Brewster
CENTRAL SCHOOL DISTRICT



BREWSTER VISION CAPITAL PROJECT

FULLER D'ANGELO P.C.
ARCHITECTS PLANNERS

September 8, 2026

TRITO CONSTRUCT

Brewster Vision Capital Project Summary

Proposition 1

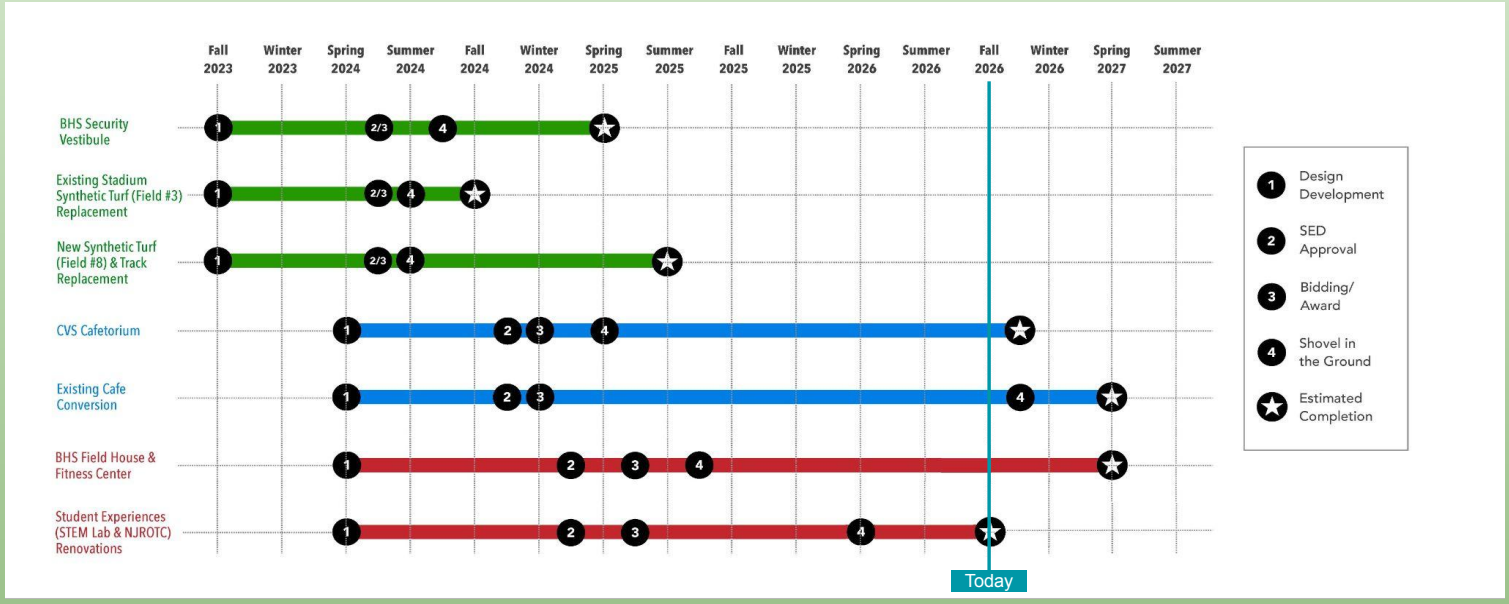
1. JFK Building Condition Survey Improvements (including HVAC Upgrade)
2. CVS Cafetorium & Existing Cafe Conversion
3. CVS/WMS Building Condition Survey Improvements
4. BHS Security Vestibule, New Synthetic Turf Field & Track Replacement
5. BHS Building Condition Survey Improvements

Proposition 2

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

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Timeline Update



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

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Prop 1 Budget Update

Proposition #1 Construction* Budget	**$ 55.8M**
BHS Security Vestibule, New Synthetic Turf Field & Track Replacement	($9.9M)
CV Starr Cafetorium & Existing Cafe Conversion (Includes 1st Floor Corridor Alternate being accepted)	($20.8M)
District-wide Building Condition Survey Improvements (JFK, CVS, WMS, & BHS)	($19.3M)
CURRENT **Remaining Proposition #1 Construction Budget**	***$5.8M****

