



JOSEPH FULLER JR., AIA  
President

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Executive Vice President

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President Emeritus

November 19, 2021

DATE: November 16, 2021 - 5PM

RE: **BREWSTER CENTRAL SCHOOL DISTRICT  
PRE-BOND COMMITTEE MINUTES OF MEETING #8  
CONCEPT SELECTION MEETING  
F&D # 21423.00**

PRESENT:	DR. BANDLOW	BREWSTER CENTRAL SCHOOL DISTRICT
	V. KARLSSON	BREWSTER CENTRAL SCHOOL DISTRICT
	G. FREYER	BREWSTER CENTRAL SCHOOL DISTRICT
	P. SPAGNUOLO	FULLER & D'ANGELO
	J. FULLER	FULLER & D'ANGELO
	R. GANCI	CAPITAL MARKET ADVISORS (ZOOM)
	COMMITTEE MEMBERS	SEE SIGN IN SHEET

The following is the meeting summary:

Dr. Bandlow thanked all the participants for their time and efforts as committee members over the past seven months.

Mr. Karlsson also thanked all participants and noted that the evenings task was to memorialize the projects to be selected for the Bond, and the manner (Propositions or Tiers) in which they should be voted. Of course, the committee is advisory in nature and final authority rests with the BOE for final approval of the Bond projects and structure.

Mr. Karlsson also noted a final FPTF report will be generated and submitted for the January 18<sup>th</sup> BOE Meeting. Then on March 8<sup>th</sup> the adoption of the Bond resolution is anticipated with a May 17<sup>th</sup> vote date.

Consultants present were Rick Ganci from Capital Market Advisors and architects Peter Spagnuolo, R.A. and Joseph Fuller, AIA from Fuller and D'Angelo Architects and Planners.

Mr. Karlsson noted that individual school Project Profiles are on the Brewster web site, and that some plans will be slightly adjusted as the projects continue to evolve.

A meeting agenda and handout was distributed, with various information to analyze concept findings and define contemplated final projects. Changes were to be suggested.

Mr. Karlsson noted that the previous 2014 Brewster Bond planning had items not initiated, some of which are now being considered. It is likely some projects not provided for in this Bond, would similarly move forward to the next District Bond, likely to be considered in another 7-8 years.

The BCS Building Conditions Survey items were noted as a NYSED requirement to be addressed and must be included within the first proposition.

Mr. Karlsson went over the results of the districts prioritization survey. Various findings were made and discussed per the attached charts, to summarize:

- The CV Starr Cafetorium and 2<sup>nd</sup> Floor added classrooms were of high priority, also the new HS track and field, and tied to that for SED reimbursement was the Security Vestibule at the High School.
- Of slightly lower priority was the “JFK Classroom Addition”, a discussed better “title” for the project expansion at JFK and the High School Athletics/Music project with all the associated attributes and new interior space allocations.
- The lowest priority was Wells Schools Science rooms and CV Starr office expansion thus, they were eliminated from consideration.

Some changes to designs were undertaken in an open forum, it was agreed in the relocated ROTC space at BHS a new STEM room would be provided, and some science room enhancements made, though the new proposed Science Wing addition would be eliminated from consideration.

PPS was incorporated into JFK Classrooms Additions, which reduced the new classroom count to 10 from 12 however saved the new PPS addition costs to the east side of the current JFK School, as previously contemplated.

The Architects were to add Staff bathrooms/JC closet to the CV Starr Classroom Addition.

After hours of Committee deliberation and requested input from Joseph Fuller AIA and Rick Ganci of Capital Markets Advisors, who did preliminary estimates of tax costs to Brewster residents, the following projects were selected within a two-tier Bond selection structure: Proposition 1 and 2. Proposition 1 requiring passing ahead of the possibility of passing proposition 2. At the conclusion of Committee deliberations, the votes on the scope of the work within the propositions by the committee were unanimous among all members present. Of the original \$138 Million contemplated as “wish list” items, the following was selected:

Bond Proposition 1: Cost \$ 58.7M

- BCS Scope of Work Items
- CV Starr Cafetorium and 2<sup>nd</sup> Floor Classroom Addition
- HS Track and Field and HS Security Vestibule

Bond Proposition 2: Cost \$ 51.3M

- JFK Classroom Addition
- New HS Gym with related HS interior alterations

Conservative projections of the dollar impact on the average assessed value home, were prepared by CMA for each of the three towns. \*

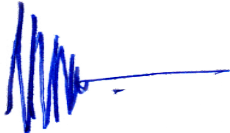
\*Please note that these projections will be revised after considering the availability of funds on-hand to reduce future borrowing costs. A firmer projection will be reviewed by the Districts Finance Committee at their November 23<sup>rd</sup> meeting.

All member disused the various project savings, the due diligence of this selection process and noted in the future other projects could be initiated.

All member applauded efforts of the committee and team.

The next scheduled meeting for the FPTC is at the **Board Meeting of January 18<sup>th</sup>**.

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  
President

JFF/jf

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