



**Brewster**  
CENTRAL SCHOOL DISTRICT



**BREWSTER VISION CAPITAL PROJECT**

# **Fact Book**

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## **Brewster Vision Capital Project At-A-Glance**

Anticipated Public Vote  
Tuesday, March 21, 2023, 7am-9pm  
Brewster High School, 50 Foggintown Road

### **PROPOSITION 1**

- Critical infrastructure across all buildings
- CV Starr Cafetorium Addition
- Creation of four (4) new learning spaces at CV Starr
- New Brewster High School Security Vestibule
- Replacement of existing track & installation of new synthetic turf field ([Field #8](#))
- Parking improvements and additional spaces at Brewster High School
- Replacement of existing turf field ([Field #3](#))
- Total cost: \$59,988,000
- Tax Impact: TAX NEUTRAL
- Utilizes \$12,000,000 Capital Reserve, \$2,000,000 Capital Funds on-hand & an estimated \$31,300,000 of State Building Aid
- Proposed Finance Period: 15-20 years

### **PROPOSITION 2**

- New Field House with Fitness Center at Brewster High School
- Renovated STEAM Lab (Science, Technology, Engineering, Art & Mathematics)
- Improved NJROTC room
- Total Cost: \$23,126,000
- Tax Impact: \$20 per year (\$1.65 per month) per 100,000 of taxable assessed value
- Utilizes an estimated \$4,400,000 of State Building Aid
- Proposed Finance Period: 15-20 years

**\*Proposition 2 can only pass if Proposition 1 passes\***

## **Brewster Vision Capital Project: Questions & Answers**

### **General**

#### **1) Why is it necessary to approve the capital improvement project bond?**

- a) Monitoring capital investments and safety devices ensures that critical infrastructure is routinely maintained or replaced before an emergency failure occurs. Much like our own homes, school buildings require necessary repairs, mechanical system replacements, and educational enhancements to produce an optimal learning environment for our students and staff.

#### **2) Why is the referendum being put forth this year?**

- a) Existing debt from previous capital improvement projects will be paid off in the coming years, providing an opportunity for the District to perform necessary repairs and improvements with new debt, all while minimizing the impact on the Tax Levy. Capital planning is a cyclical process that occurs every five to ten years, much like the preventative maintenance performed on a home or vehicle.

#### **3) Why is this vote being held in March as opposed to May along with the annual school budget vote?**

- a) The sooner the voters authorize the capital improvement project, the sooner a shovel can be placed into the ground. The two months between March and May are critical in order to take advantage of the important summer months in 2024, while school is out of session. Once school resumes, construction must be scaled-down so-as not to negatively impact instruction. (See question 6 below.)

#### **4) How were the project priorities selected?**

- a) The highest priority repairs and improvements were identified in the District's recently completed Building Condition Survey report, which is a mandated assessment of school facilities completed every five years by professional architects and engineers. In addition to these required repairs and improvements, a group of 20+ community and staff members were assembled as a Facilities Planning Task Force, charged with identifying educational improvements. And finally, the Board of Education approved the final scope of capital improvements (see Page 15 below), consistent with the goals established in Brewster Vision 2026.

#### **5) Is the District's enrollment increasing?**

- a) No, similar to most school districts in New York, enrollment has slightly, but steadily declined over the past decade and is now beginning to stabilize. The

District remains steadfast in its goals of maintaining low class sizes and increasing course offerings which require new and innovative learning spaces.

**6) If the capital improvement project is approved, when would construction begin and what is the timeline for completion?**

- a) There are many required steps to be taken after voter approval but before construction can begin, including the formulation of detailed designs and construction documents, New York State Education Department (NYSED) review and approval, as well as, the competitive bidding process and mobilization. It is hoped that construction would begin in Summer 2024. Construction would likely take place over a three year period due to the required phasing of projects in limiting land disturbance, as required by the New York City Department of Environmental Protection. This estimated timeline would result in all projects being completed in a staggered fashion through Winter 2027-28.

