

**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