

**EAST STROUDSBURG AREA SCHOOL DISTRICT  
BOARD OF EDUCATION  
PROPERTY & FACILITIES COMMITTEE MEETING  
April 6, 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. Ms. Amy Famighetti read roll call.
- II. Board Committee Members Present:** Lisa VanWhy, Wayne Rohner, Jason Gullstrand, Steven Lurry
- III. School Personnel Present:** Brian Borosh, Fred Mill, Daryle Miller, Jay Armatage, Terry Toth, William Vitulli
- IV. Community Members Present:** Larry Dymond

**Other:** Dave Rifendifer

**V. APPROVAL OF AGENDA**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve the agenda for April 6, 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 March 2, 2022 meeting. Mr. Rohner questioned that last month's minutes did not reflect a discussion pertaining to the Facilities Department Building/Equipment Replacement Schedule. It was agreed to be added to a revised last month's P&F meeting minutes. Motion was seconded by Steven Lurry and carried 3-0.

**VI. ITEMS REQUIRING ACTION**

**a. High School South Main Gym Floor Screen/Resurface**

Mr. Scott Ihle stated that the High School South main gym floor is overdue for a routine screening and resurfacing. The last time this gym floor was done was in 2018 with a cycle of having this done typically every three years. This will proceed during the summer of 2022 and it is budgeted out of the Facilities General Operating Budget for this year.

**b. Technology System Upgrades**

**1. JT Lambert Auditorium System – Keystone Fire and Security**

Mr. Terry Toth is the stage manager at JT Lambert and spoke about the need to upgrade areas in the school. All vendors who submitted proposals for this were all Costar vendors. Mr. Toth explained that

the auditorium sound system has not ever been upgraded and it is continuing to fail. The sound is unclear when speaking, the soundboard and inputs are failing and has roughly 30-year-old wiring. As long as there is no issue with supply and demand, this project should start this summer and payment will be out of 2022-2023 Capital Reserve.

## **2. JT Lambert Gymnasium System – Keystone Fire and Security**

Mr. Terry Toth is the stage manager at JT Lambert and spoke about the need to upgrade areas in the auditorium and the gymnasium. There is a lot of distortion and you cannot hear properly when the microphones and sound system is in use. Some of items that are needing to be replaced are the amplifiers, plugs and microphones. Keystone Fire and Security, formerly known as CSI, has done a lot of work within the District for many years.

## **3. JT Lambert Front Vestibule Access Control – Keystone Fire and Security**

Mr. Brian Borosh stated to the board that the Facilities Department has been doing a great job upgrading and replacing doors throughout the District. Mr. Fred Mills requested that JT Lambert have a more secure vestibule. This area would be similar to what High School North and Lehman Intermediate currently have in place. The greeter would be placed between two sets of doors. After the doors are in place, this area would require a two swipe system. Currently, there are funds in JTL Maintenance Repair to have this done this fiscal year.

## **4. East Stroudsburg Elementary PA System Upgrade – Sage Technology**

Mr. Brian Borosh stated the District is currently upgrading all schools to be on a centralized server. East Stroudsburg Elementary will be the 6<sup>th</sup> school out of 10 that is in need of the upgrade. It is recommended that PA System's get upgraded or replaced every 15-18 years. This is going to be fully funded by a PCC grant, there will be no District funds used for this project.

## **5. RightFax Fax2Mail Software – Open Text**

Mr. Brian Borosh discussed that the District upgraded to a virtual fax system and that has been in place for the last 9 years. Mr. Borosh is looking to purchase a newer program to replace what is already being used. There is a need to keep a fax number and system as multiple businesses will only fax certain documents.

### **c. D'Huy Engineering Invoices**

1. Resica and Middle Smithfield Water Filtration – Invoices #54620 \$4,297.16
2. High School North and Lehman Intermediate Window Replacement – Invoice #54621 \$1,043.11
3. High School North and Smithfield Flooring Replacement – Invoice #54622 \$4,357.20
4. High School North Natatorium Roof Replacement – Invoice #54623 \$3,095.40
5. High School South Turf Replacement – Invoice #54624 \$701.85
6. High School North Natatorium HVAC Replacement – Invoice #54625 \$501.33

### **d. Application's for Payment**

1. High School North Sanitary Liner – Atlantic Lining – Application #5 \$10,626.52
2. High School North Flooring Replacement – H&P Construction – Application #1 \$9,880.78
3. High School North and Lehman Intermediate Window Replacement – D&M Construction – Application #10 \$66,486.80
4. Smithfield Elementary Floor Replacement – Cope Commercial Flooring – Application #1 \$94,500.00
5. High School North Natatorium HVAC Replacement – ASL Refrigeration – Application #1 \$8,550.00
6. Bushkill Elementary HVAC and Control Renovation – TRANE – Application #3 \$88,490.00

### **e. High School South Proposed Concession Stand Building – D'Huy Engineering**

David Rifendifer from D'Huy Engineering explained this is just a discussion point to see if the investigation for this project will move forward. D'Huy provided two sets of plans for the Board to review.

