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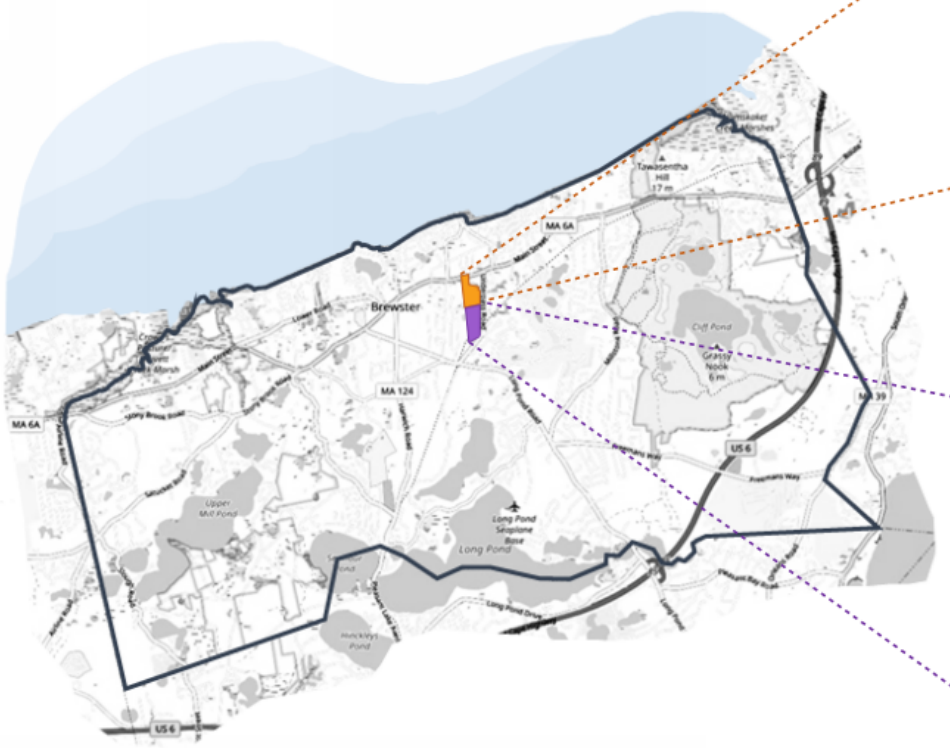
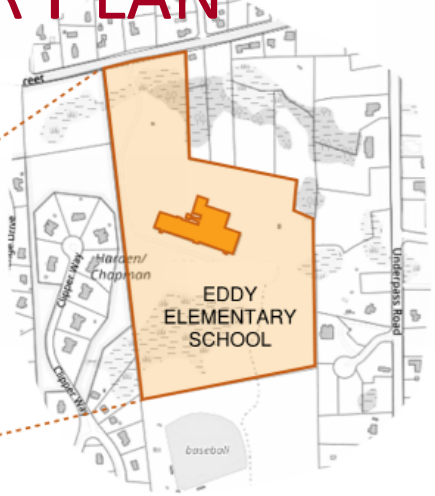
ELEMENTARY SCHOOLS MASTER PLAN

TOWN OF BREWSTER





REVISED FINAL REPORT: December 31, 2021

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DEDICATED TO EXCEEDING OUR CLIENTS' EXPECTATIONS

1) **Acknowledgments** 3

2) **Introduction** 5

3) **Executive Summary** 7

4) **Options** 9

5) **Educational Program Summary** 21

6) **Facilities Condition Assessment Summary** 23

7) **Educational Space Adequacy Summary** 25

8) **Enrollment Projections Summary** 29

9) **Appendices** 31

Appendix A:	Facilities Condition Assessment	A-1 – A-29
Appendix B:	Educational Space Adequacy Assessment	B-1 – B-36
Appendix C:	Enrollment Projection Analysis	C-1 – C-23
Appendix D:	Options Cost Projections	D-1 – D-4

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INTRODUCTION

Faced with declining enrollment, resulting in surplus school space, Brewster School Committee / Town of Brewster engaged Habeeb & Associates Architects (H&A) to conduct a study of possible facility options that would meet the educational needs of both the current and the projected enrollment of the pre-kindergarten through grade 5 student population.

The Town of Brewster has two elementary schools, Stony Brook Elementary School (grades kindergarten through grade 2) and Eddy Elementary School (grades 3-5). The Town of Brewster, along with the towns of Orleans, Eastham, and Wellfleet, is a member of the Nauset Public School District, which serves prekindergarten and grades 6-12. The prekindergarten program is currently housed in Stony Brook Elementary School, in Brewster. Nauset Regional Middle School is located in Orleans, and Nauset Regional High School are located in Eastham.

This study evaluated two Brewster school buildings, Stony Brook Elementary School and Eddy Elementary School. The analysis considered enrollment trends, building capacities, quality of space, flexibility of space, instructional practices, programmatic needs, technology infrastructure, and school use. Based on the projected enrollment of the student population and the desired educational program of the Brewster Elementary Schools, several options to meet the needs of this student population were developed.

The options are detailed on the following pages and include existing educational spaces, required educational spaces, operating capacities, magnitude of renovations and projected costs for upgrades. The options are in no particular order, as each has benefits and challenges which will require analysis prior to the selection of one to implement. Advantages and disadvantages of each option include estimated costs to execute the options and the magnitude of work required to modify the schools.

The intent of this report is to provide a basis for a long-term educational facilities plan. The physical conditions of the facilities have been considered, as well as the educational suitability/adequacy of the school buildings and the report guides the Town of Brewster in determining the measures that will be necessary to support the changing educational needs of the community.

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EXECUTIVE SUMMARY

Brewster's decline in elementary school enrollment has resulted in a surplus of educational space. The 2021-2022 enrollment at Stony Brook Elementary School, serving prekindergarten through grade 2 is 231 students. The enrollment at Eddy Elementary School, serving students in grades 3 through 5 is 215 students. Therefore, the town's total enrollment is 446 students from prekindergarten through grade 5. This elementary school population is not expected to increase over the next two decades. A consolidation of the schools will result in a more efficient use of town resources. A single school with a capacity of approximately 500 students will meet the needs of the school district and community.

Each school has advantages over the other, however the total size of the buildings is the greatest determining factor. For this reason, Stony Brook Elementary School, at 91,044 sf., has been identified as the preferred school to operate as the town's only elementary school. Eddy Elementary School at 57,915 could be repurposed to meet the changing needs of the community.

As Brewster Public Schools plans for future enrollments and flexibility to address changes in populations, it will be prudent to plan for slightly higher enrollments to accommodate a modest growth in population. The district should consider the following maximum enrollments for space planning purposes:

- Prekindergarten: 30 students.
  (If approved, Universal Pre-K would double the size of this program.)
- Kindergarten: 80 students.
- Grades 1-5: 80 students per grade level or 400 students.

This would bring the total maximum enrollment of 510 students for space planning purposes.

Both schools have been well-maintained over the years, although Stony Brook Elementary School, constructed in 1976 with an addition added in 1989 is twenty years older than Eddy School which was constructed in 1996. Age, size, and type of construction must be considered for future operational costs. Capital Budget requests to address Stony Brooks' aging infrastructure include replacement of boilers, water heaters, classroom unit ventilators, and conversion of the building heating source from oil to natural gas have been submitted. Capital Budget requests and items identified in the facilities condition assessments included in this report reveal the future operational cost of both buildings.

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DEVELOPMENT OF OPTIONS

Working with the Brewster elementary school administrators, Habeeb & Associates Architects (H&A) developed three options for the Town to consider.

OPTION 1

This option creates one pre-kindergarten through grade 5, town-wide school at the Stony Brook Elementary School. Eddy Elementary School would close. *

OPTION 2

This option creates one pre-kindergarten through grade 5, town-wide school at the Eddy Elementary School. Stony Brook Elementary School would close. *

OPTION 3

This option reconfigures Stony Brook Elementary School to serve kindergarten through grade five. The prekindergarten program would be located at Eddy Elementary School. Surplus educational space could be used to address other needs of the town.

School Building Capacities Exceed Future Needs

Our examination of the enrollment capacities and projected future enrollments reveals that Brewster has surplus educational space. Considering the elementary class size guidelines, the available number of classrooms and instructional program needs, Stony Brook Elementary School has an enrollment capacity of 484 students and Eddy Elementary School has a capacity of 351 students, for a total capacity of 835 students. The forecasted maximum prekindergarten through grade 5 enrollment is under 500 students over the next two decades.

The table below contains a list of the required educational spaces with required counts of each grade level and program type. Tallies are shown for both Stony Brook Elementary and Eddy Elementary as well as the district totals.

The project costs for the three options are detailed in Appendix D.

* Future change could shift grade 5 to Nauset Regional Schools. Space needs of Nauset Regional Schools are not included in this report.

Elementary School Capacities

		Stony Brook			Eddy		
Existing Building Size in Square Feet		91,044			57,915		
Existing Site Size in Acres		22.68			28.65		
Enrollment 2021-22	**District: 446**	231			215		
	Required	Classrooms	Class Size Cap	Capacity	Classrooms	Class Size Cap	Capacity
General Classrooms Gr. 1	4	18	20	378	14	20	294
General Classrooms Gr. 2	4		21			21	
General Classrooms Gr. 3	4		22			22	
General Classrooms Gr. 4-5	8		23			25	
Pre-K Capable	3	3	15	45	0	15	0
K Capable	4	4	19	76	3	19	57
Media Center	1 per school	1			1		
Gym	1 per school	1			1		
Dining: Cafeteria	1 per school	1			1		
Dining: Kitchen	1 per school	1			1		
World Language	1 per school	-1			-1		
Art Room	1 per school	1			1		
Music Room	1 per school	1			1		
Band/Strings	1 per school	1			1		
STE/Maker Space Rm	1 per school	-1			1		
Self-Contained SpEd	2 per school	2			1 (need 2)		
Specialist & Resource	5 per school	5			5		
Pre-K Capacity	45			45			0
K Capacity	76			76			57
Grade 1-5 Capacity	396			378			294
Operating Capacity	517			**499**			**351**

Projected Maximum Enrollment for Planning Purposes

Pre-Kindergarten:30 students/15 class cap 3 Rooms Minimum (Desire to expand program)

Kindergarten: 76 students/19 class cap = 4 Kindergarten Rooms

Grades 1-5: (400 students maximum/21 class cap = 18 rooms) 3-4 classrooms/ grade level

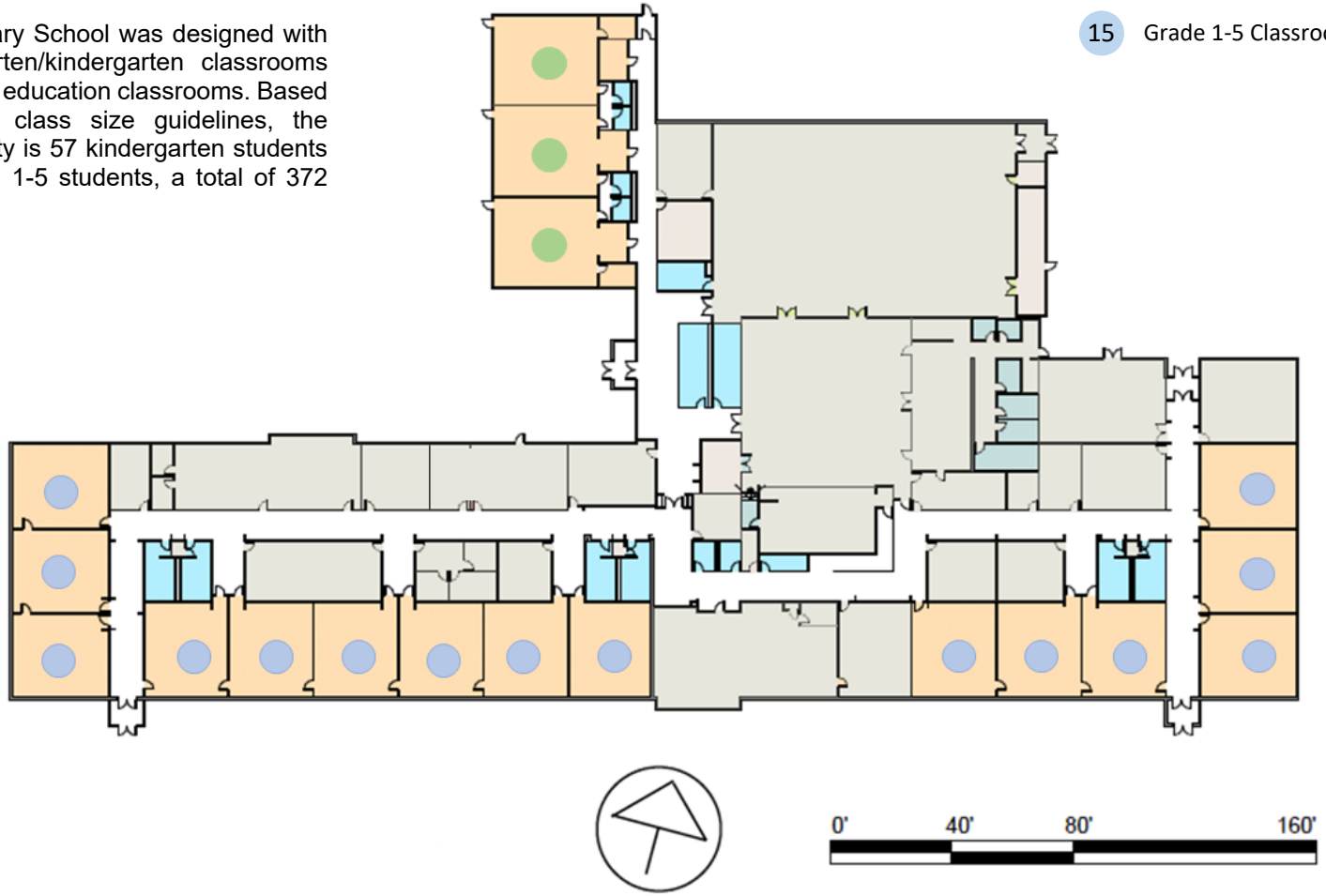
Currently deficient

Program Capacities were calculated by applying Brewster's Class Size Guidelines as a loading factor for the number of classrooms available. Program Capacity is typically lower than original Design Capacity because new programs added to address educational needs or local, state, and federal initiatives, require space thus reducing the number of general classrooms. The graphics below contrast the Design Capacities of both schools and the potential Program Capacity for Stony Brook Elementary School.

Eddy Elementary School Design Capacity

Eddy Elementary School was designed with 3 prekindergarten/kindergarten classrooms and 16 general education classrooms. Based on Brewster's class size guidelines, the Design Capacity is 57 kindergarten students and 315 grade 1-5 students, a total of 372 students.

3	PreK/K Classrooms	x19 =	57 students
15	Grade 1-5 Classrooms	x21 =	315 students
		Total	372 students



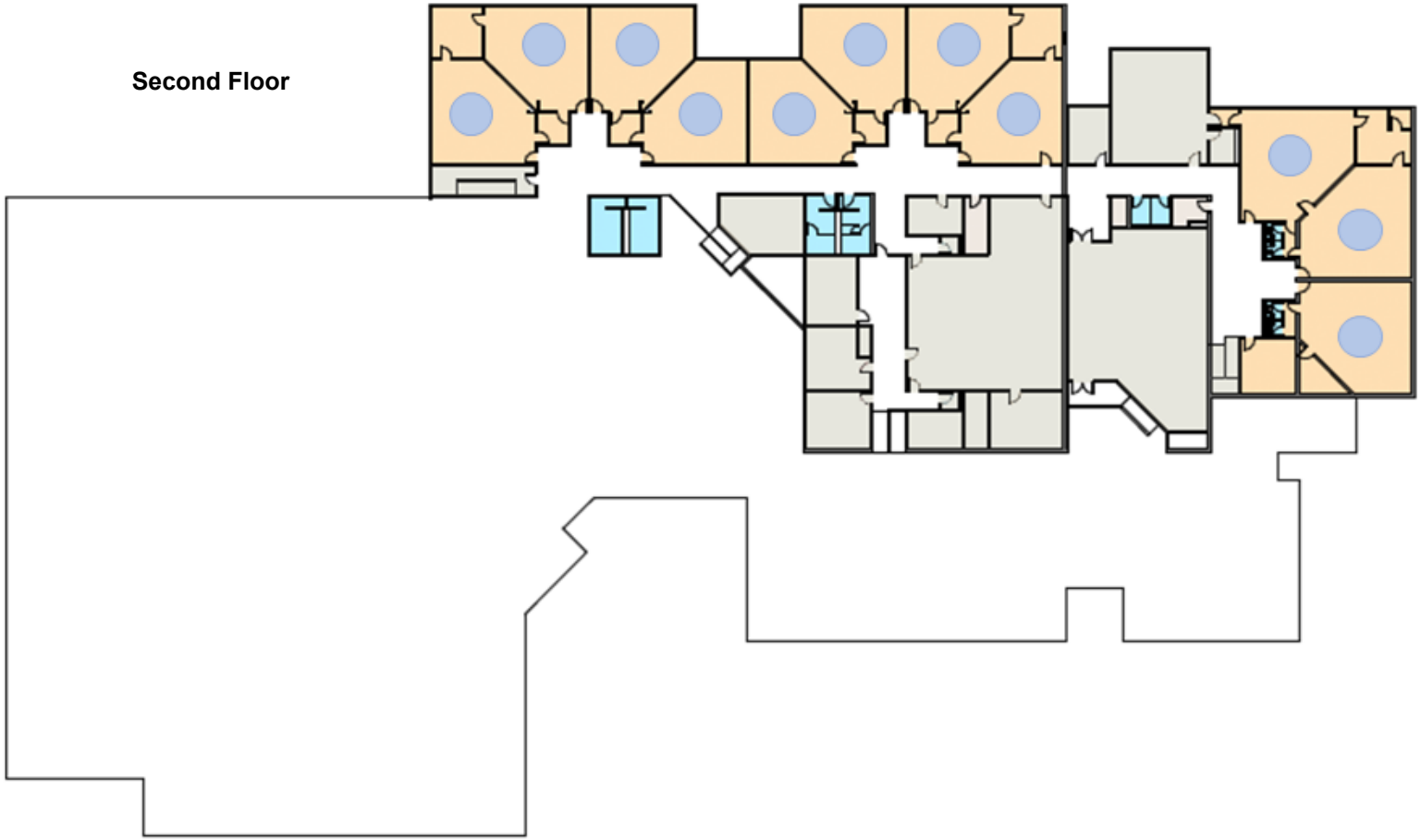
Stony Brook Elementary School Design Capacity

Stony Brook Elementary School's design includes 5 prekindergarten/kindergarten classrooms and 23 general education classrooms. Based on Brewster's class size guidelines, the Design Capacity is 95 kindergarten students and 483 grade 1-5 students, a total of 578 students.

First Floor

5	PreK/K Classrooms	x19 =	95 students
23	Grade 1-5 Classrooms	x21 =	483 students
		Total	578 students

Second Floor



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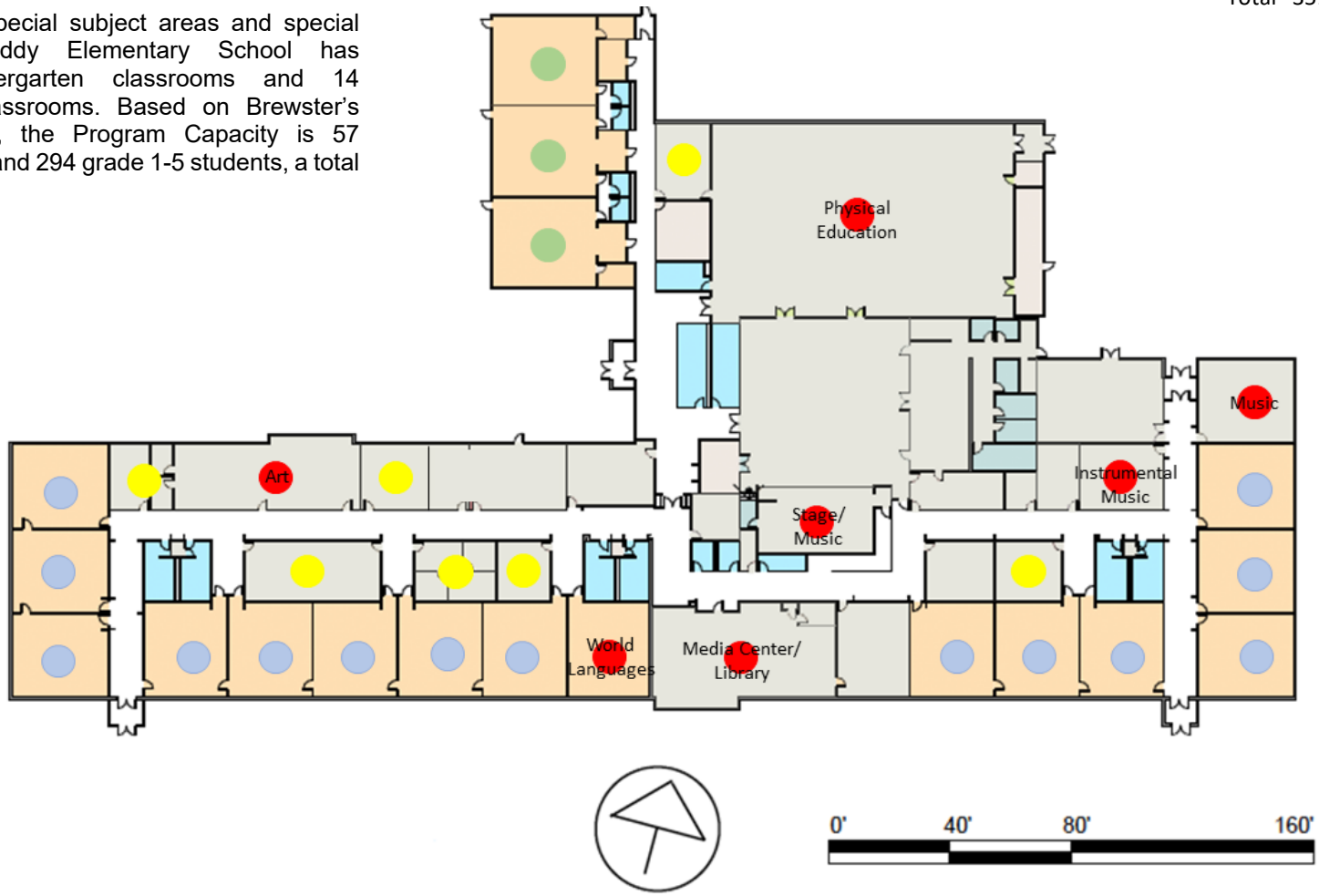
Eddy Elementary School Program Capacity

Program Capacity is typically lower than original Design Capacity because new programs are added over years to address changing educational needs or to support local, state and federal initiatives. When not included in the design, dedicated spaces for specialized subject areas including art, general music, instrumental music, world languages, STE (science, technology, engineering) and special education services reduce the number of general classrooms.

