

PRESENTATION TO

BOOQUET VALLEY



CENTRAL SCHOOL DISTRICT

AUGUST 13, 2020

Board of Education Meeting #3

September 10, 2020

Scope

- Site Selection
- Building Programming
- Building Layouts

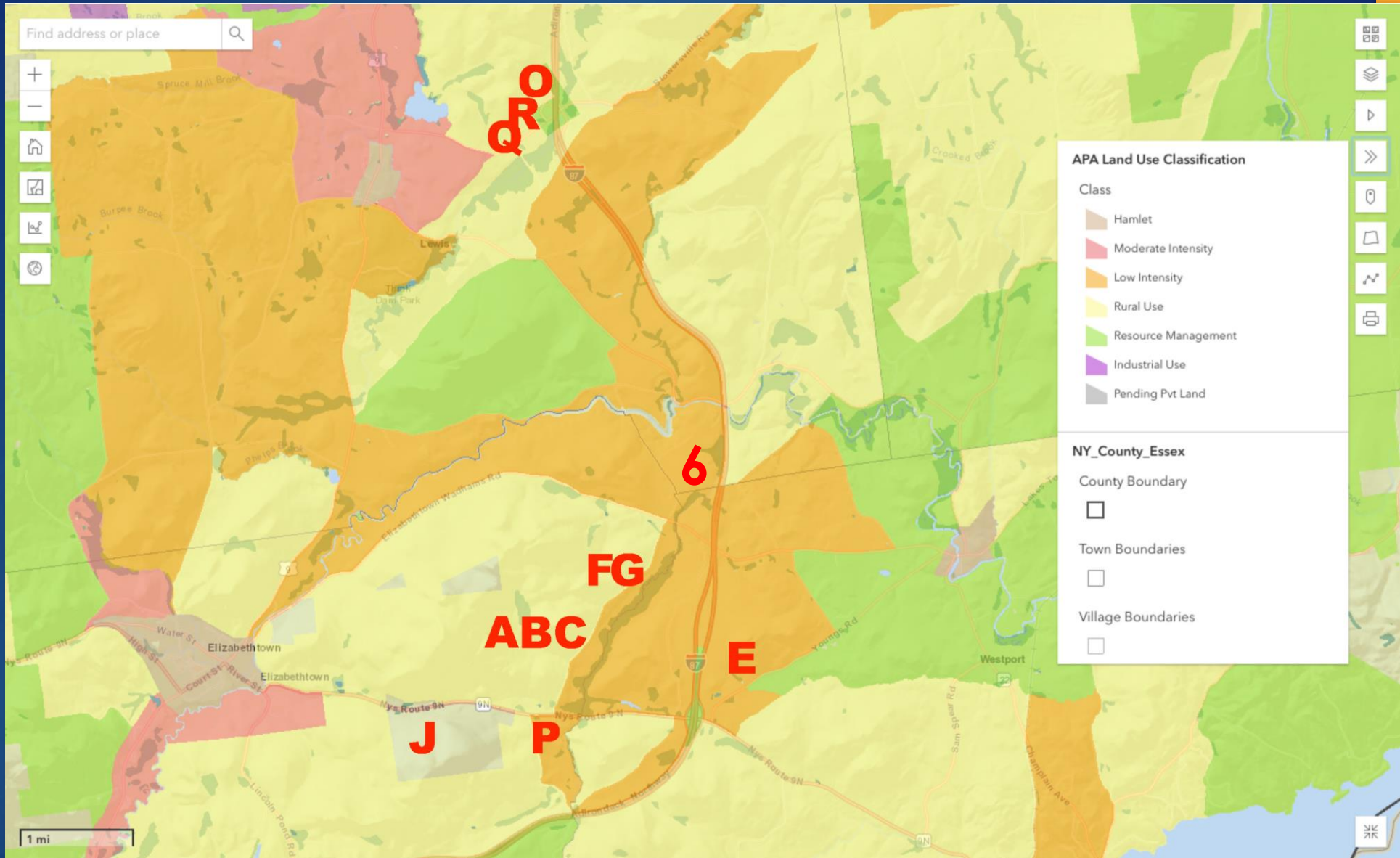
Budget

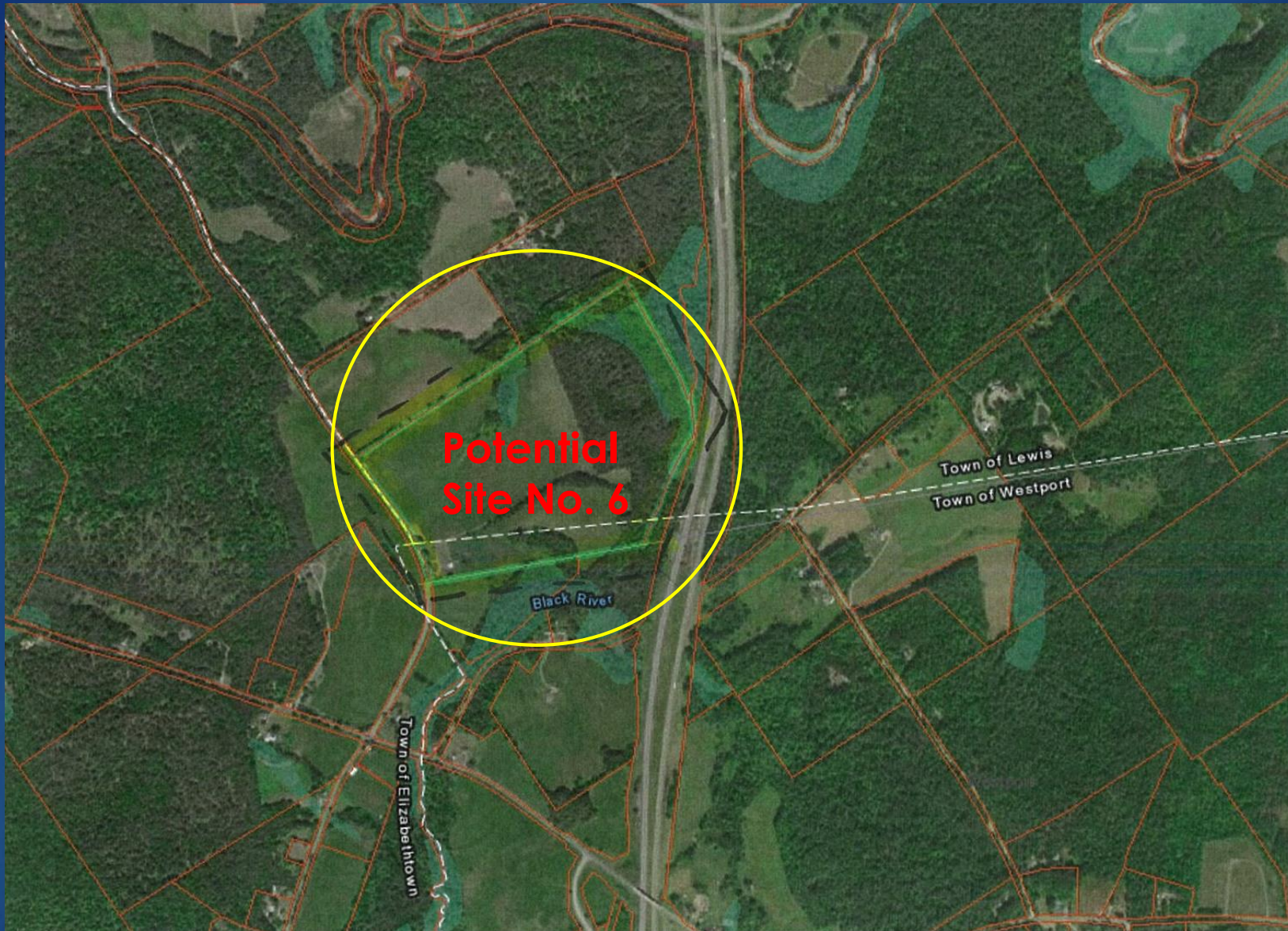
- SED Preliminary Submission

Schedule

- What's Next?



