BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

Facilities Planning Committee

November 21, 2024

Introductions:

- Joe Dragone, Director of Special Projects, Capital Region BOCES (joseph.dragone@neric.org)
- Mike Harris, BCA Architects
- Taylor Woolf, BCA Architects
- Eric Robert, SchoolHouse Construction
- Paul Lamoy, SchoolHouse Construction

Agenda:

- Introductions
- Review from the September Meeting:
  - Facility Options to Solve Three Interrelated Issues:
    - Physical condition of current school buildings
    - Transportation Facility
    - Athletic fields
- Discussion: State Aid Calculations
- Discussion: Review of updated Building Condition Survey (BCS)
- Discussion: Immediate priority repairs
- Next Steps

Committee Charge:

- The Facilities Committee will be tasked with providing input and recommendations to the Board of Education regarding the district's long-term facility needs, long-term capital improvement planning, and other long-term facilities-related matters.
- The Committee will review data, tour buildings, engage the community, and work collaboratively with district leadership, consultants, and other stakeholders."

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.

Work Since Last Meeting:

- Updated Building Condition Survey
- Determine scope of minimum improvements and reassess renovation and construction costs.
- Still underway: Determine the location for the Transportation Facility and Athletic Fields if all the facilities will not be on one site
- Program Review

Potential Options Going Forward:

- New PK-12 School, Athletic Fields and Transportation Facility on a new site:
  - Revise the previously proposed project for a new referendum
  - Remains the most efficient, least disruptive and cost effective option
  - Addresses all long term facility issues on one site:
    - PK-12 Facility
    - Transportation Facility
    - Athletic Fields
  - Any site other than Thrall Dam will have to reconsider the site work and related infrastructure costs

Potential Options Going Forward:

- Renovations and New Construction at Mountain View Site OR Lake View site to accommodate all students:
  - Transportation and athletic Facilities are at a different location
- Extensive Renovations at Mountain View Site AND Lake View site to improve and modernize the buildings:
  - Transportation and athletic Facilities are at a different location

Potential Options Going Forward:

- Limited Health/Safety Renovations at Mountain View Site AND Lake View site to keep them both operating:
  - Magnitude determined by the Building Condition Survey
  - Not a long term solution
  - Transportation and athletic Facilities are at a different location

Renovations vs New Construction:

- Identified Needs Not Addressed:
  - On-Site Athletic Fields
  - On-Site Transportation Facilities
  - Site Infrastructure & Utilities Upgrades (sewer work needs to be added)
- Additional Challenges:
  - Extensive Demolition & Hazardous Materials Removal Cost
  - Student Occupancy/displacement/swing space while Renovating a Building (swing space)
  - Cost
  - Protracted Timeline
  - Renovation Project Bonding Period Reduced to 15 or 20 years from 30 years

BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

State Aid Calculations

State Aid Calculations:

Building Aid Units (BAU) X Construction Cost Index = Maximum Cost Allowance (MCA)

- Calculated Differently for Elementary, Secondary and Special Education Programs
- Driven by enrollment and type of space

Elementary:

Building Aid Units x Construction Cost Index = Maximum Cost Allowance

<u>Elementary Program</u>

Number of Pre-K through 6 Grade Classrooms x 27 Pupils

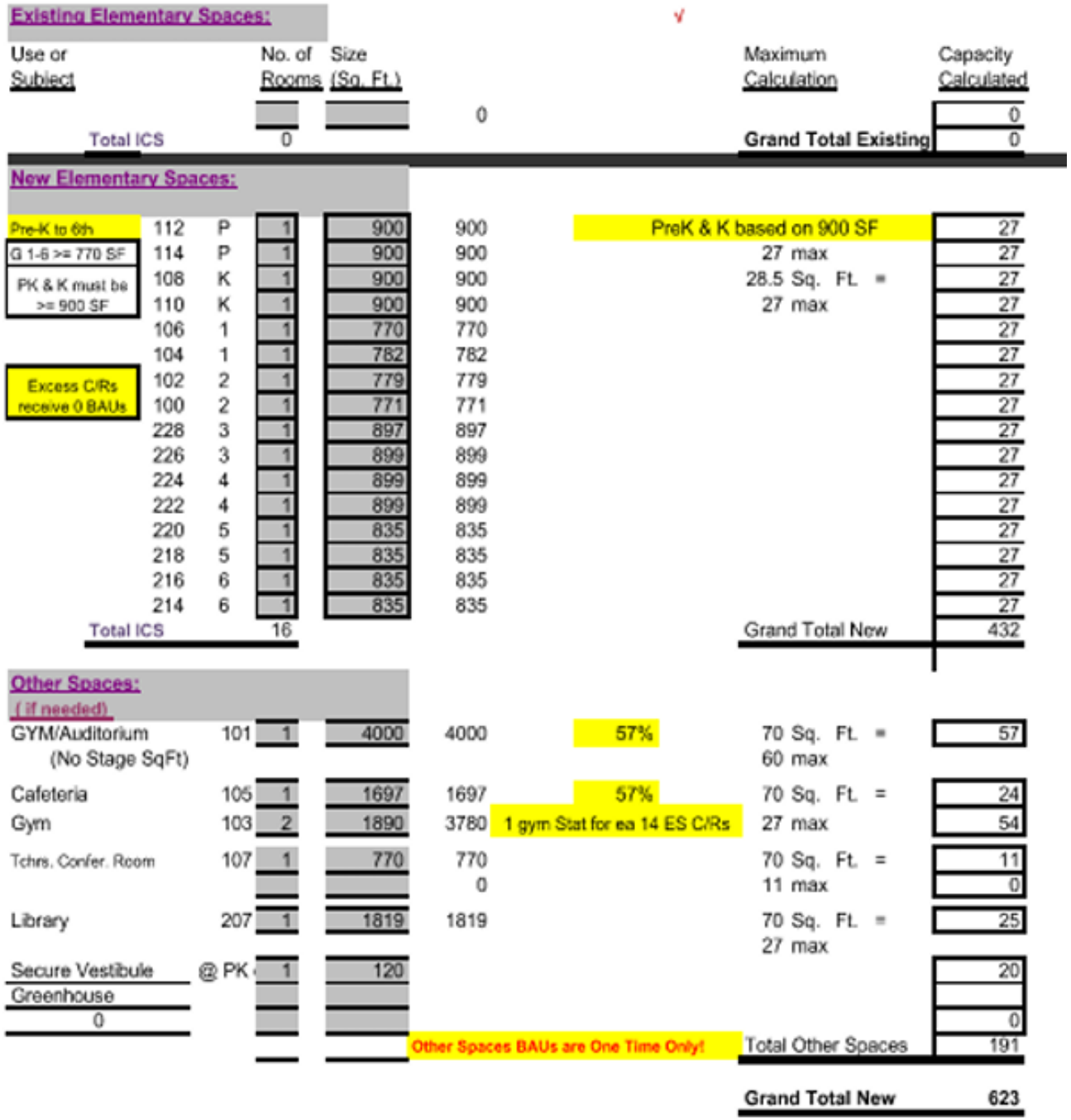
16 Classrooms x 27 Pupils = 432 BAU's

SED allowed 623 BAU's for one time only boost for New Facility.

