PRESENTATION TO CENTRAL SCHOOL DISTRICT

Board of Education Update January 12, 2023

✓ Where We Stand Today
✓ Scope
✓ Budget
✓ Schedule
✓ What's Next
✓ Q&A





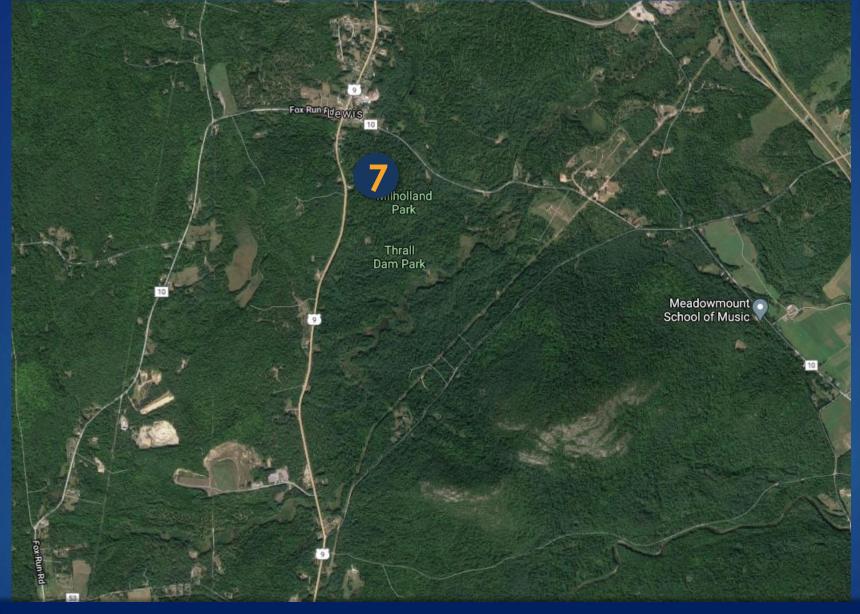


Where We Stand Today

SED Preliminary Review Approval and MCA Finance Schedules and Taxpayer Impact Plans Scaled Back to Reduce Costs Agreement with County for Thrall Dam Property Conveyance EIS and APA Permitting Applications Options for an Alternative Plan





