



Brewster Central School District

The following slides were presented at the 1/12/21 Board of Education meeting. Please refer to the meeting's [video](#) in order to gain a better understanding of the context behind each slide. The presentation begins at [2:01:53](#).



Brewster Central School District

FULLER
D'ANGELO
P.C.

ARCHITECTS
PLANNERS

ARCHITECTURAL AND ENGINEERING SERVICES

BUILDING CONDITION SURVEY
and
5 YEAR PLAN

History

Fuller and D'Angelo, PC.

Joseph Fuller, AIA and Nicholas D'Angelo, FARA, CSI founded **Fuller and D'Angelo PC**, Architects and Planners in 1971. With hard work, determination, and desire to excel, these principals assembled a team of professionals that have become internationally known and locally respected. Today, our reputation continues to be built on personal relationships, quality results and high levels and value in service.

We are educational architects and are well versed with Planning and Architecture of cutting-edge educational design for the 21st Century.



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PLANNING FOR THE FUTURE

THE OVERALL PLAN:

**REVIEW LIST OF ITEMS
SET PRIORITIES
REVIEW PHOTOGRAPHS
DISCUSS PROJECTS COSTS
DEVELOP FISCAL PLAN
CAPITAL PROJECTS vs. POSSIBLE EPC WORK**

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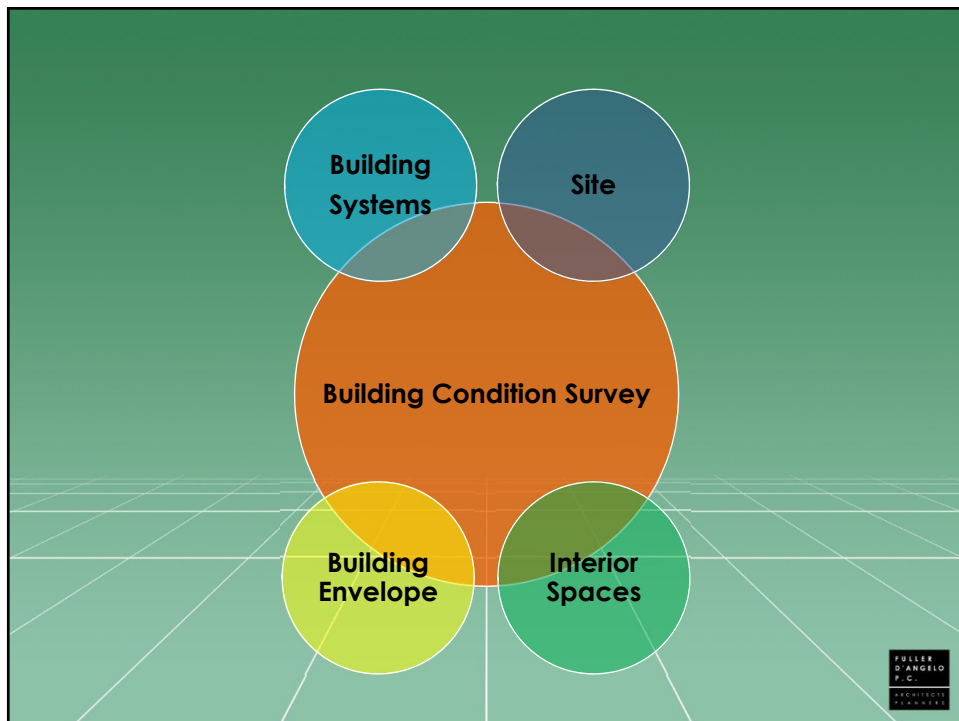
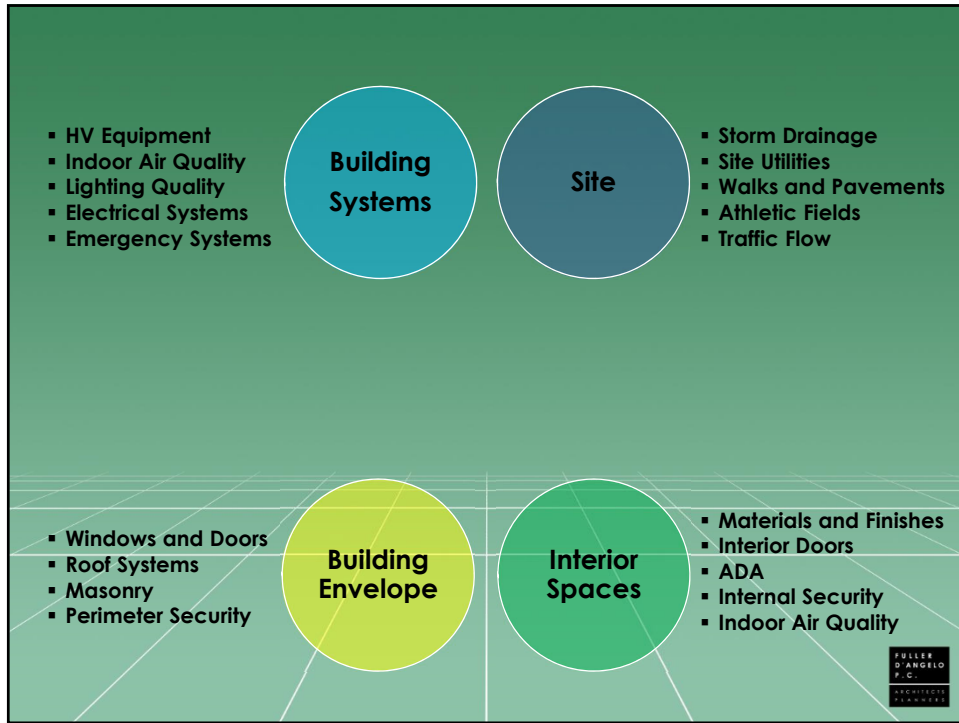
MAINTAINING THE COMMUNITY INVESTMENT via a review of SCHOOL BUILDINGS AND SUPPORT FACILITIES



