725	711	663	645	648	648	713	701
High Schools											
BRUTON HIGH	602	569	598	549	576	611	654	712	732	719	708
GRAFTON HIGH	1183	1192	1179	1168	1176	1127	1169	1207	1226	1226	1215
TABB HIGH	1170	1178	1126	1108	1121	1074	1072	1115	1122	1147	1178
YORK HIGH	1061	1071	1113	1125	1129	1130	1076	1040	970	936	960
YORK RIVER ACADEMY	80	78	73	74	74	57	62	67	71	72	60
Division Totals	12183	12466	12639	12688	13002	12308	12640	12842	12974	13063	13045

Exhibit 1 – Graphic Display of Total Student Count 2015-2025

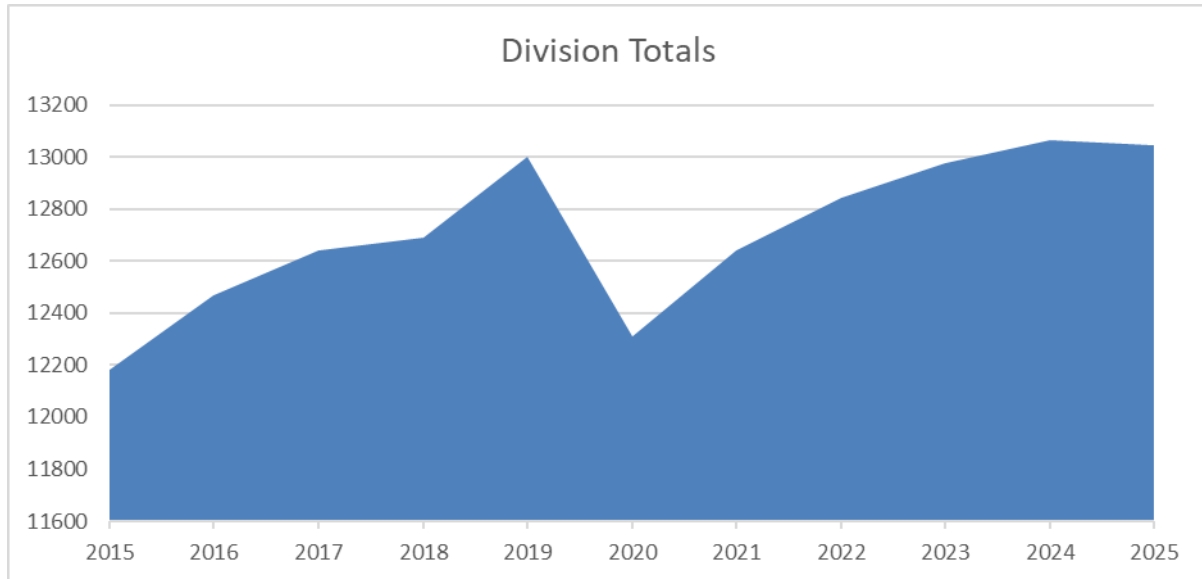


Exhibit 2 – Graphic Display of Upper County Elementary Growth: Magruder, Waller Mill, Yorktown

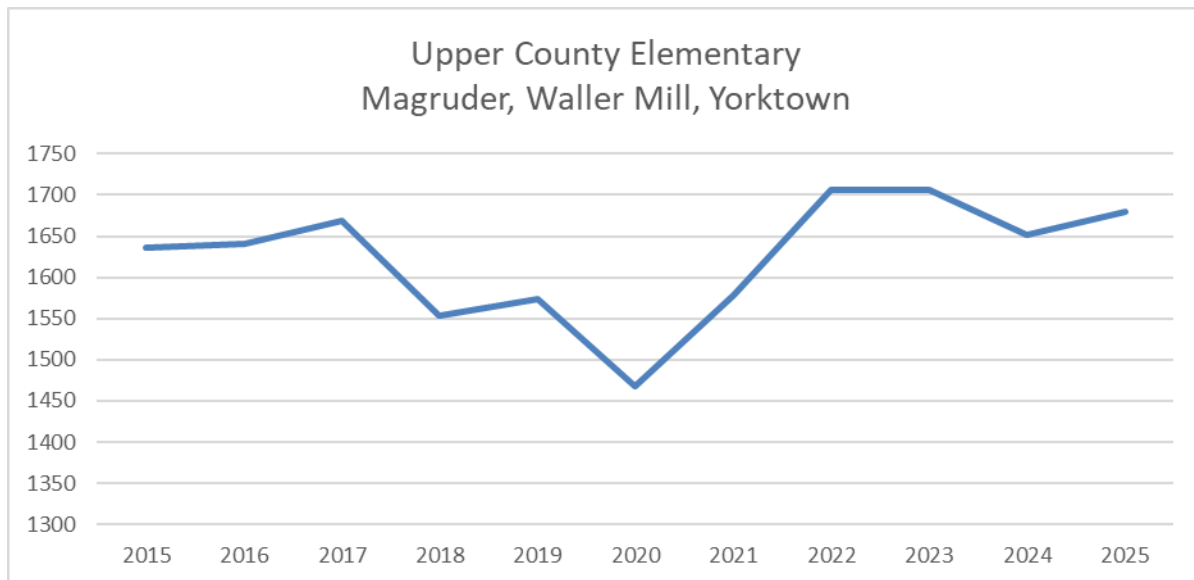
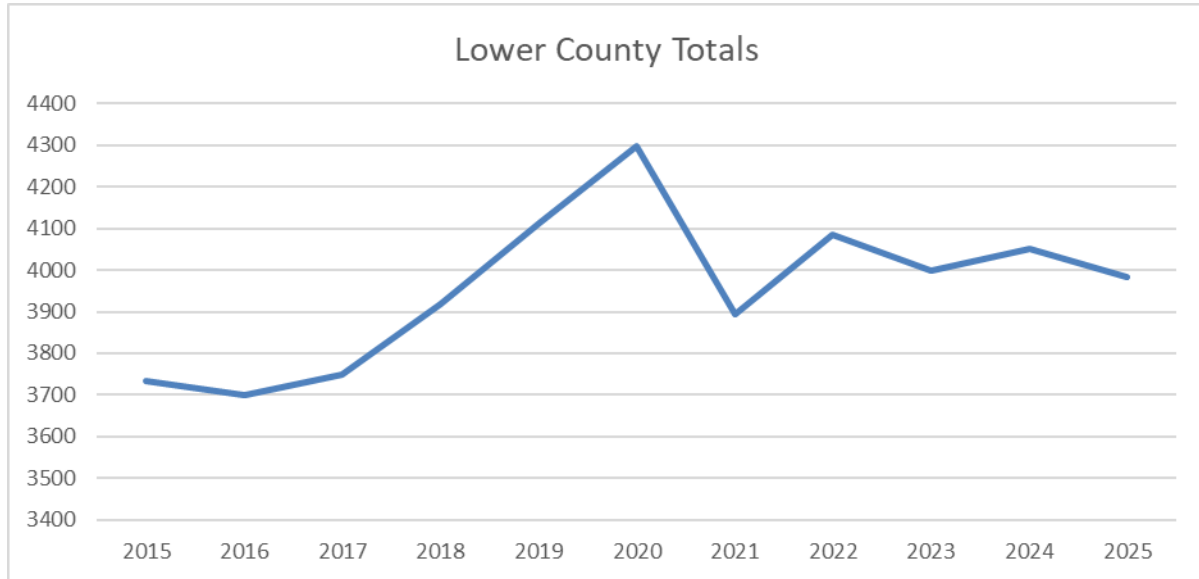


Exhibit 3 – Graphic Display of Lower County Growth: All Other Elementary Schools



FY26-32 ENROLLMENT VS. CAPACITY PROJECTIONS

Table 6 – Enrollment Projections – Elementary Schools

Historical projection based on FY26 enrollment and 3-year trailing average growth extrapolation

School	Actual FY26			Projected FY27			Projected FY28			Projected FY29			Projected FY30			Projected FY31			Projected FY32		
	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity	Enrollment	Instructional Capacity	(Over)/ Under Capacity
BMES*	610	585	(25)	610	585	(25)	610	585	(25)	610	585	(25)	610	585	(25)	609	585	(24)	609	585	(24)
CES*	599	540	(59)	584	540	(44)	570	540	(30)	556	540	(16)	542	540	(2)	529	540	11	516	540	24
DES	394	540	146	395	540	145	396	540	144	397	540	143	399	540	141	400	540	140	401	540	139
GBES*	602	608	6	595	608	13	589	608	19	583	608	25	576	608	32	570	608	38	564	608	44
MES*	581	563	(18)	549	563	14	518	563	45	489	563	74	462	563	101	436	563	127	412	563	151
MVES	554	630	76	546	630	84	539	630	91	531	630	99	524	630	106	517	630	113	510	630	120
SES	530	630	100	547	630	83	565	630	65	583	630	47	602	630	28	621	630	9	641	630	(11)
TES*	693	630	(63)	703	630	(73)	713	630	(83)	724	630	(94)	735	630	(105)	745	630	(115)	756	630	(126)
WMES*	484	360	(124)	527	360	(167)	575	360	(215)	626	360	(266)	682	360	(322)	743	360	(383)	810	360	(450)
YES*	614	630	16	608	630	22	601	630	29	595	630	35	589	630	41	582	630	48	576	630	54
TOTALS	5,661	5,716	55	5,665	5,716	51	5,676	5,716	40	5,694	5,716	22	5,720	5,716	(4)	5,753	5,716	(37)	5,795	5,716	(79)

*Classroom trailers currently in use and are not included in instructional capacity calculation.

Notes: Anticipated increased enrollment from new developments is not included in projection.

Enrollment data does not include Pre-Kindergarten students.

Enrollment projections represent a compounding of 2025 enrollment (SEP 30) using a growth percentage from the trailing 3-year average at each school

Table 7– Enrollment Projections – Middle Schools

Historical projection based on FY26 enrollment and 3-year trailing average growth extrapolation

School	Actual FY26			Projected FY27			Projected FY28			Projected FY29			Projected FY30			Projected FY31			Projected FY32		
	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity
GMS	964	1,215	251	996	1,215	219	1,030	1,215	185	1,065	1,215	150	1,100	1,215	115	1,137	1,215	78	1,176	1,215	39
QLMS*	585	681	96	589	681	92	594	681	87	599	681	82	603	681	78	608	681	73	612	681	69
TMS*	1013	1,178	165	1,053	1,178	125	1,096	1,178	82	1,139	1,178	39	1,185	1,178	(7)	1,232	1,178	(54)	1,282	1,178	(104)
YMS	701	982	281	721	982	261	741	982	241	761	982	221	782	982	200	804	982	178	826	982	156
TOTALS	3,263	4,056	793	3,360	4,056	696	3,460	4,056	596	3,564	4,056	492	3,671	4,056	385	3,782	4,056	274	3,896	4,056	160

*Classroom trailer(s) currently in use and not included in maximum capacity.

Notes Anticipated increased enrollment from new developments are not included in projection.

Enrollment projections represent a compounding of 2025 enrollment (SEP 30) using a growth percentage from the trailing 3-year average at each school

Table 8– Enrollment Projections –High Schools

Historical projection based on FY26 enrollment and 3-year trailing average growth extrapolation

School	Actual FY25			Projected FY26			Projected FY27			Projected FY28			Projected FY29			Projected FY30			Projected FY31		
	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity	Enrollment	Maximum Capacity	(Over)/ Under Capacity
BHS	708	1,039	331	707	1,039	332	706	1,039	333	705	1,039	334	704	1,039	335	702	1,039	337	701	1,039	338
GHS	1215	1,397	182	1,218	1,397	179	1,220	1,397	177	1,223	1,397	174	1,226	1,397	171	1,229	1,397	168	1,232	1,397	165
THS*	1178	1,288	110	1,200	1,288	88	1,223	1,288	65	1,245	1,288	43	1,269	1,288	19	1,293	1,288	(5)	1,317	1,288	(29)
YHS*	960	1,214	254	935	1,214	279	911	1,214	303	887	1,214	327	864	1,214	350	842	1,214	372	820	1,214	394
TOTALS	4,061	4,938	877	4,060	4,938	878	4,060	4,938	878	4,061	4,938	877	4,063	4,938	875	4,066	4,938	872	4,070	4,938	868

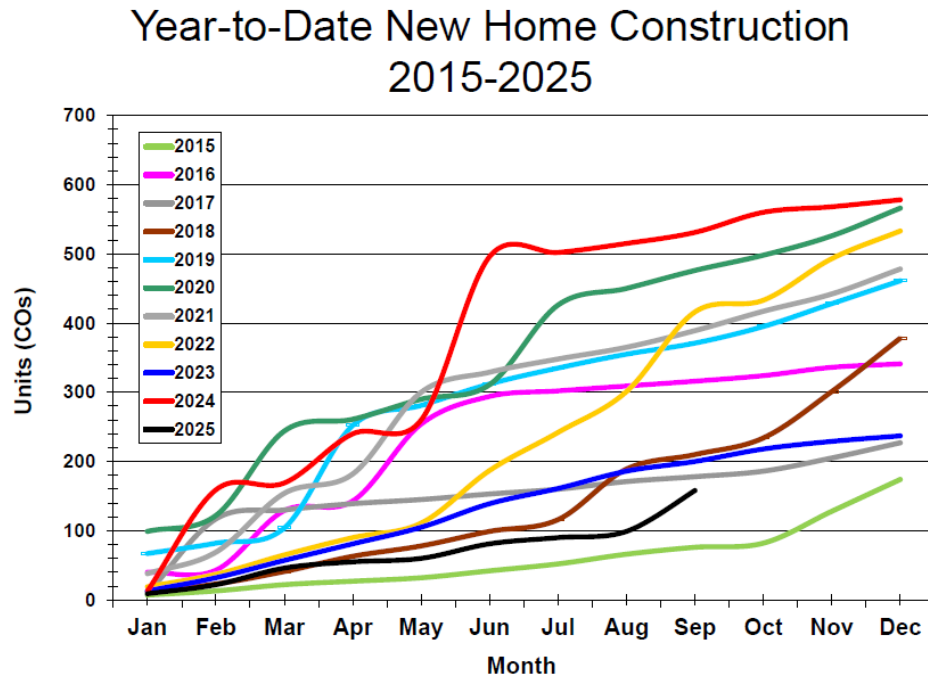
*Classroom trailer currently in use and not included in maximum capacity.

Notes Anticipated increased enrollment from new developments are not included in projection.

Enrollment projections represent a compounding of 2025 enrollment (SEP 30) using a growth percentage from the trailing 3-year average at each school

Recent Residential Development

Another data set that staff review are a combination of recent residential development that is either already active within the county or are pending or planned. The County of York has supplied the division with historical data for the last 10 years. An overall picture of new home construction can be found in [Exhibit 4](#) below. A series of graphs in [Appendix 4](#) illustrates the data that served as the basis for information relayed above. The current state of projects currently in the three phases of development can be found in [Tables 9-11](#).



Attendance Zone Analysis/Residential Development

The information in [Tables 9-11](#) point to the elementary school attendance zones where developers are particularly active. However, not all new development will generate enrollment increases at the same rate. In September 2018, several elementary schools experienced increased enrollment growth from new residential developments as well as turn-over in existing neighborhoods within those respective zones.

The following schools/zones have the greatest potential for enrollment to remain or increase beyond the school's instructional capacity during the span of the FY27 FMP and beyond.

- Waller Mill Elementary School/ Queens Lake Middle School/Bruton High School
- Yorktown Elementary School/Yorktown Middle School/York High School

Choices for dealing with the corresponding capacity concerns or enrollment increases in certain elementary schools and Queens Lake Middle School are provided in the following section. Current attendance zones are presented in [Appendix 6](#).

Table 9– Active Developments by Elementary Attendance Zone

Housing Development	Location	School Zone	Lots/Units	COs as of 9/30/2025	Future Units
ACTIVE (Platted Subdivision or approved Site Plan)					
Commonwealth Green live-aboves	Commonwealth Drive	CES	9	3	6
Mainstay Condominiums at Commonwealth	Commonwealth Drive	CES	94	90	4
Total CES					10
Hidden Harbor	Hidden Harbor Lane	DES	5	3	2
Lincoln-Dare Estates	Dare Road	DES	3	1	2
Little Harbor	Ship Point Road	DES	10	8	2
Total DES					6
Patrick's Creek Estates (Owen's Fen)	Patrick's Creek Rd	GBES	9	7	2
Total GBES					2
Washington Ridge	Bethune Drive	MES	22	21	1
Total MES					1
Bunting Point, Phase 2	Bunting Point Road	MVES	12	11	1
Shallow Marsh	Calthrop Neck Road	MVES	7	6	1
Smith Farm Estates, Phases 1A & 1B	Yorktown Road	MVES	43	41	2
Smith Farm Estates, Phase 2A	Yorktown Road	MVES	23	16	7
Tabb Meadows	Big Bethel Road	MVES	14	13	1
Tequesta Village	Heavens Way	MVES	15	14	1
Victory at Tabb	Meadowlake Road	MVES	41	41	0
Total MVES					13
Sparrer Point	Sunset Drive	SES	3	2	1
Yorktown Crescent townhouses, Phase I	Ft. Eustis Blvd.	SES	42	42	0
Total SES					1
Marquis Hills	Marquis Parkway	WMES	179	178	1
Skimino Landing Estates	Skimino Road	WMES	109	94	15
The Oaks at Fenton Mill	Fenton Mill Rd	WMES	82	69	13
Waller Mill Heights, Phases 1A & 1B	Bypass Road	WMES	62	61	1
Waller Mill Heights, Phase 1C	Bypass Road	WMES	68	63	5
Total WMES					35
Huntfield	Crawford & Goosley Roads	YES	7	6	1
Nelson's Grant Townhomes Lots 67-71	Route 17/Battle Road	YES	5	0	5
Nelson's Grant condos	Route 17/Battle Road	YES	28	25	3
Rose Hill, Phase I	Baptist Road	YES	39	9	30
Total YES					39
Total Future ACTIVE					107

Table 10 – Pending Developments by Elementary Attendance Zone

Housing Development	Location	School Zone	Lots/Units	COs as of 9/30/2025	Future Units
PENDING (site plan under review or subdivision not yet platted)					
Dawson Landing	Dare Road	DES	6	0	6
Holly Point Farms	Holly Point Road	DES	4	0	4
Total DES					10
Country Club Acres, Sec, 5, Phases 2 & 3	Tam-O-Shanter Boulevard	MES	66	0	66
Total MES					66
Celestial Way	Heavens Way	MVES	45	0	45
Kings Villa, Lot 62 and Prop. Steven A.	Yorktown Road	MVES	4	0	4
Smith Farm Estates, Phase 2B	Yorktown Road	MVES	16	0	16
Total MVES					65
Hidden Brook (FKA 148 Faulkner)	Faulkner Road	SES	8	0	8
409 Old Wormley Creek Road	Old Wormley Creek Road	SES	10	0	10
Total SES					18
Carrs Hill West, Phase 1	Carrs Hill Road	WMES	4	0	4
Carrs Hill West, Phase 2	Waller Mill Road	WMES	18	0	18
Fenton Hollow (FKA Fenton Mill)	Newman Road	WMES	292	0	292
Fenton Mill 200	Fenton Mill Rd	WMES	9	0	9
Waller Mill Heights - Remainder	Bypass Road	WMES	197	0	197
Total WMES					520
Rose Hill, remainder	Baptist Road	YES	203	0	203
Total YES					203
Total Future PENDING					882

Table 11 – Planned Developments by Elementary Attendance Zone

Housing Development	Location	School Zone	Lots/Units	COs as of 9/30/2025	Future Units
PLANNED (Not yet under review)					
Smith Farm Estates - Phase 3	Yorktown Road	MVES	31	0	31
Total MVES					31
Yorktown Crescent Ph. 2 - SFA	Ft. Eustis Blvd.	SES	48	0	48
Yorktown Crescent Ph. 3+ (Rental Apt)	Ft. Eustis Blvd.	SES	64	0	64
Total SES					112
Kelton Station live-above apartments	Lightfoot Road	WMES	12	0	12
Total WMES					12
Total Future PLANNED					155

Summary of Capital Project Recommendations

Budget Estimates for Scheduled Projects

Construction project costs have fluctuated significantly during the post-Covid years and the outlook forecasts continuation of this trend. With the help of consultants and project architects, YCSD staff adjusts budget amounts in an effort to anticipate changes in construction costs. As labor and material costs continue to fluctuate, project cost projections are adjusted accordingly. YCSD also uses strategies that attempt to lower costs. For example, with the upcoming THS renovation, staff have planned the following cost cutting strategies:

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 (SCAP)

To date, #2a and #2b have been accomplished, and #1 did not yield a bid and is being rebid separately. It should also be noted that some of these efforts have contributed to slowing down project progress.

Previously Approved Projects Awaiting Initiation

Table 12 lists previous projects approved by both Boards awaiting commencement of construction.

