

Facilities Planning Committee

March 27, 2025



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.



March Agenda:

- Timeline Review
- Review proposed room utilization
- Review proposed scope of BCS renovations
- Finalize recommendation to the Board

Potential Schedule:

BOE Approval of Project Approach:	April 2025
SED Preliminary Submission:	June 2025
Environmental/Regulatory Submissions and Approvals:	June - November 2025
SED Preliminary Approval & Final MCA:	December 2025
Confirm Project Costs and Schedule:	January 2026
Finalize Financial Schedules:	January 2026
Bond Resolution Preparation:	February 2026
BOE Adopt Resolution for Capital:	
Project Referendum:	March 2026
Voter Referendum:	May 2026

Potential Schedule:

- Assuming May 2026 Vote:
 - Construction Starts Fall 2027
 - Two Phases through June 2030
 - Could finish earlier depending on when we start, which depends on when we vote the referendum, which depends on approvals etc.



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

ADDITION

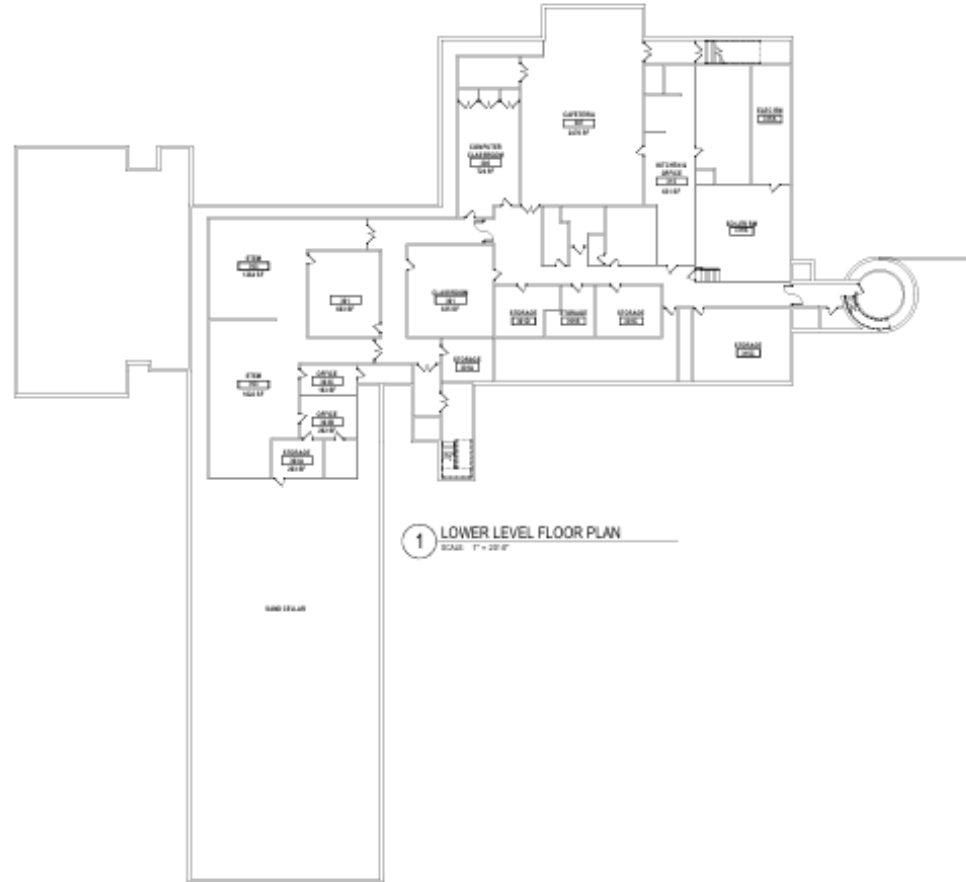
BASEMENT LEVEL: 0 SF

FIRST FLOOR: 22,135 SF

PLAY FEILD
1.79 AC

EXISTING LOWER LEVEL PLAN

3/18/2025



1 LOWER LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

PROPOSED ADDITION: FIRST FLOOR PLAN

3/18/2025 OPTION 1

- MAINTAIN EXISTING MIDDLE SCHOOL AND SECONDARY PROGRAMS IN THEIR CURRENT LOCATIONS WITHIN THE EXISTING FACILITY.
- CONSTRUCT ELEMENTARY ADDITION TO ACCOMMODATE GRADES PRE-K THROUGH 5TH, INCLUDING SPECIAL EDUCATION CLASSROOMS.

