

**EAST STROUDSBURG AREA SCHOOL DISTRICT BOARD OF EDUCATION
PROPERTY/FACILITIES COMMITTEE MEETING
Carl T. Secor Administration Building - Board Room
April 6, 2021 at 5:30 P.M.
Meeting Notes**

Mrs. VanWhy called the meeting to order at 5:33pm and led the Pledge of Allegiance.
Committee Members Present: Larry Dymond, Wayne Rohner, Lisa VanWhy

Others Present: Amy Famighetti, Scott Ihle, Brian Baddick, William Vitulli, Daryle Miller, William Riker, Matt Hirsch, Dave Rifendifer, Rob Romagno, Vincent DeAngelis, Josh Grice, Billy Gouger

A motion was made to approve the minutes from the March 2, 2021 meeting along with the agenda for April 6, 2021 with the members of the Committee reserving the right to add to the agenda and take further action in the best interest of the District. Motion seconded, all in favor.

ANNOUNCEMENTS BY THE COMMITTEE: The next Property and Facilities meeting is scheduled for May 4, 2021.

VI. ITEMS REQUIRING ACTION:

A. TRANE 5 YEAR SERVICE AGREEMENT- -July 1, 2021 to June 30, 2026

- 1. Bushkill and Lehman Elementary**
- 2. J.T. Lambert Intermediate**
- 3. Smithfield Elementary**
- 4. Middle Smithfield Elementary**
- 5. High School South**
- 6. J.M. Hill Elementary**
- 7. Resica Elementary**
- 8. East Stroudsburg Elementary**
- 9. Lehman Intermediate and High School North**

Mrs. VanWhy reviewed the 9 attachments for service agreements. Mr. Ihle explained that the District is in a current 5-year agreement with TRANE that will expire 6/30/21. The proposed agreement will commence on July 1st. Mrs. VanWhy reviewed the contract cost difference. Mr. Ihle explained the agreement and stated that the District could receive an approximate savings of \$30/hr. on mechanical work and \$40/hr. on time and material. These rates are the differential between service agreement and non service agreement customers. TRANE will also manage alarms, troubleshoot, provide status updates, respond to customer calls and concerns. Mr. Rohner asked if there are any issues with North. Mr. Ihle informed him that there are no issues at this time. Mr. Dymond asked what we spent last year in labor and parts for the entire District? Mr. Ihle stated that parts and labor are not included for work performed outside of these agreements . The agreements for each school building are almost identical with the current agreements with the exception of rate increases. Mr. DeAngelis from TRANE explained that there is a 2.7%

increase for cost inflation. TRANE is performing maintenance on site twice a year and the District will receive documentation of services upon completion. Mr. Rohner stated that the High School North chillers have excess water, is there going to be a resolution? Mr. Ihle stated that repairs will be made this spring/summer. Repair parts will be purchased from TowerTech and our maintenance will perform the repair. In a team effort with TRANE last year, we were able to make significant progress in regards to leak repairs. One of the causes of leaks are valve issues, which we have been replacing as needed. Mr. DeAngelis advised it is important to keep preventative maintenance on equipment to monitor diagnostics. Mr. Ihle said TRANE has a very good relationship with the District and our maintenance personnel. Mr. Dymond would like these expenses tracked better, Dr. Riker informed Mr. Dymond that the District maintains an account of expenses.

Mrs. VanWhy made a motion to move all TRANE agreements to the Finance Committee. All in favor.

B. J.T. LAMBERT DOOR #25 REPLACEMENT

- 1. A.G. Mauro Company - \$7,270.00**
- 2. General Supply Co. - \$7,467.00 + \$1,200.00 = \$8,667.00**
- 3. Liberty Door Systems - \$9,218.33**

Mr. Ihle explained that this is the final door to be replaced under the 2020-21 general operating budget. A.G. Mauro came in with the lowest proposal.

Motion for door approval by A.G. Mauro, motion granted, all in favor.

C. DISTRICT AUTOMOBILE(S) SCRAP/RECYCLING OF FIVE (5) VEHICLES- -1995 Box Truck- -1999 Ford E-350- -2000 Ford E-450- -20012 Ford Dump Truck- -2005 Dodge Coupe

- 1. Heavy Metal Auto Salvage - \$2,300.00**
- 2. Harry's U-Pull It - \$2,760.00**
- 3. Alpha Recycling - \$3,800.00**

Mr. Ihle stated that we have discussed donating these 5 vehicles during a previous P&F meeting and that it never materialized. We are now presenting that these Five vehicles be scrapped. The District will receive payment for such.

