



Brewster

CENTRAL SCHOOL DISTRICT



BREWSTER VISION CAPITAL PROJECT

FULLER
D'ANGELO
P.C.
ARCHITECTS
PLANNERS

September 16, 2025

TRITO
CONSTRUCT

Brewster Vision Capital Project Summary

Proposition 1

1. JFK Building Condition Survey Improvements (including HVAC Upgrade)
2. CVS Cafetorium & Existing Cafe Conversion
3. CVS/WMS Building Condition Survey Improvements
4. BHS Security Vestibule, New Synthetic Turf Field & Track Replacement
5. BHS Building Condition Survey Improvements

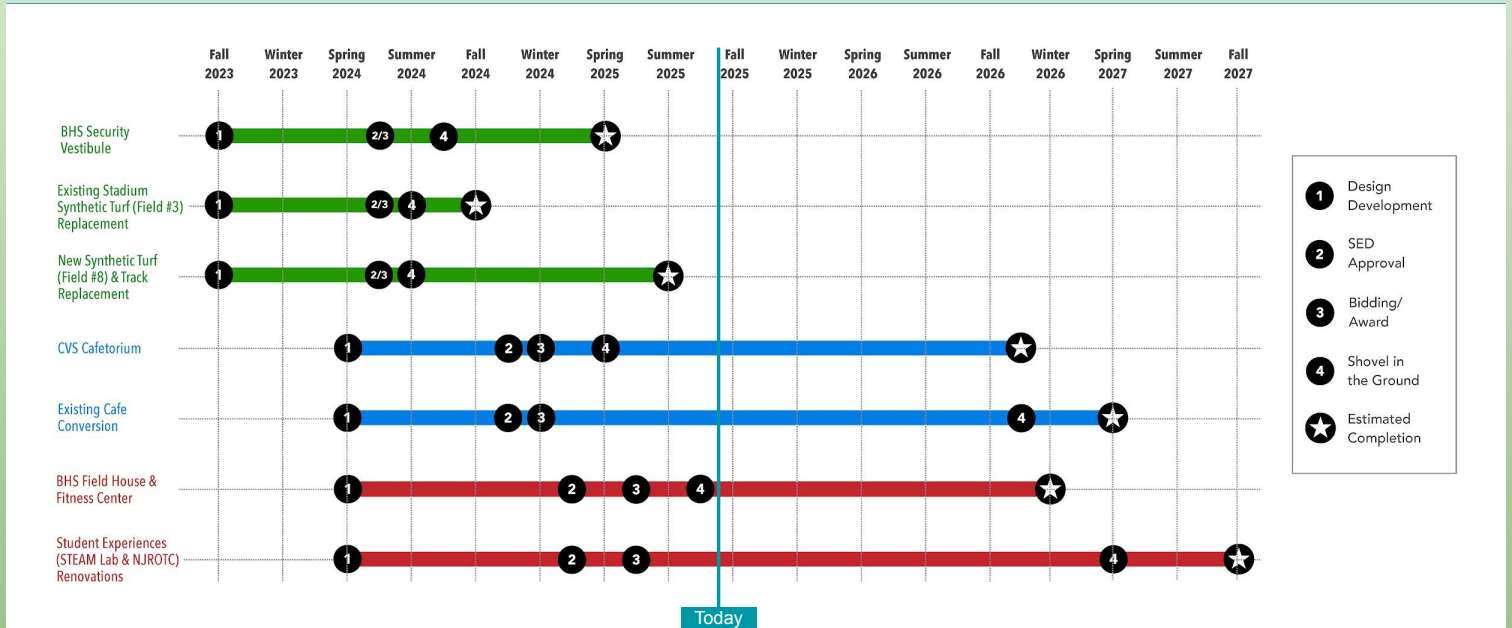
Proposition 2

6. BHS Field House, Fitness Center & Student Experiences (STEAM Lab & NJROTC) Renovations



Brewster
CENTRAL SCHOOL DISTRICT

Timeline Update



- 1 Design Development
- 2 SED Approval
- 3 Bidding/Award
- 4 Shovel in the Ground
- ★ Estimated Completion

Note: subject to change based on external factors, such as supply-chain disruptions, adverse weather conditions, etc.



Prop 1 Budget Update

Proposition #1 Construction* Budget	\$ 55.8M
BHS Security Vestibule, New Synthetic Turf Field & Track Replacement	(\$10.7M)
CVS Cafetorium & Existing Cafe Conversion (Includes 1st Floor Corridor Alternate being accepted)	(\$21.7M)
District-wide Building Condition Survey Improvements (JFK, CVS, WMS, BHS, DO, Transportation)	(\$22.5M)
CURRENT Remaining Proposition #1 Construction Budget	\$0.9M

*The remaining Construction Budget is to be used for Construction Contingency and Incidental Costs, such as Furniture, Fixtures & Equipment (FF&E).



