

PRESENTATION TO

BOQUET VALLEY

CENTRAL SCHOOL DISTRICT



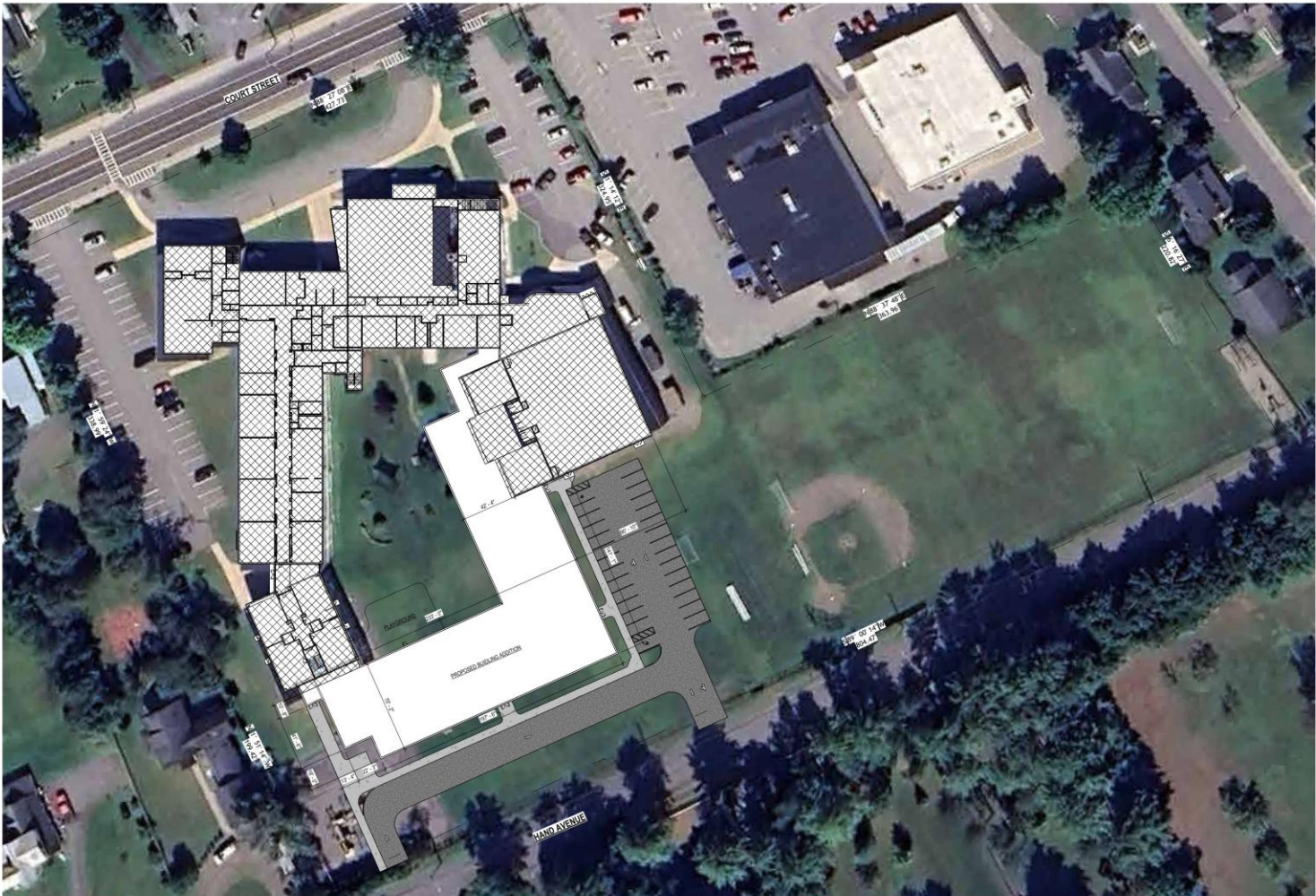
PROPOSED ADDITION & RECONSTRUCTION: SITE PLAN

SINGLE STORY, COURTYARD

12/08/2025

EXISTING BUILDING AREA:	95,961 SF
ADDITION AREA:	22,064 SF
ACREAGE:	7 ±

LEGEND	
	EXISTING BUILDING
	PROPOSED ADDITION



SED NO. 15-18-01-04-0-001-001

 SITE PLAN
SCALE: 1" = 40'-0"

