

Board of Education Meeting #7

January 14, 2021

Scope

- Site & Building Concept Plans

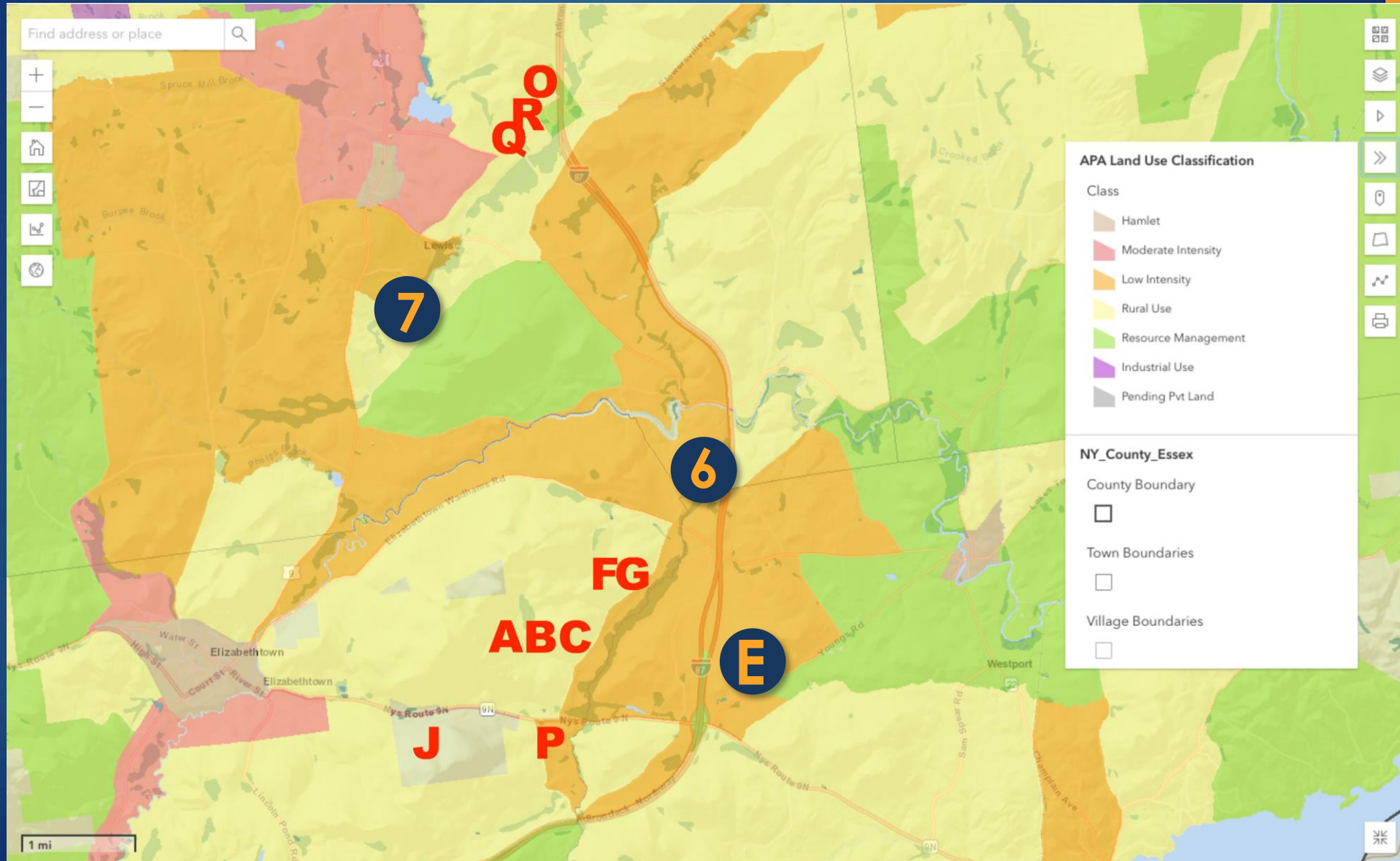
Budget

Schedule

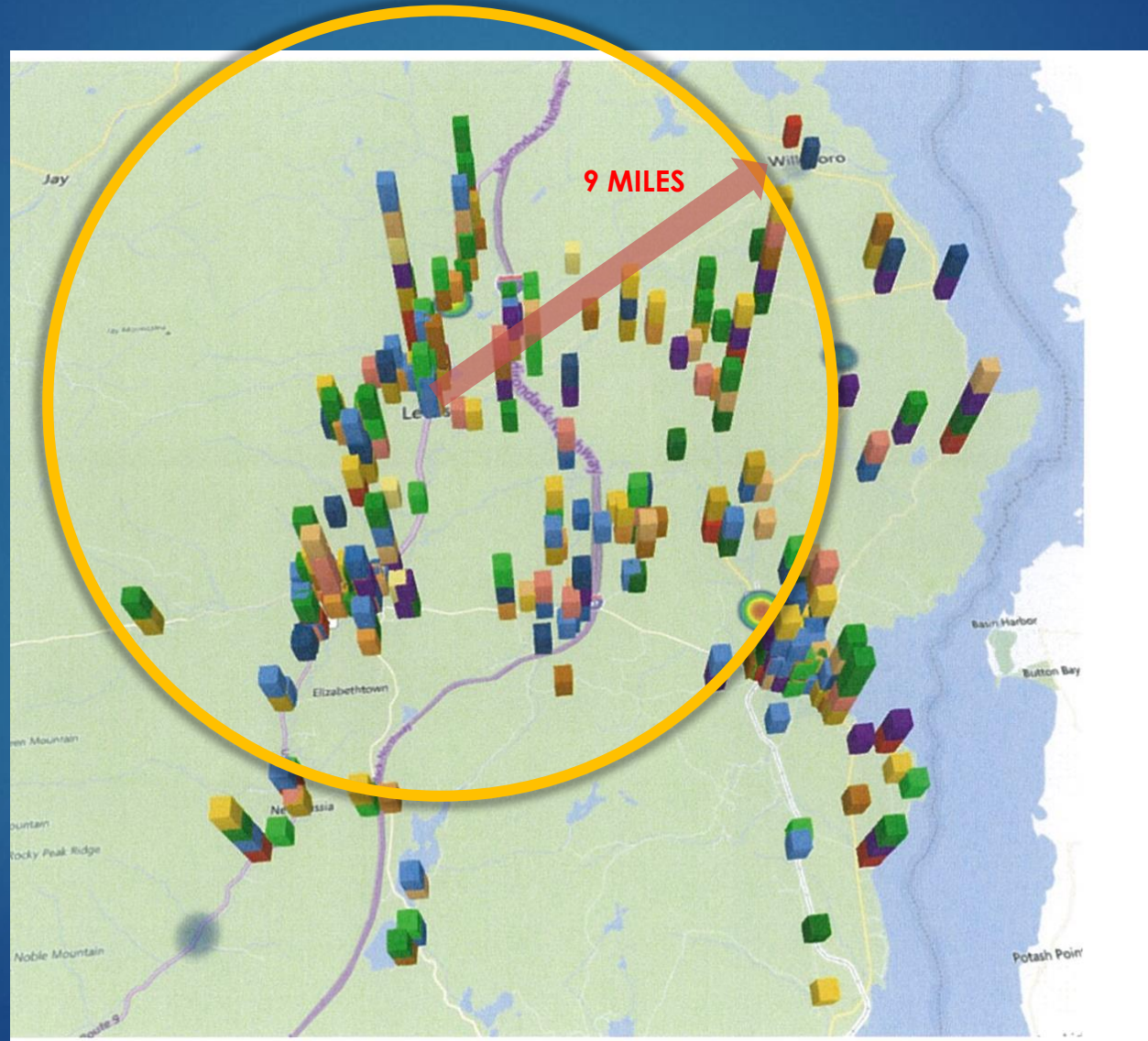
- What's Next?