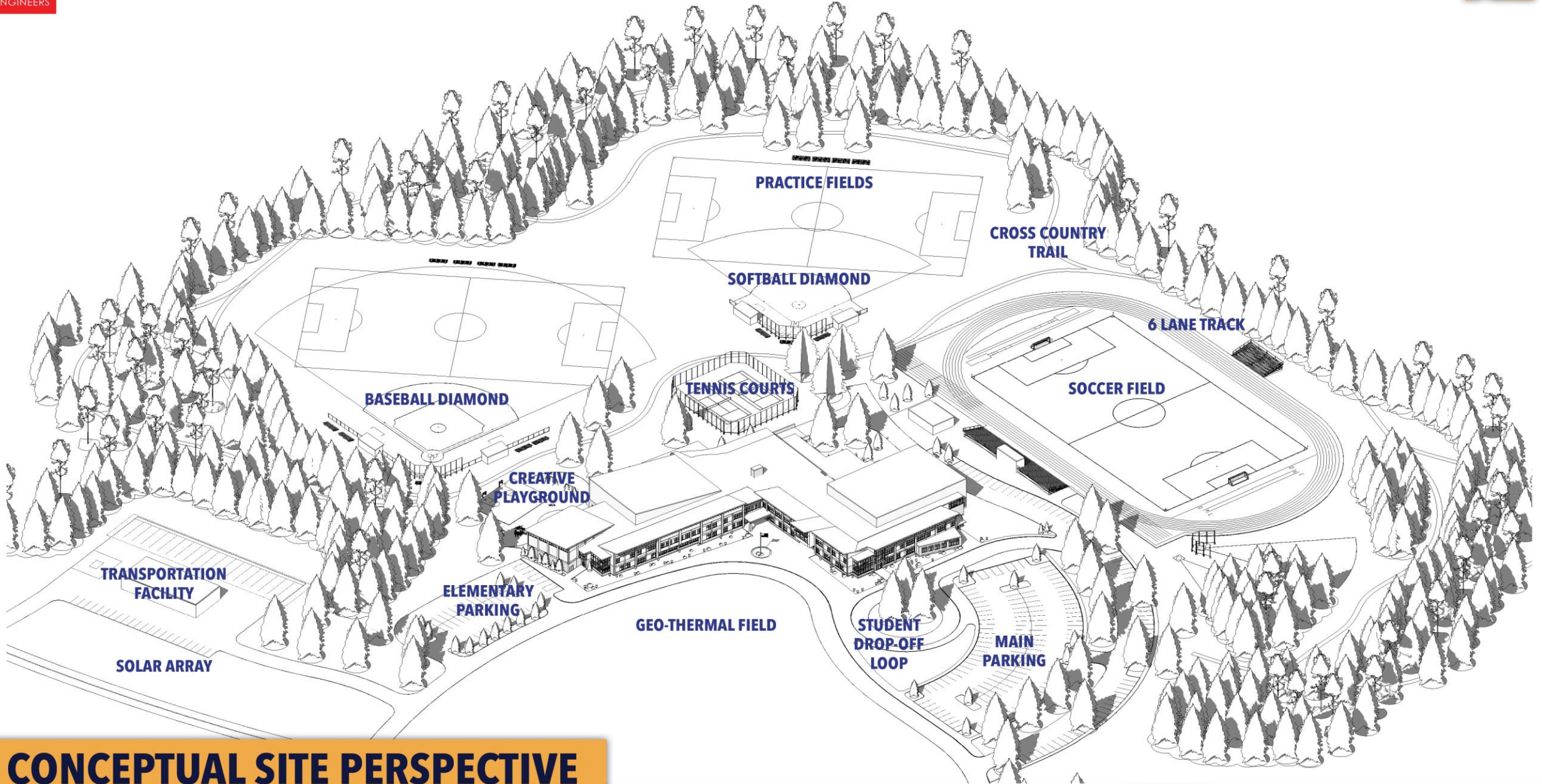




Tax ID 56.2-3-20.000
80.6 Acres







CONCEPTUAL SITE PERSPECTIVE



1 SITE PLAN - SITE SELECTION #6
SCALE: 1" = 100'-0"

CONCEPT PLANS
BOQUET VALLEY CSD
BCA ARCHITECTS & ENGINEERS



Parcel	Description	Central location	School environment	Acreage	Public access	Terrain	Water	Sewer	Telecom/Data utility	Electric utility	APA development zone	SEQR issues	Wetlands	Habitat fragmentation	Endangered species	SHPO sensitive area	Soils Composition	Soil bearing capacity	Water table	Characteristic	Development costs	Comments
A	County Rte 8, Elizabethtown	yes	258	secondary	mountain	no	no			rural use		yes	yes							mountain	high	
B	Brainards Forge Rd, Elizabethtown	yes	144.4	secondary	rolling	no	no			rural use		yes	yes							meadow	high	Poor site access conditions
C	105 Brainards Forge Rd, Elizabethtown	yes	133.5	secondary	hill	no	no			rural use		yes	yes							wooded	high	
E	Youngs Road, Westport	yes	57.5	secondary	sloping	no	no			low intensity		yes								wooded	high	
F	Brainards Forge Rd, Elizabethtown	yes	50	secondary	rolling	no	no			rural use		yes	yes							wooded	medium	
G	249 Brainards Forge Rd, Elizabethtown	yes	202.7	secondary	rolling	no	no			rural use		yes	yes							wooded	medium	
J	NYS Rte 9, Elizabethtown	no	97.6	primary	hill	no	no													wooded	high	hill sidesite
M	US Rte 9	no	22.8	primary		no	no			hamlet										wooded		
N	US Rte 9	no	46.2	primary		no	no			hamlet										wooded		
P	NYS Rte 9, Elizabethtown	no	53.3		sloping	no	no			low intensity		yes								wooded	high	Bisected by electric utility
Q	770 Stoversville Road, Lewis	yes	14.5	primary	flat	no	no		3Ph	rural use		yes	no							wooded	low	
R	Stoversville Road, Lewis	yes	26.31	primary	flat	no	no		3Ph	rural use		yes	no							meadow	low	Western property line abuts 87 off ramp and is visible from 87 corridor
O	Stoversville Road, Lewis	yes	25.6	secondary	flat	no	no		3Ph	resource management		yes	no							meadow wooded	low	