**7) What other school districts have approved capital improvement projects recently?**

- a) [Click here for a non-exhaustive list of recently approved capital improvement project bond referendums from 2019 through October 2022, provided by Capital Markets Advisors, LLC](#)

**8) What would happen if the referendum does not pass?**

- a) The repairs and critical infrastructure improvements identified in the Building Condition Survey are items that must be completed in order for the school buildings to remain functional. If the referendum does not pass, those repairs would need to be performed within the District's annual operating budget, resulting in a reduction to the instructional budget. If forced into this approach, the projects would not be eligible for NYS Building Aid, with local taxpayers bearing the full cost of the required repairs.

**9) What would happen if Proposition II receives greater than 50% voter support, but Proposition I does not?**

- a) Proposition II can pass only if Proposition I is approved first. In the event Proposition II receives greater than 50% voter support, but Proposition I does not, neither proposition could move forward and both would be considered defeated.

**10) Why is the District no longer considering the acquisition of 90 Farm To Market Road?**

- a) While the acquisition of this property would provide the District with greater flexibility and future use in capital planning, this referendum was not approved

when presented to the voters in December 2021 and the property owner has not reapproached the District with another offer to sell the property.

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## **Financial**

**1) What impact would “Proposition I” have on the “Tax Cap”?**

- a) Proposition I is TAX NEUTRAL, meaning that it would not cause an increase in the District’s “Tax Cap” as defined in the New York State “Tax Cap” formula.

**2) What is the average annual cost of “Proposition I” per 100,000 of Assessed Value”?**

- a) There is no additional cost associated with Proposition I.

**3) Why does the financial impact not take effect until the 2024-25 fiscal year?**

- a) Based on the anticipated construction and borrowing schedules, debt repayment would not begin until 2024-25 at the earliest.

**4) How is the District utilizing the Capital Reserve & Capital Funds on-hand to offset future borrowing costs?**

- a) As of June 30, 2022, the District has \$12,000,000 in its Capital Reserve and another \$2,000,000 in Capital Funds on-hand earmarked for installing H.V.A.C. at J.F.K. Elementary School. In other words, the first \$14,000,000 worth of capital improvement project costs are already saved for. These two sources of funds are being applied against the cost of Proposition I in order to reduce the amount to be borrowed, thereby reducing the tax impact on homeowners.

**5) Would it be a better strategy to apply the Capital Reserve against Proposition II in order to mitigate the lower aid-ability of that project?**

- a) It would be most prudent to apply the Capital Reserve first against the Proposition I projects, given the fact that Proposition I projects represent the District’s most essential needs of critical infrastructure repairs & improvements.

**6) What impact would “Proposition II” have on the “Tax Cap”?**

- a) Based on the New York State “Tax Cap” formula, it is projected that Proposition II would cause the “Tax Cap” to increase by just 0.15%, on average, during the years 2024-25 through 2032-33, before other debt is extinguished in 2033-34.

“Tax Cap” Incremental Impact (Prop I [\$60M] & Prop II [\$23.1M])							
Year:	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	9-yr Average
“Tax Cap” Impact:	No impact	-0.01%	+0.01%	+0.69%	+0.56%	+0.18%	<b>+0.15%</b>

From 2029-30 through 2032-33, the impact ranges from -0.08% to 0.03%, before other debt is extinguished in 2033-34.

**7) What is the average annual cost of “Proposition II” per 100,000 of Assessed Value”?**

a)

Average Annual Cost <i>per 100,000</i> of Assessed Value (Prop I [\$60M] & Prop II [\$23.1M])						
Town:	<i>Southeast Homestead</i>		<i>Patterson Homestead</i>		<i>Carmel Homestead</i>	
Cost:	\$1.65/mo	\$20/year	\$1.65/mo	\$20/year	\$1.61/mo	\$20/year

This is an average increase during the years 2024-25 through 2032-33 and is not accumulative.