Table 12 – Previously Approved Capital Projects

QLMS	Locker and Team Rooms	\$	550,760.00	24E	
BHS	Locker and Team Rooms	\$	707,345.00	24E	
GHS	Lighted Turf Field	\$	2,500,000.00	25E	
THS	A&E fo HVAC...	\$	1,500,000.00	23E	CASH
	Front Entrance Upgrade	\$	5,640,892.00	24E	
	Geothermal Infrastructure	\$	3,598,554.00	25E	
		\$	9,239,446.00		

Item #1 – QLMS Locker and Team Renovations will be applied to the QLMS renovation planned in FY28.

Item #2 – BHS Locker and Team Renovations is awaiting completion of the THS renovation A&E. Those plans will be applied to the BHS project to save costs for both projects.

Item #3 – GHS Lighted Turf Field has been halted due to environmental concerns.

Division staff has, and continues, to work with A&E firms to reduce the scope and cost of the project. Below you will find already approved dollars using the design contracted costs, estimated LED lighting costs, and remainder towards construction contingency. Therefore, as of now, the \$9.2M is redistributed as follows:

\$3,712,159	Architectural and Engineering (\$1.5M in Cash)
\$2,639,446	LED Lighting
\$2,887,841	Construction Contingency

Summary of Proposed CIP Projects

[Table 13](#) is the proposed FY25 CIP, presenting a summary of the capital maintenance projects recommended to meet the needs addressed above. Projects listed this year are primarily related to capacity needs by either creating a path for carrying out the recent rezoning decision or increasing capacity in the upper county schools.

Table 13 – Recommended Capital Project Schedule

Elementary & Middle School Projects

SCHOOL/PROJECT	FY26E	FY27	FY28	FY29	FY30	FY31	FY32	6-YR TOTAL Excludes Current FY
ELEMENTARY SCHOOL PROJECTS								
Dare Elementary/ SBO - Bus Loop, parking spaces & Gym HVAC including building-wide building automation system (BAS)								0
	\$ 151,800	\$ 1,718,000	\$ 500,000					\$ 2,218,000
Waller Mill Elementary - A&E and 6/8 classroom expansion and common area adjustments (2-year project)						\$ 1,000,000		\$ 1,000,000
					\$ 1,470,000	\$ 13,620,000	\$ 13,620,000	\$ 28,710,000
SCHOOL/PROJECT	FY26E	FY27	FY28	FY29	FY30	FY31	FY32	6-YR TOTAL Excludes Current FY
MIDDLE SCHOOL PROJECTS								
Queens Lake Middle School - 8 classroom expansion, front office, front entrance, cafeteria, new gym, low slope room repair, and bus loop			\$ 615,000	\$ 1,000,000	\$ 1,000,000			\$ 2,615,000
		\$ 2,000,000	\$ 1,190,000	\$ 12,500,000	\$ 12,500,000			\$ 28,190,000

High School Projects (Part 1)

SCHOOL/PROJECT	FY26E	FY27	FY28	FY29	FY30	FY31	FY32	6-YR TOTAL Excludes Current FY
HIGH SCHOOL PROJECTS								
Bruton High - Replace HVAC equipment and controls								\$ -
		\$ 500,000	\$ 3,240,000					\$ 3,740,000
Grafton High - Learning Commons								\$ -
						\$ 650,000	\$ 2,000,000	\$ 2,650,000
Tabb High - Renovations and Additions	\$ 2,750,000	\$ 2,000,000	\$ 615,000					\$ 2,615,000
	\$ 16,535,912	\$ 16,800,000	\$ 770,000					\$ 17,570,000
York High Operations Complex - Operations Complex Consolidation - Demo YHS Annex and Operations Warehouse, Expand IT Warehouse, Consolidate IT, Operations, Maintenance, Security, Capital Projects, Food Services, and Print Shop							\$ 300,000	\$ 300,000
						\$ 350,000	\$ 3,500,000	\$ 3,850,000

Note: Cash funding designated in green

Other Projects and Totals

SCHOOL/PROJECT	FY26E	FY27	FY28	FY29	FY30	FY31	FY32	6-YR TOTAL Excludes Current FY
OTHER PROJECTS								
Temporary -								\$ -
Modular classrooms	\$ 450,000	\$ 450,000	\$ 450,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 500,000	\$ 2,825,000
Division-wide -	\$ 250,000							\$ -
Replacement of Division-wide communication system 800 MHz radios								\$ -
Major Electrical System Replacements -								\$ -
Replace switch gear		\$ 50,000	\$ 1,150,000					\$ 1,200,000
Pre-School Space(s) -								\$ -
A&E and construction of stand alone or Hubs for 12 pre- k classrooms						\$ 750,000	\$ 7,500,000	\$ 8,250,000
TOTAL CAPITAL PROJECTS	\$ 20,137,712	\$ 23,518,000	\$ 8,530,000	\$13,975,000	\$ 15,445,000	\$ 16,845,000	\$ 27,420,000	\$ 105,733,000
TOTAL CAPITAL PROJECTS - CASH	\$ 3,000,000	\$ 2,000,000	\$ 1,230,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 300,000	\$ 6,530,000
GRAND TOTAL CAPITAL PROJECTS - BOND ONLY	\$ 17,137,712	\$ 21,518,000	\$ 7,300,000	\$12,975,000	\$ 14,445,000	\$ 15,845,000	\$ 27,120,000	\$ 99,203,000

Note: Cash funding designated in green

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APPENDICES

Appendix 1 – Important Agreements between the York County School Board and the York County Board of Supervisors Affecting the Physical Plant

- Agreement between York County School Board and York County Board of Supervisors, dated June 23, 1992, on maintaining the fields and grounds of schools in York County School Division. The agreement provides that capital improvements to elementary and middle school grounds will flow from coordinated staff planning.
- Memorandum of Understanding between the York County School Board and the York County Board of Supervisors, dated August 5, 1993, in which the Boards agree to the following general guidelines regarding school construction decisions.
 1. Existing buildings will be expanded as the preferred means of obtaining needed student capacity, rather than constructing new buildings.
 2. The Comprehensive Plan shall include the following program capacities for planning purposes: elementary school – 700; middle school – 1000; high school – 1200 to 1800. (Subsequently, the Boards agreed that Grafton High School would be designed for a 1300 program capacity.)
 3. Renovation projects should be planned and funded to accommodate projected needs for the next decade following renovation.
 4. Renovation projects shall be designed to optimize the use of school sites for community recreational purposes. (Subsequent practice has focused this effort on elementary and middle schools, with high schools exempted from generalized community use for recreation.)
 5. New buildings will exclude flat roofs (devoid of tapered insulation).
 6. When a cost analysis warrants, temporary classroom units will be purchased or acquired by lease/purchase agreements rather than simply leased.
- Memorandum of Understanding between York County School Division Superintendent and York County Administrator, dated January 21, 1997, on coordinated staff work, in which these officials agreed that:
 1. York County planners would provide demographic projections for the use of York County School Division staff in preparing recommendations for the CIP and for the annual operating budget.
 2. County staff and School Division staff would coordinate planning of FMP construction projects that affected the community recreational attributes of school grounds.
 3. County and School Division staff would coordinate planning of FMP maintenance projects where coordination would provide cost savings to County and School Division CIP budgets.
- Agreement between York County School Board and York County Board of Supervisors, dated March 21, 2005, on optimizing use of schools and park facilities for all York County citizens, in which the Boards agreed that the York County staff would manage the use of playing fields and grounds and gyms at elementary and middle schools outside of the regular school day. (Management of high school facilities is vested in the high school principal.)

Appendix 2 – School Building Assessment Reports

These reports present the assessments of the school buildings as of October 1, 2025.

BETHEL MANOR ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF		
100 Hall	Poor	Shingles need to be replaced, drywall repair on soffit needed
200 Hall	Good	
300/400 Hallways	Good	
Main Entrance Canopy	Poor	
HVAC		
100 Hall	Fair	Frequent complaints with temp in 100/200 halls Units replaced summer, 22
200 Hall	Excellent	
300/400 Hallways	Good	
Cooling Tower	Good	
BUILDING ENVELOP		
Doors, windows, fascia		Windows need replacement-consider replacement during gym & CR expansion
100 Hall	Good	
200 Hall	Poor	
300/400 Hallways	Good	
Walls (Painting)	Good	
PLUMBING		
100 Hall	Good	Drinking fountains need replacement Sanitary drain cast iron pipe in this area has been cleaned, but may need lined in the future
200 Hall	Fair	
300/400 Hallways	Excellent/Fair	
FLOORS	Good	
ELECTRICAL		
100 Hall	Good	Lighting needs replacement
200 Hall	Fair	
300/400 Hallways	Good	
SECURITY & ALARMS	Good	
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT		
Modular Classrooms (2)	Poor	Café Bi-fold doors have been repaired, but surface has deteriorated and is unsightly- may be resolved in gym addition 2019 Installed on blacktop 2019 Existing gym is far too small, the smallest in the division Replaced walk-in units, dry storage, ext. door, ramp for loading, ovens & serving lines
School needs a full-size gymnasium	Fair	
	Poor	
	Fair	
Kitchen	Excellent	
CONCRETE & PAVEMENT		

Sidewalks Bus Loop Parking Lot	Good Good Poor	Sidewalk/drainage repair/replacement 2023 Additional parking capacity needed badly Parking lot striped 2024
GROUNDS Playground Equipment Paved Athletic Surfaces Athletic Fields	Fair Poor Good	System is 20 years old Need to be repaved
COVENTRY ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Metal Built Up Low Slope Gym	Good Satisfactory Poor	Replaced 2019 Concerns with Suprema cap sheet
HVAC Original Building 1996 Additions	Good Good	
BUILDING ENVELOP Doors, windows, fascia Original Building 1996 Additions Walls (Painting)	Poor Good Fair	Window seals failed-replacement needed Exterior painted in 2019, interior needs painting
PLUMBING	Fair	Need to replace fixtures and water heaters
FLOORS	Good	
ELECTRICAL	Fair/Excellent	Lighting in main building needs to be replaced, addition lighting replaced in 2020, main electrical panels/switch gear original to building
SECURITY & ALARMS PA system	Good Excellent	Created security vestibule 2019 VALCOM PA system installed 2022
ENERGY MANAGEMENT SYSTEM	Good	Replaced with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT Kitchen	Good Good	Replaced serving lines
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Good Good Good	Some sidewalks repaired Additional parking needed Parking lot striped 2024
GROUNDS Playground Equipment	Fair	Equipment is 20 years old

Paved Athletic Surfaces	Good	Modular classroom is on pavement
Athletic Fields	Good	Sprigged soccer field 2019

DARE ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Original Building Gym 2009 Additions	Good Good Good	Blisters repaired, roof coated 2019 Blisters repaired, roof coated 2019
HVAC Original Building Gym 2009 Additions	Good Poor Good	Needs replacement soon in CIP
BUILDING ENVELOP Doors, windows, fascia Original Building 2009 Additions Walls (Painting)	Good Good Good	Café painted 2022
PLUMBING	Fair	Restrooms need renovation Consider cleaning/lining cast iron drainpipes
FLOORS	Good	Gym floor replaced 2019
ELECTRICAL Lighting Clocks	Poor Excellent	Lighting and breaker panels need to be replaced Replaced with VALCOM system Café lighting replaced 2022
SECURITY & ALARMS PA System	Good Excellent	VALCOM installed 2024
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT Casework Kitchen	Excellent Poor Excellent	Gym breezeway enclosed 2020 Casework throughout the building needs to be replaced Replaced walk in cooler / refrigerator
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Excellent Fair Poor	Repairs made 2018/2019 Needs to be redesigned Need additional parking and to separate bus traffic from vehicle traffic- in CIP Gravel added to area for additional parking. Buses have been moved to GSC Parking lot striped 2024
GROUNDS		

Playground Equipment	Excellent/Fair	Primary playground replaced 2024/Secondary playground is 20 years old
Paved Athletic Surfaces	Fair	Additional fencing installed 2022 Extend Center blacktop needs repaving
Athletic Fields	Good	

GRAFTON BETHEL ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF	Poor	In some areas existing roof needs to have new cap sheet installed due to faulty material
HVAC	Good	
BUILDING ENVELOP Doors, windows, fascia Walls (Painting)	Good Good	Pressure washing completed 2022
PLUMBING	Good	
FLOORS Kitchen	Good/Poor Excellent	Several classrooms have adhesive coming through VCT joints, café floor has large area that has cracked tiles-repaired 2025 Replaced kitchen VCT
ELECTRICAL Clocks Lighting	Good Excellent Excellent /Poor	Replaced in 2019 4&5 grade classrooms need new LED lighting Library lighting replaced w/led 2022
SECURITY & ALARMS P.A. system	Good Excellent	VALCOM installed 2019
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT Modular Classroom Kitchen serving lines	Good Excellent	Installed one modular classroom in 2019, a second on tennis court, 1 trailer removed 2023 Installed two new serving lines and replaced walk in cooler / freezer, new walk-in units installed 2025
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Good Good Good/Fair	Front parking lot needs repaving
GROUPS Playground Equipment Paved Athletic Surfaces Athletic Fields	Fair Good Good	Playgrounds are 20 years old Modular classrooms are on tennis courts

MAGRUDER ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF (Main Bldg)	Excellent	Issues with Suprema gym roof
Gym	Poor	
HVAC		
Original Building	Excellent	
1997/2008 Additions	Fair	
BUILDING ENVELOP		
Doors, windows, fascia	Good	Need to replace multiple exterior doors
Walls (Painting)	Good	
PLUMBING	Good	
FLOORS	Good	
ELECTRICAL	Fair	Main panels and switch gear original to the building
SECURITY & ALARMS	Good	VALCOM system installed 2024
Security vestibule	Fair	
PA system	Excellent	
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT	Fair	Currently under lease from Mobilease Need to schedule replacement (main bldg.), partial replacement 2025
2 Classroom Modular	Good	
4 Classroom Modular	Good	
Single wide Modular		
Restroom partitions		
CONCRETE & PAVEMENT		
Sidewalks	Good/Fair	Need to repair front <u>sidewalks</u>
Bus Loop	Fair	Need additional bus parking
Parking Lot	Fair	Need additional vehicle parking badly Parking lot striped 2024
GROUNDS		
Playground Equipment	Fair	Removed tree roots from primary playground and replaced mulch
Paved Athletic Surfaces	Good	
Athletic Fields	Good	

MOUNT VERNON ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF		
Original Building	Fair	Roof installed 2006, Installed metal siding over brick fascia to stop leaks on 'A' wing, replaced roof around HVAC units over 'B' wing, and coated gym roof, some gutters leaking Repairs made on B wing 2024
2010 Addition	Good	
HVAC		
Original Building	Excellent	All HVAC equipment was replaced 2024
2010 Addition	Fair	Cooling tower needs bearings
BUILDING ENVELOP		
Security Vestibule	Good	Security vestibule installed 2019
Enclosed Breezeway	Excellent	Enclosed breezeway 2020
Solatube in Library		Installed 2020
Doors, windows, fascia	Good	
Walls (Painting)	Good/Fair	
PLUMBING		
Restrooms	Fair/Poor	Restrooms need renovation
Drinking fountains	Good	
FLOORS	Good/Poor	Gym floor replaced 2019
ELECTRICAL	Fair	Main distribution panels original to building
SECURITY & ALARMS		
P.A. system	Excellent	Replaced with VALCOM
Fire / security	Excellent	Replaced in 2024
ENERGY MANAGEMENT SYSTEM	Excellent	Replaced with Alerton system in 2024
MISCELLANEOUS FIXTURES/EQUIPMENT		
Modular classroom		Removed 2024
Walk-in cooler and freezer	Excellent	Replaced in 2024
Combi-ovens	Excellent	Installed in 2024
CONCRETE & PAVEMENT		
Sidewalks	Good	Repair needed around water meter (sinking)
Bus Loop	Fair	Repaved 2018, failing in the corner due to crane
Parking Lot	Good	Parking lot striped 2024

GROUND		
Playground Equipment	Fair	Playgrounds are 20 years old
Paved Athletic Surfaces	Good	Primary playground fenced 2024
Athletic Fields	Good	

SEAFORD ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Original Building Gym 2014 Addition	Excellent Good Good	Roof was coated in 2024 Few blisters
HVAC Original Building Gym 2014 Addition	Excellent* Excellent Good	Make-up air units replaced in 2023 *Difficulty controlling humidity in main office Replaced condensing unit 2019
BUILDING ENVELOP 2022 new classroom wing Doors, windows, fascia Original Building Gym 2014 Addition Walls (Painting)	Excellent Excellent Good Good Excellent	 Windows replaced in 2023 and 2024 Entire building painted
PLUMBING Restrooms Drinking fountains	Excellent Excellent	All restrooms renovated in 2023 All drinking fountains replaced in 2023
FLOORS VCT Gym floor	Good Excellent	Cafeteria VCT replaced in 2023 Gym floor replaced in 2023
ELECTRICAL Main switchboard Breaker panels Lighting	Excellent Excellent Excellent	Main switchboard and power panels replaced in 2023 All lighting replaced with LED in 2023
SECURITY & ALARMS P.A. system Fire / security	Excellent Excellent	Replaced system with VALCOM in 2023 Replaced in 2023
ENERGY MANAGEMENT SYSTEM	Excellent	Replaced with Alerton system in 2023
MISCELLANEOUS FIXTURES/EQUIPMENT Interior doors Kitchen equipment	Excellent Excellent	Replaced all interior doors in 2023 Replaced serving lines, walk-in boxes and ovens in 2023
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Excellent Excellent Excellent	Repaired or replaced all sidewalks in 2023 Expanded bus loop in 2023 Expanded vehicle parking lot in 2022
GROUNDS Playground Equipment	Fair	Playgrounds 20 years old

Paved Athletic Surfaces	Excellent	Basketball court was repaved, and new goals were installed 2023
Athletic Fields	Good	

TABB ELEMENTARY SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF		
Original Building	Good	Remainder of roof replaced summer 2019
Gym	Good	
2013 Addition	Good	
HVAC		
Original Building	Good	
Gym	Good	
2013 Addition	Good	
BUILDING ENVELOP		
Doors, windows, fascia	Good	Doors/windows replaced 2019
Original Building	Good	Soffits repaired 2019
Gym	Good	Windows replaced summer 2019
2013 Addition	Good	
Walls (Painting)	Good	
PLUMBING	Good	
FLOORS	Good	
ELECTRICAL	Good	
SECURITY & ALARMS	Good	
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT	Good	Doors and hardware replaced 2019
CONCRETE & PAVEMENT		
Sidewalks		Main entrance loop needs to be repaved Parking lot striped 2024
Bus Loop	Good	
Parking Lot	Poor Good	
GROUNDS		
Playground Equipment	Fair	Drainage repair and mulch replaced 2022, Playground is 20 years old
Paved Athletic Surfaces	Good	
Athletic Fields	Good	

WALLER MILL ELEMENTARY FINE ARTS MAGNET SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF	Good	
HVAC	Good	Control wiring replaced 2022
BUILDING ENVELOP Doors, windows, fascia Walls (Painting)	Good Good	
PLUMBING	Good	
FLOORS	Good	Gym floor logo replaced 2022
ELECTRICAL Main switchboard Breaker panels	Good Fair	Should replace original FPE panels
SECURITY & ALARMS P.A. system	Excellent	VALCOM system installed 2024
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT Kitchen	Good	steamer 2024
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Good Good Good	Areas of settlement on front sidewalk Parking lot striped 2024
GROUNDS Playground Equipment Paved Athletic Surfaces Athletic Fields	Fair Excellent Good	Playground is 20 years old

YORKTOWN ELEMENTARY MATH, SCIENCE & TECHNOLOGY MAGNET SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Original Building Gym 2009 Addition	Good Good Good	
HVAC Original Building Gym 2009 Addition	Good Good Good	
BUILDING ENVELOP Doors, windows, fascia Original Building Gym 2009 Addition Walls (painting)	Good/Fair Good Good Good	Some original exterior doors need to be replaced
PLUMBING	Good	
FLOORS	Good	
ELECTRICAL	Good	
SECURITY & ALARMS P.A. system	Good	
ENERGY MANAGEMENT SYSTEM	Good	
MISCELLANEOUS FIXTURES/EQUIPMENT Kitchen	Excellent	Convection oven 2024
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Good/Excellent Good Excellent	Installed new sidewalks near addition and head start trailer Additional parking completed Parking lot striped 2024
GROUNDS Playground Equipment Paved Athletic Surfaces Athletic Fields	Fair N/A Good	Playgrounds 20 years old Removed roots from playgrounds and replaced mulch 2024 Modular building placed on basketball court 2016
Head Start Trailer	N/A	