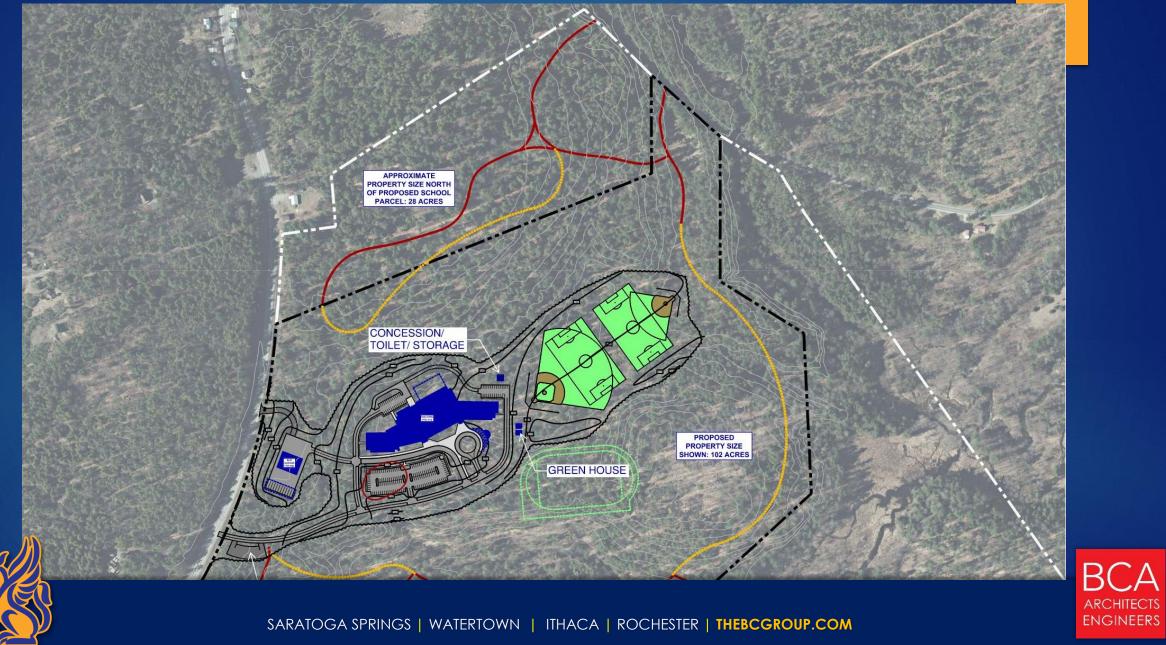




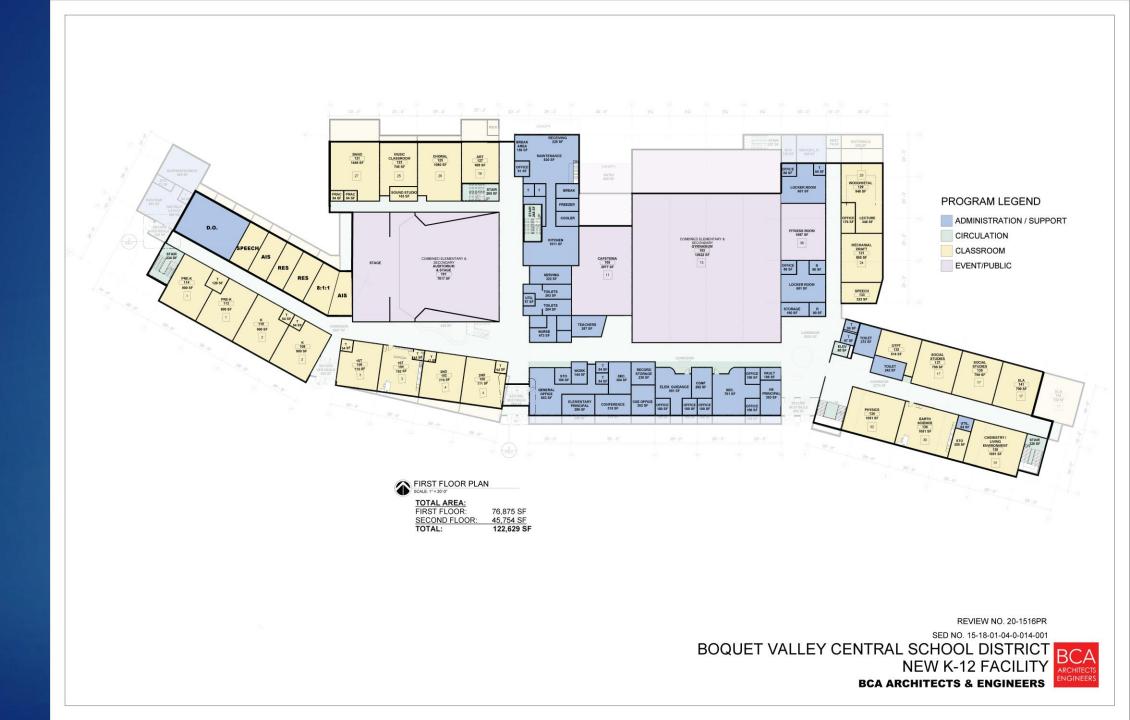


Thrall Dam Park

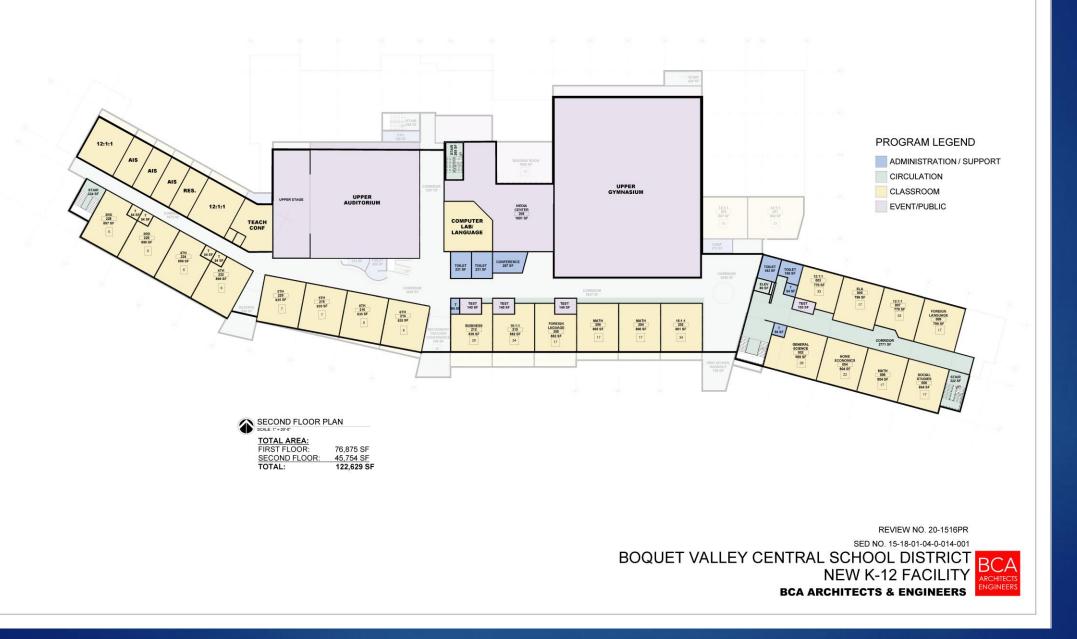
CONCEPTUAL SITE PLAN



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Boquet Valley CSD	2020-063	Estimate
Conceptual Project Budget	10.12.22	11/11/2021
Construction Costs (K-12 Facility and Site only)*		
K-12 Facility 122,629 SF X 272 \$/SF	33355088	34353800
K-12 Site Development	5000000	5000000
Transportation Facility (TF)	1500000	1007464
TF Site Development	1600000	1337000
Design Contingency 5.00%	2072754	2087500
Inflation Escalator 15.00%	5243263	3724300
Construction Contingency 7.50%	3657833	3565700
TOTAL CONSTRUCTION COSTS	52428939	51075764
Pre-Referendum Services	100000	
Architectural/Engineering Service	3145736	
Reimbursable Project Expenses	314574	
Construction Management Services	1950000	
Property & Topographical Survey	50000	
Archeological Consultant	25000	
Geotechnical Consultant	50000	
Environmental Consultant	20000	
Security & Technology Consultant	10000	
Food Service Consultant	50000	
Theatrical and Acoustic Consultant	30000	
Fire Protection Consultant	25000	
Legal Counsel	100000	
Fiscal Advisor and Bonding	250000	
Administrative Expenses	500000	
Insurance During Construction	50000	
Construction Materials Testing	150000	
SWPP	50000	
HVAC Commissioning	60000	
Bid Document Printing	50000	
FF&E	2200000	
Incidental Reserve	250000	
TOTAL INCIDENTALS	9430310	9603900
TOTAL PROJECT	61859248	60679664