**8) Why is the cost per 100,000 of Assessed Value greater for “Proposition II” as compared to “Proposition I”, given the fact that the construction value of “Proposition II” (\$23.1M) is less than that of “Proposition I” (\$60M)?**

- a) Proposition II is more impactful due to three factors: 1) the entirety of the District’s Capital Reserve and Capital Funds on-hand are being applied exclusively to offset Proposition I; 2) expiring debt is being used exclusively to offset Proposition I; and 3) Proposition II is not eligible for as much NYS Building Aid than Proposition I.

**9) How is the District able to take on this additional debt?**

- a) As of June 30, 2022, the District’s statutory debt limit, pursuant to Local Finance Law, permits for borrowing up to \$354,000,000. However, the District’s current indebtedness stands at less than 12% of capacity, well within the statutory debt limit and affording the opportunity to borrow for this important capital improvement project.

**10) What is the District’s bond rating?**

- a) In its most recent determination, Moody’s Investor Service affirmed the District’s “Aa2” bond rating. Standard & Poors Global Ratings provided a rating of “AA.”

Brewster's rating is better than the median rating of school districts nationwide, which is reflected in the lower interest rates achieved in the competitive sale of its previous serial bonds.

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### **Building Condition Survey Improvements - All Buildings**

#### **1) What is a Building Condition Survey (BCS)?**

- a) The BCS is the most critical component of NYSED Office of Facilities Planning regulations, intended to provide school districts with information on the current condition of their school buildings. It is a mandated assessment of school buildings performed every five years by licensed architects and mechanical/electrical/plumbing (MEP) engineers, identifying necessary improvements. School districts are then required to perform the necessary improvements in order to maintain safe and healthy school environments for New York's public-school children.

#### **2) When was the District's most recent BCS performed?**

- a) The most recent BCS was performed during Fall 2020, evaluating necessary infrastructure repairs and mechanical system replacements. Those items were assigned priority ratings based on NYSED guidelines, and reviewed in great detail by the District's Facilities Planning Task Force.

#### **3) What types of improvements are included in this project?**

- a) This project includes the most pertinent items identified in the District's Building Condition Survey, such as roof repairs, boiler replacements, mechanical system upgrades, repairs to sidewalks, curbs, walkways and parking lots, as well as, the replacement of the existing synthetic turf field ([Field #3](#)) which is reaching end-of-life. The above represents a non-exhaustive list. For more information, please review the final scope of capital improvements (see Page 15 below), the majority of which is related to Building Condition Survey improvements.
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## **BHS Security Vestibule, New Synthetic Turf Field & Track Replacement**

### **1) Why is the security vestibule at Brewster High School combined with the new synthetic turf field and track replacement?**

- a) Site work improvements, such as the new turf field and track replacement, are not eligible for NYS Building Aid unless they are combined with a renovation to the interior of a school building. (They would not be aided as stand-alone projects.) By combining these items with the security vestibule, they become eligible for NYS Building Aid.

### **2) Why is the new synthetic turf field being placed inside of the track (Field #8) as opposed to Field #9?**

- a) This was discussed in detail by the Facilities Planning Task Force and determined to be the most cost-effective and design-efficient approach. It is most common for a synthetic turf field to be placed inside of an existing track in order to achieve economies of scale with respect to design, sub-base materials, drainage requirements, and construction. It would cost significantly more money to construct a synthetic turf field separate and apart from the track.

### **3) Are bleachers included?**

- b) Yes, bleachers are included in this project, although they were mistakenly omitted from the rendering.

