



Brewster
CENTRAL SCHOOL DISTRICT



BREWSTER VISION CAPITAL PROJECT

FULLER
D'ANGELO
P.C.
ARCHITECTS
PLANNERS

May 19, 2026

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

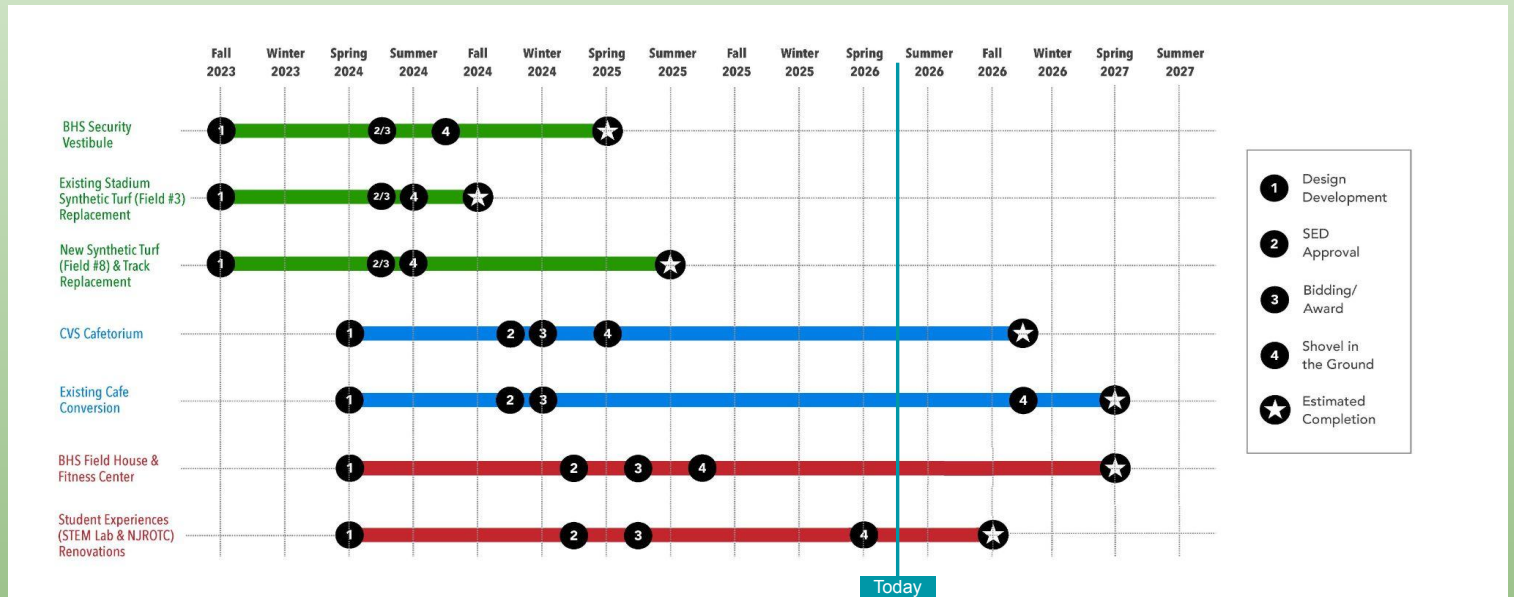
Proposition 2

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



Brewster
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Timeline Update



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



Prop 1 Budget Update

<u>Proposition #1 Construction* Budget</u>	<u>\$ 55.8M</u>
BHS Security Vestibule, New Synthetic Turf Field & Track Replacement	(\$10.4M)
CV Starr Cafetorium & Existing Cafe Conversion (Includes 1st Floor Corridor Alternate being accepted)	(\$21.0M)
District-wide Building Condition Survey Improvements (JFK, CVS, WMS, & BHS)	(\$21.4M)
<i>CURRENT</i> Remaining Proposition #1 Construction Budget	<i>\$3.0M*</i>

*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 (STEM Lab & NJROTC) (Includes Exterior Restrooms Alternate being accepted)	(\$24.7M)
<i>CURRENT</i> Remaining Proposition #2 Construction Budget	\$2.6M*

**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



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



CV STARR CAFETORIUM
(5/20/2025)



CV STARR CAFETORIUM
(9/16/2025)

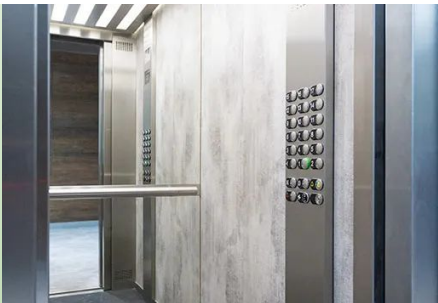


CV STARR CAFETORIUM
(1/20/2026)