BCA ARCHITECTS ENGINEERS





MOUNTAINVIEW VIEW CAMPUS EXPANSION CONCEPTUAL PROJECT BUDGET

11/28/2022

Scope Description	Quantity	Units	Unit Cost	Total
BUILDING WORK (based on 110000 sf)				
Infrastructure - Replace Roofs on Original Building- Based on feedback from District	17000	sf	\$35.00	\$595,000.00
Specific Renovation Needs - Based on Feedback From District				
Rehab Kitchens and Servery Spaces - General	3000	sf	\$150.00	\$450,000.00
Rehab Kitchens and Servery Spaces - Food Service Equipment	1	Pkg	\$300,000.00	\$300,000.00
Rehab Kitchens and Servery Spaces - Plumb. / Electrical	3000	sf	\$38.00	\$114,000.00
Rehab Kitchens and Servery Spaces - Mech. Upgrades	3000	sf	\$60.00	\$180,000.00
Auditorium Renovations - General	6100	sf	\$75.00	\$458,000.00
Auditorium Renovations - Mechanical - Heat/Ventillation	6100	sf	\$60.00	\$366,000.00
Auditorium Renovations - Stage rigging / curtains	1	pkg	\$175,000.00	\$175,000.00
Auditorium Renovations - Auditorium sound and lighting	1	ls	\$500,000.00	\$500,000.00
Auditorium Renovations - seating	600	ea	\$400.00	\$240,000.00
Auditorium Renovations - Electrical suport	6100	sf	\$30.00	\$183,000.00
Gymnasium Renovations - All Trades	8200	sf	\$50.00	\$410,000.00
Allowance for minor Locker Room Upgrades	1	allow	\$100,000.00	\$100,000.00
General Building Renovations = 93,000 sf Remaining Areas				
General Rehab of Instructional Spaces (70% of total area)	65000	sf	\$165.00	\$10,725,000.00
General Rehab of Common Space Areas (Corridors, etc.) (20% of total area)	14000	sf	\$75.00	\$1,050,000.00
Toilet Room Renovations - (5% of total area) - renovate 50% of toilet areas	3000	sf	\$400.00	\$1,200,000.00
Office Areas - Upgrade finishes, upgrade HVAC and electrical	5500	sf	\$185.00	\$1,018,000.00
ADDITIONS				
Construct new additions	29000	sf	\$375.00	\$10,875,000.00
TRANSPORTATION				
Transportation Building (SF cost Based on recent estimates)	5000	sf	\$500.00	\$2,500,000.00
Transportation Site Development - roads, infrastructure, etc	5000	sf	\$175.00	\$875,000.00
ON-SITE DEVELOPMENT & RECONSTRUCTION	4	Acres	\$200,000.00	\$800,000.00
OFF-SITE DEVELOPMENT & NEW CONSTRUCTION - FIELDS, ETC.	6	Acres	\$750,000.00	\$4,500,000.00
SUBTOTAL				\$37,614,000.00
Inflation / Escalation - 11%			11%	\$4,200,000.00
Construction Contingency - 10%			10%	\$4,200,000.00
TOTAL CONSTRUCTION				\$46,014,000.00
Incidental Costs			16%	\$7,400,000.00
OPINION OF PROBABLE PROJECT COST				\$53,414,000.00





Lake View Campus Expansio	n		2020-063
Conceptual Project Budget 108,898			1.09.23
1933 Facility Abatement/Demolition	-41257 sf	50	206285
Secondary & Support Addition	60365 sf	325	1961862
Elementary Addition	32533 sf	325	1057322
Remaining Area Reconstruction	16000 sf	175	280000
Site Reconstruction/Development	8.8 acres	250000	220000
Transportation Facility & Site Work	5000 sf	700	350000
Off-Site Fields Development	6 acres	750000	450000
SubTotal			4525470
Inflation Escalator			452547
Construction Contingency			497801
TOTAL CONSTRUCTION COSTS			5475818
Pre-Referendum Services			15000
Architectural/Engineering Service			355928
Reimbursable Project Expenses			35592
Construction Management Services			195000
Property & Topographical Survey			1500
Archeological Consultant			1000
Geotechnical Consultant			1500
Environmental Consultant			3000
Security & Technology Consultant			1500
Food Service Consultant			4000
Theatrical and Acoustic Consultant			5000
Fire Protection Consultant			2500
Legal Counsel			5000
Fiscal Advisor and Bonding			20000
Administrative Expenses			50000
Insurance During Construction			2500
Construction Materials Testing			7500
SWPP			1500
HVAC Commissioning			5000
Bid Document Printing			2500
Furnishings & Equipment			200000
Incidental Reserve			37500
TOTAL INCIDENTALS			953021
TOTAL PROJECT			6428839