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## **CVS Cafetorium & Existing Cafeteria Conversion**

### **1) How does the Cafetorium improve the instructional program?**

- a) The Cafetorium provides a number of benefits in and of itself, as well as, the creation of two (2) additional classroom spaces & one (1) small group instruction space by vacating the existing cafeteria. Including the Cafetorium's multi-functional stage which can be used as one (1) Music classroom, this project creates three (3) new instructional classrooms and one (1) small group instruction space in total.

### **2) In previous meetings, a second floor classroom addition above the Cafetorium was discussed. Is that still included?**

- a) No, after evaluating all projects and related costs identified by the Facilities Planning Task Force, as well as, the District's most recent enrollment projection

report, it was decided that the second floor classroom addition would not move forward at this time. However, the Cafetorium will be constructed with reinforced steel columns and a concrete roof deck in order to support a future second floor addition, should it ever become necessary.

**3) Could the newly enclosed courtyard be used for the relocation of the existing playground?**

- a) This concept has not yet been decided and will need to be evaluated further. Unlike the JFK courtyard, the CV Starr courtyard would be narrower and enclosed on three sides by a two-story building, which may amplify echo and noise. This concept can be further evaluated and discussed after construction is completed.

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

**1) How did the Field House evolve from the “double-gym” concept originally developed by the Facilities Planning Task Force (FPTF)?**

- a) The “double-gym” concept was the most costly proposal of all projects identified by FPTF. Recognizing the need for a second physical education space, as well as, the interior relocations for the STEAM Lab and NJROTC, an ad hoc committee of school coaches, youth coaches, and representatives from the Town of Southeast Recreation Department collaborated to develop this less costly proposal.

**2) Why is artificial turf being installed in the Field House as opposed to a hardwood floor?**

- a) There are currently four (4) indoor hardwood floor gymnasiums within the District, but no indoor spaces with artificial turf for the Fall & Spring sports seasons that often experience inclement weather, such as extreme heat, rain, wind, or snow. Again, an ad hoc committee of school coaches, youth coaches, and representatives from the Town of Southeast Recreation Department generally supported this concept as opposed to a traditional hardwood floor gymnasium.

**3) Which sports practices can be accommodated in the Field House?**

- a) The 19,200 square foot (120’ x 160’) space can accommodate roughly 1/3rd of a full field for the following practice activities, based on standard field sizes:
  - i) Soccer (190’ x 300’): roughly 1/3rd of a full field
  - ii) Field Hockey (180’ x 300’): roughly 1/3rd of a full field

- iii) Lacrosse (180' x 330'): roughly 1/3rd of a full field
- iv) Football (160' x 360'): roughly 1/3rd of a full field (40 yards)

**4) Why is the Science, Technology, Engineering, Art & Math (STEAM) Lab and NJROTC renovations combined with the Field House and Fitness Center?**

- a) The creation of a new Fitness Center allows for a domino-effect of important interior relocations and renovations:
  - i) the “old” Weight Room moves to the new Fitness Center, gaining 500+ sq ft of space
  - ii) NJROTC moves to the “old” Weight Room, gaining 1,200+ sq ft of space
  - iii) the LGI/Student Lounge is enhanced to include a cyber cafe and moved to the “old” NJROTC Room
  - iv) the “old” LGI/Student Lounge is converted into a “new” 2,300+ sq ft STEAM Lab

**5) Why does NJROTC need more space?**

- a) Participation in this prestigious program requires that the District meet certain standards in terms of military staffing and instructional space. While the District continues to meet the military staffing requirements, the District fails to meet instructional space standards. This puts the District at risk of losing the program, should annual waiver requests not be honored by the Navy in the future. This program is currently occupying just over 1,400 sq ft of space, but requires significantly more space due to its continued growth in popularity among students.

**6) Why create a STEAM Lab?**

- a) Modernized STEAM Labs enable hands-on learning experiences that cannot be performed in traditional classrooms. This space would be renovated in order to accommodate greater electrical and ventilation capabilities, which are needed to expand course offerings, like MC<sup>2</sup>, in the fields of Engineering, Aerospace, Biomedicine, etc.