Motion to approve Alpha Recycling, motion approved, all in favor.

D. D'HUY ENGINEERING INVOICES

- 1. Resica & Middle Smithfield Elementary Water Filtration – Invoice #52491 \$865.00**
- 2. North Campus Sanitary Liner Replacement – Invoice #52492 \$3,495.00**
- 3. Transportation Underground Tank Removal – Invoice #52493 \$1,749.85**
- 4. High School South Pool Repairs – Invoice #52494 \$3,535.20**
- 5. High School North and Lehman Intermediate Window Replacement – Invoice #52495 \$1,302.70**
- 6. Lehman Intermediate and Bushkill Elementary Flooring Replacement – Invoice #52496 \$559.98**

7. **High School's North and South Hand Wash Stations – Invoice #52497 \$1,737.30**
8. **J.M. Hill Vestibule Renovation – Invoice #52498 \$1,297.49**
9. **Kleinfelder – North Campus Paving – Invoice #1316500 \$1,590.77**
10. **S&G Asphalt Service, LLC – Application for Payment #2 – Smithfield Parking Lot Sealcoat - \$3,352.45**
11. **Environmental Restoration Incorporated – Application for Payment – Invoice #2354 \$69,954.20**

Mr Grice stated that the review from the DEP has been completed and now we can complete the bid specifications. Mr. Grice said that the Middle Smithfield Water Filtration will most likely be done during the school year and not the summer months. There is a Zoom meeting scheduled for this Thursday to discuss Resica. There needs to be a financial deposit from the District to Pa Water in order to get started.

The removal of the Underground Transportation Tank job is complete and clearance paperwork has been submitted to Harrisburg.

High School South Pool Repairs has a pre--bid meeting scheduled for Tuesday of next week, this is on track to start on time.

High School North and Lehman Intermediate Window Replacement received bids.

Lehman Intermediate and Bushkill Elementary Flooring Replacement received bids.

High School's North and South Hand Wash Stations received bids.

J.M.Hill Vestibule Renovation received bids.

Kleinfelder – DO NOT PAY as per Josh Grice.

S&G Asphalt Services, LLC, is a final payment as per Mr. Grice. Mr. Dymond said that the parking lot needs to expand. The parking is tight and with special events, cars are on the road or across the street and that aggravates other businesses. The section near the north end is where he would like for it to expand to, can we get an estimate for that expansion?

Environmental Restoration Inc, as per Mr. Grice, is a progress payment that the board approved in December but a check has not been disbursed yet.

Motion to approve invoices 1-8. 10 and 11 approved, all in favor.

E. TERP Consulting – Lyman & Ash Invoice #7821 - \$2,800.00

Mrs. VanWhy and Mr. Rohner asked why this was back on the agenda. Mr. Ihle explained this came back to P&F because it went to Finance first. Bypassing P&F.. Dr. Riker said this was when the expert witness came to look at the sprinkler system. Mr. Dymond thought this amount was inclusive. Mrs. VanWhy thought this was an expensive amount. Dr. Riker said that there is an agreement in place as of now. Motion to approve, all in favor.

F. Keystone Fire Protection Proposals

1. **Middle Smithfield and JT Lambert Convert Fire System to Cellular in Place of a Landline - \$1838.00 for each school**

Mr. Gouger explained switching copper to cellular systems and we need to remove the copper lines. If we go to cellular, we will save money each year. Cintas is currently providing services for the next two years which included fire extinguishers.

Motion to accept, all in favor.

G. Jottan Roofing – High School North and Lehman Intermediate Roof Project – Application for Payment #12 \$160,488.38

Mr. Rifendifer stated that the only item remaining on this project is the punch list and possibly retainage fees back to the District. Motion to approve, all in favor.

H. District Capital Project(s) – Bid Results Review

- 1. Sanitary Lagoon Liner Replacement**
- 2. Flooring Replacement – Bushkill Elementary and Lehman Intermediate**
- 3. Curtainwall & Storefront Replacement – High School North and Lehman Intermediate**
- 4. Hand Wash Sink Install – High School North and High School South**
- 5. Vestibule Modifications & Interior Gym Door(s) Replacement – J.M. Hill Elementary**

The Sanitary Liner at North has two large basin systems and DEP flagged the liner. It requires replacement and Atlantic Lining Co was the lowest bidder. Motion to approve the lowest bidder, all in favor.

The Flooring Replacement at Bushkill had a lowest bid provided by Cope. Motion approved, all in favor.

The Flooring Replacement at Lehman had the lowest bid provided by H&P. Motion approved, all in favor.