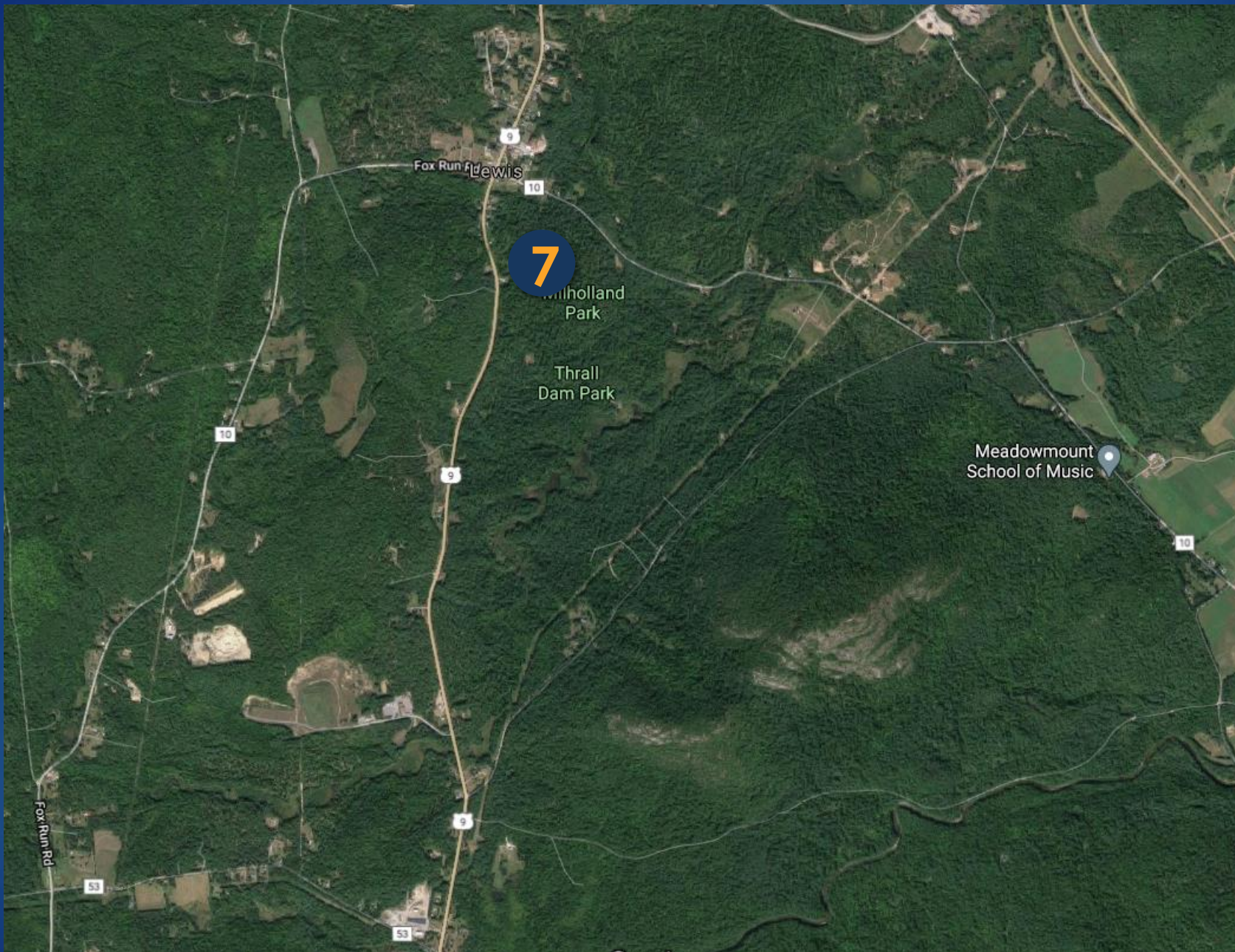


POTENTIAL BUILDING SITES



Student Population Distribution



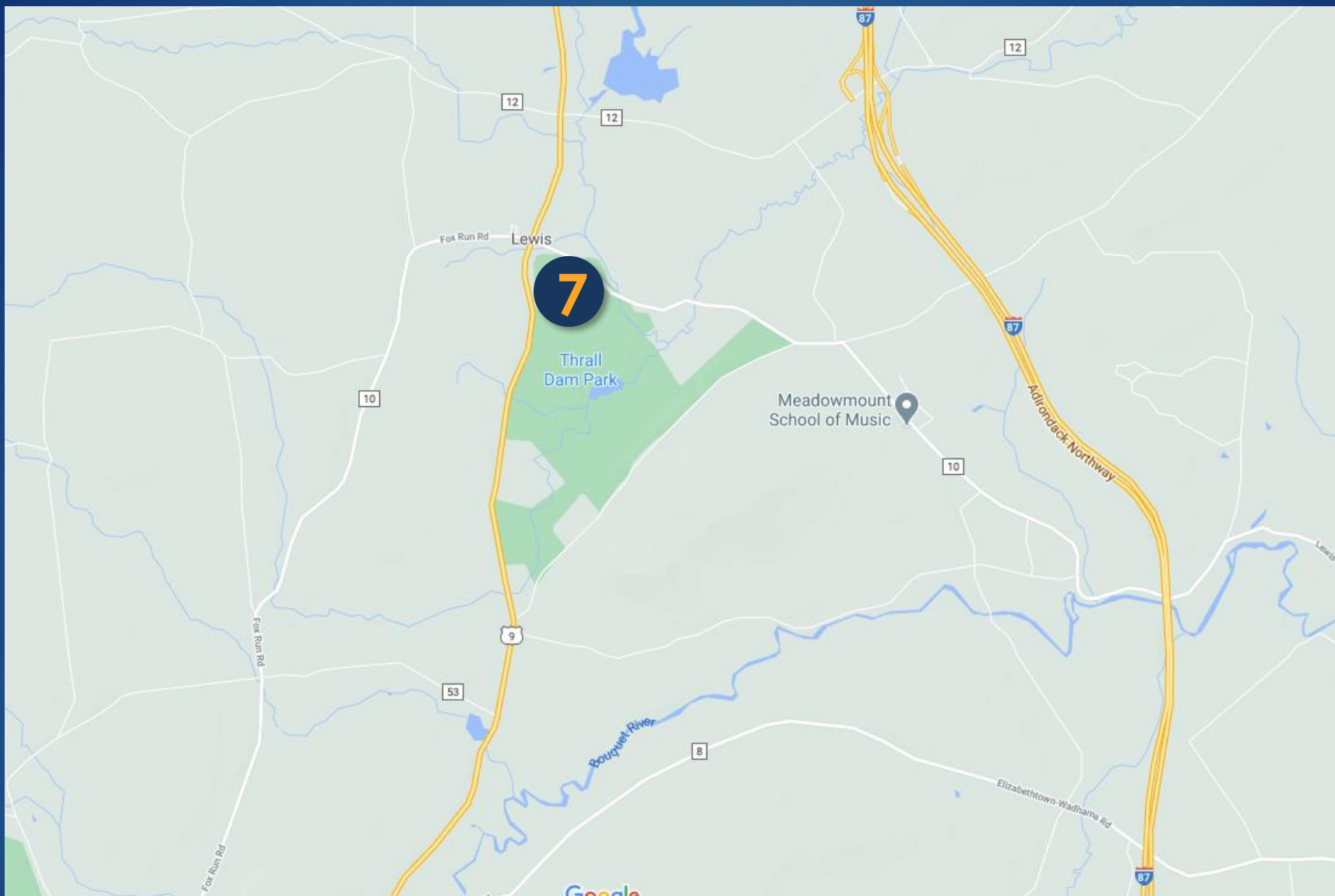


Site #7
Thrall Dam Park



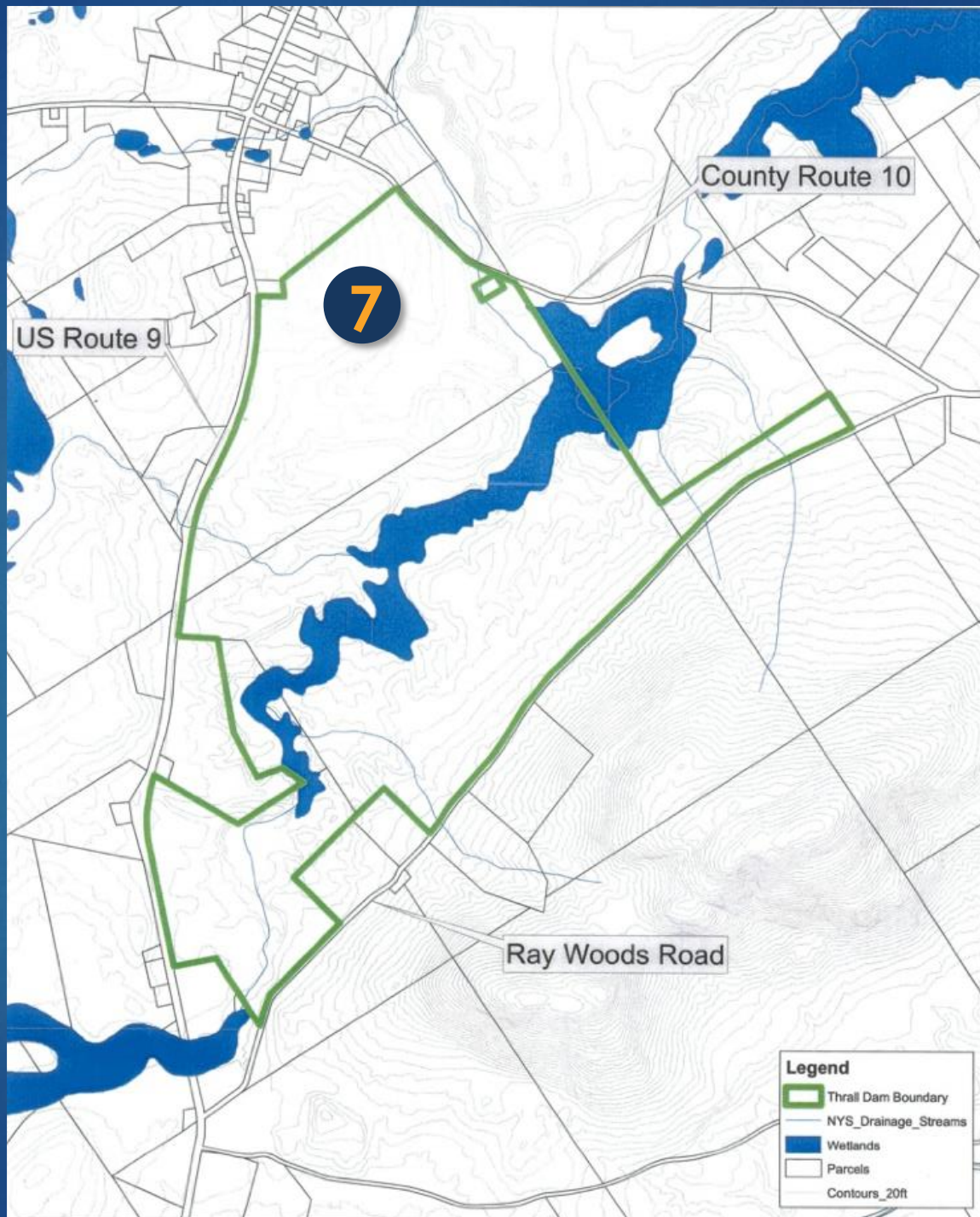


Site #7
Thrall Dam Park



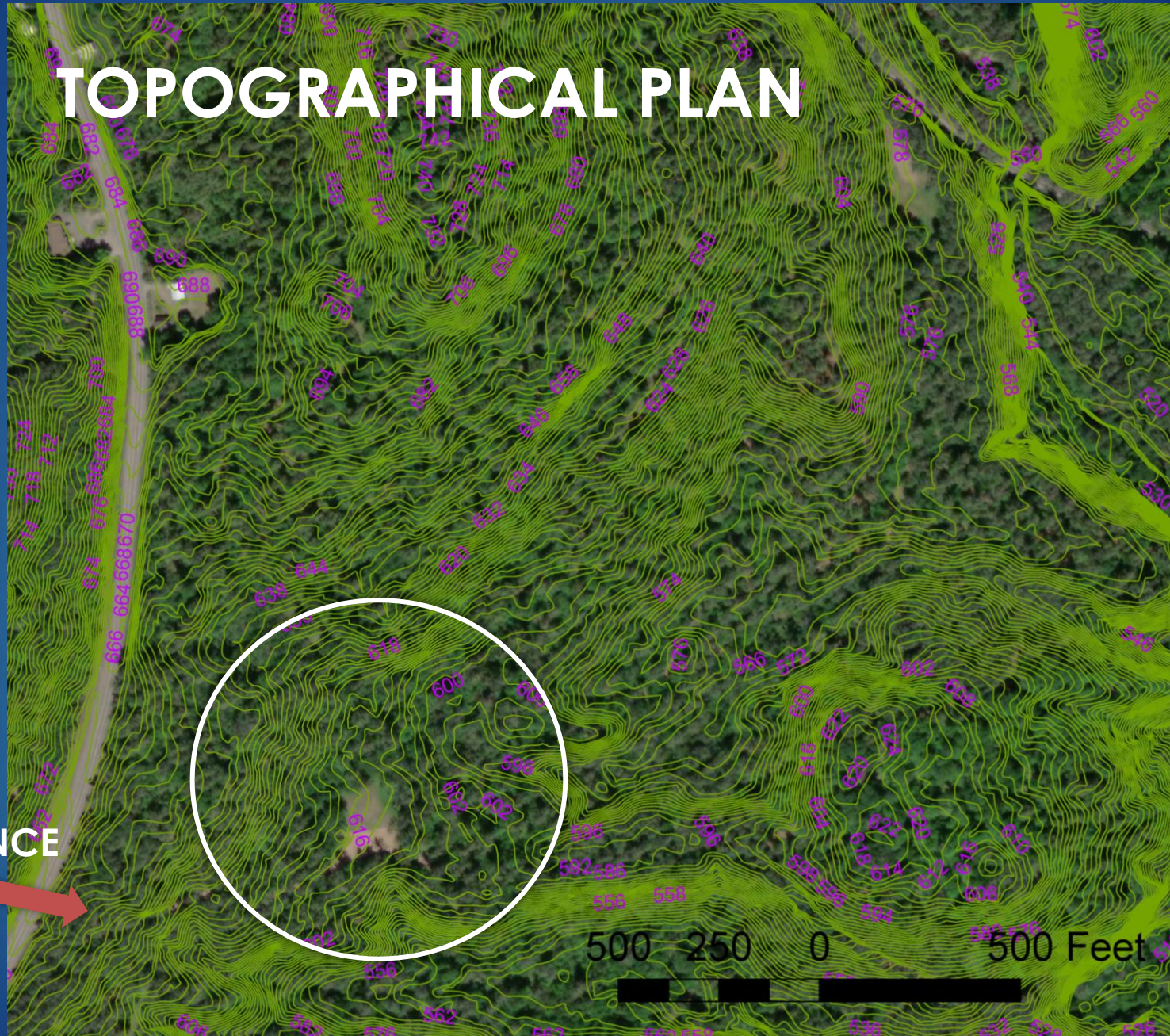
Site #7
Thrall Dam Park





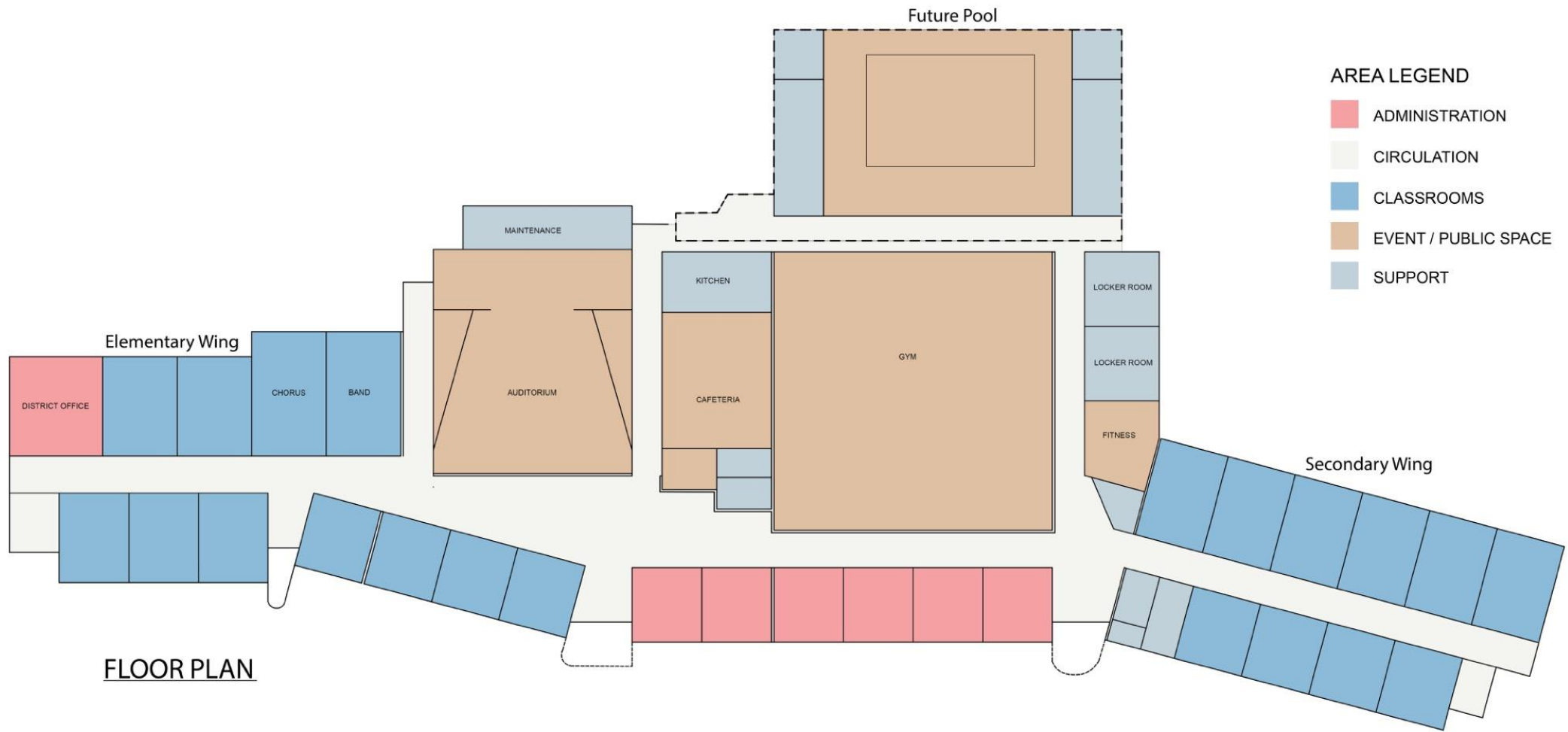
TOPOGRAPHICAL PLAN

PARK ENTRANCE



500 250 0 500 Feet





AREA LEGEND

- ADMINISTRATION
- CIRCULATION
- CLASSROOMS