**7) Why expand the BHS cafeteria?**

- a) The existing corridor which will be consumed by the cafeteria expansion is redundant to the building. Expanding the capacity of the cafeteria would allow for a greater population of students to be served in each meal period, providing greater flexibility in class scheduling.

## Brewster Vision Capital Project: Fast Facts

### **Fast Facts: Brewster Vision Capital Project Bond Referendum**

Referendum	Vote Date	Authorization
Proposition I	Tuesday, March 21, 2023 (7:00AM - 9:00PM)	\$59,988,000 (Tax Neutral)
Proposition II	Tuesday, March 21, 2023 (7:00AM - 9:00PM)	\$23,126,000
Note: Proposition 2 can only pass if Proposition 1 passes		

### **Fast Facts: Building Size & Current Enrollment**

School	Year Built	Square Footage	Grades	2022-23 Enrollment
Brewster HS	1972	172,000	9-12	1,037
H.H. Wells MS	1957	171,646	6-8	670
C.V. Starr IS	1996	63,766	3-5	625
JFK ES	1964	71,610	K-2	601
Total				2,933

### **Fast Facts: Ten-Year Historical Enrollment Data**

2021-22 Enrollment	2020-21 Enrollment	2019-20 Enrollment	2018-19 Enrollment	2017-18 Enrollment
2,971	2,984	3,066	3,001	3,080

2016-17 Enrollment	2015-16 Enrollment	2014-15 Enrollment	2013-14 Enrollment	2012-13 Enrollment
3,119	3,162	3,248	3,240	3,293

**Fast Facts: Past Capital Improvement Project Bond Referendums**

<b>Referendum Focal Point</b>	<b>Month/ Year</b>	<b>Authorization</b>	<b>Description of Work</b>	<b>Outcome</b>
H.H. Wells MS & Synthetic Turf Field	Oct, 2009	\$25.7M	Prop I: Science Wing Addition; Building Condition Survey Improvements district-wide	Yes: 1,321 (55%) No: 1,084 (45%)
		\$2.3M	Prop II: New Stadium Synthetic Turf Field ( <a href="#">Field #3</a> )	Yes: 1,256 (53%) No: 1,118 (47%)
JFK ES CVS IS	Dec, 2014	\$39M	2nd Grade Wing Addition; 3rd Grade Wing Addition; Building Condition Survey Improvements district-wide	Yes: 635 (55%) No: 525 (45%)

**Fast Facts: 2022-23 Student Participation**

<b>BHS Activity</b>	<b># of Students</b>	<b>% of Population</b>
NJROTC	129	12%
Athletics	378 (Fall 2022)	36%
	228 (Winter 2022-23)	22%
	397 (Spring 2022 [PY])	38%

**Fast Facts: Proposed/Improved Space versus Existing Space**

<b>Proposed / Improved Space</b>	<b>Proposed Dimensions (Sq Ft)</b>	<b>Existing Space</b>	<b>Existing Dimensions (Sq Ft)</b>	<b>Net Gain (Sq Ft)</b>
CVS Cafetorium	7,300	Existing CVS Cafeteria	2,284	<b>+5,016</b>
CVS New Cafetorium (Seating Capacity)	240 seats	Existing CVS Cafeteria (Seating Capacity)	180 seats	<b>+60 seats</b>
BHS Improved Parking (Spaces) - Prop I ONLY	421 spaces	Existing BHS Parking (Spaces)	331 spaces	<b>+90 spaces</b>
BHS New Fieldhouse	19,200	N/A	0	<b>+19,200</b>
BHS New Fitness Center (Weight Room)	3,000	Existing BHS Weight Room (excluding Trainer's Room)	2,500	<b>+500</b>
BHS NJROTC Room (former Weight Room, including Trainer's Room)	2,696	Existing BHS NJROTC Room	1,415	<b>+1,281</b>
BHS STEAM Lab (former LGI/Student Lounge)	2,300	N/A	0	<b>+2,300</b>
BHS Cyber Cafe & Student Lounge (former ROTC)	1,415	Existing LGI / Student Lounge	2,300	<b>-885</b>
BHS Cafeteria Expansion	7,482	Existing BHS Cafeteria	6,612	<b>+870</b>
BHS Improved Parking (Spaces) - Prop I & Prop II	378 spaces	Existing BHS Parking (Spaces)	331 spaces	<b>+47 spaces</b>