CV STARR CAFETORIUM (5/19/2026)

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



JFK HVAC System Completion

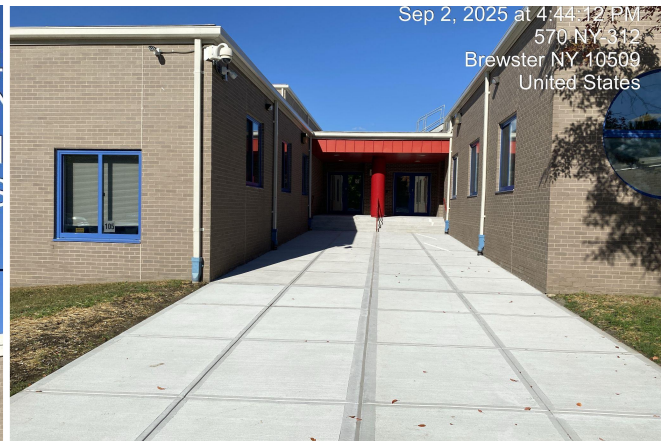
BHS Elevator Replacement

Boiler/Burner Replacements



Paving & Parking Improvements





JFK Roof Before Photo



JFK Roof Progress Photo



BCS RENOVATIONS (5/19/2026)

BHS Field House & Fitness Center Renovation
SED Approval: March 11, 2025
Start Date: Late Summer 2025
Anticipated Completion: Early Spring 2027



United States
Brewster High School



BHS FIELD HOUSE
(9/16/2025)

Sep 8, 2025 at 12:29:16 PM
Brewster NY 10509
United States
Brewster High School



Sep 8, 2025 at 12:28:58 PM
Brewster NY 10509
United States
Brewster High School



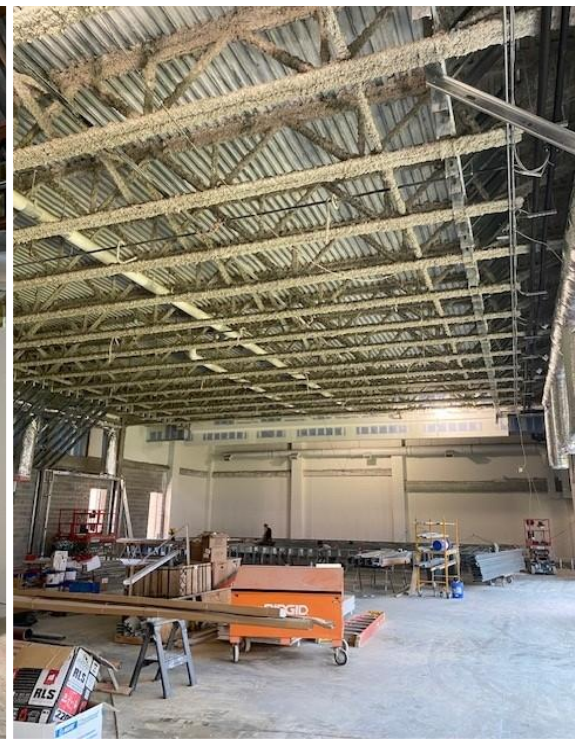
BHS FIELD HOUSE
(1/20/2026)



BHS FIELD HOUSE
(5/19/2026)

BHS STEM Lab
SED Approval: March 11, 2025
STEM Lab Anticipated Start Date: Spring 2026
STEM Lab Anticipated Completion: Late Summer 2026





BHS STEM Lab (5/19/2026)