BCA

ARCHITECTS ENGINEERS



Boquet Valley Central School District New K-12 Facility and Bus Garage Project No. 2020-063

Project Schedule December 12, 2022

Visioning, Site Selection, Conceptual Designs	July 2020 – June 2021
SED Preliminary Submission	March 2021
Stakeholder Interviews	April 2021
Explore Project Options	November 2021– June, 2022
SED Preliminary Approval	October 2022
Complete Permitting Applications	October 2022
Scope and Budgets Finalized	December 2022
Bond Resolution Preparation	December 2022
SEQR Determination	January 2023
APA Permit Approval	January 2023
Establish Voter Referendum Date	January 2023
Voter Information Presentations	February 2023
Voter Referendum	October 2023
Design Development Phase	November 2023 – February 2024
Final Design Phase	March 2024 – March 2025
SED Submission	April 2025
SED Approval	July 2025
Bid Opening K-12 Facility	October 2025
Contract Award	December 2025
Site Mobilization	March 2026
Systems Commissioning	May - July 2028
Occupy Building	June – August 2028
Project Closeout	January 2029

MJH:Ir Projects2020-000/2020-063.BoquetValleyCSDMisdProject Schedule 062222.docx



327 MULLIN STREET, WATERTOWN, NEW YORK 13601





What's Next

Determine the Communities Sentiment Finalize Schematic Plans Obtain Environmental and APA Permits Prepare Bond Resolution Finalize Debt Schedules Establish the Vote Date Prepare Public Information Presentations





Average:

