

Facilities Committee Meeting Notes

March 27, 2025 – 5:30 p.m. – Mountain View Campus, Elizabethtown, N.Y.

Facilities Committee Members Present

- Bill Benoit
- Tom Bisselle
- Sheera Broderick
- Darlene Hooper
(BOE Representative)
- Steve Hudson
- Jim Jackson
- Josh Kingzack
- Shelly McKinley
- Micah Stewart
- David Whitford

Synopsis

On March 27, 2025, the Boquet Valley Central School District Facilities Committee held its sixth meeting. Facilitator Joe Dragone from Capital Region BOCES guided the committee in reviewing the timeline, the proposed room utilization and the proposed scope of Building Condition Survey (BCS) renovations. The Facilities Committee came to a consensus on the development of a recommendation to the Boquet Valley Board of Education. This recommendation will go before the Board at its next meeting on Thursday, April 10, at 6 p.m. at the Lake View Campus in Westport.

Agenda

The meeting began at approximately 5:37 p.m.

Timeline Review

- The timeline for the project is extensive, with a projected construction start in Fall 2027 at the earliest.
- The process includes:
 - Revisiting MCA (Maximum Cost Allowance) calculation.
 - Board vote and approvals.
 - Bidding process.
- The project will be completed in two phases.
- At minimum, the project process is expected to take five years.

Review of Proposed Room Utilization

- The proposed plan includes an elementary addition with a connecting corridor to the gym and cafeteria to improve student traffic flow.

- The current configuration of the existing building will largely be maintained, with potential for flexibility.
- Program space in the proposed project is tight, but everything has a home.
- Cafeteria space would be shared between all grade levels, prompting a discussion about scheduling.
- The current plan is not a final design.
- Design to be finalized during design meetings, focusing on MCA (Maximum Cost Allowance) considerations.

Review of Proposed Scope of Building Condition Survey (BCS) Renovations

- Renovations will focus on addressing critical health, safety and structural issues.
- Key areas of renovation include, but are not limited to:
 - Site and Envelope: Redoing asphalt surfaces, replacing concrete and asphalt, addressing foundation cracks, water infiltration and deteriorating windowsills.
 - Interior: Replacing targeted carpet and poor condition tile.
 - Mechanical Systems: Replacing outdated boilers, unit ventilators, addressing ductwork issues, installing exhaust systems in bathrooms and the music room, replacing the kitchen hood and dishwasher area exhaust and replacing air handlers.
 - Plumbing: Addressing grease trap issues, replacing sanitary lines and sinks and addressing safety issues with the thermostatic mixing valve and eyewash in the chemistry room.
 - Electrical: Addressing circuits, installing visual fire alarms and a carbon monoxide detection system and hardening entrances with a visitor management system.
- The goal is to maximize state aid reimbursement (~91%) by focusing on allowable expenses. There is a potential for a “buffer zone” within the MCA for discretionary spending.
- Consideration for a safety review of the existing building, to make sure it is up to modern standards.
- Coordination with the town regarding sewer will occur if the project moves forward.
- The renovated systems are expected to have a lifespan of approximately 30 years.
- The proposed renovations are considered necessary and not a luxury.

Finalize Recommendation to the Board

- The Facilities Committee approved the following recommendation to be made to the Board of Education:
 1. The Committee recommends that The Thrall Dam site should not be considered as a site for any future facility needs, and further, no viable property options currently exist for a new school site;
 2. The Committee recommends new construction and renovations at the Mountain View Campus to accommodate the PK-12 academic program;
 3. The Committee recommends that Lake View Campus not be used for the transportation facility or the athletic fields;
 4. The Committee recommends further collaboration and partnership with Camp Dudley as the recommended location for athletic fields;
 5. The Committee recommends continuing to evaluate suitable properties for the construction of a new transportation facility.
- Further, after an extensive review of the potential financial implications that construction and renovation will have on the school community, the Committee recommends that all construction and renovations at the Mountain View Campus consider the Maximum Cost Allowance to maximize aidable expenses.
- Although the committee understands that the Maximum Cost Allowance will be exceeded based on the scale of necessary renovations, the Committee recommends every effort to balance the scope of the project with local tax impact.

The meeting adjourned at approximately 7:35 p.m.

Next Steps

- The Facilities Committee's recommendation will be presented at the next Board of Education Meeting on Thursday, April 10, at 6 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.