

Facilities Committee Meeting #6

December 17, 2020

Scope

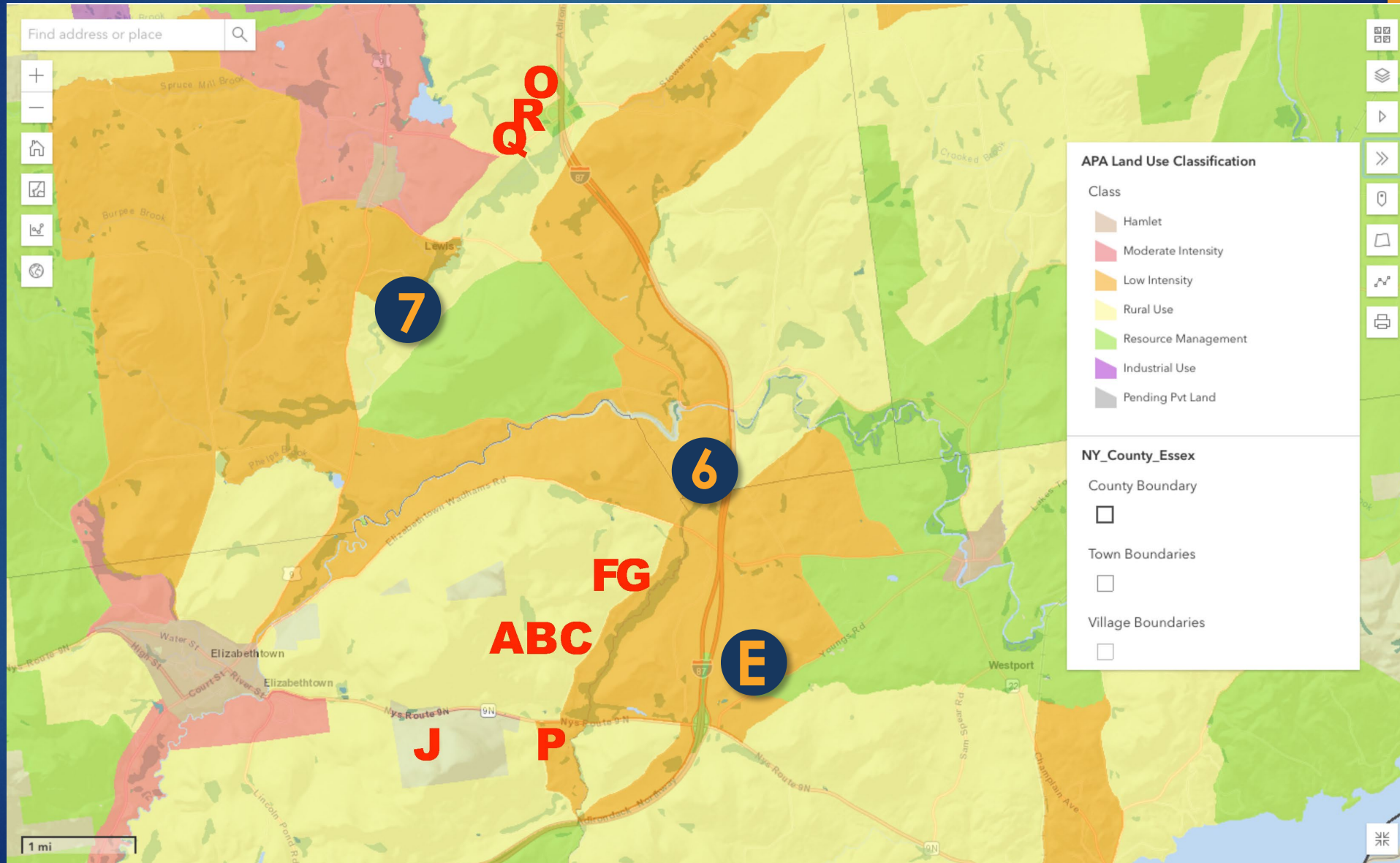
- Site Selection
- Building Program Review

