

**EAST STROUDSBURG AREA SCHOOL DISTRICT
BOARD OF EDUCATION
PROPERTY & FACILITIES COMMITTEE MEETING
February 7, 2024
VIA ZOOM & ADMINISTRATION CENTER BOARD ROOM
5:30 P.M.
MINUTES**

- I. The Chairperson,** Mr. Wayne Rohner called the Property & Facilities Committee meeting to order at 5:30p.m. and led those present in the Pledge of Allegiance. Mrs. Strunk read roll call.
- II. Board Committee Members Present:** Wayne Rohner, Keith Karkut, Jason Gullstrand, George Andrews
- III. School Personnel Present:** Daryle Miller, Robert Romagno, William Riker, William Gouger
- IV. Community Members Present:** Josh Grice, Jacob Morris, Larry Dymond

Other: Ann Catrillo via Zoom

V. APPROVAL OF AGENDA

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve the agenda for February 7, 2024, 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 Wayne Rohner. Motion was seconded by Keith Karkut. Motion was carried unanimously 4-0.

APPROVAL OF MINUTES

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve the minutes from the January 10, 2024, meeting. Motion was seconded Jason Gullstrand. Motion was carried unanimously 4-0.

VI. ITEMS REQUIRING ACTION

a. District Bottle Filling Stations

Rob explained that he is replacing water fountains within the entire district with bottle filling stations. The cost to finish this project is \$99,350. This is a locked in price from Eastern Pennsylvania Supply Co. The suggestion is to purchase these quarterly, monthly, yearly, with the Finance Committee making a decision on purchasing timeline. This is not a budgeted item. Dr. Riker would like for Finance to decide if we will be making an adjustment to the 2024-2025 budget or if this will come out of Capital.

b. ESE and MSE Flooring Bid Results

Josh Grice compiled all the bid submissions and Cope Commercial Flooring was the lowest bidder. This job is slated for the summer of 2025. Cope Commercial Flooring is familiar with the district. This is a capital budgeted project.

c. North Campus Generator Bid Result

Out of all the bidders, Abarell Electric, Inc. was the lowest bidder, in the amount of \$114,255. This is to replace the generator at the North Campus. The replacement generator will be propane. This will be funded out of Capital Reserve.

d. High School South Stadium Stall Wall Replacement

Facilities has done research to renovate parts of the High School South stadium in house. We received 3 quotes to replace the bathroom stall walls. Robert Brooke and Associates came in as the lowest bidder in the amount of \$11,880.00. This will be coming out of Capital Reserve.

e. Replace/Install Kitchen Cylinder Tanks at HSN/JTL/BES/MSE

William Gouger spoke about this item. Keystone is already a vendor of the district and is familiar with the entire district. This would replace cylinder tanks and install them at the above 4 schools. This amount is \$6,250.00. This is part of the standard 6-year maintenance and under the 2025 budget.

f. Preform 6-Year Maintenance/Hydrotesting/Replace Fire Extinguishers at LIS/BES/HSN/HSS/JMH/MSE/RES/SME/JTL

William Gouger spoke about this item as well. This is part of the standard 6-year maintenance schedule to hydrotest and replace fire extinguishers. This will be under the 2025 budget.

g. Graduation Chairs

Robert Romagno spoke about graduation chairs. Last year we purchased 500 and this year we would like to purchase 500 more. This is to offset the cost of renting these chairs annually. This way, the district will own the chairs and use them as necessary at any location. These chairs will be stored at High School North and High School South. This conversation reminded Wayne Rohner of cafeteria table issues at JMH. Rob stated that enough tables have been ordered to fix this issue and this was ok'd and approved by Mrs. Reese.