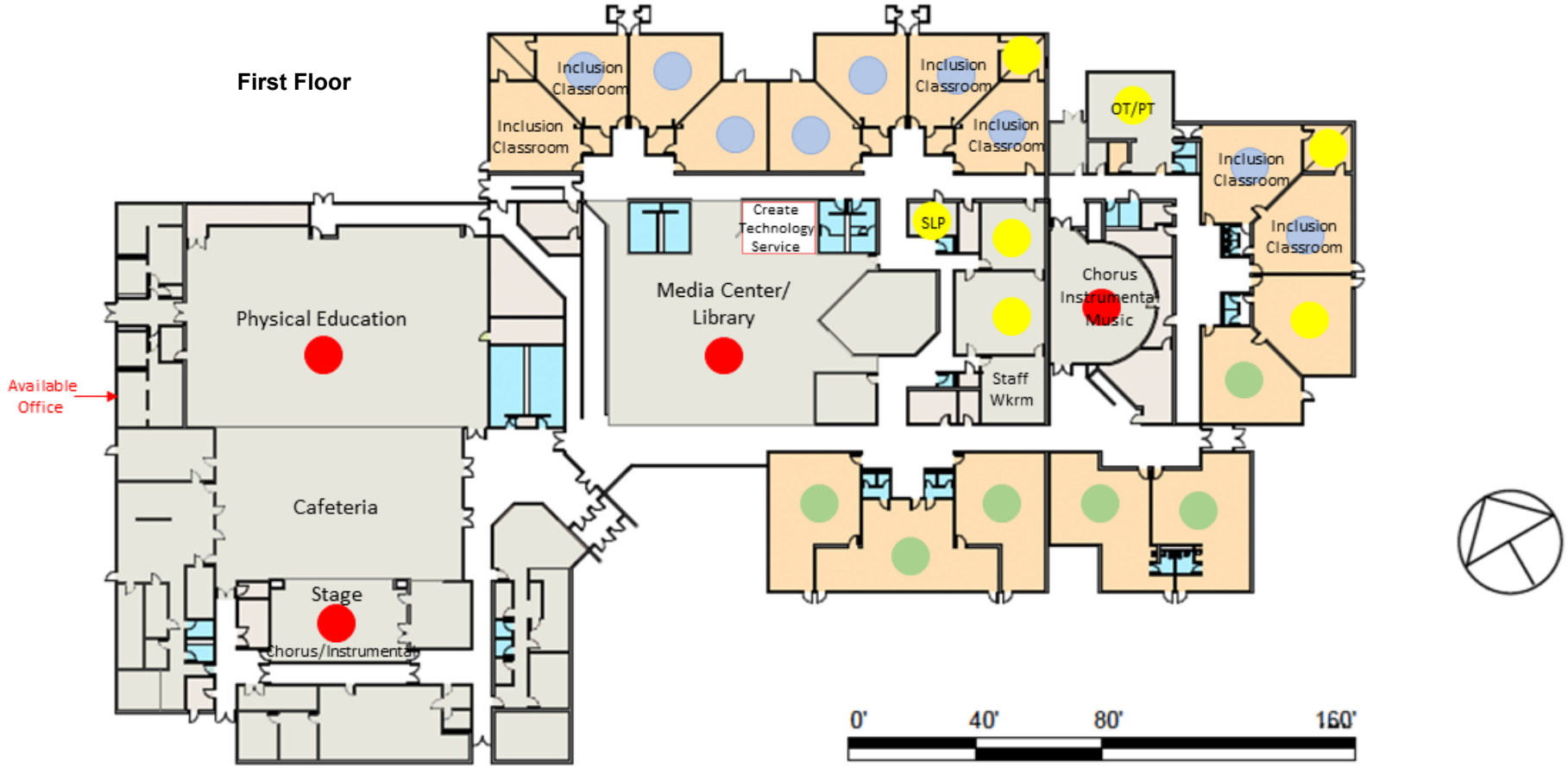
3	PreK/K Classrooms	x19 =	57 students
14	Grade 1-5 Classrooms	x21 =	294 students
		Total	351 students

Providing space for special subject areas and special needs programs, Eddy Elementary School has 3 prekindergarten/kindergarten classrooms and 14 general education classrooms. Based on Brewster's class size guidelines, the Program Capacity is 57 kindergarten students and 294 grade 1-5 students, a total of 351 students.



Stony Brook Elementary School Program Capacity - includes PreK

Providing space for special subject areas and special needs programs, Stony Brook Elementary School has 5 prekindergarten/kindergarten classrooms. A 6th prekindergarten/kindergarten classroom could be programmed by utilizing one general classroom. Based on Brewster's class size guidelines, the Program Capacity is 30 prekindergarten students, 76 kindergarten students and 378 grade 1-5 students, a total of 484 students.

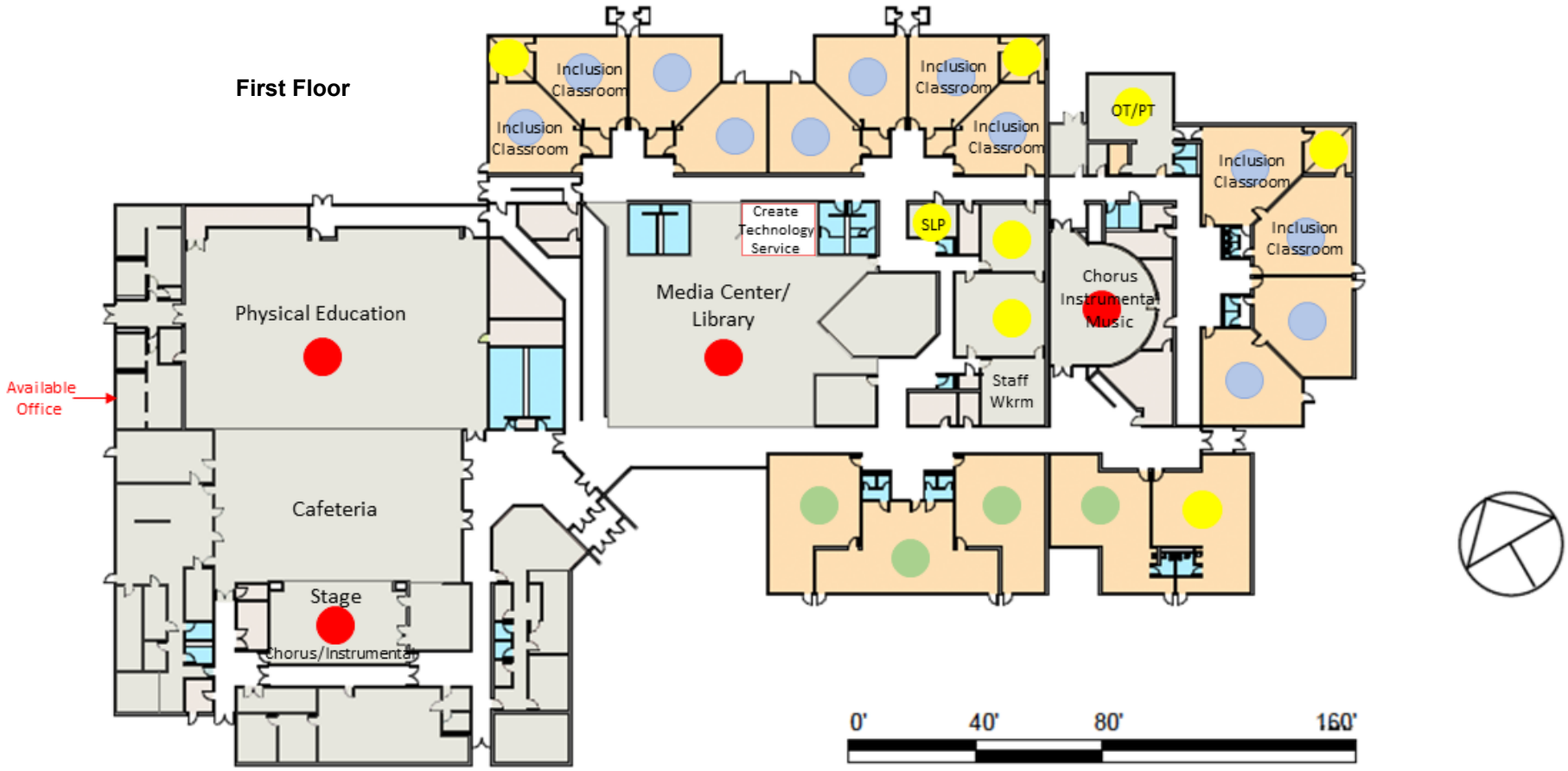


2	PreK Classrooms	x15	=	30 students
4	Kindergarten Classrooms	x19	=	76 students
18	Grade 1-5 Classrooms	x21	=	378 students
		Total		484 students

Second Floor

Stony Brook Elementary School Program Capacity - does not include PreK

Providing space for special subject areas and special needs programs, but not including the prekindergarten program, Stony Brook Elementary School has 4 kindergarten classrooms and 20 general educations for grades 1-5. Based on Brewster's class size guidelines, the Program Capacity is 76 kindergarten students and 420 grade 1-5 students, a total of 496 students.



0	PreK Classrooms	x15	=	0 students
4	Kindergarten Classrooms	x19	=	76 students
20	Grade 1-5 Classrooms	x21	=	420 students
		Total		496 students

Second Floor

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EDUCATIONAL PROGRAM SUMMARY

In meetings between Habeeb & Associates Architects (H&A) and the Brewster elementary school administration, it was determined that a set of space criteria would be established to provide for consistency and parity among the elementary schools. To do so, we utilized the Massachusetts School Building Authority (MSBA) Space Standard Guidelines to establish standard sizes for all educational and support spaces. The quantities of all educational space types were determined by using projected enrollment numbers and program space needs identified by Brewster. It was determined that the schools should have sufficient classrooms to realize the targets below for optimal and equitable class size.

Brewster Class Size Guidelines			
Grade Level	**Minimum**	**Target**	**Maximum**
K	14	17	19
1	14	17	20
2	14	17	21
3	16	19	22
4	18	21	23
5	18	21	23

To achieve class size targets for a projected maximum elementary enrollment according to the guidelines shown above, the following maximum of student enrollment numbers were used in calculations:

- Total prekindergarten through grade 5 enrollment of 510 students.
- Prekindergarten: 30 students.
- Kindergarten: 80 students.
- Grades 1-5: 400 students.

Therefore, Brewster elementary schools need six classrooms for prekindergarten - kindergarten and 20 classrooms for grades 1-5.

It was determined elementary school space should provide a gymnasium, cafeteria, library/media center, an art room with storage, a music room with instrumental practice spaces, a world language room, and a science/technology engineering room equipped with a sink for grades 3 and up.

The Town of Brewster identified the following Elementary School space needs to support the educational program:

- Self-Contained SPED: 2 per designated school @ 900 sf. each
- Special Education Rooms: 3-5 per school @ 500 sf. each
- Small Group Reading: 1 per school @ 500 sf.
- Small Group Math: 1 per school @ 500 sf.
- STE Room (Science, Technology, Engineering) for Gr. 3-5: 1 per school @ 1080 sf. each
- Speech & Language Room: 1 per school @ 200-250 sf.
- Guidance Counselor: 1 per school @ 250 sf.
- Adjustment Counselor: 1 per school @ 250 sf.
- Occupational & Physical Therapies: 1 per school @ 200-250 sf.
- School Psychologist/Testing Room: 1 per school @ 150 sf.
- Teacher Collaboration, Prep and Planning Room 1 per school @ 500 sf.
- Conference Room: 1 rooms @ 250 sf.
- Behavioral, calming room @ 250 sf.

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FACILITIES CONDITION ASSESSMENT SUMMARY

The Facilities Condition Assessment was performed to evaluate the current physical conditions of Brewster's elementary schools and to develop recommendations with related budgets for the long-range repair and upgrade plans and/or possible consolidation. The evaluations were based upon visual inspection, review of available documents, and interviews with facilities personnel.

Stony Brook Elementary School, located at 384 Underpass Road, opened in 1976. In 1987 an addition was built, and the school was renovated in 2010. In 2020-21, the 91,044 sf. building served 211 students in pre-kindergarten through grade 2. Eddy Elementary School, located at 2298 Main Street, opened in 1996. The 57,915 sf. building served 231 students in grades 3-5 in 2020-21.

In general, the buildings have been well maintained by the custodial and maintenance staff. The deficiencies observed were related to age of systems and components, usage, newer code requirements and improvements recommended to provide an environment suitable for 21st Century learning practices.

The data sheets and photographs included in the Facilities Condition Assessment in Appendix A detail the recommendations and associated costs for the deficiencies identified at each school. Estimated costs for projects to be completed in future years contain escalation factors to account for inflation. For the Stony Brook school, some known maintenance items are already accounted for in the Capital Budget and therefore excluded from the cost estimates of the Facilities Condition Assessment.

The costs outlined in this report note only facilities maintenance needs. If the Town moves forward with a consolidation of the schools, it will be necessary to adapt the space within the Stony Brook School to accommodate the increased enrollment. If the schools are consolidated within the Eddy Elementary school, an addition will be necessary. Modification of some classrooms, special subject rooms, and common areas will be required to accommodate the increased student enrollment and faculty and staff space needs in either school.

Category	Scope 1	Scope 2	Scope 3	Total
Facilities Condition Summary				
1. EDDY ELEMENTARY SCHOOL	351,104	1,800,256	0	2,151,360
2. STONY BROOK ELEMENTARY SCHOOL	224,088	1,238,744	469,755	1,932,587
[1]Total:	575,192	3,039,000	469,755	4,083,947
[1]Total Inflated @ 4% Compounded Annually	622,128	3,697,408	571,529	4,891,065

[1]Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

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EDUCATIONAL SPACE ADEQUACY INTRODUCTION

Habeeb and Associates Architects (H&A) conducted educational space adequacy assessments of the Stony Brook Elementary School and the Eddy Elementary School to evaluate how well each facility supports the current educational programs and to determine the suitability of the buildings for different configurations. The findings within the Educational Space Adequacy Assessment in Appendix B can be used as a comparative indicator to identify the relative programmatic capacities and potential to meet future needs of the Town of Brewster.

The educational adequacy assessment evaluates how well each school is equipped to deliver the current instructional curriculum. The assessment considers the following questions while referencing MSBA (Massachusetts School Building Authority) Standards:

- Is the classroom the correct size?
- Are specialty rooms appropriately equipped?
- Does technology support the classroom activities?
- Are there adequate provisions for administration, guidance, and tutorial areas?
- Does the building include all of the spaces to deliver the desired educational program?
- Are the core spaces including cafeterias, gyms, library/media centers, of sufficient size, and appropriately equipped?
- Are the desired outdoor activities, including appropriate playgrounds present?
- Is there adequate separation of pedestrian, bus, and parent drop off traffic to ensure the safety of students?

Stony Brook Elementary School opened in 1976 as Brewster Elementary School serving the kindergarten through grade 5 population of the entire town. The school reached a peak enrollment of 776 students in the 1993-94 school year. During peak enrollment, temporary, modular classrooms were utilized to provide sufficient capacity for all the students. In 1987, Stony Brook school was expanded with an addition. In 1997, Eddy School opened with an enrollment of 305 students serving as a second kindergarten through grade 5 school. The schools served defined attendance areas as “neighborhood schools”. Beginning in 2000, both schools started to experience steady enrollment decline. By 2005 the combined enrollment of the two schools was 521 students, 222 students at Eddy Elementary and 299 at Stony Brook Elementary.

Responding to the significant reduction in enrollment, Brewster reorganized the elementary schools in 2005-2006 to create a town-wide primary school serving 226 students (kindergarten-grade 2) at Stony Brook Elementary and an intermediate school serving 254 students (grades 3-5) at Eddy Elementary. Prekindergarten was introduced into Stony Brook in 2008. For the past 15 years, the town-wide configuration has helped the district manage a total elementary enrollment that saw a high of 523 students in 2007-08 followed by enrollments of under 500 students for the past ten years.

The assessment looks at both the inside and the outside of the school. For the outside of the school, the assessment examines parking, traffic safety, play and athletic facilities, and signage. For the inside of the school, there are four areas that are assessed relative to each kind of space: environment, size, adjacency, and storage/fixed equipment. Information within this report is used to determine the actions required to align the existing facilities with the vision and goals of the district.

Components within the Assessment

- **Environment** – For example, is the environment conducive to teaching and learning; is there sufficient light, HVAC, and acoustical treatment?
- **Size of spaces** – For example, do the classrooms meet the district's size standard; is the cafeteria large enough to seat an appropriate percentage of the student body?
- **Adjacency of spaces** – For example, is the library adjacent to the classrooms for easy access to information and support; is the music space near other noisy spaces?
- **Storage and fixed equipment in spaces** – For example, is there space in the classrooms for teacher and student materials to be stored?

Educational Adequacy Rating Scale

Good: The space provides for and supports a majority of the educational program offered. It may have minor suitability/functionality issues, but generally meets the needs of the educational program.

Fair: The space has some problems meeting the needs of the educational program and needs renovation.

Poor: The space has numerous problems meeting the needs of the educational program.

This educational space adequacy assessment determines how well each school will support the teaching curriculum. The assessment can also be used to help determine decisions regarding renovation versus replacement and the cost trade-off using facilities with significant deficiencies for long term use. Information within this report can be used to determine the actions required to align the existing facilities with the vision and goals of the district.

Comparison of Existing Educational Space Sizes with MSBA (Massachusetts School Building Authority) Guidelines

CORE ACADEMIC SPACES	EXISTING SPACES	MSBA SPACE STANDARDS
Pre-Kindergarten w/ toilet	Preschool spaces in Stony Brook School	1,100 sf. min. - 1,300 sf. max.
Kindergarten w/ toilet	Existing spaces in both buildings meet current MSBA Standards.	1,100 sf. min. - 1,300 sf. max. 2 sinks min. required
General Classrooms - Grade 1-5	General Classrooms in Eddy School average approximately 860 sf. General classrooms in Stony Brook School are smaller than the standard, averaging approximately 720 sf.	900 sf. min. - 1,100 sf. max. 2 sinks min. required
STE Room- Grade 3-6	Stony Brook school does not have a Science Technology Engineering room. Eddy School has one STE room.	1,080 sf. plus 120 sf. STE storage
SPECIAL EDUCATION	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Self-Contained SPED	Self-contained SPED rooms must draw from the number of General Classrooms, reducing the available number of General Classrooms.	Gr. 1-5: 900-1300 sf. equal to surrounding classrooms
Self-Contained SPED - Toilet	Available in designed kindergarten classroom of both schools.	60 sf.
Resource Room	Provided in both schools.	500 sf. (1/2 general classroom)
Small Group Room / Reading	Provided in both schools.	500 sf. (1/2 general classroom)
ART & MUSIC	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Art Classroom - 25 seats	Meets MSBA standards.	Elementary Schools: 1,000 sf
Art Workroom w/ Storage & Kiln	Meets MSBA standards.	
Music Classroom w/ Music Practice/Ensemble	Music rooms in both schools are smaller than the current standard.	Grades K-5 1,200 sf. w/ 75 sf. practice area
HEALTH & PHYSICAL EDUCATION	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Gymnasium	Slightly smaller than current size standard, but the gymnasiums in both schools are well-suited to meet the educational program.	Elementary: 6,000 sf.

MEDIA CENTER	EXISTING SPACES	MSBA SPACE STANDARDS
Media Center / Reading Room K-5	Media centers is both schools provide adequate space.	2,020 sf. w/ Reading Room
DINING & FOOD SERVICE	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Cafeteria & Kitchen	Space in both schools meet program needs	Schools at all Levels: 1,600 sf. for first 300 + 1 sf./ student additional
Staff Lunch Room		20 sf per occupant
MEDICAL	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Medical Suite Toilet	Appropriate elementary school space	60 sf.
Nurses' Office / Waiting Room	Appropriate elementary school space	Gr. K-5 310 sf
ADMINISTRATION & GUIDANCE	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Includes: General Office / Waiting Room / Toilet, Teachers' Mail and Time Room, Duplicating Room, Records Room, Principal's Office w/ Conference Area, Principal's Secretary / Waiting, Assistant Principal's Office, Supervisory / Spare Office, Conference Room, Guidance Office, Guidance Storeroom, Teachers' Work Room	Appropriate location design in both schools	Elementary Schools: 1,865 sf. total
CUSTODIAL & MAINTENANCE	**EXISTING SPACES**	**MSBA SPACE STANDARDS**
Includes: Custodian's Office, Custodian's Workshop, Custodian's Storage, Recycling Room / Trash, Receiving and General Supply, Storeroom, Network / Telecom Room	Custodial and maintenance spaces are adequate in both buildings.	Elementary Schools: 1,900 sf. total

ENROLLMENT PROJECTIONS SUMMARY

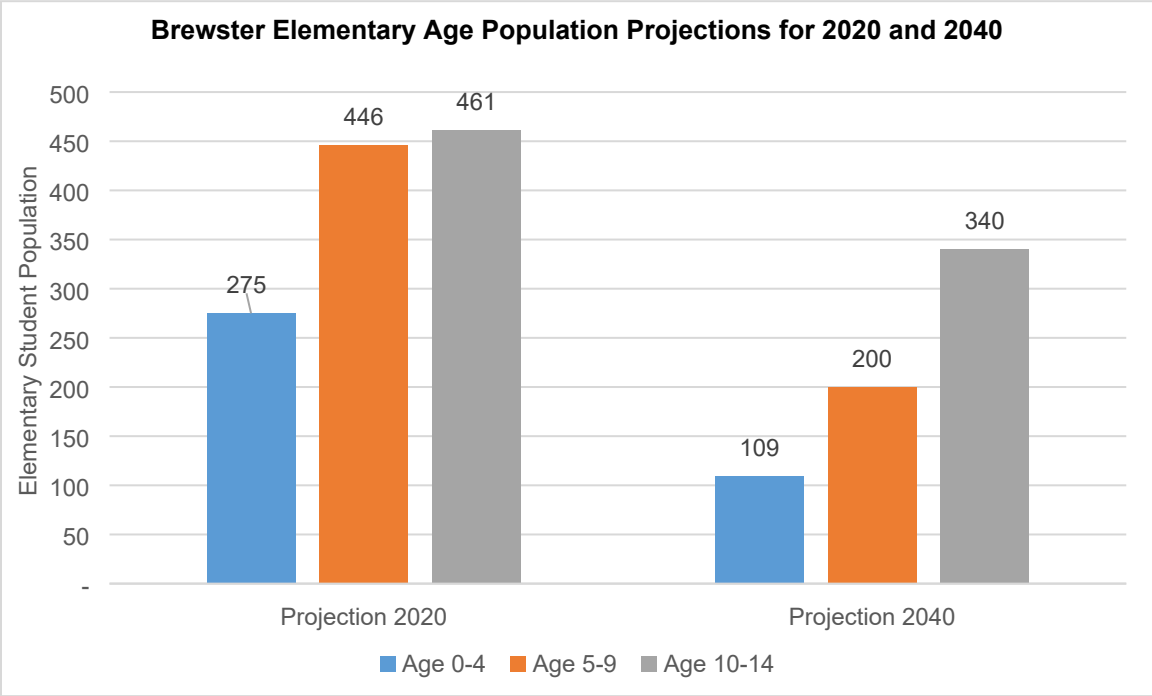
Brewster's age distribution of residents has shifted significantly. The chart below shows the substantial shifts of age that have occurred and will continue to occur. Age groups of elementary school children and the typical age groups for elementary parents have experienced notable decline, while the senior population has grown. Brewster's higher portion of people 65 and older is expected to rise in an aging cycle while the number of school age children continues to fall.