### **Proposed Scope (Proposition I)**

The proposed project includes interior and exterior renovations to all four (4) school buildings, and to a lesser degree, the District Office and Transportation Facility. The most pertinent items include critical infrastructure improvements identified in the District's Building Condition Survey, such as roofs, boilers, paving, etc. In addition, safety improvements include the installation of a security vestibule at Brewster High School and an expansion of the building's lockdown automation system. At C.V. Starr Intermediate School, a "Cafetorium" addition will provide the seating capacity to serve an entire grade at once, as well as, provide a space to host building-wide events, while also allowing for the renovation of the existing cafeteria into much needed classroom space. This project would net an addition of three (3) classroom spaces and one (1) small group instruction room. And finally, at J.F.K. Elementary School, the last remaining wing which is occupied by our Kindergarteners, will be tied into the existing cooling system to complete the building's air conditioning capability, and more importantly, provide a comfortable learning environment for our youngest learners.

The following represents a non-exhaustive list of many other proposed improvements at each building:

#### **J.F.K Elementary School (\$14,877,000)**

- Mechanical upgrades to include air conditioning and updated mechanicals to areas not included in the 2014 Capital Improvement Project
- Replace one (1) end-of-life boiler, and configure building to run primarily off heat pumps installed in the 2014 Capital Improvement Project
- Replace end-of-life roof system on existing building
- Upgrade portions of the fire alarm system at the original building

#### **C.V. Starr Intermediate School (\$22,991,000)**

- New 14,000+ sq ft "Cafetorium" addition including a dedicated kitchen, server, and flexibly-designed stage which can be used as one (1) Music Classroom; also includes new student bathrooms nearby
- Renovate existing Cafeteria into two (2) new classroom spaces and one (1) small group instruction room
- Repair structural components of the building's front entrance
- Replace one (1) end-of-life boiler, and configure building to run primarily off heat pumps installed in the 2014 Capital Improvement Project
- Miscellaneous repairs to sidewalks, curbs, and walkways
- Upgrade portions of the fire alarm system at the original building

## **Proposed Scope (**Proposition I**) continued...**

### **H.H. Wells Middle School (\$1,346,000)**

- Perform structural repairs to gymnasium & auditorium walls
- Replace outdated bleacher system in gymnasium
- Fire & egress upgrades in select stairwells
- Mechanical upgrades to existing boiler room equipment
- Improve ventilation to existing mechanical tunnels

### **Brewster High School & Athletic Fields (\$20,588,000)**

- New Security Vestibule at the main entrance, complete with Lockdown Automation hardware
- Structural repairs to building bridges at horseshoe entrances/exits
- Replacement of the building's only elevator, which has reached end-of-life
- Mechanical upgrades to the heating system
- Minor roof repairs to existing asphalt roof at front of Performing Arts Center
- Replacement of air handling units in cafeteria and existing locker rooms
- Fire & alarm upgrades to the building's existing systems
- Miscellaneous repairs to sidewalks, curbs, and walkways
- Replace unit ventilators in classrooms
- Electrical service upgrades
- Parking improvements and additional spaces

### **Athletic Fields (Cost included above)**

- Replace Track and install new Synthetic Turf Field at existing field location ([Field #8](#))
- A dedicated outer asphalt walkway available for community use, complete with low-lighting for evening usage; asphalt walkway allows for winter plowing, providing year-round availability to the community
- New dedicated parking lots and access entrances to adjacent to the Track and surrounding fields
- Replace existing Synthetic Turf Field at stadium location ([Field #3](#)) which is reaching end-of-life

