

**EAST STROUDSBURG AREA SCHOOL DISTRICT
BOARD OF EDUCATION
PROPERTY & FACILITIES COMMITTEE MEETING
July 6, 2021
VIA Zoom & Administration Center Board Room
5:30 P.M.
Minutes**

I. **The Chairperson**, Mrs. Lisa VanWhy, called Property & Facilities Committee meeting to order at 5:30 p.m. and led those present in the Pledge of Allegiance. Secretary Amy Famighetti called the roll.

II. **Board Committee Members Present:** Lisa VanWhy, Wayne Rohner, Larry Dymond, and Jason Gullstrand

III. **School Personnel Present:** Matt Hirsch, Fred Mills, Rob Romagno, Scott Ihle

IV. **Community Members Present:** George Andrews

Other: Dave Rifendifer, Josh Grice

V. APPROVAL OF AGENDA AND MINUTES

RECOMMENDATION BY THE COMMITTEE:

Motion was made by Lisa VanWhy to approve the agenda for July 6, 2021 and with members of the Committee reserving the right to add to the agenda and take further action in the best interest of the District. Motion was seconded by Wayne Rohner and carried unanimously, 4-0.

RECOMMENDATION BY THE COMMITTEE:

Motion was made by Lisa VanWhy to approve the minutes of the June 1, 2021 meeting. Motion was seconded by Wayne Rohner and carried unanimously, 4-0.

VI. ITEMS FOR DISCUSSION:

a. Summer 2022/ESSERS Projects

There are five projects listed for the Committee for consideration of approval to use the available ESSER funds. Mr. Ihle stated these prices are estimates. The Bushkill HVAC Control project, controls will be similar to High School North and Lehman Intermediate in 2019/2020. In addition to Bushkill HVAC Control project, changing from pneumatic controls to automated controls. Replacement of the univents and one chiller are included in this project. This is estimated to cost around \$3,000,000. The High School North and Lehman Intermediate Rooftop project would replace rooftop units at a cost of roughly \$4,000,000. This would replace 18 air handlers and one condenser. Due to age and weather, the District has been repairing and weather proofing the rooftop units. The High School North and Smithfield Elementary Flooring Replacement would cost roughly \$850,000 combined. This would be the same replacement flooring project as Bushkill and Lehman, changing the carpet to LVT. High School North Natatorium project is to replace the existing window system, walls and metal roofs which currently leak from time to time. This project would cost roughly \$729,500. Total cost of all projects presented is \$8,579,500.

Dr. Riker and Mr. Ihle said roughly \$10,000,000 are allotted for projects using ESSER funding. Mr. Ihle believes that these 5 projects are the most important right now. Dr. Riker and Mr. Ihle met with Angela Byrne and these projects are covered under this funding. Dr. Riker explained these funds are good until 2024 and do not have to be done all at once. In order to preserve what is in the capital project funds, Dr. Riker would like to use the ESSER funds for these projects as they fall under the ESSER criteria. Mrs. VanWhy thought that the HVAC and roof projects should be a priority. Mr. Dymond asked if the controls can be done this summer? Mr. Ihle explained that cannot be done prior to the bid process. If these are approved, projects will begin next summer.

b. High School South Rifle Range Spent Lead Removal

Two months ago, Mr. Ihle submitted proposals to the committee and the committee wanted him to investigate to see if we would receive any money back from the lead removal process. MT2 gives back 50% of the recycled lead funds. Even though the District would receive money back, there is still a cost for this service. MT2 had the lowest proposal to remove the lead and recycle. The materials would be discarded offsite and all the PPE it entails. On page 2 of the proposal, there is a down payment of \$3,500 or an optional down payment of \$6,000. MT2 would arrive on their own schedule for the \$3,500. The District would choose the date of work to be performed by choosing the down payment of \$6,000.00. Mr. Gullstrand asked if the money that gets returned goes to the Rifle Team and Dr. Riker explained that he believes we can direct those funds to go where we want. Alicon went up in cost from two months ago and the other two proposals remained the same.

c. J.M. Hill Cornice Investigation Proposal

Mr. Ihle explained that parts of the cornice are falling off the building. Weatherproofing Technologies Inc., is a subsidiary of Tremco. This is an investigative proposal to advise us on what needs to be done and their action plan. The cornice appears to consist of two different materials. It appears to be concrete block underneath the cornice. If they have to remove the cornice, will it cause any issues? Mr. Ihle stated he is unsure until an investigation is performed by professionals. We have been making periodic repairs in house. Mr. Ihle recommends investigating the cornice and determine which route we need to move forward. Mr. Josh Grice from D'Huy asked if he can have access to the roof and he would investigate. The committee is ok with Mr. Grice investigating the cornice.