623 Pupils x $18,734 = $11,671,282

$3,578,194

(432)



Existing Elementary Spaces:

Use or Subject			No. of Rooms	Size (Sq. Ft.)			Maximum Calculation	Capacity Calculated
					0			0
Total ICS			0				Grand Total Existing	0

New Elementary Spaces:

Pre-K to 6th	112	P	1	900	900	PreK & K based on 900 SF		27
G 1-6 >= 770 SF	114	P	1	900	900		27 max	27
PK & K must be >= 900 SF	108	K	1	900	900		28.5 Sq. Ft. =	27
	110	K	1	900	900		27 max	27
	106	1	1	770	770			27
	104	1	1	782	782			27
Excess C/Rs receive 0 BAUs	102	2	1	779	779			27
	100	2	1	771	771			27
	228	3	1	897	897			27
	226	3	1	899	899			27
	224	4	1	899	899			27
	222	4	1	899	899			27
	220	5	1	835	835			27
	218	5	1	835	835			27
	216	6	1	835	835			27
	214	6	1	835	835			27
Total ICS			16				Grand Total New	432

Other Spaces:
(if needed)

GYM/Auditorium (No Stage SqFt)	101		1	4000	4000	57%	70 Sq. Ft. = 60 max	57
Cafeteria	105		1	1697	1697	57%	70 Sq. Ft. =	24
Gym	103		2	1890	3780	1 gym Stat for ea 14 ES C/Rs	27 max	54
Tchrs. Confer. Room	107		1	770	770		70 Sq. Ft. =	11
					0		11 max	0
Library	207		1	1819	1819		70 Sq. Ft. = 27 max	25
Secure Vestibule	@ PK		1	120				20
Greenhouse								
0								0
					Other Spaces BAUs are One Time Only!		Total Other Spaces	191
							Grand Total New	623

Secondary:

Building Aid Units x Construction Cost Index = Maximum Cost Allowance

Secondary Program

Total Number of Pupil Stations in Aided Program Spaces

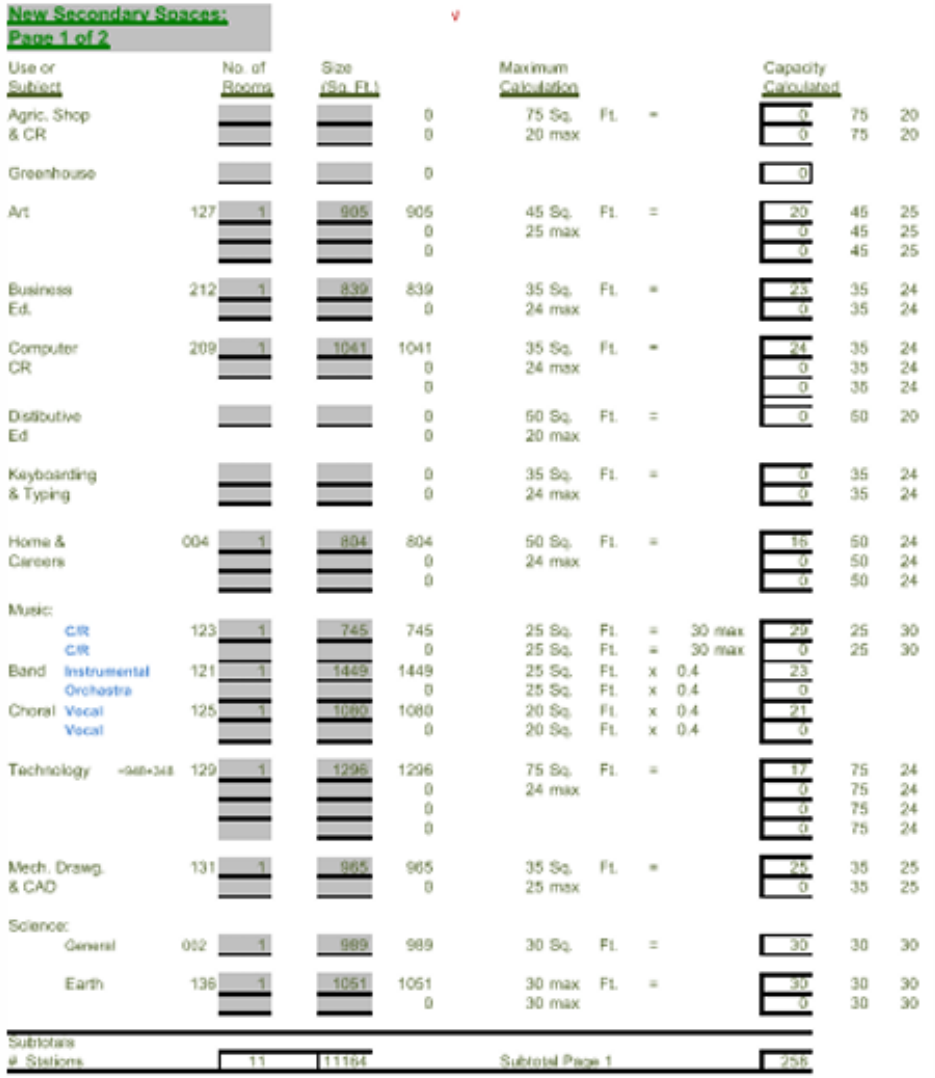
Each Program Space has a Pre-defined Pupil Station Capacity Limit

SED allowed 526 BAU's for one time only boost.