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS



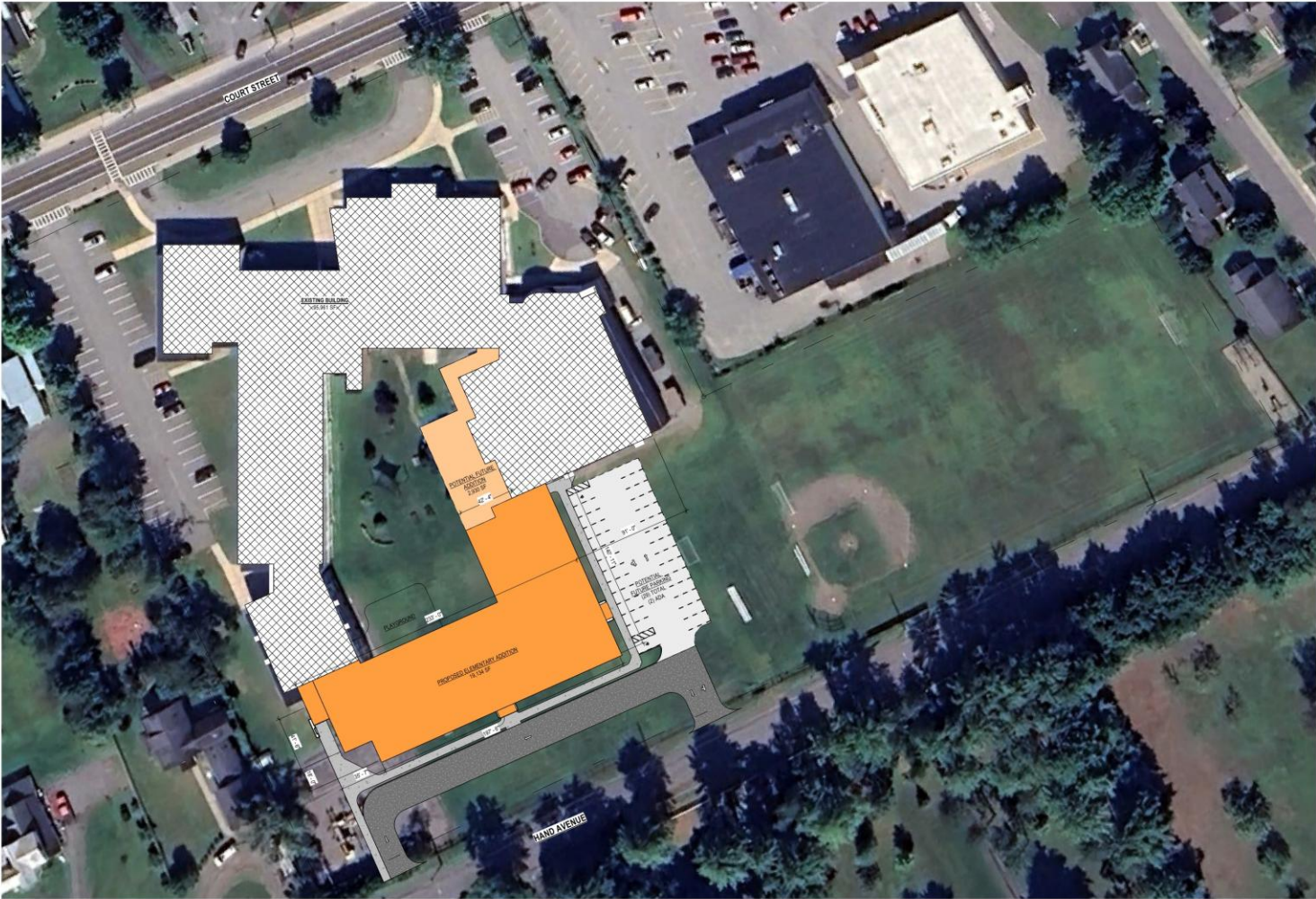
PROPOSED ADDITION & RECONSTRUCTION: SITE PLAN

SINGLE STORY, COURTYARD

9/8/2026

EXISTING BUILDING AREA:	95,961 SF
ADDITION AREA:	19,134 SF
POTENTIAL FUTURE ADDITION:	2,930 SF
ACREAGE:	7 ±

LEGEND	
	EXISTING BUILDING
	PROPOSED ADDITION
	POTENTIAL FUTURE ADDITION



SED NO. 15-18-01-04-0-001-001

SITE PLAN
SCALE: 1" = 40'-0"