d. North Campus Lagoon(s) Sludge Removal

Mr. Grice stated he was able to adjust the time frame at no additional cost to move to September to come up with the cheapest and best solution for the removal of the sludge. The maintenance team and D'Huy drained the north lagoon with pumps. The good news is there was very little solid material that will not be pumpable. One option is to relocate the sludge from lagoon to another. That is going to be less costly than removing the sludge completely. The District will have to evaluate once the new bids come back. Mrs. VanWhy asked if the sludge is the same in both lagoons? Mr. Grice stated that the south lagoon has more sludge due to more usage. Mr. Grice would like to come back in August with pricing and a potential change order so we can get the project started within the September timeframe. Dr. Riker asked if our pumps cannot do the appropriate work, is there a company that we can use to rent equipment and keep this in house? Mr. Dymond asked if the sludge has been tested? Mr. Grice said yes it has but it is taking a long time to retrieve the results. Mr. Rohner asked if there are vendors we can partner with over the next few years to have it pumped a little bit every 1-5 years on a scheduled basis?

e. D’Huy Engineering Invoices

- 1. ESASD Additional Retainer Tasks - Invoice #52991 \$1,274.82
- 2. Resica and Middle Smithfield Water Filtration — Invoice #52992 \$2,425.00
- 3. High School North Sanitary Liner Replacement — Invoice #52993 \$5,218.20
- 4. High School South Pool Repairs — Invoice #52994 \$8,745.75
- 5. High School North and Lehman Intermediate Window Replacement — Invoice #52995 \$1,619.96
- 6. Lehman Intermediate and Bushkill Elementary Flooring Replacement - Invoice #52996 \$3,340.09
- 7. J.M. Hill Entrance Vestibule Renovation — Invoice #52997 \$420.17

f. Application’s for Payment

- 1. High School North and Lehman Intermediate Window Replacement D&M Construction Unlimited — Application #1 \$12,150.00
- 2. Lehman Intermediate Flooring — H&P Construction — Application #1 \$271,800.00
- 3. Lehman Intermediate Flooring — H&P Construction — Application #2 \$70,119.00
- 4. Bushkill Elementary Flooring — Cope Commercial Flooring — Application #2 \$21,505.50
- 5. J.M. Hill Vestibule — Bognet, Inc. — Application #2 \$3,477.51
- 6. High School North Liner Replacement — Atlantic Lining — Application #1 \$261,000.00

VII. Updates

a. District Boiler Replacement Cycle

The Boiler Replacement Cycle was submitted by Mr. Ihle for the board to know when items need to be replaced in the District. Facilities will also be working on roofing and boiler replacement costs in the future and will present them to the board.

b. PMP- Project Status Updates

No discussion.

c. High School South Pool Timing Control Upgrade Quotes

Mr. Romagno stated these quotes were brought to his attention by the swim coaches as they were unable to attend the P&F meeting. According to Mr. Romagno and the swim coaches, renovations are being done to the pool and the timing controls are old. Mr. Romagno highly recommends using Colorado Time Systems as they are what is currently there and being used, but they are the most expensive. Mr. Rohner asked if there is anything wrong with the timing now and Mr. Romagno said yes. Mr. Gullstrand asked if we do not outsource the insulation will that negatively affect any warranty and Mr. Romagno stated no. Dr. Riker asked if anyone budgeted for this and Mr. Romagno’s answer was no. Dr. Riker was concerned with the lack of planning and stated what was good for North is good for South and vice versa.

That concludes the agenda items.

VIII. PUBLIC PARTICIPATION – LIMITED TO ITEMS OF DISCUSSION

n/a

IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE

n/a

X. ADVISORY RECOMMENDATIONS FOR CONSIDERATION BY THE BOARD OF EDUCATION

a. Summer 2022/ESSERS Projects

RECOMMENDATION BY THE COMMITTEE: Mrs. Lisa VanWhy asks for a motion to move 4 out of 5 ESSER Projects forward. Motion was made by Mrs. Lisa VanWhy and was carried unanimously 4-0.

b. High School South Rifle Range Spent Lead Removal

RECOMMENDATION BY THE COMMITTEE: Mrs. Lisa VanWhy asks for a motion to move the MT2 as the vendor to remove the spent lead forward. Motion was made by Mrs. Lisa VanWhy and carried unanimously 4-0.

c. D'Huy Engineering Invoices

RECOMMENDATION BY THE COMMITTEE: Mrs. Lisa VanWhy asks for a motion to move all invoices 1-7 forward. Motion was made by Mrs. Lisa VanWhy and carried unanimously 4-0.

d. Application's for Payment

RECOMMENDATION BY THE COMMITTEE: Mrs. Lisa VanWhy asks for a motion to move Application's for Payments 1-6 forward. Motion was made by Mrs. Lisa VanWhy and carried unanimously 4-0.

XI. NEXT MEETING- Tuesday, August 3rd at 5:30 p.m.- Administration Center Board Room as well as via Zoom

RECOMMENDATION BY THE COMMITTEE:
Motion was made by Mrs. Lisa VanWhy to adjourn. Motion was seconded by Mr. Rohner carried unanimously, 4-0.

XII. ADJOURNMENT 7:00 P.M.

Respectfully submitted,
Amy Famighetti

