



JOSEPH FULLER JR., AIA
President

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

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

June 22, 2021

DATE: June 15, 2021

**RE: BREWSTER CENTRAL SCHOOL DISTRICT
PRE-BOND COMMITTEE MINUTES – MEETING #3**

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:

General

Owner explained that the project is still in the early stages of planning. Nothing as yet has been decided upon with respect to the Architects' conceptual planning to date.

The owner introduced the idea of acquiring 90 Farm to Market Rd. for purposes as yet undecided. (Possibly, offices, tennis courts (relocated) or other uses were discussed.)

Owner presented Finance committee information and will send copies of the detailed breakdown to the group. It was noted that the debt which will be satisfied in 2027, creates a breakeven point (no additional tax) for a bond of \$33.9 million. At present, approximately \$20 million is required to satisfy BCS suggested repairs and modifications. Bond amounts up to \$63 million have been calculated in increments of \$100,000 of assessed value of home. Building aid (approximately 50%) was included in the District calculations.

The Architects presented a revised version of concept plans (see attachments) which aimed to address comments from the previous meeting and to consolidate designs to be more efficient, functional and cost effective. Comments on the presentation are as follows:

BHS

The Music orchestra space addition was not indicated. This space will be within a part of the area shown as the gymnasium area addition now proposed to occupy the vicinity of the existing parking area. It will be directly adjacent to the present music wing.

It was stated that the proposed removal/alteration of existing Prep rooms in the existing science wing, to allow for more efficient use of space, was not endorsed by the science department users as it eliminates their prep space.

Note that in previous meetings it was the architects understanding that these spaces were not functional and not used. Hence the proposal to eliminate them and have demonstration/hoods within the CR proper. The architect will revise the proposal if the district decides that prep room should all be kept.

Concern was expressed regarding adequate parking for the proposed gym location which would supplant the existing parking. This lot is heavily used. The proposed layout indicates new parking around and adjacent to the gym. The architect will provide a car count comparison in the next presentation.

The area north of the field 9 could be considered for parking also, site and civil engineer to review.

Additional parking was discussed at the front of the building in between the horseshoe shaped grass area. Note that this area is a large depression which acts as a drainage basin to the site. We will confirm with the site engineer on the feasibility of regrading /paving this area.

The Field 9 was proposed as a new synthetic field with an 8 lane, 400-meter track. The present track area, which is in need of complete replacement, will be removed and replaced with a natural grass field. Concern was expressed

regarding usage of the turf field and track and whether the field should be fenced from the track. It was generally agreed that the track is required to be used by the public.
It was suggested that fiber lines be run to the new turf field.
A longer less high aluminum bleacher will be added as fits.

JFK

The PRE-K standalone addition was presented in relatively the same location as the previous meeting. It will be designed to house a future second floor. A six CR addition was shown. A 10 CR addition will be presented at the next meeting.

Parking would be provided for parents and staff.

Meal service and prep should be defined and planned for.

Concern was expressed regarding the proposed location set back from the tennis area. The current location does allow for a more manageable traffic pattern and drop and a sense of relative seclusion and safety. A parking area is also needed in front of the school. A more southward adjustment may be required. Placing the addition within the tennis court area would require a good deal of grade manipulation if the building were to be at the same elevation of the JFK floor level. The courts are in a depression in the site. The relocation of the courts would also entail extra costs. (Consider relocation to the northern most end of the site, or the 90 Farm to Market Road location if purchased.)

CV Starr

Similar to the previous meeting. It was again noted by the architect that a Cafetorium/ kitchen would be the space which would most satisfy the desire for a “complete” school environment since it would preclude having Starr students travel up and into Wells for lunch, group instruction and auditorium functions.

Gym will be upgraded, lights, windows, finishes, etc.

HH Wells

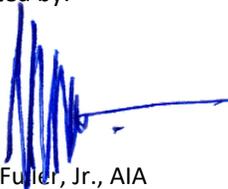
Two story addition is proposed on to the science wing. Lower floor with shops and 2 classrooms above. Bathrooms and exiting as required.

The architects will engage a professional cost estimator immediately to provide the district with an estimate of the costs associated with the present conceptual plans. This will give a definite perspective on the costs associated with this project. It was noted that it is the Bond and its ability to be passed which is the driving force as to how much of the proposed work can be realistically implemented.

This information and updated concept plans is expected to be available at the next meeting scheduled for 6.29.21.

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/cm

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