### **Transportation Facility (\$93,000)**

- Update interior office configuration

### **District Office (\$93,000)**

- Repair front walkway at main entrance



## **Proposed Scope ([Proposition II](#))**

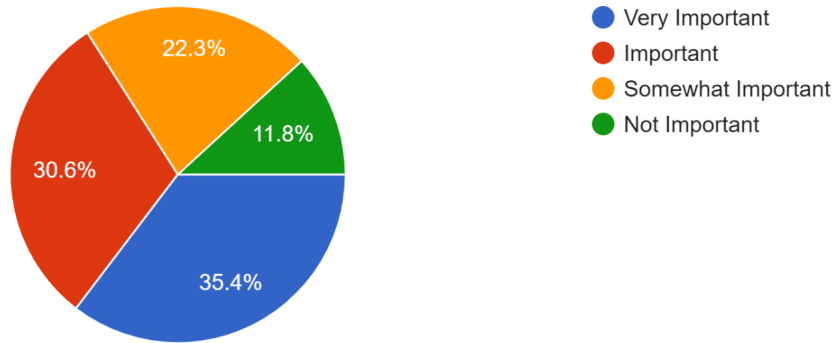
### **Brewster High School (\$23,126,000)**

- Create 2,300+ sq ft “state-of-the-art” Science, Technology, Engineering, Art & Math (STEAM) Lab through renovation of existing Large Group Instruction (LGI) Room/ Student Lounge
- 2,696 sq ft renovation of existing/former Weight Room & Trainer’s Room for NJROTC program expansion
- Relocate Cyber Cafe/Senior Lounge to existing/former NJROTC Room
- 870 sq ft expansion of existing Cafeteria into adjacent corridor, providing for additional cafeteria seating
- New 19,000+ sq ft Field House with synthetic turf and dedicated indoor walking track
- New 3,000 sq ft “collegiate-style” Fitness Center, Trainer’s Room, Athletics Lobby, and dedicated toilet rooms allowing for controlled access from the rear athletic fields ([Field #10/10A](#))
- Improved drop-off and pick-up area at the rear of the building

## **Community Survey Results (229 Responses)**

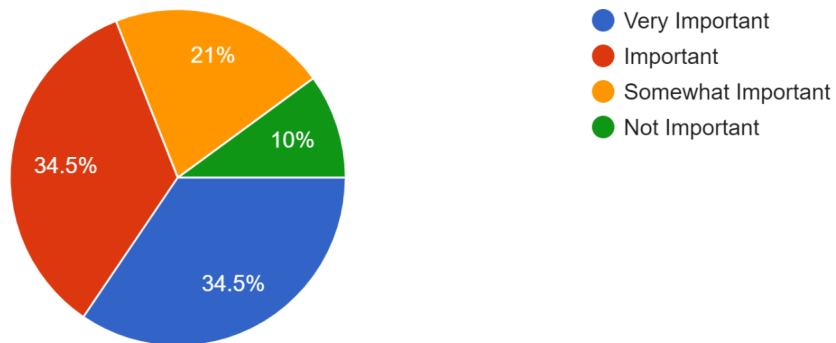
### Lowering Class Sizes at John F. Kennedy Elementary School (Kindergarten - 2nd Grade)