526 Pupil Stations x $29,274 = $15,398,124

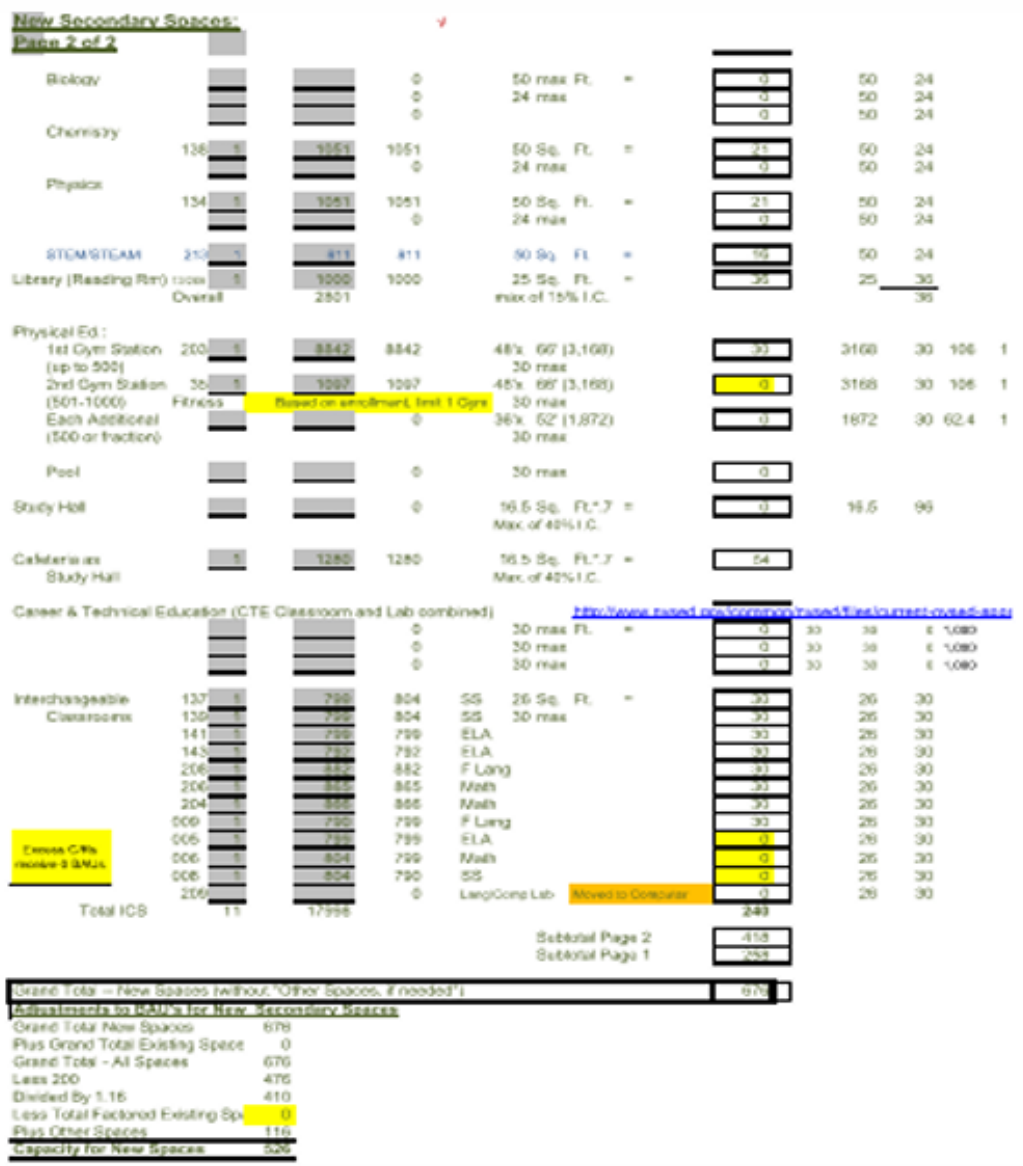
$3,395,784

(410)



New Secondary Spaces: Page 1 of 2

Use or Subject		No. of Rooms	Size (Sq. Ft.)		Maximum Calculation				Capacity Calculated		
Agric. Shop & CR				0 0	75 Sq. Ft. 20 max				0 0	75 75	20 20
Greenhouse				0					0		
Art	127	1	905	905 0 0	45 Sq. Ft. 25 max				20 0 0	45 45 45	25 25 25
Business Ed.	212	1	839	839 0	35 Sq. Ft. 24 max				23 0	35 35	24 24
Computer CR	209	1	1041	1041 0 0	35 Sq. Ft. 24 max				24 0 0	35 35 35	24 24 24
Distibutive Ed				0 0	50 Sq. Ft. 20 max				0	50	20
Keyboarding & Typing				0 0	35 Sq. Ft. 24 max				0 0	35 35	24 24
Home & Careers	004	1	804	804 0 0	50 Sq. Ft. 24 max				16 0 0	50 50 50	24 24 24
Music:											
	C/R	123	1	745	745	25 Sq. Ft.	=	30 max	29	25	30
	C/R				0	25 Sq. Ft.	=	30 max	0	25	30
Band	Instrumental	121	1	1449	1449	25 Sq. Ft.	x	0.4	23		
	Orchestra				0	25 Sq. Ft.	x	0.4	0		
Choral	Vocal	125	1	1080	1080	20 Sq. Ft.	x	0.4	21		
	Vocal				0	20 Sq. Ft.	x	0.4	0		
Technology	=948+348	129	1	1296	1296 0 0 0	75 Sq. Ft. 24 max			17 0 0 0	75 75 75 75	24 24 24 24
Mech. Drawg. & CAD		131	1	965	965 0	35 Sq. Ft. 25 max			25 0	35 35	25 25
Science:											
	General	002	1	989	989	30 Sq. Ft.			30	30	30
	Earth	136	1	1051	1051 0	30 max Ft. 30 max			30 0	30 30	30 30
Subtotals											
# Stations		11	11164		Subtotal Page 1				256		



New Secondary Spaces: Page 2 of 2

Biology			0 0 0		50 max Ft. 24 max	=	0 0 0	50 50 50	24 24 24			
Chemistry	138	1	1051	1051 0	50 Sq. Ft. 24 max	=	21 0	50 50	24 24			
Physics	134	1	1051	1051 0	50 Sq. Ft. 24 max	=	21 0	50 50	24 24			
STEM/STEAM	214	1	811	811	50 Sq. Ft.	=	16	50	24			
Library (Reading Rm)	13000	1	1000	1000	25 Sq. Ft. max of 15% I.C.	=	36	25	36 36			
	Overall		2801									
Physical Ed.:												
1st Gym Station (up to 500)	200	1	8842	8842	48'x 66' (3,168) 30 max		30	3168	30	106	1	
2nd Gym Station (501-1000)	30	1	1097	1097	48'x 66' (3,168) 30 max		0	3168	30	106	1	
	Fitness		Based on enrollment, limit 1 Gym									
Each Additional (500 or fraction)				0	36'x 52' (1,872) 30 max		0	1872	30	62.4	1	
Pool				0	30 max		0					
Study Hall				0	16.5 Sq. Ft.*.7 Max of 40% I.C.	=	0	16.5	99			
Cafeteria as Study Hall		1	1280	1280	16.5 Sq. Ft.*.7 Max of 40% I.C.	=	54					
Career & Technical Education (CTE Classroom and Lab combined)												
				0	30 max Ft.	=	0	30	30	1	1,080	
				0	30 max		0	30	30	1	1,080	
				0	30 max		0	30	30	1	1,080	
Interchangeable Classrooms	137	1	799	804	SS	26 Sq. Ft.	30	26	30			
	139	1	799	804	SS	30 max	30	26	30			
	141	1	799	799	ELA		30	26	30			
	143	1	792	792	ELA		30	26	30			
	206	1	882	882	F Lang		30	26	30			
	206	1	865	865	Math		30	26	30			
	204	1	865	865	Math		30	26	30			
	009	1	799	799	F Lang		30	26	30			
Excess C/Rs receive 0 SAQs	005	1	799	799	ELA		0	26	30			
	006	1	804	799	Math		0	26	30			
	008	1	804	799	SS		0	26	30			
	206			0	Lang/Comp Lab	Moved to Computer	0	26	30			
Total ICS		11	17996				240					
							Subtotal Page 2					416
							Subtotal Page 1					256
Grand Total – New Spaces (without "Other Spaces, if needed")												672

Adjustments to BAI's for New Secondary Spaces	
Grand Total New Spaces	672
Plus Grand Total Existing Space	0
Grand Total - All Spaces	672
Less 200	472
Divided By 1.15	410
Less Total Factored Existing Sp	0
Plus Other Spaces	116
Capacity for New Spaces	526

Special Education:

