

# Facilities Planning Committee

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December 17, 2024



# Agenda:

- Review of Work to Date
- Discussion: Updated Options
- Discussion: Priority Decision About Location(s)
  - One site
  - Multiple sites
- Next Steps

# Review of Prior Work:

- Capital Project Archives Webpage:
  - <https://boquetvalleycsd.org/facilities-committee/>
  - This has been a multi-year process
  - Central repository for information and documentation related to the Facilities Committee and project planning.
  - Serves as a resource for Stakeholders to access all planning and project information.
  - Includes detailed project plans, budgets, schedules, construction documents, and other relevant information.



# September 2024 Meeting:

- Review of Prior Committee Work:
- Discussion: Defeated 2024 Referendum
- Discussion: Facility Options to Solve Three Interrelated Issues:
  - Physical condition of current school buildings
  - Transportation Facility
  - Athletic fields

# November 2024 Meeting:

- Discussion of Potential Facility Options
- Discussion of Building Aid Unit (BAU) Calculation
- Discussion of State Aid Calculations
- Updated Building Condition Survey
- Determine scope of minimum improvements and reassess renovation and construction costs.
- Reengaged the realtor

# Prioritizing Options



# Prioritizing Options:

- Essential Question:
  - To determine next steps and narrow options, a decision first needs to be made regarding where you want to site your programs and facilities.

# Advantages and Disadvantages:

- The Advantages of the Economics of Scale
  - Realize efficiencies of the merger
- The Logistics and Cost of New vs Reconstruction Projects
  - Borrowing terms will vary with both new construction and renos
  - Swing space
- Consolidated Building Systems and Service Agreements
- Lower Annual Operating, Maintenance and Transportation Expenses



Parcel	Description																	Comments
		Central location	School environment	Acreage	Public access	Terrain	Water	Sewer	Telecom/Data utility	Electric utility	APA development zone	Wetlands	Habitat Fragmentation	Endangered species	SHPO sensitive area	Characteristic	Development costs	
A	County Rte 8, Elizabethtown	yes	no	258	secondary	mountain	no	no	no	2Ph	rural use	yes	yes	no	no	mountain	high	Poor site access conditions
B	Brainards Forge Rd, Elizabethtown	yes	no	144.4	secondary	rolling	no	no	no	2Ph	rural use	yes	yes	no	no	meadow	high	
C	105 Brainards Forge Rd, Elizabethtown	yes	no	133.5	secondary	hill	no	no	no	2Ph	rural use	yes	yes	no	no	wooded	high	
E	Youngs Road, Westport	yes	no	57.5	secondary	sloping	no	no	no	2Ph	low intensity	yes		no	no	wooded	high	granite outcrop
F	Brainards Forge Rd, Elizabethtown	yes	no	50	secondary	rolling	no	no	no	2ph	rural use	yes	yes	no	no	wooded	medium	poor access conditions
G	249 Brainards Forge Rd, Elizabethtown	yes	no	202.7	secondary	rolling	no	no	no	2Ph	rural use	yes	yes	no	no	wooded	medium	poor access conditions
J	NYS Rte 9, Elizabethtown	no	no	97.6	primary	hill	no	no	yes	2Ph	rural use	no	no	no	no	wooded	high	hill side site
M	US Rte 9	no	no	22.8	primary	hil	no	no	yes	2Ph	hamlet	no	no	no	no	wooded	high	hill side site
N	US Rte 9	no	no	46.2	primary	hill	no	no	yes	2Ph	hamlet	no	no	no	no	wooded	high	hill side site
P	NYS Rte 9, Elizabethtown	no	no	53.3	primary	sloping	no	no	yes	2Ph	low intensity	yes	no	no	no	wooded	high	Bisected by electric utility
Q	770 Stoversville Road, Lewis	yes	no	14.5	primary	flat	no	no	yes	3Ph	rural use	yes	no	no	no	wooded	low	Western property line abutts 87 off ramp and is visible from 87 corridor
R	Stoversville Road, Lewis	yes	no	26.31	primary	flat	no	no	yes	3Ph	rural use	yes	no	no	no	meadow	low	
O	Stoversville Road, Lewis	yes	no	25.6	secondary	flat	no	no	yes	3Ph	resource management	yes	no	no	no	meadow wooded	low	
6	Brainards Forge Rd, Lewis	yes	no	80.6	secondary	rolling	no	no	yes	2Ph	rural use	yes	no	no	no	meadow/wooded	low	Wood lot buffers 87 from view. Black River flood zone.
7	Thrall Dam Park	no	yes	100	primary	hill	yes	no	yes	3Ph	park land	no	yes	yes	yes	wooded	medium	County would donate property and clear land.
8	Westport Facility	no	yes	14.5	primary	hill	yes	yes	yes	3Ph	school	no	no	yes	yes	cleared	low	no viable option for expanding site
9	Elizabethtown Facility	no	yes	7	primary	flat	yes	yes	yes	3Ph	school	no	no	yes	yes	cleared	low	lacks adequate area for sports fields