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS

 **BCA** ARCHITECTS
ENGINEERS

PROPOSED ADDITION & RECONSTRUCTION: FIRST FLOOR PLAN

SINGLE STORY, COURTYARD

12/08/2025

EXISTING BUILDING AREA: 95,961 SF
ADDITION AREA: 22,064 SF

PROGRAM LEGEND

- ADMINISTRATION / SUPPORT
- CIRCULATION
- CLASSROOM



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



SED NO. 15-18-01-04-0-001-001

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS



PROPOSED ADDITION & RECONSTRUCTION: SECOND FLOOR PLAN

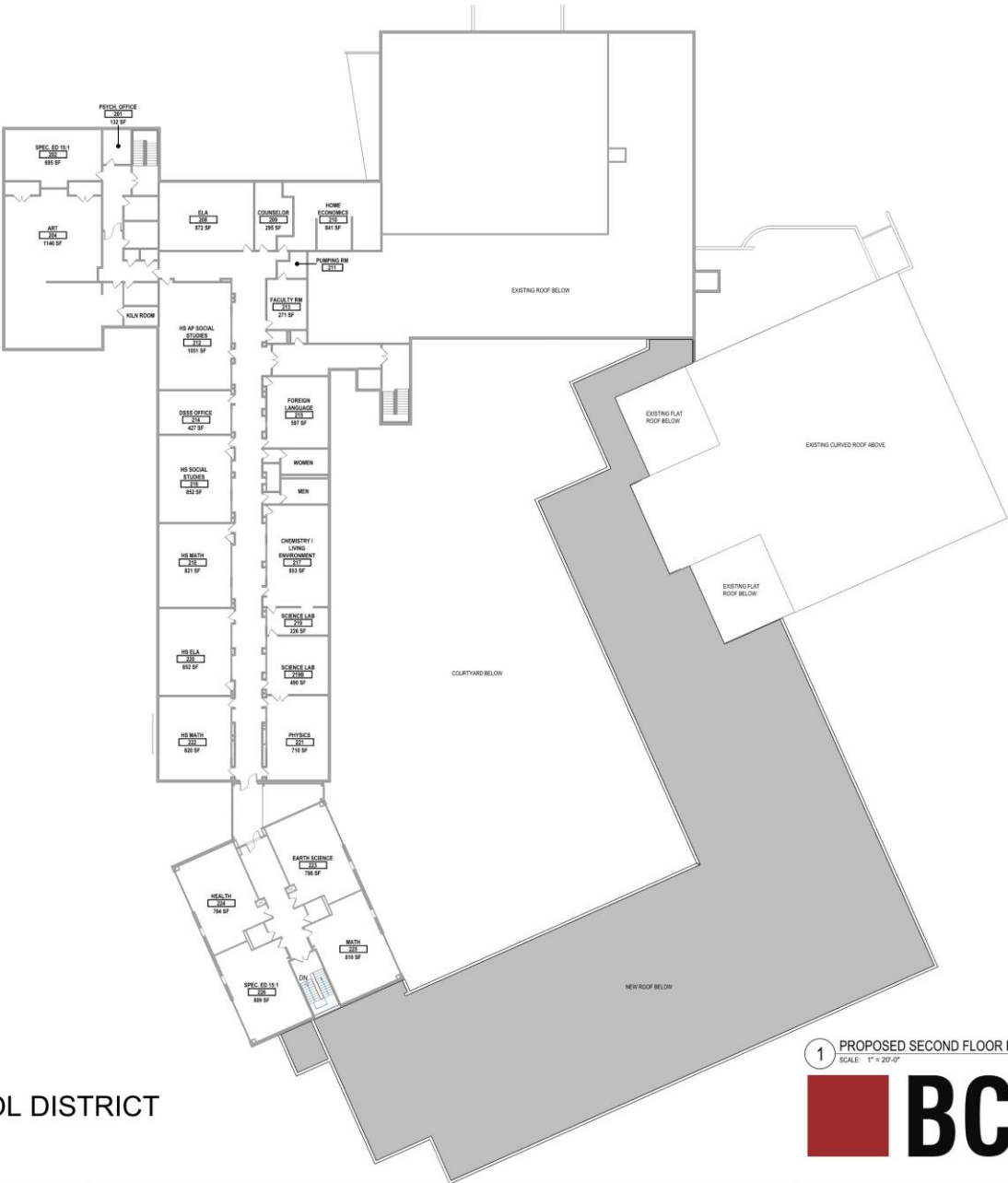
SINGLE STORY, COURTYARD

12/08/2025

EXISTING BUILDING AREA: 95,961 SF
ADDITION AREA: 22,064 SF

PROGRAM LEGEND

■ PROPOSED ROOF



SED NO. 15-18-01-04-0-001-001

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



PROPOSED ADDITION & RECONSTRUCTION: SECOND FLOOR PLAN

SINGLE STORY, COURTYARD

9/8/2026

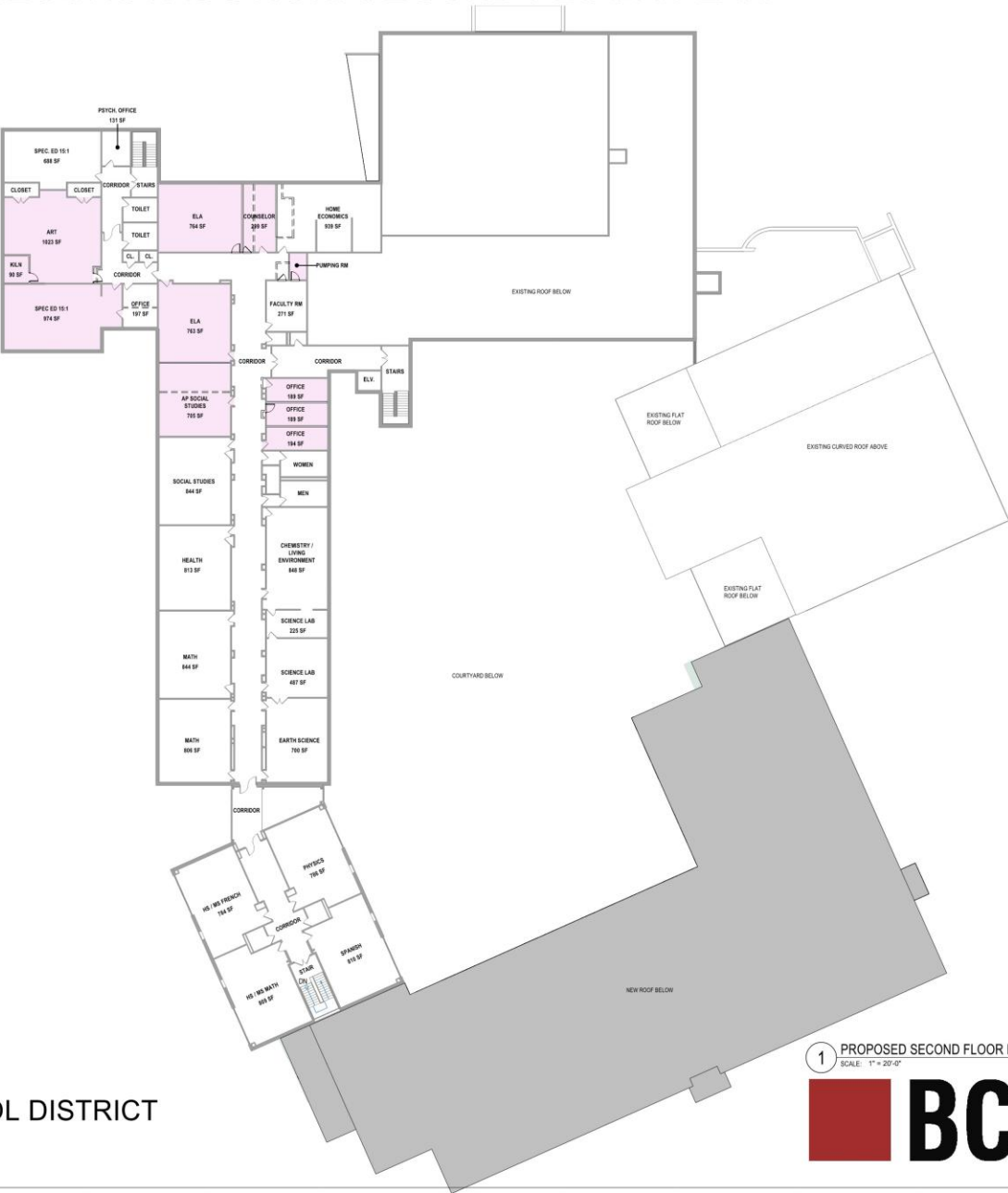
EXISTING BUILDING AREA: 95,961 SF

ADDITION AREA: 19,134 SF

LEGEND

PROPOSED ROOF

PROPOSED RENOVATION



SED NO. 15-18-01-04-0-001-001

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



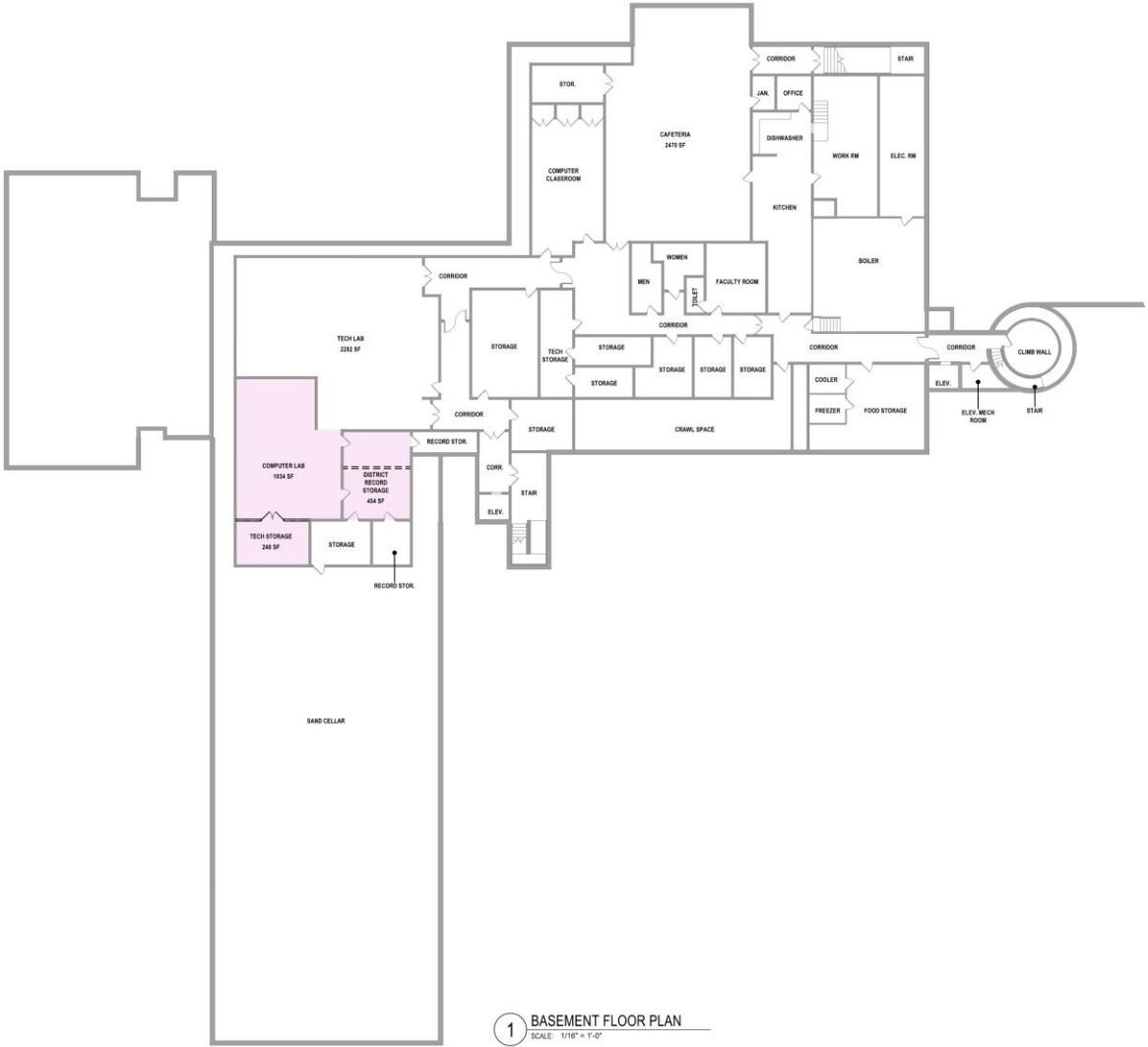
PROPOSED ADDITION & RECONSTRUCTION: BASEMENT PLAN

SINGLE STORY, COURTYARD