EXISTING AREA: 52,565 SF
 ADDITION AREA: 22,135 SF
 TOTAL 1ST FLOOR AREA: 75,700 SF



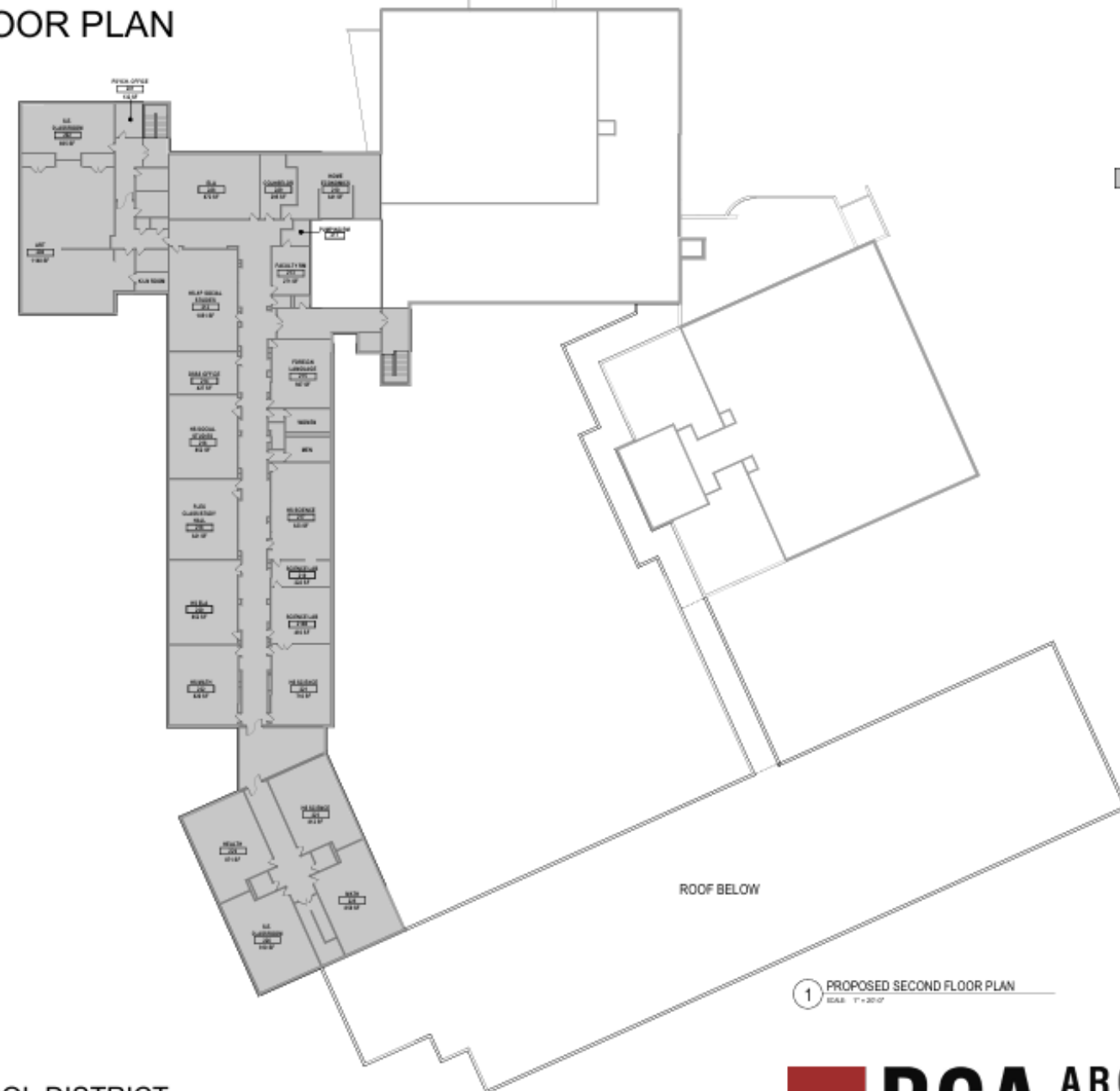
1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1" = 20'