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

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Prop 2 Budget Update

Proposition #2 Construction* Budget	**$ 27.3M**
BHS Field House, Fitness Center & Student Experiences Renovations (STEM Lab & NJROTC) (Includes Exterior Restrooms Alternate being accepted)	($22.6M)
CURRENT **Remaining Proposition #2 Construction Budget**	**$4.7M***

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

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Change Order Comparison: 2014 vs 2023

	Prime Contract Count	Original Contract Value	Change Orders	Final Contract Value	Change Orders as % of Original Contract	Change Order Count
2014	15	$26.2M	$3.5M	$29.7M	13.3%	196
2023	27	$55.9M	*$1.6M	$57.5M	2.8%	*95

*to-date through 9/8/2026; despite the 2023 Brewster Vision Capital Project having more than double the number of contracts and construction value as compared to the 2014 capital project, Change Orders are trending significantly lower (to-date) both in dollar value and count

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Preliminary
and Construction Updates
Renderings

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



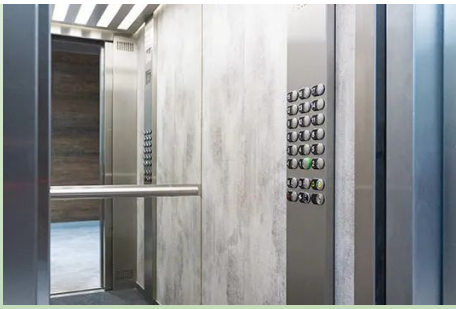






CV STARR CAFETORIUM (9/8/2026)

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



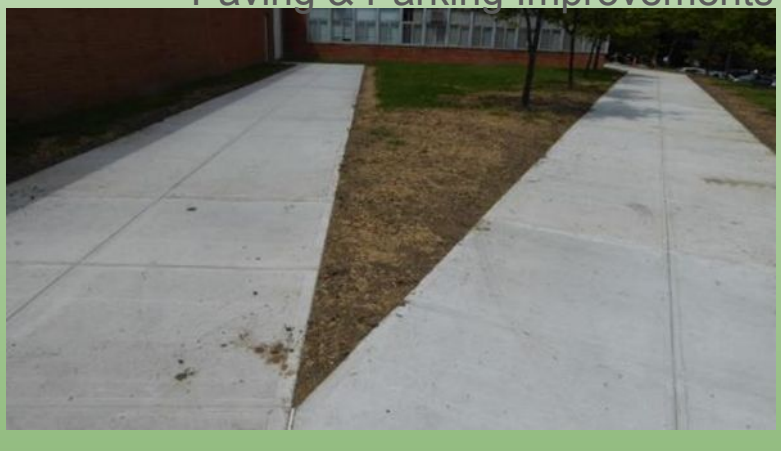
JFK HVAC System Completion

BHS Elevator Replacement

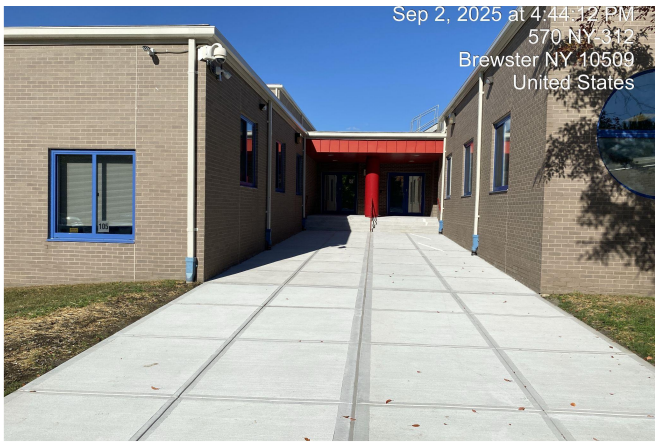
Boiler/Burner Replacements



Paving & Parking Improvements




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570 NY
Brewster NY 1
United S
BCS RENOVATIONS
(9/16/2025)


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United States


Sep 10, 2025 at 3:51:46 PM
582–584 NY-312
Brewster NY 10509
United States


Aug 18, 2025 at 11:46:0
31 Foggintow
Brewster NY 1
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BCS RENOVATIONS
(9/16/2025)





JFK Boiler Replacement



JFK Roof Before Photo



JFK Roof Progress Photo



BCS RENOVATIONS (5/19/2026)