Schedule

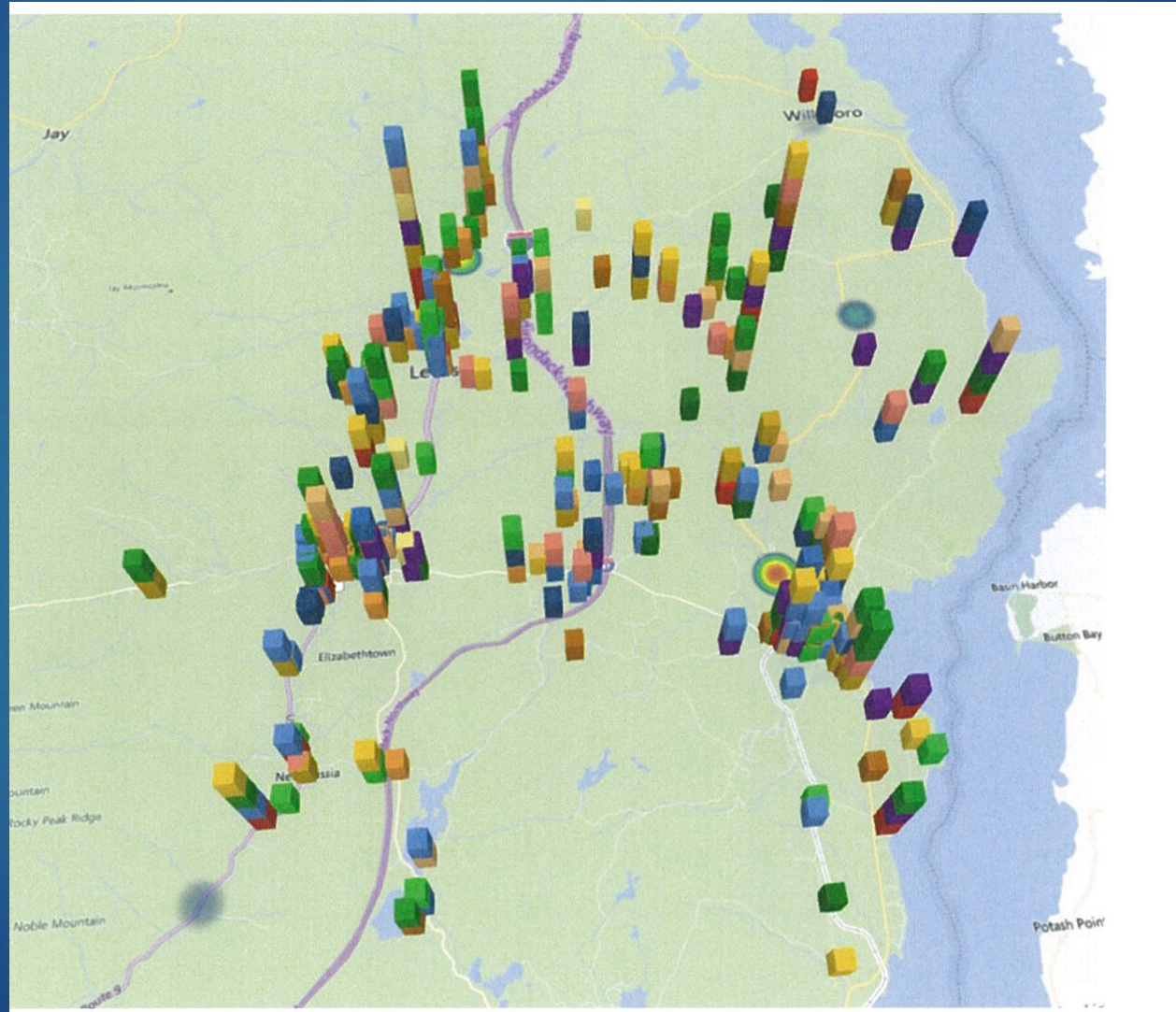
- What's Next?