The decline in school-age population is the result of Brewster's aging population occupying more housing units. Brewster, long known as a summer tourist and second-home vacation spot, is also a great place for retirees. Brewster is recognized in national reports for offering lifestyle, culture, and appeal as a place for retirement. (Please refer to Appendix C for a detailed analysis.)

As a result of these demographic shifts, the Town of Brewster has surplus educational space which can be used to support the changing needs of the community.

As Brewster Public Schools plans for future enrollments and managing changes in population, H&A recommends planning for slightly higher enrollments to accommodate a modest growth in population. School building options presented in this report use these numbers to calculate building occupancies. The district should consider the following maximum enrollments for space planning purposes:

Prekindergarten:	30 students
Kindergarten:	80 students
Grades 1-5:	80 students/grade level/400 students
Total Maximum Enrollment:	510 students (prekindergarten – grade 5).



Projections completed by UMass Donohue Institute (MassDOT Vintage 2018 Population Projections) indicate that Brewster's school age population will continue to decline through the year 2040.

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Appendix A: **Facilities Condition Assessment**

Appendix B: **Educational Space Adequacy Assessment**

Appendix C: **Enrollment Projections Analysis**

Appendix D: **Options Cost Projections**

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HABEEB & ASSOCIATES
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FACILITIES CONDITION ASSESSMENT

TOWN OF BREWSTER

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H&A JN 2113.01

DEDICATED TO EXCEEDING OUR CLIENTS' EXPECTATIONS

1) How to Read the This Assessment **A-5**

2) Assessment **A-9**

Facilities Condition Summary
Eddy Elementary School
Stony Brook Elementary School

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EXECUTIVE SUMMARY

The *Executive Summary* recaps the *Total Inflated* row from the bottom of the Building Summary sheets. These costs are then totaled at the bottom to indicate a combined proposed capital expenditure per scope. This is intended to make it easier for the reader to review and compare the overall costs for each of the scopes.

SUMMARY

The *Summary* recaps the *Total* row from the bottom of each category for the subject building, separated into scopes. This is intended to make it easier for the reader to review and compare the overall costs for each of the categories together with the scopes for the subject building.

FACILITIES CONDITION ASSESSMENT

The following is a list and brief description of the column and row headings of the Facilities Condition Assessment sheets.

Description

The *Descriptions* are the work items identified during our inspection. They usually consist of the building component and its deficiencies; and a recommendation for correcting the deficiency.

Quantity

The number of items: (For example, if the work item is for ”unit ventilators replacement” the building in question may have a *Quantity* of 60 unit ventilators to be replaced).

Unit

The *Units* are identified by a two-letter code. The unit codes are as follows:

SF – Square Foot
SY – Square Yard
LF – Linear Foot
LS – Lump Sum
EA – Each.

Unit Cost

The *Unit Cost* is the cost of one *Quantity* of a work item. Unit costs are preliminary construction cost estimates only and are generally based on the following references: *Means Square Foot Cost Data; Means Construction Costs Data*; in house cost data; professional experience; and information provided by various contractors and suppliers.

Total

The *Total* column is determined by the following equation: QUANTITY x UNIT = TOTAL.

Total with Soft Costs

This assessment provides preliminary construction costs associated with *Soft Costs*. *Soft Costs* generally include a contingency, (typically 10% to 15%) for unforeseen conditions; indirect administrative expenses such as legal costs, printing and advertising (typically 5% to 10%); and architectural and engineering costs (typically 10% to 15%) for a total soft cost estimate. We used a *Soft Cost* of 30% of the *total* cost in this assessment. The *Total with Soft Costs* is determined by the following equation: TOTAL x 1.30 = TOTAL W/ SOFT COST.

Some projects may require higher or lower *Soft Costs* depending on the type and extent of project selected. Work items listed are provided as a guide to develop repair and renovation projects with preliminary construction cost estimates. The actual scope of a project could include a combination of work items, i.e. new ceilings and new lighting. Some other projects may require finishes, e.g. painting, which may not necessarily be broken out for that project.

Scope 1 – Necessary/Not Yet Critical

- Predictable deterioration
- Potential downtime
- Associated damage or higher costs if deferred further

Scope 2 – Recommended

- Sensible improvements to existing conditions that are not required for the basic function of the facility
- Overall usability improvement
- Long term maintenance cost reduction

Scope 3 – Does Not Meet Current Codes for new construction but “Grandfathered”

- No action required at this time. However, if a substantial renovation or a substantial building addition is performed in the future, building codes may require this corrective work in addition to the work planned.

Totals Column (work items)
The *Totals* column is the sum of the Scopes columns *1, 2,* and *3,* for each work item. The *Totals* column also shares the sum of the *Total* row and *Total Inflated* rows at the lower right corner.

Total Row (scopes)
The *Total* row is the sum of the Scopes columns *1, 2, 3,* and *Totals* column, for each category. The *Total* row and *Total Inflated* rows are totaled at the lower right corner.

Total Inflated Row
The *Total Inflated* row is the sum of the Scopes columns *1, 2, 3,* and *Totals* column for each category multiplied by a coefficient to determine the inflated cost at a rate of 4% and compounded annually.

Scope 1 is shown with an inflation factor for work to be performed within a 2 yr period.
Scope 2 is shown with an inflation factor for work to be performed within a 5 yr period.
Scope 3 is shown with an inflation factor for work to be performed within a 5 yr period.

The *Total* row and *Total Inflated* rows are totaled at the lower right corner.

The Assessment is broken into five categories with specific evaluation concerns in each:

1. **Site**
   - Storm Drainage
   - Drives and Walks
   - Landscaping
   - Site Improvements
   - Play Areas
   - Sanitary System
   - Accessible Parking and Entrance Approach
2. **Building Envelope**
   - Roofs
   - Exterior Walls
   - Windows
   - Exterior Entrances and Doors
   - Thermal Insulation
   - Accessible Egress and Ingress
   - Building Structural System
3. **Building Interiors**
   - Floor Finishes
   - Wall Finishes
   - Ceiling Finishes
   - Interior Doors and Exitways
   - Code Compliance Issues
   - Accessibility for the Disabled
   - Hazardous Material Remediation
4. **Mechanical**
   - Domestic Hot Water Generation
   - Cold Water Services
   - Gas Services
   - Piping for Plumbing Systems
   - Plumbing Fixtures
   - Heat Generation
   - Cooling System
   - Piping for Heating Systems
   - Temperature Controls
   - Ventilation
   - Accessible Plumbing Fixtures
5. **Electrical**
   - Main Services and Distribution
   - Convenience Power
   - Fire Alarm Systems
   - Lighting Systems
   - Emergency Lighting Systems
   - Communications Systems
   - Computer Network & Technology Systems
   - Site Lighting
   - Electrical Features for the Disabled
   - Security System

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Category	Scope 1	Scope 2	Scope 3	Total
Facilities Condition Summary				
1. EDDY ELEMENTARY SCHOOL	351,104	1,800,256	0	2,151,360
2. STONY BROOK ELEMENTARY SCHOOL	224,088	1,238,744	469,755	1,932,587
[1]Total:	575,192	3,039,000	469,755	4,083,947
[1]Total Inflated @ 4% Compounded Annually	622,128	3,697,408	571,529	4,891,065

[1]Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

Category	Scope 1	Scope 2	Scope 3	Total
Building Summary				**Eddy Elementary**
1. SITE	7,800	874,250	0	882,050
2. BUILDING ENVELOPE	58,864	724,623	0	783,487
3. BUILDING INTERIORS	11,440	182,793	0	194,233
4. MECHANICAL	273,000	18,200	0	291,200
5. ELECTRICAL	0	390	0	390
[1]Total:	351,104	1,800,256	0	2,151,360
[1]Total Inflated @ 4% Compounded Annually	379,754	2,190,287	0	2,570,041

[1]Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
1. SITE									**EDDY ELEMENTARY**
1.1 Repair spalling on concrete sidewalks throughout site.	100	LF	45.00	4,500	5,850	5,850			5,850
1.2 Repair cracking of concrete sidewalks.	100	LF	15.00	1,500	1,950	1,950			1,950
1.3 Repair bituminous paving cracks and depressions.	70,000	SF	3.00	210,000	273,000		273,000		273,000
1.4 Remove and reseal sidewalk joint caulking.	100	LF	45.00	4,500	5,850		5,850		5,850
1.5 Reset displaced steel bike rack.	1	EA	500.00	500	650		650		650
1.6 Repair spalled concrete at each lightpole base.	60	SF	25.00	1,500	1,950		1,950		1,950
1.7 Replace wooden dumpster enclosure fencing.	120	LF	50.00	6,000	7,800		7,800		7,800
1.8 Repair BIO Clear waste water treatment system. Reported failures throughout site.	1	LS	300,000	300,000	390,000		390,000		390,000
1.9 Make improvements to site drainage system.	1	LS	150,000	150,000	195,000		195,000		195,000
Total						7,800	874,250		882,050
Total Inflated @ 4% Compounded Annually						8,436	1,063,659		1,072,095

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
2. BUILDING ENVELOPE									**EDDY ELEMENTARY**
2.1 Repair, clean, and stain cedar shingles.	22,756	SF	4.50	102,402	133,123		133,123		133,123
2.2 Replace wood trim at doors.	120	LF	14.00	1,680	2,184	2,184			2,184
2.3 Scrape, prime, and repaint metal awnings and overhangs.	1,500	SF	10.00	15,000	19,500		19,500		19,500
2.4 Remove excess vegetation from south and east exterior edges of building to allow airflow.	1	LS	1,000.00	1,000	1,300	1,300			1,300
2.5 Repair gutter leaking at several locations.	1	LS	1,000	1,000	1,300	1,300			1,300
2.6 Replace windows throughout.	4,400	SF	100.00	440,000	572,000		572,000		572,000
2.7 Scrape, prime, and repaint exterior trim throughout.	5,200	LF	8.00	41,600	54,080	54,080			54,080
Total						58,864	724,623	0	783,487
Total Inflated @ 4% Compounded Annually						63,667	881,615	0	945,282

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
3. BUILDING INTERIORS									**EDDY ELEMENTARY**
3.1 Replace stained, sagging or missing 2'x4' acoustic ceiling tile.	1,200	SF	12.00	14,400	18,720		18,720		18,720
3.2 Investigate cause and provide a plan to fix damage to cracks in subfloor at Nurse Office, Bathroom 27, and Classroom 45.	1	LS	2,100.00	2,100	2,730	2,730			2,730
3.3 Replace water-damaged gypsum wall board at skylight in Recreation Storage.	1	LS	1,200.00	1,200	1,560	1,560			1,560
3.4 Investigate water infiltration at skylight in Recreation Storage and provide a plan to repair.	1	LS	5,500.00	5,500	7,150	7,150			7,150
3.5 Prep and paint ceiling beam soffits in Cafeteria that show evidence of corrosion.	480	SF	8.00	3,840	4,992		4,992		4,992
3.6 Replace discolored and outdated ceramic tile floors in Toilet Rooms.	1,900	SF	18.00	34,200	44,460		44,460		44,460
3.7 Replace delaminating veneer at curved Library circulation desk.	90	SF	18.00	1,620	2,106		2,106		2,106
3.8 Provide new door sweep at Kitchen.	1	EA	300.00	300	390		390		390
3.9 Replace damaged or missing vinyl floor tiles in miscellaneous areas.	200	SF	12.50	2,500	3,250		3,250		3,250
3.10 Deep clean stained carpet in Music Room and Grade 4-5 Corridor.	3,000	SF	5.00	15,000	19,500		19,500		19,500
3.11 Replace worn out bulletin boards in Gymnasium.	200	LF	25.00	5,000	6,500		6,500		6,500
3.12 Repair miscellaneous damage to classroom casework and sink bases thoughout the school.	1	LS	12,000.00	12,000	15,600		15,600		15,600

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
3. BUILDING INTERIORS									**EDDY ELEMENTARY**
3.13 Prep and paint classroom walls throughout the school.	20,700	SF	2.50	51,750	67,275		67,275		67,275
Total						11,440	182,793	0	194,233
Total Inflated @ 4% Compounded Annually						12,374	222,396	0	234,769

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
4. MECHANICAL									**EDDY ELEMENTARY**
4.1 Repair drinking fountain in Large Group Instruction which appears to be broken.	1	EA	1,000.00	1,000	1,300		1,300		1,300
4.2 Replace 2 broken drinking fountains in Gymnasium.	2	EA	1,000.00	2,000	2,600		2,600		2,600
4.3 Repair or replace bagged drinking fountains in corridor.	1	EA	1,000.00	1,000	1,300		1,300		1,300
4.4 There is an ongoing plumbing issue with defective copper piping. This is mostly contained to the east end of building. Pinhole pipe leaks and bad solder joints appear to be the most common reason for continued need for domestic water piping repairs. Some repairs have already been made.	35,000	SF	6.00	210,000	273,000	273,000			273,000
4.5 Repair or replace miscellaneous damaged classroom sink faucets and handles.	1	LS	10,000.00	10,000	13,000		13,000		13,000
Total						273,000	18,200	0	291,200
Total Inflated @ 4% Compounded Annually						295,277	22,143	0	317,420

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
5. ELECTRICAL									**EDDY ELEMENTARY**
5.1 Remove and replace exterior wall mounted light fixture.	1	LS	300.00	300	390		390		390
Total						0	390	0	390
Total Inflated @ 4% Compounded Annually						0	474	0	474

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

EDDY ELEMENTARY SCHOOL

1. Awnings throughout need to be scraped, primed, and repainted.

2. Significant staining on shingles around the perimeter of the school. Should be power-washed clean.

3. Significant evidence caulking failure on concrete walkways.

4. Storm drain system needs upgrade. Reports of drain failures during storms.

5. Evidence of shingles buckling and falling out on the east and south sides.

6. Spalling and cracking of concrete walkways throughout perimeter of school building.

7. Cafeteria beams appear to be corroded.

8. Some vinyl floor tiles are damaged or missing.

9. Other vinyl floor tiles have linear cracks that suggest damage to slab.

10. 2'x4' acoustic ceiling tiles show signs of water damage.

11. Drinking fountains in Gym appear to be broken and do not meet ADA code.

12. Toilet room ceramic tile floors are functional yet are old and have stained grout.

Category	Scope 1	Scope 2	Scope 3	Total
Building Summary				**Stony Brook Elementary**
1. SITE	11,180	69,875	6,240	87,295
2. BUILDING ENVELOPE	33,020	2,574	0	35,594
3. BUILDING INTERIORS	142,448	618,930	432,315	1,193,693
4. MECHANICAL	37,440	286,000	31,200	354,640
5. ELECTRICAL	0	261,365	0	261,365
[1]Total:	224,088	1,238,744	469,755	1,932,587
[1]Total Inflated @ 4% Compounded Annually	242,374	1,507,121	571,529	2,321,024

[1]Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
1. SITE									**STONY BROOK ELEMENTARY**
1.1 Repair bituminous cracks and frost heaves throughout parking areas.	200	LF	8.00	1,600	2,080	2,080			2,080
1.2 Remove vegetation and cut back over-growth of shrubs.	1	LS	5,000.00	5,000	6,500	6,500			6,500
1.3 Repoint concrete stair to lower level at Southeast side**.**	50	SF	75.00	3,750	4,875		4,875		4,875
1.4 Relandscape 1,000 SF barren play-area on Southeast corner to improve aesthetics and usability.	1	LS	10,000.00	10,000	13,000		13,000		13,000
1.5 Make the step transition at main door on West side ADA compliant.	1	LS	2,400.00	2,400	3,120			3,120	3,120
1.6 Repair spalling on concrete path.	100	SF	250.00	25,000	32,500		32,500		32,500
1.7 Make the walkway entrances at low East side ADA compliant by installing railings and a transition ramp.	1	LS	2,400.00	2,400	3,120			3,120	3,120
1.8 Repair spalled concrete flowerbed curbing.	60	SF	250.00	15,000	19,500		19,500		19,500
1.9 Grind down concrete sidewalks at areas where there are trip hazards as defined by a change in level of greater than 1/4".	50	LF	40.00	2,000	2,600	2,600			2,600
Total						11,180	69,875	6,240	87,295
Total Inflated @ 4% Compounded Annually						12,092	85,014	7,592	104,698

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
2. BUILDING ENVELOPE									**STONY BROOK ELEMENTARY**
2.1 Replace exterior wood trim in isolated areas.	100	LF	15.00	1,500	1,950	1,950	1,950		3,900
2.2 Scrape and paint exterior trim.	2,500	SF	8.00	20,000	26,000	26,000			26,000
2.3 Fix gutter leaks in isolated areas throughout.	1	LS	1,500.00	1,500	1,950	1,950			1,950
2.4 Replace sealant at downleader to drain intersections.	40	LF	10.00	400	520	520			520
2.5 Install barrier to close 10" gap at retaining wall at Northwest entrance.	1	LS	1,000.00	1,000	1,300	1,300			1,300
2.6 Scrape, clean and reapply deteriorated window sealant at windows on North face.	120	LF	7.00	840	1,092	1,092			1,092
2.7 Scrape and paint metal mullion at exterior door on North side.	20	SF	8.00	160	208	208			208
2.8 Clean and paint wood bench at Northeast doorway**.**	10	SF	8.00	80	104		104		104
2.9 Prep and paint exterior cooler unit.	100	SF	4.00	400	520		520		520
Total						33,020	2,574	0	35,594
Total Inflated @ 4% Compounded Annually						35,714	3,132	0	38,846

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
3. BUILDING INTERIORS									**STONY BROOK ELEMENTARY**
3.1 Replace round door knobs with levers at miscellaneous locations throughout the school.	17	EA	150.00	2,550	3,315			3,315	3,315
3.2 Replace damaged or missing vinyl floor tiles in miscellaneous areas throughout the school.	2,000	SF	9.00	18,000	23,400	23,400			23,400
3.3 Investigate floor substrate in Room 162 as many of the vinyl floor tiles are cracked and have gaps between them.	1	LS	2,400.00	2,400	3,120		3,120		3,120
3.4 Replace epoxy floors in Kitchen.	1,000	SF	25.00	25,000	32,500		32,500		32,500
3.5 Replace damaged epoxy floors in bathrooms and near stairs and entries.	1,700	SF	25.00	42,500	55,250		55,250		55,250
3.6 Replace worn and damaged carpet in miscellaneous areas throughout the school.	12,000	SF	5.00	60,000	78,000		78,000		78,000
3.7 Remove carpet and VAT in selected areas and replace with new VCT or carpet.	16,000	SF	12.00	192,000	249,600		249,600		249,600
3.8 Rubber floors are clean and have been well maintained. Yet, anticipate requiring replacement in 10 years.	2,000	SF	18.00	36,000	46,800		46,800		46,800
3.9 Provide a new washable wall surface at Boys' Toilets**.**	1,800	SF	18.00	32,400	42,120		42,120		42,120
3.10 Repair water damage to gypsum wall board in Storage Room 231.	10	SF	30.00	300	390	390			390
3.11 Replace base cabinetry at all classroom sinks.	33	EA	2,000.00	66,000	85,800		85,800		85,800
3.12 Renovate metal shelving associated with unit ventilators in classrooms by removing any remaining doors, replacing bent grates, and prepping and painting entire surfaces.	720	LF	15.00	10,800	14,040		14,040		14,040

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
3. BUILDING INTERIORS									**STONY BROOK ELEMENTARY**
3.13 Provide 42" minimum height guardrail at existing rails.	250	LF	250.00	62,500	81,250	81,250			81,250
3.14 Modify handrail near back stage stair to meet safety code of minimum height of 42" and to eliminate openings that exceed 3.9".	15	LF	285.00	4,275	5,558	5,558			5,558
3.15 Modify handrails at back stair between Classrooms 218 and 213 to eliminate openings that exceed 3.9"**.**	24	LF	100.00	2,400	3,120	3,120			3,120
3.16 Provide a higher guardrail at concrete and pipe rail at Library. Eliminate any gaps that exceed 3.9"**.**	60	LF	285.00	17,100	22,230	22,230			22,230
3.17 Provide additional handrail at stairs down to Large Group Instruction Assembly Area.	20	LF	250.00	5,000	6,500	6,500			6,500
3.18 Identify doors that have damaged hinges and replace with full length ones.	60	EA	150.00	9,000	11,700		11,700		11,700
3.19 Large Group Instruction Assembly area does not meet ADA requirements as it is not accessible and does not have adequate handrails.	1	LS	150,000	150,000	195,000			195,000	195,000
3.20 Painting is ongoing yearly. **(Costs are included in Capital Plan.)**				0	0				0
3.21 Various Toilet Rooms do not meet code due to being too small or not having proper door clearances.	1	LS	180,000	180,000	234,000			234,000	234,000
Total						142,448	618,930	432,315	1,193,693
Total Inflated @ 4% Compounded Annually						154,072	753,023	525,977	1,433,072

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
4. MECHANICAL									**STONY BROOK ELEMENTARY**
4.1 Design and replacement of boilers and water heater are part of the Capital Plan and is scheduled for 2025. **(Costs are included in the Capital Plan.)**				0	0				0
4.2 Replacement of classroom unit ventilators is currently on the Capitol Plan for 2025 as this current system is original to 1979 and 1989 construction. Update pneumatic controls. **(Costs are included in the Capital Plan.)**				0	0				0
4.3 Replace the rooftop air conditioning unit that serves Professional Development Room 236.	1	EA	120,000	120,000	156,000		156,000		156,000
4.4 Consider providing additional air conditioning as window units are in administrative offices and a few classrooms**.**	1	LS	100,000	100,000	130,000		130,000		130,000
4.5 Auger and camera sewer lines underneath building slab as these pipes clog and back up occasionally and require emergency attention. If camera reveals inadequate slope, replace line. Cost is only for investigation.	1	LS	12,000.00	12,000	15,600	15,600			15,600
4.6 Remove obsolete 6,000 gallon oil tank and fencing.	1	LS	24,000.00	24,000	31,200			31,200	31,200
4.7 Upgrade building to gas fuel. **(This work would occur when the boilers are replaced. Establishment of cost requires consultation with utility company during boiler design phase.)**				0	0				0

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
4. MECHANICAL									**STONY BROOK ELEMENTARY**
4.8 Provide new ball valve shutoffs as most are frozen in the open position and in an emergency would not be able to be closed.	48	EA	350	16,800	21,840	21,840			21,840
Total						37,440	286,000	31,200	354,640
Total Inflated @ 4% Compounded Annually						40,495	347,963	37,960	426,417

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Work Item Description	Qty	Unit	Unit Cost	Total	[1]Total w/ Soft Costs	Scope 1	Scope 2	Scope 3	Totals
5. ELECTRICAL									**STONY BROOK ELEMENTARY**
5.1 Replace existing emergency generator with one capable of providing adequate emergency power (200 KW proposed).	1	EA	200,000	200,000	260,000		260,000		260,000
5.2 Replace exterior lights at entrances.	3	EA	350.00	1,050	1,365		1,365		1,365
Total						0	261,365	0	261,365
Total Inflated @ 4% Compounded Annually						0	317,990	0	317,990

[1]Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

STONY BROOK ELEMENTARY SCHOOL

1. Exterior trim in isolated areas shows deterioration.

2. Relandscape area to promote outdoor use.

3. Gutters have leaks and downspouts need to be resealed.

4. Entrances throughout site need attention for ADA compliance.

5. Guardrails are lower than 42” above the floor and have gaps that are greater than 4”.

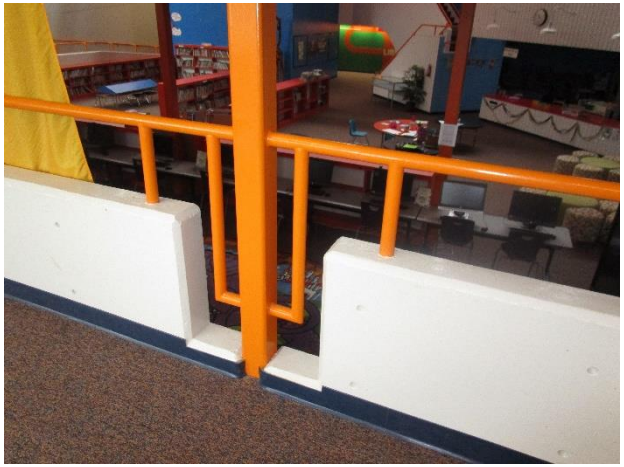
6. Bituminous paving in parking areas sow significant cracking and frost heaving.