- EVENT / PUBLIC SPACE
- SUPPORT

FLOOR PLAN

CONCEPTUAL PROJECT SCHEDULE

Visioning, Site Selection, and Conceptual Designs

SED Review Meeting

Stakeholder Interviews

Facilities Committee Review

Design and Budget Development

Board of Education Update

Facilities Committee Review

Refinement of Concept Design

Scope and Budgets Finalized

Bond Resolution Preparation

SEQR Determination

Establish Voter Referendum Date

Voter Information Period

Voter Referendum

Preliminary Design Phase

Facilities Committee Review

Board of Education Update

Preliminary SED Submission

Final Design Phase

Facilities Committee Review

Board of Education Update

SED Submission

SED Approval

Bid Opening

Contract Award

Site Mobilization - Site Preparation (fast tracked)

Site Mobilization - Building Construction

Commissioning

Occupy Building

Project Closeout

April - July 2020

May 2020

June 2020

July 2020

July - January 2021

August 2020

December 2020

January - February 2021

February 2021

MARCH

February 2021

APRIL

February 2021

APRIL

March 2021

APRIL

February- May 2021

MAY

May 2021

JUNE

June - August 2021

August 2021

September 2021

September 2021

October 2021 - August 2022

July 2022

August 2022

September 2022

December 2022

February 2023

March 2023

April 2022

April 2023

July - August 2024

July - August 2024

December 2024

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What's Next?

- Further Develop Site Plan
 - Investigate Utility Connections and Site Access
 - Review Educational Program Requirements
 - Further Develop Floor Plans
 - Develop Building Sections & Elevations
 - Prepare Concept Level Estimates
-
- Commission Site Testing and Surveys
 - Discuss Options for Purchase
 - Facilities Committee Meet, January 28, 2021
 - Initiate DEIS and Permit Applications
 - Submit Preliminary Data to SED
 - Conduct Stakeholder Meetings