QUEENS LAKE MIDDLE SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF		
Original Building	Very Poor	Severe shingle failure- in CIP
Gym	Fair	
2003 Addition	Very Poor	Severe shingle failure
HVAC	Fair	2003 installation
BUILDING ENVELOP		
Doors, windows, fascia	Good/Poor	Front canopy painted 2020 Original exterior doors need to be replaced
Walls (Painting)	Satisfactory	
PLUMBING		
Original restrooms	Very Poor	Original restrooms need renovation soon
Drinking fountains	Fair/Good	Some drinking fountains have been replaced 2022
FLOORS	Good	
ELECTRICAL		
Main switchboard	Very Poor	Main switchboard and original power panels needs replacement.
Lights	Poor	Need to upgrade lighting with LED
SECURITY & ALARMS		
Security vestibule	Good	installed 2022
P.A. system	Excellent	VALCOM installed 2024
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace old Novar system
MISCELLANEOUS FIXTURES/EQUIPMENT		
Locker rooms	Very Poor	Locker rooms need renovation
Signage	Good	Need to replace signage with ADA compliant signage
Kitchen	Excellent	Walk-in cooler and freezer, serving line replaced in 2024, Serving lines installed 2025
Gym	Poor	School needs a full-size gym
Modular buildings	Good	2 modulares installed in 2023 and 2024
CONCRETE & PAVEMENT		
Sidewalks	Good	In CIP
Bus Loop	Poor	Additional bus parking needed / need to separate bus traffic from vehicle traffic- in CIP
Parking Lot	Poor	Need repaving and additional parking, Parking lot striped 2024
GROUNDS		
Paved Athletic Surfaces	Good	
Athletic Fields	Good	Cell tower installed 2022

TABB MIDDLE SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Original Building	Good	Roof replaced with metal roof 2019
Gym	Satisfactory	
HVAC	Excellent	All heat pumps replaced 2023-24, make-up air units overhauled in 2023
BUILDING ENVELOP Doors, windows, fascia Walls (Painting)	Good/Fair Good	
PLUMBING	Good	
FLOORS	Good	
ELECTRICAL	Fair	Switch gear and many panels date to early 2000's renovation
SECURITY & ALARMS P.A system Fire / security	Excellent Excellent	Entire system replaced in 2024 Replaced with VALCOM in 2024
ENERGY MANAGEMENT SYSTEM	Excellent	Replaced with Alerton in 2023-24
MISCELLANEOUS FIXTURES/EQUIPMENT Locker rooms Clock system Gym floors Gym Kitchen	Excellent Excellent Excellent Good Excellent	Lockers and benches replaced, painted walls, replaced flooring 2024 Replaced with VALCOM in 2024 Installed new wood floors/paint and wall pads & LED lighting Walk-in cooler and freezer 2023, steamer replaced in 2024
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot	Good Good Good	Striped parking lot 2024
GROUNDS Paved Athletic Surfaces Athletic Fields	Good Good	Sprigged soccer/football field 2019 Erosion on side of football field

YORKTOWN MIDDLE SCHOOL/YORK RIVER ACADEMY		
COMPONENT	CONDITION	COMMENT
ROOF Gutters and downspouts	Fair Fair	Sporadic failure of acrylic roof coating Some gutters and downspouts need repair
HVAC	Good	Replaced compressors in Auditorium, Gym and Cafeteria HVAC units, replaced cafeteria unit 2025, gym unit needs replacement, running on one circuit
BUILDING ENVELOP Doors Doors (Auditorium) Windows Fascia Walls (Painting)	Good/Fair Poor Good Good Satisfactory	Original exterior doors need to be replaced Original exterior doors need to be replaced
PLUMBING Original restrooms	Fair	Original restrooms need renovation
FLOORS	Good/Excellent	Main gym floor replaced with wood 2021
ELECTRICAL Lighting Locker and team rooms	Good Excellent/Good Excellent	Main gym lighting replaced with LED, classrooms T-8 LED lighting installed 2024
SECURITY & ALARMS	Fair	
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace old Novar system
MISCELLANEOUS FIXTURES/EQUIPMENT Locker rooms Signage Auditorium sound system Auditorium stage lighting Auditorium seating Kitchen	Excellent Fair Poor Excellent Excellent Excellent	Lockers and benches replaced 2024 Needs to be replaced Needs to be replaced Walk in cooler/freezer 2024 Ovens/serving lines 2025
CONCRETE & PAVEMENT Sidewalks Bus Loop Parking Lot Fire access road to Boys & Girls Club	Good/Fair Good Very Poor Excellent	Some front sidewalks are in need of repair Side parking lot needs expansion and correct drainage/ back loop needs repaved Parking lot striped 2024 Repaved 2023

GRAFTON SCHOOL COMPLEX		
COMPONENT	CONDITION	COMMENT
ROOF	Good	Roof repaired 2016 and coated 2017
Parapets	Good	Repaired 2021
HVAC	Good	HS HVAC replaced (cooling towers) replaced 2019 MS HVAC replaced in 2020
BUILDING ENVELOP		
Caulk joints	Good	Vertical caulk joints in brick re-caulked 2022
Doors, windows, fascia	Good	Main entrance doors replaced 2019
Walls (Painting)	Good	Exterior power washed 2022
PLUMBING	Good	Replaced toilets in teachers' restrooms 2019 Multiple toilet seals need replacement
FLOORS		
Middle gym floor	Excellent	Replaced 2024
ELECTRICAL	Excellent	Main switchboard replaced High school lighting replaced with LED 2019; MS lighting replaced in 2020 Dual generators installed 2019
SECURITY & ALARMS		
Security vestibule	Good	installed 2019
Fire alarm	Good	
P.A. system	Good	Valcom installed in 2020
ENERGY MANAGEMENT SYSTEM	Good	Replaced 2019-2020
MISCELLANEOUS FIXTURES/EQUIPMENT		
HS and MS media centers	Good	Media centers need updated/renovated
Kitchen	Excellent	Walk in cooler / freezer, serving lines replaced in 2024, ovens and steamer 2025
CONCRETE & PAVEMENT		
Sidewalks	Good	Replaced multiple sections of cracked sidewalk 2019
Bus Loop	Very Poor	Needs repaving
Parking Lot	Very Poor	Needs repaving, need additional parking
GROUNDS		
Paved Athletic Surfaces	Good	
Athletic Fields	Good	

BRUTON HIGH SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF Main roof Gym roof Gutters and downspouts Concession stand (Roof)	Excellent Excellent Excellent Very Poor	Repaired and coated entire roof Replaced and then coated Hole in roof temporarily repaired, need entire roof replaced
HVAC	Fair	Existing system installed 2002 and is 20 years old
BUILDING ENVELOP Doors, windows, fascia Commons area storefront doors and windows Walls (Painting)	Excellent/Fair Poor Fair	Fascia repaired 2024, most exterior doors original to building Commons storefront needs to be replaced Partial painting in café 2017
PLUMBING Gym and School of the Arts restrooms Drinking fountains	Poor/Excellent Good/Fair	SOA restrooms renovated 2021 Drinking fountains need to be replaced, several water bottle filling stations installed
FLOORS	Good	
ELECTRICAL	Good	
SECURITY & ALARMS	Fair	
ENERGY MANAGEMENT SYSTEM	Poor	Needs to be replaced with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT Media center Metal canopy Signage Kitchen equipment Kitchen Locker rooms Auditorium	Excellent Fair Excellent Excellent Good Very Poor Excellent	Media Center renovated into Learning Commons Has been painted 2024 Need to replace signage with ADA compliant signage Serving lines and ovens replaced 2025 Walk-in cooler and freezer replaced in 2024 Locker rooms are in desperate need of renovation- in CIP Main auditorium renovated 2025
CONCRETE & PAVEMENT Sidewalks Bus Loop	Fair Poor	Some sidewalks have cracks that need to be repaired Needs repaving

Parking Lot	Poor	Main parking lot and entrance/exit road is older and in fair condition Parking lot striped 2024
GROUPS		
Athletic Fields	Good/Excellent	Football field converted to synthetic turf 2022 Erosion by field house needs attention

TABB HIGH SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF		
Metal	Fair	Experiencing several leaks in valleys
Low Slope Roof	Fair	Flashing failure, needs coating
HVAC	Fair/Good	Very high energy consumption Cooling tower replaced 2022
BUILDING ENVELOP		
Doors	Poor	Original 1972 doors need to be replaced
Windows	Very Poor	Original 1972 windows need to be replaced
Fascia	Very Poor	Rust is penetrating the metal facial
Walls (Painting)	Good	Use of tape on walls is peeling paint
PLUMBING		
Gym and Arts areas restrooms	Very Poor	Gym and Arts areas restrooms need to be renovated
FLOORS	Good	
ELECTRICAL		
Main switchboard	Poor	Original switchboard should be replaced- in CIP
Breaker panels	Poor	Original breaker panels should be replaced- in CIP
Lighting	Poor	Light should be upgraded with LED
SECURITY & ALARMS	Good	Fire alarm replaced 2018
P.A. system	Excellent	Valcom installed 2025
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT		
Locker rooms	Fair/Excellent	Replaced lighting and some lockers, area needs complete renovation
Signage	Fair	Need to upgrade signage with ADA compliant signage
Kitchen equipment	Good	Dry storage reconfigured
Kitchen	Excellent	Walk-in cooler and freezer, serving lines, conveyor ovens replaced in 2024
Auditorium	Excellent	Auditorium renovated 2025
CONCRETE & PAVEMENT		
Sidewalks	Good	Repaired 2018
Bus Loop	Excellent/fair	VDOT repaved 2021/bus loop needs to be widened
Parking Lot	Fair	Needs repaving, striped 2024
GROUNDS		
Paved Athletic Surfaces	Good	
Athletic Fields	Good	New irrigation controls installed 2019

		Synthetic practice football/soccer/field hockey field installed 2025 Fields need lighting for evening practices
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YORK HIGH SCHOOL CAMPUS – YORK HIGH SCHOOL		
COMPONENT	CONDITION	COMMENT
ROOF	Excellent	Roof repair/recoating completed 2022
Gutters and downspouts	Excellent	Gutters replaced 2022
HVAC	Fair	Installed during 2006 renovation
BUILDING ENVELOP		
Doors (Exterior)	Good	Original auditorium exterior doors need to be replaced/Repaint exterior doors
Windows	Good	
Fascia	Good	
Walls (Painting)	Satisfactory	2006 was last building-wide painting
PLUMBING		
Hot water	Poor	No hot water to some restroom sinks
Drinking fountains	Good/Fair	Drinking fountains need to be replaced, some water bottle filling stations have been added
FLOORS	Good	Main gym floor refinished 2025
ELECTRICAL		
Main switch board	Very Poor	Main switch board needs replacement ASAP
Breaker panels	Poor	Original breaker panels should be replaced
Lighting	Fair	Lighting should be upgraded to LED
Main gym	Excellent	Lighting replaced with LED and painted in 2024
Locker rooms	Excellent	Replaced lighting, lockers, benches, floors, doors and painted
SECURITY & ALARMS		
P.A. system	Poor	Needs to be replaced- State grant fall of 2025
ENERGY MANAGEMENT SYSTEM	Fair	Need to be replaced with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT		
Locker Rooms	Excellent	Renovated in 2024
Restrooms	Good	Restrooms need renovation
		Café and 400 hallway restrooms refurbished –tile floor/new stall partitions 2019
Doors (Interior)	Good	Doors replaced 2019
Media center	Good	Media center renovated 2019
Main gym	Excellent	Goals repaired and walls painted
Locker and team rooms	Excellent	

Auditorium	Excellent	Lockers and benches replaced, painted walls, replaced flooring Auditorium renovated 2025
CONCRETE & PAVEMENT		
Sidewalks	Good	
Bus Loop	Fair	Need to expand bus loop and separate bus traffic from vehicle traffic
Parking Lot	Good	Need to expand parking to accommodate games at Bailey Field

YORK HIGH SCHOOL CAMPUS – TV STUDIO/LLLC/PRINT SHOP		
COMPONENT	CONDITI ON	COMMENT
ROOF	Very Poor	Needs repair and coating
HVAC Print shop Ductwork	Very Poor Very Poor	Print shop needs fresh air Fiber board ductwork is falling apart
BUILDING ENVELOP Doors Windows Fascia Walls (Painting)	Very Poor Very Poor Poor Fair	Needs replacement ASAP Needs replacement ASAP
PLUMBING Restrooms Drinking fountains Hot water	Excellent Fair Poor	Restrooms renovated 2025 Need to replace drinking fountains Limited hot water in building
FLOORS	Satisfact ory	
ELECTRICAL Breaker panels Lighting	Very Poor Very Poor	Panels need to be replaced Old, inefficient light fixtures need to be replaced with LED
SECURITY & ALARMS	Satisfact ory	
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace old Novar system
MISCELLANEOUS FIXTURES/EQUIPMENT Signage Ceilings Food service offices	Poor Poor Very Poor	Need to replace signage with ADA compliant signage Suspended ceilings throughout are old, sagging and need to be replaced Offices need to be renovated/overcrowded
CONCRETE & PAVEMENT Sidewalks Parking Lot	Satisfact ory Poor	 Need to repave and add additional parking

SCHOOL BOARD OFFICE		
COMPONENT	CONDITION	COMMENT
ROOF	Fair	Ending life cycle- installed 2005
HVAC	Fair	Server room HVAC installed summer 2017
BUILDING ENVELOP		
Doors	Good	
Windows	Good	
Fascia	Good	
Walls (Painting)	Good	
BASEMENT	Good	
FLOORS	Good	
ELECTRICAL	Good	
Lighting	Poor	Need to replace with LED
SECURITY & ALARMS		
Fire alarm	Good	Fire alarm installed
Cameras	Good	Cameras installed
		Security vestibule installed 2022
ENERGY MANAGEMENT SYSTEM	Good	Replace with Alerton in 2019
MISCELLANEOUS FIXTURES/EQUIPMENT	Good	
CONCRETE & PAVEMENT		
Sidewalks	Good	
Parking Lot	Excellent	Parking lot repaved 2019 Not enough parking. Needs expansion and repaving

OPERATIONS COMPLEX – BUS ADMINISTRATION/GARAGE		
COMPONENT	CONDITION	COMMENT
ROOF Admin Office Shop	Good Very Poor	Needs recoating/possible replacement, repairs made 2025
HVAC	Excellent	Units replaced 2025
BUILDING ENVELOP Doors Windows Walls (Painting)	Good Good Good	
PLUMBING	Fair	Need to eliminate sewer lift station and put on new sewer main
FLOORS	Good	
ELECTRICAL Breaker panels Lighting	Poor Poor	All panels need to be replaced Lighting should be replaced with LED
SECURITY & ALARMS	Good	
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT	Satisfactory	
CONCRETE & PAVEMENT Parking Lot	Fair	Need to repave

OPERATIONS COMPLEX – IT WAREHOUSE		
COMPONENT	CONDITION	COMMENT
ROOF	Good	
HVAC	Good	
BUILDING ENVELOP Doors Windows Fascia Walls (Painting)	Good Good Good Good	
PLUMBING	Good	
FLOORS	Good	
ELECTRICAL Breaker panels Lighting	Good Fair	Installed surge protection 2018 Need to replace with LED lighting
SECURITY & ALARMS	Good	
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace with Alerton
MISCELLANEOUS FIXTURES/EQUIPMENT	Good	
CONCRETE & PAVEMENT Sidewalks	Good	

OPERATIONS COMPLEX – MAINTENANCE/WAREHOUSE		
COMPONENT	CONDITION	COMMENT
ROOF		
Metal Building	Poor	Holes, rust in areas
Warehouse	Good	
HVAC	Fair	Needs replacement
BUILDING ENVELOP		
Doors	Poor	Needs replacement
Windows	Poor	Needs replacement
Fascia	Poor	Needs replacement
Walls (Painting)	Very Poor	Exterior walls were partially repainted 2020
PLUMBING	Satisfactory	Need to tie into sewer main
FLOORS	Fair	Carpet needs replaced
ELECTRICAL		
Breaker panels	Poor/Good	Breaker panels need replacement. New service installed 2022, still feeding older panels
Lighting	Poor	Lighting needs to be replaced with LED
SECURITY & ALARMS	Good	
ENERGY MANAGEMENT SYSTEM	Poor	Need to replace old Novar system
MISCELLANEOUS FIXTURES/EQUIPMENT		
Walk in units	Excellent	Cooler overhauled, new drive-in freezer unit installed 2022
CONCRETE & PAVEMENT		
Parking Lot	Fair Fair	

Appendix 3 – Major Systems History

List of Schools and Original Construction Dates

Buildings	Initial Construction
Elementary	
Bethel Manor Elementary	1960
Coventry Elementary	1989
Dare Elementary	1965
Grafton Bethel Elementary	1954
Magruder Elementary	1990
Mount Vernon Elementary	1977
Seaford Elementary	1962
Tabb Elementary	1976
Waller Mill Elementary	1969
Yorktown Elementary	1967
Middle	
Queens Lake Middle School	1966
Tabb Middle School	1967
Yorktown Middle School	1954
High	
Bruton High School	1976
Tabb High School	1972
York High School	1954
Other	
Grafton Middle/High School	1996
EXTEND Center	2008
School Board Office	1976
York River Academy	2010

HVAC System Renovations

Year of Last Replacement	School	Notes
1997	Magruder	1997 Addition
1998	Dare	Gym
1998	Tabb High	Whole Building
2002	Bruton	Whole Building
2003	Bethel Manor	100 and 200 Halls
2004	Seaford	Original Building geothermal
2004	Queens Lake	Whole Building
2006	York High	Whole Building
2007	Yorktown Middle	Whole Building
2009	Magruder	2009 Addition
2009	Grafton Bethel	2009 Addition
2010	Dare	Extend
2010	Yorktown Elementary	Classroom Addition
2010	Grafton High	Main Gym
2012	Dare	Main Building
2013	Grafton Bethel	Whole Building
2014	Seaford	2014 Addition
2014	Coventry	ALL
2014	Grafton High	3rd gym
2015	Magruder	Original Building, Cafeteria, Gym, Makeup Air
2015	Grafton Bethel	Entire school, Cafeteria, Gym, Makeup Air
2016-2025		
2016	Waller Mill	Whole Building
2018	Yorktown Elementary	Main Building
2018	Bethel Manor	300 and 400 Halls
2019	Tabb Elementary	Whole Building
2020	Grafton High	Main Building, Band Room
2023	Seaford	2023 Addition
2023	Bethel Manor	200 hall
2024	Mt. Vernon	Whole Building
2024	Tabb Middle	Whole Building

Roof System Renovations

Year of Last Replacement	School	Notes
1998	Tabb High	Entire Building
2004	Queens Lake	Entire Building
2006	Mt. Vernon	A Wing
2007	Yorktown Middle	Addition
2007	School Board Office	Whole Building
2009	Coventry	Cafeteria
2009	Magruder	Cafeteria
2009	Yorktown Elementary	10-classroom Addition
2010	Mt. Vernon	D Wing
2010	York High	Metal Building Roof Replaced
2013	Tabb Elementary	2013 Addition
2013	Coventry	Gym
2013	Yorktown Middle	Main Building Repaired and Coated (acrylic)
2014	Magruder	Metal Roof Replaced
2014	Seaford	2014 Addition
2015	Magruder	Gym
2015	Grafton Bethel	Whole Building
2016-2025		
2016	Grafton School Complex	Whole Roof Repaired and Coated
2016	Waller Mill	2016 Classroom Addition and Gym
2017	Bethel Manor	300/400 Hallways replaced, 200 Hall coated
2017	Waller Mill	Original Roof repaired and coated, roof replaced on additions
2017	Yorktown Elementary	Replaced and coated all roof except 2017 addition
2018	Tabb Elementary	Metal roof replaced
2019	Dare	Repaired and coated whole building
2019	Coventry	Metal roof
2019	Tabb Elementary	Coated low slope roof, replaced metal roof
2019	Tabb Middle	Metal roof
2022	York High	Entire building repaired and coated except metal building
2023	Seaford	Original building repaired and coated 2023 Addition-new
2024	Mt. Vernon	B Wing replaced and gym repaired and coated
2024	York Elementary	covered gym roof with pvc
2025	Bruton	Whole building repaired and coated

Electrical Switchgears/Major Electrical Renovations

Year of Last Replacement	School	Notes
1968	York High	Original (1968), with some additions
1974	Tabb High	
1976	Mt. Vernon Elementary	Original, with some modifications
1989	Coventry Elementary	
1990	Magruder Elementary	
1990	Grafton-Bethel Elementary	
1999	Tabb Middle	
2003	Bethel Manor Elementary	
2008	Yorktown Middle/YRA	
2009	Dare Elementary	Original (1965), with some modifications
2013	Bruton High	
2015	Queens Lake Middle	Original (1966), except main breaker
2016	Waller Mill Elementary	
2017	Tabb Elementary	
2017	Yorktown Elementary	
2021	Grafton School Complex	
2023	Seaford Elementary	Some original (1962) equipment remains