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
 MOUNTAINVIEW CAMPUS



PROPOSED SECOND FLOOR PLAN

3/18/2025 OPTION 1



LEGEND
 ■ EXISTING

ROOF BELOW

1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1" = 20'

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
 MOUNTAINVIEW CAMPUS



Proposed BCS Renovations:

- Site:
 - Drainage/catch basins
 - Replace parking lot asphalt
 - Replace sidewalk asphalt
 - Replace concrete sidewalk and curbs where deteriorated
 - Replace playground equipment and related site area

Proposed BCS Renovations:

- Building Envelope:
 - Excavate 1951 classroom wing foundation, repair deteriorated reinforcing and concrete.
 - Repoint/replace deteriorated masonry, replace damaged marble panels with alternative option.
 - Repair masonry expansion joints and flashing above doors and windows.
 - Replace exterior doors at 1951 area

Proposed BCS Renovations:

- Interior:
 - Replace classroom carpeting in targeted areas with LVT
 - Replace VCT with LVT in targeted areas

Proposed BCS Renovations:

- Mechanical Systems:
 - Replace boilers with near condensing, eutectic cast iron section boilers with digitally controlled powerflame burners. Provide glycol heat exchanger loop with secondary pumping system to serve proposed air handling systems. Replace controls.
 - Replace unit ventilators
 - Provide powered roof exhausters and relief air ductwork in classrooms and bathrooms as necessary
 - Music Room: Provide rooftop unit, sound attenuation and duct distribution system throughout space sized for code ventilation requirements.

Proposed BCS Renovations:

- Mechanical Systems:
 - Auditorium/Stage: Provide rooftop unit and duct distribution system throughout space sized for code ventilation requirements.
 - Kitchen: Provide new Type I Hood, grease duct and variable speed exhaust fan and controls. Provide roof mounted MAU and duct to kitchen area.
 - Kitchen: Provide new exhaust system for dishwashing area and tie into MAU
 - Replace air handling system in the cafeteria

Proposed BCS Renovations:

- Plumbing:
 - Provide new kitchen sanitary piping system including floor sinks and grease trap.
 - Replace ANSUL system.
 - Replace thermostatic mixing valve and add floor drain for combination shower/eyewash station in chem lab.

Proposed BCS Renovations:

- Electrical:
 - Add/replace circuits building wide as necessary
 - Provide new fire alarm strobe lights in all student occupied spaces tied back to fire alarm panel
 - Provide carbon monoxide detection in accordance with Section 1228.4, of Part 1228 of Title 19 of the NYS Codes, Rules, and Regulations.
 - Provide hardened visitor's entrance with control adjacent to main entry.
 - Provide sign-in & badging system (e.g. Raptor)

Committee Recommendations:

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;

Committee Recommendations:

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.

Committee Recommendations:

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.

Reminders:

- ALL COSTS AND SCOPE are ESTIMATES until SED gives final MCAs, final scope is determined, final project costs are determined, final borrowing is determined etc. etc. etc.
- Scope of renos will be consumed by addressing necessary BCS items
- Additional Revenue:
 - Potentially offset future costs of the Transportation Facility and Athletic Fields
 - Sale of Lakeview Campus
 - Champlain Hudson Power Express (CHPE) project

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Next Steps:

- Board Meeting: Thursday, April 10, 2025, 6:00 p.m.
- joseph.dragone@neric.org

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