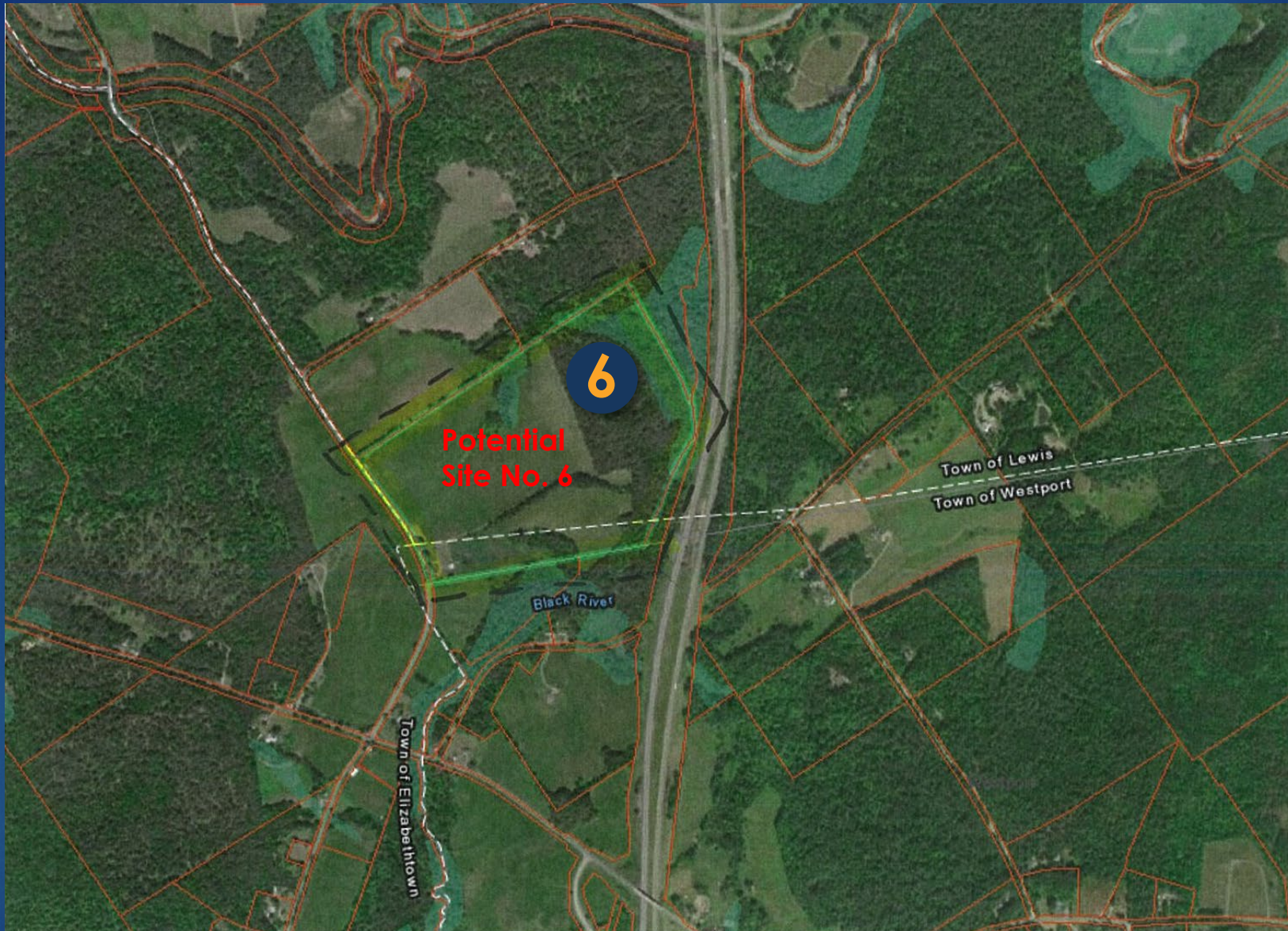
POTENTIAL BUILDING SITES



STUDENT POPULATION DISTRIBUTION

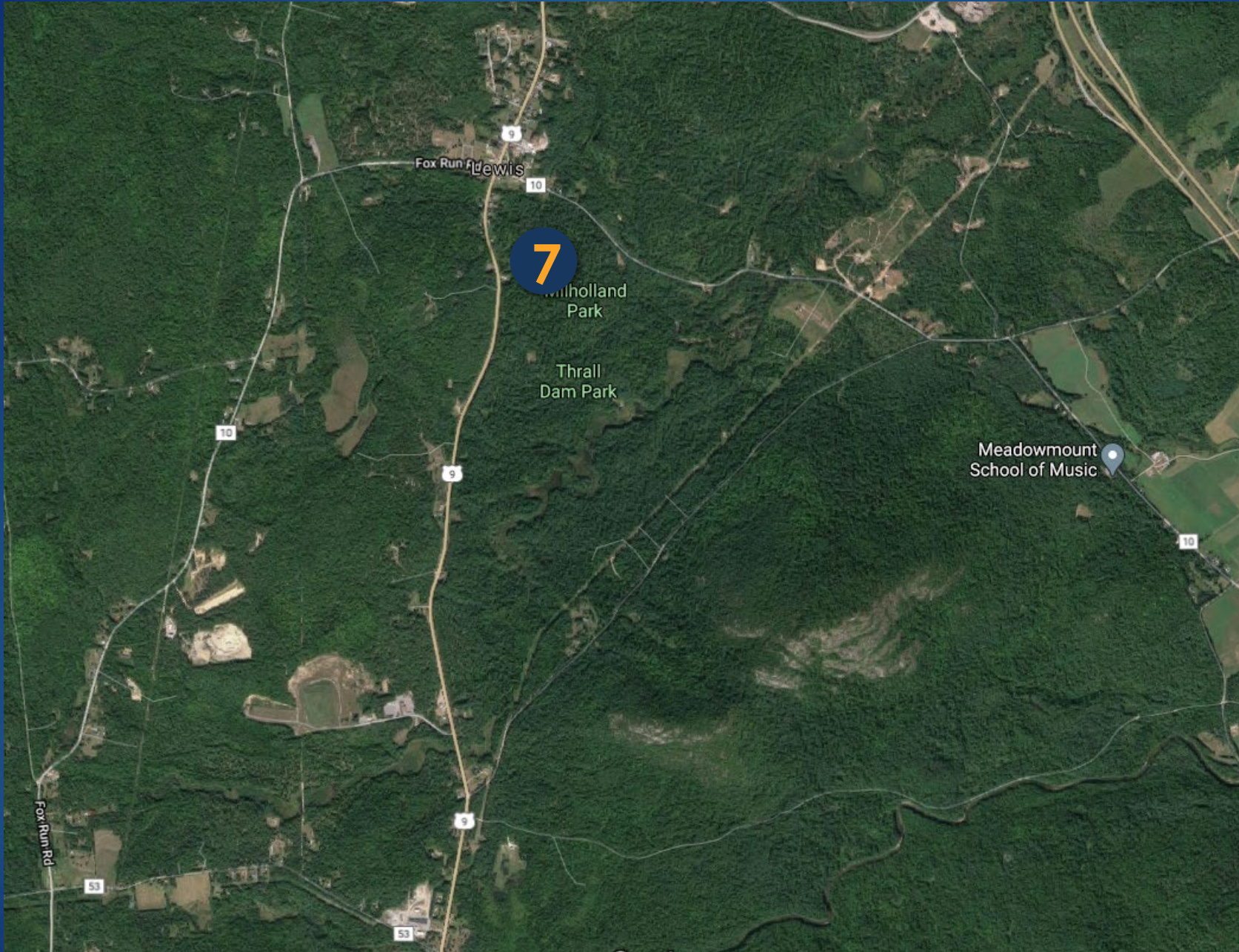






Tax ID 56.2-3-20.000
80.6 Acres



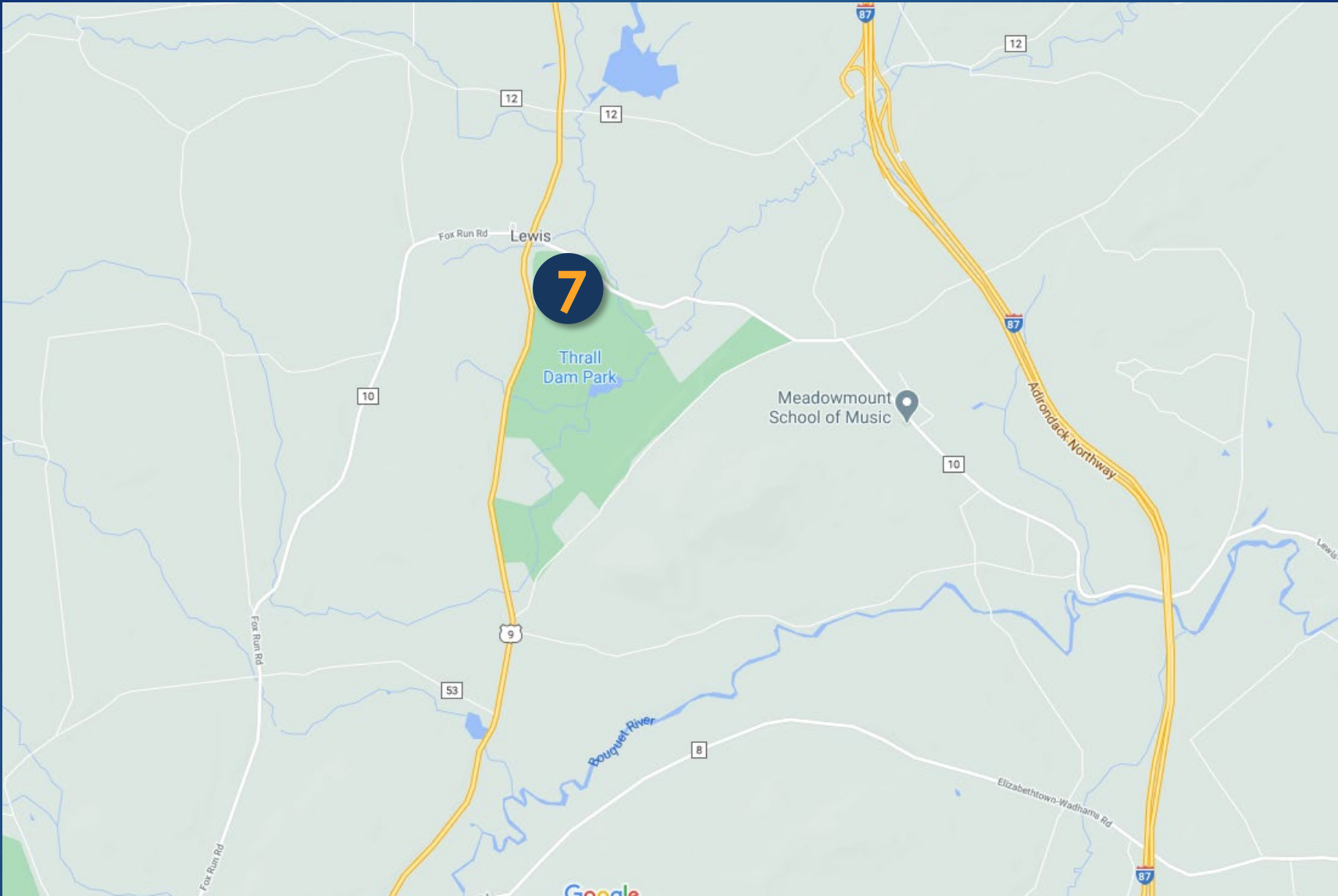


Site #7
Thrall Dam Park



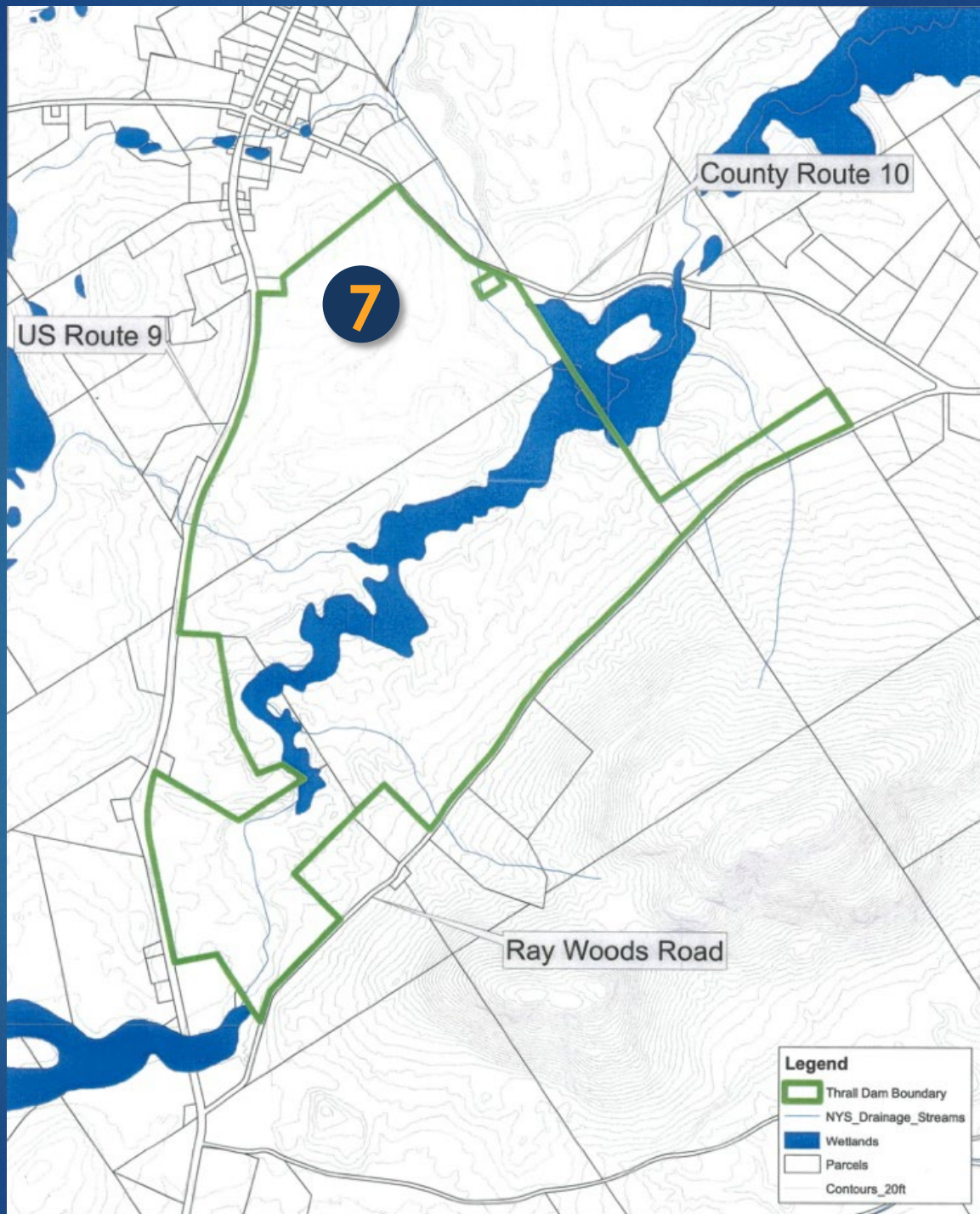


Site #7
Thrall Dam Park



Site #7
Thrall Dam Park





Boquet Valley CSD
Pre-development and Major Site Expenses

2020-064
12.07.20

Parcel	location	acreage	purchase cost	tree cutting	stump removal	rockblasting	mass grading	3 Ph power	water	sewer/septic	access road upgrades	total pre-development costs	max purchase price to equate to Thrall Dam property value
E	Youngs Road, Westport	57.5	?	250000	350000	200000	250000	150000	250000	150000	300000	1900000	-675000
6	Brainards Forge Rd, Lewis	69.6	?	0	0	0	0	370000	250000	150000	1000000	1770000	-545000
7	Thrall Dam Park, Lewis assumes land is free and County provides clearing	100	0	0	350000	0	350000	60000	15000	150000	300000	1225000	0
8	Westport Facility develop adjacent Town property for play fields												
9	Elizabethtown Facility purchase acreage off campus for play fields												