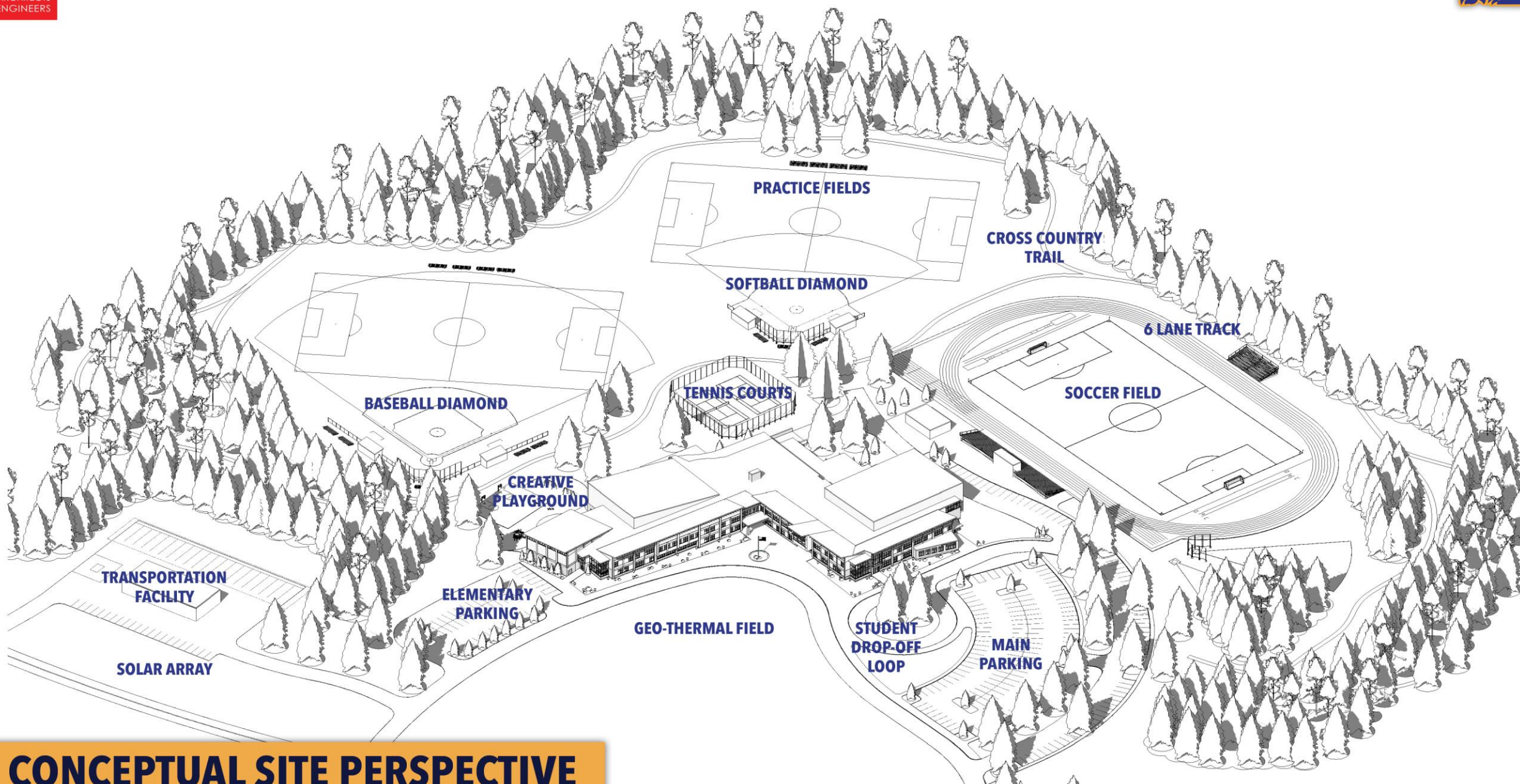
Boquet Valley CSD Pre-development and Major Site Expenses

2020-064
12.07.20

Parcel	location	acreage	purchase cost	tree cutting	stump removal	rock blasting	mass grading	3 Ph power	water	sewer/septic	access road upgrades	total pre-development costs	max purchase price to equate to Thrall Dam property value
E	Youngs Road, Westport	57.5	?	250000	350000	200000	250000	150000	250000	150000	300000	1900000	-675000
6	Brainards Forge Rd, Lewis	69.6	?	0	0	0	0	370000	250000	150000	1000000	1770000	-545000
7	Thrall Dam Park, Lewis assumes land is free and County provides clearing	100	0	0	350000	0	350000	60000	15000	150000	300000	1225000	0
8	Westport Facility develop adjacent Town property for play fields												
9	Elizabethtown Facility purchase acreage off campus for play fields												

Pre-development Cost Analysis





CONCEPTUAL SITE PERSPECTIVE



1 SITE PLAN - SITE SELECTION #6
SCALE: 1" = 180'-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 side site
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	Western property line abutts 87 off ramp and is visable from 87 corridor
R	Stoversville Road, Lewis	yes		26.31	primary	flat	no	no	3Ph		rural use		yes	no						meadow	low	
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.	
7	Thrall Dam Park	no			primary	hill	no	no	yes	3Ph	park land		no	yes		no			wooded	medium	County would donate property and clear land.	
8	Westport Facility	no	yes		primary	hill	yes	yes	yes	3Ph	school	no	no	no	no	no				low	could incorporate fairgrounds acreage to expand site	
9	Elizabethtown Facility	no	yes		primary	flat	yes	yes		3Ph	school									low	lacks adequate area for sports fields	



Site Selection Analysis