6	Brainards Forge Rd, Lewis	yes	80.6	secondary	rolling	no	no	yes	2Ph	rural use	wetlands	yes	no	bats	yes	lacustrine delta deposit	?	?	meadow/ wooded	low	Wood lot buffers 87 from view. Black River flood zone.	

Site Selection Criteria Matrix



Department	Program Criteria	Program		Remarks	
	Type	NSF	Staff	# of Units Total Net SF	
A District Administration					
Superintendent	P	400	1	1 400	
Student Services	P	200	1	1 200	
IT Director	P	200	1	1 200	
Business Office Area	P	150	1	1 150	shared work space for intermittent use
Exec. Secretary	WS	150	1	1 150	
Accounts Payable	WS	100		0	
Tax Collector	WS	100		0	
Receptionist	WS	100		1 100	
Conference/Boardroom	P	700		1 700	table seating for 12, connected to Super's office
Records Storage	P	100		1 100	includes vault
Work Room	P	200		1 200	w/kitchenette and 20' work surface, copy/scanner
Maintenance	P	12		1 12	floor sink
Rest Rooms	P	50		2 100	ADA, all touchless
Coat Closet	P	10		1 10	
Waiting Area	O	80		1 80	seating for 4
		5 NSF		2402	
				Circulation 480	
				Mechanical 192	
				Wall Area 240	
				GSF 3315	
B K-12 Administration					
Principal	P	200	2	1 200	
Counter Area/Secretary	WS	300	2	1 200	
Receptionist	O	100	1	1 100	
Waiting Area	O	100		1 100	seating for 6
Conference	P	300		1 300	shared w/ guidance
Records Vault	P	60		1 60	room for safe
Storage Area	O	50		1 50	tall storage open to circulation space
Maintenance	P	12		1 12	
Rest Rooms	P	50		1 50	
Coat Closet	P	8		1 8	
		5 NSF		2130	
				Circulation 426	
				Mechanical 170	
				Wall Area 213	
				GSF 2939	
C Guidance					
Counselor	P	150	3	3 450	
Psychologist	P	150	1	1 150	
Extra Office	P	150		1 150	intermittent use
Secretary	WS	100	1	1 100	
Conference Room	P	200		0	shared with gen office
Open Floor Area	O	500		1 400	tables for 8, 16' display and shelving
Storage	P	60		1 60	
		5 NSF		1310	
				Circulation 262	
				Mechanical 105	
				Wall Area 131	
				GSF 1808	