**EXTERIORS
INTERIORS
SITE RELATED ITEMS
MECHANICAL SYSTEMS
PLUMBING SYSTEMS
ELECTRICAL SYSTEMS
OTHER SPACE IMPROVEMENTS**



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Brewster Central School District

SED PRIORITIES FOR DISTRICTS WORK TO BE COMPLETED

EMERGENCY WORK

STRUCTURAL AND SAFETY ITEMS
HEALTH RELATED ITEMS
SITE AND BUILDING ACCESSIBILITY
BUILDING ENVELOPES
MECHANICAL ITEMS
INTERIORS
SITE ISSUES



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5 YEAR PLAN

- Facility Upgrades
- Repairs

BCS

Academic
Planning

- Educational Goals
- Program Upgrades

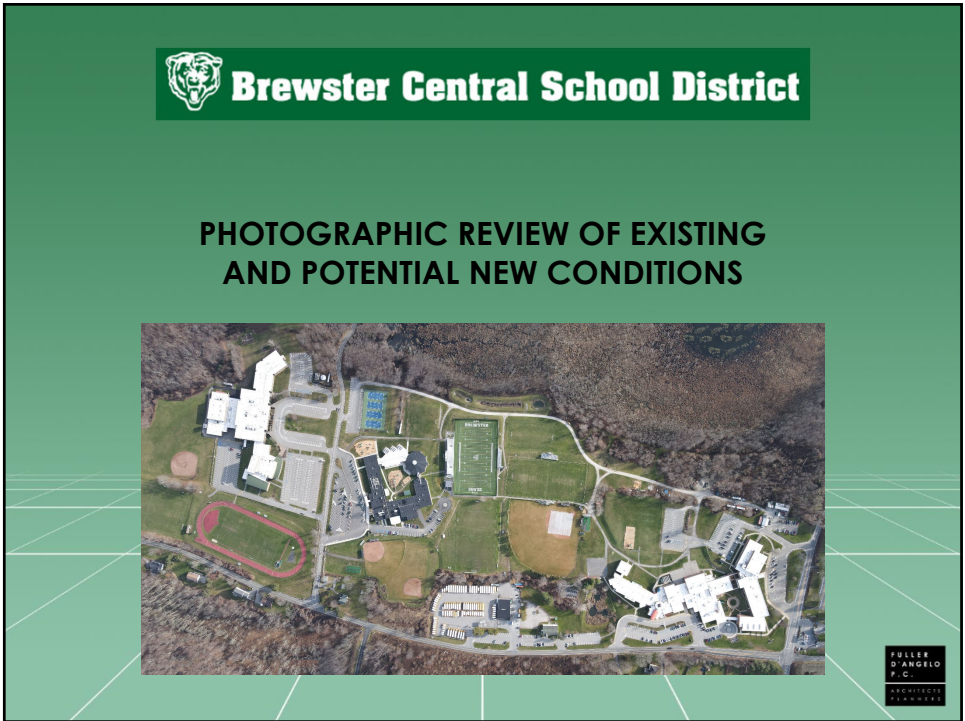
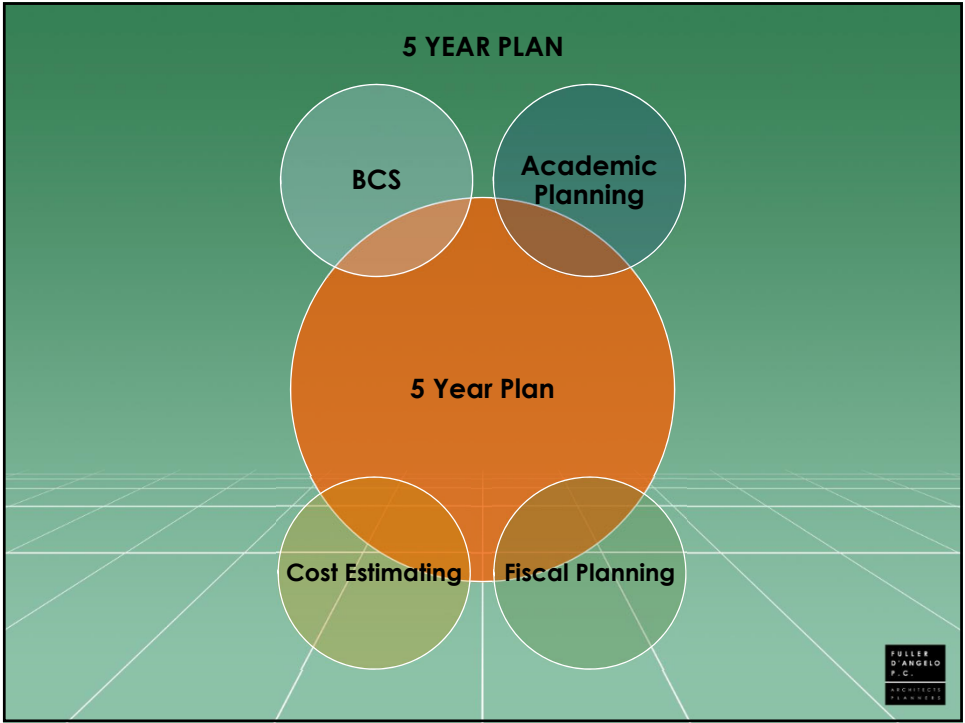
- Implementation Costs