# Continued Search for Property :

- Realtor used Adirondack-Champlain Valley MLS, other search tools and contacted over 500 brokers to inquire about any parcels over 10 acres in Essex County.
- 4 Parcels are in the district that are yet to be reviewed

# Continued Search for Property :

- Site One:
  - Location: 57 Commercial Park Lane, Westport
  - Size: Approximately 24 acres
  - Details: Water is already available on-site. The land is described as relatively flat.
- Site Two:
  - Location: 426 Stevenson Road, Westport
  - Size: Approximately 56 acres
  - Details: Appears to be landlocked with access via a right-of-way over someone else's property and the train tracks.

# Continued Search for Property :

- Site Three:
  - Location: 6351 Route 9, Elizabethtown
  - Size: 12.2 acres
  - Details: The property spans both sides of the road. It's unclear how flat the land is based on available maps.
- Site Four:
  - Location: 287 Halds Road, Westport
  - Size: Approximately 75 acres (horse farm with existing buildings)
  - Details: The site has existing power

Boquet Valley CSD Building Site Options MCA Analysis						
<b>1</b>	<b>Thrall Dam Site Combined 120,000 SF, K-12 Facility</b>		Cost	MCA	Building Aid @90.1%	Local Share
	Elementary		\$ 18,914,975	\$ 12,842,202		
	Secondary	Thrall Dam/some other site	\$ 40,000,000	\$ 21,545,454		
	Transportation Facility (5,000 SF)		\$ 4,800,000	\$ 4,800,000		
	Sports Fields		incl. in above			
	Total	\$ 63,714,975	\$ 39,187,656	\$ 35,308,078	\$ 28,406,897	
<b>2</b>	<b>Mountain View Combined 110,000 SF, K-12 Facility, Remote Transportation Facility and Sports Fields</b>					
	Elementary Addition (30,000 SF)	\$ 20,000,000	\$ 11,362,216			
	Secondary Renovated (80,000 SF)	\$ 25,614,000	\$ 15,152,911			
	Remote Transportation (5,000 SF)	\$ 5,250,000	\$ 5,250,000		Site for Trans and Fields TBD	
	Remote Sports Fields	\$ 3,000,000				
	Total	\$ 53,864,000	\$ 31,765,127	\$ 28,620,379	\$ 25,243,621	
<b>3</b>	<b>Lake View Campus Combined 110,000 SF, K-12 Facility, Remote Transportation Facility and Sports Fields</b>					
	Elementary (30,000 SF)	\$ 25,000,000	\$ 11,362,216			
	Secondary (80,000 SF)	\$ 31,480,056	\$ 15,152,911		Site for Trans and Fields TBD	
	Remote Transportation (5,000 SF)	\$ 5,250,000	\$ 5,250,000			
	Remote Sports Fields	\$ 3,000,000				
	Total	\$ 64,730,056	\$ 31,765,127	\$ 28,620,379	\$ 36,109,677	