D Health Office

Nurses Office	WS	120	2	1 120	
Waiting Area	O	140		1 140	
Sick Area	P	60		3 180	
Exam Room	P	100		1 100	
Toilet/Shower	P	80		1 80	
Storage	O	10		1 10	tall storage open to circulation space
Maintenance	P	12		1 12	
		2 NSF		642	
				Circulation 128	
				Mechanical 51	
				Wall Area 64	
				GSF 886	

E Athletics

AD Office	P	120	1	1 120	
Toilet/Shower	P	60		1 60	
Storage	O	200		1 200	
HS/MS Gymnasium	O	12000		1 12000	
Indoor Track	O	4000		1 4000	
Rest Area	O	200		1 200	
Storage	P	400		1 400	
Elementary Gym	O	3000		0	combine with secondary
Storage	P	300		0	combine with secondary
Fitness Center	P	1200		1 1200	
Office	P	100		1 100	
Storage	P	100		1 100	
Locker Rooms	O	1000		2 2000	
Coaches Office	P	120	2	2 240	
Visiting Team Changing Room	P	400		1 400	w/toilet room, combine in fitness center configuration
Referees Changing Area	P	80		2 160	w/ shower, combine in fitness center configuration
Toilets	P	120		2 240	
Shower/Drying	P	120		2 240	
Storage	P	40		2 80	
Maintenance	P	12		2 24	
		3 NSF		21764	
				Circulation 4353	
				Mechanical 1741	
				Wall Area 2176	
				GSF 30138	

F Kitchen/Cafeteria

Cafeteria	O	2200		1 2200	3 servings
Storage	P	150		1 150	
Serving	O	600		1 600	
Kitchen Area	O	800		1 800	see Denmark CSD
Office	P	100	1	1 100	
Dry Storage	P	180		1 180	
Cooler/Freezer	P	240		2 480	
Locker/Rest Room	P	120	5	1 120	
Receiving	O	300		1 300	
Maintenance	P	12		1 12	
		6 NSF		4942	
				Circulation 988	
				Mechanical 395	
				Wall Area 494	
				GSF 7132	

G Auditorium

Auditorium	O	4000	1	4000	seating 500
Stage	O	2000	1	2000	w/ adjacent green room & storage
Secure Storage	P	20	1	20	
Tech Closet	P	40	1	40	
Sound Booth	O	60	1	60	
				NSF	6120
				Circulation	1224
				Mechanical	490
				Wall Area	612
				GSF	8446