Building Aid Units x Construction Cost Index = Maximum Cost Allowance

<u>Special Education Program</u>

Number of Pupils in 12:1:1 and 15:1:1 Classrooms x CCI

(1) 8:1:1 Classroom x 8 Pupils = 8

(6) 12:1:1 Classrooms x 12 Pupils = 72

(3) 15:1 Classrooms x 15 Pupils = 45

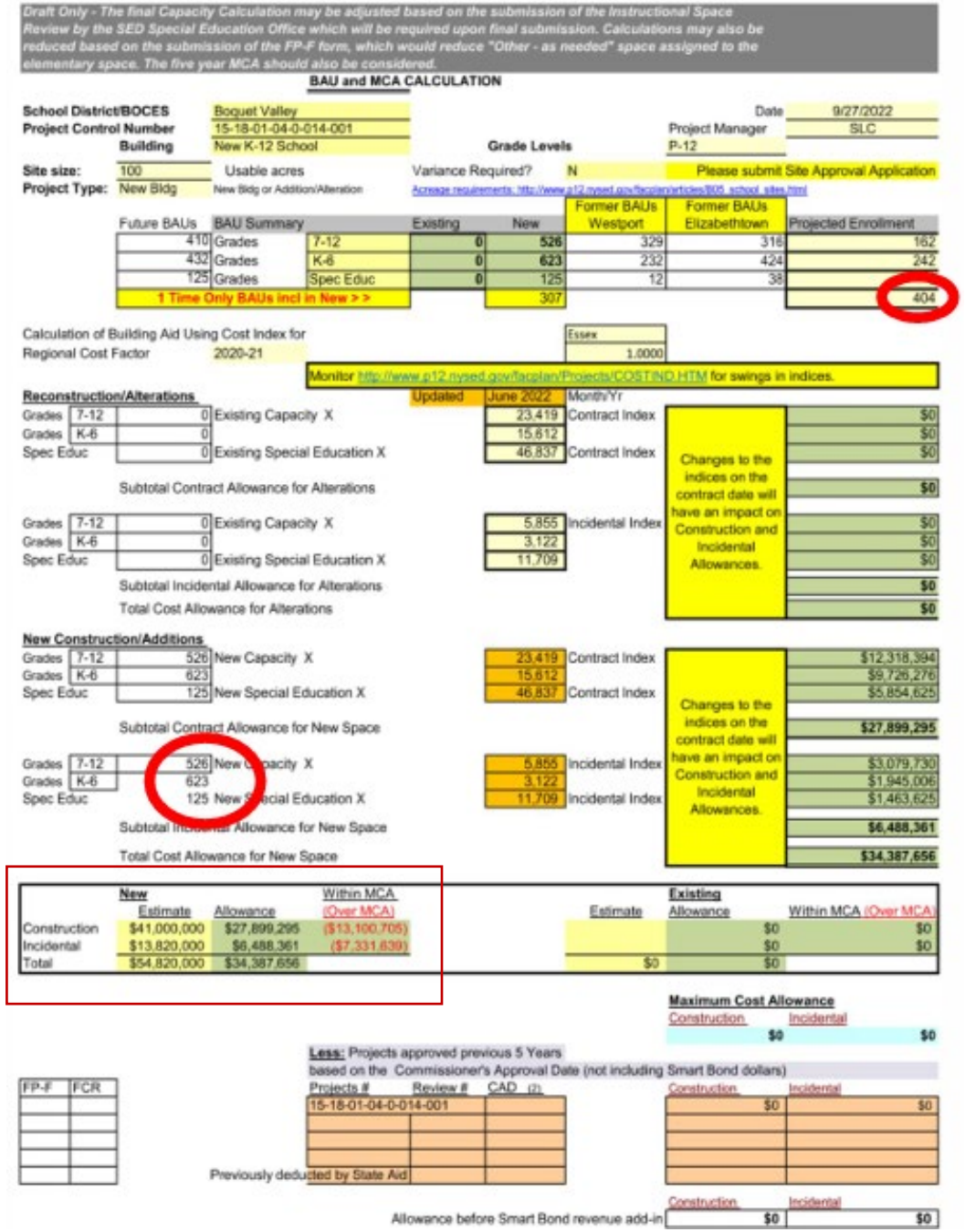
SED Allowed125 Pupils x $58,546 = $7,318,250

Special Education Classrooms

New Spaces:

Teacher-Student Ratio		# of Rooms	Size (Sq. Ft.)	Calculated Capacity
15 :1	210	1	882	15
15 :1	202	1	861	15
15 :1	011	1	792	15
12 : 1				0
12 : 1 :1	225	1	938	12
12 : 1 :1	215	1	964	12
12 : 1 :1	203	1	807	12
12 : 1 :1	201	1	962	12
12 : 1 :1	003	1	770	12
12 : 1 :1	007	1	770	12
12 :1+ 3 :1				0
8 : 1 : 1	010	1	690	8
6 : 1 : 1				0
Total New - Special Ed				125

MCA Calculation



Draft Only - The final Capacity Calculation may be adjusted based on the submission of the Instructional Space Review by the SED Special Education Office which will be required upon final submission. Calculations may also be reduced based on the submission of the FP-F form, which would reduce "Other - as needed" space assigned to the elementary space. The five year MCA should also be considered.

BAU and MCA CALCULATION

School District/BOCES	Boquet Valley			Date	9/27/2022
Project Control Number	15-18-01-04-0-014-001			Project Manager	SLC
Building	New K-12 School		Grade Levels	P-12	
Site size:	100	Usable acres	Variance Required?	N	Please submit Site Approval Application
Project Type:	New Bldg	New Bldg or Addition/Alteration	Acreage requirements: http://www.p12.nysed.gov/facplan/articles/805_school_sites.html		

Future BAUs	BAU Summary		Existing	New	Former BAUs Westport	Former BAUs Elizabethtown	Projected Enrollment
410	Grades	7-12	0	526	329	316	162
432	Grades	K-6	0	623	232	424	242
125	Grades	Spec Educ	0	125	12	38	
1 Time Only BAUs incl in New > >				307			404

Calculation of Building Aid Using Cost Index for Regional Cost Factor 2020-21 — Essex 1.0000

Monitor http://www.p12.nysed.gov/facplan/Projects/COSTIND.HTM for swings in indices.

Reconstruction/Alterations

				Updated June 2022	Month/Yr		
Grades	7-12	0	Existing Capacity X	23,419	Contract Index		$0
Grades	K-6	0		15,612			$0
Spec Educ		0	Existing Special Education X	46,837	Contract Index		$0
			Subtotal Contract Allowance for Alterations				$0
Grades	7-12	0	Existing Capacity X	5,855	Incidental Index		$0
Grades	K-6	0		3,122			$0
Spec Educ		0	Existing Special Education X	11,709			$0
			Subtotal Incidental Allowance for Alterations				$0
			Total Cost Allowance for Alterations				$0

Changes to the indices on the contract date will have an impact on Construction and Incidental Allowances.

New Construction/Additions

Grades	7-12	526	New Capacity X	23,419	Contract Index		$12,318,394
Grades	K-6	623		15,612			$9,726,276
Spec Educ		125	New Special Education X	46,837	Contract Index		$5,854,625
			Subtotal Contract Allowance for New Space				$27,899,295
Grades	7-12	526	New Capacity X	5,855	Incidental Index		$3,079,730
Grades	K-6	623		3,122			$1,945,006
Spec Educ		125	New Special Education X	11,709	Incidental Index		$1,463,625
			Subtotal Incidental Allowance for New Space				$6,488,361
			Total Cost Allowance for New Space				$34,387,656

Changes to the indices on the contract date will have an impact on Construction and Incidental Allowances.

