



Champlain Valley Educational Services

Clinton - Essex - Warren - Washington BOCES



CVES Facilities Expansion Update

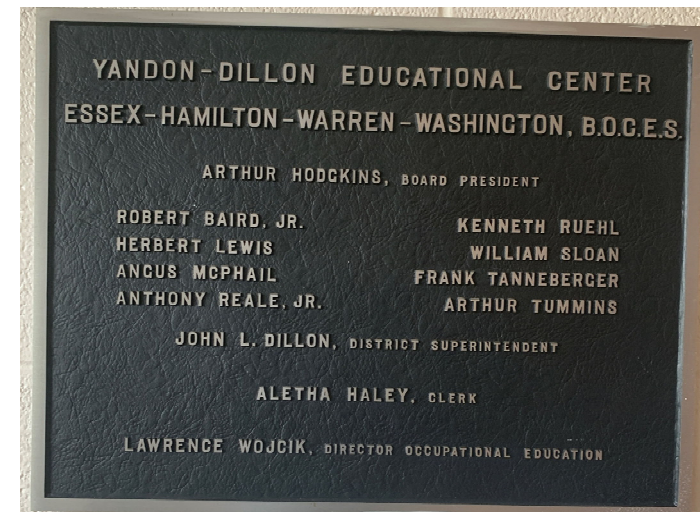


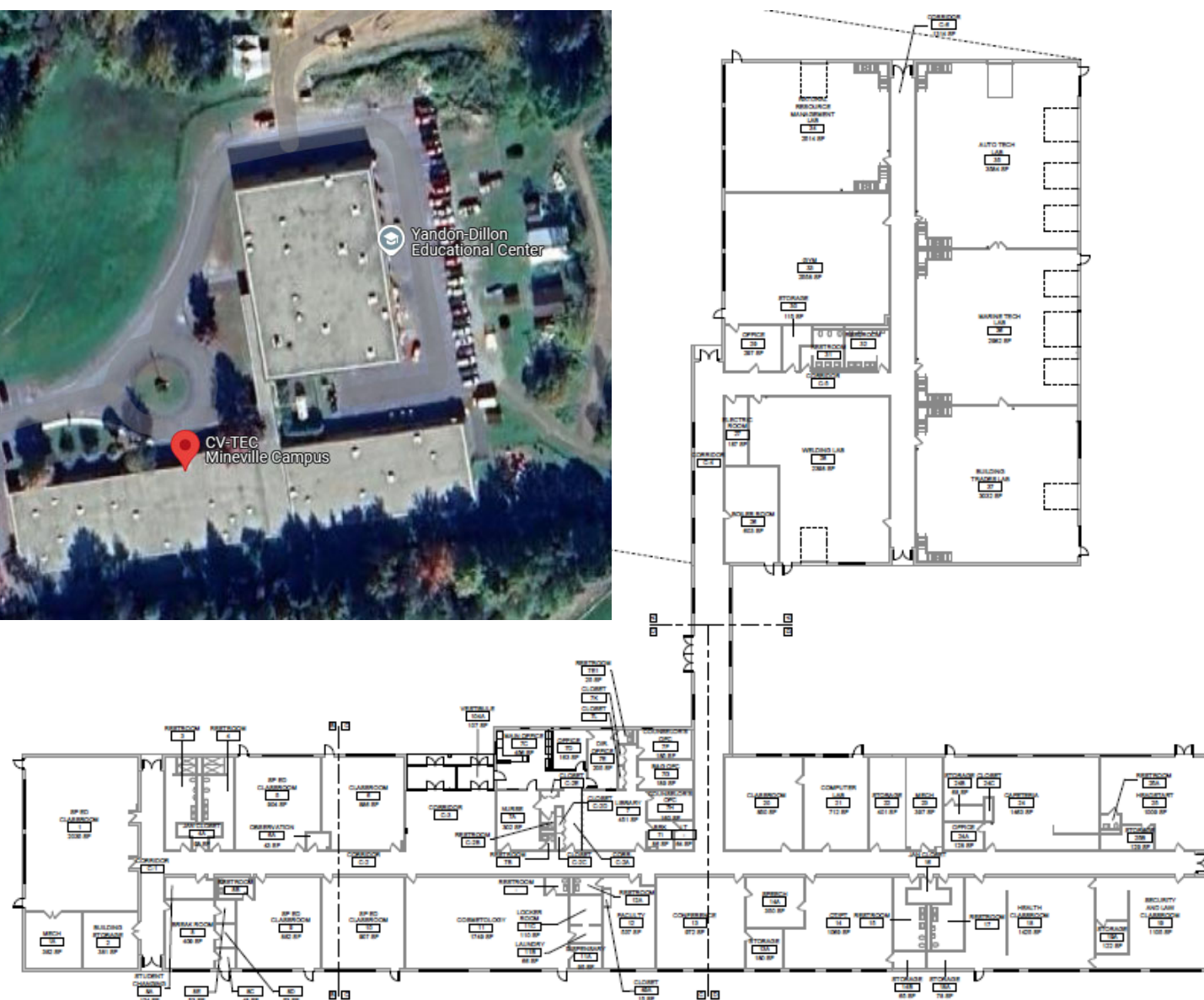
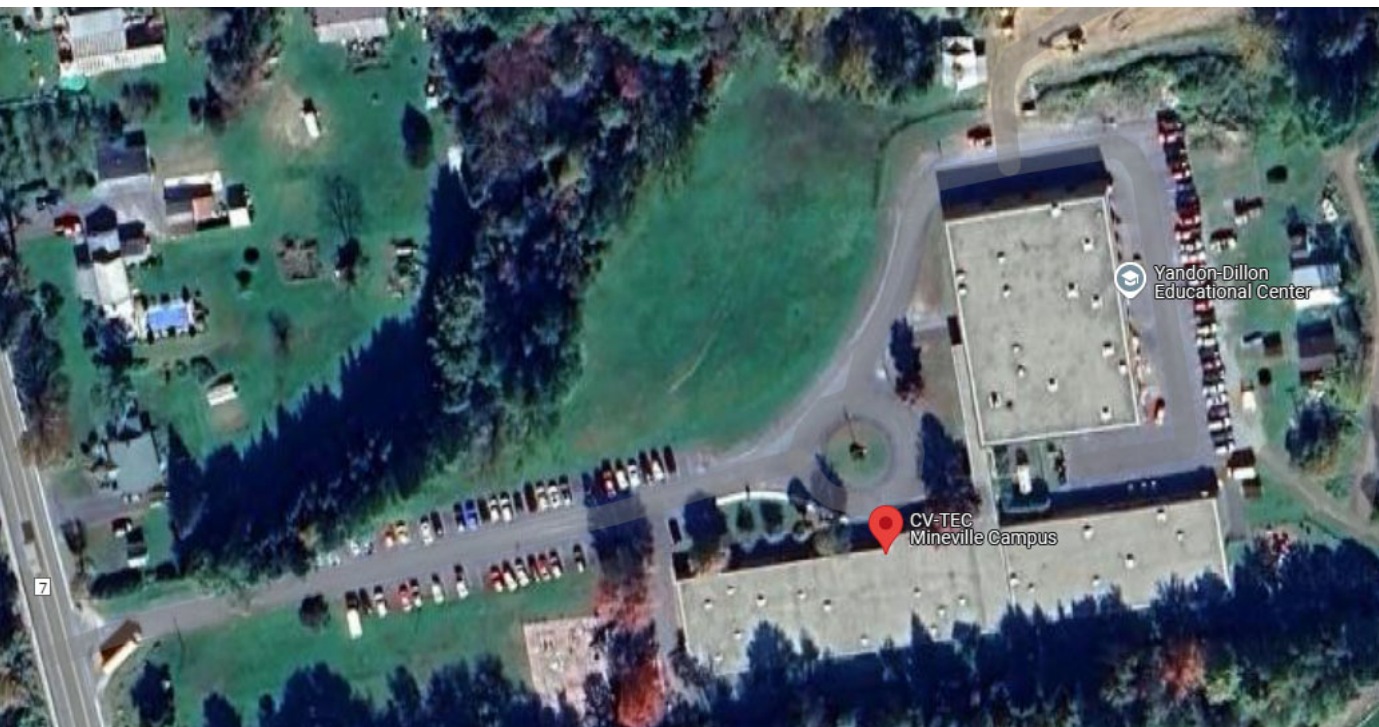
CVES Essex County New Campus Update



Current Status: CVES Mineville Campus

- Built in 1969, 55,000 SF, 18.5-acre parcel
- 12 Classrooms and 5 high bay lab spaces
- Rise Center for Success classrooms at capacity
 - 46.5 students in six (6) 8:1:2 classes (max without variance: 48)
 - Seeking leasing classroom space for special education programs since 2021.
- CV-TEC
 - 160 students enrolled in CV-TEC Mineville Programs (9)
- Current facility cannot accommodate expansion beyond new welding lab opening fall 2025





CVES Mineville Campus Recent Improvements

12-years of Capital Project Costs: \$6 million

- ❄️ 2024 – Unit ventilator replacement & cooling
- 🚪 2021 – Doors, windows, and playground
- 🚒 2018 – Fire alarm system replacement
- 🔥 2016 – Boiler Replacement
- 🏠 2015 – Roof Project (Phase 2)
- 🏠 2013 – Roof Project (Phase 1)