12/08/2025

EXISTING BUILDING AREA: 95,961 SF
ADDITION AREA: 19,134 SF

LEGEND	
	PROPOSED RENOVATION



SED NO. 15-18-01-04-0-001-001

BOQUET VALLEY CENTRAL SCHOOL DISTRICT
MOUNTAINVIEW CAMPUS

MAIN FACADE





NYSED – MAXIMUM COST ALLOWANCE CALCULATIONS

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
Project Control Number: 0-001-001
Building: Mountainview Campus
Grade Levels: PK-12
Date: 6/5/2026
Fiscal Associate: MSK

Site size: 7 Usable acres
Project Type: Addition New Bldg or Addition/Alteration
Variance Required? Yes
Acreage requirements: http://www.p12.nysed.gov/facplan/articles/B05_school_sites.html

Future BAUs	BAU Summary	Existing	New	Former BAUs	Teaching Station Method	Projected Enrollment
363	Grades 7-12	363	0	NA	YES	161
405	Grades K-6	135	290	NA		208
101	Grades Spec Educ	69	32	NA		0
1 Time Only BAUs incl in New >>			20			369

Calculation of Building Aid Using Cost Index for
Regional Cost Factor: 2025-26
Essex: 1.0000

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

Reconstruction/Alterations			AUG 2025	Month/Yr	
Grades 7-12	363	Existing Capacity X	\$24,384	Contract Index	\$8,851,392
Grades K-6	135		\$16,256		\$2,194,560
Spec Educ	69	Existing Special Education X	\$48,769	Contract Index	\$3,365,061