	New Estimate	Allowance	Within MCA (Over MCA)	Existing Estimate	Allowance	Within MCA (Over MCA)
Construction	$41,000,000	$27,899,295	($13,100,705)		$0	$0
Incidental	$13,820,000	$6,488,361	($7,331,639)		$0	$0
Total	$54,820,000	$34,387,656		$0	$0	

Maximum Cost Allowance

Construction	Incidental
$0	$0

Less: Projects approved previous 5 Years based on the Commissioner's Approval Date (not including Smart Bond dollars)

FP-F	FCR

Projects #	Review #	CAD (2)	Construction	Incidental
15-18-01-04-0-014-001			$0	$0
Previously deducted by State Aid				

Allowance before Smart Bond revenue add-in	Construction	Incidental
	$0	$0

Total:

New Facility Maximum Cost Allowance

New Elementary $11,671,282

New Secondary $15,398,124

New Special Education $7,318,250

New Educational Facility MCA = $34,387,656

Renos and Addition at Mountainview or Lakeview MCA Calculation

Elementary Addition Aid	count	area	capacity	total	cost allow	total	
1	2	770	27	54	18734	1011636	
2	2	770	27	54	18734	1011636	
3	2	770	27	54	18734	1011636	
4	2	770	27	54	18734	1011636	
5	2	770	27	54	18734	1011636	
6	2	770	27	54	18734	1011636	
cafeteria	1	1800	25	25	18734	468350	
gymnasium	1	4400	27	27	18734	505818	
library	1	770	11	11	18734	206074	
Spec Ed 12:1:1	2	770	12	24	58546	1405104	
Spec Ed 15:1:1	1	770	8	8	58546	468368	
						9123530	MCA addition

Elementary Reconstruction Aid							
PreK	2	770	23	46	18734	861764	
K	2	770	23	46	18734	861764	
						1723528	MCA

Secondary Reconstruction Aid			Pupil Station Method (more than 25 teaching stations)				
	count	area	sf factor	total			
Interchangeable Classroom	8	770	26	237			
Interchangeable Classroom	6	620	26	143			
Art	1	1540	45	25			
Business	1	576	35	16			
Tech/Computer	1	616	35	18			
Home Carreers	1	704	50	14			
Vocational Shop	1	616	75	8			
Music	1	616	25	25			
Band	1	1400	25	22			
Gymnasium	1	7200	30	30			
Gen Science	1	770	30	26			
Earth Science	1	770	30	26			
Chemistry/Living Env.	1	924	50	18			
Physics	1	1060	50	21			
Media Reading Room	1	704	25	28			
Cafeteria	1	1742	16.5	74			
	28		total BAU	731			
			less 200	531			
		divide by	1.16	458	$ 29,274	$ 13,404,560	
Spec Ed 12:1:1	2	770	12	24			
Spec Ed 15:1:1	1	770	15	15			
				39	$ 58,546	$ 2,283,294	
						$ 17,411,382	MCA MVC renovations
						$ 26,534,912	**Total Campus MCA**

Maximum Cost Allowance Comparison

New K-12 Facility MCA = $34,387,656

Expanded/Renovated Mountainview Facility MCA = $26,534,912 (estimated)

Delta = $7,852,744

Boquet Valley CSD
Conceptual Facilities Cost Comparisons

Construct K-12 Facilities at 1 of 3 Possible Sites	Thrall Dam Site	Mountain View Campus	Lake View Campus
Total Construction Costs	$ 54,643,618	$ 46,014,000	$ 54,758,187
Incidental Costs	$ 9,071,357	$ 7,400,000	$ 9,521,869
Total Project	$ 63,714,975	$ 53,414,000	$ 64,280,056
Maximum Cost Allowance	$ 38,686,891	$ 31,315,127	$ 31,315,127
Local Share	**$ 25,028,084**	**$ 22,098,873**	**$ 32,964,929**

1 This scenario assumes a 120,000sf K-12 facility at Thrall Dam, or 110,000sf facilities at either existing campus, a 5,000sf transportion facility, and a minimum 14 acres of developed land.

2 State Aid projections are based on the June 2022 Cost Index Allowances.

3 Thrall Dam site includes 307 additional BAU's negotiated during the SED Preliminary Submission process.

4 Off-site athletic field purchase and development at the MV or LV campuses will not receive aid.

Upgrade Existing Facilities and Maintain the Elementary and Secondary Program at Sepatrate Campuess	Mountain View Campus	Lake View Campus	Combined Costs
Total Construction Costs	$ 31,914,365	$ 24,268,263	$ 56,182,628
Incidental Costs	$ 6,382,873	$ 4,853,653	$ 11,236,526
Total Project	$ 38,297,238	$ 29,121,916	$ 67,419,154
Maximum Cost Allowance	$ 17,489,693	$ 8,979,871	$ 26,469,564
Local Share	$ 20,807,545	$ 20,142,045	**$ 40,949,590**

1 This scenario assumes extensive reconstruction and renovations to both existing facilities and sites to bring them up to par with a new facility. It includes a new off-site transportation facility which costs are included in the Mountain View calculations.

2 State Aid projections are based on the June 2022 Cost Index Allowances.

3 Building Aid Units are based on the Teaching Station Method for Lake View, and SED granted future BAU's for Mountain View adjusted 10% for program space size.