CVES Mineville Campus Capital Project Needs

- Asbestos Containing Materials (ACMs) & Vermiculite
- 2024 Building Condition Survey Capital Work: **\$7.45 Million**

Facility Construction Work Priorities:

- HVAC next phase of needed improvements
- Bathroom replacements (all)
- Flooring replacement
- Electrical power distribution system
- Parking lot lighting
- Ceiling grid and tile replacement
- Whole building painting (interior)
- Playground expansion and walking path



Financial Recap

Addition to Mineville Campus

5,280 square feet

Estimate:	\$5,511,400
Projected Aid:	\$1,078,608
Net Cost:	\$4,432,792

Adds 2 special education classrooms and a culinary kitchen

Building condition survey: \$7.45 million in needed work beyond addition cost

Construction cost per square foot: \$1,044

**3.17.25 estimate by Schoolhouse Construction with limited design*

***Maximum cost allowances per Fiscal Advisors*

****Actual aid determined by NYSED and will change based on actual aid ratios of districts at the time of payment for the project, 2024-2025 aid ratios used*

New Build Through a Lease

106,000 square foot new building

Year 1 Lease Payment:	\$3,100,000
Projected Aid:	\$2,016,062
Net Year 1 Cost:	\$1,083,938

Adds 50,000 square feet, 10 new educational spaces, and all program and services spaces on campus are improved.

Total 20-year net cost estimate: \$26.3 million

Net present value of net lease cost:
\$13.4 million

Construction cost per square foot: \$375

**Actual aid will be based on district aid ratios at time of payment, 2024-2025 aid ratios used*

What Students Gain From a New Building

- 50,000 additional square feet (106,000 square foot building)
- Educational spaces designed for their purpose today and our future
 - Classrooms for each CV-TEC program with a high-bay lab (7)
 - Culinary Arts Kitchen
 - Total of 5 new CV-TEC program spaces
 - 5 new Rise Center for Success classrooms
 - Related service provider space
 - Improved gymnasium and cafeteria
- Outdoor walking track, basketball court, and greenhouse
- Outdoor and interior storage
- Improved parking lot and exterior lighting
- Large gathering space & conference room
- Upgraded and expanded bathrooms
- Eliminate all ACMs and Vermiculite
- Better operational/educational flow of the building

*Building layout will change through the design process based on needs.