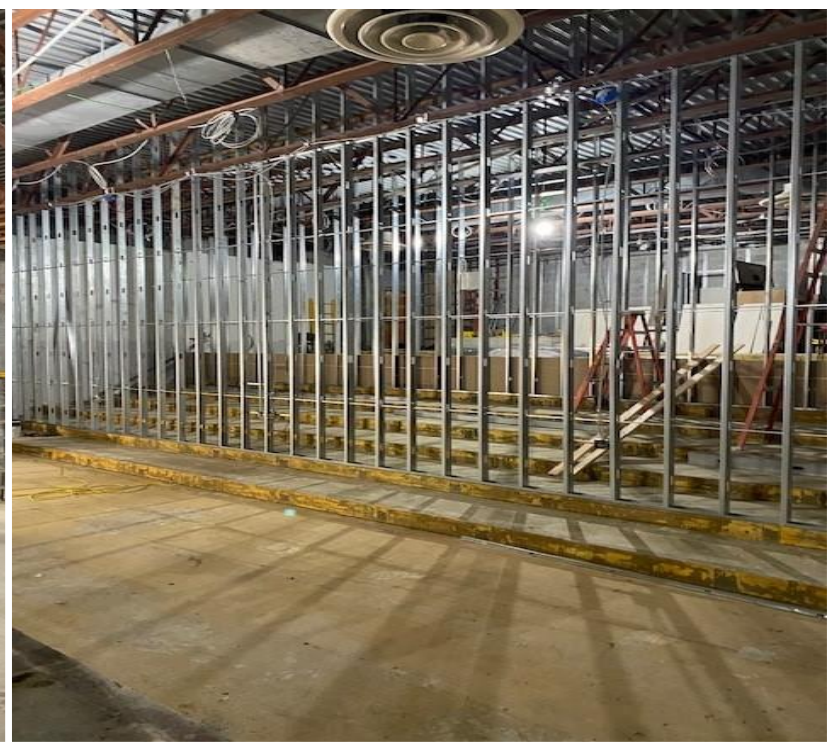
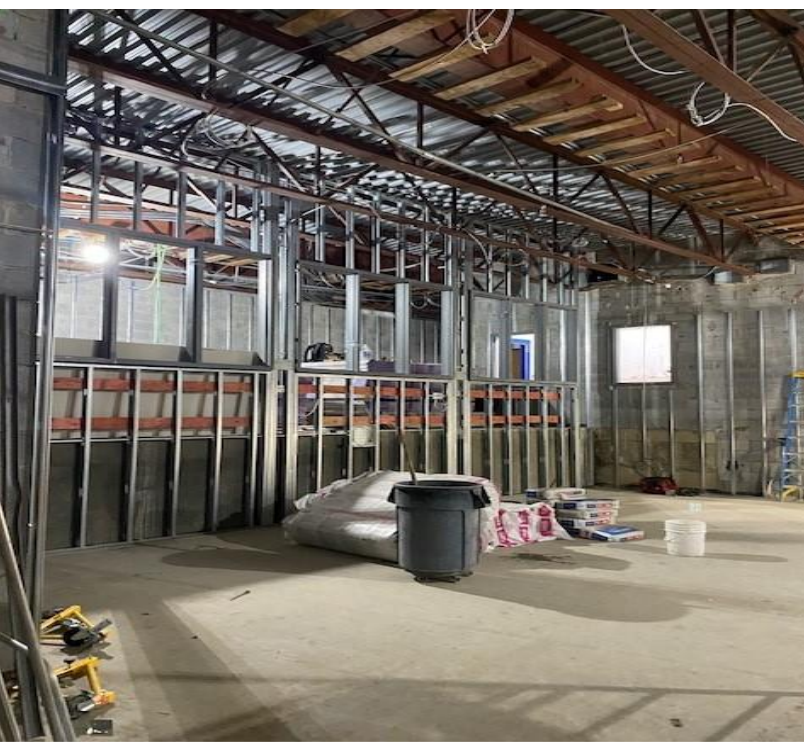
BHS ROTC & Student Lounge Renovation

SED Approval: March 11, 2025

Anticipated Start Date: Spring 2026

Anticipated Completion: Late Summer 2026





BHS ROTC Room (5/19/2026)

Capital Project Budget Reflection

Back in March 2023 when the Brewster Vision Capital Project budget was finalized, the Consumer Price Index for All Urban Consumers (CPI-U) was climbing: 4.7% FYE 2021 and 8.0% FYE 2022

- There were also post-COVID supply-chain disruptions, which temporarily caused spikes in the costs certain building materials (ie: steel)

As a precaution, certain aspects of the Building Condition Survey (BCS) projects were abandoned and deferred for the future, before bidding in 2024 & 2025

- Other aspects of the Field House and Cafetorium were bid as Alternates, in case the bid amounts exceeded their respective project budgets

Mid-way through 2026, however, the Brewster Vision Capital Project budget continues to improve

- As progress continues, there are fewer unknown variables, and construction contingency is released



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Board Consideration for Future Discussion

With the likelihood that a considerable amount of project funds are available, the Board may wish to consider restoring aspects of the original BCS projects which were initially abandoned and deferred for the future

Priority should be given to health and safety items, such as:

- Replacement of the BHS Water Tank
- Replacement of the BHS Cooling Tower

Other items contained in the original BCS, which could be considered:

- JFK Rooftop Louver System
- Certain paving work at CV Starr & Wells Middle School



BHS Water Tank

Close-up view



View from afar



This is important because it provides water to the fire suppression sprinkler systems for certain areas of BHS and the CV Starr Cafetorium



BHS Cooling Tower

Close-up view



View from afar



This is important because it supplies all cold water for the air conditioning system at BHS and is reaching end-of-life



JFK Rooftop Louver System

Existing Condition



Rendering



This is important because it maintains the aesthetics of the building



Questions?