Boquet Valley CSD Predevelopment
and Major Site Expenses

	Thrall Dam Park	Brainards Forge Road	Net
item	100	69.6	
tree cutting			
stump removal	350000		350000
rock blasting			
mass grading	350000		350000
3 Ph power	60000	270000	-210000
water	15000	250000	-235000
septic	150000	150000	0
campus access point improvements	300000	300000	0
total pre-development costs	1225000	970000	255000
roadway upgrades	0	700000	-700000
totals	1225000	1670000	-445000



Pre-development Cost Analysis

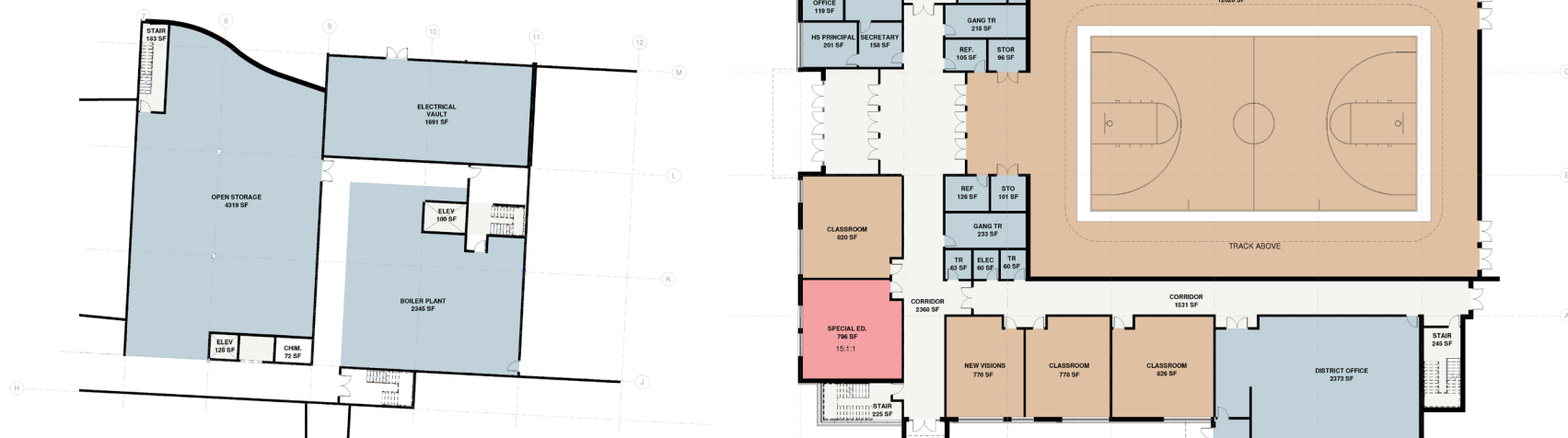


- AREA LEGEND**
- CIRCULATION
 - ELEMENTARY
 - HIGH SCHOOL
 - SPECIAL ED
 - SUPPORT SPACE

FLOOR AREA

FIRST FLOOR:	78,364 SF
SECOND FLOOR:	56,865 SF
BASEMENT:	11,337 SF
TOTAL:	148,566 SF

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"