BOQUET VALLEY CENTRAL SCHOOL DISTRICT

PROPOSED NET LOCAL SHARE OF DEBT SERVICE PROPOSED \$64,324,248 MATURITY SCHEDULE

FISCAL YEAR ENDING		CAPITAL RESERVE		PRINCIPAL BALANCE TSTANDING		ESTIMATED PRINCIPAL PAYMENT		ESTIMATED INTEREST PAYMENT	1	IOTAL DEBT SERVICE	5	ESTIMATED STATE BUILDING AID	GI	ROSS LOCAL SHARE		ESS DEBT SERVICE OFFSETS	Ν	ET LOCAL SHARE
6/30			6	50 224 248														
2025	S	5,000,000	\$	59,324,248 59,324,248	\$		\$	400.000	¢.	400,000		s	S	400,000	\$	-	s	400,00
2025	φ	5,000,000		59,189,248	φ	135,000	φ	2,472,970	φ	2,607,970		220,128	9	2,387,842	Ģ	795,000	2	1,592,84
2020		-		58,395,000		794,248		2,959,462		3,753,710		220,128		3,533,582		1,670,000		1,392,84
2027		-		57,380,000		1,015,000		2,939,402		3,934,750		2,074,807		1,859,943		1,070,000		1,803,98
2028		-		56,320,000												-		1,859,94
						1,060,000		2,869,000		3,929,000		2,074,807		1,854,193				
2030		-		55,205,000		1,115,000		2,816,000		3,931,000		2,074,807		1,856,193		-		1,856,19
2031		-		54,035,000		1,170,000		2,760,250		3,930,250		2,074,807		1,855,443		-		1,855,44
2032				52,805,000		1,230,000		2,701,750		3,931,750		2,074,807		1,856,943		-		1,856,94
2033		-		51,515,000		1,290,000		2,640,250		3,930,250		2,074,807		1,855,443		-		1,855,44
2034		-		50,160,000		1,355,000		2,575,750		3,930,750		2,074,807		1,855,943		-		1,855,94
2035		-		48,735,000		1,425,000		2,508,000		3,933,000		2,074,807		1,858,193		-		1,858,19
2036		-		47,240,000		1,495,000		2,436,750		3,931,750		2,074,807		1,856,943		-		1,856,94
2037		8 		45,670,000		1,570,000		2,362,000		3,932,000		2,074,807		1,857,193		-		1,857,19
2038				44,020,000		1,650,000		2,283,500		3,933,500		2,074,807		1,858,693		-		1,858,69
2039		-		42,290,000		1,730,000		2,201,000		3,931,000		2,074,807		1,856,193		-		1,856,19
2040		-		40,475,000		1,815,000		2,114,500		3,929,500		2,074,807		1,854,693		-		1,854,69
2041		-		38,570,000		1,905,000		2,023,750		3,928,750		2,074,807		1,853,943		-		1,853,94
2042		-		36,570,000		2,000,000		1,928,500		3,928,500		2,074,807		1,853,693		-		1,853,69
2043		-		34,470,000		2,100,000		1,828,500		3,928,500		2,074,807		1,853,693				1.853,69
2044		-		32,265,000		2,205,000		1,723,500		3,928,500		2,074,807		1,853,693		-		1.853.69
2045		-		29,945,000		2,320,000		1,613,250		3,933,250		2,074,807		1,858,443				1,858,44
2046		-		27,510,000		2,435,000		1,497,250		3,932,250		2,074,807		1,857,443		-		1,857,44
2047		-		24,955,000		2,555,000		1,375,500		3,930,500		2,074,807		1,855,693				1,855,69
2048		-		22,270,000		2,685,000		1,247,750		3,932,750		2,074,807		1,857,943				1,857,94
2049		-		19,450,000		2,820,000		1,113,500		3,933,500		2,074,807		1,858,693		-		1,858,69
2050		-		16,490,000		2,960,000		972,500		3,932,500		2,074,807		1,857,693		-		1,857,69
2051		-		13,385,000		3,105,000		824,500		3,929,500		2,074,807		1,854,693		-		1,854,69
2052		-		10,125,000		3,260,000		669,250		3,929,250		2,074,807		1,854,443		-		1,854,44
2053		10-21		6,700,000		3,425,000		506,250		3,931,250		2,074,807		1,856,443		-		1,856,44
2054		-		3,105,000		3,595,000		335,000		3,930,000		2,074,807		1,855,193		-		1,855,19
2055		-		-		3,105,000		155,250		3,260,250		2,074,807		1,185,443		-		1,185,44
2056		-				-		-		-		1,854,679		(1,854,679)		-		(1,854,67
Totals	\$	5,000,000			\$	59,324,248	\$	56,835,182	\$	116,159,430		\$ 62,244,213	\$	53,915,220	\$	2,465,000	\$	51,450,22

\$ 1,856,475 23.67%

- Vote:	March 2023	- 2022-23 Est Aid Ratio:	90.1%
- SED Approval:	May 2024	- Bond Percentage:	62.2%
- First Borrowing:	June 2025	- Capitalized Interest:	\$2,465,000
- Final Cost Report:	December 2025	- Capital Reserve or Cash Support:	\$5,000,000