7. 2’x4’ acoustic ceiling tiles throughout the building have water damage.

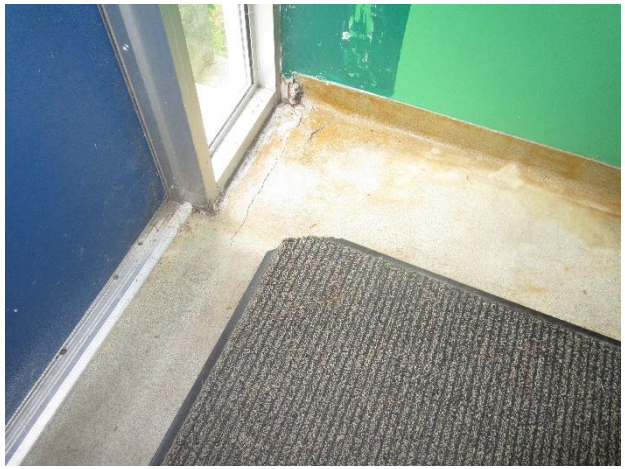
8. Carpet is worn, stained, and frayed.

9. Vinyl floor tiles are damaged and missing in various areas throughout the school.

10. Classroom sink cabinetry has evidence of missing door hardware and worn and stained plastic laminate.



11. Guardrails are lower than 42” above the floor and have gaps that are greater than 4”.



12. Various epoxy floors throughout school are cracked, discolored, and worn out.

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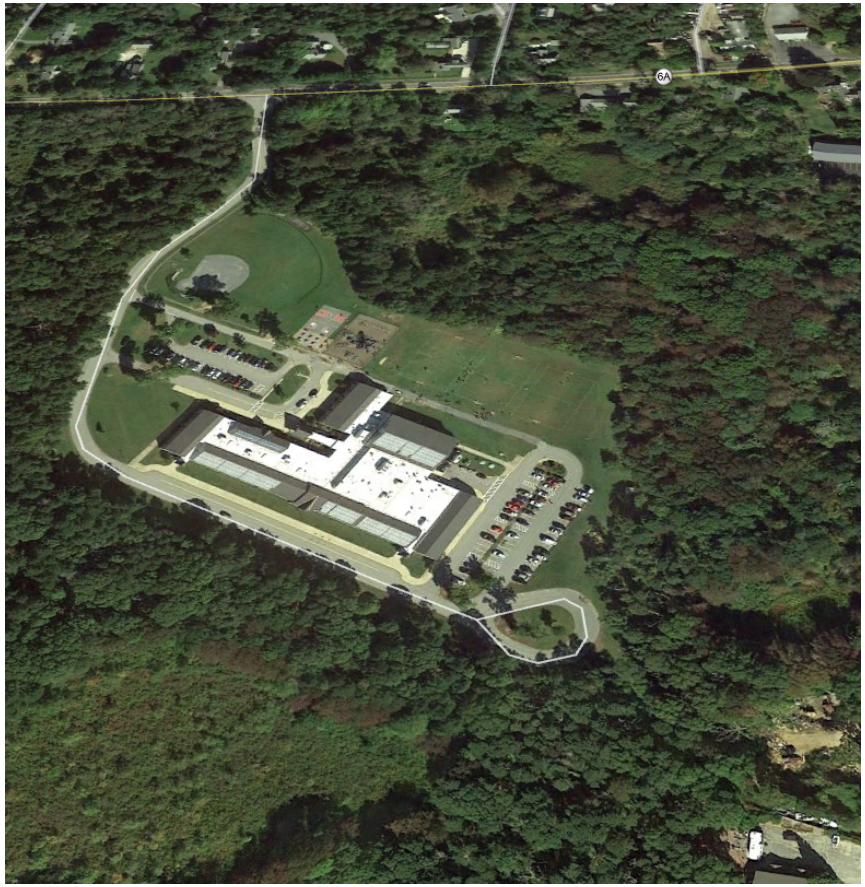
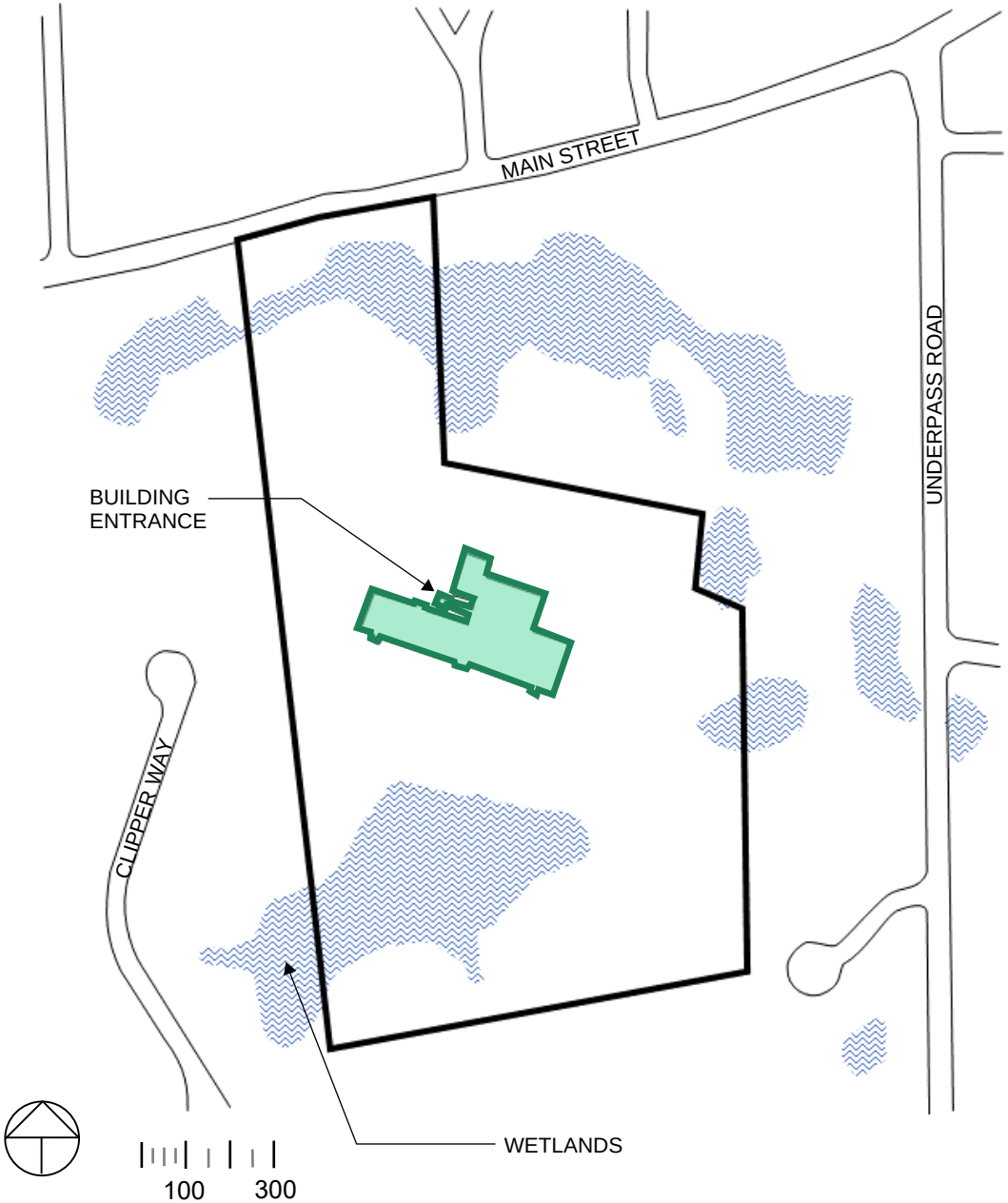
EDDY ELEMENTARY SCHOOL





EDDY ELEMENTARY SCHOOL

1ST FLOOR

- ADMINISTRATIVE
- CIRCULATION / CORE
- CORE ACADEMIC
- DINING & FOOD SERVICES
- HEALTH
- LIBRARY / MEDIA
- MECHANICAL / DATA
- PHYSICAL EDUCATION
- STORAGE
- TEMPORARY
- TOILET ROOM

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EDUCATIONAL ADEQUACY

The Educational Space Adequacy Assessment determines the ability of the existing facilities to support the desired educational programs. Information within this report is used to determine the actions required to align the existing facilities with the vision and goals of the district.

Ratings

Good: The space provides for and supports a majority of the educational program offered. It may have minor suitability/functionality issues, but generally meets the needs of the educational program.

Fair: The space has some problems meeting the needs of the educational program and needs renovation.

Poor: The space has numerous problems meeting the needs of the educational program.

SUMMARY	EDDY ELEMENTARY
	Adequacy Score
1. SITE	Good
2. GENERAL BUILDING	Good
3. LOBBIES, CORRIDORS AND COMMON SPACES	Good
4. ADMINISTRATION / STUDENT SERVICES	Good
5. EDUCATION AREAS	
5.1 KINDERGARTEN	Good
5.2 GRADES 1-5	Good
5.3 SPECIAL EDUCATION	Good
5.4 SPEECH THERAPY	Good
5.5 COMPUTER LAB	Good
5.6 MUSIC AREA - CHOIR, BAND	Good
5.7 ART	Good
5.8 PHYSICAL EDUCATION	Good
6. STUDENT DINING / MULTI-PURPOSE ROOM	Good
7. MEDIA CENTER	Good
8. TEACHER AREAS	Good

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
1. SITE		**EDDY ELEMENTARY**
General		
a. Enough usable acreage to meet educational needs	Good	Eddy School is well situated on the site.
b. Large enough for future expansion	Good	Good potential, but limited by wetlands.
c. Play fields, appropriate to age group	Good	Good mix of grass areas, hard scaped and play structures.
Safety		
a. Separation of car, school bus and service traffic	Good	The configuration provides good separation.
b. Separation of vehicular and pedestrian traffic	Good	A loop at the front of the school provides good separation.
c. Play fields are separate from streets and parking areas	Good	Fields are well located.
d. Direct access to play fields without crossing vehicular traffic	Good	Playgrounds can be accessed without crossing traffic.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
2. GENERAL BUILDING CONSIDERATIONS		**EDDY ELEMENTARY**
a. Opportunity for student display	Good	There multiple options for display.
b. Student Storage	Good	Storage for student and teacher material is adequate.
c. Teacher Storage	Good	Storage for teacher material is adequate.
d. Room darkening capabilities	Good	Storage for student's personal material and belongings is adequate.
e. Electrical Service	Good	The current electrical systems meet programmatic needs.
f. Technology	Good	The district provides a robust Wi-Fi network.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
3. LOBBIES, CORRIDORS, AND COMMON SPACES		**EDDY ELEMENTARY**
a. Entrances and exits permit efficient and safe traffic flow	Good	The administration and receptions areas are located near the main entrance, have sight lines of the school entrance, and are near instructional areas.
b. Commons areas for student socialization	Good	Commons areas are appropriate for an elementary school.
c. Size of lobbies/commons spaces supports numbers gathering	Good	The lobby provides a clear entry to the school. Size is appropriate.
d. Custodial and Maintenance spaces appropriately sized	Good	Custodial closets are located in close proximity to all areas of the school. A loading area is located near the kitchen and adjacent to the custodial office.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
4. ADMINISTRATION / STUDENT SERVICES		**EDDY ELEMENTARY**
a. Adjacent to main entry	Good	Administrative offices are oriented adjacent to the main entry vestibule with direct line of sight to the main building entrance and parking area.
b. Accessible from all areas of building	Good	Administrative offices are in a central location.
c. Reception area sized to accommodate users	Good	Suitable reception space is available for students, teachers and visitors.
d. Functional adjacencies among offices	Good	Space and adjacencies support communication and interaction, security, and public access needs.
e. Office sizes support activities	Good	Administrative personnel are provided sufficient work space and privacy.
f. Health room/clinic appropriate for age level	Good	Nurse's office is near administrative offices and is equipped to meet requirements.
g. Workroom/ copy area accommodates users	Good	Adequate space is provided or preparation and duplication of teaching materials.
h. Mailboxes	Good	There is sufficient space for mail sorting and distribution.
i. Appropriate furnishings to support activities	Good	Furniture and equipment is appropriate.
j. Counselor's Area	Good	Counselor's office insures privacy and sufficient storage.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
5. EDUCATION AREAS		**EDDY ELEMENTARY**
5.1 Kindergarten		
a. Location within building	Good	Kindergarten classroom types are adjacent to each other and located on a dedicated wing.
b. Size of space	Good	Classrooms are 1,135 sf, meeting current MSBA Standards.
c. Meets current educational program delivery system	Good	Classrooms are appropriately equipped and meet current space standards.
d. Space permits change in educational program	Good	Classrooms could be used for a variety of elementary programs.
ADEQUACY SCORE FOR KINDERGARTEN:	Good	
5.2 Grades 1-5		
a. Location within building	Good	Classrooms are arranged in a cluster of three.
b. Size of space	Good	Classroom average 860 sf, meeting current MSBA Standards.
c. Meets current educational program delivery system	Good	Classrooms are properly equipped and are appropriate in size.
d. Space permits change in educational program	Good	Classrooms could be used for a variety of elementary programs.
ADEQUACY SCORE FOR GRADES 1-5:	Good	

	Score	Comments
5. EDUCATION AREAS		**EDDY ELEMENTARY**
5.3 Special Education		
a. Location within building	Good	Space adjacent to classrooms is provided for small groups and specialized instruction.
b. Size of space	Good	Support areas provides sufficient space and equipment for the elementary program.
c. Meets current educational program delivery system	Good	Support spaces provided flexibility for multiple service delivery models.
d. Space permits change in educational program	Good	Overall configuration and size permit change.
ADEQUACY SCORE FOR SPECIAL EDUCATION:	Good	
5.4 Speech Therapy		
a. Location within building	Good	The speech and language space is in a suitable, central location.
b. Size of space	Good	Meets space standard.
c. Meets current educational program delivery system	Good	Space is adequate.
d. Space permits change in educational program	Good	Overall configuration and size permit change.
ADEQUACY SCORE FOR SPEECH THERAPY:	Good	

	Score	Comments
5. EDUCATION AREAS		**EDDY ELEMENTARY**
5.5 Computer Lab		
a. Location within building	Good	Computer lab is adjacent to classrooms.
b. Size of space	Good	870 sf., adequate space.
c. Meets current educational program delivery system	Good	The lab provides adequate space for large group instruction, small-group work, and targeted intervention.
d. Space permits change in educational program	Good	The computer lab space is sufficient to serve as a key stepping stone as the school moves toward a blended learning model of instruction.
ADEQUACY SCORE FOR COMPUTER LAB:	Good	
5.6 Music Area - Choir, Band		
a. Location within building	Good	Good acoustic separation from classrooms, adjacent to cafetorium stage/performance area.
b. Size of space	Good	860 sf, adequate for program, slightly smaller than current standard.
c. Meets current educational program delivery system	Good	The space is suitable for singing, playing instruments, and dance.
d. Space permits change in educational program	Fair	At 860 sf, the music classroom is smaller than the current standard of 1,200 sf, limiting opportunities for movement and dance.
ADEQUACY SCORE FOR MUSIC AREA:	Good	

	Score	Comments
5. EDUCATION AREAS		**EDDY ELEMENTARY**
5.7 Art		
a. Location	Good	The art studio is adjacent to classrooms and is located across the hallway from the computer lab, providing opportunities for digital art.
b. Size of space	Good	Meets current standards.
c. Meets current educational program delivery system	Good	The art studio provides sufficient space and equipment for elementary school program.
d. Space permits change in educational program	Good	The configuration and location within the school can support programmatic change.
e. Water access within room	Good	The room has multiple 3 sink areas of appropriate size.
f. Kiln	Good	A kiln is provided to support ceramics and sculpture with the art program.
g. Ability to provide natural lighting	Good	Abundant natural light is provided.
h. Additional Comments		
ADEQUACY SCORE FOR ART:	Good	

	Score	Comments
5. EDUCATION AREAS		**EDDY ELEMENTARY**
5.8 Physical Education		
a. Location within building	Good	Good separation from classrooms and connected to outdoors with a vestibule.
b. Size of space	Good	6,250 sf with adequate storage, meets current space standards.
c. Meets current educational program delivery system	Good	Space is ample for current and future program use.
d. Space permits change in educational program	Good	Space is connected to the adjacent cafetorium with a movable partition wall system.
ADEQUACY SCORE FOR PHYSICAL EDUCATION:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
6. STUDENT DINING / MULTI-PURPOSE ROOM		**EDDY ELEMENTARY**
General		
a. Location within building	Good	The cafeteria/cafetorium is in a central location within the building.
b. Capacity of facility	Good	Cafeteria/cafetorium is attractive with sufficient space for seating/dining.
c. Flexibility	Good	The cafetorium provides the school with good flexibility, serving as a dining area as well as a large gathering area for performances, presentations and assemblies.
d. Appropriate furnishings to support activities	Good	The cafetorium is appropriately furnished for elementary dining, presentations, performances, and student assemblies.
e. Accessible for Community use	Good	A partitioned wall between the gymnasium and cafeteria opens for large gatherings including the Annual Town Meeting.
Food Preparation / Serving		
a. Kitchen & support spaces adequate for food prep	Good	Kitchen and support spaces provide sufficient space for storage and food preparation.
b. Logical traffic patterns	Good	The serving area is attractive and well-lit. The layout provides space to display of food offerings with convenient access.
c. Serving area convenient to cafeteria entry & kitchen	Good	The serving area is well situated between the kitchen/food preparation area and the dining room.
d. Delivery location convenient for deliveries	Good	A receiving area is located in close proximity of the kitchen and food storage areas.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
7. MEDIA CENTER		**EDDY ELEMENTARY**
a. Location	Good	The media center is centrally located to the classrooms.
b. Size of Space	Good	At 1,735 sf the media center provides ample space for the school, but is smaller than the current standard of 2,020 sf. However, the school has an 870 sf computer lab in close proximity.
c. Meets current educational program delivery system	Good	Library/Resource/Media Center provides appropriate and attractive space.
d. Space permits change in educational program	Good	The combined spaces of the computer lab and media center can be adapted for future use of dgital and bound media.
e. Accessible for community use	Good	The media center is in close proximity to the main entry and school office.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Eddy Elementary School

2021-22 Enrollment: 215 Students

Date: October 2021

	Score	Comments
8. TEACHER AREAS		**EDDY ELEMENTARY**
Work Areas		
a. Location	Good	Work areas are conveniently located.
b. Appropriate equipment for area	Good	Teachers' work areas reflect teachers as professionals.
c. Appropriate furnishings to support activities	Good	Furnishing provide comfort for dining, relaxation, conversation and work.
d. Room sizes support activities and number of persons utilizing	Good	Separate spaces are provided for dining (414 sf) and work tasks (175 sf).
Lounge		
a. Location	Good	The teacher lounge is adjacent to the cafeteria.
b. Appropriate equipment for area	Good	The teacher lounge is appropriately equipped.
c. Appropriate furnishings to support activities	Good	The space is appropriately furnished.
d. Room sizes support activities and number of persons utilizing	Good	The space is efficient, but slightly under current size standard.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

EDDY ELEMENTARY SCHOOL – EXTERIOR

1. The traffic pattern to the front of the building provides separation of school buses from private vehicles.

2. The playground, including swings and climbing equipment, is equipped with safe surfaces.

3. Play structures provide a range of developmental challenges for children.

4. The school building is nicely situated on the 28.65-acre site.

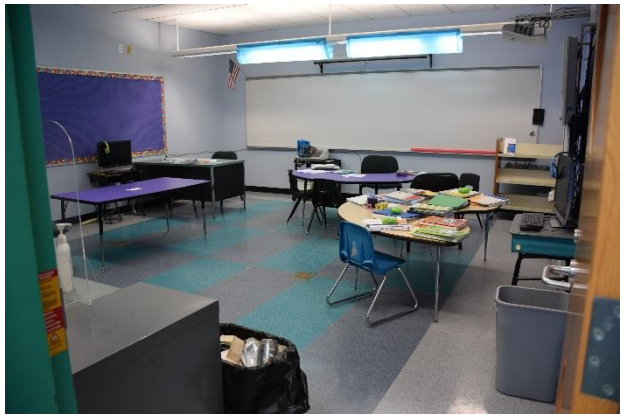
5. Sidewalks and walkways provide good separation from vehicles for safe passage of pedestrians.

