

**EAST STROUDSBURG AREA SCHOOL DISTRICT
BOARD OF EDUCATION
PROPERTY & FACILITIES COMMITTEE MEETING
March 2, 2022
VIA ZOOM & ADMINISTRATION CENTER BOARD ROOM
5:30 P.M.
MINUTES**

- I. The Chairperson,** Mrs. Lisa VanWhy called the Property & Facilities Committee meeting to order at 5:30p.m. and led those present in the Pledge of Allegiance. Mr. Scott Ihle called the roll.
- II. Board Committee Members Present:** Lisa VanWhy, Wayne Rohner, Jason Gullstrand, Steven Lurry
- III. School Personnel Present:** Daryle Miller, Robert Romagno, Scott Ihle, William Vitulli, William Riker, Craig Neiman
- IV. Community Members Present:**
- Other:** Dave Rifendifer, Josh Grice, Randy Kline

V. APPROVAL OF AGENDA

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve the agenda for March 2, 2022 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.

APPROVAL OF MINUTES

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve the minutes of the February 2, 2022 meeting. Motion was seconded by Wayne Rohner and carried unanimously, 4-0.

VI. ITEMS REQUIRING ACTION

a. Bushkill Elementary HVAC Equipment and Controls Replacement

Mr. Scott Ihle stated this was discussed a few months ago with the committee. D'Huy Engineering is overseeing this project to be performed by TRANE. This project mirrors the High School North and Lehman Intermediate upgrades from 2019.

b. J.T. Lambert Intermediate Secure Vestibule

Mr. Scott Ihle stated that these proposals are for work to be performed at the entrance of J.T. Lambert Intermediate. Currently, visitors who enter the building are allowed access through to the second set of doors into the building. This is a safety issue. Securing the vestibule will eliminate visitors being able to walk in to the main areas of the school building. This project also includes the removal of the existing window unit to make a half wall, with the top being a glass structure. This will mirror the Security Desk/Window at the Administration Building. This is to be budgeted through the Facilities Department's

Budget for 2022-23 and work scheduled to start in July.

c. High School North Secondary Stage Curtains

Scott Ihle was asked to inspect the stage curtains at High School North. Currently, the curtains are in poor shape, worn, and the backings are separating from the main curtain. Center Stage Lighting provided the most affordable quote and is a COSTAR vendor. It is Scott's recommendation to have this replaced. This was not budgeted into the Facilities budget for 2021-2022, therefore it will be up to the Finance Committee as to how it will be paid.

d. J.M. Hill Gym Floor Repair and Refinish

Last month Middle Smithfield Elementary was approved to start the 5-year plan on refinishing gym floors. Robert Romagno could not find any history as to when J.M. Hill was last refinished. Wayfare came in as the lowest bidder. This project will take place this summer.

e. Smithfield Elementary Gym Floor Repair and Refinish

Last month Middle Smithfield Elementary was approved to start the 5-year plan on refinishing gym floors. Wayfare came in as the lowest bidder. This project will take place this summer.

f. D'Huy Engineering Invoices

1. Resica and Middle Smithfield Water Filtration – Invoice #544698 \$890.00
2. High School North Sanitary Liner Replacement – Invoice #54470 \$1,696.20
3. High School North and Lehman Intermediate Window Replacement – Invoice #54471 \$1,116.89
4. High School North and Smithfield Elementary Flooring Replacement – Invoice #54472 \$8,714.41
5. High School North Natatorium Roof Replacement – Invoice #54473 \$3,095.40
6. High School South Turf Replacement – Invoice #54474 \$4,806.03
7. High School North Natatorium HVAC Replacement – Invoice #54475 \$1,111.82

g. Application's for Payment

1. Resica and Middle Smithfield Elementary Water Filtration – Application #3 – Leon Clapper - \$41,257.00
2. High School North and Lehman Intermediate Window Replacement – Application #9 – D&M Construction - \$36,204.30

h. TRANE Invoices – Bushkill Elementary HVAC Replacement

1. TRANE Invoice #312352408 \$442,449.00
2. TRANE Invoice #312403614 \$58,993.00

VII. ITEMS FOR DISCUSSION

a. Smithfield Elementary Flat Roof Replacement

The flat roof at Smithfield Elementary currently has multiple leaks and is in poor condition. Records indicate that there has been an average of 9 leak occurrences per year since 2015. Tremco responds to the calls for repairs. Some of the repairs are repeated repairs in certain areas. The repairs have been covered under warranty. Since February of 2022, Tremco has been to Smithfield four times to address leaks over the kitchen area. Tremco would like to install a 2-ply membrane, at no cost, over the kitchen. This will be a temporary fix until the roof is replaced in 2023. The timing of the install depends on the availability of materials. As of 3/2/22, we agreed to start the project with materials on 4/14/22, the start of Spring Break. The current roof has a warranty that expires in 2027. Mr. Scott Ihle recommends that the entire

flat roof surfaces be replaced during the summer of 2023. Tremco has agreed to provide a proposal for replacement.

b. District Equipment Replacement Schedule

Mr. Ihle presented this binder to the Committee for their keepsake/reference. Mr. Ihle stated that the committee received these individually in the past and he has since cataloged into this binder.

c. Current Capital Payments

No discussion.

d. 5-Year Capital Plan

No discussion.

e. February 2022 Summaries

No discussion.

That concludes the agenda items.

VIII. PUBLIC PARTICIPATION—LIMITED TO ITEMS OF DISCUSSION

Dr. Riker stated that in conversations with St. Luke’s, they would like to provide options for the District. St. Luke’s is offering a digital sign at the entrance of J.T. Lambert Intermediate and some sort of funding can come in the District’s direction. St. Luke’s is looking for the District to commit to Fit for Life. In return, funding can be funneled toward the project at the South Stadium. We also need to make a decision to whether we want to have St. Luke’s insignia placed on the High School South turf. There is no cost to the District to use their logo. Dr. Riker is asking if the Board can make a decision by the end of the week. Mrs. VanWhy agreed to reach out to the Board members asking for interest in proceeding with St. Luke’s logo on the stadium turf.

IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE

No discussion.

X. ADVISORY RECOMMENDATIONS FOR CONSIDERATION BY THE BOARD OF EDUCATION

a. Bushkill Elementary HVAC Equipment and Controls Replacement

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve the D’Huy Engineering proposal in the amount of \$29,500.00. Motion seconded by Steven Lurry. Motion was carried unanimously 4-0.

b. J.T. Lambert Secure Vestibule

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve A.G. Mauro in the amount of \$25,100.00. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

c. High School North Secondary Stage Curtains

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Center Stage Lighting in the amount of \$24,804.00. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

d. J.M. Hill Gym Floor Repair and Refinish

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Wayfare Sports Floors in the amount of \$11,154.00 Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

e. Smithfield Elementary Gym Floor Repair and Refinish

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Wayfare Sports Floors in the amount of \$10,833.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

f. D'Huy Engineering Invoices

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve invoices #1-7. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

g. Application's for Payment

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve application's #3 and #9. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

h. TRANE Invoices

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve TRANE invoices #1-2. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

XI. ADJOURNMENT 6:45 P.M.

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

Respectfully Submitted,
Amy Famighetti