There was one bid for the Curtainwall & Storefront Replacement at the North Campus. Pending review by D’Huy Engineering. Motion to approve lowest bidder, all in favor.

The North and South High School Hand Wash Sink Install was denied. No motion.

Vestibule Modifications at J.M.Hill had very close bids. Motion to approve the lowest bidder, all in favor.

I. BUSHKILL ELEMENTARY – Gym and Stage Floor Sand and Refinish

- 1. Quote: Miller Sports Construction \$21,450.00**

Mr. Romagno stated that last month Resica was approved to start the refinishing on June 14, 2020 within this budget. Bushkill would like to start after July 1, 2021. This project also was worked into the budget but for next year, this will not come out of capital. Motion to approve, all in favor.

VII. ITEMS FOR DISCUSSION:

A. Middle Smithfield Elementary and Resica Elementary Water Filtration

B. North Campus Storm Drain System

The committee previously spoke about the Middle Smithfield Elementary and Resica Water Filtration, nothing to report at this time.

Mrs. VanWhy requested that the North Campus Storm Drain System be put on this month’s agenda for discussion. Mr. Grice stated that this project is not a one summer project, it will take longer than one summer. This is on Mr. Grice’s radar.

C. March 2021 Summaries

No discussion.

D. CURRENT CAPITAL PAYMENTS

No discussion.

E. 5-YEAR CAPITAL PLAN

No discussion.

VIII. PUBLIC PARTICIPATION – None

IX. MOTIONS

- A. Motion made to move to the Board all 9 TRANE 5 Year Service Agreements. Motion seconded, all approved.
- B. Motion made to move to the Board J.T. Lambert Door #25 Replacement bid from A.G. Mauro Company in the amount of \$7,270.00. Motion seconded, all approved.
- C. Motion made to move to the Board Alpha Recycling to *purchase* 5 District automobiles in the amount of \$3,800.00 to scrap/recycle. Motion seconded, all approved.
- D. Motion made to move to the Board payment to D'Huy Engineering for the following invoices:
 - 1. Invoice #52491 \$865.00 – Resica and Middle Smithfield Elementary Water Filtration
 - 2. Invoice #52492 \$3,495.00 – North Campus Sanitary Liner Replacement
 - 3. Invoice #52493 \$1,749.85 – Transportation Underground Tank Removal
 - 4. Invoice #52494 \$3,535.00 – High School South Pool Repairs
 - 5. Invoice #52495 \$1,302.70 – High School North and Lehman Intermediate Window Replacement
 - 6. Invoice #52496 \$559.98 – Lehman Intermediate and Bushkill Elementary Flooring Replacement
 - 7. Invoice #52497 \$1,737.30 – High School's North and South Hand Wash Stations
 - 8. Invoice #52498 \$1,297.49 – J.M. Hill Vestibule Renovation
- E. Motion made to move to the Board Application for Payment #2 in the amount of \$3,352.45 to S7G Asphalt Service to sealcoat Smithfield Parking Lot
- F. Motion made to move to the Board TERP Consulting invoice to Lyman & Ash #7821 for \$2,800.00. Motion seconded, all approved.
- G. Motion made to move to the Board Keystone Fire Protection proposals for Middle Smithfield and JT Lambert Convert Fire System to Cellular in Place of a Landline - \$1838.00 for each school. Motion seconded, all approved.
- H. Motion made to move to the Board Jottan Roofing for the High School North and Lehman Intermediate Roof Project in the amount of \$160,488.38. Motion seconded, all approved.

- I. Motion made to move to the Board the District Capital Projects and their lowest bidder:
 1. Sanitary Lagoon Liner Replacement – North Campus – Atlantic Lining Company \$549,833.60
 2. Flooring Replacement – Bushkill Elementary & Lehman Intermediate
 - a. Bushkill – Cope Commercial Flooring and Interiors \$299,995
 - b. Lehman – H&P Construction Base Bid \$448,734
 3. Curtainwall & Storefront Replacement – HS North and Lehman Intermediate – D&M Construction Unlimited \$560,000 (pending approval by D’Huy Engineering)
 4. Vestibule Modifications & Interior Gym Door(s) Replacement – J.M. Hill Elementary – Bognet, Inc. \$138,286
- J. Motion made to move to the Board Bushkill Elementary Gym and Stage Floor Sand and Refinish – Miller Sports Construction \$21,450.00 to come out of 2021-2022 Budget.

X. ADJOURNMENT – Meeting adjourned at 7:26 PM

Respectfully submitted,
Amy Famighetti