4 Off-site athletic field purchase and development will not receive aid.

BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

Building Condition Survey

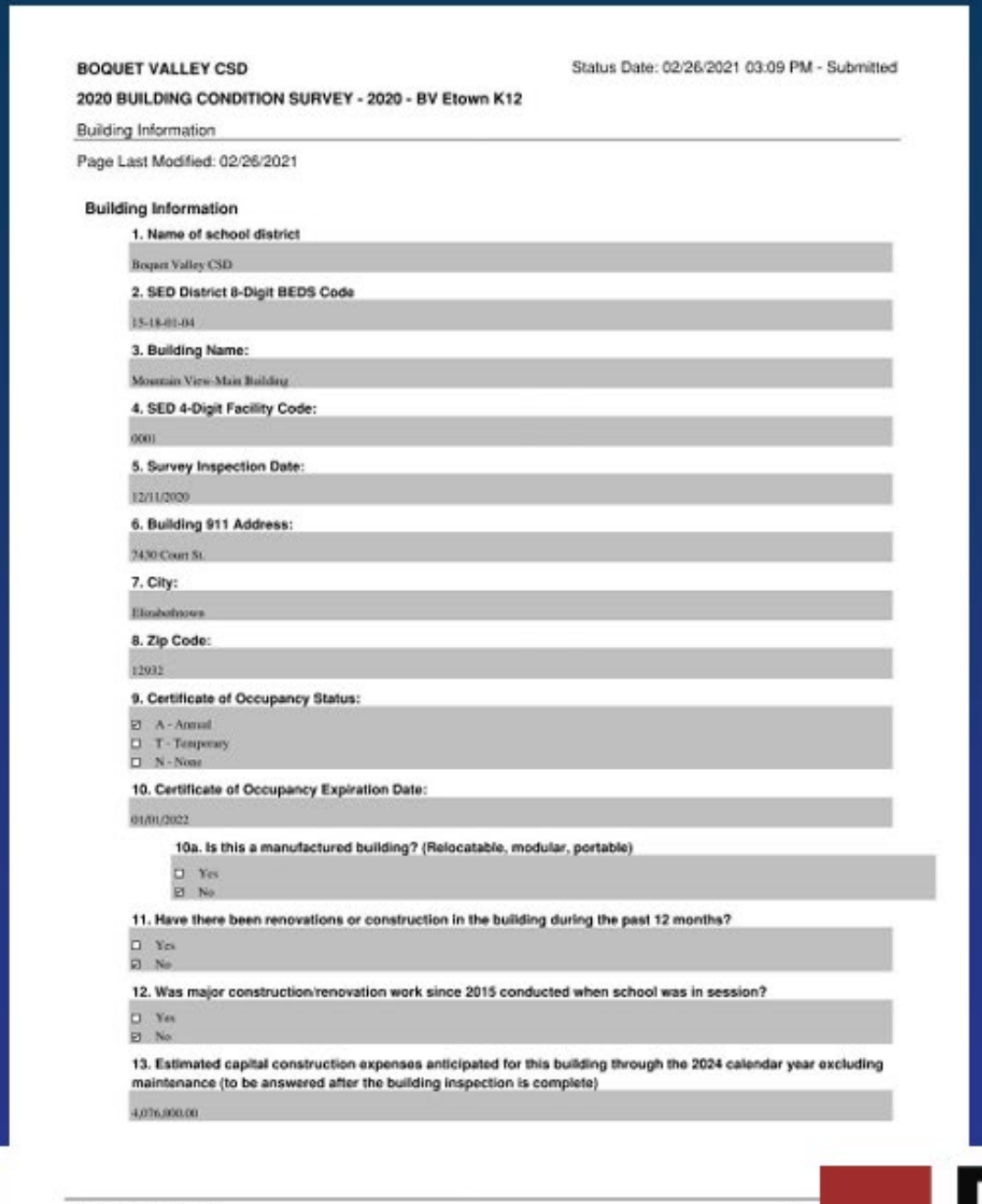
What Is A Building Condition Survey?

- Component of the 1998 RESCUE Statue to “Rebuild Schools to Uphold Education” by:
  - Providing school districts with detailed information about their campus to properly maintain safe and healthy environments for New York State public school children.
  - Providing data to properly plan and prioritize existing individual building needs with a focus on resolving health and safety issues.
  - Providing the State with a means to plan for building aid reimbursement throughout the public school system.

BCA

WHAT DOES IT INVOLVE?

- Visual investigations of all student and staff occupied buildings by a design professional such as an Architect or Engineer.
- General overview of major systems and components to assess the current conditions of such items as the site, building structure, building envelope, building interior, HVAC systems, plumbing systems, fire suppression systems, and electrical systems.
- Identification of concerns and/or deficiencies that should be addressed in the years to come. Both short and long term.



BOQUET VALLEY CSD Status Date: 02/26/2021 03:09 PM - Submitted

2020 BUILDING CONDITION SURVEY - 2020 - BV Etown K12

Building Information

Page Last Modified: 02/26/2021

Building Information

1. Name of school district

Boquet Valley CSD

2. SED District 8-Digit BEDS Code

15-18-01-04

3. Building Name:

Mountain View-Main Building

4. SED 4-Digit Facility Code:

0001

5. Survey Inspection Date:

12/11/2020

6. Building 911 Address:

7430 Court St.

7. City:

Elizabethtown

8. Zip Code:

12932

9. Certificate of Occupancy Status:

- ☑ A - Annual
- ☐ T - Temporary
- ☐ N - None

10. Certificate of Occupancy Expiration Date:

01/01/2022

10a. Is this a manufactured building? (Relocatable, modular, portable)

- ☐ Yes
- ☑ No

11. Have there been renovations or construction in the building during the past 12 months?

- ☐ Yes
- ☑ No

12. Was major construction/renovation work since 2015 conducted when school was in session?

- ☐ Yes
- ☑ No

13. Estimated capital construction expenses anticipated for this building through the 2024 calendar year excluding maintenance (to be answered after the building inspection is complete)

4,076,000.00

09/30/2021 08:38 AM Page

Why Now?

- Conducted on a 5-year basis. Due in 2025 but completed early to help facilities committee determine a path forward.
- Average age of school buildings across the state is about 75 years.
- Average life expectancy of school buildings is 65-75 years. Useful life of mechanical, plumbing, and electrical systems is between 25-45 years .
- Portions of your facilities are 90+ years old. Aging facilities increase maintenance needed and increase operating costs.
  - Lakeview Campus: 1933, 1954, 1997
  - Mountainview Campus: 1951, 2002

LAKE VIEW CAMPUS – SITE FEATURES

Reconstruct Asphalt and Concrete

Deteriorated Fencing & Retaining Walls

Drainage Upgrades

Reconstruct Asphalt and Concrete

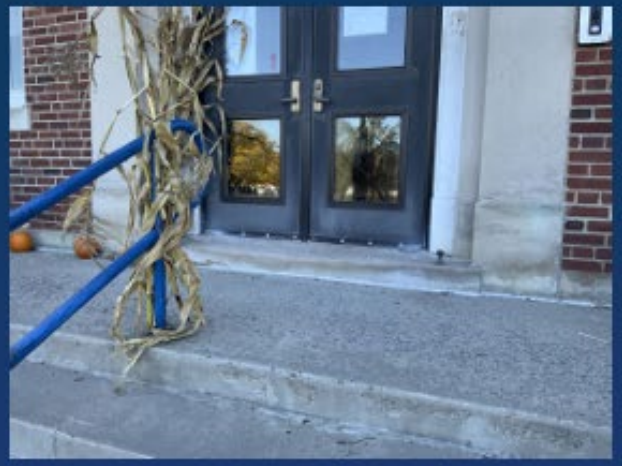
Athletic Field Upgrades

Stabilize Drainage Swale

Lakeview Campus – Westport, NY
(1933, 1954, 1997)
77,257 SF

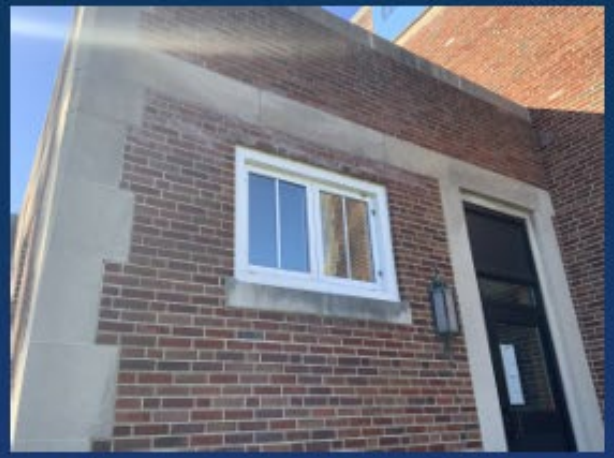
BCA

LAKE VIEW CAMPUS – BUILDING EXTERIOR



Deteriorated Doors, Non – ADA Entry

Repointing, Masonry Cleaning



Efflorescence Present, possible moisture

Non-Conforming ADA Ramp / Railing

Masonry Deterioration

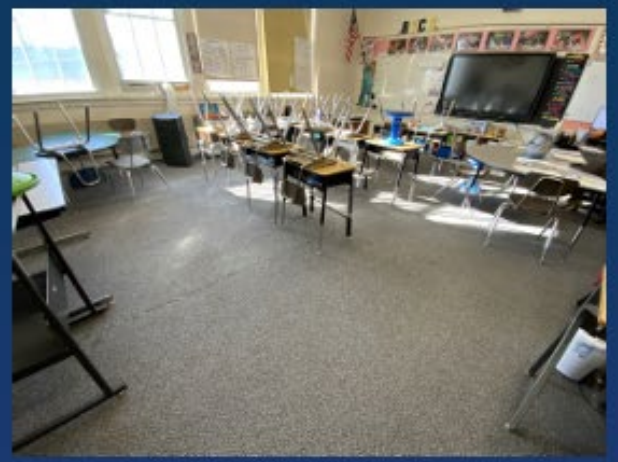
Lakeview Campus – Westport, NY
(1933, 1954, 1997)
77,257 SF