H Classrooms

Secondary IC Classrooms	P	800	12	11	8800	
New Visions Program	P	800	1	1	800	
Teachers Conference	P	600	2	2	1200	
Secondary Spec Ed	P	800	4	4	3200	(4) 15:1:1, w/available office space
General Science	P	1000	1	1	1000	
Advanced Science	P	1200	3	3	3600	
Prep/Storage	P	100	3	3	300	
Art	P	1200	1	1	1200	includes storage room
Kiln Room	P	100	1	1	100	
Music Classroom	P	800	1	1	800	shared w/ elementary program
Band	P	1400	1	1	1400	close to auditorium
Choral	P	1200	1	1	1200	close to auditorium
Practice Rooms/Office	P	60	3	3	180	close to auditorium
Music Storage	P	120	2	2	240	close to auditorium
Home Careers	P	1200	1	1	1200	
Business	P	800	1	1	800	
Tech Shop	P	1200	1	1	1200	all trades
STEM Lab	P	1200	1	1	1200	
Pre K	P	900	6	2	1800	
Kindergarten	P	900	2	2	1800	
Elem. Classrooms	P	800	12	12	9600	
Elem. Art	P	800	1	1	800	
STEM Maker Space	P	800	1	1	800	adjacent to media center
Elem. Tech - Computers	P	600	1	1	600	
Elem. Resource Room	P	300	3	3	900	
AIS	P	300	6	6	1800	
Speech	P	300	2	2	600	
OT/PT	P	800	1	1	800	
Elem. Spec Ed 12:1:1	P	800	1	1	800	
Elem. Spec Ed 8:1:1	P	800	1	1	800	
				NSF	49520	
				Circulation	9904	
				Mechanical	3961.6	
				Wall Area	4952	
				GSF	68337.6	

I Media Center

MS/HS Media Center	O	1500	2	1	1500	secondary and elementary media centers combined/w/ stem and computers adjacent.
Elementary Media	O	1000	1		0	
HS Tech - Computers	O	500		1	500	
Office	P	100		2	200	
Workroom	P	150		1	150	
Maintenance	P	12		2	24	
				NSF	2374	
				Circulation	474.8	
				Mechanical	189.92	
				Wall Area	237.4	
				GSF	3276.12	

J Support

Teachers Workroom	P	300		3	900	locate in wings
Wing Storage	P	100		6	600	
Individual Toilets	P	50		8	400	
Gang Toilets	P	160		6	960	
Janitor Closets	P	20		6	120	
				NSF	2080	
				Circulation	416	
				Mechanical	166.4	
				Wall Area	208	
				GSF	2870.4	

K Facilities Director

SOBG Office	P	100	1	1	100	
Plan Room	P	100		1	100	
Break Room	O	150	12	1	150	2 shifts, 6 each
Toilet Room	P	60		1	60	w/ shower
Work Shop	O	400		1	400	
Secure Storage	P	150		1	150	
				NSF	960	
				Circulation	192	
				Mechanical	77	
				Wall Area	96	
				GSF	1325	

L Mechanical

Boiler Room	P	1600		1	1600	
Electric Vault	P	200		1	200	
AHU Rooms	P	500		6	3000	
Electric Closets	P	20		6	120	
Data Closets	P	40		6	240	
Unfinished Basement	O	3000				not included in building SF calculation
				NSF	5160	
				Circulation	1032	
				Mechanical		
				Wall Area	516	
				GSF	6708	
					check	

M Totals

	NSF	98594	72%
	Circulation	19719	14%
	Mechanical	7888	6%
	Wall Area	9859	7%
	GSF	136059.72	current facilities combined = 173,218sf



- AREA LEGEND**
- CIRCULATION
 - ELEMENTARY
 - HIGH SCHOOL
 - SPECIAL ED
 - SUPPORT SPACE

FLOOR AREA

FIRST FLOOR:	78,364 SF
SECOND FLOOR:	56,865 SF
BASEMENT:	11,337 SF
TOTAL:	148,566 SF

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"





