



Facilities Committee Meeting Notes

Dec. 17, 2024 – 5:30 p.m. – Mountain View Campus, Elizabethtown, N.Y.

Facilities Committee Members Present

- Bill Benoit
- Tom Bisselle
- Sheera Broderick
- Tom Broderick
(BOE Representative)
- Kathryn Cramer
- Darlene Hooper
(BOE Representative)
- Steve Hudson
- Jim Jackson
- Josh Kingzack
- Robyn Lepage
- Shelly Mckinley
- Samuel Sherman
- Micah Stewart
- David Whitford

Synopsis

On Dec. 17, 2024, the Boquet Valley Central School District Facilities Committee held its third meeting. Facilitator Joe Dragone from Capital Region BOCES guided the committee in reviewing work completed to date, exploring updated options, discussing priority decisions about facility locations and identifying next steps. Key decisions were made to support the committee’s progress (details on pages 3 & 4). Representatives from BCA Architects & Engineers and SchoolHouse Construction Services LLC were also present to answer questions. The next committee meeting is scheduled for 5:30 p.m. on Thursday, Jan. 23, at the Lake View Campus in Westport.

Agenda

The meeting began at approximately 5:33 p.m.

Review of Work to Date

- Capital Region BOCES Facilitator Joe Dragone reviewed previous work and the outcomes from the committee’s September and November meetings.
 - Visit the [Facilities Committee web page](#) on the Boquet Valley district website to find details about all the committee’s work so far.

Prioritizing Options

- The committee reviewed the essential question guiding the discussion:
 - *To determine next steps and narrow options, a decision first needs to be made regarding where you want to site your programs and facilities.*



- Dragone presented potential sites for new construction identified during the original project development.
 - A realtor working with the district has since identified four additional properties; further analysis is required to assess their viability.
- A total of six options were presented to the committee for consideration:
 - 1) Thrall Dam Site Combined 120,000 SF, PK-12 Facility
 - 2) Mountain View Combined 110,000 SF, PK-12 Facility
Remote Transportation Facility & Sports Fields (site TBD)
 - 3) Lake View Combined 110,000 SF, PK-12 Facility
Remote Transportation Facility & Sports Fields (site TBD)
 - 4) Elementary, Transportation & Sports Fields at Thrall Dam Site, 7-12 at Mountain View
Full renovations at Mountain View
 - 4a) Elementary, Transportation & Sports Fields at Thrall Dam Site, 7-12 at Mountain View
Limited renovations at Mountain View
 - 5) Elementary, Transportation and Sports Fields at Lake View, 7-12 at Mountain View
Limited renovations at Mountain View. The new roof at Lake View might impact aid. A conversation with the county likely needed.

Comparing Options

- The cost of the original referendum for a single-site PK-12 school, transportation and sports fields (option #1) was \$63,715,000, with a local share of \$28,407,000.
- The lowest-cost new option involves two sites (new elementary school, transportation, fields and priority renovations for grades 7-12 – option #4a), costing \$48,453,000* with a local share of \$20,238,000*.
 - Cost reduction strategies were discussed, including how to limit renovations where possible. Reworking select options could potentially reduce the cost by up to \$10 million, though transportation and sports fields would still need addressing in those cases.
 - Construction and renovation disruptions were noted, including the need for ‘swing space.’ These interim costs are not expected to be significant if buildings remain occupied during renovations.



One Site vs. Two Sites

- Dragone encouraged committee members to consider whether the committee would like the PK-12 program (school) to remain on two sites or consolidate to one site.

Single Campus

- Strong committee preference was expressed for a single campus to improve overall efficiency and reduce long-term operational costs.
- Concerns about logistical and financial implications of maintaining two sites.
- Importance of showcasing how Mountain View can be efficiently utilized before committing to further decision-making.

Two Sites

- Some committee members raised concerns about discontinuing use of the Lake View campus due to historical significance and perceived community value.

Site Considerations

Mountain View Campus

- Questions about whether renovations and creative use of existing spaces can meet modern standards and program needs.
- Request from committee for historical and current utilization data of facilities.

Lake View Campus

- Challenges with remediation and higher costs associated with necessary upgrades.
- Suggestions to potentially sell or repurpose the property for community or economic development.

Thrall Dam Site

- Noted public and committee resistance to using this site due to environmental concerns and logistical challenges.

Community Perception and Trust

- Concerns from some committee members about public mistrust in the district's management of space and facilities.
- Importance reiterated of clear communication and transparency about plans and financial implications.

Committee Decisions

- The PK-12 program (school) should be located on one site.
- The Thrall Dam site will not be used in any capacity.

- It is cost prohibitive to locate the PK-12 program at the Lake View Campus.
- The team will continue to evaluate parcels, including the four that were raised at this meeting, for siting a school.

Next Steps

- A program review will be presented. This will include the constraints that were used to determine the needs for the options that were previously proposed.
- Review a breakdown of what would be included in the full renovations at the Mountain View Campus (approximately \$25 million, as discussed).
- Review a breakdown of what would be included in limited renovations up to the Maximum Cost Allowance (MCA; \$15 million +/-) at the Mountain View Campus.
- Review a site sketch of locating transportation and the athletic fields at the Lake View Campus.

The meeting adjourned at approximately 7:57 p.m.

Next Meeting

The next meeting is on Thursday, Jan. 23, 2025, at 5:30 p.m. at the Lake View Campus in Westport.

For more information, please visit the [Facilities Committee web page](#) on the Boquet Valley Central School District website.