25 Year Additions/Renovations

2001-2015		
Year of Addition/Renovation	School	Notes
2001	Seaford	Gym addition
2002	Bethel Manor	Addition added and a few rooms renovated
2002	Bruton	2002 entire school renovated & converted to geothermal HVAC
2003	Seaford	Entire school converted to geothermal HVAC
2004	Queens Lake	2004 entire school renovated & converted to geothermal HVAC, roof replaced
2005	Grafton School Complex	2005 GHS band room added
2006	York High	2006 entire school renovated & converted to geothermal HVAC
2007	Yorktown Middle School	2007 entire school renovated & converted to geothermal HVAC
2007	School Board Office	Completely Renovated
2008	Mt. Vernon	Replaced roof and HVAC 'A' wing
2008	Magruder	4 classroom addition
2009	Dare	Added Extend Center
2009	Yorktown Elementary	Added 10 classroom wing
2010	Mt. Vernon	Added 10 classroom 'D' wing
2010	Yorktown Middle School	New wing added to YMS (also Boys&Girls Club)
2010	York High	metal bulding roof replaced
2011	Mt. Vernon	Energy conservation project 'B' wing
2011	Dare	Converted original bldg to geothermal HVAC
2013	Coventry	replaced original bldg HVAC system with VRF, cafe HVAC, gym HVAC, M/U air, enclosed breezeway
2013	Tabb Elementary	Added 6 classroom wing
2014	Seaford	Classroom addition
2014	Grafton School Complex	Third gym added
2014	Magruder	metal roof replaced
2015	Grafton Bethel	Replaced entire school HVAC with VRF, replaced casework, ceilings and lighting
2015	Magruder	Replaced original bldg HVAC with VRF, cafe HVAC, Gym HVAC, M/U air. Renovated main office and added security vestibule, enclosed breezeway

10-Year Additions/Renovations

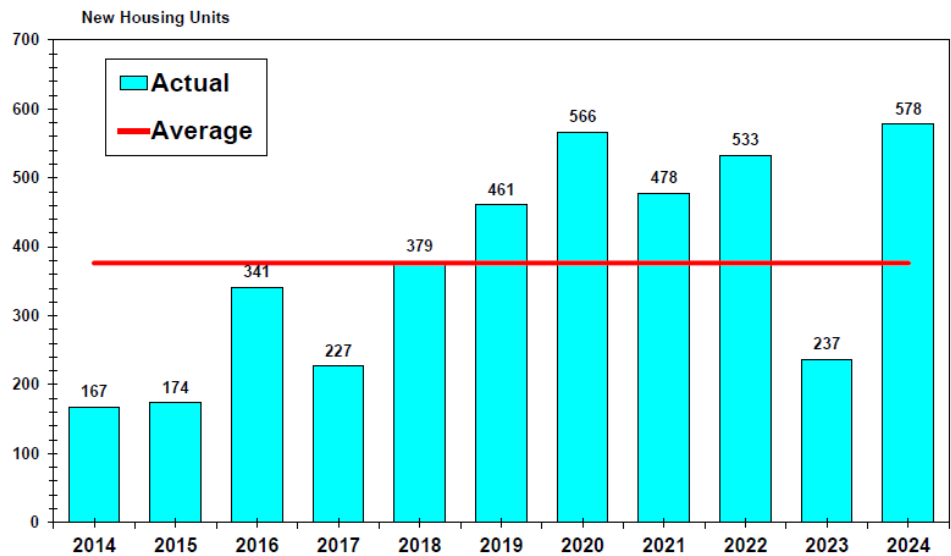
2016-2020		
Year of Addition/Renovation	School	Notes
2016	Waller Mill	Added 10 classrooms and gymnasium
2017	Bethel Manor	Renovated 300 & 400 halls and created security vestibule
2017	Waller Mill	Renovated entire bldg and recovered roof with PVC
2017	Yorktown Elementary	Renovated entire bldg and roof replaced except 2009 addition, expanded main offices and cafeteria and created a security vestibule
2017	Tabb Middle	Created security vestibule
2017	Yorktown Middle	Created security vestibule
2017	York High	Created security vestibule
2018	Seaford	Created security vestibule
2018	Dare	Created security vestibule
2018	Bruton	Created security vestibule
2019	Coventry	Created security vestibule
2019	Mt. Vernon	Replaced gym floor, enclosed open breezeway, renovated main offices and added security vestibule
2019	Tabb Elementary	replaced HVAC systems, renovated entire bldg, added security vestibule
2019	Grafton School Complex	Renovated GHS side; replaced HVAC, ceilings and lighting, renovated GHS and GMS main offices and added security vestibules to both sides and GHS attendance entrance
2019	Dare	recoated entire low slope roof
2020	Dare	Enclosed breezeway
2020	Tabb High	Created security vestibule
2020	Grafton School Complex	Renovated GMS side to match 2019 GHS project
2020	Coventry	replaced additional HVAC

5-Year Additions/Renovations

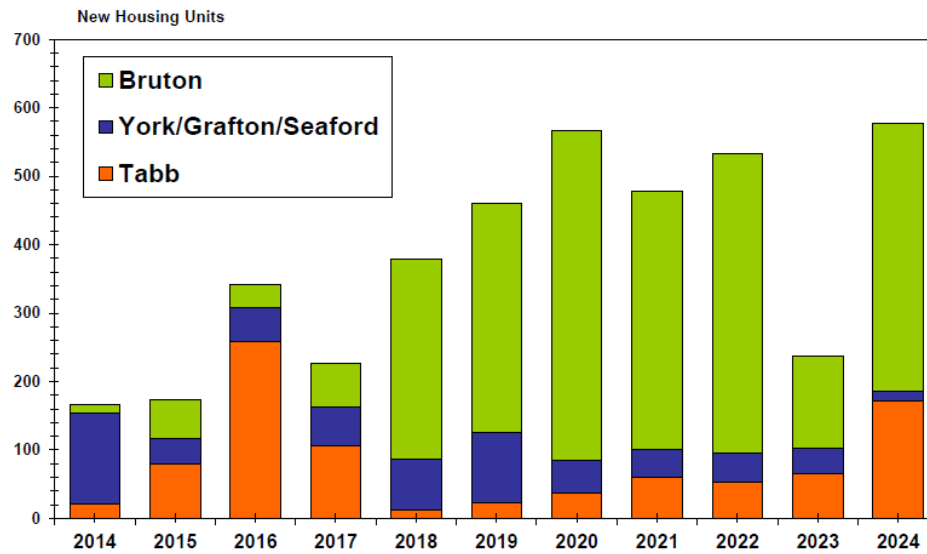
2021-2025		
Year of Addition/Renovation	School	Notes
2021	Tabb Middle	Both gyms: installed wood floors, LED lighting and painted
2021	Yorktown Middle	main gym: installed wood floor and LED lighting and painted
2022	Seaford	9 classroom addition
2022	Queens Lake	Gym: installed wood floor, LED lighting and painted
2023	Seaford	Renovated entire original school
2023	Tabb High	Renovated weight room
2023	Bethel Manor	replaced 200 hall RTU HVAC
2024	Tabb Middle	Renovated both locker rooms, replaced all heat pump and circulating pumps and overhauled fresh air units.
2024	Yorktown Middle	Renovated boys and girls locker and team rooms
2024	Tabb High	Partially renovated boys team room and girls locker room and team rooms
2024	York High	Renovated boys and girls locker and team rooms, renovated weight room
2024	Mt. Vernon	all HVAC units replaced, 4 new makeup air systems installed, B wing upper roof replaced, gym roof coating
2025	Bruton High	Auditorium Refreshed with new seats, flooring, paint, house lighting, stage lighting and sound board
2025	Tabb High	Auditorium Refreshed with new seats, flooring, paint, house lighting, stage lighting and sound board
2025	York High	Auditorium Refreshed with new seats, flooring, paint, house lighting, stage lighting and sound board
2025	Yorktown Middle	Auditorium Refreshed with new seats, flooring, paint, house lighting, stage lighting and sound board
2025	York High	Renovated remainder of locker rooms and painted and LED lights in Aux Gym

Appendix 4 – York County Planning Division Summary of Residential Data
Affecting School Enrollment

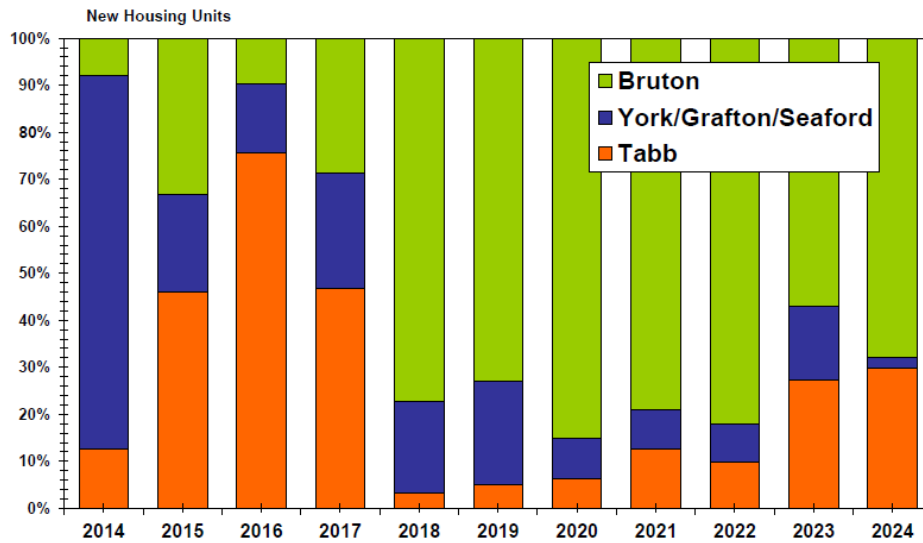
New Home Construction
2014-2024



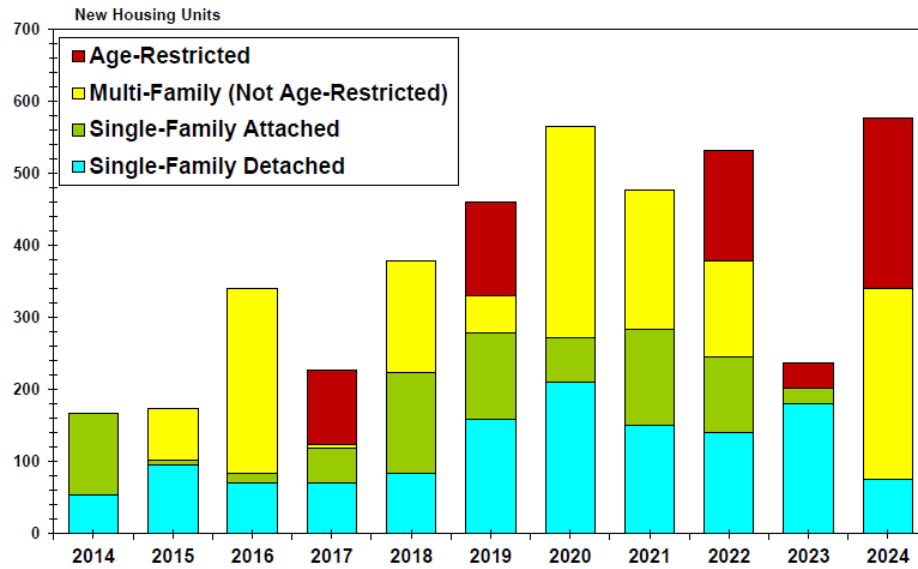
New Home Construction by Area 2014-2024



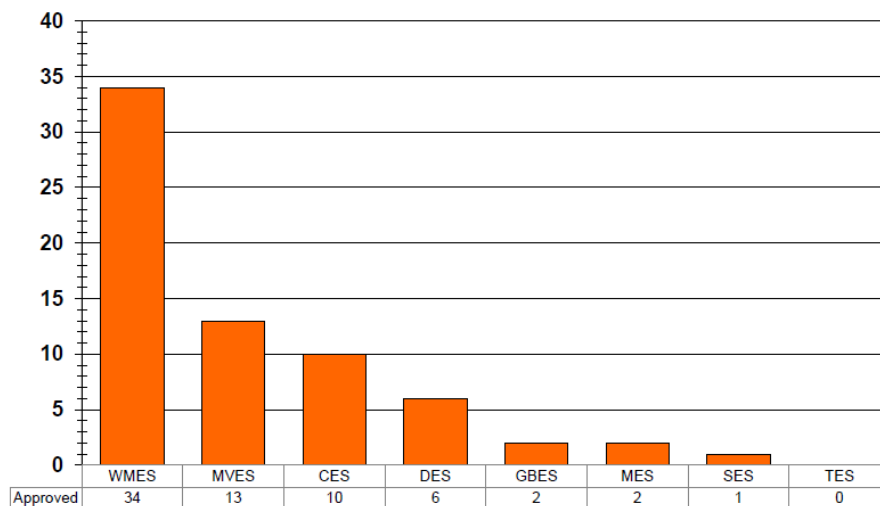
New Home Construction by Area 2014-2024



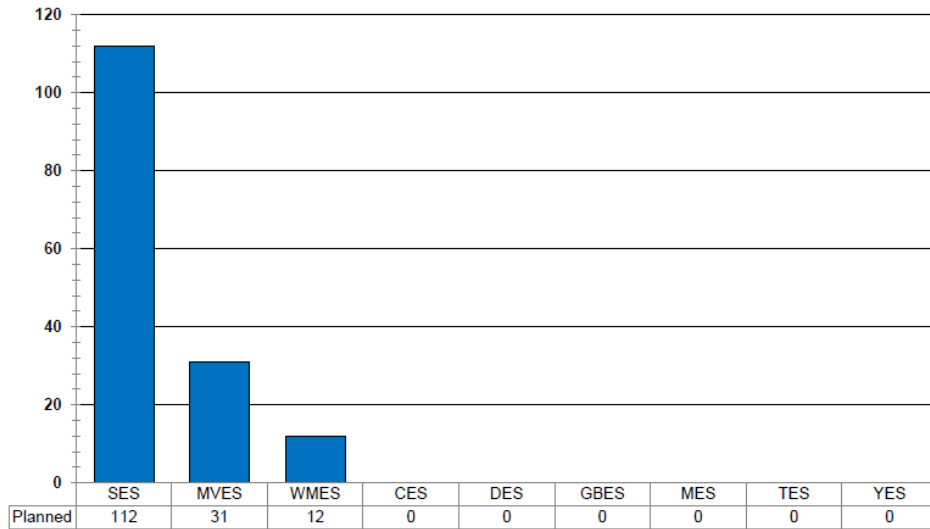
New Home Construction by Type 2014-2024



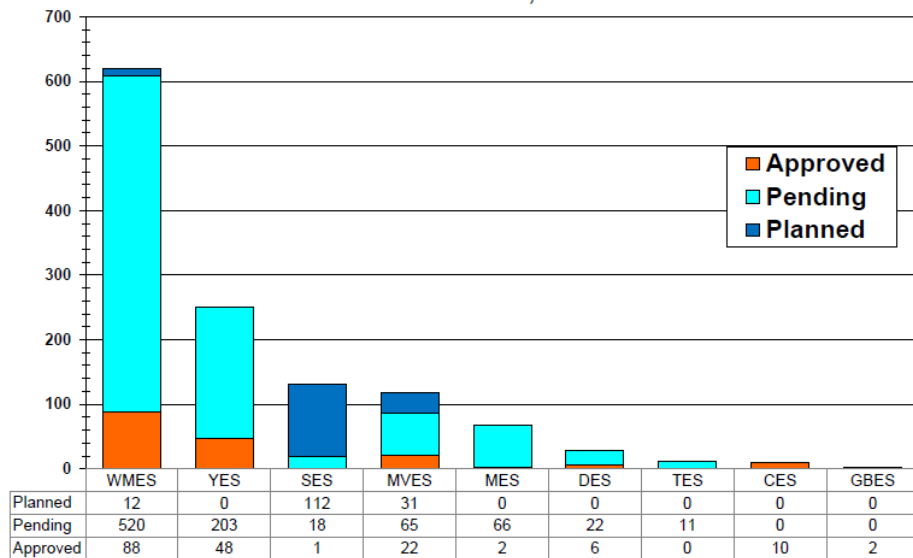
Approved/Active Housing Units by Elementary School Attendance Zone as of October 1, 2025



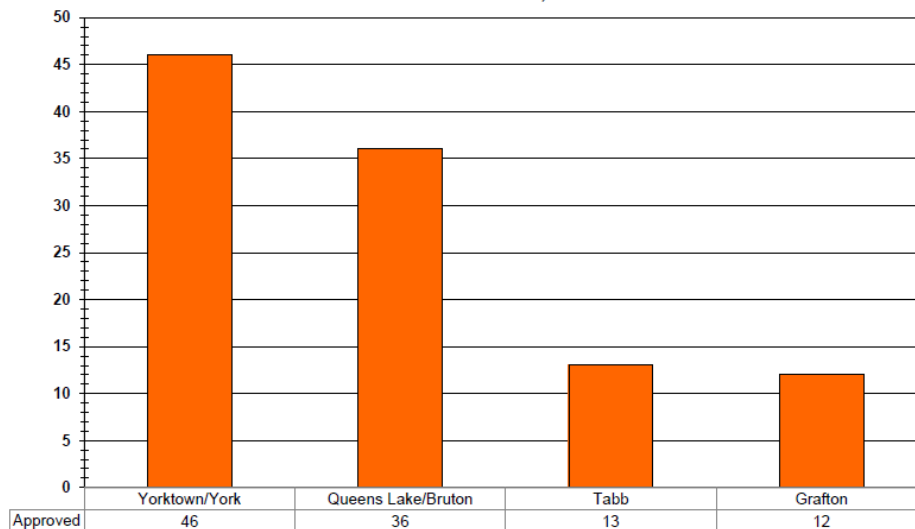
Planned Housing Units by Elementary School Attendance Zone as of October 1, 2025



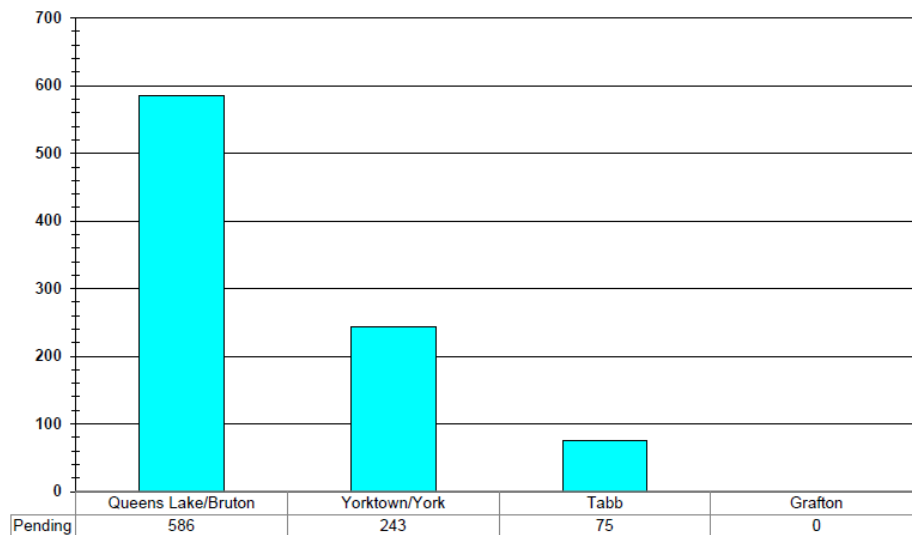
Approved/Active, Pending, & Planned Housing Units by Elementary School Attendance Zone as of October 1, 2025



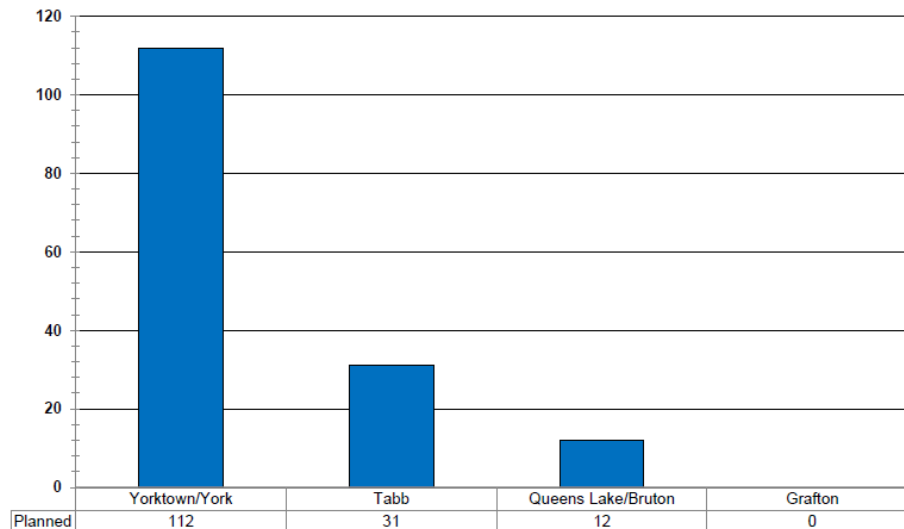
Approved/Active Housing Units by Secondary School Attendance Zone as of October 1, 2025