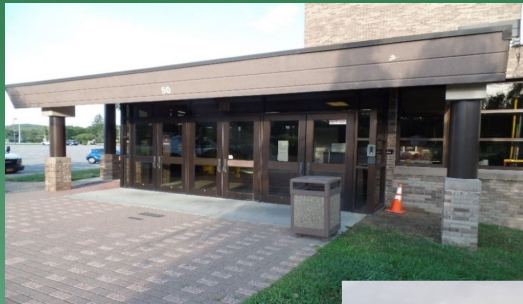
Cost Estimating

Fiscal Planning

- Bonds
- District Fiscal Plan

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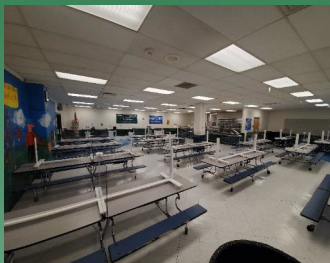


EXISITING FRONT ENTRANCE
AT HIGH SCHOOL



NEW FRONT ENTRANCE AT
DHS WITH SECURE VESTIBULE
AND SECURITY STATION

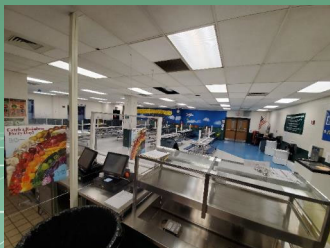
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EXISTING CV STARR
CAFETERIA



RENOVATED CAFETERIA AT
ARDSLEY SCHOOLS



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EXISTING OLDER BOILERS AND
PUMP SYSTEMS



NEW BOILERS and BURNERS

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EXISTING DETERIORATED
CONDITIONS



NEW SITE
CONDITIONS



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EXISTING OLDER
TRANSPORTATION BUILDING



NEW WCC MAINTENANCE
AND TRANSPORTATION
BUILDING



EXISTING SYNTHETIC FIELD
NEARING AGING OUT



NEW AND REPLACED SYNTHETIC FIELDS WITH ENVIROFILL



EXPENSE SUMMARY (HARD COSTS)	
Year	Cost
2021/22	\$ 3,452,000
2022/23	\$ 2,313,000
2023/24	\$ 1,838,000
2024/25	\$ 4,748,000
2025/26	\$ 11,515,000
Grand Total	\$ 23,866,000
ALL YEARS with ESCALATION COSTS PER YEAR PER SCHOOL	
	Cost
Wells Middle School	\$ 2,331,000
CV Starr Intermediate School	\$ 4,005,000
JFK Elementary School	\$ 3,326,000
Brewster High School	\$ 11,736,000
Administration Building	\$ 622,000
Transportation Building	\$ 1,620,000
Facilities Building	\$ 226,000



Action/Event	WMS/Turf Field Project (\$28M Authorization)	District-wide Project (\$39M Authorization)
Voter approval of bond	October 2009	December 2014
Construction period	2010-11 through 2013-14	2015-16 through 2018-19
Bond issuance	October 2015	July 2020
Last payment on old construction debt	2015-16	2019-20
First payment on new construction debt	2016-17	2020-21
Tax Levy Increase in Year of New Construction Debt:	1.9%	1.5%

Action/Event	New Project
Building Condition Survey	Fall 2020
Facilities Committee identifies/prioritizes scope of work	Spring 2021 through 2021-22
Voter approval of bond	May 2022
Architectural Plans / SED Approval	2022-23
Construction period	2023-24 through 2025-26



THANK YOU – SOME TIME FOR Q+A