JFK Playground



JFK Roof Before Photo



JFK Roof Completion Photo



BCS RENOVATIONS (9/8/2026)

JFK HVAC Progress Photo



JFK HVAC Completion Photo



BHS Fire & HVAC Photos





BCS RENOVATIONS (9/8/2026)

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)


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Brewster NY 10509
United States
Brewster High School


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United States
Brewster High School


BHS FIELD HOUSE
(1/20/2026)


BHS FIELD HOUSE
(5/19/2026)



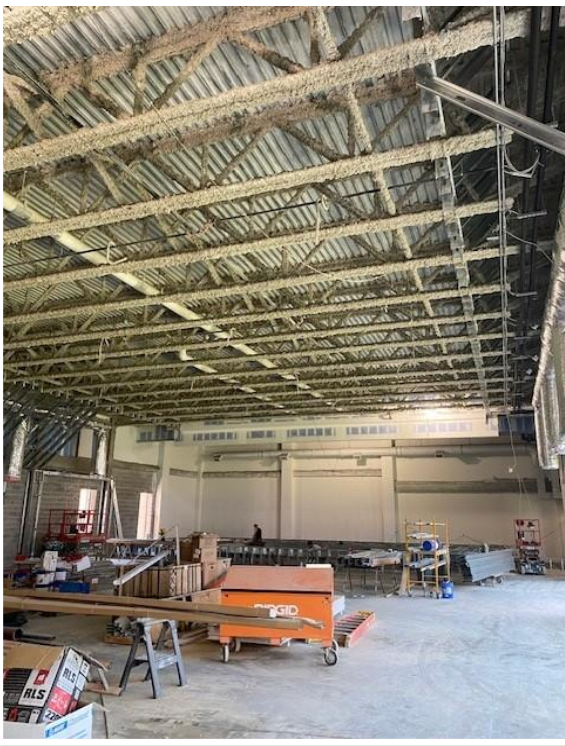

BHS FIELD HOUSE
(9/8/2026)

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)