BCA

LAKE VIEW CAMPUS – BUILDING INTERIOR

Non-Conforming Doors
(Hardware / Rating)

Hazardous Material Present Throughout
(Floors, Ceilings, Chalkboards)



Carpet Replacement
(assumed over VAT)

Non-Conforming Accessible Routes

Refinish Stage Floor,
Provide ADA Accessibility

Flooring / Structural Cracking

Lakeview Campus – Westport, NY
(1933, 1954, 1997)
77,257 SF

BCA

LAKE VIEW CAMPUS – MPE

Plumbing fixture / Facility Upgrades

Boiler Replacement

Unit Ventilator Replacement

Kitchen Hood Replacement

Fire Alarm / CCTV Upgrades

PA / Clock System Upgrades

Lakeview Campus – Westport, NY
(1933, 1954, 1997)
77,257 SF

BCA

Order of Magnitude Cost

Lakeview Campus

A. Site Features	$	3,064,000
D. Building Envelope	$	831,300
F. Building Interiors	$	1,341,900
H. HVAC Systems	$	5,295,500
J. Plumbing Systems	$	762,500
K. Electrical Systems	$	2,049,000

Lakeview Campus Total: $ 13,344,200

MOUNTAINVIEW CAMPUS – SITE FEATURES

Reconstruct Asphalt and Concrete Sidewalks

Fencing Replacement

Drainage Upgrades

Playground Surfacing / Equipment Upgrades

Athletic Field Upgrades

Parking Lot Reconstruction

Mountainview Campus – Elizabethtown, NY
(1951, 2002)
95,961 SF

BCA

MOUNTAINVIEW CAMPUS– BUILDING EXTERIOR

Foundation Reconstruction

Window Replacement

Water Infiltration / Waterproofing

Masonry Rehabilitation

Door Replacement / HW Upgrades

Mountainview Campus – Elizabethtown, NY
(1951, 2002)
95,961 SF

BCA

MOUNTAINVIEW CAMPUS– BUILDING INTERIOR

Non-Compliant Doors & Hardware

Auditorium Stage Refinishing / ADA Access

Ceiling Deterioration / Damage
Non-Accessible Casework

Flooring Replacement
(Carpet assumed over VAT)

Secure Vestibule Upgrades

Inadequate Natural Light

Mountainview Campus – Elizabethtown, NY
(1951, 2002)
95,961 SF

BCA

MOUNTAINVIEW CAMPUS – MPE

Plumbing fixture / Piping Upgrades

Boiler Replacement

Unit Ventilator / PTAC Replacement / Relief Air

Kitchen Hood Replacement

PA System / Clock / Fire Alarm /
Mass Notification Upgrades

Gang Bathroom Upgrades
Fixtures / ADA Accessibility

Mountainview Campus – Elizabethtown, NY
(1951, 2002)
95,961 SF

BCA

Order of Magnitude Cost

Mountainview Campus

A. Site Features	$	2,067,700
D. Building Envelope	$	1,281,000
F. Building Interiors	$	2,499,750
H. HVAC Systems	$	4,876,500
J. Plumbing Systems	$	534,500
K. Electrical Systems	$	3,381,900

Mountainview Campus Total: $ 14,641,350

BCA

MOUNTAINVIEW – BUS GARAGE

Metal Roof Replacement / Exterior Masonry Renovations

Interior Masonry Renovations

No Hot Water to Eye Wash, No Floor Drain, Outdated Fixtures.

Order of Magnitude Cost

Transportation Facility

D. Building Envelope	$	625,000
H. HVAC Systems	$	925,000
J. Plumbing Systems	$	203,000
K. Electrical Systems	$	93,500

Bus Garage Total: $ 1,846,500

Order of Magnitude Cost

District Wide

Lakeview Campus	$	13,344,200
Mountainview Campus	$	14,641,350
Transportation Facility	$	1,846,500
Total Construction Cost	**$**	**29,832,500**
Incidentals (22%)	$	6,712,211
Contingency (15%)	$	4,474,808
Inflation (4%/year)	$	3,579,846

Grand Total: $ 44,598,916

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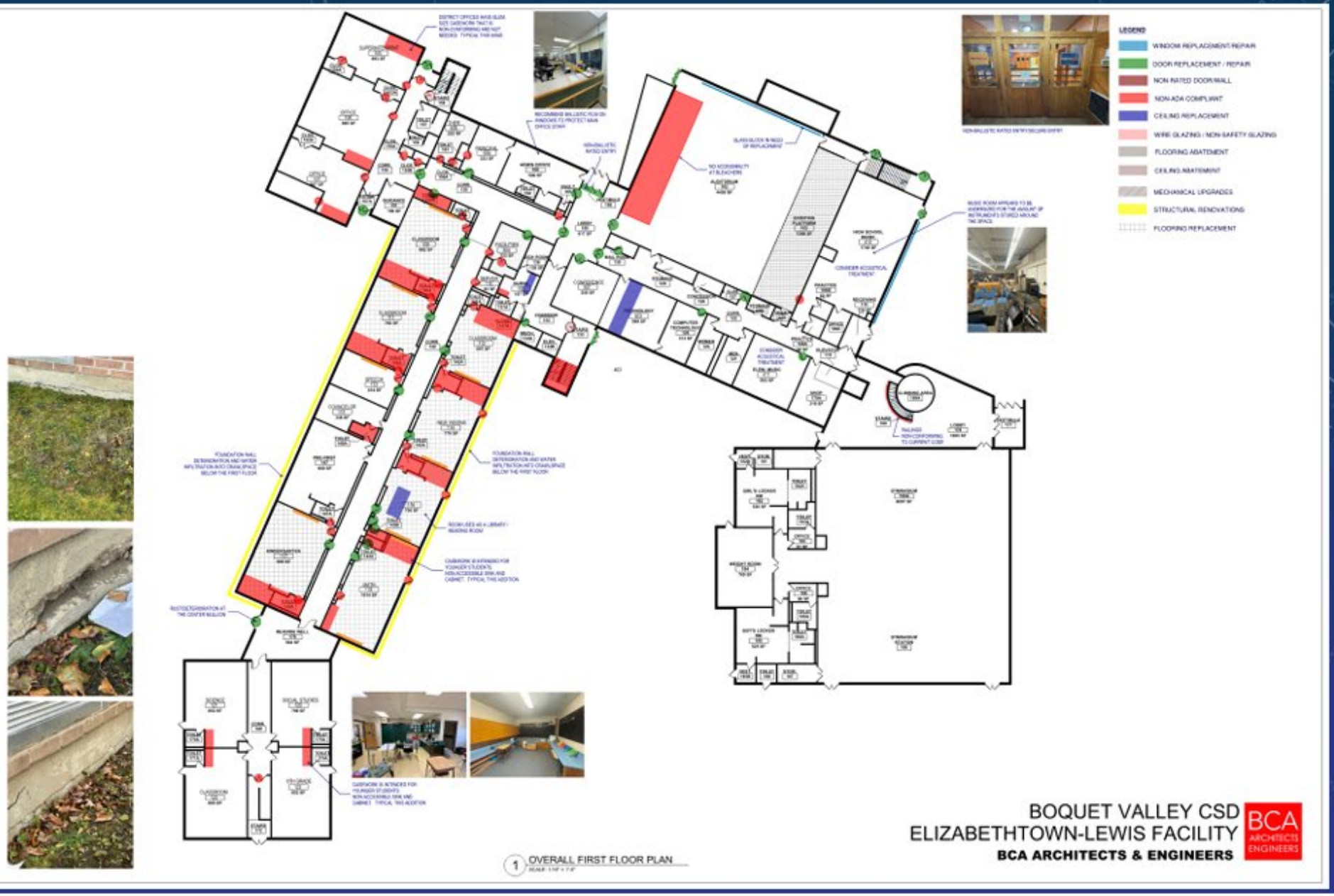
BCS: Next Steps