6. Adequate parking is provided for normal school operations.

EDDY ELEMENTARY SCHOOL – INTERIOR

7. Eddy School opened in 1996. The 57,915 sf. school has surplus space for the current 209 student enrollment.

8. The administration suite is well-designed and functional.



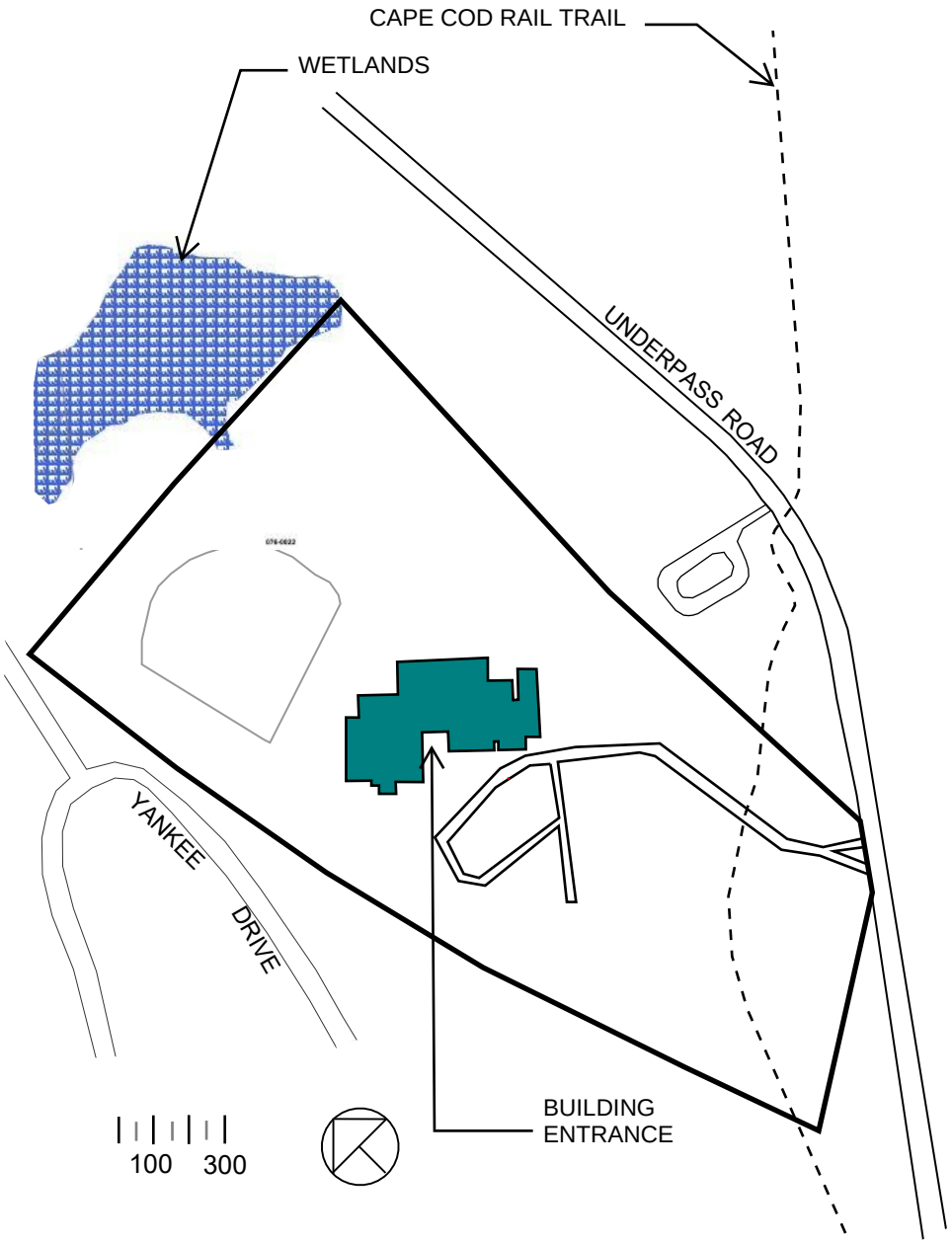
9. Student support spaces are integrated throughout the school and are appropriate in size.

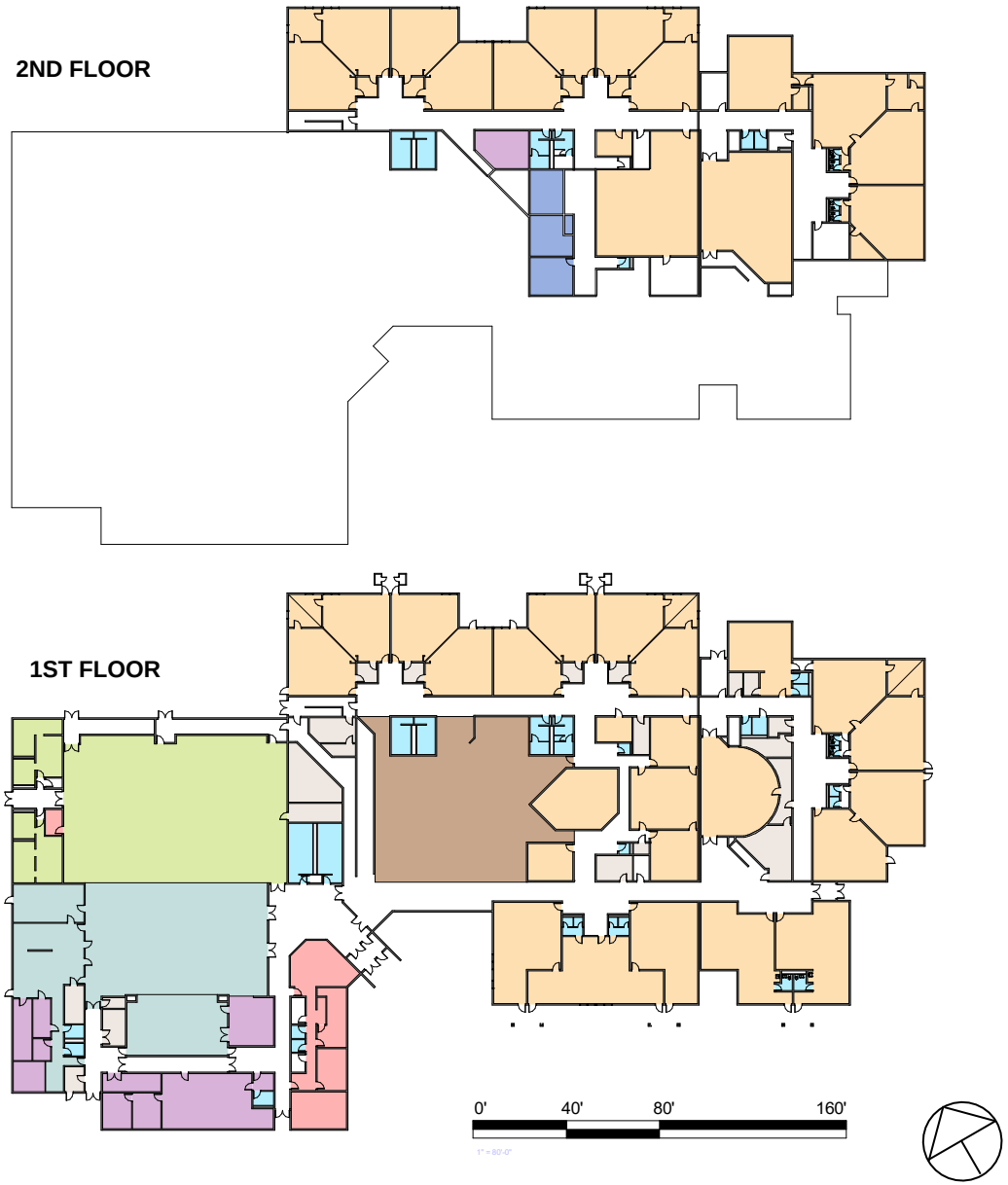
10. General classrooms have good natural daylight and approach current MSBA standards, averaging 860 sf.

11. The library/media center meets current program needs and can be adapted for future use.

12. The art room is equipped with double sinks, a kiln and ample storage.

STONY BROOK ELEMENTARY SCHOOL





- ADMINISTRATIVE
- CIRCULATION / CORE
- CORE ACADEMIC
- DINING & FOOD SERVICES
- HEALTH
- LIBRARY / MEDIA
- MECHANICAL / DATA
- PHYSICAL EDUCATION
- STORAGE
- TEMPORARY
- TOILET ROOM

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School: Stony Brook Elementary School

The Educational Space Adequacy Assessment determines the ability of the existing facilities to support the desired educational programs. Information within this report is used to determine the actions required to align the existing facilities with the vision and goals of the district.

Ratings

Good: The space provides for and supports a majority of the educational program offered. It may have minor suitability/functionality issues, but generally meets the needs of the educational program.

Fair: The space has some problems meeting the needs of the educational program and needs renovation.

Poor: The space has numerous problems meeting the needs of the educational program.

SUMMARY	STONY BROOK ELEMENTARY
	Adequacy Score
1. SITE	Good
2. GENERAL BUILDING	Good
3. LOBBIES, CORRIDORS AND COMMON SPACES	Good
4. ADMINISTRATION / STUDENT SERVICES	Good
5. EDUCATION AREAS	
5.1 KINDERGARTEN	Good
5.2 GRADES 1-5	Good
5.3 SPECIAL EDUCATION	Good
5.4 SPEECH THERAPY	Good
5.5 COMPUTER LAB	Good
5.6 MUSIC AREA - CHOIR, BAND	Good
5.7 ART	Good
5.8 PHYSICAL EDUCATION	Good
6. STUDENT DINING / MULTI-PURPOSE ROOM	Good
7. MEDIA CENTER	Good
8. TEACHER AREAS	Good

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
1. SITE		**STONY BROOK ELEMENTARY**
General		
a. Enough usable acreage to meet educational needs	Good	
b. Large enough for future expansion	Good	Although slope presents challenges, the site has potential for expansion.
c. Play fields, appropriate to age group	Good	Open space, grassy areas, play structures and hard scape spaces are available for recess and physical education classes.
Safety		
a. Separation of car, school bus and service traffic	Good	The configuration provides good separation.
b. Separation of vehicular and pedestrian traffic	Good	A loop at the front of the school provides good separation.
c. Play fields are separate from streets and parking areas	Good	Fields are well located.
d. Direct access to play fields without crossing vehicular traffic	Good	Playgrounds can be accessed without crossing traffic.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
2. GENERAL BUILDING CONSIDERATIONS		**STONY BROOK ELEMENTARY**
a. Opportunity for student display	Good	There are multiple options for display.
b. Student Storage	Good	Storage for student materials is adequate and provides a "home base" for each student.
c. Teacher Storage	Good	Storage for teacher material is adequate.
d. Room darkening capabilities	Good	Daylighting and light control is visually comfortable.
e. Electrical Service	Good	The current electrical systems meet programmatic needs.
f. Technology	Good	The district provides a robust Wi-Fi network.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
3. LOBBIES, CORRIDORS, AND COMMON SPACES		**STONY BROOK ELEMENTARY**
a. Entrances and exits permit efficient and safe traffic flow	Good	The physical organization of the school provides easy navigation.
b. Commons areas for student socialization	Good	The building is attractive and enhances the learning process.
c. Size of lobbies/commons spaces supports numbers gathering	Good	The lobby and common spaces are appropriately sized for an elementary school.
d. Custodial and Maintenance spaces appropriately sized	Good	Custodial and maintenance spaces are properly situated and appropriately sized.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
4. ADMINISTRATION / STUDENT SERVICES		**STONY BROOK ELEMENTARY**
a. Adjacent to main entry	Good	Administrative offices are oriented adjacent to the main entry vestibule with direct line of sight to the main building entrance and parking area.
b. Accessible from all areas of building	Good	Administrative offices are in a central location.
c. Reception area sized to accommodate users	Good	Suitable reception space is available for students, teachers and visitors.
d. Functional adjacencies among offices	Good	Space and adjacencies support communication and interaction, security, and public access needs.
e. Office sizes support activities	Good	Administrative personnel are provided sufficient work space and privacy.
f. Health room/clinic appropriate for age level	Good	Nurse's office is near administrative offices and is equipped to meet requirements.
g. Workroom/ copy area accommodates users	Good	Adequate space is provided or preparation and duplication of teaching materials.
h. Mailboxes	Good	There is sufficient space for mail sorting and distribution.
i. Appropriate furnishings to support activities	Good	Furniture and equipment is appropriate.
j. Counselor's Area	Good	Counselor's office insures privacy and sufficient storage.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
5. EDUCATION AREAS		**STONY BROOK ELEMENTARY**
5.1 Kindergarten		
a. Location within building	Good	A "neighborhood" cluster of 5 kindergarten rooms is well situated in close proximity to the main entrance and school office.
b. Size of space	Good	Kindergarten classrooms meet current size standards.
c. Meets current educational program delivery system	Good	Classrooms are responsive to current teaching and learning practices.
d. Space permits change in educational program	Good	Kindergarten classrooms provide flexibility to accommodate future changes in learning environments and educational delivery methods.
ADEQUACY SCORE FOR KINDERGARTEN:	Good	
5.2 Grades 1-5		
a. Location within building	Good	Core academic classrooms are arranged in clusters and are located adjacent to breakout spaces while separated from high traffic areas.
b. Size of space	Fair	Although the classrooms are somewhat smaller than the current MSBA minimum of 900 sf, adjacent small group rooms and storage areas provide program flexibility.
c. Meets current educational program delivery system	Good	
d. Space permits change in educational program	Good	Classroom clusters, small group rooms support multiple instructional models.
ADEQUACY SCORE FOR GRADES 1-5:	Good	

	Score	Comments
5. EDUCATION AREAS		**STONY BROOK ELEMENTARY**
5.3 Special Education		
a. Location within building	Good	Support spaces are integrated with core classrooms.
b. Size of space	Good	Spaces are provided for small group support. Full-size classrooms are utilized based on programmatic needs.
c. Meets current educational program delivery system	Good	Ample space is provided to support students with special needs.
d. Space permits change in educational program	Good	Special needs programmatic needs must be considered when calculating the enrollment capacity of the school building.
ADEQUACY SCORE FOR SPECIAL EDUCATION:	Good	
5.4 Speech Therapy		
a. Location within building	Good	The space is adjacent to the kindergarten classrooms.
b. Size of space	Good	Space provided is larger than necessary.
c. Meets current educational program delivery system	Good	Smaller space, coupled with in-classroom service delivery would meet programmatic needs.
d. Space permits change in educational program	Good	Space provide is larger than necessary.
ADEQUACY SCORE FOR SPEECH THERAPY:	Good	

	Score	Comments
5. EDUCATION AREAS		**STONY BROOK ELEMENTARY**
5.5 Computer Lab		
a. Location within building	Good	The computer lab is located within the spacious media center.
b. Size of space	Good	Space provides for a gathering area as well as comfortable workstations.
c. Meets current educational program delivery system	Good	Sufficient workstations are provide for a complete classroom of students.
d. Space permits change in educational program	Good	The space will provide flexibility to accommodate future changes and integration of digital technologies.
ADEQUACY SCORE FOR COMPUTER LAB:	Good	
5.6 Music Area		
a. Location within building	Good	Both locations provide good noise separation from classrooms.
b. Size of space	Fair	The music classroom (Rm 213) is smaller than current space standard.
c. Meets current educational program delivery system	Good	A dedicated music room plus a music classroom located on the stage provide adequate space.
d. Space permits change in educational program	Good	A large stage in the cafetorium is designed to support music instruction and performance.
ADEQUACY SCORE FOR MUSIC AREA:	Good	

	Score	Comments
5. EDUCATION AREAS		**STONY BROOK ELEMENTARY**
5.7 Art		
a. Location	Good	The room is appropriately located for the program.
b. Size of space	Good	The room meets current space standards.
c. Meets current educational program delivery system	Good	The room has adequate storage space and permanent casework.
d. Space permits change in educational program	Good	The room size and spatial configuration can support change in the educational program.
e. Water access within room	Good	The room provides appropriate sinks for hand washing and cleanup.
f. Kiln	Good	Kiln with appropriate ventilation and electrical connection is provided.
g. Ability to provide natural lighting	Good	The room provides an inviting and stimulating environment for learning.
ADEQUACY SCORE FOR ART:	Good	

	Score	Comments
5. EDUCATION AREAS		**STONY BROOK ELEMENTARY**
5.8 Physical Education		
a. Location within building	Good	The area connects to both interior and exterior school circulation.
b. Size of space	Good	The gymnasium meets current space standards.
c. Meets current educational program delivery system	Good	The gymnasium provides the required space and features to support a skills-based elementary physical education program.
d. Space permits change in educational program	Good	The overall space and configuration can support change in the physical education program.
ADEQUACY SCORE FOR PHYSICAL EDUCATION:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
6. STUDENT DINING / MULTI-PURPOSE ROOM		**STONY BROOK ELEMENTARY**
General		
a. Location within building	Good	Student dining/multi-purpose room is removed from classrooms and is adjacent to gymnasium, main entrance, and school office.
b. Capacity of facility	Good	Space is sufficient for lunchtime activities as well as assemblies and community events.
c. Flexibility	Good	Space is suitable for lunchtime activities as well as assemblies, community events and performances.
d. Appropriate furnishings to support activities	Good	Furnishings support a flexible multi-use space that can be used throughout the day.
e. Accessible for Community use	Good	Entry to the cafetorium is located in close proximity to the main entrance and school office.
Food Preparation / Serving		
a. Kitchen & support spaces adequate for food prep	Good	Adequate space is provided to food preparation and methods of operation.
b. Logical traffic patterns	Good	The layout, including storage areas, food preparation, and serving area, provide a straight-line flow of the food, with minimum back-tracking.
c. Serving area convenient to cafeteria entry & kitchen	Good	Layout, including entry and exit points for the serving line, support the serving flow of an elementary school lunch program.
d. Delivery location convenient for deliveries	Good	The receiving area and food storage areas are adjacent to the kitchen.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
7. MEDIA CENTER		**STONY BROOK ELEMENTARY**
a. Location	Good	The media center is a "learning commons", bridging classrooms to the social and technology heart of the school.
b. Size of Space	Good	The size of the space will be ample to support the changing role of the school media center/library.
c. Meets current educational program delivery system	Good	The media center is incrementally expanding digital offerings and production.
d. Space permits change in educational program	Good	The location and size of space provide flexibility to accommodate future changes in educational delivery methods.
e. Accessible for community use	Good	Space is suitable for community involvement during the school day and after school hours.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

School: Stony Brook Elementary School

2021-22 Enrollment: 231 Students

Date: October 2021

	Score	Comments
8. TEACHER AREAS		**STONY BROOK ELEMENTARY**
Work Areas		
a. Location	Good	Work areas are conviently located.
b. Appropriate equipment for area	Good	Teachers' work areas reflect teachers as professionals.
c. Appropriate furnishings to support activities	Good	Furnishings provide comfort for dining, relaxation, conversation and work.
d. Room sizes support activities and number of persons utilizing	Good	Separate spaces are provided for dining and work tasks.
Lounge		
a. Location	Good	The teacher lounge is adjacent to the cafeteria.
b. Appropriate equipment for area	Good	The teacher lounge is appropriately equipped.
c. Appropriate furnishings to support activities	Good	The space is appropriately furnished.
d. Room sizes support activities and number of persons utilizing	Good	The space is efficient, but slightly under current size standard.
ADEQUACY SCORE FOR THIS CATEGORY:	Good	

STONY BROOK ELEMENTARY SCHOOL – EXTERIOR

1. Stony Brook School open in 1989. It reached a peak enrollment of 772 students in 1995.

2. The site provides ample parking.

3. Pedestrian walkways provide good separation from vehicles to navigate the school grounds.

4. Equipment is residential in nature. Standard should be school-grade/commercial.

5. Adjacent Brewster Whitecaps baseball field abuts the school grounds.

6. A garage provides good storage for maintenance equipment.

STONY BROOK ELEMENTARY SCHOOL – INTERIOR

7. The library/media center is the hub of the school. Space is ample for future programming for the changing role of the school library.

8. The large assembly area serves provides space for assemblies and performances. The space is also appropriate for music instruction.

9. Student support spaces are integrated throughout the school and are appropriate in size.

10. General classrooms deliver good natural light and provide adequate storage, although overall size is somewhat smaller than the current MSBA standard.

11. The art room is well equipped with multiple sinks, a kiln, and generous storage. It provides abundant space for programming options.

12. The gymnasium is well equipped and provides good storage to support the elementary physical education program.

ENROLLMENT PROJECTIONS

Process

In the process of evaluating the Brewster Elementary Schools, Habeeb & Associates Architects (H&A) reviewed the historical enrollment data reported to the Massachusetts Department of Elementary and Secondary Education, United States Census Data, Long-Term Regional Population Projections published by the UMass Donahue Institute, and data provided by the Cape Cod Commission and the Pioneer Institute.

It is important to note that when working with small geographies and small age cohorts it is possible to produce irregular or unusual looking results. Recognizing that Brewster is a relatively small geography, data results have been compared across larger geographies or age groups when appropriate. When necessary, H&A aggregated Brewster's data across larger geographies including the Cape Cod region and the Commonwealth of Massachusetts.

The 2021-2022 enrollment data was provided by school administration. H&A also reviewed the trends and rate of residential development with Brewster's Planning Office as a safeguard to confirm published demographic information and to identify the potential risk of a population increase that may affect school enrollments over the course of the next 10 years.

Town Clerk and Building Department data revealed the following future development projects:

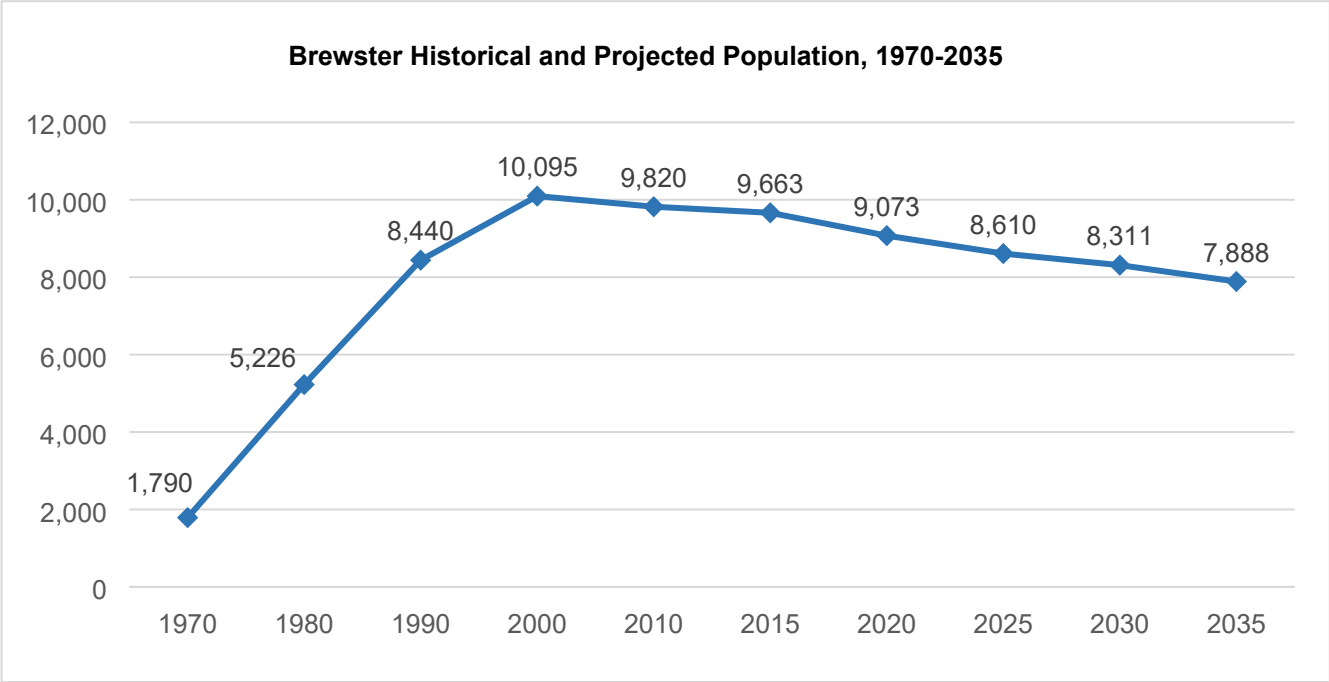
1. Serenity Brewster: 132 units of 55+ rental housing, with 27 deed restricted units. Route 124.
2. Brewster Woods: 30 units of rental housing, all deed restricted at 30-60% of the Area Median Income (AMI), 8 one-bedroom units, 19 two-bedroom units, and 3 three-bedroom units. Brewster Road.
3. Habitat for Humanity: 2 deed restricted homes on Red Top Road.
4. Millstone Road: up to 90 bedrooms of affordable rental housing up to 80% of the AMI. In development on town-owned land.