If this project moves forward with approval, the funds for this would come out of Capital Reserve. The crowd control is an issue right now. With a new layout of the concession stand being outside, this would reduce the number of people gathered within the area and Security will have better control handling crowds.

## **VII. ITEMS FOR DISCUSSION**

### **a. PMP – Project Status Update**

North Campus LED Exterior Lighting Upgrades were completed this month.

### **b. Current Capital Payments**

No discussion.

### **c. 5-Year Capital Plan**

No discussion.

### **d. March 2022 Summaries**

No discussion.

**That concludes the agenda items.**

## **VII. PUBLIC PARTICIPATION—LIMITED TO ITEMS OF DISCUSSION**

Mr. Wayne Rohner noted that there was no discussion in last month's minutes that reflected St. Luke's wanting to place their logo on the High School South Turf. It was agreed to be added to last month's P&F meeting minutes.

Mr. Wayne Rohner discussed the storm water project at High School North that was discussed during a meeting months ago. The majority of the Board was only interested in a small section at the time. The summer of 2022 is fast approaching and he would like to see this project move forward. Mr. Wayne Rohner is not aware of any bids or actions to accomplish this goal. It was voted 4-0 to move forward months ago at a previous meeting.

Dr. Riker spoke about our Capital Plan and this summer's ESSERS funds. He stated that the summer projects came in at about \$800,000 over the budget. He wants to re-examine the projects and use funds for the next summer. If we still want to do both projects, some will come out of Capital Reserve or reduce it to one project only. As of this meeting, the District has not received approval of submitted monies.

Mr. Jay Armatage is the coach for the Rifle Team at High School South. He wanted to voice his concern to the Board about the lead removal project that was just completed in March. Mr. Armatage stated that there were multiple bids for this project but the lowest that was awarded the bid did not completely remove the lead, they only sifted through the sand and removed a partial amount of lead. Now it is required to change the sand as not all the lead was removed. Mr. Armatage understands that part of the reasoning the vendor was awarded was not just for their rate, but that the District will receive money back from the lead removal, roughly \$150.00. He is asking the Board to have a new vendor come in a couple of years who will remove all the sand and not just sift it.

Mr. Scott Ihle had a meeting with Tremco regarding the roof leaks at Smithfield Elementary. If the materials are available, Tremco will start work on the roof this Saturday. In house, we will be removing the HVAC duct work that provides air to the cafeteria and we will place fans in there to assist with circulation. We are hoping that TREMCO will be done by Tuesday at the latest. We have been in

communication with Food Services that they might have to modify lunch on Monday and Tuesday. Mr. Wayne Rohner asked if there was a building permit for this work and Mr. Ihle stated he will look into it.

**IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE**

No discussion.

**X. ADVISORY RECOMMENDATIONS FOR CONSIDERATION BY THE BOARD OF EDUCATION**

**a. High School South Main Gym Floor Screen/Resurface**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Wayfare Sports Floor proposal in the amount of \$6,659.00. Motion seconded by Steven Lurry. Motion was carried unanimously 4-0.

**b. Technology System Upgrades**

**#1 JT Lambert Auditorium System**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Keystone Fire and Security in the amount of \$91,146.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**#2 JT Lambert Gymnasium System**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Keystone Fire and Security in the amount of \$4,979.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**#3 JT Lambert Front Vestibule Access Control**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Keystone Fire and Security in the amount of \$5,235.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**#4 East Stroudsburg Elementary PA System Upgrade**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Sage Technology Solutions in the amount of \$18,309.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**#5 RightFax Fax2Mail Software**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve Open Text in the amount of \$10,550.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**c. D'Huy Invoices**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve invoices #1-6. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

**d. Application's for Payment**

**RECOMMENDATION BY THE COMMITTEE:** Motion was made by Lisa VanWhy to approve all applications for payment #1-6. Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

**e. High School South Proposed Concession Stand Building**

**RECOMMENDATION BY THE COMMITTEE:** The committee requested that D'Huy Engineering investigate repurposing of the existing concession stand and restrooms.

**XI. ADJOURNMENT 6:53 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