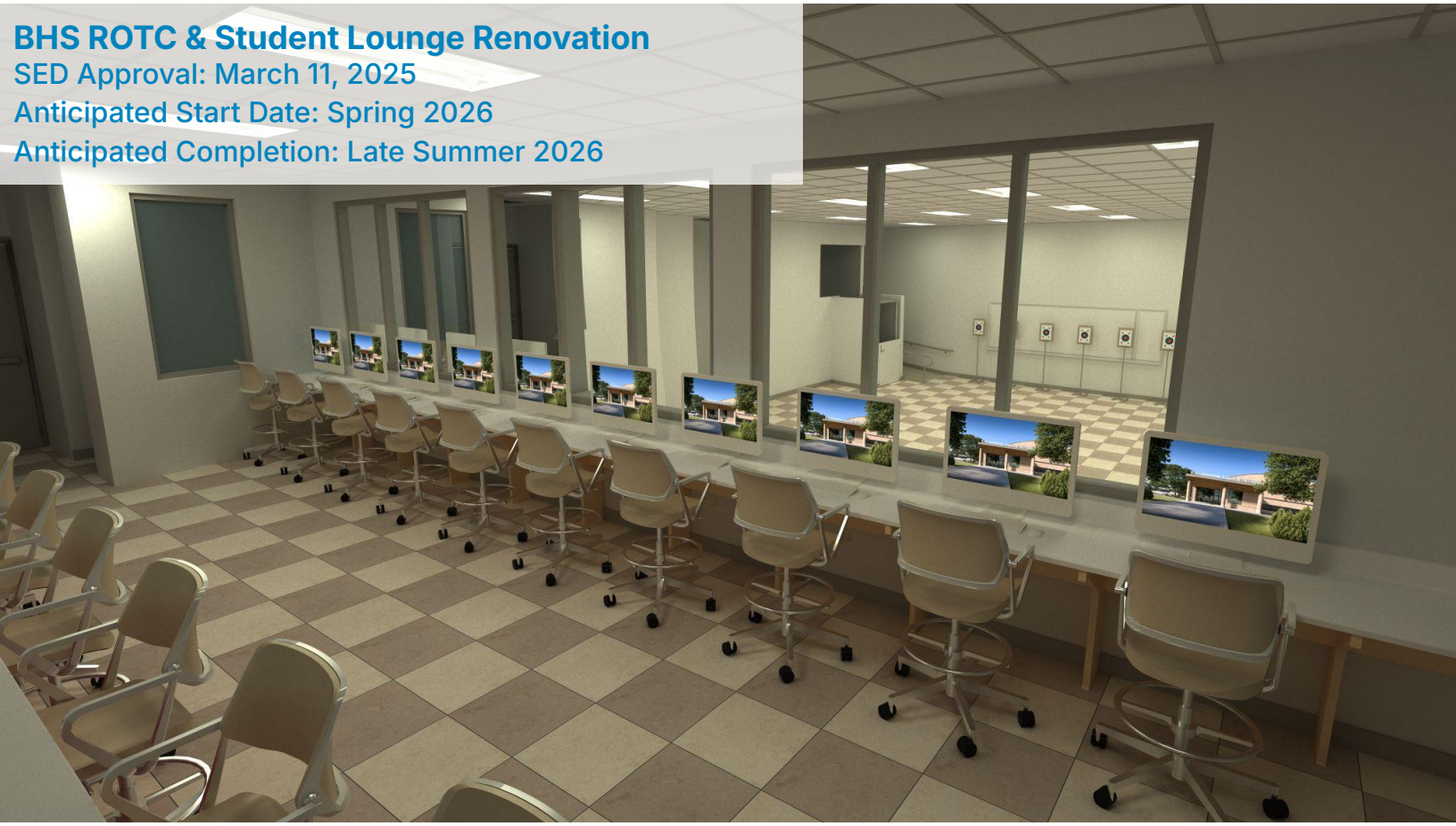




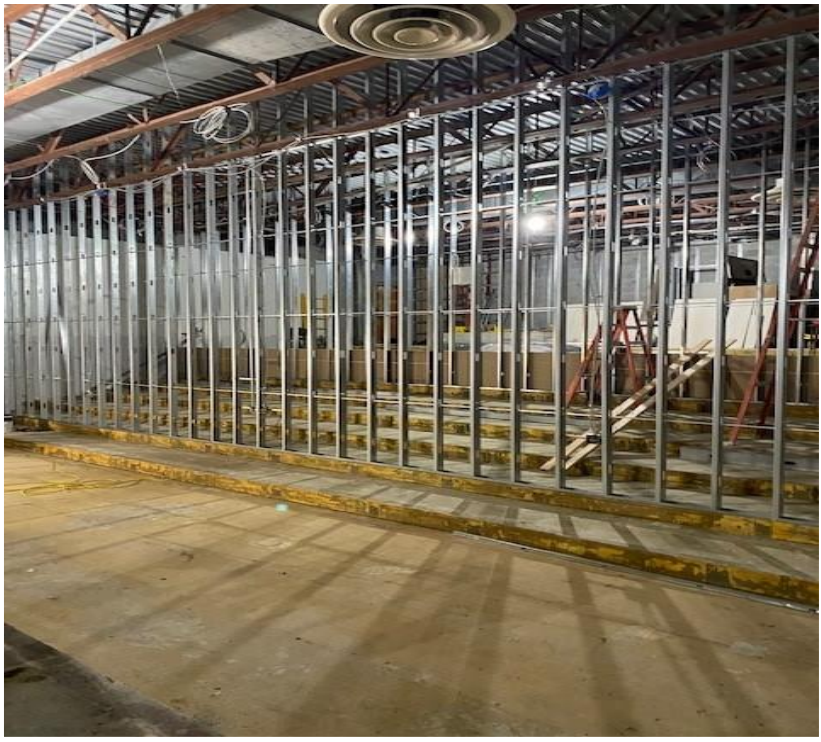
BHS STEM Lab (9/8/2026)

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)





BHS ROTC Room
(9/8/2026)





BHS Student Lounge (9/8/2026)

5/20/2026

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
- Paving & sitework at CV Starr & Wells Middle School

5/20/2026

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

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BHS Water Tank - Update

Original Installation Year: 2000

Water Tank has exceeded its useful life expectancy

- Site Inspection performed by CST Industries, Inc on August 11th
- Report issued on September 1st and reviewed by Construction Team