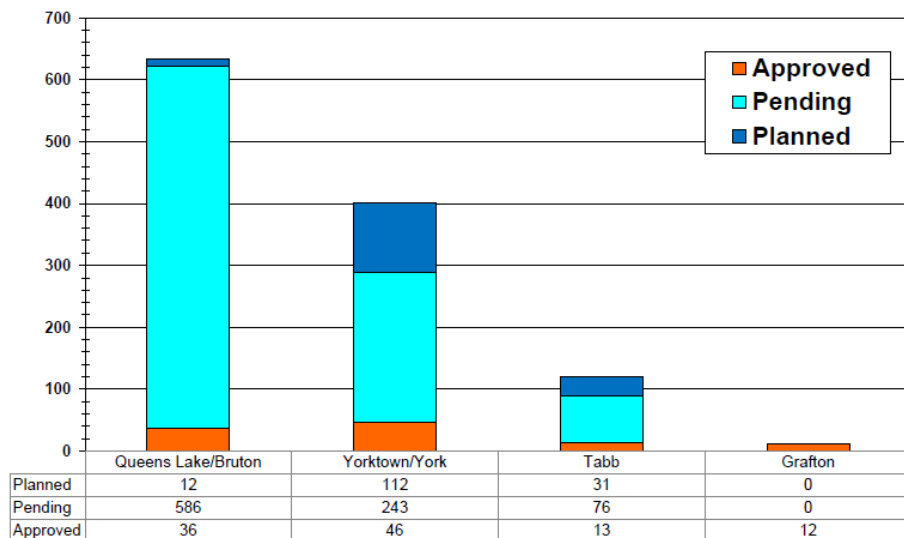
Pending Housing Units by Secondary School Attendance Zone as of October 1, 2025





Planned Housing Units by Secondary School Attendance Zone as of October 1, 2025

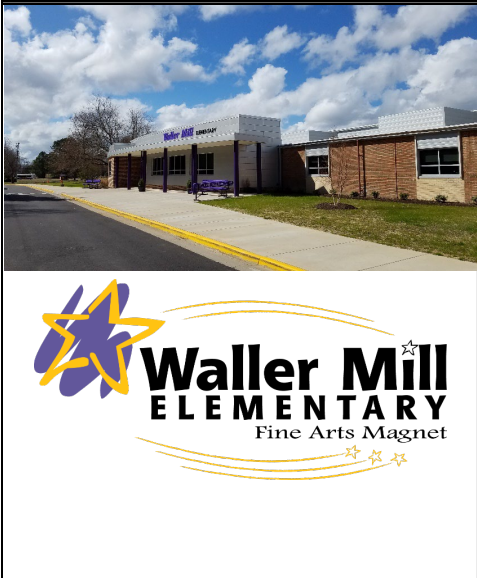



Approved/Active, Pending, & Planned Housing Units by Secondary School Attendance Zone as of October 1, 2025







Appendix 5 – CIP Project Worksheets

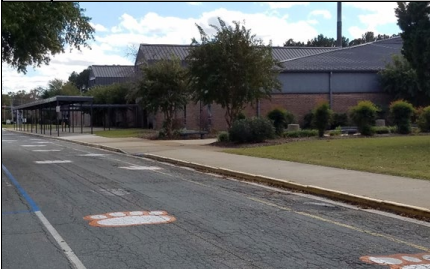

County of York, Virginia										
Capital Improvement Program Submission Fiscal Years 2027 - 2032										
PROJECT NUMBER: N/A		PROJECT NAME: Bus Loop and Parking Improvements & Gym HVAC including building-wide automation system (BAS)				STATUS: Requested				
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects				DIVISION: YCSD				
PROJECT TYPE: Expansion and Equipment Replacement						FUND: 2500				
PROJECT LOCATION: Dare Elementary School and School Board Office										
Programmed Funding										
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding								
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding		
\$ 2,369,800	N/A	\$ 1,718,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2026 Approved CIP	\$ 151,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Description, Scope and Timeline										
<p>Funding is requested expand the parking lot for Dare Elementary School and School Board office and improved Dare Elementary Bus Loop and to replace the HVAC unit in the Gym to include building-wide automation system replacement.</p> <p>Anticipated Timeline:</p> <p style="margin-left: 20px;">Funding - Bus Loop and Parking Lot - July 2025 for A&E, July 2026 for construction</p> <p style="margin-left: 40px;">HVAC and Building Automation - July 2026 for A&E, July 2027 for construction</p> <p style="margin-left: 20px;">A&E Design Completion - Bus Loop and Parking Lot - March 2026</p> <p style="margin-left: 40px;">HVAC and Building Automation - October 2026</p> <p style="margin-left: 20px;">Invitation for Bids - Bus Loop and Parking Lot - April 2026</p> <p style="margin-left: 40px;">HVAC and Building Automation - November 2026</p> <p style="margin-left: 20px;">Construction - Bus Loop and Parking Lot - Summer 2026</p> <p style="margin-left: 40px;">HVAC and Building Automation - July 2026 - November 2026</p>										
Purpose and Need										
<p>Bus Loop improvements is to increase safety to staff and students by eliminating crossing bus traffic with parent dropoff traffic. Additional parking spaces are needed for personal vehicles for both Dare Elementary and School Board office staff and student parents. Existing Gym HVAC and entire building automation system have reached the end of their useful lifecycle and need to be replaced.</p>										
History and Current Status										
<p>As more parents are dropping off their children to school there is an increase traffic congestion in the parking lot as well on Dare Rd. Additional parking will relieve the congestions, improve traffic flow and increase overall traffic safety. It will also provide additional parking for events at Dare Elementary and School Board office meetings. Gym HVAC will reach 30 years since it was installation with the gym addition.</p>										
Operating Budget Impacts										
<p>There will be additional maintenance cost for maintaining a larger parking lot. A new HVAC unit will be more energy efficient and require less maintenance and reduce operational cost.</p>										
Anticipated Performance/Outcome Measures										
<p>The improvements will improved congestion of vehicle traffic flow and improve safety by separating the bus traffic. A new HVAC unit will provide better temperature and humidity control in the gym. Replacement equipment will be consistant with current YCSD HVAC Standards.</p>										
Strategic Plan Goals (Check all applicable)										
X	Student Achievement				X	School Culture				
X	Student Experiences					Operational Stewardship				
X	Staff Support									
 		Schedule of Activities								
		Project Activities							Amount	
		A&E							\$ 151,800	
		Land							\$ -	
		Construction							\$ 1,981,020	
		Furnishings							\$ -	
		Equipment							\$ -	
		Contingencies							\$ 236,980	
		Other: Please explain below							\$ -	
									\$ -	
		Total Budgetary Cost Estimate:							\$ 2,369,800	
		Means of Financing								Amount
		Funding Subclass								
		Program Support/Revenue								\$ -
		Financing/Debt Issuance								\$ 2,369,800
Federal, State, Other: Please explain below								\$ -		
								\$ -		
								\$ -		
Local Funding: Cash								\$ -		
Total Funding:								\$ 2,369,800		
CONTACT PERSON: Bill Bowen										
PHONE: 757.898.0300										


County of York, Virginia									
Capital Improvement Program Submission Fiscal Years 2027 - 2032									
PROJECT NUMBER: N/A	PROJECT NAME: Six/Eight Classroom Expansion and Common Areas Adjustments					STATUS: Requested			
CATEGORY: SBO Admin. Svcs.	DEPARTMENT: YCSD Capital Plans & Projects					DIVISION: YCSD			
PROJECT TYPE: New Construction						FUND: 2500			
PROJECT LOCATION: Waller Mill Elementary School									
Programmed Funding									
Total Project Cost	Appropriated To Date	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding	
\$ 29,710,000	N/A	\$ -	\$ -	\$ -	\$ 1,470,000	\$ 14,620,000	\$ 13,620,000	\$15,000,000	
FY2026 Approved CIP		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Description, Scope and Timeline									
Funding is requested for the design and construction of a new six/eight classroom building addition. Small expansions/adjustments to the cafeteria and gymnasium will be included.									
Anticipated Timeline:									
Funding - July 2029 for A&E, July 2030 for Construction									
A&E Design Complete - April 2030									
Invitation for Bids - June 2030									
Construction - August 2030 - August 2032									
Purpose and Need									
Due to increased residential construction and increasing enrollment in several elementary school zones, additional classroom space is needed.									
History and Current Status									
The building opened in 1969. In 2016, the school was renovated and ten classrooms and a gymnasium were added to meet increasing enrollment. Continuing residential development and increased enrollment in the school zone is driving the need for an additional six/eight classrooms and other modifications to the core of the existing									
Operating Budget Impacts									
The additional square footage will increase utility costs. Additional teaching and maintenance staff will also be required.									
Anticipated Performance/Outcome Measures									
The additional classrooms will relieve enrollment pressure on existing elementary schools, reduce elementary class size and provide a more appropriate learning									
Strategic Plan Goals (Check all applicable)									
X	Student Achievement							School Culture	
X	Student Experiences			X				Operational Stewardship	
X	Staff Support								
		Schedule of Activities							
		Project Activities						Amount	
		A&E						\$ 4,159,400	
		Land						\$ -	
		Building						\$ 22,579,600	
		Furnishings						\$ -	
		Equipment						\$ -	
		Contingencies						\$ 2,971,000	
								\$ -	
		Total Budgetary Cost Estimate:						\$ 29,710,000	
		Means of Financing							
		Funding Subclass						Amount	
		Program Support/Revenue						\$ -	
		Financing/Debt Issuance						\$ 28,710,000	
Federal, State, Other: Please explain below						\$ -			
						\$ -			
						\$ -			
Local Funding: Cash						\$ 1,000,000			
Total Funding:						\$ 29,710,000			
CONTACT PERSON: Bill Bowen									
PHONE: 757.898.0300									


County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER:	N/A	PROJECT NAME:	Eight Classroom and Gym Addition, Cafe Expansion and Roof Replacement, Expand Bus Loop and Parking Lot			STATUS:	Requested	
CATEGORY:	SBO Admin. Svcs.	DEPARTMENT:	YCSD Capital Plans & Projects			DIVISION:	YCSD	
PROJECT TYPE:	A&E and New Construction					FUND:	2500	
PROJECT LOCATION:	Queens Lake Middle School							
Programmed Funding								
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding						
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding
\$ 30,805,000	N/A	\$ 2,000,000	\$ 1,805,000	\$ 13,500,000	\$ 13,500,000	\$ -	\$ -	N/A
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Description, Scope and Timeline								
<p>Funding is requested for new expansion at Queens Lake Middle. Architectural and engineering design will be provided for an eight classroom addition, cafeteria expansion, main office expansion, security vestibule, new bus loop, additional parking space, and replacing the asphalt shingle roof with a metal roof.</p> <p>Anticipated Timeline:</p> <p>Funding - July 2026 for A&E, July 2027 for material procurement, and July 2028 and July 2029 for construction</p> <p>A&E Design Complete - April 2027</p> <p>Invitation for Bids - May 2027</p> <p>Construction - August 2027 - August 2031</p>								
Purpose and Need								
<p>Due to increased residential construction and increasing enrollment in the school zone, additional classroom space is needed. The roof has reached its end of lifecycle and is in need of replacement. Bus and personal vehicle traffic patterns needs to be separated to increase safety/congestion concerns and additional parking spaces are needed to accommodate meetings, special events and Parks & Recreation activities.</p>								
History and Current Status								
<p>The school was expanded and renovated in 2004 to meet increasing enrollment demand. Continuing residential development in the school zone is again driving the need for further classroom expansion as enrollment rises. Existing asphalt shingle roof is failing, need to replace with a long lasting metal roof. Traffic is heavy congested at drop off / pickup times and parking lot gets full for any special event.</p>								
Operating Budget Impacts								
<p>The additional building expansions will increase utility costs, it will require additional teaching staff, and more maintenance staff to maintain the building and parking lot.</p>								
Anticipated Performance/Outcome Measures								
<p>Additional classrooms will relieve pressure, reduce class sizes and provide a better learning and teaching environment. Improvements will be consistent with other YCSD classroom additions. A new roof will reduce maintenance costs and improve energy efficiency. Additional parking will help relieve congestion and increase safety.</p>								
Strategic Plan Goals (Check all applicable)								
X	Student Achievement				School Culture			
X	Student Experiences			X	Operational Stewardship			
X	Staff Support							
		Schedule of Activities						
		Project Activities						Amount
		A&E						\$ 2,000,000
		Land						\$ -
		Building						\$ 25,724,500
		Furnishings						\$ -
		Equipment						\$ -
		Contingencies						\$ 3,080,500
		Other: Please explain below						\$ -
								\$ -
		Total Budgetary Cost Estimate:						\$ 30,805,000
		Means of Financing						
		Funding Subclass						Amount
		Program Support/Revenue						\$ -
		Financing/Debt Issuance						\$ 28,190,000
Federal, State, Other: Please explain below						\$ -		
						\$ -		
						\$ -		
Local Funding: Cash						\$ 2,615,000		
Total Funding:						\$ 30,805,000		
		CONTACT PERSON: Bill Bowen						
		PHONE: 757.898.0300						


County of York, Virginia									
Capital Improvement Program Submission Fiscal Years 2027 - 2032									
PROJECT NUMBER: N/A		PROJECT NAME: Replace HVAC Equipment and Building Automation System					STATUS: Requested		
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects					DIVISION: YCSD		
PROJECT TYPE: Replace HVAC and BAS Controls							FUND: 2500		
PROJECT LOCATION: Bruton High School									
Programmed Funding									
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding						Future Funding	
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032		
\$ 3,740,000	N/A	\$ 500,000	\$ 3,240,000	\$ -	\$ -	\$ -	\$ -	N/A	
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Description, Scope and Timeline									
<p>Funding is requested to replace HVAC Equipment and Building Automation System</p> <p>Anticipated Timeline:</p> <p>Funding - July 2026 for A&E, July 2027 for construction</p> <p>A&E Design Complete - February 2027</p> <p>Invitation for Bids - March 2027</p> <p>Construction - July 2027- August 2028</p>									
Purpose and Need									
Existing geothermal heat pumps and make-up air units are at the end of useful life and need to be replaced. They are designed for operation with R-22 refrigerant which has become obsolete. Repair parts are difficult to obtain resulting in extended down time which impacts indoor air quality and the teaching environment.									
History and Current Status									
The existing HVAC system, consisting of geothermal heat pumps and make-up air units, was installed in 2002 and will be 25 years old in FY 2027. Equipment is at the end of useful life and needs to be replaced. Improvements will be consistent with other YCSD HVAC system and controls replacements.									
Operating Budget Impacts									
New geothermal heat pumps, make-up air units and building automation system will be more efficient reducing operating and maintenance repair costs.									
Anticipated Performance/Outcome Measures									
Better temperature and humidity control will save operating costs through energy efficiency. Improved indoor air quality will contribute to an enhanced learning									
Strategic Plan Goals (Check all applicable)									
X	Student Achievement						School Culture		
X	Student Experiences			X			Operational Stewardship		
X	Staff Support								
		Schedule of Activities							
		Project Activities						Amount	
		A&E						\$ 448,800	
		Land						\$ -	
		Construction						\$ 2,917,200	
		Furnishings						\$ -	
		Equipment						\$ -	
		Contingencies						\$ 374,000	
		Other: Please explain below						\$ -	
								\$ -	
						Total Budgetary Cost Estimate:	\$ 3,740,000		
		Means of Financing							
		Funding Subclass						Amount	
		Program Support/Revenue						\$ -	
		Financing/Debt Issuance						\$ 3,740,000	
		Federal, State, Other: Please explain below						\$ -	
								\$ -	
								\$ -	
		Local Funding						\$ -	
								Total Funding:	\$ 3,740,000
				CONTACT PERSON: Bill Bowen PHONE: 757.898.0300					

County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER:	N/A	PROJECT NAME:	Learning Commons			STATUS:	Requested	
CATEGORY:	SBO Admin. Svcs.	DEPARTMENT:	YCSD Capital Plans & Projects			DIVISION:	YCSD	
PROJECT TYPE:	Expansion							
PROJECT LOCATION:	Grafton High School							
Programmed Funding								
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding						
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding
\$ 2,650,000	N/A	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ 2,000,000	N/A
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Description, Scope and Timeline								
<p>Funding is requested to expand and install a Learning Commons</p> <p>Anticipated Timeline:</p> <p>Funding - July 2030 A&E, July 2031 construction</p> <p>A&E Design Complete - February 2031</p> <p>Invitation for Bids - March 2031</p> <p>Construction - July 2031 - April 2032</p>								
Purpose and Need								
Existing library is too small for a high school, a larger learning commons would provide space for personal, collaborative study, empower students to work together to solve problems, and focus on current issues.								
History and Current Status								
Existing libraries provide limited space for personnel and collaborative study. They have no enclosed areas for groups to work collaboratively.								
Operating Budget Impacts								
There should be little or no budget impacts.								
Anticipated Performance/Outcome Measures								
Learning commons would provide more space for more students to use the facility. Students would also have the opportunity to work together to solve problems and focus on current issues.								
Strategic Plan Goals (Check all applicable)								
X	Student Achievement					School Culture		
X	Student Experiences			X		Operational Stewardship		
X	Staff Support							
 		Schedule of Activities						
		Project Activities						Amount
		A&E						\$ 300,000
		Land						\$ -
		Construction						\$ 2,085,000
		Furnishings						\$ -
		Equipment						\$ -
		Contingencies						\$ 265,000
		Other: Please explain below						\$ -
								\$ -
		Total Budgetary Cost Estimate:						\$ 2,650,000
		Means of Financing						
		Funding Subclass						Amount
		Program Support/Revenue						\$ -
		Financing/Debt Issuance						\$ 2,650,000
Federal, State, Other: Please explain below						\$ -		
						\$ -		
						\$ -		
Local Funding						\$ -		
Total Funding:						\$ 2,650,000		
CONTACT PERSON:		Bill Bowen						
PHONE:		757.898.0300						

County of York, Virginia									
Capital Improvement Program Submission Fiscal Years 2026 - 2031									
PROJECT NUMBER: N/A		PROJECT NAME: THS Renovations and Additions				STATUS: Requested			
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects				DIVISION: YCSD			
PROJECT TYPE: Renovation and Addition						FUND: 2500			
PROJECT LOCATION: Tabb High School									
Programmed Funding									
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding					Future Funding		
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032		
\$ 43,069,466	N/A	\$ 18,800,000	\$ 1,385,000		\$ -	\$ -	\$ -	N/A	
FY2026 Approved CIP	\$ 19,285,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2025 Approved CIP	\$ 3,598,554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Description, Scope and Timeline									
<p>Funding is requested for renovations and construction of new additions at THS. Renovations to existing Kiva, Media Center, restrooms, locker rooms, geothermal infrastructure, HVAC conversion to geothermal, painting, electrical upgrades, LED lighting conversion, metal siding and roof repairs, and solar-ready system. New additions will include a new gym entrance, and new main entrance with a Kiva and learning commons.</p> <p>Anticipated Timeline:</p> <p>Funding - July 2025 for A&E, July 2026 and July 2027 for construction A&E Design Complete - May 2026 Invitation for Bids - June 2026 Construction - August 2026 - August 2028</p>									
Purpose and Timeline									
<p>Renovations will increase the schools student capacity by converting existing Kiva and Library into 6 additional classrooms. The existing water source HVAC heat pumps and make-up air units are at the end of their life cycles and need to be replaced. Roof systems require repairs and recoating to address multiple leaks throught the school. There is a need for additional restrooms while existing restrooms are in need of renovations.</p> <p>New gym addition would create a newly secured entrance for sporting events while removing mechanical components from the public view.</p> <p>New main entrance would create a new Administration office, Kiva (multipurpose room), and Learning Commons along with callaborations spaces to allow the renovations of exisitng Kiva and library to be converted into classrooms.</p> <p>Tabb High is currently our most costly building to operate in terms of electrical utilities. By transitioning to a geothermal energy system, we expect to significantly reduce these operating costs while enhancing energy efficiency and sustainability across the campus.</p>									
History and Current Status									
<p>The original building was opened in 1972. The existing gym entrance will be 54 years old in FY2026 and was not renovated during the 1998 renovation. The existing HVAC system and is 28 years old. Some restrooms were part of the renovations in 1998 renovations while there are some restrooms that were never renovated since original</p>									
Operating Budget Impacts									
<p>New plumbing fixtures, lighting, lockers, roof system will require less repairs and reduce maintenance costs. New geothermal system and make-up air units, lighting fixtures will significantly reduce the energy demand from the building saving operations cost.</p>									
Anticipated Performance/Outcome Measures									
<p>New classrooms will accomodate current and future enrollment demand. New Learning Commons will provide a maker space, more study area with collaboration spaces. New Kiva will provide more accessible space for meetings and training. New HVAC system with allow better temperature and humidity control while saving operating cost through energy efficiency. Improved air quality will contribute to an enhanced learning environment. Restrooms will be ADA compliant.</p>									
Strategic Plan Goals (Check all applicable)									
<input checked="" type="checkbox"/>	Student Achievement				<input type="checkbox"/>	School Culture			
<input checked="" type="checkbox"/>	Student Experiences				<input checked="" type="checkbox"/>	Operational Stewardship			
<input checked="" type="checkbox"/>	Staff Support				<input type="checkbox"/>				
 		Schedule of Activities							
		Project Activities						Amount	
		A&E						\$ 3,750,000	
		Land						\$ -	
		Construction						\$ 36,519,466	
		Furnishings						\$ -	
		Equipment						\$ -	
		Contingencies						\$ 2,800,000	
		Other: Please explain below						\$ -	
								\$ -	
		Total Budgetary Cost Estimate:						\$ 43,069,466	
		Means of Financing							
		Funding Subclass						Amount	
		Program Support/Revenue						\$ -	
		Financing/Debt Issuance						\$ 37,704,466	
Federal, State, Other: Please explain below						\$ -			
						\$ -			
						\$ -			
Local Funding : Cash						\$ 5,365,000			
Total Funding:						\$ 43,069,466			
CONTACT PERSON: Bill Bowen PHONE: 757.898.0300									