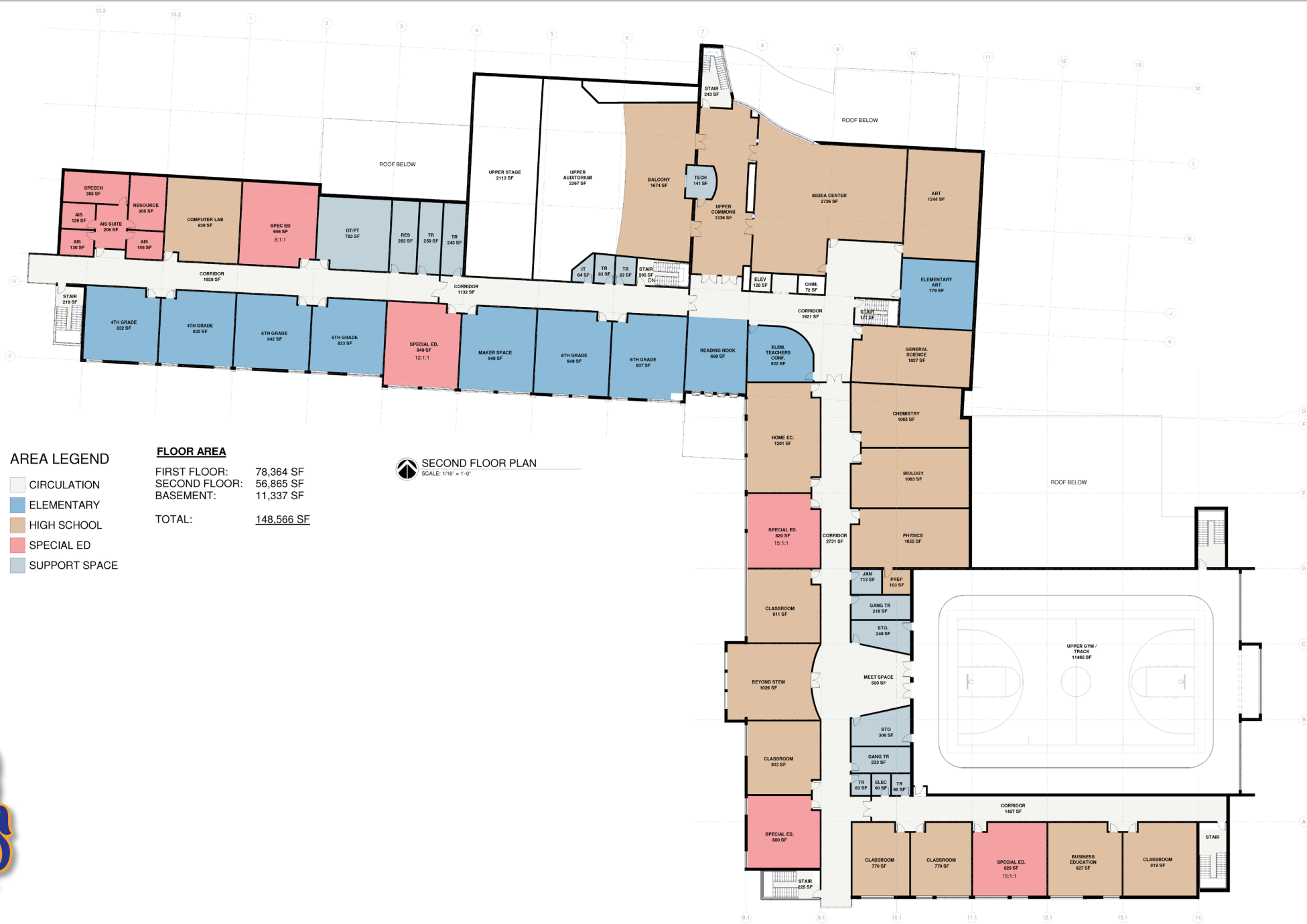
AREA LEGEND

- CIRCULATION
- ELEMENTARY
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- SPECIAL ED
- SUPPORT SPACE

FLOOR AREA

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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Facilities Committee Meeting#6

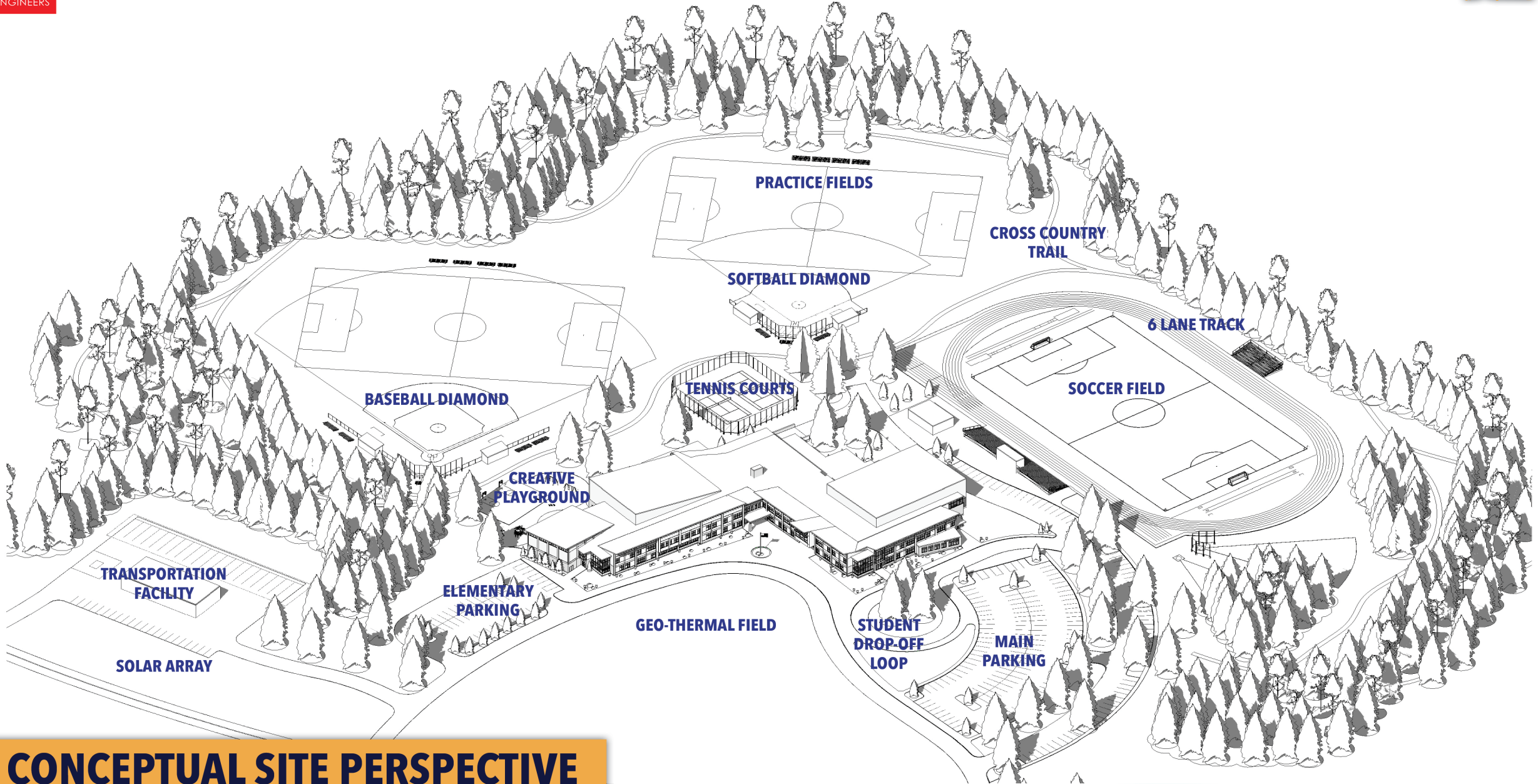
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What's Next?