Subtotal Contract Allowance for Alterations					\$14,411,013
Grades 7-12	363	Existing Capacity X	\$6,096	Incidental Index	\$2,212,848
Grades K-6	135		\$3,251		\$438,885
Spec Educ	69	Existing Special Education X	\$12,192		\$841,248
Subtotal Incidental Allowance for Alterations					\$3,492,981
Total Cost Allowance for Alterations					\$17,903,994

New Construction/Additions					
Grades 7-12	0	New Capacity X	\$24,384	Contract Index	\$0
Grades K-6	290		\$16,256		\$4,714,240
Spec Educ	32	New Special Education X	\$48,769	Contract Index	\$1,560,608
Subtotal Contract Allowance for New Space					\$6,274,848
Grades 7-12	0	New Capacity X	\$6,096	Incidental Index	\$0
Grades K-6	290		\$3,251		\$942,790
Spec Educ	32	New Special Education X	\$12,192	Incidental Index	\$390,144
Subtotal Incidental Allowance for New Space					\$1,332,934
Total Cost Allowance for New Space					\$7,607,782

	New	Existing
Construction	\$12,863,235	\$13,041,500
Incidental	\$3,336,255	\$2,359,010
Total	\$16,199,490	\$15,400,510

	Estimate	Allowance	Within MCA (Over MCA)
Construction	\$12,863,235	\$6,274,848	(\$6,588,387)
Incidental	\$3,336,255	\$1,332,934	(\$2,003,321)
Total	\$16,199,490	\$7,607,782	(\$8,591,708)