County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER: N/A		PROJECT NAME: York High Operations Complex Consolidation					STATUS: Requested	
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects					DIVISION: YCSD	
PROJECT TYPE: Renovation and Demotion							FUND: 2500	
PROJECT LOCATION: York High School								
Programmed Funding								
Total Project Cost	Appropriated To Date	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding
\$ 4,150,000	N/A	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 3,800,000	N/A
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	N/A
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Description, Scope and Timeline								
<p>Funding is requested to expand the Information Technology Warehouse to consolidate the following departments personnel: Information Technology, Operations, Maintenance, Security, Capital Projects, Food Service, Print Shop, increase warehouse storage capacity, and to demolish the following buildings: YHS Annex, and Operations Warehouse.</p> <p style="text-align: right;">Anticipated Timeline:</p> <p>Funding - July 2030 for A&E, July 2030 for construction A&E Design Complete - Dec 2030 Construction - January 2031 - August 2031</p>								
Purpose and Need								
<p>Expanding the IT Warehouse by 7,200 SF will allow consolidation of several operations departments by accomodating office space on a 2nd floor level while simultaneously creating increased warehouse storage capacity on the 1st Floor. The increased warehouse storage capacity will allow to offset significant construction and repair cost by providing an avenue for YCSD to procure and store discounted replacement units and construction materials. Demolishing the YHS Annex (11,280 SF) and Operations Warehouse (14,105 SF) will offset heavy maintenance cost in maintaining buildings that have never undergone any major renovations since the original build.</p>								
History and Current Status								
<p>IT Warehouse is 4,800 SF metal building with high ceilings able to accomodate office space on a 2nd floor level. The annex and operations warehouse have never had any major renovations and require extensive maintenance to keep operational.</p>								
Operating Budget Impacts								
<p>Operating and maintenance costs will be significantly reduced with the demolition of YHS Annex and Operations Buildings.</p>								
Anticipated Performance/Outcome Measures								
<p>Increase in productivity by increase department collaboration and improved working environment. Warehouse storage operations can be streamlined under one building across many departments.</p>								
Strategic Plan Goals (Check all applicable)								
	Student Achievement				School Culture			
	Student Experiences			X	Operational Stewardship			
X	Staff Support							
		Schedule of Activities						
		Project Activities						Amount
		A&E						\$ 415,000
		Land						\$ -
		Construction						\$ 3,320,000
		Furnishings						\$ -
		Equipment						\$ -
		Contingencies						\$ 415,000
		Other: Please explain below						\$ -
								\$ -
		Total Budgetary Cost Estimate:						\$ 4,150,000
		Means of Financing						
		Funding Subclass						Amount
		Program Support/Revenue						\$ -
		Financing/Debt Issuance						\$ 3,850,000
Federal, State, Other: Please explain below						\$ -		
						\$ -		
						\$ -		
Local Funding						\$ 300,000		
Total Funding:						\$ 4,150,000		
CONTACT PERSON: Bill Bowen								
PHONE: 757.898-0300								

County of York, Virginia									
Capital Improvement Program Submission Fiscal Years 2027 - 2032									
PROJECT NUMBER:	N/A	PROJECT NAME:	Temporary Modular Classrooms					STATUS:	Requested
CATEGORY:	SBO Admin. Svcs.	DEPARTMENT:	YCSD Capital Plans & Projects					DIVISION:	YCSD
PROJECT TYPE:	Modular classrooms					FUND:	2500		
PROJECT LOCATION:	Various Schools								
Programmed Funding									
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding						Future Funding	
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032		
\$ 3,700,000	\$ 200,000	\$ 450,000	\$ 450,000	\$ 475,000	\$ 475,000	\$ 475,000	\$ 500,000	N/A	
FY2026 Approved CIP	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
FY2025 Approved CIP	\$ 425,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	
Description and Scope									
Funding is requested for the leasing of existing modular classrooms and installation of additional units as required by increasing student enrollment.									
Purpose and Need									
Enrollment at multiple elementary schools has exceeded the instructional capacity of each school for the past 3 years. Modular classrooms have been leased and are currently in use at these schools. Due to increased enrollment at several elementary schools and new residential construction, additional modular classrooms are needed.									
History and Current Status									
Additional classroom space will be needed at these schools due to current enrollment and the continuing residential development in both school zones.									
Operating Budget Impacts									
Modular classrooms will bring additional costs to heat, cool and light the building. Funding will be required for additional teaching, support and maintenance staff as well as for operational costs of the new modular classrooms. Additional buses and drivers will also be required to transport students.									
Anticipated Performance/Outcome Measures									
Modular classrooms will relieve enrollment pressure on existing schools, reduce class sizes and provide a improved learning environment.									
Strategic Plan Goals (Check all applicable)									
X	Student Achievement							School Culture	
X	Student Experiences			X				Operational Stewardship	
X	Staff Support								
		Schedule of Activities							
		Project Activities						Amount	
		A&E (funding from stabilization funds)						\$ -	
		Land						\$ -	
		Construction						\$ -	
		Furnishings						\$ -	
		Equipment						\$ 3,700,000	
		Contingencies						\$ -	
		Other: Please explain below						\$ -	
								\$ -	
		Total Budgetary Cost Estimate:						\$ 3,700,000	
		Means of Financing							
		Funding Subclass						Amount	
		Program Support/Revenue (from stabilization funds)						\$ -	
		Financing/Debt Issuance						\$ 3,700,000	
Federal, State, Other: Please explain below						\$ -			
						\$ -			
						\$ -			
Local Funding						\$ -			
Total Funding:						\$ 3,700,000			
CONTACT PERSON: Greg Dolak									
PHONE: 757.897.1911									

County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER: N/A		PROJECT NAME: 800 MHz radio replacement				STATUS: Requested		
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects				DIVISION: YCSD		
PROJECT TYPE: Equipment Replacement						FUND: 2500		
PROJECT LOCATION: Various								
Programmed Funding								
Total Project Cost	Appropriated To Date	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding
\$ 250,000	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	N/A
FY2026 Approved CIP	\$ 250,000		\$ -	\$ -	\$ -	\$ -	\$ -	N/A
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Description, Scope and Timeline								
<p>York County School Division, in conjunction with York County emergency services, uses 800mhz radios for emergency communications as well as communication amongst roaming staff and transportation vehicles such as buses and vans. The items have a life cycle due to normal wear and tear, parts availability, battery lifecycles, and tehnology compatibility. These radios should be replaced to meet school division needs.</p> <p>Price points for this equipment have increased exponentially since its original acquisition. Current funding allocations will not allow for replacement of the entire fleet of 800mhz radios throughout YCSD use cases. YCSD is working with Motorola and York County Communications to determine the immediate scope of replacement and develop a plan for</p>								
Purpose and Need								
The existing equipment is dated beyond its life expectancy and like model replacements and spare parts are not available.								
History and Current Status								
School division 800 MHz radios are 17 years old. Typical radio life expectancy is 10 years.								
Operating Budget Impacts								
Newer equipment will require less repairs and be more compatible with current technologies.								
Anticipated Performance/Outcome Measures								
The County and School Division will be able to maintain effective and clear communications during emergencies and normal operational situations such as transportation.								
Strategic Plan Goals (Check all applicable)								
X	Student Achievement							School Culture
X	Student Experiences		X					Operational Stewardship
X	Staff Support							
		Schedule of Activities						
		Project Activities						Amount
		A&E						\$ -
		Land						\$ -
		Construction						\$ -
		Furnishings						\$ -
		Equipment						\$ 250,000
		Contingencies						\$ -
		Other: Please explain below						\$ -
								\$ -
		Total Budgetary Cost Estimate:						\$ 250,000
		Means of Financing						
		Funding Subclass						Amount
		Program Support/Revenue						\$ -
		Financing/Debt Issuance						\$ -
Federal, State, Other: Please explain below						\$ -		
						\$ -		
						\$ -		
Local Funding: Cash						\$ 250,000		
Total Funding:						\$ 250,000		
CONTACT PERSON: Bill Bowen								
PHONE: 757.989.0300								

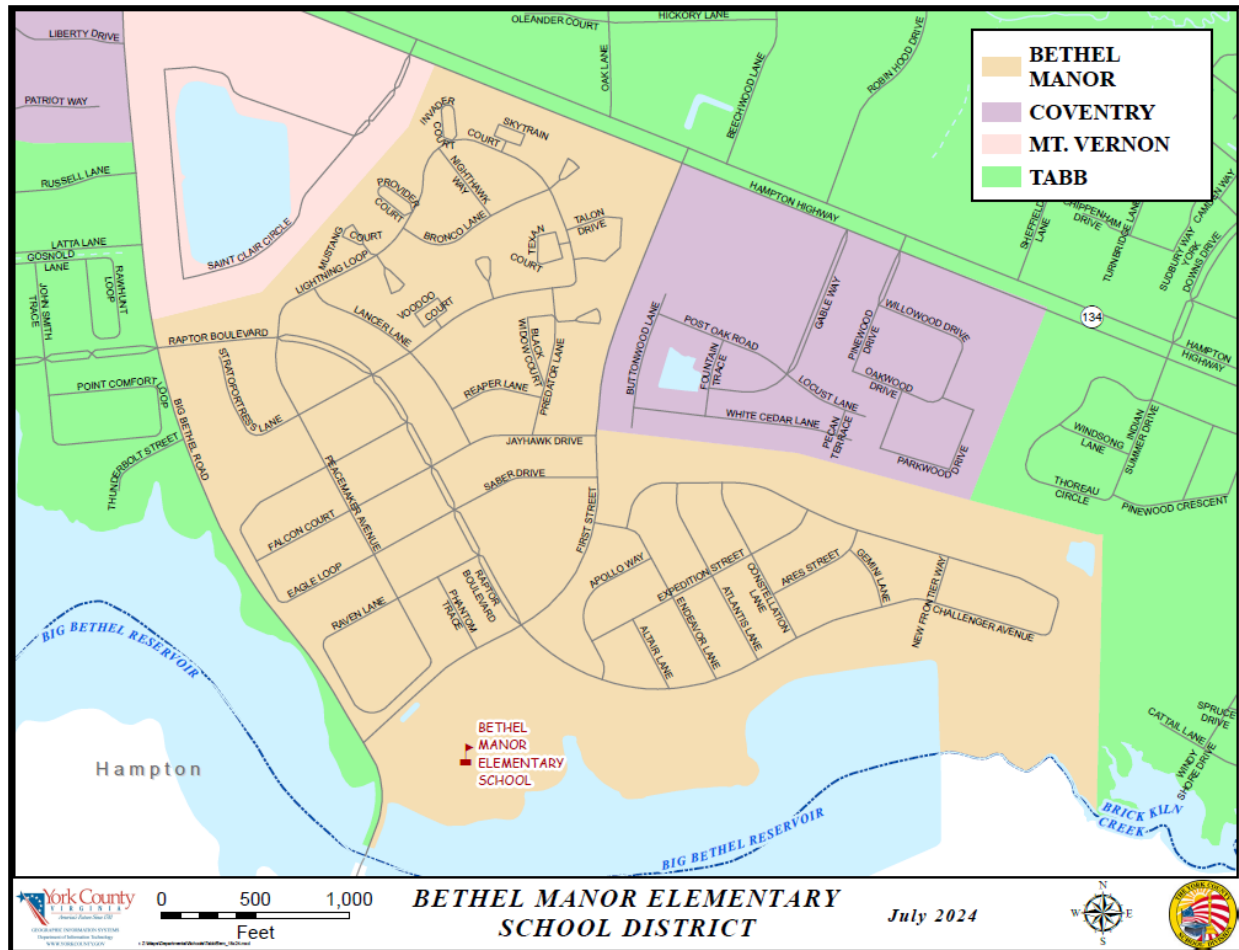
County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER:	N/A	PROJECT NAME:	Major Electrical System Replacements				STATUS:	Requested
CATEGORY:	SBO Admin. Svcs.	DEPARTMENT:	YCSD Capital Plans & Projects				DIVISION:	YCSD
PROJECT TYPE:	Equipment Replacement							
PROJECT LOCATION:	Various Locations							
Programmed Funding								
Total Project Cost	Appropriated To Date	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Funding
\$ 1,200,000	N/A	\$ 50,000	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	NA
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA
Description, Scope and Timeline								
<p>Funding is requested for engineering design to replace major electrical systems to include switchgear, electrical panels, and transformers that have reached their intended lifecycle at York High School</p> <p>Anticipated Timeline:</p> <p style="margin-left: 20px;">Funding - July 2026 for A&E</p> <p style="margin-left: 20px;">A&E Completion - December 2026</p> <p style="margin-left: 20px;">Invitation to Bid - January 2027</p> <p style="margin-left: 20px;">Construction - July 2027</p>								
Purpose and Need								
Replacement of major electrical equipment at YHS will reduce outages during storm event and provide increase safety protocol by upgrading equipment to meet current electrical code compliance.								
History and Current Status								
York High has original electrical equipment originally installed in 1959								
Operating Budget Impacts								
Electrical system upgrades will provide energy efficiency which will reduce maintenance repair and utility cost.								
Anticipated Performance/Outcome Measures								
Electrical system upgrades will increase reliability and increase safety by meeting current electrical codes.								
Strategic Plan Goals (Check all applicable)								
	Student Achievement			School Culture				
X	Student Experiences		X	Operational Stewardship				
X	Staff Support							
Schedule of Activities								
Project Activities								Amount
A&E (funding from stabilization funds)								\$ 50,000
Land								\$ -
Construction								\$ -
Furnishings								\$ -
Equipment								\$ 1,150,000
Contingencies								\$ -
Other: Please explain below								\$ -
								\$ -
Total Budgetary Cost Estimate:								\$ 1,200,000
Means of Financing								
Funding Subclass								Amount
Program Support/Revenue (from stabilization funds)								\$ -
Financing/Debt Issuance								\$ 1,200,000
Federal, State, Other: Please explain below								\$ -
								\$ -
								\$ -
Local Funding - Cash								\$ -
Total Funding:								\$ 1,200,000
CONTACT PERSON: Bill Bowen								
PHONE: 757.898.0300								



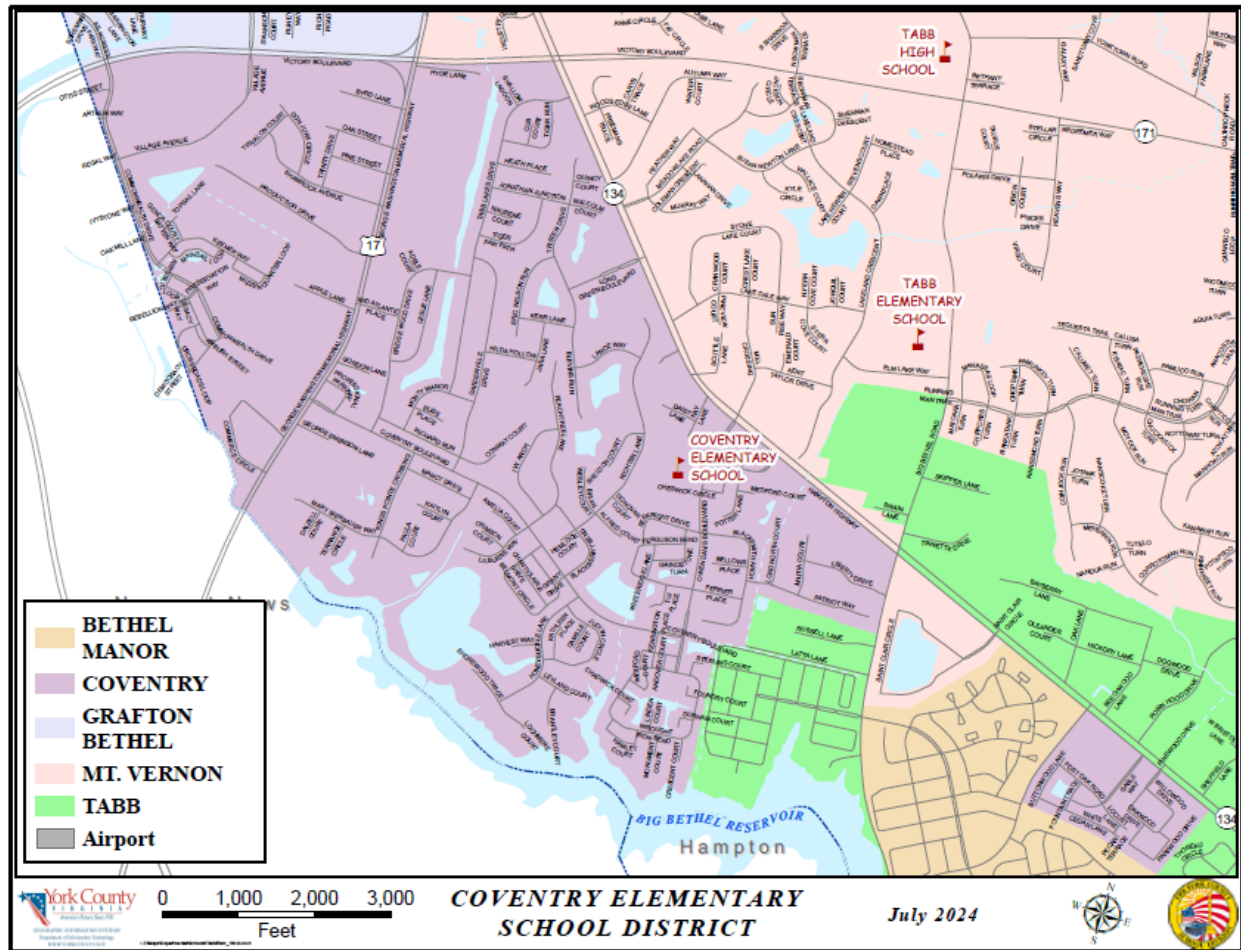
County of York, Virginia								
Capital Improvement Program Submission Fiscal Years 2027 - 2032								
PROJECT NUMBER: N/A		PROJECT NAME: Pre-School Learning Spaces				<div style="text-align: right;">STATUS: Requested</div> <div style="text-align: right;">DIVISION: YCSD</div> <div style="text-align: right;">FUND: 2500</div>		
CATEGORY: SBO Admin. Svcs.		DEPARTMENT: YCSD Capital Plans & Projects						
PROJECT TYPE: New Construction								
PROJECT LOCATION: To be determined								
Programmed Funding								
Total Project Cost	Appropriated To Date	Non-Appropriated programmed CIP Funding						Future Funding
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	
\$ 8,250,000	N/A	\$ -	\$ -	\$ -	\$ -	\$ 750,000	\$ 7,500,000	N/A
FY2026 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
FY2025 Approved CIP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Description, Scope and Timeline								
<p>Funding is requested to facilitate new additional pre-school space.</p> <p>Anticipated Timeline:</p> <p style="margin-left: 20px;">Funding - July 2030 for A&E, July 2031 for construction</p> <p style="margin-left: 20px;">A&E Design Complete - March 2031</p> <p style="margin-left: 20px;">Invitation for Bids - April 2031</p> <p style="margin-left: 20px;">Construction - July 2031 - August 2032</p>								
Purpose and Need								
Due to increased residential construction in the school zone and increasing enrollment, additional pre-school space is needed.								
History and Current Status								
The continuing residential development is driving the need for additional pre-school classroom space.								
Operating Budget Impacts								
Increase in funding will be required for additional teaching, support and maintenance staff as well as for operational costs. Additional buses and drivers will also be required to transport students.								
Anticipated Performance/Outcome Measures								
Additional pre-school space will relieve enrollment pressure on existing schools, reduce class sizes and provide an improved learning environment.								
Strategic Plan Goals (Check all applicable)								
X	Student Achievement							School Culture
X	Student Experiences			X				Operational Stewardship
X	Staff Support							
		Schedule of Activities						
		Project Activities						Amount
		A&E (funding from stabilization funds)						\$ 990,000
		Land						\$ -
		Construction						\$ 6,435,000
		Furnishings						\$ -
		Equipment						\$ -
		Contingencies						\$ 825,000
		Other: Please explain below						\$ -
								\$ -
		Total Budgetary Cost Estimate:						\$ 8,250,000
		Means of Financing						
		Funding Subclass						Amount
		Program Support/Revenue (from stabilization funds)						\$ -
		Financing/Debt Issuance						\$ 8,250,000
Federal, State, Other: Please explain below						\$ -		
						\$ -		
						\$ -		
Local Funding						\$ -		
Total Funding:						\$ 8,250,000		
<div style="display: flex; justify-content: space-between;"> <div>CONTACT PERSON: Bill Bowen</div> <div>PHONE: 757.898.0300</div> </div>								