POPULATION TRENDS

For many years Brewster experienced steady, incremental growth. The chart below shows that the trend changed dramatically from 1970 to 2000. During this period, the year-round population more than quadrupled, swelling from 1,790 residents to 10,094. The population peaked in 2000 and the town has experienced a modest declined since then. The figure below produced by Minnesota Population Center, UMass Donahue Institute, illustrates Brewster's 1970-2035 population trends.

The UMass Donahue Institute forecasts that Brewster will continue to experience a slow decline in population, falling approximately 20% to an estimated 7,888 people by 2035.

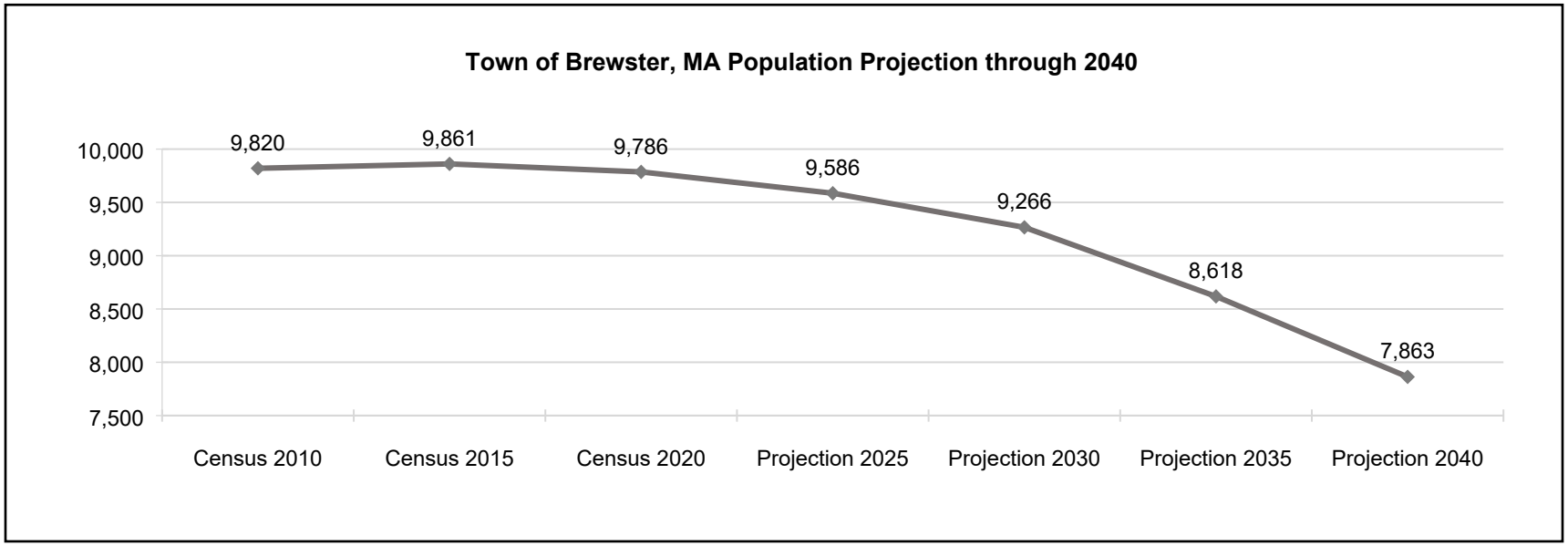
Examining the projection within 5-year intervals, UMass Donahue Institute reveals in "UMDI-DOT Vintage 2018" a similar population decline of almost two thousand residents will occur in Brewster within in a twenty-year span from 2020-2040.



Source: Town of Brewster Chapter 40B Housing Production Plan, January 2017.

H&A believes that Brewster will experience a more modest decline in population. In our examination year-to-year actual data from 2010-2021, we found that the annual growth rate has changed by less than ½ of one percentage point on most years. The Cape Cod Commission also predicts that Brewster's change in total population will be nominal in the upcoming years. More recent data sources, including the United States Census Bureau 2020, report that Brewster's population has grown to 10,318* residents.

Census 2010	Census 2015	Census 2020	Projection 2025	Projection 2030	Projection 2035	Projection 2040
9,820	9,861	9,786	9,586	9,266	8,618	7,863

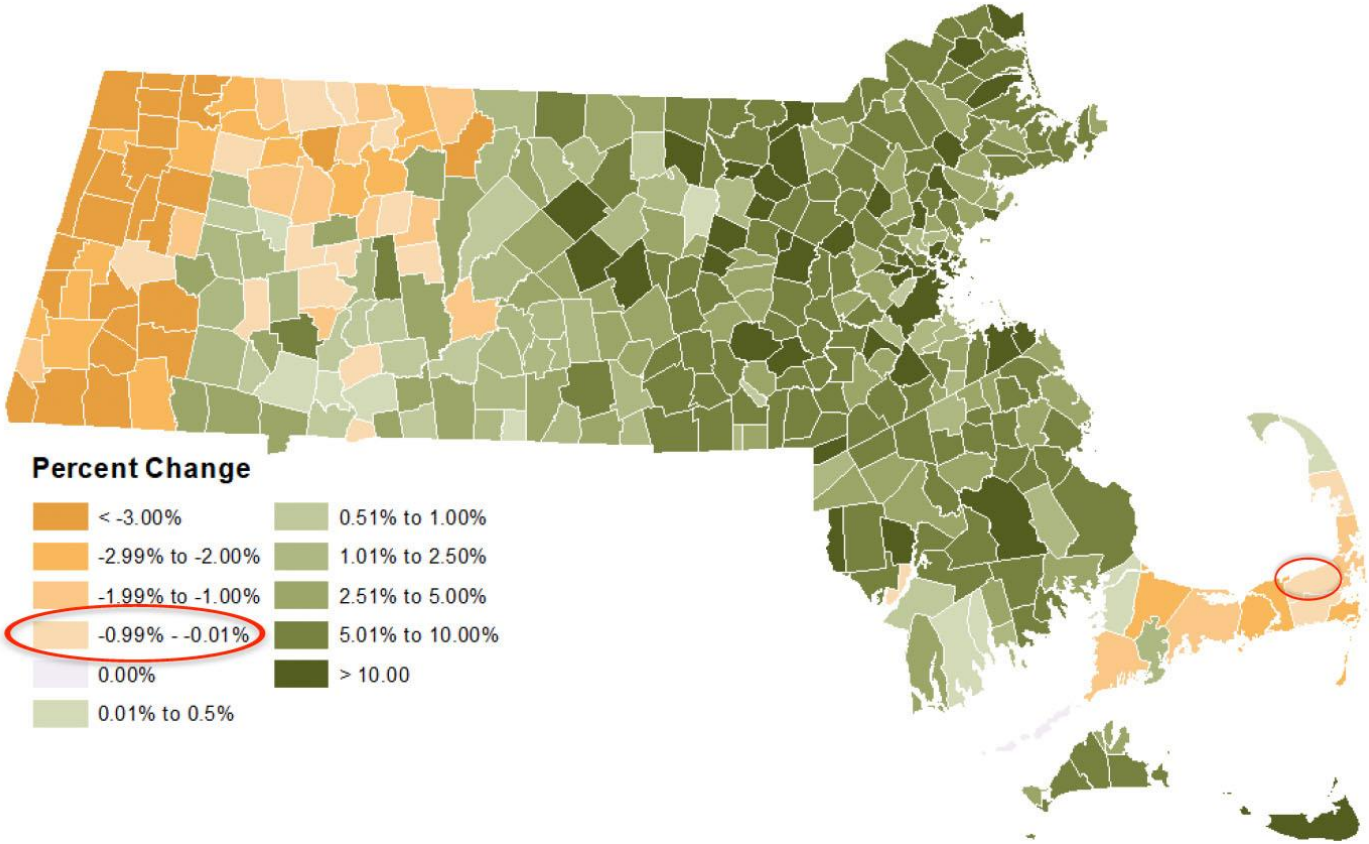


Source: https://donahue.umass.edu/business-groups/economic-public-policy-research/massachusetts-population-estimates-program/population-projections

* *Note: Preliminary US Census 2020 Data: The Census Bureau will not release its standard 2020 ACS 1-year estimates because of the impacts of the COVID-19 pandemic on data collection. Experimental estimates, developed from 2020 ACS 1-year data, will be available on the ACS Experimental Data webpage no later than November 30, 2021.*

Cumulative Change Since 2010

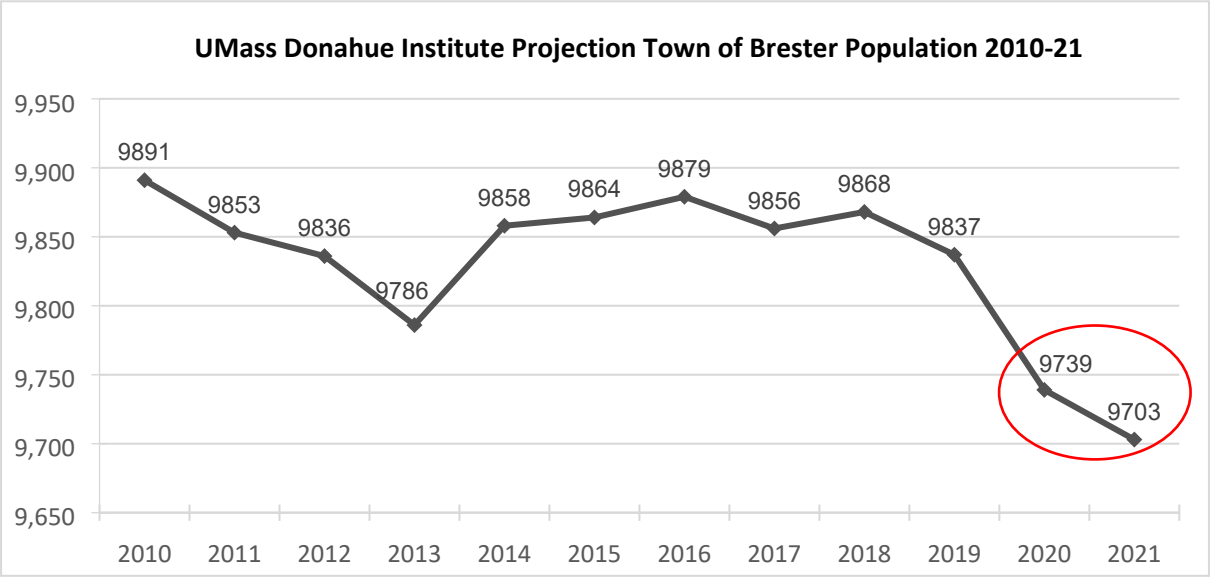
The UMDI estimated cumulative percent change in population from April 1, 2010 to July 1, 2019 by Massachusetts Municipality, further illustrates the very small changes in overall Brewster population.



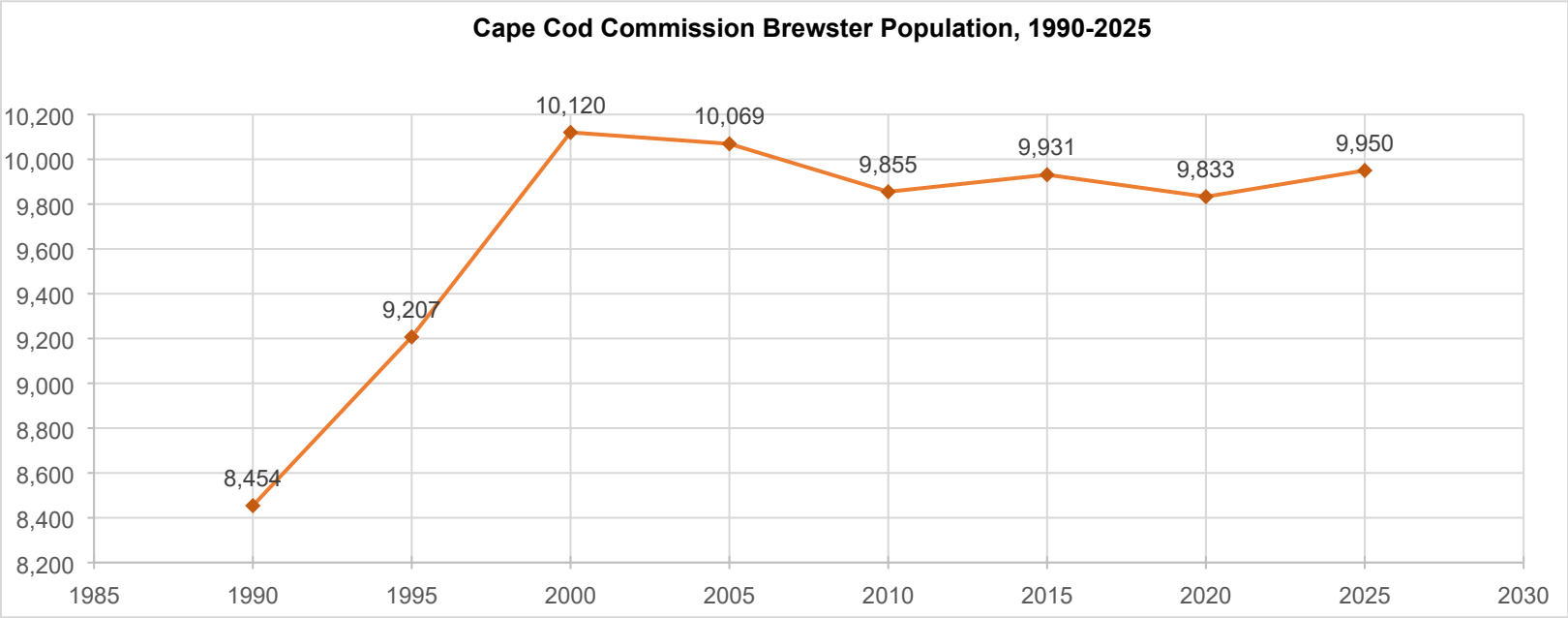
Source: Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau Population Division. May 21, 2020

Year-to-Year Growth

Year	Population	Growth	Annual Growth Rate
2021	9,703	-36	-0.37%
2020	9,739	-36	-0.37%
2019	9,775	-36	-0.37%
2018	9,811	-38	-0.39%
2017	9,849	-2	-0.02%
2016	9,851	-37	-0.37%
2015	9,888	-52	-0.52%
2014	9,940	141	1.44%
2013	9,799	-21	-0.21%
2012	9,820	-20	-0.20%
2011	9,840	-19	-0.19%
2010	9,859		0.00%



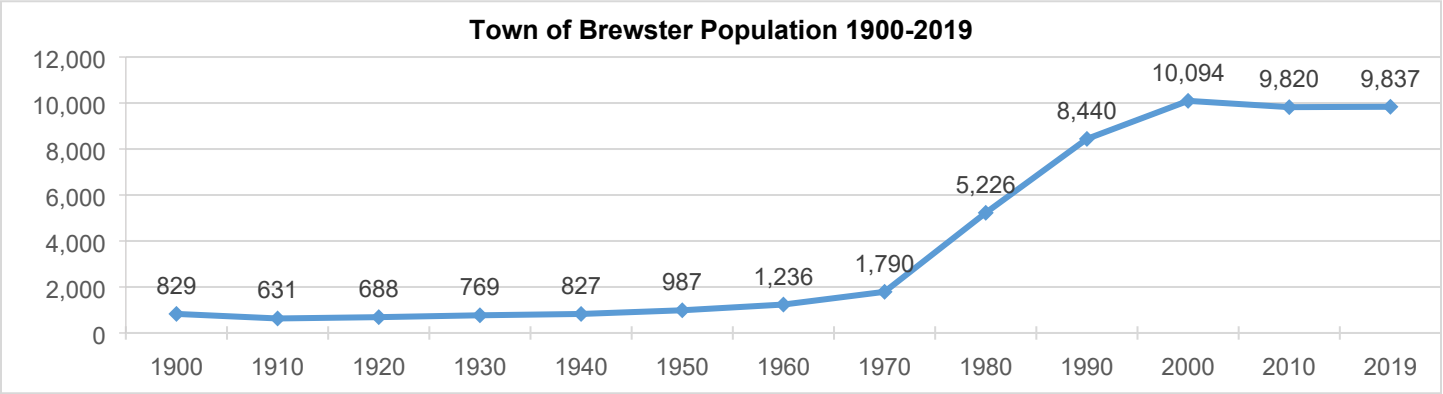
Earlier UMass Donahue Institute forecasts have predicted greater decline than Brewster has experienced. It should also be noted that the COVID-19 pandemic has brought unprecedented changes to the way people within communities live and work. On Cape Cod, anecdotal evidence shows that more people are remaining year-round. The data points that would typically provide insight into seasonal and year-round population are complicated by lifestyle changes such as working and learning remotely. To better understand potential population shifts that may have resulted from the pandemic, organizations including the Cape Cod Commission will examine a wide range of data sources in future studies. At this time, it is uncertain if the year-round and seasonal population changes will sustain and potentially impact school enrollment as we emerge from the pandemic. An examination of why people are spending more time on Cape Cod, in homes they already own or rent, or in homes purchased on Cape Cod during the pandemic, will further assist in understanding potential population shifts.



Source: https://www.capecodcommission.org/our-work/housing-market-analysis

H&A believes that the Cape Cod Commission's forecast of a nearly stable total population is accurate. Modest changes in the total population play a minor role in elementary enrollment shifts.

POPULATION AND AGE DISTRIBUTION



Data source: https://www.neighborhoodscout.com/ma/brewster/demographics
Source: Census Bureau Census Counts & American Community Survey 5-Year Estimates

Over the past twenty years Brewster's total population has remained stable. Looking beyond the chart above, the 2020 United States Census data (April 1, 2020) shows a modest increase. However, during this period the town has continued to experience notable changes within age groups or residents.

THE IMPACT OF CHANGING DEMOGRAPHICS

To understand the future needs of Brewster we must look beyond total population numbers. It is important to first note that the projections above account only for the "resident" population of the region, as captured by the U.S. Census Bureau. During significant portions of any given year, however, Brewster is also home to a large number of "seasonal" residents not counted by the Census Bureau. Estimates produced by the Cape Cod Commission, using survey data on second homes, indicate that the seasonal population in Brewster, when averaged over a full year, is equivalent to nearly double the full-time residents counted by the U.S. Census Bureau. The extent of this seasonal population is also apparent in Census Bureau housing unit data. Of the 3,221 U.S. counties tallied in Census 2010, the three Cape and Island counties all rank in the top 100 in terms of vacant/seasonal units as a percentage of all housing units. Nantucket County ranks 9th at 58%; Dukes County ranks 14th at 54%; and Barnstable County is 75th at 36%. In terms of the total number of vacant/seasonal housing units, Barnstable County, with 56,918 units, has the 4th largest number in of all counties in the United States, just behind Maricopa County Arizona and Lee and Palm Beach counties in Florida.

Housing Units, Year-Round vs. Second Home Supply

A review of housing units on the Cape completed by the Cape Cod Commission emphasizes the point. Barnstable County ranks seventh in the nation in sheer number of seasonal units, fifth in proportion to land area and has half of all seasonal homes in Massachusetts. While seasonal homes constitute only 4% of the housing stock in the state, they are 37% of the Cape's housing stock. Brewster's percentage seasonal housing stock continues to grow, by estimates of the Cape Cod Commission, it has grown from 42% in 2017 to 43.8% in the 2019.

Source: https://www.capecodcommission.org/our-work/housing-market-analysis

2012-2016 American Community Survey

Housing Units in 2019				
	Brewster Units	Pct. of Total	Massachusetts Units	Pct. of Total
Total Housing Units	7,961	100.00%	2,897,259	100.00%
Owner Occupied	3,547	44.60%	1,632,765	56.40%
Renter Occupied	651	8.20%	984,732	34.00%
Vacant For Seasonal or Recreational Use	3,484	43.80%	127,398	4.40%
1-Unit (Attached or Detached)	3,770	47.40%	1,501,585	51.80%
2 - 9 Units	259	3.30%	685,979	23.70%
10 - 19 Units	28	0.40%	115,712	4.00%
20 or more Units	141	1.80%	293,362	10.10%
Built prior to 1940	426	5.40%	942,349	32.50%

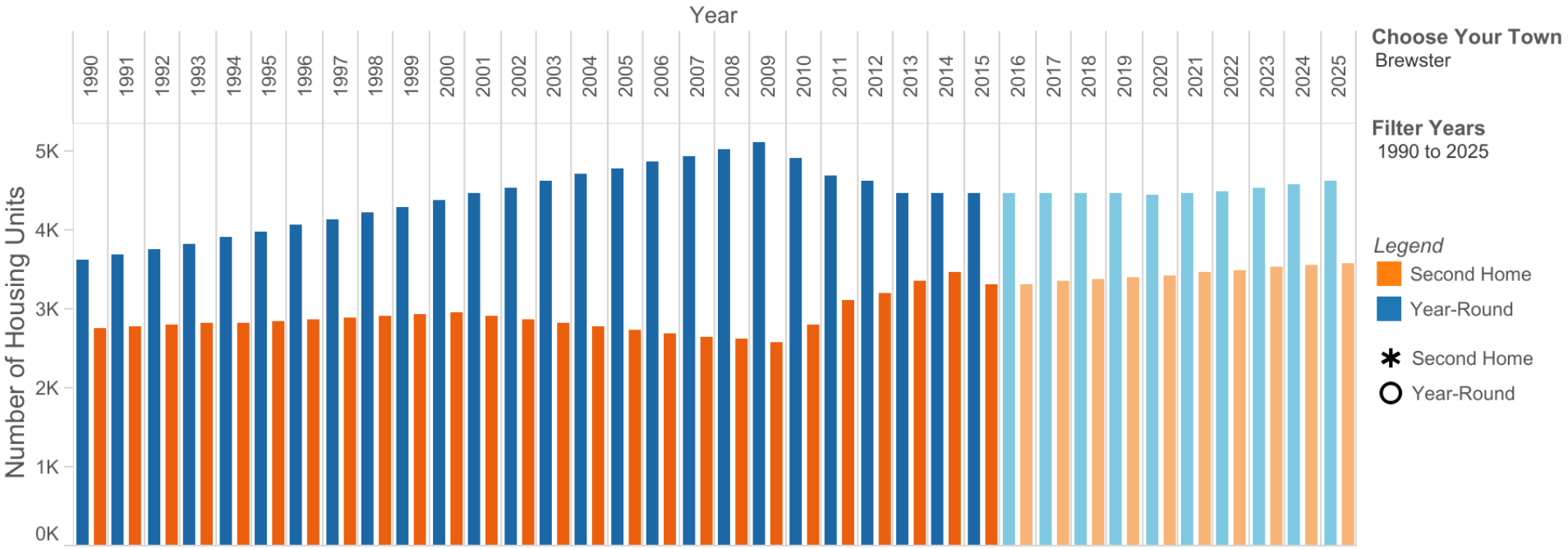
Source: U.S. Census Bureau. American Community Survey 5-year estimate

Seasonal Housing Market Reduces Family Housing Units

Housing units used as seasonal or for recreational use directly reduce the number of housing units available to families of school-age children. According to the United States Census Bureau data, 3,484 units of Brewster's total 7,961 housing units in 2019 were vacant for seasonal or recreational use. Consequently, that reduces the number of housing units occupied by school-age children by about 43%, compared to 36% for Barnstable County as a whole. In the summer, Brewster's resident population increases dramatically. Local estimates indicate that the number of visitors swells to approximately 30,000. The chart below produced by the Cape Cod Commission reveals that the second homes to year-round homes will continue to increase.