	Estimate	Allowance	Within MCA (Over MCA)
Construction	\$13,041,500	\$14,411,013	\$1,369,513
Incidental	\$2,359,010	\$3,492,981	\$1,133,971
Total	\$15,400,510	\$17,903,994	\$2,503,484

Maximum Cost Allowance
Construction: \$14,411,013
Incidental: \$3,492,981

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

Projects #	Review #	CAD (2)
0-001-001		

Previously deducted by State Aid

	Construction	Incidental
Allowance before Smart Bond revenue add-in	\$1,369,513	\$1,133,971



LOCAL SHARE SCENARIOS – ORDER OF MAGNITUDE

ELEMENTARY ADDITION & SECONDARY RECONSTRUCTION

SCENARIO 1 – Low		SCENARIO 2 – Mid		SCENARIO 3 – High	
Elementary School Addition		\$15.32M		\$15.32M	
BCS-Related Secondary Upgrades		\$16.13M		\$30.96M	
Total Projected Cost	\$31.45M	Total Projected Cost	\$36.28M	Total Projected Cost	\$46.28M
90.1% of MCA (State Aid)		\$22.97M		\$22.97M	
Local Share	\$8.48M	Local Share	\$13.31M	Local Share	\$23.31M

Elementary addition and its aid are fixed across all scenarios. Local share flexibility lies entirely in the extent of existing-building reconstruction. All figures inclusive of construction, soft costs, and contingency; capitalized interest not included.



