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President Emeritus

September 2, 2021

DATE: September 1, 2021 5PM

RE: **BREWSTER CENTRAL SCHOOL DISTRICT
PRE-BOND COMMITTEE MINUTES OF MEETING #6
CONCEPT MEETING #5
F+D # 21423.00**

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 and schematic building sections. All drawings were revised and developed to reflect the previous group discussions and comments of the August 3rd meeting.

BHS

Track and Field: Two revised scenarios were presented. See attached Fields Map.

The first concept is to replace the existing track including the reconstruction of its base to ensure longevity and address the subsurface drainage issues, the oval is larger than existing. A synthetic turf field would be constructed within the track Field (8). This would remain a 6-lane track.

Field (9) to the north would be left as -is this would reduce costs and overall disturbance to the site, so as to assist with the DEP 5-disturbance acre limit.

The second concept was to relocate a new regulation 400-meter, 6 lane track to field 9 with synthetic turf field. The existing track area would be removed and the entire area become a natural turf field. This concept has twice the disturbance of area.

The consensus of the committee was to leave the track in its original location Field 8 (however widened) with all appropriate reconstructions of fields and track. The new Synthetic turf field would be within Field 8 and share a joint drain system, for economies of scale.

Location of long jump and pole vault will be placed north of the water treatment plant.

The north D zone would be all hard track type surface to match the running track surface. This would be where the high jump is located and other potential events.

It was noted this field project in order to receive aid from NYSED, requires to be packaged with a HS addition or renovation project.

This concept shall be re-estimated

Gymnasium/Athletics Building:

Two gym concepts were presented both the selected larger 14,000 square feet double gym. Seating capacity was confirmed at 900 +/-.

The new weight room was presented in Concept A on the lower level and in new Concept B on the upper level.

It was shown the weight room be converted to ROTC and the existing Cafeteria be expanded into the existing corridor/wrestling room for a net gain of approximately 2,500 sf.

Additional plan development addressed public toilets, locker areas, visitor locker rooms, training room, AD and PE offices, mechanical, storage, etc. in greater detail.

In the latest conceptual design, the generator will remain in the new courtyard, the locker room connecting corridor moved closer to the Gym (north)

F+D will share pictures of Port Chester's new Weight Room overlooking the Gym, in this location the weight room can be larger than downstairs.

Some of the area of the Music room and weight room, would be used for storage for performing arts /stage.

Taking into consideration of the costs of the significant required existing building underpinning of Concept A, the Concept B Gymnasium conceptual plan with upper level weight room was selected by the Committee.

This plan shall be re-estimated.

Music:

The existing PPS and SP ED offices are planned to be relocated to the proposed new Early Childhood Learning Center (ECLC) 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 a music space addition of which space will be allocated to the Music Department for its strings orchestra program/ teaching space.

Also apportioned adjacent to orchestra will be storage space for stage props, costumes storage etc.

Science:

New science classrooms and STEAM/P-TECH/ PLTW addition was presented with greater detail and Square Footages noted.

All committee members also supported the 4 new science room, 3 of which should have adequate fume hood systems, other details such as gas, water etc.; will be designed in later phases.

It was stated a third floor almost surely could not be supported on the current science wing footings and also this is a very difficult logistical build scenario with children below.

The proposed conversion of 4 existing science classrooms to 6 Lab/ Classroom spaces was not favored by the committee and science department and shall be eliminated from reconstruction. All thought this was a prudent scope trim and eliminated work on interior spaces, which would take longer than one summer, hence losing educational time within the typical school year.

JFK

Early Childhood Learning Center (ECLC) :

Victor shared the concept of ECLC, which would best support the flexibility of the concept plan of a JFK building addition of 10 large classrooms with space allocated for standard support functions: Offices, Nurse, Food Service, Sitting Areas, Restrooms etc.

Parking and drop-off will be located to the Main Front Entry and the office was relocated with better adjacencies for oversight.

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.

Discussions further explored unknowns relate to demographics and the projected student enrollments, the amount of aid to be received, status of Pre-K, needing expansion to existing JFK for 3 lost classrooms, need for dedicated Music Room etc. Some members noted Kindergarten could be shifted to the new addition, to regain spaces lost and others now short at the current JFK. It was clarified in conversation that the need is driven to lower class sizes, and not as a result of actual or projected enrollment increases.

Architects noted each CR is 1,400 SF in size.

The Architect will design for future expansion of a second floor, to be considered at some point many years from now.

Grade conditions and setbacks were all considered in the latest design, also logistics for construction and an enlarged parking area in the future in place of the current tennis courts.

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 considering the information likely

received after the fact.

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. This will be a 1,700 SF addition it was stated that the group now has approximately 970sf allocated now

The presented concept with adjustments will be re-estimated.

CV Starr

Cafetorium:

The Cafetorium concept was presented with greater refinement than the previous presentation, including auditorium setting and cafeteria setting.

The space would be located on the ground level with adjustments slightly above the 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 need stair adjustments to align with the existing main floor level.

The cafeteria would seat 224, to be adjusted to 230, which would fit a whole grade.

The auditorium setting would seat 544, some of which on bleachers, other on chairs.

Cafeteria Renovation:

The existing cafeteria would be converted to 2 Classrooms and 2 SGI's apportioned at 770 SF and the latter at 470 SF.

Main Entry:

The entrance is proposed to be expanded to include a security office within the area of the present Main office. The Main office was proposed to be enlarged to allow for additional office and waiting space. Expanding the Main office was not deemed a high priority

The architect reviewed revisions to add PPS, it is not large enough, nor enough space.

The nurse's office shall be reviewed, to include closing the main office off with a door.

The presented concepts with adjustments will be re-estimated.

HH Wells

Science:

The previous plans of a two-story 4 Classroom addition was reviewed, located onto the end of the current

existing science wing.

The presented concept with adjustments will not be re-estimated, due to limited changes.

Prioritization:

Members wanted to ensure that the Finance Committee would not be a part of the prioritization process; Victor assured the FPTF that the purpose of the meeting would be to review estimated tax impact at different borrowing levels based on 2021-22 figures.

At a recess point, the Finance Committee would be excused.

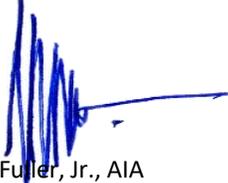
The next meeting would include further discussions on project priorities, the Architects noted this is of importance for the Bond vote configuration.

Victor suggested like Pawling a stepped or tiered Bond may be most viable, with three tiers. Tier one requiring a positive voter approval, before allowing a voter to check off for a second and then possible third tier vote in series.

Members wanted revised costs to review the tiers, though BCS and educational spaces needs took a high priority in initial conversations. It was again noted for the fields, a HS addition or renovation project needs to be associated with same to attain NYSED building aid for sitework.

The next scheduled meeting is **October 19, 2021 at 6:30PM** in the BHS ILC (Library).

Submitted by:



Joseph Fuller, Jr., AIA

JFF/vc

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