



Brewster Central School District

2020 NYSED Building Conditions Survey
Narratives, SED Forms &
Five-Year Plan

Brewster Central School District

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BREWSTER CENTRAL SCHOOL DISTRICT BUILDING CONDITION SURVEYS & 5-YEAR PLAN

Section 1 – Executive Summary

1.1 General

The Brewster Central School District is located in the Village of Brewster in the Town of Southeast in Putnam County, approximately 60 miles north of NYC. The BCSD serves approximately 3000 students within four school buildings.

Fuller D’Angelo P.C. Architects and Planners and its Mechanical consultants Landmark Facilities Group performed a visual review of the District’s existing building facilities which comprises a total of seven buildings. The approximate total building area, sites not included, is 533,494 square feet. (The approximate total area of the 4 school buildings is 517,666 square feet.) The building sites and amenities were also reviewed. Drawings obtained from what the District had made available were used to aid in the building reviews.

Structural observations were limited given the limits and constraints of the existing buildings. Upon visual examination, two area conditions were observed where upon a further structural evaluation is recommended. They are noted in the body of the report.

The Plan represents the sum total of the collection, coordination, analysis and prioritization of the Brewster Central School District facilities. The Plan presents the accumulated information in a manner which identifies issues to be resolved and assigns priorities and a time frame within which the issues are to be resolved.

In order to best align with SED requirements, we have produced a document that shows work items prioritized into a 5-year plan and streamlined to the District overall Facilities Fiscal Planning.

Under the statute, the survey must be completed between January 1, 2020 and December 31, 2020, and all data must be submitted to NYSED by March 1, 2021.

The goal of the Plan is to provide the District with all the information it requires to proceed in its efforts to procure and allocate funds in the ongoing effort to eliminate hazards, upgrade to the latest design, health, security and safety standards, restore and maintain the physical plants and upgrade the school environment in a manner which supports and enhances the teaching and learning environment.

1.2 Methodology

Report Format

The format of this report is such that each building has its own dedicated and tabbed section number for reference. Each section is divided into a standard set of categories and sub-categories. The categories are similar for each school. The schools reference number is used as the prefix for all categories pertaining to the referenced school. All the relevant information pertaining to each school is located within its own section. For

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ease of review and cross referencing, each section and its sub-sections are coordinated with the cost estimates which utilize the same reference numbering system.

Each building was reviewed and evaluated in such a manner as to be able to complete the Building Condition Survey instrument which the architect and consultants will complete. In addition to the information required by the building condition survey, further investigation was performed to provide the district with a comprehensive Five-Year Plan.

The Plan includes detailed descriptions of each physical deficiency, including but not limited to code non-conformance, unsafe conditions, handicapped accessibility, items in disrepair or beyond useful life and recommendations for upgrades conducive to the improvement of the teaching and learning environment. The Plan provides recommendations designed to correct, modify or improve on each of the described deficiencies and sub-standard conditions.

Assigned Priority

The evaluation considers three general categories in order of their priority. The assigned priority and recommended year for work to be performed is listed in the Building Estimates. We worked with the District to prioritize some items.

1. Health and safety - Recommended to be corrected in Year 1.
2. Maintenance and repairs – Recommended over the span of the 5-year plan in order of importance.
3. Quality of environment. Recommended over the span of the 5-year plan in order of importance.

Cost Estimate

The Plan provides an estimated general costing for each category of work and a prioritization of work items, spread over the course of the next five years. The estimates utilize generalized costs in an effort to establish overall budgets for each building and the District as a whole. Some of the quantities noted on the estimates are given and used for conceptual budget estimating only. While the estimates are also based on our experiences to date with similar work, it is no guarantee that the costs will not change within the foreseeable future. Detailed cost estimates will be prepared at such time that a detailed scope of work and specific time frames is established.

1.3 Preparers of the 5 Year Plan

The Architectural firm of Fuller and D'Angelo P.C. is responsible for preparing this five-year plan. Its consultants include Landmarks Facilities Group for the Mechanical portion of the report.

1.4 Resources of information

Existing floor plans were used as the basis for the reviews. Modifications to the plans were noted as the review teams surveyed the buildings. Note that the drawings that were made available by the District were limited to paper copies of the more recent construction and renovation projects. No drawings of the original building construction and systems documents were located. The District believes that these documents exist in an

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archived electronic file but to date they have not been able to locate these files.