Appendix 6 – School Zone Attendance Maps

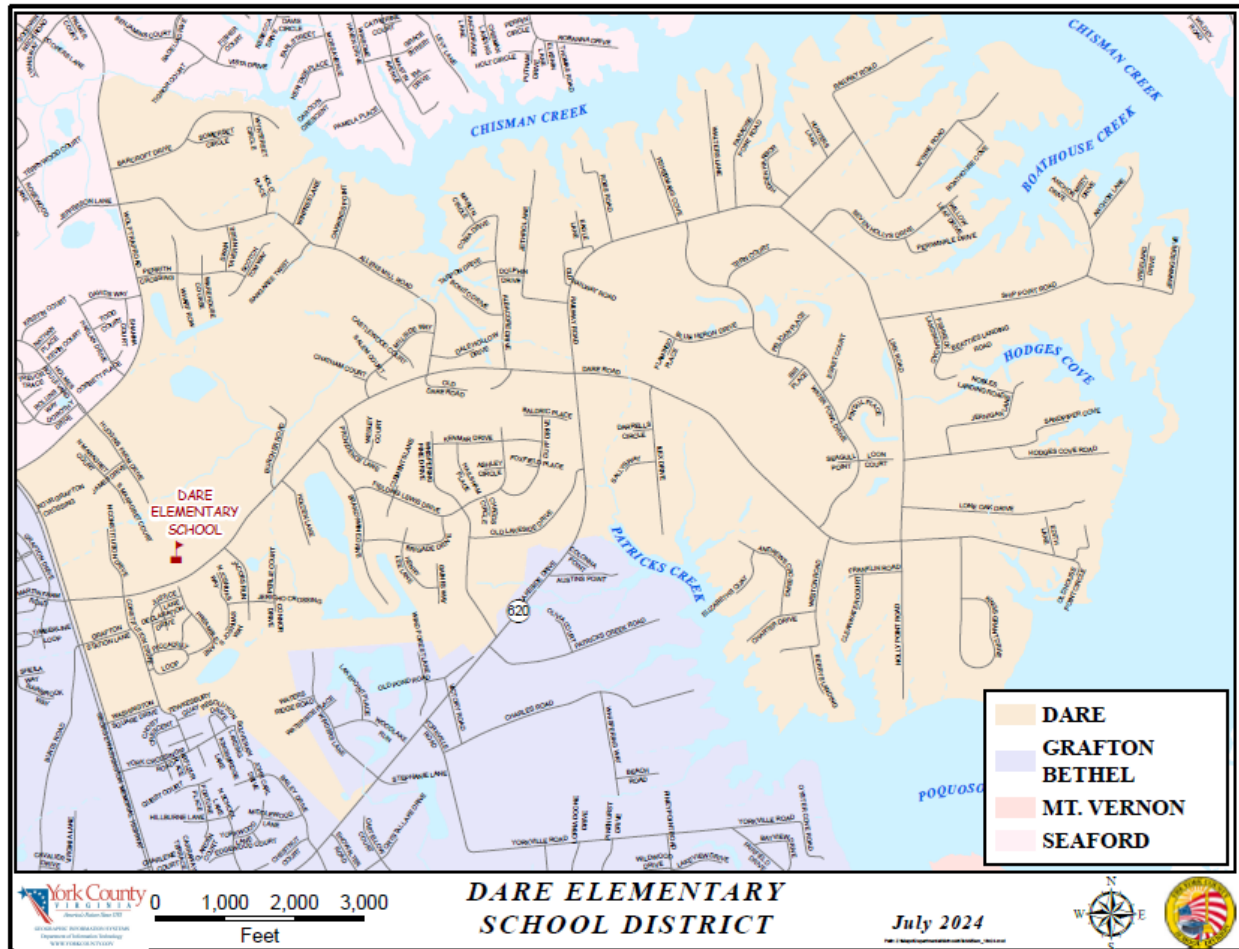
Map 1 – Bethel Manor Elementary School Zone



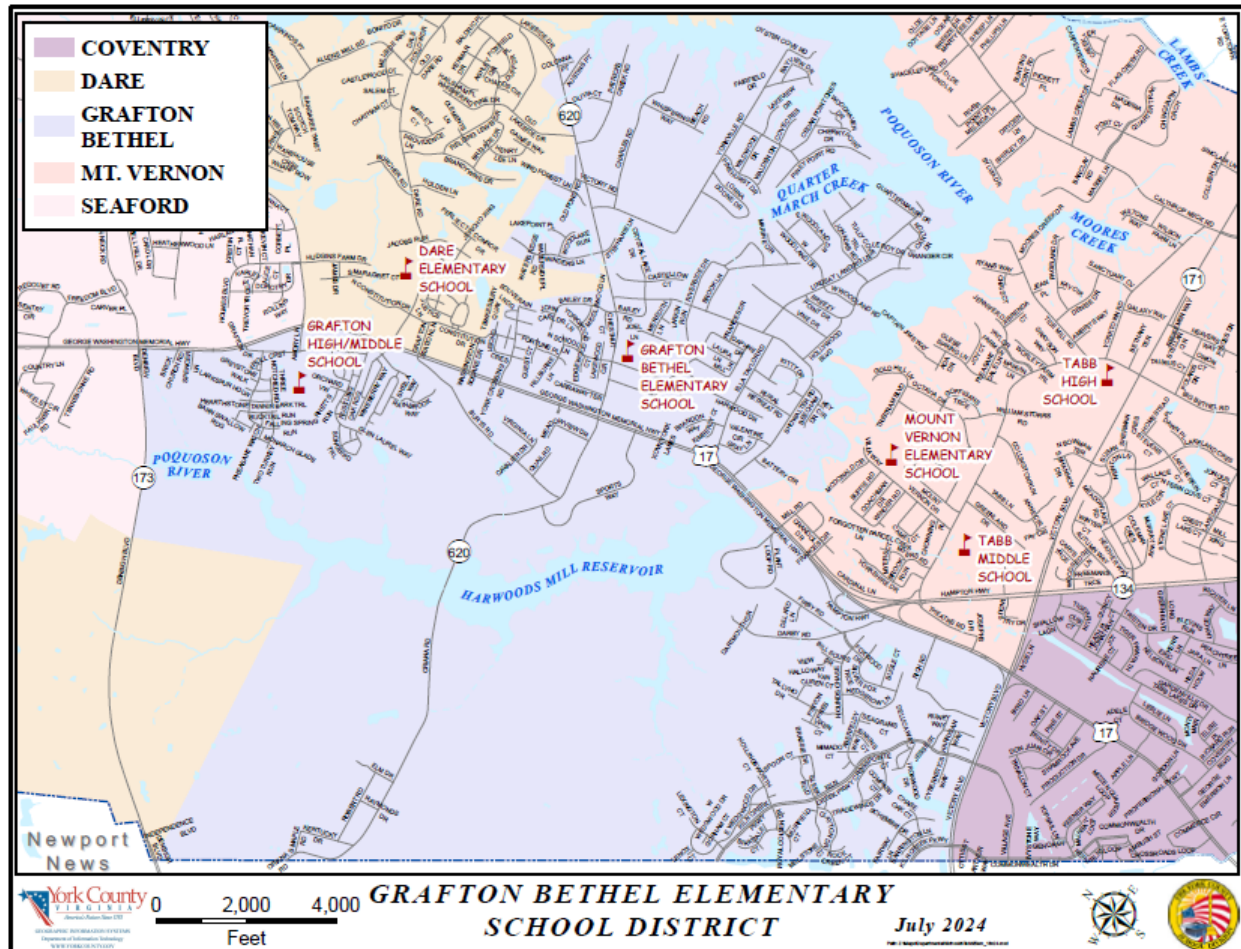
Map 2 – Coventry Elementary School Zone



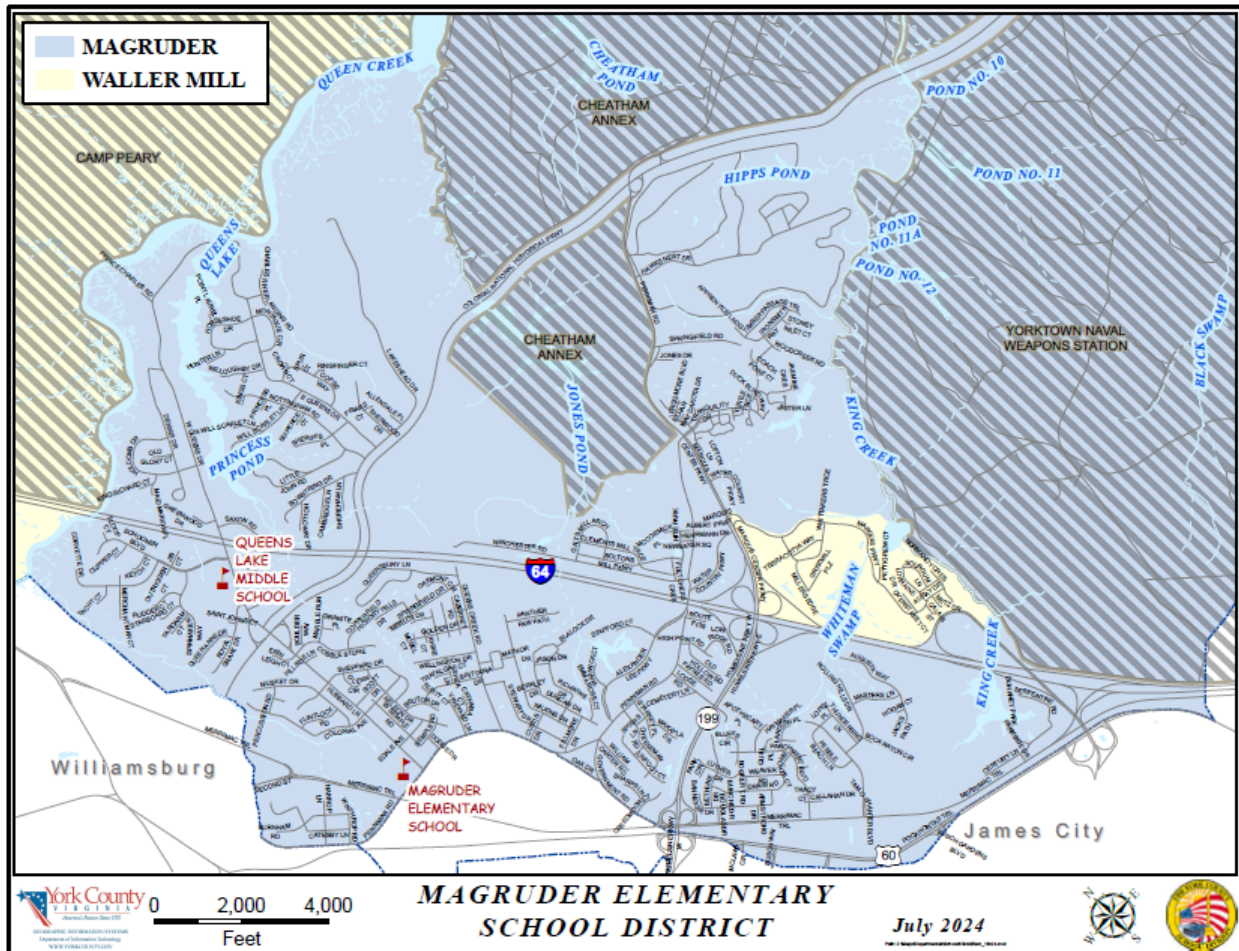
Map 3 – Dare Elementary School Zone



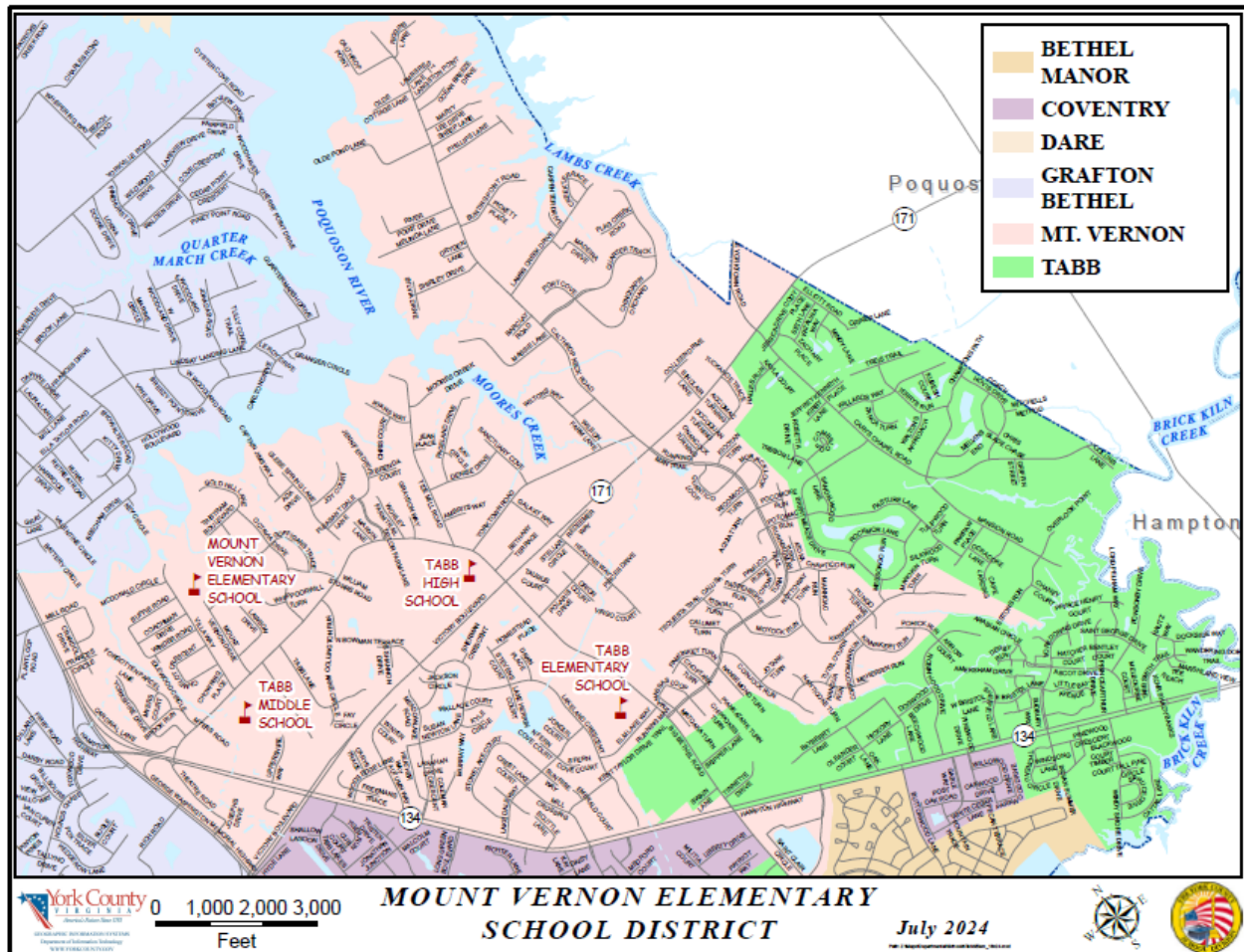
Map 4 – Grafton Bethel Elementary School Zone



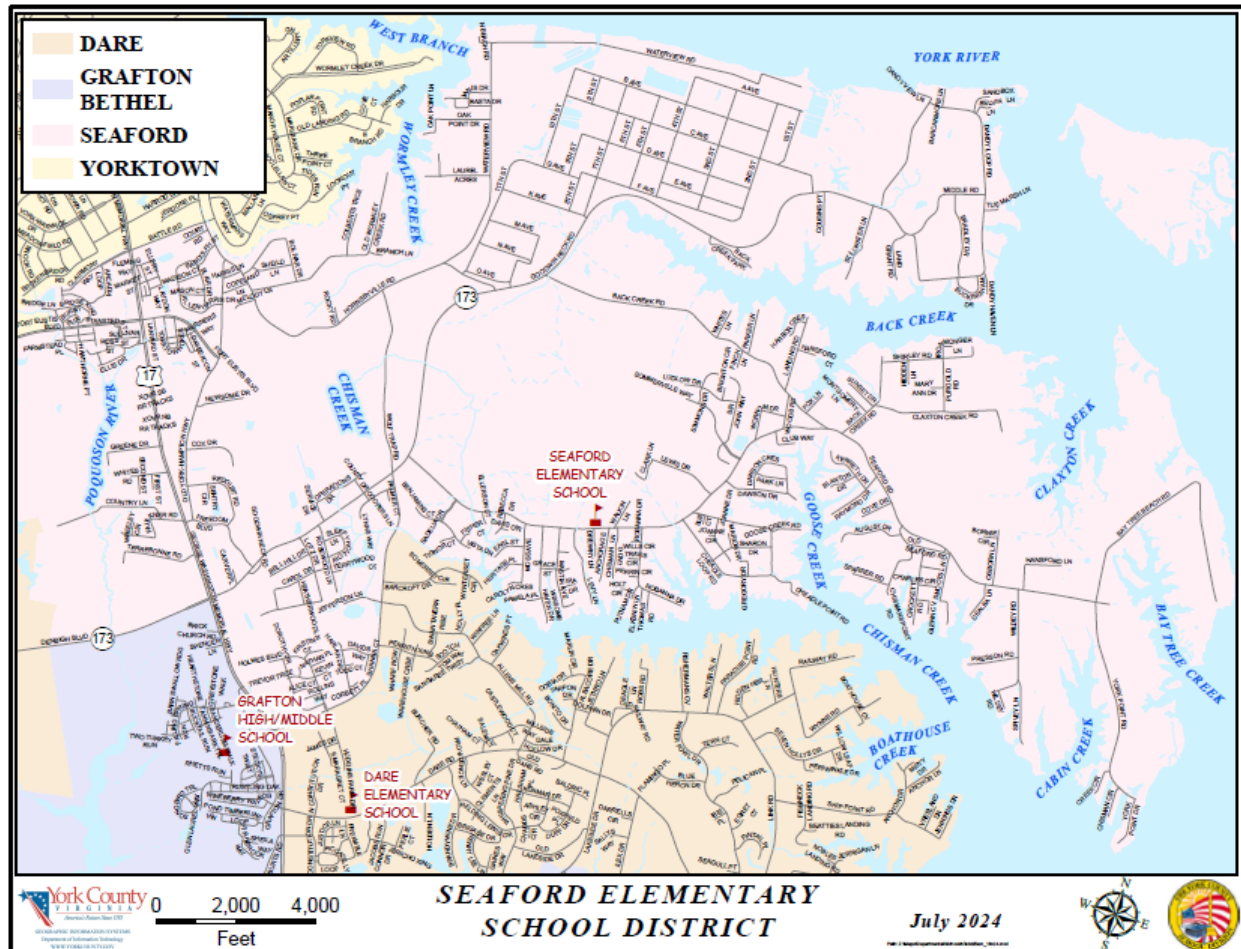
Map 5 – Magruder Elementary School Zone



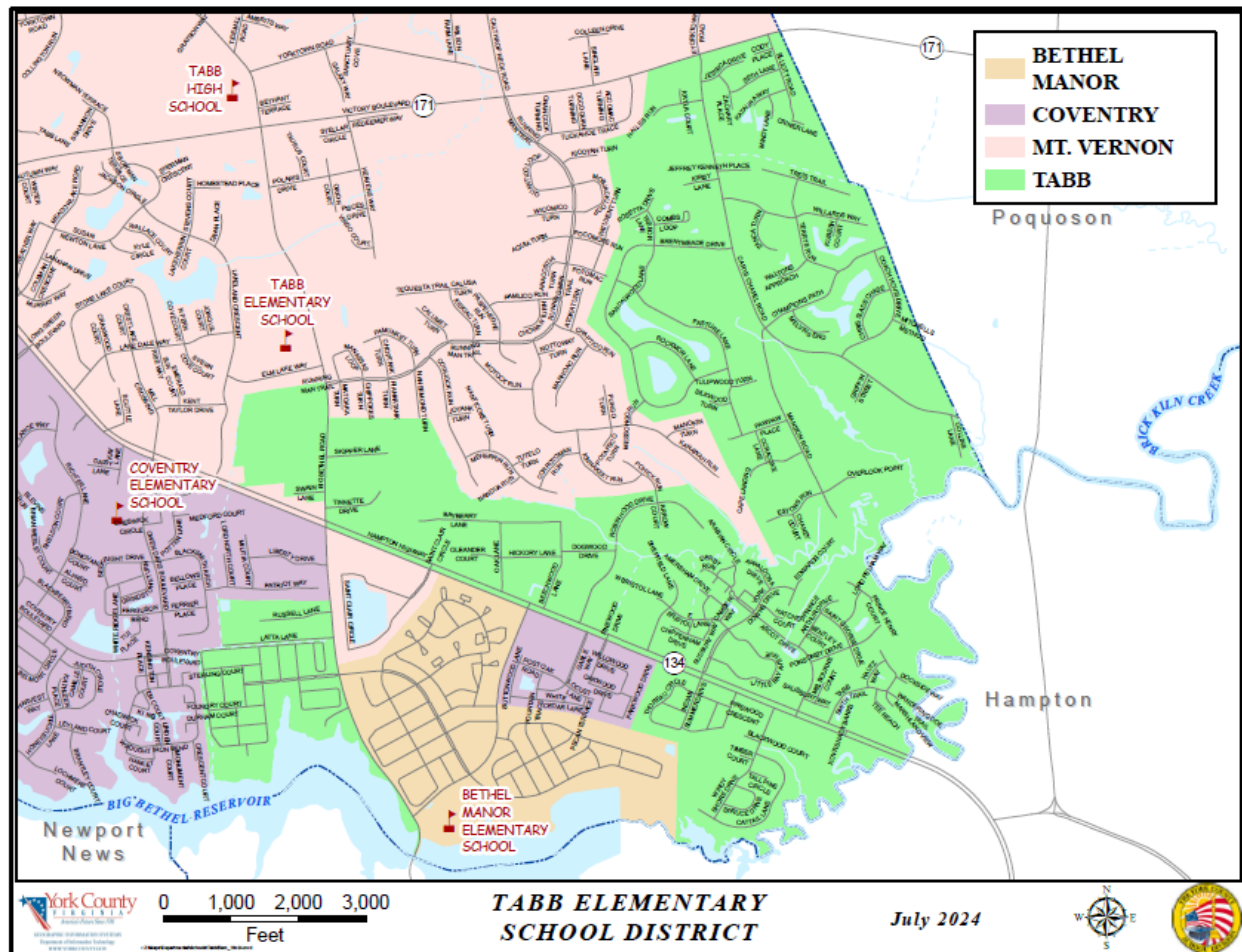
Map 6 – Mt. Vernon Elementary School Zone