Prop 2 Budget Update

<u>Proposition #2 Construction* Budget</u>	<u>\$ 27.3M</u>
BHS Field House, Fitness Center & Student Experiences Renovations (STEAM Lab & NJROTC) (Includes Exterior Restrooms Alternate being accepted)	(\$25.4M)
<i>CURRENT</i> Remaining Proposition #2 Construction Budget	\$1.9M

**The remaining Construction Budget is to be used for Construction Contingency and Incidental Costs, such as Furniture, Fixtures & Equipment (FF&E).*



Preliminary *and Construction Updates* Renderings



BHS Field #8 Synthetic Turf & Track Replacement
SED Approval: June 5, 2024
Start Date: Early Fall 2024
Completion Date: August 18, 2025



FIELD #8 STORM-WATER RETENTION POND
(9/19/2024)



FIELD #8 RENOVATION
(2/4/2025)



FIELD #8 RENOVATION
(5/20/2025)





BHS FIELD #8 & TRACK RENO - COMPLETE 8/18/25



BHS FIELD #8 & TRACK RENO - COMPLETE 8/18/25

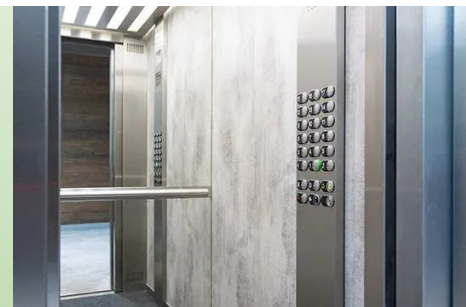
CVS Cafetorium & Existing Cafe Conversion
SED Approval: November 18, 2024
Start Date: Early Spring 2025
Anticipated Completion: Winter 2026





CV STARR CAFETORIUM (9/16/2025)

Building Condition Survey Repairs (all schools)
SED Approval: March 11, 2025
Start Date: Summer 2025
Anticipated Completion: Fall 2027



JFK HVAC System Completion

BHS Elevator Replacement

Boiler/Burner Replacements



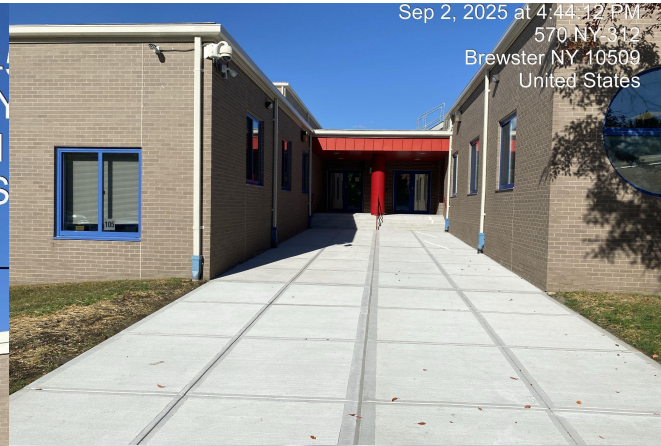
Paving & Parking Improvements





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BCS REPAIRS - COMPLETE 8/31/2025



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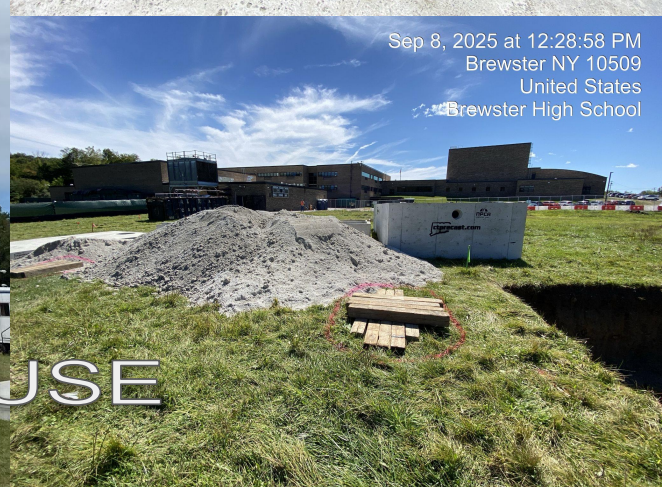


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BCS REPAIRS - COMPLETE 8/31/2025



BHS Field House & Fitness Center Renovation
SED Approval: March 11, 2025
Start Date: Late Summer 2025
Anticipated Completion: Winter 2026



BHS STEAM Lab & ROTC Renovation
SED Approval: March 11, 2025
STEAM Lab Anticipated Start Date: Spring 2027
STEAM Lab Anticipated Completion: Late Summer 2027
ROTC Anticipated Start Date: Summer 2026
ROTC Anticipated Completion: Fall 2026



