

**Pocantico Hills Central School District
Facilities Review Committee
Report
Pocantico Hills CSD
Presented On
March 20, 2006**

School Board Liaison

Mrs. Katherine Disher

Committee Chairperson

Mr. Jay Scotto-Friedman

Committee Members

Mrs. Florence Cohen

Mr. Stephen Davey

Mrs. Laura Dineen

Mr. Nick Greto

Ms. Alyssa Jacobs

Mrs. Michele Stine

PTA Representative

Mrs. Joanne Chang

Teacher Representative

Ms. Nancy Shaul

Ms. Pasqualina Palombo

Consultants

Mr. Joe Tola -Construction Manager

Mrs. Gail Perogine - Construction Manager

Mr. David Kuckuk – Architect

Brian Cieslinski – Architect

On September 28, 2005 The Pocantico Hills Central School District created the Facilities Review Committee. The Board of Education's intention in the committee membership was to represent the various components of the Pocantico Hills Central School District. The Committee's charge was presented as follows:

The charge to the Facility Review Committee will focus their work on the data collected for the District within the Building Condition Survey. The survey was the basis for the committee since the District's needs were prioritized for the Board by the engineering firm that prepared the report along with the District architect, Thomas Associates. The committee also considered financing options based on input provided to the District by consultants.

The Committee met on November 10, 2005, December 1, 2005 December 7, 2005, January 5, 2006, January 19, 2006, and February 15, 2006. The committee's report is scheduled to be presented to the Board of Education on March 20, 2006.

The role of the committee was to provide a recommendation to the Board of Education for their consideration concerning whether renovations to the school facilities need to be made, and if so, how it should be financed.

On December 1, 2005 the committee toured the building and observed some of the conditions included in the Building Condition Survey.

The Committee spent the balance of the meetings interviewing the construction managers and architects involved with the development of the Building Condition Survey. The committee then reviewed, and prioritized the scope of work to be included in the recommendations to the Board of Education.

Although the Committee has provided the Board of Education with three levels of priorities, it is understood that the Board of Education will review these recommendations, and revise as necessary, based on additional information not available to the committee at the time of the report. The additional information includes but is not limited to updated cost estimates, and architectural design issues.

During the Committee's review process, the Board of Education requested that an evaluation of the Tennis Courts be included as part of the charge of Committee. The recommendation of the Committee is included under site work within the List of Items to Include in a Facilities Project.

The Committee discussed the need to renovate instructional space, including the library, science laboratories, and the reconfiguration of classroom space to promote co-teaching. This initiative is intended to enhance the instructional program through programmatic changes included in the curriculum to meet the long term goals of the Board of Education. Please refer to the attached list for additional details on this subject.

The Committee's Recommendations are as follows:

1. The District should pursue a Facilities Improvement Project.
2. The Facilities Improvement Project should be presented to the district voters as a referendum, rather than included as part of an annual school budget.
3. The work to be performed should be financed through the use of a Bond.
4. The Board of Education should appoint a Construction Manager, and an Architect to obtain cost estimates to further define, and or re-define the proposed scope of work.
5. The District should increase the annual maintenance budget to address repair issues in a timelier manner, rather than postponing them until a referendum becomes necessary.
6. The District should include in the 2006-07 proposed budget a new smoke detection system.
7. The District should include in the 2006-07 proposed budget wall padding for the gymnasium.
8. The District should include in the 2006-07 proposed budget the replacement of the new condensate tank, and necessary gate valves.
9. The District should include in an annual budget the replacement of selected stair treads, minor slate roof repairs, minor flat roof repairs, minor gutter repairs, and the installation of new lockers as needed,
10. The District should rely on the recommendations of the Architect to define the work necessary for the District to be in compliance with all Federal and State requirements, such as the Americans with Disabilities Act.
11. The Architect should evaluate and provide to the Board of Education repair/replacement
12. needs for the following areas:
 - a. Heating, Ventilating and Air Conditioning
 - b. Reconfiguration of instructional Space; wood shop, HACS, other rooms as identified.
 - c. Kitchen equipment and layout changes
 - d. Alternative egress from the auditorium
 - e. Repair, and or additions to asphalt lots and driveways
 - f. Repair and or additions to fencing and gates
 - g. Air conditioning or additional ventilation for music rooms and gymnasium
 - h. Windows and window treatments
 - i. Replacement of Generator
 - j. Pool

Attached to this report are the prioritized list of those items recommended by the Facilities Review Committee for inclusion in a Facilities Improvement Project, and the minutes of the meetings of the Facilities Review Committee.

Respectfully Submitted

Pocantico Hills School Facilities Review Committee
List of Items to Include in Facilities' Project
March 20, 2006

