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President Emeritus

July 13, 2021

DATE: June 29, 2021

RE: **BREWSTER CENTRAL SCHOOL DISTRICT
PRE-BOND COMMITTEE MINUTES – MEETING #4**

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| PRESENT: | V. KARLSSON | BREWSTER CENTRAL SCHOOL DISTRICT |
| | G. FREYER | BREWSTER CENTRAL SCHOOL DISTRICT |
| | P. SPAGNUOLO | FULLER & D'ANGELO |
| | J. FULLER | FULLER & D'ANGELO |
| | COMMITTEE MEMBERS | SEE SIGN IN SHEET |

The following was reviewed:

The architect presented the conceptual plans revised per the previous meeting discussions and committee comments.

Construction cost estimates were prepared by a professional estimating firm with a proven reputation for accuracy on school projects. See attached for overall costs. Estimates are based on more current documentation.

The estimates will help serve as a major consideration affecting the scale and scope of the projects proposed in the anticipated bond referendum. Various scenarios of bond structuring were discussed and will have to be further studied and developed to create a favorable community outcome in the bond vote. As was stated, without the bond passing there are no projects.

The site consultant gave a brief overview of the challenges presented by the DEC and DEP regulating agencies. Various scenarios for addressing storm water runoff were described. Given the history of this sites soil and groundwater characteristics, it can be reasonably expected that the same conditions and methods for storm water management will be employed. This will include in all probability a combination of detention basins, wet and dry ponds and a rain garden. Tests and surveys will be conducted to ascertain which methods will be utilized in a manner to be the most efficient and cost effective. The site consultant will investigate the possibility for additional parking to be provided within the present swale within the U-shaped drive/ parking lots at the front of the BHS.

BHS

Front Entry: Two options were presented. 1. An expansion of the existing Lobby to accommodate a security station. 2. An expansion of the Lobby with a direct connection to the adjacent Administration Offices and an expansion of the Admin Offices as required. This would allow traffic to the Admin. without having to enter the Auditorium Lobby.

Athletics Building: The Gym would be approximately double the size of the existing gym in the large version of the proposed concept. A smaller gym was also estimated for comparative purposes. The new weight room proposed is approximately the same size as the present weight room. It was requested that this space be larger. The Owner shall provide the size desired and review all proposed square footages for adequacy. Revisions will be made accordingly. A concession stand was proposed, serving indoor and outdoor patrons.

This addition allows the existing weight room and wrestling room to be re-purposed for other programs. It was proposed that the existing weight room be converted to ROTC and the existing wrestling area be altered to expand the existing cafeteria. These spaces can be re-purposed for other functions as decided by the Owner in later development stages. Additional plan development is required which will address public toilets, locker areas, visitor locker rooms, training room, AD and PE offices, mechanical, storage, etc.; however, while not presently developed at this stage of concept design, the architects have allowed for the eventuality of these spaces within the overall blocks of allocated spaces shown. (This approach typifies all of the proposed design concepts.)

It was noted that the addition would supplant the existing parking lot which contains 75 spaces. The proposed addition would include approximately 110 spaces, 40 of which are slated for the SW corner of land adjacent to the current track area.

An air dome type Field House was discussed. The architect will research and present findings at the next meeting as to its feasibility.

Music: The existing PPS and SP ED offices are planned to be relocated to the proposed Pre-K addition at JFK. The resultant vacated space will be returned to the Music department. As a result of the athletics addition below, the area above (roof) allows for an economical (“construction efficiency”) addition at the music area level, a portion of which could be allocated to the Music Department for its strings program/ teaching space. The Owner shall decide how the remaining space is to be apportioned.

Science: New science classrooms and STEAM/P-TECH/ PLTW addition was presented. Also proposed was the conversion of 4 existing science classrooms to 6 basic classroom spaces. It was noted that given the grade conditions existing in this area, that additional “construction efficiency” space could be gained under this proposed addition. A cost comparison was included for a smaller science addition.

JFK

Pre-K Building: The proposed concept plan indicates a standalone addition of 10 classrooms with space allocated for standard support functions; offices, toilets, sinks, etc. Parking and drop-off will be located to the Main Front Entry. A breezeway will “connect” the 2 buildings. Owner to verify if standalone construction is more aidable than an addition. It was noted that there exist many presently unanswerable questions and unknown variables which will impact the architects final design direction and approach for this building. Unknowns relate to demographics and the projected student enrollments, the amount of aid to be received, full day or half day program, meal prep and service accommodations. The architect was asked to consider an addition for 12 classrooms anticipating Federal/State program requirements which limits 15 or 16 students per classroom. The architect will

look at the feasibility however space appears limited, and the outdoor play area would be lessened accordingly. The Pre-K project is generally viewed by the Committee as a high educational priority for the District.

There was discussion of relocating the tennis courts, possibly to the 90 Farmer Road location. On first glance it appears that 4 courts could be accommodated on the property, Insite was to confirm this notion.

The architect will proceed with a generalized approach to prompt further consideration and discussion but not get into a level of detail which may prove to be unsuitable in light of the information likely received after the fact.

A small addition to the existing building at the connecting lobby could be used as a PPS office base and or Registration office.

CV Starr

Cafetorium: The Cafetorium concept was presented. The space would be located on the ground level one story below the front main entry level. It would be serviced from the rear ground level. The roof would be designed to accept a future addition (construction efficiency) above which would align with the existing main floor level

The Cafetorium concept was conceived in response to several user/committee comments regarding the CV Starr school goals which in the main was to provide a self-contained environment to reinforce school identity and place. Presently the school has no auditorium, has borrowed space from Wells for LGI and the cafeteria is situated in the Wells environment, all located apart and 5 feet above the Starr floor level. This addition provides for an “auditorium”, LGI and allows Wells to reclaim its original LGI. The owner will explore alternate uses for the existing Starr cafeteria.

Main Entry: The entrance is proposed to be expanded to include a security office within the area of the present admin space. The admin space is proposed to be enlarged to allow for additional office and waiting space which is currently reported as inadequate.

HH Wells

Science: A two story addition was presented, located onto the end of the existing science wing. The addition would house 2 science classrooms with an adjacent roof area which could accommodate various outdoor/earth science program or function as a greenhouse with the south orientation. New shop space areas would be located on the grade floor level. New toilets would be included given the reported inadequacy of the existing facilities.

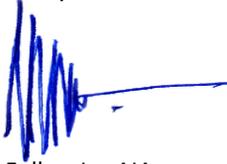
Next steps:

A Needs Prioritization Chart was prepared by the owner and distributed to all in attendance. It was stressed that these prioritizations will be another major factor informing which projects and design approaches are to be pursued and developed for the presentation to the Bd of Ed and ultimately the

anticipated May 2022 bond referendum. It was requested that each attendee complete the rating of priorities in their view.

The next meeting was scheduled for 8.3.21 at 5:00 in the BHS ILC (library).

Submitted by:



Joseph Fuller, Jr., AIA

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Sign in Sheet —

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