- Overall floor plans with outlined scope areas.
- ALL deficiencies, along with recommendations, cost estimates, and priorities compiled into a comprehensive report that follows the SED format.
- Report Includes:
  - Room/Location
  - Condition
  - Comment & Recommendation
  - Remaining Useful Life
  - Estimated Cost
  - Priority Level
  - Photos

75

07 Building Interior		
• 075 Other interior Walls		Boquet Valley Campus < Mountainview - Second Floor
Room:	209 - Toilet Room	
Condition	Satisfactory	
Comment:	Gender neutral bathroom is not ada accessible.	
Recommendation:	Reconstruction toilet room into ADA accessible gender neutral space.	
Remaining useful Life:		
Last Construction:		
Cost to Reconstruct/ Replace		
Priority	Normal	
Supporting Pictures		


LEGEND
WINDOW REPLACEMENT/REPAIR
DOOR REPLACEMENT / REPAIR
NON RATED DOOR/WALL
NON ADA COMPLIANT
CEILING REPLACEMENT
WIRE GLAZING / NON-SAFETY GLAZING
FLOORING ABATEMENT
CEILING ABATEMENT
MECHANICAL UPGRADES
STRUCTURAL RENOVATIONS
FLOORING REPLACEMENT
1 OVERALL FIRST FLOOR PLAN
BOQUET VALLEY CSD
ELIZABETHTOWN-LEWIS FACILITY
BCA ARCHITECTS & ENGINEERS
BCA

BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

Priority Repairs to Maintain Both Facilities

Immediate Needs:

- To maintain separate facilities, the following work is recommended:
  - Seal the Envelopes
  - Address Immediate Structural Concerns
  - Replace Systems at or Beyond Their Useful Life
  - Increase Safety & Security

- **Lakeview Campus:**
  - Drainage Improvements
  - Asphalt, Concrete, Steps Replacement
  - Masonry Rehab, Foundation/Slab Cracking
  - Flooring Abatement/Replacement
  - Mechanical System Replacement & Ventilation
  - Deteriorated Piping Replacement
  - Fire Alarm / Notification / PA System Replacement
  - Security / Access System Improvements

- **Mountainview Campus:**
  - Drainage Improvements
  - Playground Upgrades
  - Asphalt, Concrete, Steps Replacement
  - Foundation Wall Reconstruction / Masonry Rehab
  - Exterior Door Replacement
  - Flooring Abatement/Replacement
  - Mechanical System Replacement & Ventilation
  - Kitchen Piping Replacement / Grease Trap / Hood
  - Fire Alarm / Notification / PA System Replacement
  - Security / Access System Improvements

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Immediate Needs

Lakeview Campus

A. Site Features	$	667,500
D. Building Envelope	$	727,300
F. Building Interiors	$	105,000
H. HVAC Systems	$	5,245,000
J. Plumbing Systems	$	482,500
K. Electrical Systems	$	334,900

Mountainview Campus Total: $ 7,562,200

*EMERGENCY ROOF PROJECT CURRENTLY UNDER CONSTRUCTION: $1,149,207

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Immediate Needs

Mountainview Campus

A. Site Features	$	1,328,000
D. Building Envelope	$	961,000
F. Building Interiors	$	441,000
H. HVAC Systems	$	4,356,500
J. Plumbing Systems	$	250,000
K. Electrical Systems	$	284,000

Mountainview Campus Total: $ 7,620,500

Order of Magnitude Cost

District Wide

➢ Lakeview Campus	$	7,562,200
➢ Mountainview Campus	$	7,620,500
➢ **Total Construction Cost**	**$**	**15,182,700**
➢ Incidentals (22%)	$	3,340,194
➢ Contingency (15%)	$	2,227,405
➢ Inflation (4%/year)	$	1,921,924

Grand Total: $ 20,572,223

BCA

BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

Summary of Reviewed Options

Summary: New Construction

- A new facility on a new site will place all the District's activities on a single site and accomplish all three objectives (condition of existing facilities, transportation facility and athletic fields)
  - Any site other than Thrall Dam will require a new site review for costs etc.
  - Site was raised at the last meeting as a consideration

Summary: Construction and Renos

- Renovating the Mountain View campus or Lakeview Campus assumes no changes to the educational program:
  - It maintains the current 6-12 program in their existing spaces and constructs an addition to accommodate the PreK-5 program.
  - Additional programming for music, art, tech, special education classrooms etc. are not budgeted.
- Several programs are located in the basement area lacking natural light etc.

Summary: Construction and Renos

- To accommodate the elementary grade levels on an existing campus will require an approximate 30,000sf addition.
  - An addition will reduce already inadequate playfields, requiring development of off-site athletic facilities.
  - The campus leach field will need to be reconstructed.
- The logistics of renovating occupied space adds complexity, inconvenience, duration and expense to a project.
  - Swing space needs to be a consideration
- Off site sports fields will not generate building aid.

Summary: Immediate Needs

- Immediate necessary repairs
  - Roof replacement at Lakeview ($1.15 Million +/-)
- Infrastructure project: Does not address program or academic needs
- Long term facility decisions need to be determined to avoid counter-investments.

Next Steps:

- Start limiting options:
  - Maintaining, operating and fully renovating both buildings to like new standards is cost prohibitive
  - Local share is $41 Million
- Decision Timeline:
  - What to do and when
- Next Meeting: December 17, 2024, 5:30 p.m.
- joseph.dragone@neric.org

BOQUET VALLEY
CENTRAL SCHOOL DISTRICT

Facilities Planning Committee

November 21, 2024