1.5 List of Facilities and Goals

The Plan represents the sum total of the collection, coordination, analysis and prioritization of the Brewster Central School District facilities. The Plan presents the accumulated information in a manner which identifies issues to be resolved and assigns priorities and a time frame within which the issues are to be resolved. The goal of the Plan is to provide the District with all the information it requires to proceed in its efforts to procure and allocate funds in the ongoing effort to eliminate hazards, upgrade to the latest design and safety standards, restore and maintain the physical plants and upgrade the school environment in a manner which supports and enhances the teaching environment.

List of Facilities

(The number following the school name indicates the School reference number used in this report. The number 1 is not used for building reference.)

H.H. Wells Middle School (2)

The Wells Middle School houses 703 students in grades 6-8. Program spaces include music, art, health, computer lab, technology shop, math, library, science, life skills/resource, and special education. Common areas include administration and guidance offices, auditorium, gymnasium, locker rms., multi-purpose rm., cafeteria / kitchen, roof top garden, interior courtyard and playground. Onsite parking is provided.

The school is generally a two-story masonry/steel building. Roofs are basically flat with some sloped exceptions. The original building is typical of basic late 50's architectural design and recent additions reflect a more contemporary design featuring various masonry bandings, larger expanses of glass and metal panel flourishes and canopies. The building is physically connected to the Starr Intermediate School.

C.V. Starr Intermediate School (3)

The C.V. Starr Intermediate School houses 658 students in grades 3-5. Program spaces include, administration, and guidance offices, music at, health suite, media center, math, library, science suite, resource, and special education suite. Common areas include the auditorium, gymnasium, and cafeteria outdoor play areas exist. Dedicated parking also does exist.

The school was constructed in the late 90's in a contemporary architectural style in keeping with the period. The building is generally a two-story masonry/steel structure with predominantly flat roofs with the exception of raised areas which provide clerestory windows and natural light to interior spaces. The building design combines various architectural elements from classic to postmodern, forming a unique architectural composition. Features include decorative brick patterning, sloping metal panel facades and large glazed areas. The building elements are highlighted with a bold use of primary colors. The school is physically connected to the Wells Middle School.

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JFK Elementary School (4)

The JFK Elementary School houses 574 students, K - 2. Program spaces include administration, music, art, nurse, guidance, library, resource, special education, and Discovery/Innovation Center. Common areas include the auditorium, gymnasium, kitchen, and cafeteria. Onsite parking is provided. Outdoor play area including an enclosed courtyard.

The school was constructed in the late 60's and is typical of the architectural styling of that period. The building is generally a one-story masonry/steel structure with the octagonally shaped portion of the building framed in laminated wood beam construction. The recent addition and interior alterations are contemporary in style with sloped open ceilings in some spaces and larger expanses of glazing. Some interior renovations feature the replacement of original finishes with contemporary finishes and stylings. The octagonal space houses conventional classroom space as well as an area which functions as an open plan with large overhead glazed doors which can be opened onto the exterior courtyard.

The facility is generally in fair operating condition. Relative to SED standards, several items are characterized as unsatisfactory.

Brewster High School (5)

The Brewster High School houses 1013 students in grades 9–12. Program spaces include music suite, art, health, computer, math, library, the sciences, guidance, resource, and special education. Common areas include auditorium, gymnasium, locker rooms, cafeteria / kitchen, courtyards, ballfields, and track.

The original school building was constructed in the early 70'. It is comprised of one- and two-story masonry structures of a contemporary architectural style typical of its era. A major addition was constructed in the late 90's in a style complimentary to the original facades. The building is clad predominately in brick. Onsite parking is provided. Access to the athletic fields and track is achieved via a walkway.

Administration Building (6)

The Administration Building houses the District Offices.

The architecture of the building is in a New England character with exterior horizontal siding. The building was recently upgraded.

Transportation Building (7)

The Transportation Building houses bus repair, maintenance staff and scheduling staff.

The original building is a pre-engineered type structure with appurtenance additions. This facility is generally in fair operating condition. Relative to SED standards, several items are characterized as unsatisfactory.

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Facilities Building (8)

The Facilities Building houses staff and a shop. Dedicated parking is provided.

The building characterized as a former temporary classroom structure, converted to this use. The building is a wood structure.

The facility is generally in fair to poor operating condition. Relative to SED standards, several items are characterized as unsatisfactory.

We could not locate a previous Building Condition Survey Instrument.