Consideration: Expedited Schedule for ROTC Renovation

Original schedule calls for the ROTC renovation to begin in Summer 2026 and end in mid-Fall 2026, impacting the start of the 2026-27 school year

Consideration: Rather than impact the start of the 2026-27 school year, could the renovation begin at the end of the 2025-26 school year? (mid-May 2026)

Benefit: ROTC renovation would be completed in time for the start of the 2026-27 school year; allows for immediate programming and scheduling in the Fall

Mitigation: fewer activities occur at the end of the school year, as opposed to the start of the school year; certain activities could be relocated to general classroom spaces or outdoors in May

Consultation and support of the ROTC Instructors & BHS Administration

Consideration: Expedited Schedule for STEAM Lab Renovation

Original schedule calls for the STEAM Lab renovation to begin AFTER the completion of the new Fitness Center ("Weight Room"), likely in late Winter 2027

- The Fitness Center needs to be completed first in order to vacate the existing Weight Room to make way for the future STEAM Lab

Consideration: Could the Weight Room be temporarily relocated to the Wrestling Room after the 2025-26 Winter sports season? (early-March 2026)

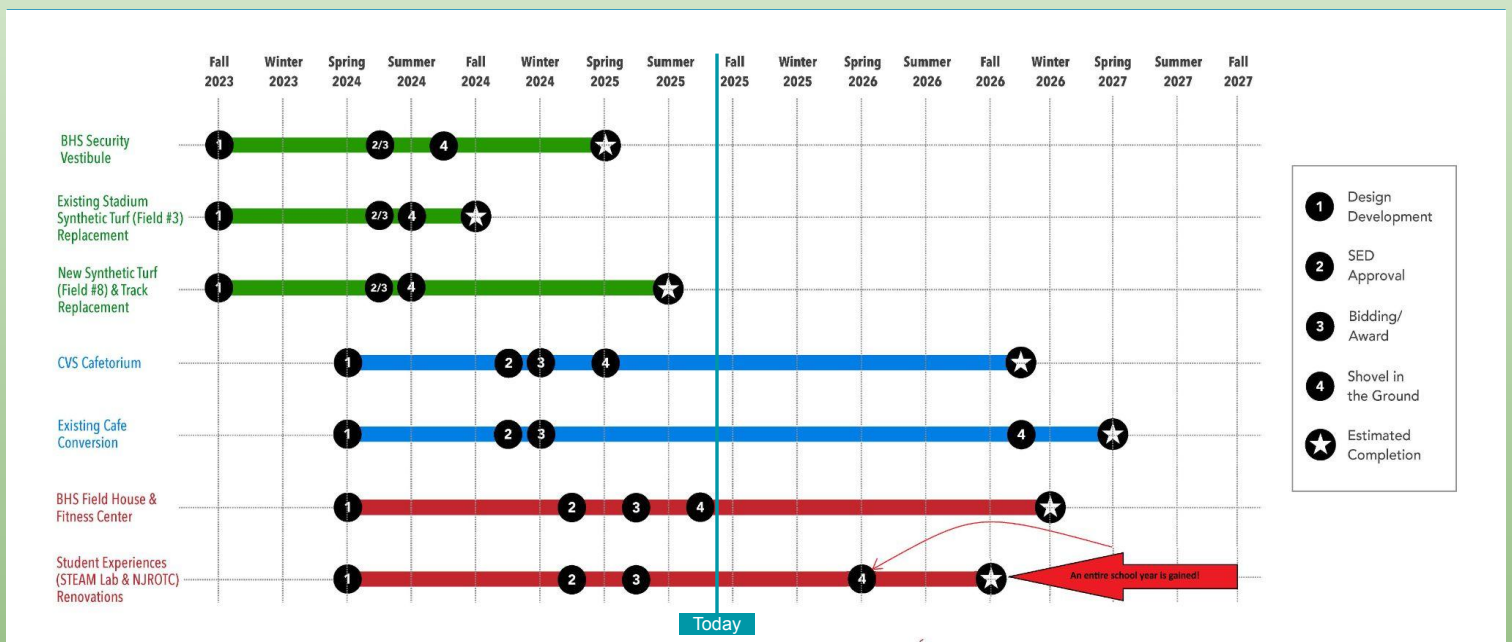
Benefit: STEAM Lab would be completed an entire school year earlier, in time for the start of the 2026-27 school year; allows for immediate programming and scheduling in the Fall

Mitigation: wrestling practice during the 2026-27 Winter sports season would be held in the CV Starr Gym

Consultation and support of the Varsity Wrestling Coach & CV Starr Administration



Timeline Update - Revised 9/16/2025



Note: subject to change based on external factors, such as supply-chain disruptions, adverse weather conditions, etc.



Questions?