- Objectively Consider Site Attributes
- Weigh the Features & Benefits of Each
- Select Best Option to Pursue

- Perform Site Testing and Surveys
- Secure an Option to Purchase
- Prepare DEIS and Permit Applications
- Continue with Programming
- Board of Education Meet, January 14, 2021
- Submit Preliminary Data to SED
- Conduct Stakeholder Meetings
- Schedule Public Forum





CONCEPTUAL SITE PERSPECTIVE



1 SITE PLAN - SITE SELECTION #6
SCALE: 1" = 100'-0"



CONCEPT PLANS
BOQUET VALLEY CSD
BCA ARCHITECTS & ENGINEERS



Parcel	Description	Central location	School environment	Acres	Public access	Terrain	Water	Sewer	Telecom/Data utility	Electric utility	APR development zone	SEQR issues	Wetlands	Habitat Fragmentation	Endangered species	SHPO sensitive area	Soils CDEP status	Soil bearing capacity	Water table	Characteristic	Development costs	Comments
A	County Rte 8, Elizabethtown	yes		258	secondary	mountain	no	no			rural use		yes	yes						mountain	high	
B	Brainards Forge Rd, Elizabethtown	yes		144.4	secondary	rolling	no	no			rural use		yes	yes						meadow	high	Poor site access conditions
C	105 Brainards Forge Rd, Elizabethtown	yes		133.5	secondary	hill	no	no			rural use		yes	yes						wooded	high	
E	Youngs Road, Westport	yes		57.5	secondary	sloping	no	no			low intensity		yes							wooded	high	
F	Brainards Forge Rd, Elizabethtown	yes		50	secondary	rolling	no	no			rural use		yes	yes						wooded	medium	
G	249 Brainards Forge Rd, Elizabethtown	yes		202.7	secondary	rolling	no	no			rural use		yes	yes						wooded	medium	
J	NYS Rte 9, Elizabethtown	no		97.6	primary	hill	no	no												wooded	high	hill sidesite
M	US Rte 9	no		22.8	primary		no	no			hamlet									wooded		
N	US Rte 9	no		46.2	primary		no	no			hamlet									wooded		
P	NYS Rte 9, Elizabethtown	no		53.3		sloping	no	no			low intensity		yes							wooded	high	Bisected by electric utility
Q	770 Stoversville Road, Lewis	yes		14.5	primary	flat	no	no	3Ph		rural use		yes	no						wooded	low	
R	Stoversville Road, Lewis	yes		26.31	primary	flat	no	no	3Ph		rural use		yes	no						meadow	low	Western property line abutts 87 off ramp and is visible from 87 corridor
O	Stoversville Road, Lewis	yes		25.6	secondary	flat	no	no	3Ph		resource management		yes	no						meadow/wooded	low	
6	Brainards Forge Rd, Lewis	yes		80.6	secondary	rolling	no	no	yes	2Ph	rural use	wetlands	yes	no	bats	yes	lacustrine delta deposit			meadow/wooded	low	Wood lot buffers 87 from view. Black River flood zone.
7	Thrall Dam Park	no			primary	hill	no	no	yes	3Ph	park land		no	yes	no					wooded	medium	County would donate property and clear land.
8	Westport Facility	no	yes		primary	hill	yes	yes	yes	3Ph	school	no	no	no	no	no					low	could incorporate fairgrounds acreage to expand site
9	Elizabethtown Facility	no	yes		primary	flat	yes	yes	yes	3Ph	school										low	lacks adequate area for sports fields



Site Selection Analysis