

**EAST STROUDSBURG AREA SCHOOL DISTRICT
BOARD OF EDUCATION
PROPERTY & FACILITIES COMMITTEE MEETING
September 7, 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 5:30 p.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, and Jason Gullstrand. Steven Lurry was absent.
- III. School Personnel Present:** Daryle Miller, Robert Romagno, Fred Mill, William Vitulli
- IV. Community Members Present:** Larry Dymond, George Andrews
- Other:** Dave Rifendifer, Deborah Kulick (present via Zoom)

V. APPROVAL OF AGENDA

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve the agenda for September 7, 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 made by Lisa VanWhy. Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

APPROVAL OF MINUTES

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve the minutes from the August 3, 2022 meeting. Motion was made by Lisa VanWhy. Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

VI. ITEMS REQUIRING ACTION

a. District Generator 3 Year Service Contract Proposals

Mr. Scott Ihle stated that our current generator contract expires December 2022. We posted on the District website the instructions to submit a proposal. We received two proposals, with our current provider, Critical Systems, coming in at the lowest price. This will be a 3- year contract and the pricing will remain the same for the next three years.

b. High School South Elevator #4 – Cylinder Replacement

There is a hydraulic leak in elevator 4. Otis performed a lake test and visual inspection and reported that the cylinder needs to be replaced. The steel cylinder is leaking fluid. The new one will be encased in pvc piping which will help the longevity of the elevator. If there are future leaks, it will be contained in the pvc. Jason Gullstrand asked if the standing water is an issue and is there a warranty on the new cylinder? Scott Ihle replied that he will find out the answer to those questions. Mr. Ihle stated that we will always have ground water there. Otis will handle all the inspections on behalf of the District. This is a highly

used elevator. Mr. Ihle stated that the work is going to take 15 weeks from start to finish. The fire suppression will be deactivated, this is only within the elevator, not the school. Lisa VanWhy stated that the funds would be taken out of the District capital reserve.

c. High School North Storm Water Pipe Replacement Bid Results

Josh Grice from D'Huy Engineering stated there were three vendors who attended. Rutledge Excavating came in as the lowest bidder at \$256,760.00. D'Huy checked into references and recommend Rutledge Excavating. Mr. Grice is going to write up a resolution for the next board meeting. This project is not slated until Spring of 2023 and will be a capital funded project.

d. D'Huy Engineering Invoices

1. High School North and Smithfield Elementary Flooring Replacement – Invoice #55631 \$8,714.41
2. High School South Turf Field Replacement – Invoice #55632 \$1,035.91
3. Bushkill Elementary HVAC Replacement – Invoice #55633 \$990.02
4. High School North Natatorium HVAC Replacement – Invoice #55634 \$1,070.01
5. North Campus Storm Pipe Replacement – Invoice #55635 \$1,375.00
6. East Stroudsburg Elementary Sprinkler Replacement – Invoice #55636 \$2,565.00

e. Application's for Payment

1. High School North Flooring Replacement – H&P Construction – Application #4 \$83,337.82
2. High School North and Lehman Intermediate Window Replacement – D&M Construction – Application #15 \$8,456.40
3. Smithfield Elementary Flooring Replacement – Cope Commercial – Application #5 \$95,372.55
4. High School South Turf Replacement – Sprinturf – Application #2 \$396,288.90

VII. ITEMS FOR DISCUSSION

a. PMP – Project Management Update

No discussion.

b. Bushkill HVAC Update

Mr. Ihle stated that air handlers 1-7 have been installed. Due to supply constraints, unit 8 is not getting installed until summer 2023. This originally was to be done in December 2022.

c. Flooring Projects - High School South and J.M. Hill Elementary

Mr. Romagno explained that the next two schools due for flooring replacements are High School South and J.M. Hill Elementary. The administration building is also included in High School South. Mr. Romagno was looking forward to move forward with the specs. Mr. Rob Romano also stated that this would come out of capital reserve unless there are ESSERS funds available. Dr. Riker and Mrs. VanWhy both suggested that they would like to check the capital reserve first and have a bigger conversation regarding this request. The committee agreed that they are fine with reviewing numbers for these projects.