229 responses



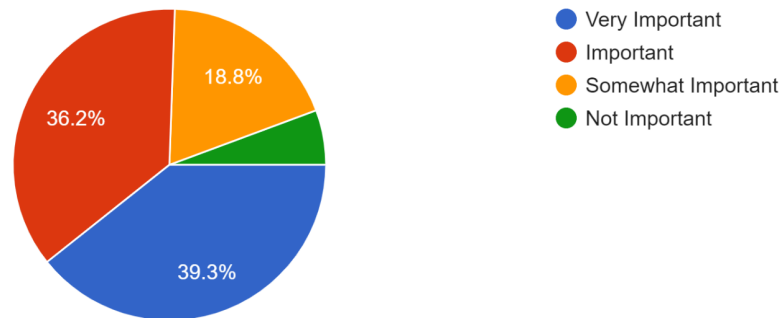
### Lowering Class Sizes at C.V. Starr Intermediate School (3rd Grade - 5th Grade)

229 responses



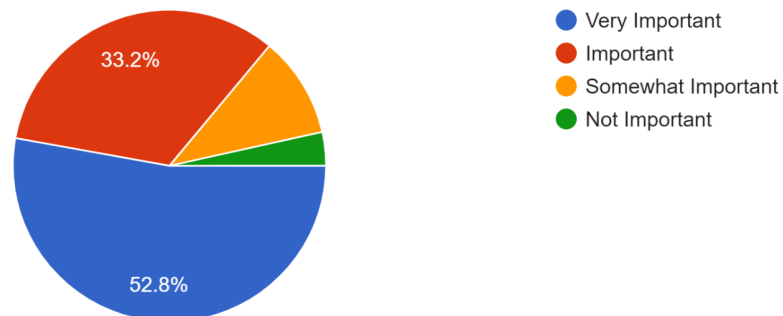
Improving Science, Technology, Engineering & Math (STEM) Facilities at Wells Middle School (6th Grade - 8th Grade)

229 responses



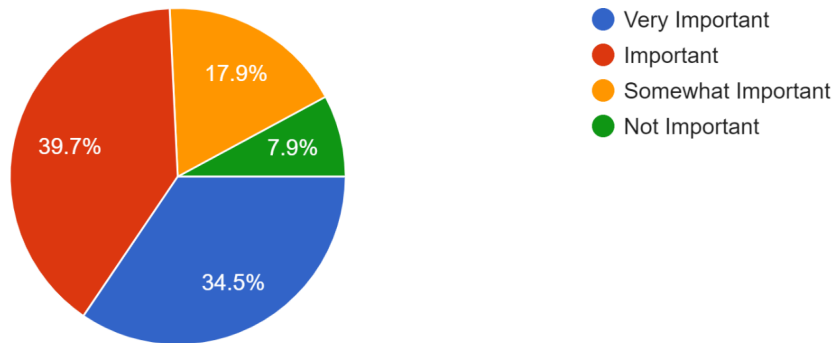
Improving Science, Technology, Engineering & Math (STEM) Facilities at Brewster High School (9th Grade - 12th Grade)

229 responses



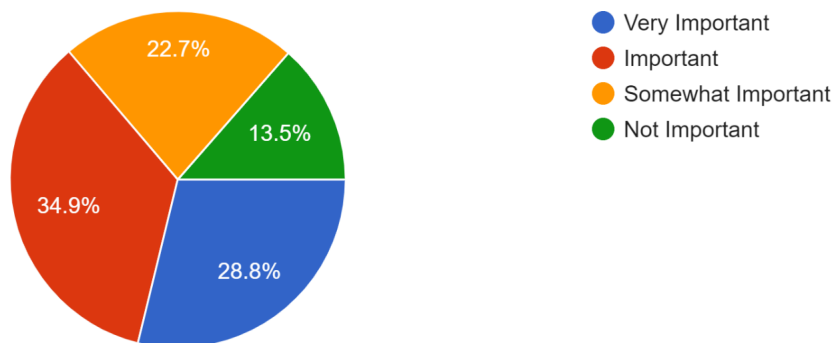
### Improving Athletics/Music/Other Student Experiences at Brewster High School

229 responses



### Improving Home Real Estate Values Through Improved School Facilities

229 responses



## Limiting Tax Increases Due to Construction

229 responses