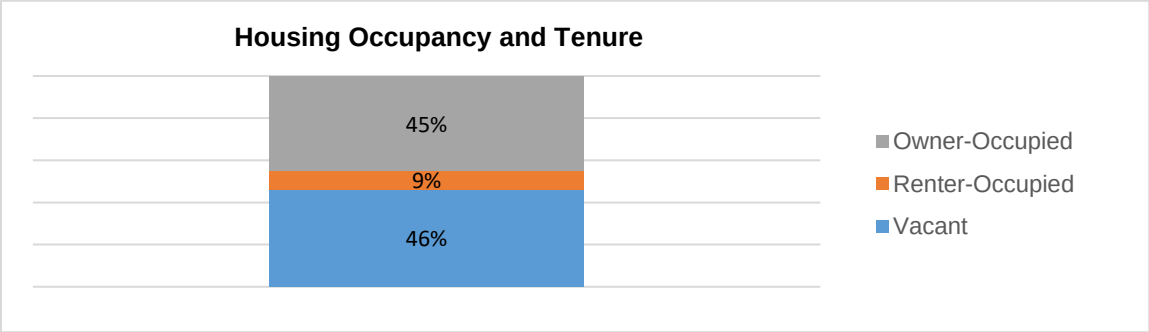
Not shown in this chart is the influence that the conversion of seasonal homes to year-round homes by senior residents has had on further reducing the number of units available to families with children. This trend also contributes to declines in school enrollment.

Source: Cape Cod Commission, Barnstable Area Regional Trends: Seasonal Homes on the Cape (2018).



Other surveys of housing occupancy confirm that Brewster is an attractive community for seasonal and recreational owners and visitors. The American and Community Survey identifies the seasonally vacant rate at 46%.

Brewster's high rate of owner-occupied housing contributes to the town's stability, but it also minimizes the number of rental units available. Only 9% the housing units are available to renters, including young families.

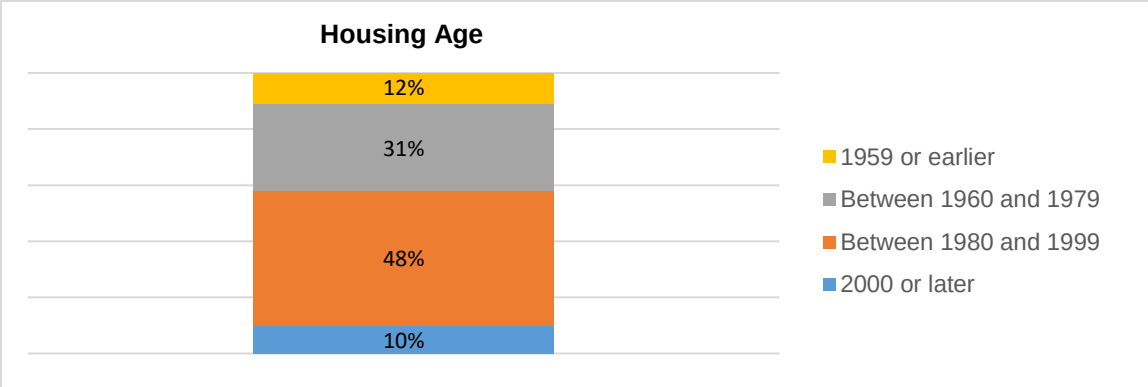


Source: American Community Survey 5-Year Estimates

Housing Stock

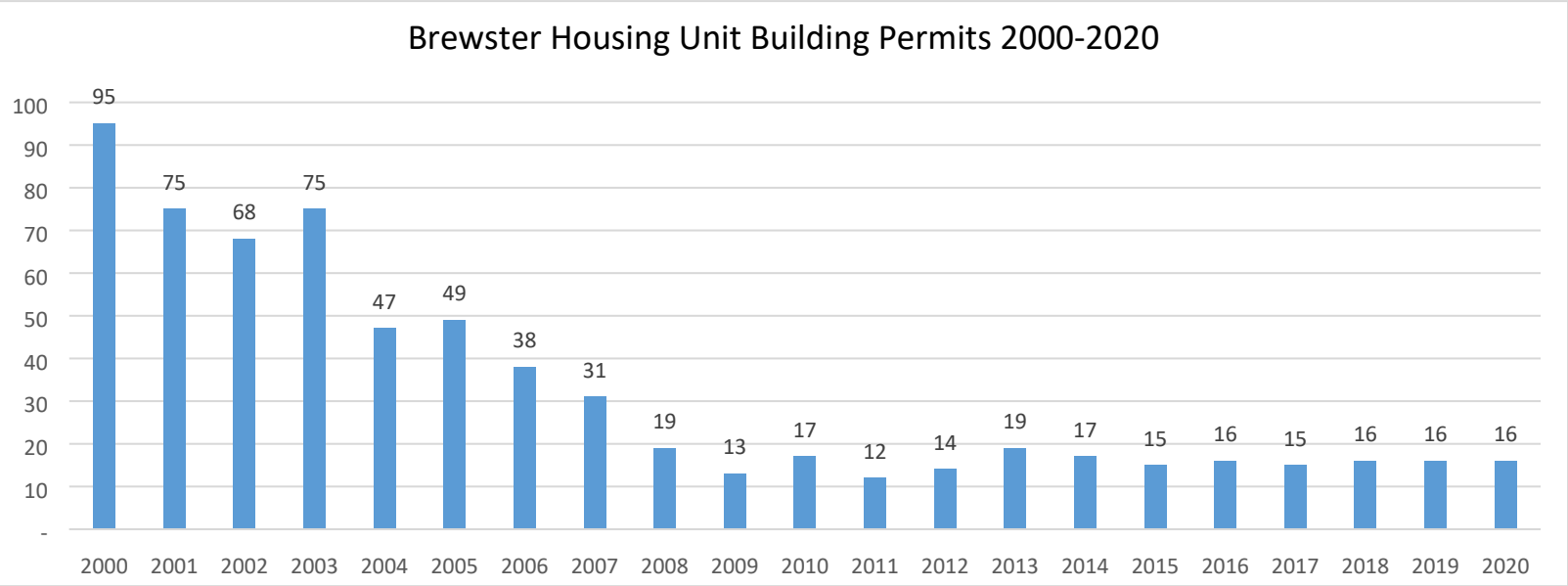
The housing stock in Brewster is considerably newer when compared to other Massachusetts communities. More than half of Brewster's housing units (58%) were built after 1980.

Prior to 1959, housing growth in Brewster was modest. Brewster's housing market experience an uptick in the 1960s and 1970s, followed by a building boom in the 1980s and 1990s. Since 2000, Brewster has experienced modest housing growth in line with a modest change in total population.



New Construction Has Slowed

After a major construction boom in the 1980s and 1990s, housing production has slowed. As the cost of homes has increased and the availability of land has decreased the pace of construction of new units has slowed.



Source: UMDI-DOT Vintage 2018

Housing Types of New Units

The average annual growth of housing units has been under 1% per year. Although this modest pace contributes to a net gain in housing units, the percentage second home units is greater than the percentage of year-round units.

Table 4.8 Housing Unit Demand in Brewster Town, Projected

				Change in Units/Households			Average Annual Growth		
	2015	2020	2025	2015-2020	2020-2025	2015-2025	2015-2020	2020-2025	2015-2025
Total Housing Units	7,761	7,876	8,174	115	298	413	0.30%	0.75%	0.52%
Year-round Units	4,457	4,445	4,588	-12	143	131	-0.05%	0.64%	0.29%
Single-family	3,239	3,266	3,430	27	164	191	0.16%	0.99%	0.58%
Multi-family	1,218	1,180	1,153	-39	-26	-65	-0.64%	-0.45%	-0.54%
Tenure, owner	3,637	3,627	3,744	-10	117	107	-0.05%	0.64%	0.29%
Tenure, renter	820	818	844	-2	26	24	-0.05%	0.64%	0.29%
Second home units	3,304	3,431	3,586	127	155	282	0.76%	0.89%	0.82%
Other-mobile	21	32	25	11	-7	4	8.82%	-4.51%	1.94%
Households	4,272	4,317	4,400	45	83	128	0.21%	0.38%	0.29%

Source: U.S. Census Bureau; Moody's Analytics; EPR

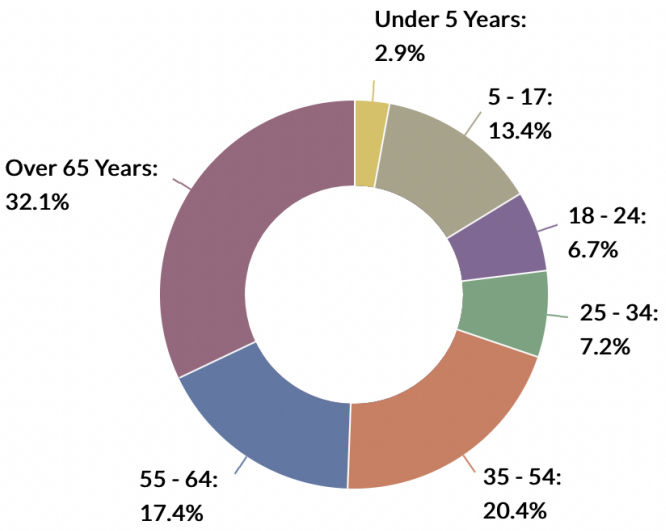
POPULATION AND AGE DISTRIBUTION

While the change in Brewster's total population may seem insignificant, the growth in the retiree population has masked the considerable decrease of the young-adult and school-age populations. Brewster's population age profile is notably older than both the state and the nation. The median age in Brewster is 54.3 years compared to 51.8 years for Barnstable County and 39.5 years for Massachusetts. When the median age in a community increases, the household size decreases. Smaller households in turn have fewer children. Data from the U.S. Census Bureau, UMass Donahue Institute, Cape Cod Commission, and Pioneer Institute all confirm the significant shifts within age bands of Brewster's population.

Brewster Population by Age

The chart shows a sizable population mass among persons 45-69 years old in 2010. In the Cape and Islands this group accounts for 39% of the regional population, compared to roughly 32% for the state and 30% for the nation. There is also a far larger share of elderly residents in the Cape and Islands region. In 2010, residents 70 years and older comprised 9% of the U.S. population and 10% of the state population compared to 17% in the Cape and Islands.

Brewster's median age of 54.3 is significantly higher than the state average of 39.5. As the median age in a community rises, family size declines. Consequently, smaller family size results in fewer school age children.



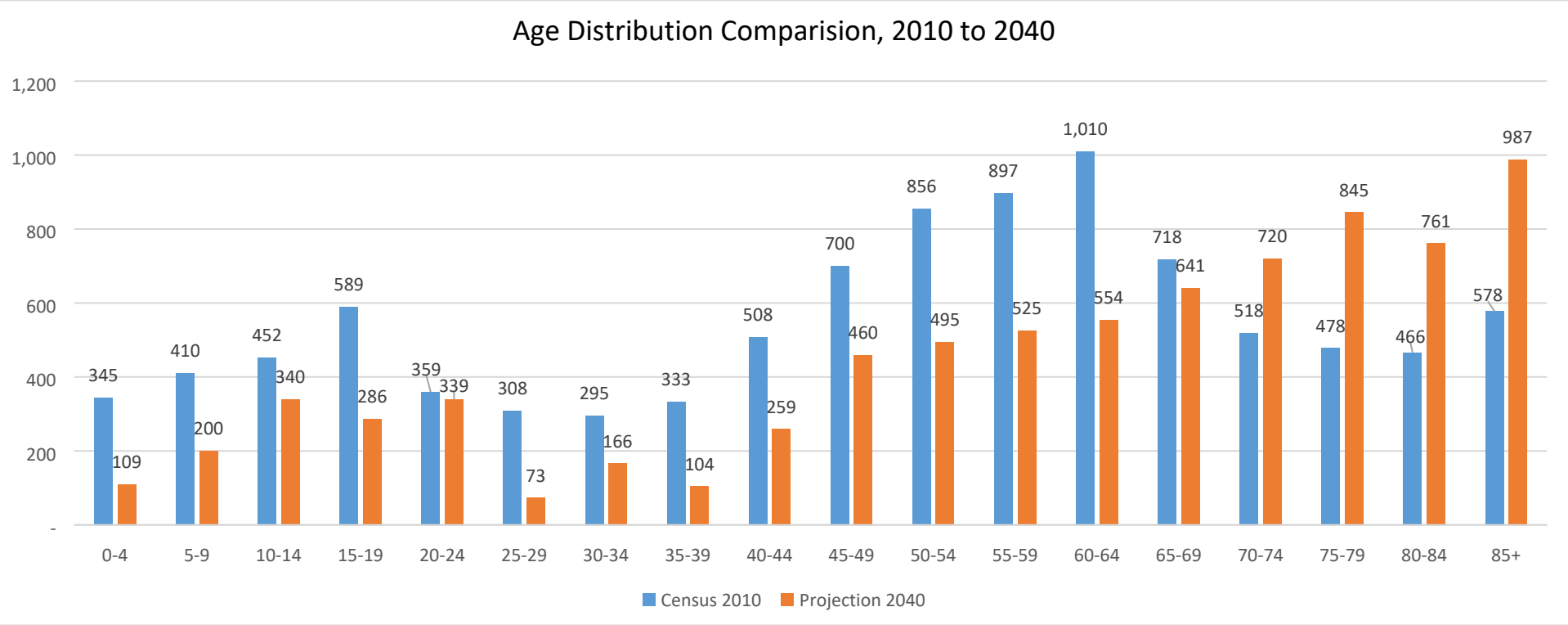
Source: U.S. Census Bureau. American Community Survey 5-year estimates

Brewster Population by Age in 2019

	Population	Percent of Total	Massachusetts	Percent of Total
Total	9,837	100%	6,850,553	100%
Preschool (0 to 4)	283	2.90%	361,016	5.30%
School Age (5 to 17)	1,319	13.40%	1,010,244	14.70%
College Age (18 to 24)	662	6.70%	697,610	10.20%
Young Adult (25 to 44)	1,258	12.80%	1,809,852	26.40%
Older Adult (45 to 64)	3,162	32.10%	1,864,742	27.20%
Older (65 plus)	3,153	32.10%	1,107,089	16.20%
Median Age	54.3		39.5	

Age Distribution in Future Years

Brewster's age distribution of residents will continue to shift toward an aging community. The graph below shows the projected shift that will take place in the next 20 years, within 5-year age bands. The age bands for elementary school children and the typical age bands for elementary parents will continue to experience decline, while the senior population will increase.



Numbers Behind the Shift in Age

UMDI projections through 2040 in shown in the table below, indicate that elementary school enrollment will continue to decline over the next 20 years while the senior population continues to grow. Brewster's aging population coupled with a slight decline in the number of households, as well as a decline in the average size of households, will contribute to a reduction in the number of school-age children and school enrollment.

Age Group	Age	Census 2010	Projection 2015	Projection 2020	Projection 2025	Projection 2030	Projection 2035	Projection 2040
1	0-4	345	295	275	228	174	137	109
2	5-9	410	455	446	425	300	240	200
3	10-14	452	397	461	444	541	405	340
4	15-19	589	443	354	413	324	414	286
5	20-24	359	399	200	82	336	222	339
6	25-29	308	332	324	175	53	166	73
7	30-34	295	349	321	313	177	87	166
8	35-39	333	334	385	376	349	200	104
9	40-44	508	369	413	465	464	428	259
10	45-49	700	515	406	445	497	505	460
11	50-54	856	699	543	436	443	485	495
12	55-59	897	855	701	537	487	486	525
13	60-64	1,010	1,110	1,043	910	608	558	554
14	65-69	718	1,067	1,099	1,037	948	685	641
15	70-74	518	707	1,046	1,073	1,076	977	720
16	75-79	478	453	650	957	950	942	845
17	80-84	466	389	371	521	772	769	761
18	85+	578	693	749	751	768	911	987

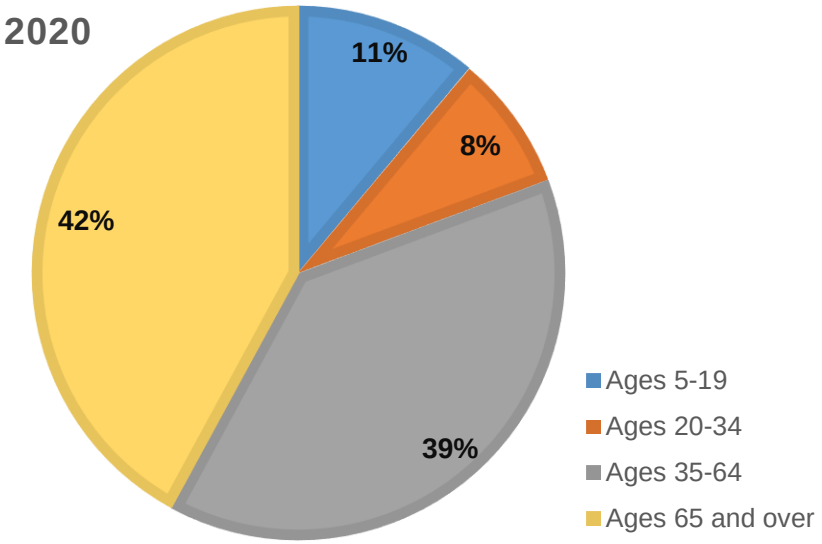
Source: UMDI-DOT Vintage

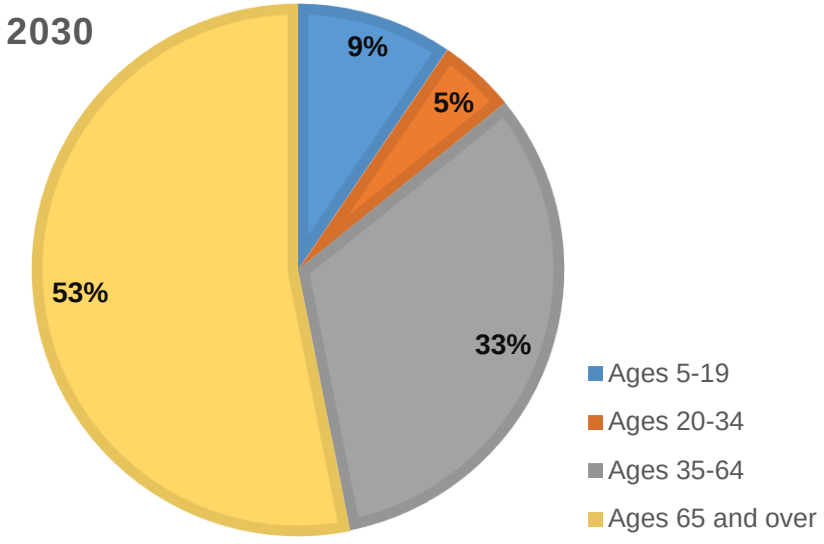
2018

Multiple Data Sources Confirm the Trend

Population numbers and projections vary slightly from one data set to another, but the across-the-board forecast is that Brewster's significant shift to an older population will be sustained in the coming years. Brewster continues to be a popular vacation destination with significant seasonal population. During the vacation season, the town continues to experience a large influx of people who take up residence in second homes which they own. As the vacation season ends, the population will drop, leaving behind a substantially quieter and smaller town with a smaller population of school-age children.

	2020	2030
Ages 5-19	1,028	829
Ages 20-34	763	411
Ages 35-64	3,582	2,855
Ages 65 and over	3,905	4,644



