



JOSEPH FULLER JR., AIA  
President

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

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

April 27, 2021

DATE: April 27, 2021

**RE: BREWSTER CENTRAL SCHOOL DISTRICT  
PRE-BOND COMMITTEE MINUTES – MEETING #2**

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

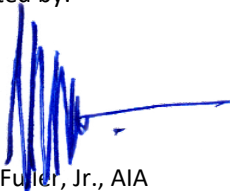
The following was reviewed:

1. Victor opened the meeting noting tonight's discussions would focus on various items, including the school walkthroughs, process progress and demographics/enrollment projections.
2. Architects (F+D) reviewed the space reviews from various building walk throughs and went through a more detailed items lists. Common themes: included relocating PPS, Auditorium rehabilitations, Cafeteria work, Tech, & Athletics and ideas around freeing up more instructional spaces.
3. High School gym and athletic facility expansion was reviewed.
4. The District went through recommendations noted on current FPT's on-line survey responses, many were picked up, some require to be added and will.
5. Discussions took place including cafeterias, Victor asked for members to consider whether cafeterias will be used in the future as a common eating area, or should it be fitted more like a college "commons" area with alcoves for eating elsewhere in buildings.
  - Dean & Pete agreed, referencing Somers
  - Michelle... need to maintain capacity of cafeteria for scheduling reasons, even if the capacity is spread among 2 or 3 other different spaces.
6. The District noted Demographics and Enrolment information is available to all committee members.
7. The architects briefly reviewed the Demographics Study Update of Oct. 2020, which notes three main scenarios, a deduct or less rooms needed (lower student count), a flat student count, and more rooms needed (an increase in student count) the Pandemic is making demographics very hard to predict. No information took into account improving school program offerings, which require more space.
8. Eric noted Bridal side (similar to Barrett Hill) projected at 25 students was actually near 70.
9. Victor and Eric noted to be conservative when designing space, do not take figures at face value.
10. Architects noted community home values improve when schools are well kept
11. The Architect discussed several general concepts.
12. At the High School, a Gym and Science wing addition were reviewed.
13. A concept to relocate 2<sup>nd</sup> grade to CV Starr was briefly reviewed, most not in favor.
14. An addition to CV Starr for more CR space.
15. An addition to JFK for Pre-K
16. Additions to the HS for a new Gym and Science Wing.
17. John Watson from INSITE, discussed the DEP and State DEC regulations, and noted adding to the east side of JFK could be possible, however new underground detention would require to be relocated.
18. Eric suggested as an option to move the tennis courts and building bigger to anticipate increase in population and stop the continual School space building scenario in Brewster.
19. Victor note the funding committee will be getting together soon again to review the cap space for expenditure withing the system and budget(s) for the bond. All work will have to be prioritized afterwards.

20. Mr. Watson also noted the District has a mandated 5 acre maximum of disturbance, so not all work can take place at one time.
21. The committee reviewed briefly the Fields walk through completed just prior to the meeting, Wells School would be reviewed along with the Fields at the next meeting on May 18, 2021 at 6:30pm.

It is assumed that these Minutes are a true summary of the meeting. Any corrections or omissions should be brought to the attention of the writer. If not, they will be considered substantially correct.

Submitted by:



Joseph Fuller, Jr., AIA

JFF/jf

F:\00000.00\21423.00 Brewster Pre-Bond Services\5 Minutes of Meeting\4 26 21 Minutes Committee Meeitn #2.docx