Category #	ITEM #	DESCRIPTION		Priority		Notes
			Critical 1	Must Do 2	Desirable 3	
1	General Building Items					
	1	New addressable smoke detection system	N/A	N/A	N/A	To be included in the 2006-07 budget
	2	Fire alarm system upgrade	N/A	N/A	N/A	To be included in the 2006-07 budget
	3	Install motion sensors on lighting throughout building		√		
	4	Improve classroom acoustics		√		
	5	Install new dropped ceilings		√		
	6	Corridor and stairwell lighting	√			
	7	Refinish woodwork	√			
	8	Master key system	N/A	N/A	N/A	Complete with the ADA compliance work
	9	Upgrade security system	√			
	10	Provide additional utility receptacles	√			
	11	Upgrade electrical distribution	√			
12	Preservation of leaded glass windows	√				
2	ADA Accessibility Note: some items included in other categories		N/A	N/A	N/A	Complete those items necessary to meet code
3	Heating, Ventilating and Air Conditioning					
	1	Install Veeder-Root system main boiler	√			
	2	Replace 2 boilers (Boiler Room #2), and door frame	√			
	3	Replace UV's		√		Architect to evaluate and to provide recommendation to BOE
	4	1931 building:		√		Architect to evaluate and to provide recommendation to BOE
	5	Renovate existing heating system		√		Architect to evaluate and to provide recommendation to BOE
6	Controls & zoning to provide for local zone control	√				
4	Renovate LIBRARY					
	1	Reconfigure to improve space utilization and to better incorporate technology, including furnishings	√			
	2	Replace window wall			√	
	3	Provide air conditioning	√			

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5	1	Renovate Science Labs Elementary	√			
	2	Middle School	√			
6	1	Reconfigure Instructional Space Reconfigure/renovate SHOP to increase utilization	√			Renovate for instructional program use.
	2	Reconfigure/renovate HOME EC to increase utilization	√			Renovate for instructional program use.
	3	Create Co-Teaching classroom settings	√			Renovate for instructional program use.
7	1	Renovate CAFETERIA Replace furnishings			√	
	2	Replace/reconfigure lighting.			√	
	3	Control of heating system	√			
	4	Provide air conditioning	√			
	5	Kitchen equipment, layout changes	√			Per State Regulations
8	1	Renovate GYMNASIUM Refinish gym floor			√	
	2	Replace bleachers		√		
	3	Skylight light/heat control		√		Replace with thermal system providing filtered light - repair and ev
	4	Replace basketball backboards		√		
	5	Install wall safety padding	N/A	N/A	N/A	Include in 2006-07 Budget
	6	Install climbing wall.			√	
9	1	Renovate AUDITORIUM Replace sound system	√			Investigate alternative egress on side of the auditorium
	2	Replace stage/performance lighting system	√			
	3	Install new house lighting	√			
	4	Provide air conditioning	√			
	5	Add projection capabilities (incl. Digital)	√			
	6	*Review acoustics	√			
	7	Upgrade stage lighting and controls	√			
10	1	Renovate MAIN ENTRY and ADMINISTRATION Renovate existing conference room	√			
	2	Modify greeting counters for ADA accessibility	N/A	N/A	N/A	Complete with the ADA compliance work
	3	Reconfigure Business Office	√			

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11		Site work				
	1	Replace asphalt lots, driveways	N/A	N/A	N/A	Architect to evaluate and to provide recommendation to BOE
	2	Upgrade and expand exterior lighting	√			Add sensors, upgrade to high pressure sodium, increase number of
	3	Tennis court rehabilitation			√	
	4	Misc. fence & gate repairs	N/A	N/A	N/A	Architect to evaluate and to provide recommendation to BOE
	5	Install bicycle safe grates catch basins			√	
	6	Tennis court fence replacement			√	
	7	Replace repair necessary conc sidewalks	N/A	N/A	N/A	Complete with the ADA compliance work
	8	New sidewalk in front of school	N/A	N/A	N/A	Complete with the ADA compliance work
	9	Pool, pump room, gutters	N/A	N/A	N/A	Architect to evaluate pool renovation or replacement
	10	Playground surface for Pre K area for outdoor recess	√			
	11	Dedicated Block Heaters for buses			√	
	12	A/C or ventilation for music rooms and the gym	N/A	N/A	N/A	Architect to evaluate and to provide recommendation to BOE
	13	After school /Day care - dedicated space	N/A	N/A	N/A	Architect to evaluate and to provide recommendation to BOE

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12		Facilities Plan Items. This list is items not included in other groupings above				
	1	Install speakers at selected locations		√		
	2	Sprinkling system in attic spaces	√			
	3	High water alarm lift station		√		
	4	Replace selected stair treads	N/A	N/A	N/A	Include in an annual budget
	5	Replace selected exterior doors	√			Evaluate with security system
	6	Replace/Repair windows (selected)			√	
	7	Repair/Replace all window treatments		√		
	8	Minor slate roofing repairs	N/A	N/A	N/A	Include in an annual budget
	9	Repair misc interior wall finishes	N/A	N/A	N/A	Include in an annual budget
	10	Minor flat roof repairs, and gutter repairs	N/A	N/A	N/A	Include in an annual budget
	11	Repoint chimney		√		
	12	Replace/repair wood trim		√		
	13	Replace selected interior doors			√	
	14	UPS for computer systems, PA, phone	√			
	15	Replace generator	N/A	N/A	N/A	Architect to evaluate and to provide recommendation to BOE
	16	Install new lockers where needed	N/A	N/A	N/A	Include in an annual budget
	17	Upgrade telephone system, and radio communication	√			
	22	Evaluate and renovate all bathrooms, and plumbing fixtures	√			
	23	Replace gate valve	N/A	N/A	N/A	Include in 2006-07 Budget
	25	Add ventilation to locker rooms	N/A	N/A	N/A	As required by State Building code
	26	Replace ventilation motors	N/A	N/A	N/A	As required by State Building code
	27	Replace condensate return tank	N/A	N/A	N/A	Include in 2006-07 Budget
	28	Add emergency lighting in areas	√			