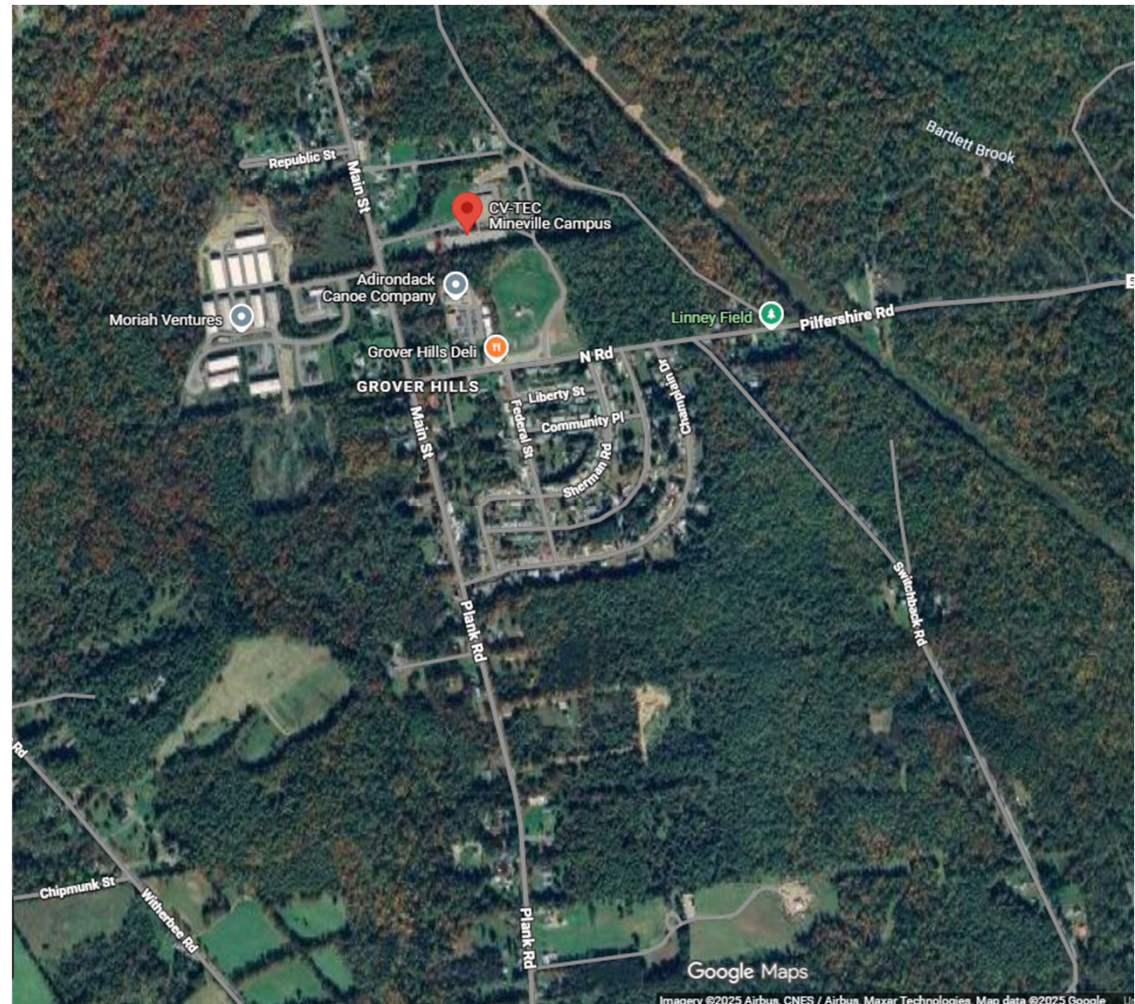


Cost Projection For New Lease CVES Essex Co Campus							
Lease Cost Year 1: \$ 3,100,000		106,000 SF building		Impact 2028-2029 School Year			
School District	% Share	Annual Lease Cost	25-26 Aid Ratio	Projected Aid	Projected Net Cost	25-26 Tax Levies	Tax Cap Impact
Ausable Valley	8.66%	\$ 268,552	61.0%	\$ 163,817	\$ 104,735	\$ 16,756,749	0.63%
Beekmantown	14.64%	\$ 453,753	68.5%	\$ 310,821	\$ 142,932	\$ 25,117,957	0.57%
Boquet Valley	2.74%	\$ 84,950	29.7%	\$ 25,230	\$ 59,720	\$ 8,538,547	0.70%
Chazy	3.60%	\$ 111,669	73.2%	\$ 81,741	\$ 29,927	\$ 5,878,024	0.51%
Crown Point	2.32%	\$ 71,934	75.5%	\$ 54,310	\$ 17,624	\$ 1,776,441	0.99%
Keene	1.06%	\$ 32,884	0.0%	\$ -	\$ 32,884	\$ 7,372,404	0.45%
Moriah	5.12%	\$ 158,711	84.0%	\$ 133,317	\$ 25,394	\$ 4,111,311	0.62%
NCCS	8.99%	\$ 278,600	76.3%	\$ 212,572	\$ 66,028	\$ 12,360,308	0.53%
NAC	6.03%	\$ 186,799	72.7%	\$ 135,803	\$ 50,996	\$ 8,548,662	0.60%
Peru	13.38%	\$ 414,703	72.9%	\$ 302,319	\$ 112,385	\$ 20,603,087	0.55%
Plattsburgh	12.97%	\$ 402,144	72.8%	\$ 292,761	\$ 109,383	\$ 25,907,674	0.42%
Putnam	0.46%	\$ 14,158	0.0%	\$ -	\$ 14,158	\$ 2,077,080	0.68%
Saranac	10.99%	\$ 340,715	76.9%	\$ 262,009	\$ 78,705	\$ 15,678,881	0.50%
Schroon Lake	1.79%	\$ 55,492	0.0%	\$ -	\$ 55,492	\$ 8,396,045	0.66%
Ticonderoga	5.40%	\$ 167,389	23.3%	\$ 39,002	\$ 128,387	\$ 13,218,520	0.97%
Willsboro	1.86%	\$ 57,547	4.1%	\$ 2,359	\$ 55,188	\$ 6,110,986	0.90%
Component District Total		\$ 3,100,000	*28-29 Ratio	\$ 2,016,062	\$ 1,083,938	\$ 182,452,676	0.59%
			would be used				

2024-2025 RWADA and 2025-2026 BOCES Aid Ratios and Tax Levies used for calculations: Impact will be based on these #'s at time of payment.
20-year lease with a 2% increase annually.
These estimates are before full design work has begun and will change through the design process.

Essex County Land Update

- Property under contract with CIDC
- Within 1 mile of our CVES Mineville Campus
- 40.5 acres of land
- CVES Board approved Option to Lease agreement on November 12th
- Press Release 11/13/2025 announcing property under contract



CVES Essex Co. Campus Project Timeline



CVES Sale of Land & CVES Mineville Campus

- Sale of land in Clinton County
 - 15 Acres, \$420,000
 - Voters approved August 2025
- Sale of CVES Mineville Campus
 - Finalize sale in Fall 2028
 - Public vote required
- All proceeds of sales go to the component districts