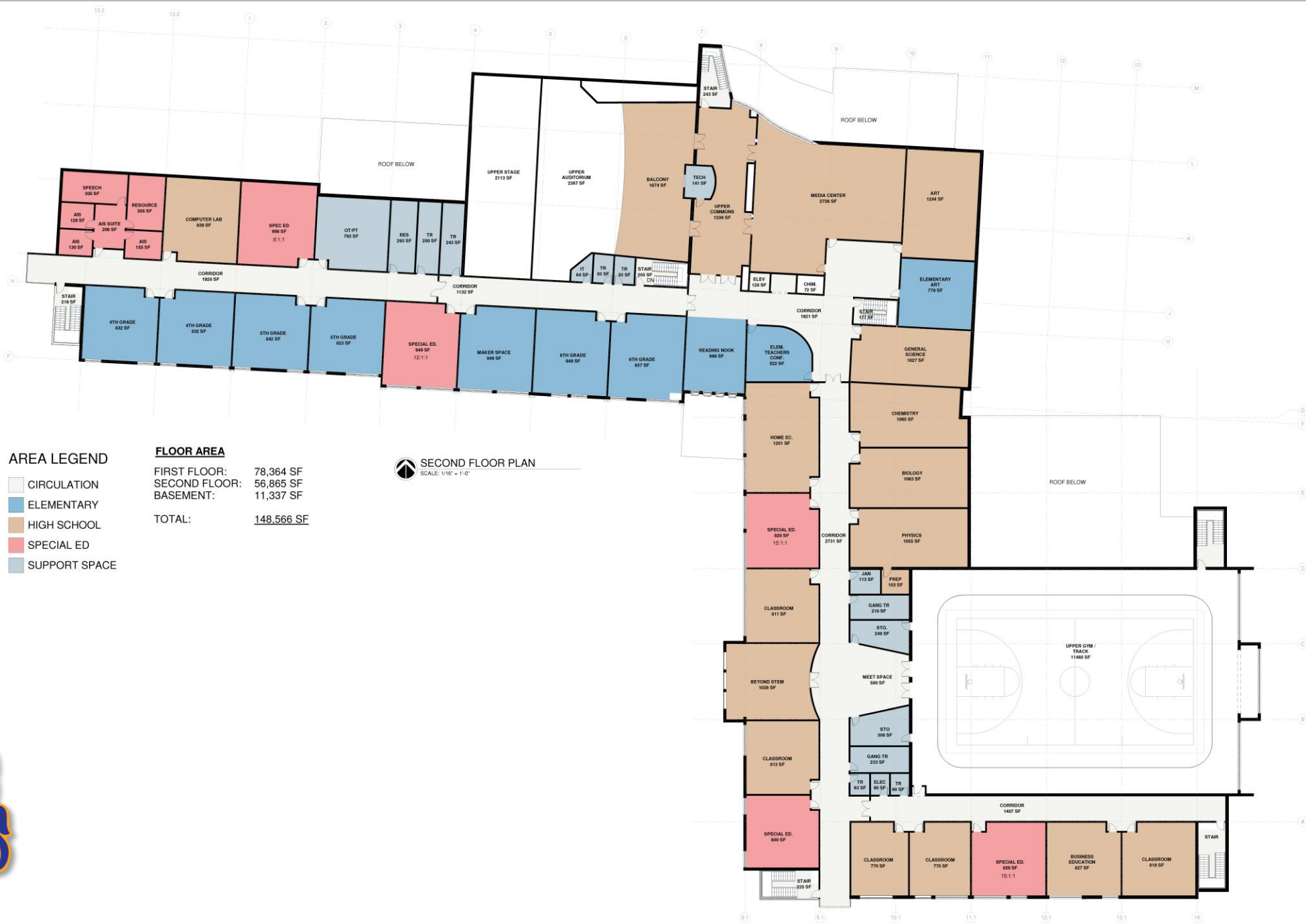
AREA LEGEND

- CIRCULATION
- ELEMENTARY
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- SPECIAL ED
- SUPPORT SPACE

FLOOR AREA

FIRST FLOOR:	78,364 SF
SECOND FLOOR:	56,865 SF
BASEMENT:	11,337 SF
TOTAL:	148,566 SF

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Board of Education Meeting #3

September 10, 2020

What's Next?

- Perform Hydrological Testing (\$20-\$30,000) and Archeological Survey (\$15-\$20,000) at Preferred Site
- Secure an Option to Purchase the Property w/ Contingencies
- Perform Site Borings and Topographical Survey
- Assemble SED Preliminary Submission
- Initiate Preparation of DEIS and Permit Applications
- Review Project with CM and Fiscal Advisor
- Facilities Committee Meet, September 24, 2020
- Submit SED Preliminary Submission
- Determine Acceptable Upper Limit of Project Costs
- Conduct Stakeholder Meetings