VII. ITEMS FOR DISCUSSION

a. High School North Leak Update

This is an ongoing investigation. The roofing company as well as D'Huy Engineering have been to investigate this leak multiple times. They have done hose testing, ruled out the flashing at the base of the wall, etc. Garland has been back and forth with the hose on the roof and found an expansion joint with a small leak. There also might be a condensation issue and the next step is to do some destructive investigation on the wall. They are fairly confident it is not a water issue from the rain. The HVAC system is holding steady at 50% in the pool area which is ideal. Dr. Riker requested that all panels, sheetrock, insulation be removed if any of it has been saturated by water. Josh stated that there is a 30-year warranty on the roof repairs. We can go with any roof repair company, as long as it does not affect the current warranty.

b. First Energy/Cooper LED Light Savings and Rebate Total

No discussion.

c. Capital Project Funding Projections

Dr. Riker explained to the committee that this is something that they can review, move items around, etc. This is a good tool for the committee to use so they know what and where they are with the budget.

d. Current Capital Payments

No discussion.

e. North Stormwater Update

Wayne Rohner added this to the agenda so the committee can be updated on this project. Wayne asked Josh when he thought the bid specs will be in? Josh stated that it is out for bid in April.

f. Science Playground Feasibility Study Update

Wayne asked the committee who is interested in being part of this feasibility study and form a committee for it? Jacob Morris and Wayne Rohner would like to form a committee. Since Rob Romagno is already investigating this study, Dr. Riker stated there isn't a need to form a committee. Last month, the committee gave Rob the go ahead to start this investigation, and Rob has already reached out to the company who designs, sells, and installs these types of playgrounds. There is no need to form a committee since the Facility Department is currently looking into this.

g. JTL Auditorium

Keith Karkut requested that this item be added to the agenda as a discussion. Keith has questions and concerns about items that have not yet been corrected/upgraded for the auditorium at JTL. He is interested in the sound system, lighting system, and controls. Lighting controls are still backstage and not in the booth. He said lights are out due to blown fuses. He also thought we were supposed to be replacing the chairs in the auditorium. Rob stated they are working on coming up with a solution for lighting and are going back and forth with Brian Borosh. Rob informed Keith that if he wants us to replace the chairs in the auditorium, it would be roughly \$600 to \$1200 per chair. This is almost a million-dollar project.

That concludes the agenda items.

VIII. PUBLIC PARTICIPATION—LIMITED TO ITEMS OF DISCUSSION

Jacob Morris spoke about the science playground. Jacob is hoping that the committee votes to establish a committee to examine the feasibility of a science playground. He stated that usually a committee votes to approve things that are submitted by administration. So, what is happening is the flow of info is being determined by administration. He also reminded the committee that he is very knowledgeable in this field. He thinks this would be a wonderful accomplishment.

IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE

No discussion.

X. ADVISORY RECOMMENDATIONS FOR CONSIDERATION BY THE BOARD OF EDUCATION

a. District Bottle Filling Stations

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to move forward this project that totals \$99,350.00 to the Finance Committee and let that committee decide where this funding will come from. Motion was seconded by Keith Karkut. Motion was carried unanimously 4-0.

b. Flooring Bid – East Stroudsburg Elementary and Middle Smithfield Elementary

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve Cope Flooring as the lowest bidder for these flooring projects. Motion was seconded by George Arnold. Motion was carried unanimously 4-0.

c. North Campus Generator Bid Tabulation

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve Albarell Electric Inc, as the lowest bidder to replace the generator at the North Campus with a propane generator, in the amount of \$114,255 out of capital reserve. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

d. High School South Stadium Stall Wall Replacement

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve Robert Brooke and Associates as the lowest quote to replace bathroom stalls in both men's and women's restrooms in the South Stadium in the amount of \$11,880.00. This will be paid out of capital reserve. Motion was seconded by George Andrews. Motion was carried unanimously 4-0.

e. Replace/Install Kitchen Cylinder Tanks at HSN/JTL/BES/MSE

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to have Keystone replace/install cylinders at HSN/JTL/BES/MSE in the amount of \$6,250.00. Motion was seconded by George Andrews.

f. Perform 6-Year Maintenance/Hydrotesting/Replace Fire Extinguishers at LIS/BES/HSN/HSS/JMH/MSE/RES/SME/JTL

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to accept Keystone do a 6-year maintenance at LIS/BES/HSN/HSS/JMH/MSE/RES/SME/JTL in the amount of \$23,592.95. Motion was seconded by Keith Karkut.

g. Graduation Chairs for District

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to purchase 500 chairs for graduation for both high schools. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

XI. ADJOURNMENT 6:50 P.M.

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

Respectfully Submitted,
Amy Strunk