Generally, the report resulted in “Fair” ratings:

- Some normal wear present but still serviceable "as-is" ***in the short term***... ongoing maintenance and monitoring is required to maintain tank integrity and service life

Projected Scope of Work: total replacement; removal of redundant propane tank

- Contractors have been provided with design to provide estimates

Estimated cost: range $1.0M - $1.2M (To be confirmed)

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BHS Water Tank Inspection Photos

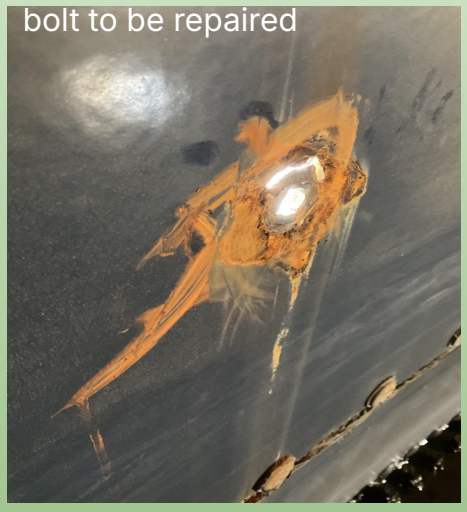
Corrosion at overflow pipe to be replaced



“Sacrificial anode” to be replaced



Corrosion at overflow anchor bolt to be repaired



All temporary repairs have been performed extend the life of the tank until it is replaced

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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

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BHS Cooling Tower - Update

Original Installation Year: 2000

Current Cooling Tower has exceeded its useful life expectancy

- This was noted in the Building Condition Survey and considered for replacement in the pre-bond scope, but deferred due to cost concerns

Projected Scope of Work: total replacement

- Contractors have been provided with design to provide estimates

Estimated cost: range $800K - $900K (To be confirmed)

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JFK Rooftop Louver System

Existing Condition

Rendering



This is important because it maintains the aesthetics of the building

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JFK Rooftop Louver System - Update

With advent of now providing the three additional rows of rooftop units and completing total air condition of the building, it is now prudent to provide an aesthetic covering of the full rooftop array from the street view, similar to the CV Starr louver system screening the units above the new Cafetorium

Projected Scope of Work: louver system installation

- Contractors have been provided with design to provide estimates

Estimated cost: range $275K - $350K (To be confirmed)

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JFK IDEA Room Garage Door Replacement



The intention of these doors was to provide an indoor/outdoor experience, but water penetration from the ground/sidewalk and driving rain at the door panels/hinges is a constant issue

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JFK IDEA Room Overhead Garage Door Removal

Due to the overhead garage door system continually leaking, it became apparent that traditional walls and windows, similar to the other facades of the Round House, should be constructed; the single side-doors would remain in order to allow access to the courtyard

Projected Scope of Work: removal of existing overhead garage doors and construction of new wall/window facade

- Contractors have been provided with design to provide estimates

Estimated cost: range $400K - $500K (To be confirmed)

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CV Starr & WMS Paving & Sitework Improvements









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CV Starr & WMS Paving & Sitework Improvements

Asphalt paving has exceeded its useful life expectancy and contains numerous cracks and potholes

This was noted in the Building Condition Survey and considered for replacement in the pre-bond scope, but deferred due to cost concerns

Projected Scope of Work: remove existing pavement, provide new sub-base, binder, top coat pavement, and re-stripe; also includes replacement hard-surface playground, sidewalks, guard rails, fences, and retaining walls

- Contractors will be provided with design to provide estimates

Estimated cost: range $1.8M - $2.3M (To be confirmed)

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Summary of Proposed Improvements *Using High Estimates

CURRENT **Remaining Proposition #1 Construction Budget**	***$5.8M****
BHS Water Tank Replacement	($1.2M)
BHS Cooling Tower Replacement	($0.9M)
JFK Rooftop Louver System	($0.4M)
JFK IDEA Room Garage Door Removal	($0.5M)
CV Starr/WMS Paving and Sitework Improvements	($2.3M)
PROPOSED **Remaining Proposition #1 Construction Budget**	***$0.5M****
CURRENT **Remaining Proposition #2 Construction Budget** (No impact)	***$4.7M****

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

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Questions?