



JOSEPH FULLER JR., AIA  
President

JOHN D'ANGELO, ARA, LEED AP  
Executive Vice President

NICHOLAS A. D'ANGELO, FARA, CSI  
President Emeritus

August 11, 2021

DATE: August 3, 2021

RE: **BREWSTER CENTRAL SCHOOL DISTRICT  
PRE-BOND COMMITTEE MINUTES – MEETING #5**

PRESENT:	V. KARLSSON	BREWSTER CENTRAL SCHOOL DISTRICT
	G. FREYER	BREWSTER CENTRAL SCHOOL DISTRICT
	K. GALAGHER	INSITE
	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 and schematic building sections. All drawings were revised and developed to reflect the previous group discussions and comments of the June 29 meeting.

The site consultant gave an overview of the 90 Farm to Market Road property and presented the track and field concepts.

### **90 Farm to Market Road**

The property was described as moderately constrained. One third of the property is not constructable and if Tennis courts were to be built (having to utilize a portion of adjacent school property requiring a relocation of the batting cages) DEP would require storm water treatment. An archeological investigation would be required.

### **BHS**

Track and Field: Two basic scenarios were presented with variations considered for each scenario.

The first concept is to replace the existing track including the reconstruction of its base to ensure longevity and address the subsurface drainage issues. Either a natural turf or a synthetic turf field would be constructed within the track (Field 8). This would remain a 6-lane track. The Field (9) to the north would be a synthetic turf field sized to allow for 2 teams to practice at once on half sized field.

The second concept would be to relocate a new regulation 400-meter, 8 lane track to field 9 with synthetic turf field. The existing track area would be a natural turf field.

The general consensus seems to be disposed toward leaving the track in its original location with all appropriate reconstructions of fields and track. The 6-lane track was deemed acceptable due to the additional expenses of accommodating sectional meets (8 lanes) including additional parking,

grandstand capacities and appropriate site lighting all of which are not able to be accommodated within the budget in addition to extant site logistical problems.

The 6 lane track in its original location and field surface alternatives will be developed further for presentation at the next meeting. Synthetic turf within Field #8.

Location of long jump and pole vault will be studied further in the attempt to limit their impact on other practice/event locations.

Additional perpendicular parking along the wastewater roadway and East building side of the existing roadway off of Foggingtown Road will be considered.

Gymnasium/Athletics Building:

Athletics Building: Two gym concepts were presented of varying size, 12000 and 14000 square feet. The larger gym was desired for its program advantage (2 full courts / approx. 700 seating capacity) and the relatively small increase in cost. The new weight room proposed is approximately the same size as the present weight room. It was requested that this space be larger. It was agreed that the wrestling room could be easily accommodated within the existing gym. The existing gym would function also as auxiliary gym as required. The wrestling area would accommodate 2 mats within approximately 213 of the existing gym space. This would allow for a weight / wellness center space, with dividable partition for a total of approximately 4000 sf compared to the present 2600 +- sf. It was decided that concepts which included demolition of recently renovated locker rooms would not be popular with the community. A re-developed plan will be presented for the next meeting.

It is proposed that the existing weight room be converted to ROTC and the existing Cafeteria be expanded into the existing corridor/wrestling room for a net gain of approximately 3000 sf. Additional plan development will address public toilets, locker areas, visitor locker rooms, training room, AD and PE offices, mechanical, storage, etc. in greater detail.

Music: The existing PPS and SP ED offices are planned to be relocated to the proposed new Pre-K project on the JFK side of the breezeway as an addition. The resultant vacated space will be returned to the HS Music department. As a result of the athletics addition below, the area above (roof) allows for future ("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 with greater detail than the previous presentation. Proposed is the conversion of 4 existing science classrooms to 6 standard classroom spaces. It was since requested that these classrooms, while only the size of a typical classroom, be equipped for science instruction. The Owner shall provide the Architect with equipment/apparatus requirements for each room.

**JFK**

Pre-K Building: The proposed concept plan indicates a standalone building of 10 classrooms with space

allocated for standard support functions; offices, toilets, sinks, Nurse, etc. Parking and drop-off will be located to the Main Front Entry. A breezeway will “connect” the 2 buildings. It was requested that the breezeway be enclosed with large doors to be held open during events when pass-thru is required for field access. (Owner to verify if standalone construction is more aidable than an addition.) 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 design for future expansion to the north and for a future second floor. Locating the addition in the existing playground area with connection to the building at the classroom wing and renovating the angular classrooms to extend to the Pre-k addition does not appear feasible upon preliminary study. Grade conditions and setbacks are at issue.

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 980 sf addition to the existing building at the connecting lobby was proposed for PPS offices. It was stated that approximately 1500sf should be allocated, this will be more SF than what the group has currently. This space does not have to be located at JFK as it serves all schools. Architect will consider alternative and cost-effective locations.

#### **CV Starr**

Cafetorium: The Cafetorium concept was presented with greater refinement than the previous presentation. The space would be located on the ground level (slightly below existing 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. Spaces included 6300 sf cafetorium with a 1000 sf stage. Pull out bleachers would be included. The Kitchen included a dual line server along with storage, lockers and toilets. The existing cafeteria was reported at 2700+- sf. It was suggested that the existing cafeteria be re-purposed to 2 classrooms and 4 SGI spaces. This suggestion has been reflected in previous walk-throughs and Needs Survey. A developed plan will be presented at the next meeting.

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 was proposed to be enlarged to allow for additional office and waiting space. Expanding the admin space was not deemed a high priority and the architect will revise this area for feasibility to accommodate PPS in this location rather than another addition to the JFK School.

#### **HH Wells**

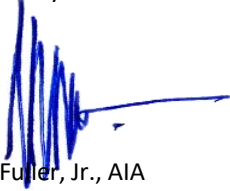
Science: A two story addition was presented, located onto the end of the existing science wing. The addition would house 2 science classrooms with an adjacent roof area which could accommodate various outdoor/earth science program or function as a greenhouse with the south orientation. New shop space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

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reported inadequacy of the existing facilities.

The next meeting was scheduled for September 1, 2021 at 5:00 in the BHS ILC (library).

Submitted by:

A handwritten signature in blue ink, appearing to read "Joseph Fuller, Jr.", with a long horizontal stroke extending to the right.

Joseph Fuller, Jr., AIA

JFF/cm

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