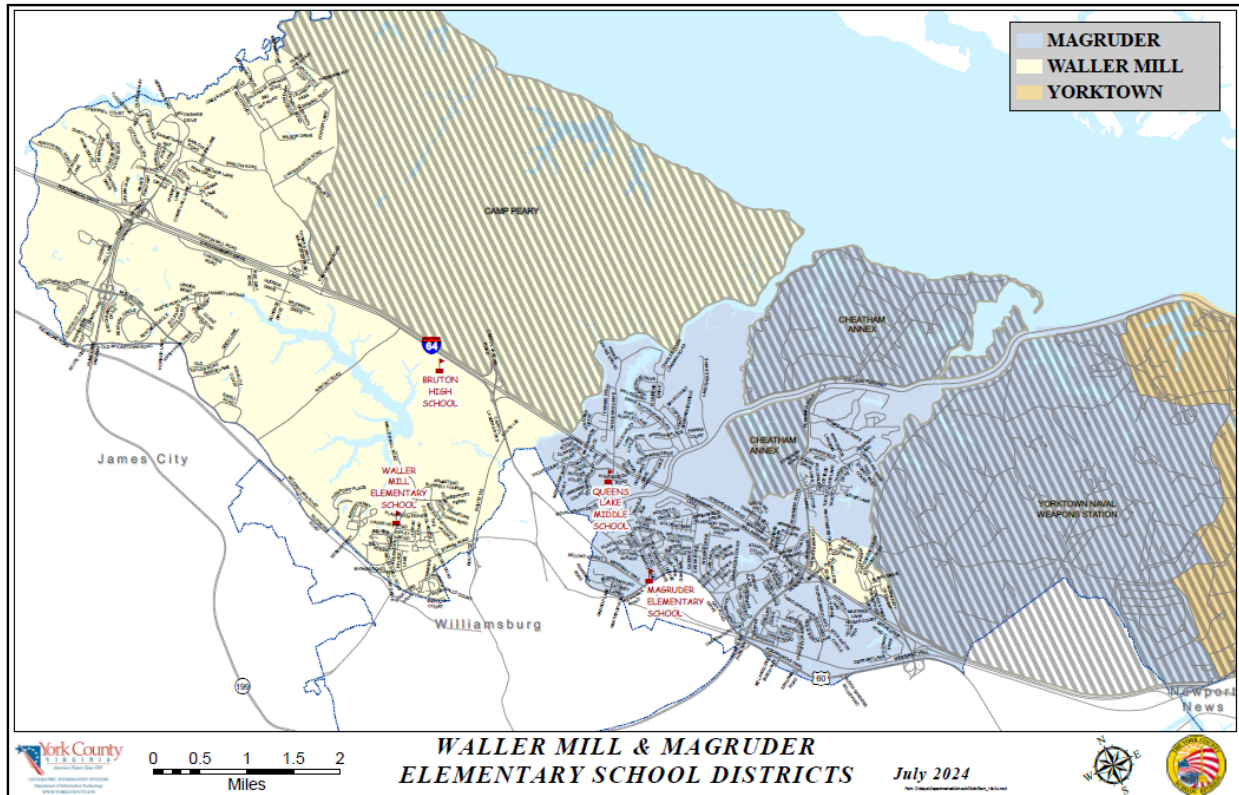
Map 7 – Seaford Elementary School Zone



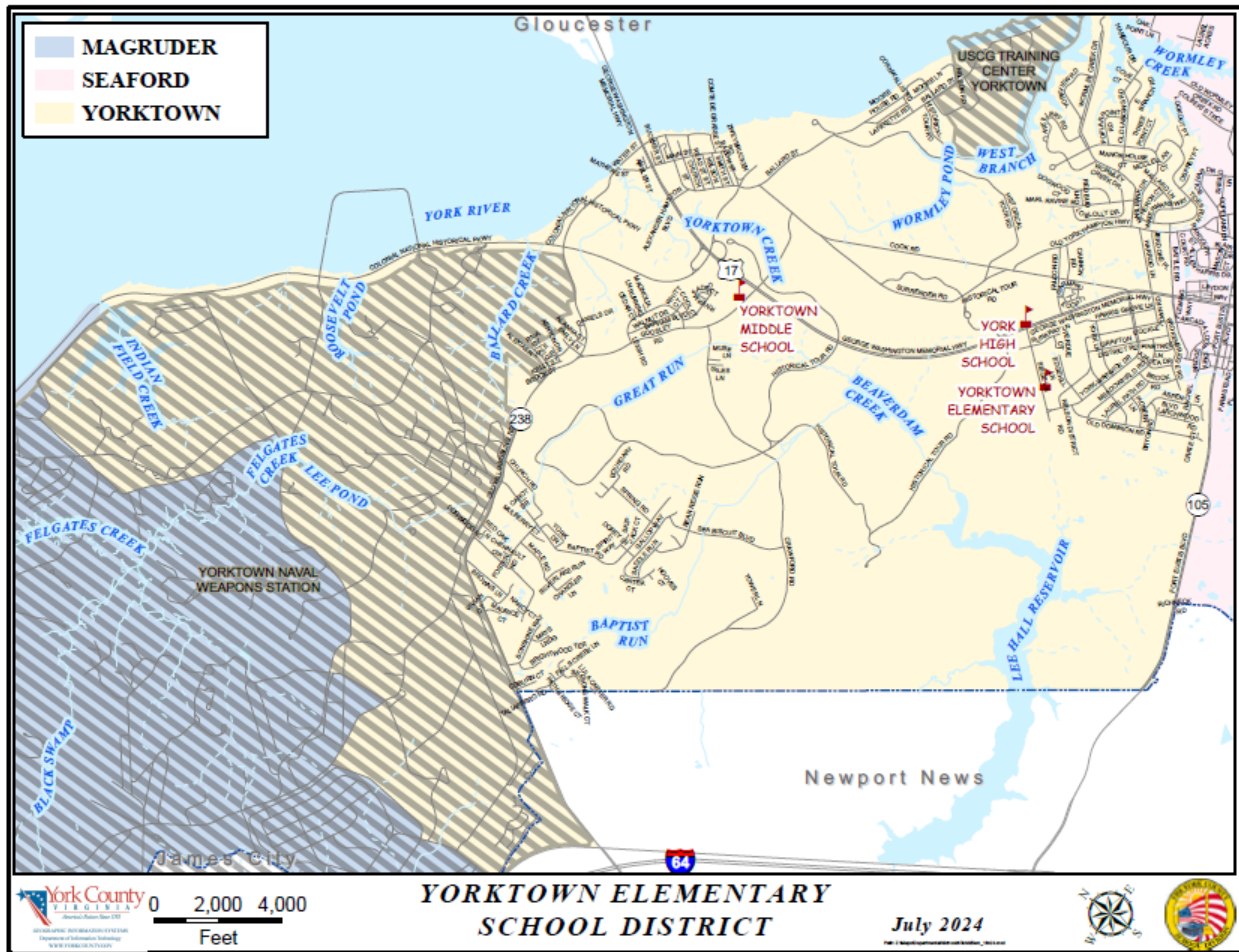
Map 8 – Tabb Elementary School Zone



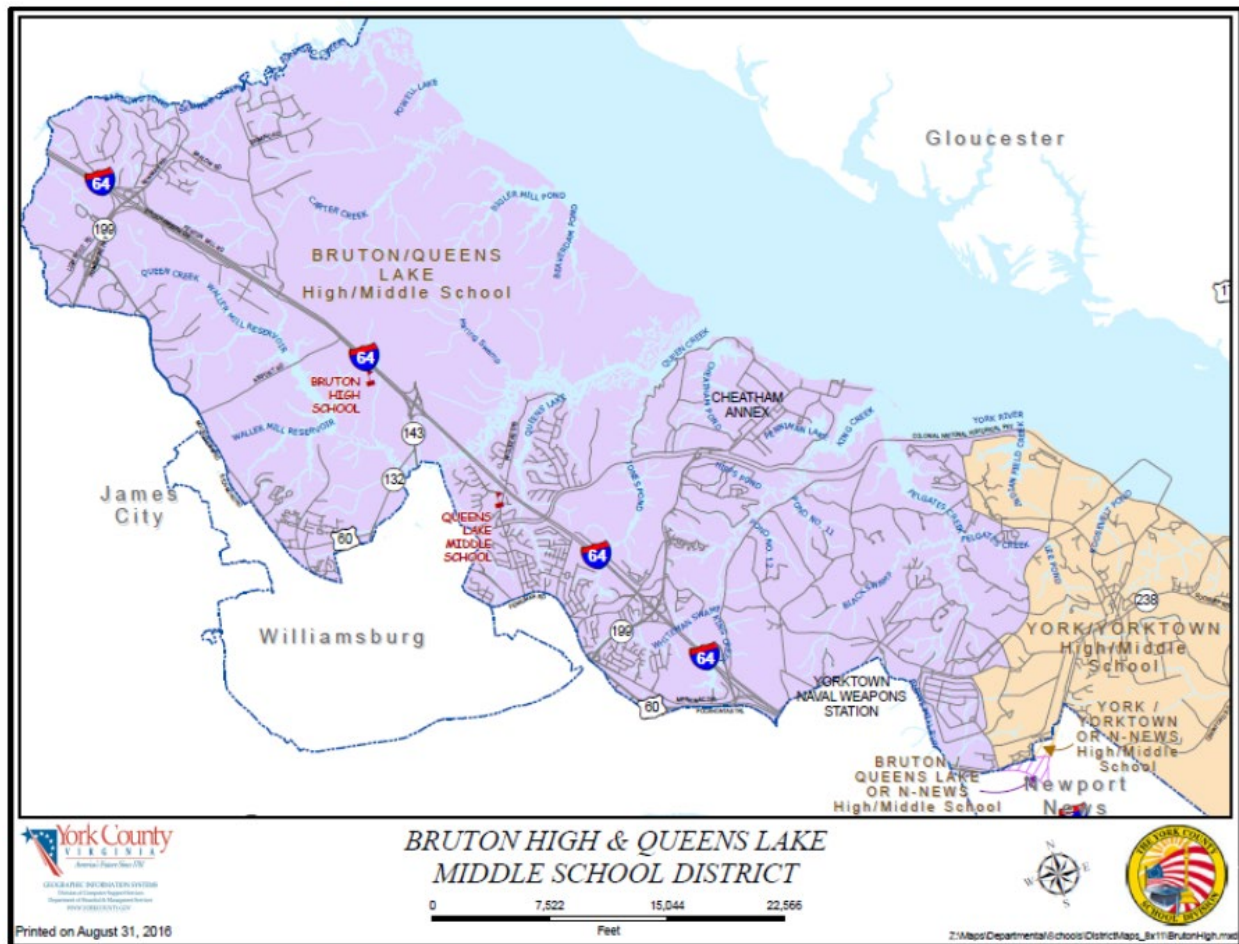
Map 9 – Waller Mill Elementary School Zone



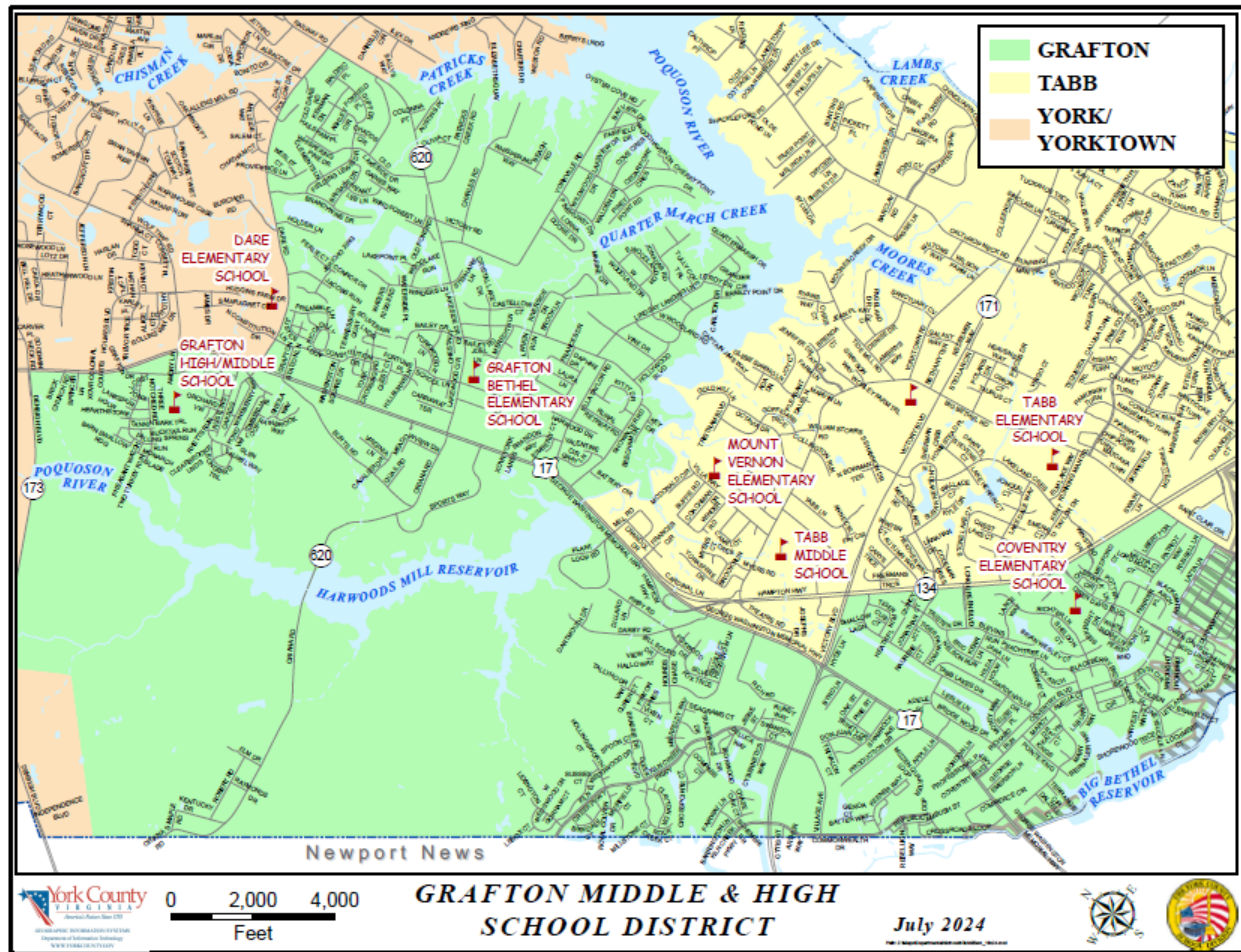
Map 10 – Yorktown Elementary School Zone



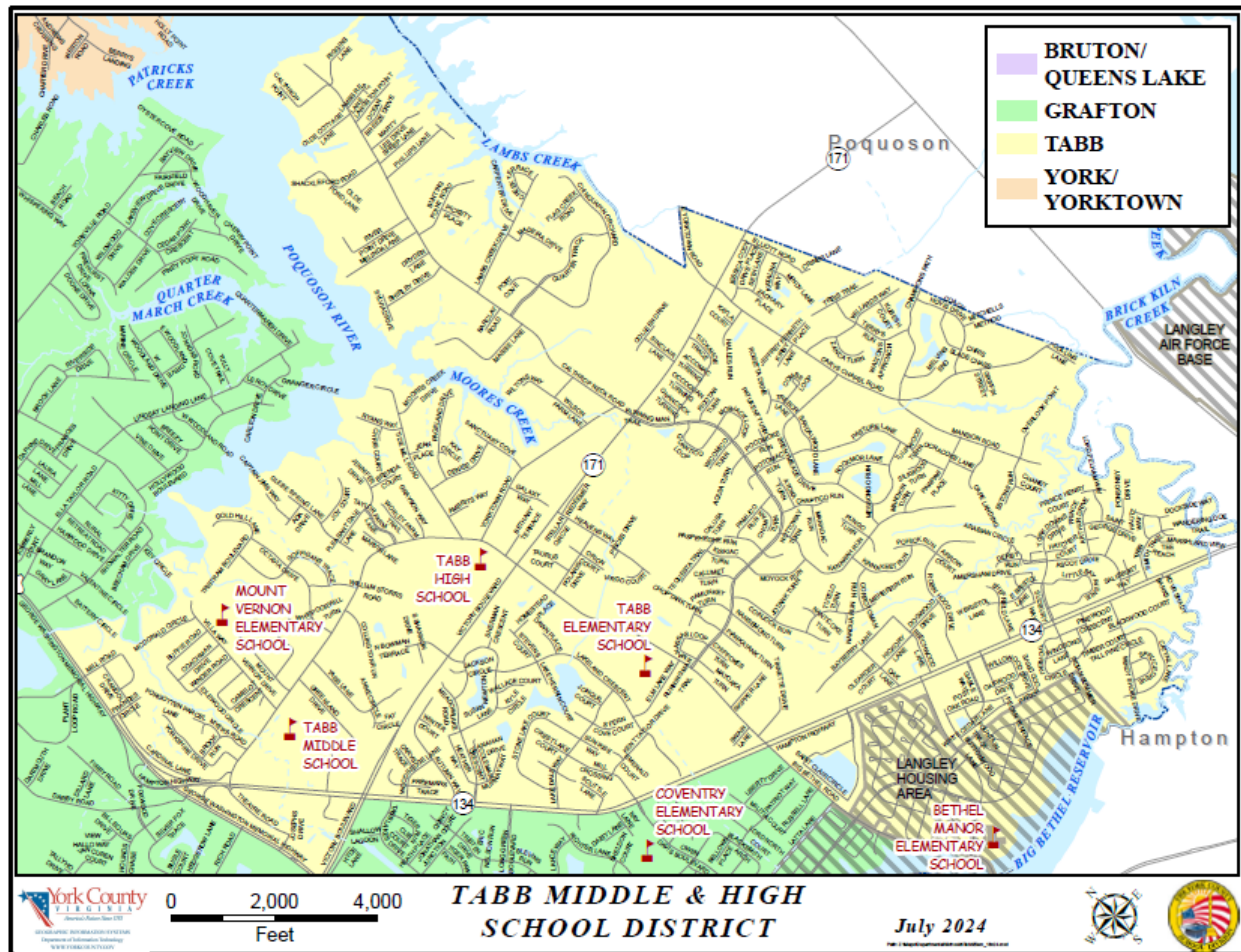
Map 11 –Queens Lake Middle and Bruton High School Zone



Map 12 – Grafton Middle and High School Zone



Map 13 – Tabb Middle and High School Zone



Map 14 – York Middle and High School Zone