**4 Elementary, Transportation and Sports Fields at Thrall Dam Site, 7-12 at Mountain View**

Elementary at Thrall Dam (40,000 SF)	\$ 25,500,000	\$ 11,362,216		
Transportation at Thrall Dam (5,000 SF)	\$ 4,800,000	\$ 4,800,000		
Sports Fields at Thrall Dam	\$ 3,000,000			
Secondary at Mountain View	\$ 25,614,000	\$ 15,152,911		
<b>Total</b>	<b>\$ 58,914,000</b>	<b>\$ 31,315,127</b>	<b>\$ 28,214,929</b>	<b>\$ 30,699,071</b>

*Full Renos at MV*

**4A Elementary, Transportation and Sports Fields at Thrall Dam Site, 7-12 at Mountain View**

Elementary at Thrall Dam (40,000 SF)	\$ 25,500,000	\$ 11,362,216		
Transportation at Thrall Dam (5,000 SF)	\$ 4,800,000	\$ 4,800,000		
Sports Fields at Thrall Dam	\$ 3,000,000			
Secondary at Mountain View	\$ 15,152,911	\$ 15,152,911		
<b>Total</b>	<b>\$ 48,452,911</b>	<b>\$ 31,315,127</b>	<b>\$ 28,214,929</b>	<b>\$ 20,237,982</b>

*Limited Renos at MV*

**5 Elementary, Transportation and Sports Fields at Lake View Site, 7-12 at Mountain View**

Elementary at Lake View (40,000 SF)	\$ 27,500,000	\$ 11,362,216		
Transportation at Lake View (5,000 SF)	\$ 4,800,000	\$ 4,800,000		
Sports Fields at Lake View	\$ 3,000,000			
Secondary at Mountain View	\$ 15,152,911	\$ 15,152,911		
<b>Total</b>	<b>\$ 50,452,911</b>	<b>\$ 31,315,127</b>	<b>\$ 28,214,929</b>	<b>\$ 22,237,982</b>

*Limited Renos at MV  
New Roof at LV Might Impact Aid?  
Conversation with the County*

Continued Site and Demo Evaluation

# Comparing Options:

## Original Referendum: One Site, New PK-12 School, Trans and Fields

- Project: \$63,715,000
- Local Share: \$28,407,000
- Total Borrowing: \$60,875,000
- Assumes \$5 Million from Capital Reserve

## Lowest Cost New Option: Two Sites (one new); New Elementary School, Trans and Fields ; Priority renos to 7-12

- Project: \$48,453,000\*
- Local Share: \$20,238,000\*
- Total Borrowing: \$45,149,000\*
- Assumes \$5 Million from Capital Reserve
- Need to do runs to compare net impact based on bond terms

# Summary:

- Single site option (Option #1):
  - **Do you want everything on one site?**
  - Everything can't fit on the Mountainview or Lakeview campus.
  - Everything can fit at Thrall Dam or a similar sized site
    - Continue to look for property
  - Realize operating efficiencies



# Summary:

- Two Site Options #1:
  - Do you want the PK-12 program on one site and trans and fields on another?
    - Options #2 (in November #3 was eliminated)
    - PK-12 at Mountainview; site for Trans and Fields TBD

# Summary:

- To Site Option #2:
  - Do you want to split the academic buildings between two sites, of which one site could also include trans and fields?
    - Options 4, 4A and 5
    - Secondary at Mountainview (scope of renos TBD) and elementary, trans and fields at new site;
    - Secondary at Mountainview (scope of renos TBD) and elementary, trans and fields at Lakeview
    - Won't realize operating efficiencies

# Summary:

- Essential Question:
  - To determine next steps and narrow options, a decision first needs to be made regarding where you want to site your programs and facilities.
- Costs continue to escalate
  - Approaching 5 years ago when project planning started
  - Estimating will continue
  - Finances are not final until we bring a new project to SED

# Next Steps:

- Site Decision
- Updated Project Detail and Cost Modeling Based on that Decision
- Next Meeting: Thursday, January 23, 2025, 5:30 p.m., at the Lakeview Campus
- [joseph.dragone@neric.org](mailto:joseph.dragone@neric.org)

# Facilities Planning Committee

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December 17, 2024