d. J.T. Lambert Intermediate Athletics Shed Replacement

Mr. Ihle stated that the Athletic Director, Denise Rogers, requested these proposals. There is an existing shed that is beyond repair. The quotes that were originally were sent to the committee have since increased. Currently, there is an athletic gator stored within the shed that hinders access to the snow equipment, etc. The replacement shed should be larger for both Athletics and the Custodial department. The committee was instructed to disregard the current proposals until further notice. Dr. Riker suggests that a pole barn with a metal roof and metal sides could be placed there.

e. J.M. Hill Elementary Floor Refinish

Mr. Romagno stated that Wayfare Sports has provided the District with a proposal to repair and refinish the hardwood floors at J.M. Hill for \$119,812.00. Wayfare Sports has done the last 3-4 floors in our District. This would be a summer of 2023 project. The committee would like three more costar estimates before they agree to this project.

f. High School South Pool Water Softener

Mr. Romagno stated that the pipes for the pool at High School South are corroded from the hard water. The pool is not losing water, but the water that is being added is hard water. Mr. Romagno is going to meet with a few vendors to see what is needed to add a water softener. Mr. Romagno is looking to move forward with the investigation. The Committee would like to see those proposals as well as what it would entail to do this job in house.

g. Secure Vestibules

Mr. Fred Mill and D’Huy Engineering would like to provide the same teller type window in all the schools, like the one that was done at Lehman Intermediate. They are looking to receive approval to get design documents together. The committee agreed to allow them to gather costs and present it to the committee as soon as possible.

h. Current Capital Payments

No discussion.

i. 5-Year Capital Plan

No discussion.

j. August 2022 Summaries

No discussion.

That concludes the agenda items.

VIII. PUBLIC PARTICIPATION—LIMITED TO ITEMS OF DISCUSSION

Lisa VanWhy would like to discuss the High School South Stadium. Recently, D’Huy presented the committee with outside concession blueprints. Ms. VanWhy is specifically looking to have the bathrooms updated and she is looking for D’Huy to provide the committee with plans. D’Huy Engineering recommends speaking with the East Stroudsburg Borough on what kind of renovations they can do at the Stadium. D’Huy needs to know specifics on what the District is looking to replace. They are going to work on tier items with a cost breakdown and then bring them back to the committee. D’Huy will provide options with cost prior to going to the Borough.

George Andrews spoke about the 5 Year Capital Plan. His opinion is that we repair the storm water pipe prior to any paving. He also stated his opinion on the buses and that they will start to need to get replaced. All vehicle replacements are factored into the Capital Reserve.

Larry Dymond spoke about the stadium at High School South. He stated that the stadium goes back to the 1930s, electrical is horrible, the boilers need to be replaced and those fees are high. He recommends fund raising, looking into grants or a completely new building.

IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE

No discussion.

X. ADVISORY RECOMMENDATIONS FOR CONSIDERATION BY THE BOARD OF EDUCATION

a. District Generator 3 Year Service Contract Proposals

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Critical Systems in the amount of \$27,345.00. Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

b. High School South Elevator #4 – Cylinder Replacement

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Otis to repair elevator #4 at High School South in the amount of \$83,646.00. Motion was seconded by Wayne Rohner. Motion was carried unanimously 4-0.

c. High School North Storm Water Pipe Replacement

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve Rutledge Excavating as the lowest bidder in the amount of \$256,760.00. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

d. D’Huy Engineering Invoices

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

e. Application’s for Payment

RECOMMENDATION BY THE COMMITTEE: Motion was made by Lisa VanWhy to approve application’s for payment #1-4. Motion was seconded by Steven Lurry. Motion was carried unanimously 4-0.

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