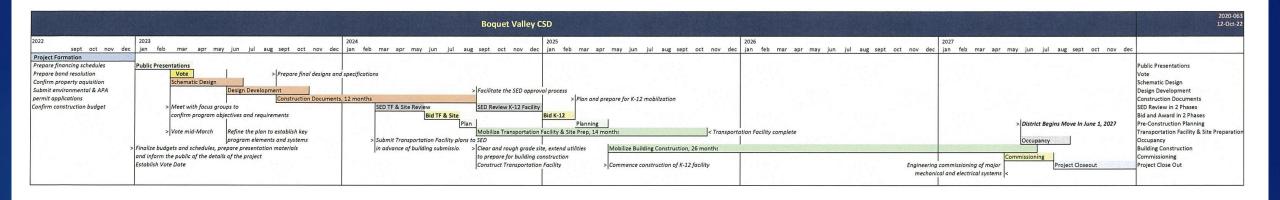
RGT BOQUET VALLEY CENTRAL SCHOOL DISTRICT R.G. TIMBS INC. PROBOSED CADE

1	Board of Ed.	- Establish proposed Capital Project Scope and Budget	ASAP
	Superintendent	- Establish Voter Referendum Date	
2	Architect	- Prepare a detailed cost estimate for each building including a breakdown of additions vs.	ASAP
		alterations and construction/site work vs. incidental expenses	
		- If the project scope includes additions, discuss with SED project manager if new space	
		will be eligible for State Aid; additional Building Aid Units	
		- If the project will be phased, prepare a timeline of proposed scope by phase	
		(All items above to be distributed to District and R.G.Timbs, Inc.)	
3	R.G.Timbs, Inc.	- R.G.Timbs, Inc. to begin work on Proposed Project Report upon reciept of items	ASAP
		mentioned above (steps 1&2)	
4	District	- Discuss and review Proposed Project Report as prepared by R.G.Timbs, Inc.	December
	R.G.Timbs, Inc.		2022
5	Superintendent	- Contact Bond Counsel to prepare SEQRA (State Environmental Quality Review Act)	Prior to
	Architect	Resolution	1/5/2023
	Bond Counsel or		
	School Attorney	- Architect to prepare and provide all written documentation regarding the type of	
	as applicable	SEQRA process to be utilized by the Board of Education in its determination	
		REMINDER: SEQRA MUST BE COMPLETED PRIOR TO THE ADOPTION OF	
		THE WORDING OF THE PROPSITION by the Board of Ed.	
6	Clerk/	- Forward certified copies of the SEQRA RESOLUTION to Bond Counsel and R.G.	Prior to
	Superintendent	Timbs, Inc.	1/5/2023
	Bond Counsel	- Upon completion (or in anticipation) of step 5, Bond Counsel to prepare the Proceeding	Prior to
		Calling for a Special Election to Vote on a Capital Project	1/5/2023
8	Clerk/	- Distribute Board of Education Meeting agenda and Board Packets	1/5/2023
	Superintendent	(ALL BOARD PACKET INFORMATION to be provided to the District by	
		Architect, Bond Counsel and R.G.Timbs, Inc. prior to 1/5/2023)	
9	Board of Ed.	At a BOARD MEETING:	1/12/2023
Sec.	Clerk	- Adopt SEQRA Resolution (MUST BE COMPLETED PRIOR TO ADOPTION OF	
	Superintendent	THE WORDING OF THE PROPOSTION)	
		- Call for Special Election	
		- Adopt the wording of the proposition(s)	
		- If still unresolved, Board approves contracts/agreements for:	
		- Architect	
		- Bond Counsel	
		- Bond Counsel	
10	Clerk	 Bond Counsel Provide certified copies of above items (Step 9) to Bond Counsel and R.G.Timbs, Inc. 	1/13/2023