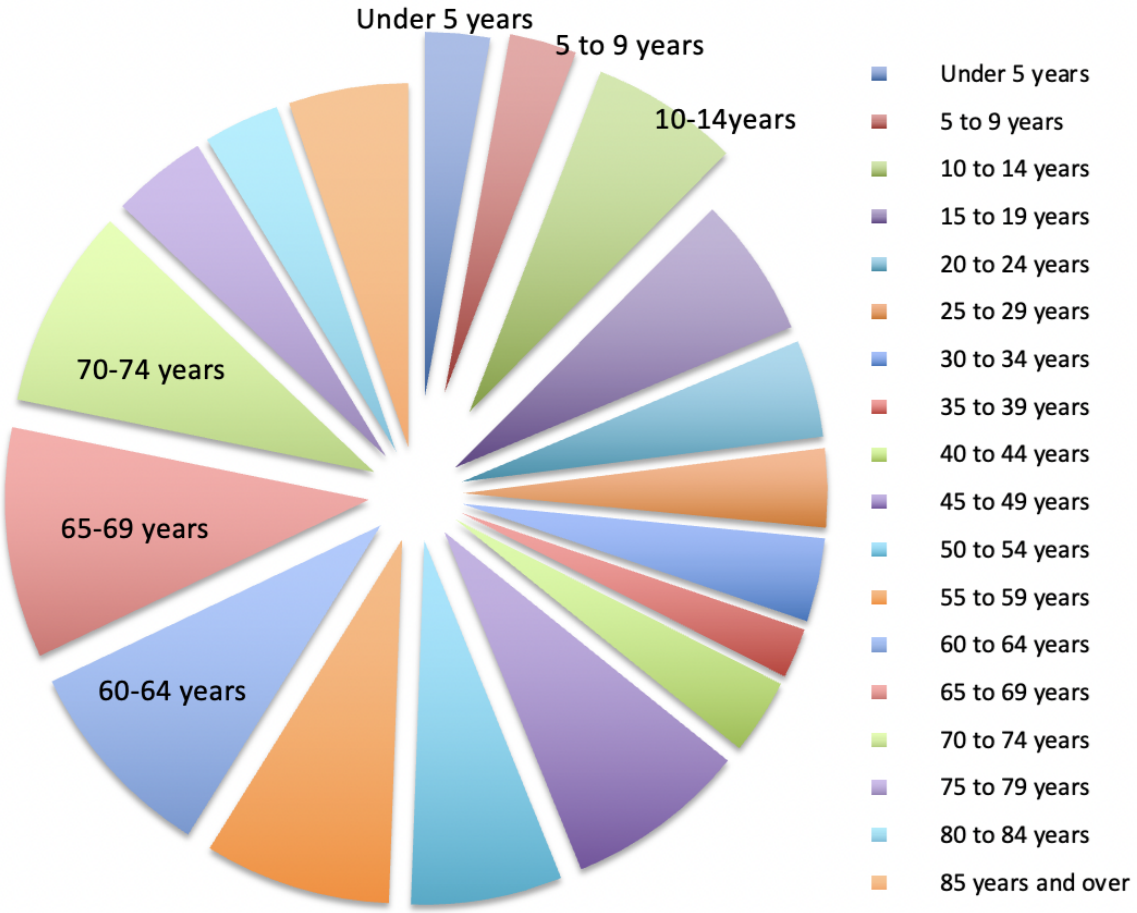


Source: Metropolitan Area Planning Council: http://mapc.org

BREWSTER'S AGE PROFILE

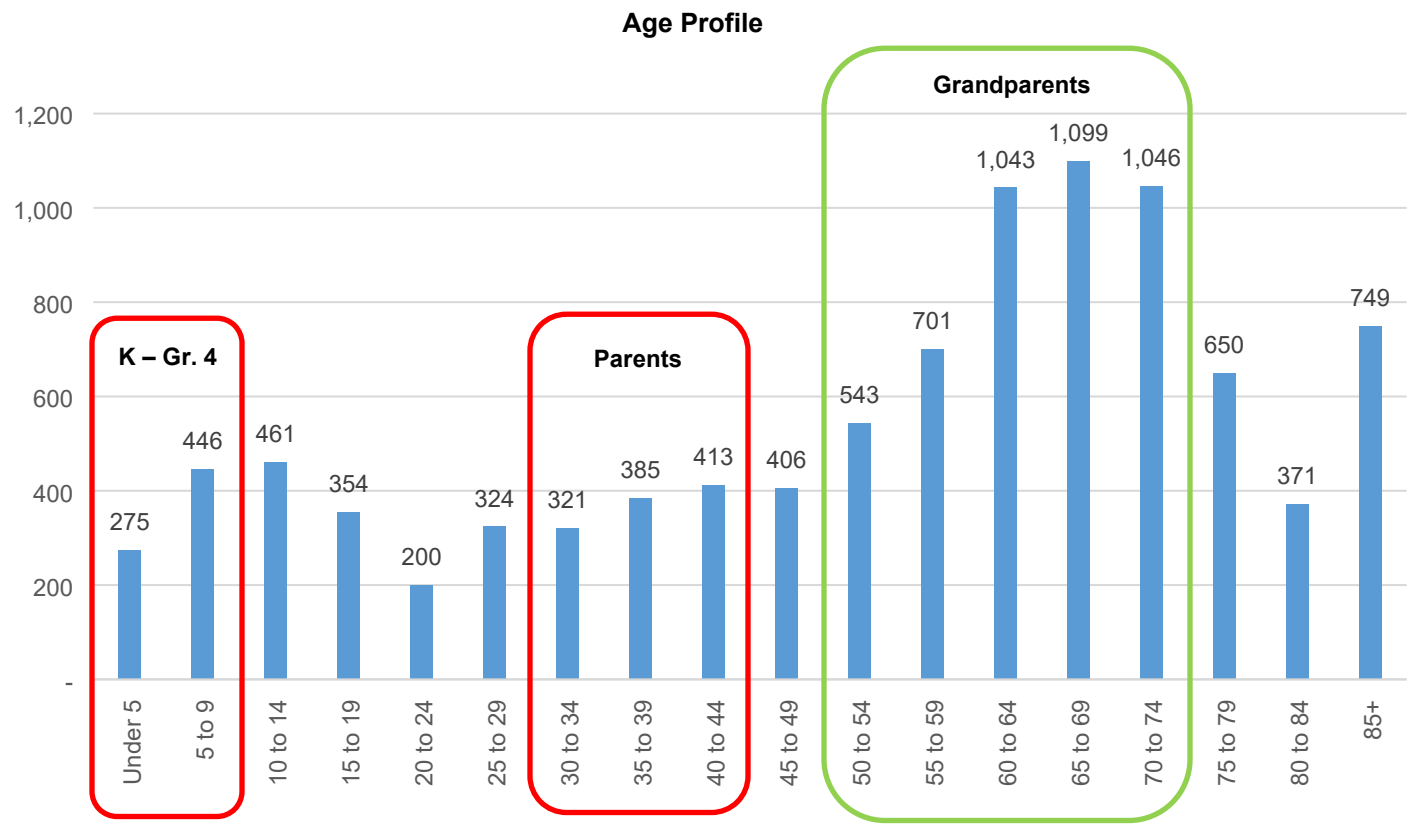
Brewster has a large share of elderly residents. In 2019 residents 70 years and older comprised 9% of the U.S. population and 10% of the State of Massachusetts population compared to 17% of the Cape and Islands.

Brewster Population 2019 by Age	
Age	Estimate
Under 5 years	283
5 to 9 years	294
10 to 14 years	648
15 to 19 years	614
20 to 24 years	425
25 to 29 years	344
30 to 34 years	365
35 to 39 years	219
40 to 44 years	330
45 to 49 years	793
50 to 54 years	661
55 to 59 years	815
60 to 64 years	893
65 to 69 years	1008
70 to 74 years	876
75 to 79 years	416
80 to 84 years	331
85 years and over	522



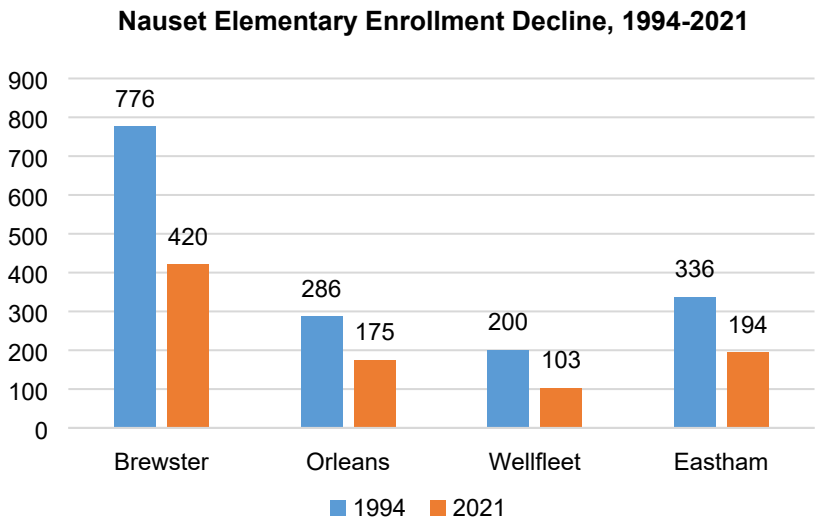
Brewster's changing age profile has played a significant role in the declining elementary school population and the age groups which are typically identified as parents of elementary school age children.

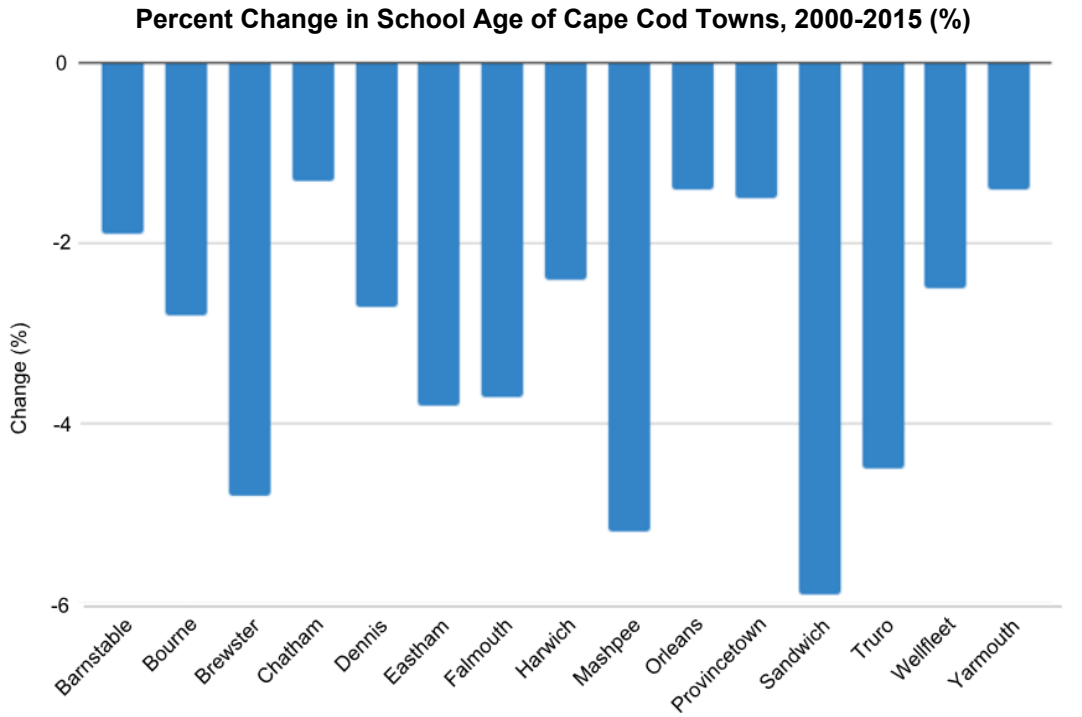
Housing units occupied older residents, effectively reduce the number of housing units available for young families. Consequently, the decline in population ages 30-45 years result in declines in population of early elementary age children.



Regional Trend

The decline in school-age children is not unique to Brewster. All Cape Cod towns have experienced declines in enrollment with Sandwich, Mashpee and Brewster realizing the sharpest declines.



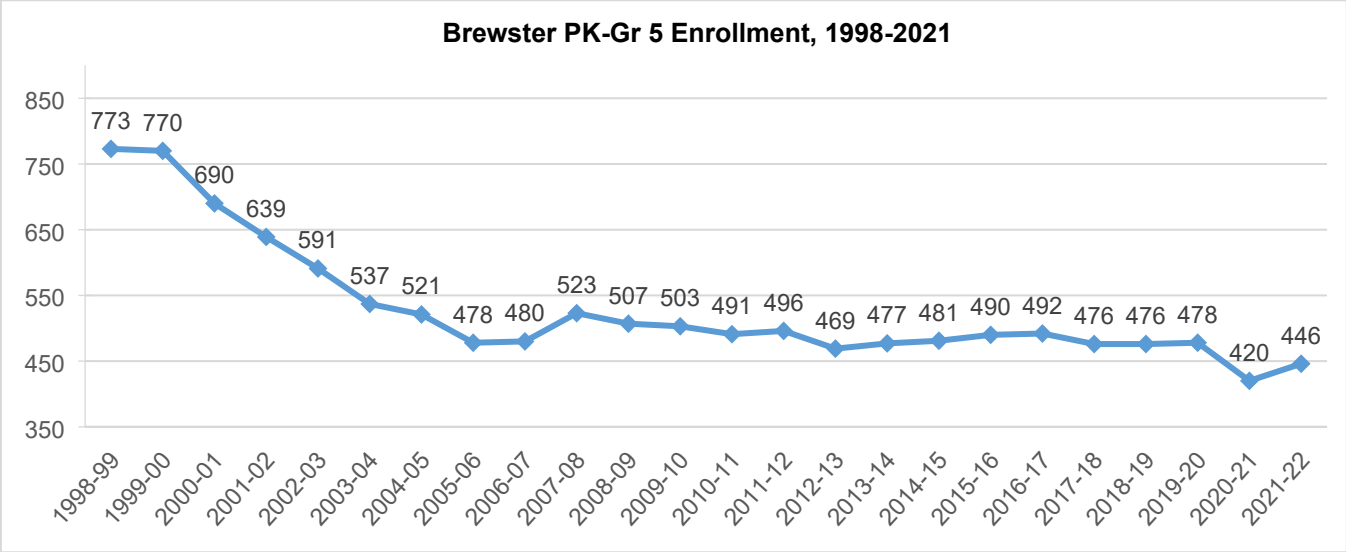


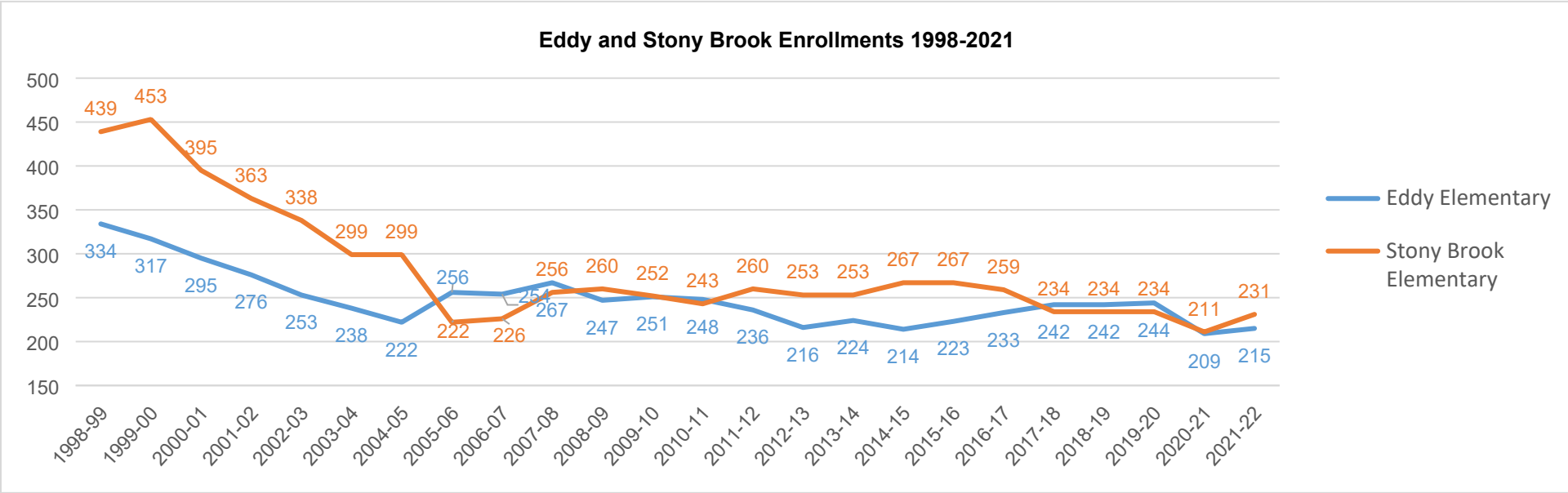
Source: https://pioneerinstitute.org/blog/the-reality-of-cape-cods-population-trend

Brewster Trend

Changing demographics has resulted in a significant decline in school-age children and young families.

Both Eddy Elementary and Stony Brook Elementary experienced significant declines in enrollment from the late 1990's through 2005. Following this period of steep decline, changes have been less significant for the last 15 years.





Historical Enrollment & Projected Enrollment

Brewster's cohort groups of students experience modest change from year-to-year as they move through the elementary grades. The chart below shows cohort groups moving from kindergarten through grade 5 in cascading steps of color.

	PK	K	1	2	3	4	5	SP	PK-5 Total
1993-94	0	144	124	125	122	135	126	0	776
1994-95	0	123	146	121	129	120	133	0	772
1995-96	0	96	136	136	127	128	117	0	740
1996-97	0	110	117	132	133	122	128	0	742
1997-98	22	114	119	111	137	133	118	0	754
1998-99	22	106	119	122	119	145	140	0	773
1999-00	27	106	105	123	129	131	149	0	770
2000-01	0	90	102	105	126	137	130	0	690
2001-02	0	81	87	102	104	130	135	0	639
2002-03	0	80	81	87	108	104	131	0	591
2003-04	0	79	87	74	89	106	102	0	537
2004-05	0	67	82	94	75	91	112	0	521
2005-06	0	66	71	85	93	77	86	0	478
2006-07	0	82	70	74	87	92	75	0	480
2007-08	25	72	82	77	76	92	99	0	523
2008-09	24	74	73	89	79	77	91	0	507
2009-10	35	62	75	80	92	83	76	0	503
2010-11	31	76	62	74	76	89	83	0	491
2011-12	41	79	76	64	72	76	88	0	496
2012-13	30	69	76	78	64	74	78	0	469
2013-14	36	77	83	71	78	74	62	0	481
2014-15	36	77	83	71	78	74	62	0	481
2015-16	32	75	73	79	83	73	77	0	492
2016-17	32	75	73	79	83	73	77	0	492
2017-18	30	54	78	72	82	82	78	0	476
2018-19	32	66	55	81	76	83	85	0	478
2019-20	34	62	71	57	85	77	84	0	470
2020-21	18	67	62	62	53	80	76	0	418
2021-22	27	66	65	73	71	56	82	6	446
2022-23	30	75	66	67	73	71	56	0	438
2024-25	30	65	75	66	67	73	71	0	447
2026-27	30	72	65	75	66	67	73	0	448
2028-29	30	58	64	65	75	66	67	0	425

Current Enrollment

As of October 1, 2021, there were 446 students enrolled in Brewster Elementary Schools in pre-kindergarten through grade 5.

The current grade configuration of one town-wide primary school (Stony Brook Elementary, PK- Gr. 2) and one intermediate elementary school (Eddy Elementary, Gr. 3-5) allows the district to balance class size across grade levels. However, due to the relatively small number of students per grade level, there will be natural deviations in class size from grade level to grade level. For example: the current 4th grade class has 56 students, while the 5th grade class has 82 students. The district was able to maintain very desirable class-sizes by dividing the 4th grade student group into 3 sections, averaging 18.33 students/section and by dividing the 82 5th grade students into 4 sections, averaging 20.5 students/section.

Using Birth Rate to Forecast Kindergarten Enrollment

Contrasting the Brewster Birth Rate with the respective dates of entry for kindergarten, cohort groups increase by an average of 20 children. Twenty is added to the birth rate to calculate kindergarten enrollment projections for 2017-2025.

Enrollment by Grade (2021-22)									
	PK	K	1	2	3	4	5	SP	Total
Eddy Elementary	0	0	0	0	71	56	82	6	215
Stony Brook Elementary	27	66	65	73	0	0	0	0	231
	27	66	65	73	71	56	82	0	446
Sections/Grade	**2**	**4**	**4**	**4**	**4**	**3**	**4**	**Total**	**25**

Birth Year	Births	School yr.	K Enrollment	+ or – Change Factor	
2009	50	2014-15	77	27	Avg Factor 19.625
2010	61	2015-16	75	14	
2011	44	2016-17	79	35	
2012	48	2017-18	69	21	
2013	46	2018-19	54	8	
2014	47	2019-20	62	15	
2015	48	2020-21	67	19	
2016	48	2021-22	66	18	
2017	55	2022-23	75	Projected based on prior average plus average change factor.	
2018	45	2023-24	65		
2019	52	2024-25	72		
2020	38	2025-26	58		
2021	49	2026-27	69		
2022	48	2027-28	68		
2023	47	2028-29	67		
2024	48	2029-30	68		
2025	48	2030-31	68		

CONCLUSION

Brewster's higher portion of people 65 and older is only expected to increase, while the number of school-age children continues to fall. Brewster's aging population coupled with a slight decline in the number of households, and a decline in the average size of households will all contribute to a reduction in the number of school-age children.

The decline in the school-age population is the result of Brewster's aging population occupying more housing units. Brewster, long known as a summer tourist and second-home vacation spot, is also a great place for retirees. Brewster is recognized in national reports for offering lifestyle, culture, and appeal as a place for retirement. The Town of Brewster has surplus educational space which can be used to support the changing needs of the community.

Planning for Enrollment Maximums

As Brewster Public Schools plans for future enrollments and managing changes in population, H&A recommends planning for slightly higher enrollments to accommodate a modest growth in population. School building options presented in this report use these numbers to calculate building occupancies. The district should consider the following maximum enrollments for space planning purposes:

Prekindergarten:	30 students
Kindergarten:	80 students
Grades 1-5:	80 students/grade level/400 students

Total Maximum Enrollment: 510 students (prekindergarten – grade 5).

Summary of All Options

			Operating Capacity			Facility Upgrade *		Construction		Subtotal Cost Per School	Total Option Cost *
			Grades 1 to 5	Pre- K	Kinder-garten	Square Feet	Cost	Square Feet	Cost		
Option 1	**Pre-K through Grade 5 at Stony Brook**	**Stony Brook**	396	45	76	91,044	$1,932,587	1,680	$873,600	$2,806,187	**$4,957,547**
		Eddy	0	0	0	57,915	$2,151,360	0	$0	$2,151,360	
Option 3	**Pre-K through Grade 5 at Eddy**	**Stony Brook**	0	0	0	91,044	$1,932,587	0	$0	$1,932,587	**$12,601,547**
		Eddy	396	45	76	57,915	$2,151,360	16,380	$8,517,600	$10,668,960	
Option 3	**K through Grade 5 at Stony Brook and Pre-K at Eddy**	**Stony Brook**	396	0	76	91,044	$1,932,587	0	$0	$1,932,587	**$4,083,947**
		Eddy	0	45	0	57,915	$2,151,360	0	$0	$2,151,360	

* This budget projection includes the facility upgrades but does not include the items currently included in the Brewster Capital Budget. Costs for new construction do not include inflation or current uncertainties.

Option 1 - Pre-K through Grade 5 at Stony Brook

	Building size in square feet	91,044				
	Site size in acres	22.68				
	Required Minimum Rooms	Existing	Planned	Additional *	SF	Capacity
Classrooms (Grades 1-5)	18	18	18			396
Pre-K Capable	3	2	3	1	1200	45
K Capable	4	4	4			76
Media Center	1	1	1			
Gym	1	1	1			
Cafeteria	1	1	1			
World Language	1	1	1			
Art Room	1	1	1			
Music Room	1	1	1			
Band/Strings	1	1	1			
STE/Maker Space	1	1	1			
Self Contained Sped	4	4	4			
Specialist and Resource	5	6	5			
Net Added SF					1200	
Grossing Factor					480	
Total Added SF					1680	
Pre-K Capacity						45
K Capacity						76
Grade 1-5 Capacity						396
Potential Operating Capacity						517

* This added room presents the ideal configuration, but could be considered optional.

Option 2 - Pre-K through Grade 5 at Eddy

	Building size in square feet	57,915				
	Site size in acres	28.65				
	Required Minimum Rooms	Existing	Planned	Additional	SF	Capacity
Classrooms (Grades 1-5)	18	15	18	3	2850	396
Pre-K Capable	3	2	3	1	1200	45
K Capable	4	1	4	3	3600	76
Media Center	1	1	1	0	0	
Gym	1	1	1	0	0	
Cafeteria	1	1	1	0	0	
World Language	1	0	1	1	950	
Art Room	1	1	1	0	0	
Music Room	1	1	1	0	0	
Band/Strings	1	1	1	0	0	
STE/Maker Space	1	0	1	1	1200	
Self Contained Sped	4	0	4	2	1900	
Specialist and Resource	5	5	5	0	0	
Net Added SF					11700	
Grossing Factor					4680	
Total Added SF					16380	
Pre-K Capacity						45
K Capacity						76
Grade 1-5 Capacity						396
Potential Operating Capacity						517

Option 3 - Kindergarten through Grade 5 at Stony Brook and Pre-K at Eddy

		Stony Brook					Eddy				
	Building size in square feet	91,044					57,915				
	Site size in acres	22.68					28.65				
	Required Minimum Rooms	Existing	Planned	Additional	SF	Capacity	Existing	Planned	Additional	SF	Capacity
Classrooms (Grades 1-5)	18	18	18	0		396	14	0	0		0
Pre-K Capable	3	2	0	0		0	3	3	0		45
K Capable	4	4	4	0		76	0	0	0		
Media Center	1	1	1	0			1	0	0		
Gym	1	1	1	0			1	0	0		
Cafeteria	1	1	1	0			1	0	0		
World Language	1	1	1	0			1	0	0		
Art Room	1	1	1	0			1	0	0		
Music Room	1	1	1	0			1	0	0		
Band/Strings	1	1	1	0			1	0	0		
STE/Maker Space	1	1	1	0			1	0	0		
Self Contained Sped	4	4	4	0			1	0	0		
Specialist and Resource	5	6	5	0	0		1	0	0		
Net Added SF					0					0	
Grossing Factor					0					0	
Total Added SF					0					0	
Pre-K Capacity						0					45
K Capacity						76					0
Grade 1-5 Capacity						396					0
Potential Operating Capacity	517					472					45