LOCAL SHARE SCENARIO – ORDER OF MAGNITUDE

ELEMENTARY ADDITION & SECONDARY RECONSTRUCTION

9.10.2026

SCENARIO 1 – Low		SCENARIO 1 – Revised		NET	
Elementary School Addition	\$15.32M	Reduced Elementary School Addition	\$13.62M	Elementary School Addition	(\$1,700,000)
BCS-Related Secondary Upgrades	\$16.13M	Expanded Secondary Upgrades	\$17.90M	Extensive Secondary Upgrades	\$1,770,000
Total Projected Cost	\$31.45M	Total Projected Cost	\$31.52M	Total Projected Cost	\$70,000
90.1% of MCA (State Aid)	\$22.13M	90.1% of MCA (State Aid)	\$22.98M	90.1% of MCA (State Aid)	\$850,000)
Local Share	\$9.32M	Local Share	\$8.54M	Local Share	(780,000)

Elementary addition and its aid are fixed across all scenarios. Local share flexibility lies entirely in the extent of existing-building reconstruction. All figures inclusive of construction, soft costs, and contingency; capitalized interest not included.

Full MCA: \$25,511,776

@ 90.1%: \$22,986,110



SCOPE BY SCENARIO

WHAT EACH LEVEL OF INVESTMENT INCLUDES

SCENARIO 1

- 22,064 SF elementary addition: parking, sidewalks, playground
- Fire walls & rearrangement at addition tie-in
- Limited hazmat abatement & flooring replacement
- Life safety systems: security, fire detection, emergency lighting
- Clock & PA system replacement
- HVAC replacement to current code
- Building management system replacement
- Masonry restoration
- Septic / leach field replacement

SCENARIO 2

- *Everything in Scenario 1, plus:*
- Secure vestibule construction
- Roof repairs / replacement
- Exterior door replacement
- Floor finish replacement
- Asphalt parking, curbing & sidewalk replacement
- Toilet facility upgrades
- Cafeteria & auditorium equipment replacement

SCENARIO 3

- *Everything in Scenarios 1 & 2, plus:*
- Interior modifications for program relocations
- Administrative & support area upgrades
- Door & ceiling replacement
- Wall repair & painting throughout
- Window treatments
- Laboratory casework & equipment replacement
- Furnishings replacement

With the possible exception of kitchen equipment, project scope is expected to be fully aidable.



SCOPE BY SCENARIO

WHAT EACH LEVEL OF INVESTMENT INCLUDES

9.10.2026

SCENARIO 1
• 19,134 SF elementary addition: parking, sidewalks, playground • Fire walls & rearrangement at addition tie-in • Limited hazmat abatement & flooring replacement • Life safety systems: security, fire detection, emergency lighting • Clock & PA system replacement • HVAC replacement to current code • Building management system replacement • Masonry restoration • Septic / leach field replacement

SCENARIO 2
• <i>Everything in Scenario 1, plus:</i> • Secure vestibule construction • Roof repairs / replacement • Exterior door replacement • Floor finish replacement • Asphalt parking, curbing & sidewalk replacement • Toilet facility upgrades • Cafeteria & auditorium equipment replacement

SCENARIO 3
• <i>Everything in Scenarios 1 & 2, plus:</i> • Interior modifications for program relocations • Administrative & support area upgrades • Door & ceiling replacement • Wall repair & painting throughout • Window treatments • Laboratory casework & equipment replacement • Furnishings replacement

With the possible exception of kitchen equipment, project scope is expected to be fully aidable.



PROJECT TIMEFRAME

PRE-REFERENDUM PLANNING THROUGH CLOSE-OUT

Pre-Referendum Planning	July 2026 – October 2026
Referendum	December 2026
Design	January 2027 – December 2027
SED Review	January 2028 – March 2028
Contract Award	May 2028
Phase 1 – Addition Mobilization	August 2028
Phase 2 – Renovations Mobilization	June 2029
Close-Out	September 2030

Tentative schedule for current planning purposes; subject to referendum outcome and SED review timing.





THANK YOU