	<u>a</u>		1/20/2022			
11	Clerk/	Submit the Legal Notice calling for a Special Election Voter Referendum to 2 (two)	1/20/2023			
	Superintendent	newspapers with circulation within the District.				
	R.G.Timbs, Inc.					
		First publication of four Legal Notices of Special Election must be no more than 49				
		nor less than 45 days prior to the Referendum date.				
		THE CLERK SHOULD DOUBLE CHECK EACH NEWSPAPER FOR EACH				
		PUBLICATION. Newspapers: Press Republican (Daily) & Sun Community News (Saturday)				
		Newspapers: Press Republican (Daily) & Sun Community News (Saturday)				
		-1st publication date: 1/25/23 1/28/23				
		-2nd publication date: 2/09/23 2/11/23				
		-3rd publication date: 2/17/23 2/18/23				
		-4th publication date: 2/21/23 2/25/23				
		Publication should be 2 weeks prior to vote date to allow any republication, if				
		necessary				
12	District	- If District choses to do so, begin distribution of the Proposed Capital Project Newsletter	February			
		to the District Residents	2023			
13	Board of Ed.	Public Information Meeting (Optional)	February			
	Superintendent	Location:	2023			
	R.G.Timbs, Inc.	Time:				
14	Clerk	- Provide copies of the newspapers' Affidavits of Publication calling for the voter	3/3/2023			
		referendum to Bond Counsel (certified copies) and R.G.Timbs, Inc.				
15		VOTER REFERENDUM	3/14/2023			
16	Superintendent	-Upon a positive vote, send LETTER OF INTENT FORM/S - FP-LOI	3/15/2023			
	Architect	to Facilities Planning				
17	Clerk	- Upon a positive vote, coordinate returning Voter Referendum documentation to Bond				
		Counsel (certified copies) R.G. Timbs, Inc.				
18	Bond Counsel	- Prepare and transmit Bond Resolution and Notice of Estoppel to School District for	3/17/2023			
		inclusion in Board packets				
		(TO BE PROVIDED TO DISTRICT PRIOR TO (3/17/2023)				
19	Board of Ed.	- Adopt Bond Resolution (MUST BE ADOPTED BY AT LEAST 2/3 OF THE	4/20/2023			
		VOTING STRENGTH OF THE FINANCE BOARD except 1) where a Bond				
		Resolution is subject to mandatory referendum before it becomes effective or 2) where a				
		Bond Resolution provides that it shall be submitted to a referendum - a 3/5ths vote is				
		sufficient LFL § 33)				
20	Clerk	- Submit Notice of Estoppel to official newspaper(s)	4/21/2023			
		- Provide certified copy of Bond Resolution to Bond Counsel and R.G.Timbs, Inc.				
21	Clerk	- Publish "Notice of Estoppel" in official newspaper(s)	4/25/2023			
	Newspaper	CLERK TO VERIFY PUBLICATION	æ			
		- Once published, provide Affidavit of Publication to Bond Counsel	4/29/2023			
22		Notice of Estoppel publication period expires	5/16/2023 &			
		(21st DAY AFTER DATE OF PUBLICATION)	5/20/2023			

Project Timeline







Mountain View Campus Expa	insion		2020-06				
Conceptual Project Budget			9.23.2				
Reconstruction	109984 sf	150	1649760				
Addition	28273 sf	300	848190				
Site Reconstruction/Development	4 acres	200000	80000				
Transportation Facility & Site	5000 sf	600	300000				
Off-Site & Fields Development	6 acres	750000	450000				
SubTotal			3327950				
Inflation Escalator			332795				
Construction Contingency			366074				
TOTAL CONSTRUCTION COSTS			4026819				
Pre-Referendum Services			10000				
Architectural/Engineering Service			241609				
Reimbursable Project Expenses			12080				
Construction Management Services			161072				
Property & Topographical Survey			1500				
Archeological Consultant			1000				
Geotechnical Consultant			1500				
Environmental Consultant			3000				
Security & Technology Consultant			1500				
Food Service Consultant			4000				
Theatrical and Acoustic Consultant			5000				
Fire Protection Consultant			2500				
Legal Counsel			5000				
Fiscal Advisor and Bonding			20000				
Administrative Expenses			50000				
Insurance During Construction			2500				
Construction Materials Testing			7500				
SWPP			1500				
HVAC Commissioning			5000				
Bid Document Printing			2500				
Furnishings & Equipment			200000				
Incidental Reserve			37500 776262				
TOTAL INCIDENTALS	TOTAL INCIDENTALS						
TOTAL PROJECT			4803081				

\$53,414,000



BCA ARCHITECTS ENGINEERS



EXISTING FACILITY

BASEMENT LEVEL: 19,477 SF FIRST FLOOR: 52,565 SF SECOND FLOOR: 23,800 SF TOTAL: 95,842 SF

SITE ACREAGE: 7 AC USABLE PLAY FEILD: 3.92 AC TOTAL PARKING: 75 SPOTS

BASEMENT LEVEL: 0 SF FIRST FLOOR: 31,273 SF SECOND FLOOR: 980 SF TOTAL: 32,253 SF



