

**EAST STROUDSBURG AREA SCHOOL DISTRICT
BOARD OF EDUCATION
PROPERTY & FACILITIES COMMITTEE MEETING
March 6, 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, David Scott, Brian Baddick, William Riker, Robert Romagno (via Zoom)
- IV. Community Members Present:** Jacob Morris, Larry Dymond, Bob Gress
- Other:** Josh Grice (via Zoom), Chris Smith (via Zoom), McLain Smith (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 February 7, 2024, meeting. Motion was seconded Keith Karkut. Motion was carried unanimously 4-0.

VI. ITEMS REQUIRING ACTION

a. J.M. Hill Elementary Flooring

Robert Romagno, who was attending via Zoom, could not hear or see during the presentation, so Amy Strunk spoke on his behalf. Amy explained that this was part of Rob's flooring renovations. J.M. Hill classrooms were brought up last year and due to the rising costs of supplies, the cost has increased. The quote has a set price but didn't have a set price when it came to the extra cost of the square footage. This is why our request was to not exceed \$229,788 since we are not sure how many square feet they will be doing. This will be coking out of capital reserve.

b. High School South Dectron Compressor

Daryle Miller spoke about the need for a new compressor at High School South. This will have approximately a 15-year warranty and replace the current compressor in an air unit. TRANE is a current vendor in the district and the cost is \$24,573.00. This will come out of capital reserve.

c. Amended January Minutes

Wayne thought that there needed to be a vote on the amended minutes for January. The minutes were adjusted, shared, posted, and approved by all committee members.

VII. ITEMS FOR DISCUSSION

a. Project Update

- **North Campus Stormwater** – Josh Grice said phase 2 is underway. Josh Grice asked Dr. Riker if he can discuss the water issue at this time as he was contacted by Lyman and Ash. Josh asked if he should be doing this through Wayne? Dr. Riker told Josh it goes through Wayne as he is the liaison for Lyman and Ash. Josh will coordinate a time with Wayne to discuss this. Wayne will send Josh an email and work on it together. Dr. Riker said that months ago he presented the board with the agreement from Lyman and Ash that showed what projects they are working on, look at it again. It didn't say stormwater, but it did state paving. Keith said the stormwater is making the parking lot to fail. This wasn't followed through with years ago. Wayne sent updated photos to Amy this week that shows the sinkholes are growing and different areas.
- **LIS Natatorium Leak** – Josh Grice stated that Munn Roofing has returned, with Garland Roofing, and opened the exterior wall at the metal panels in two locations. They found plywood and fiberglass insulation that was wet and saturated a 6 inch cavity. During their investigation, they found that the underlayment and metal panels were dry. Above the corridor, there is a pretty good size gap allow air and moisture in. Wet material will be replaced with a foam product that would act to choke off any air infiltration and has good thermal value to it. Product that they use has to be non-flammable, appropriate flame and smoke index. The key is to keep this weather tight. Josh asked for a little bit more time to come up with an insulation system that will work. George asked if there is or will be a warranty issue? Josh says no. This is not related to the construction of the roof or panels. This is due to how the building was initially constructed/framed, where the metal cavity is. Wayne asked Josh does this mean condensation has been occurring since 2000 when the building was first opened, and we are at a point that the saturation is so great that there is a water leak is a daily event? Josh says based on what was seen and the photographs, the ends of the steel members are quite rusted and his impression that this isn't a 2 – 3-month issue. Chances are that cold temperatures there were similar situations happening. There are photographs and the area is still opened and exposed. Keith asked if this cavity is going on within the entire building and escalation because of the pool? Josh said he wouldn't say this is throughout the building. He doesn't believe that this is a larger problem. Keith said there have been drips up there the whole time. Josh said he has been looking at HVAC drips, roof drain issues, but what we are experiencing at the natatorium is not widespread. Keith asked if there are any mold issues? Josh didn't witness anything, but Rob spoke with Labella for an Indoor Air Quality and there is no mold. There is moisture but no mold. Wayne asked about the High School North leak in the football locker room has been corrected. Cut out wet spots, ceiling tile, and no signs of mold. Jason Gullstrand asked Josh what his time frame is for pulling everything out, trying to come up with some remediation? Josh said he would request 2 weeks for final engineering, or design work. This is not a warranty related issue; would the district be open to a change order for the Munn Roofing? This would shorten the timeline if the district approved the change order option. Wayne asked with the change of seasons, the rate of condensation will subside. Josh says with warmer weather there are other concerns. Early springtime would work out well. Dr. Riker said just to clarify, the change order will expedite the process in place of the bidding process? Josh says correct.
- **Plans/Specs for Propane Generator**
Wayne asked for a copy of the plans so he can answer Larry's comments from last meeting. It is a 100-amp output.

b. JTL Auditorium Lighting Preliminary Specs

Keith asked why D’HUY is involved in lighting for the auditorium? We are replacing lights. There was a bid years ago and thought this is what they were going to get. Now this process is being turned into larger than it needs to be. Keith doesn’t remember even asking for Josh to write up specs for this project. Keith wants to know where are we with this? Josh said we need to confirm with the committee the list of improvements that they are looking for. Josh is still confused as to what the scope is. Keith said if he didn’t bring this up JTL would probably never get done. Keith advised speaking with Terry Toth. Josh is not sure who is determining what needs to be done in the auditorium. Jason suggested revisiting what was given to Terry years ago. Daryle said he will speak with Terry Toth. Rob said that he did speak with Brian Borosh about stage lighting and Mr. Borosh stated he does not have anyone on his staff that is skilled to change/upgrade lighting, which is why we asked Josh to be involved. This would be something the committee would outsource. Rob placed this on the agenda, so the committee knew where and what we are looking into. Keith asked Josh Grice that he is an engineer and if he had specialty in theater lighting, Josh said I don’t, but my company does. Keith said we ran into this problem at HSS because the architect didn’t know what they were doing. There are lighting designers that will come out and help Terry design it. Keith said he does like a lot of the specs provided by D’HUY. Keith added that the JTL Auditorium is used by other schools, we have to speed this process up.

c. Capital Project Funding Projections

The committee wants to add the replacement of the fire sprinkler system at ESE, we did receive a proposed settlement agreement. Keith asked if we should put on JTL on the capital projects funding for 24/25?

d. Current Capital Payments

The balance of the Natatorium is at 93% which is the retainage. Keith wants a price on the lower of the chairs in the JTL Auditorium, that includes installation.

That concludes the agenda items.

VIII. PUBLIC PARTICIPATION—LIMITED TO ITEMS OF DISCUSSION

Bob Gress is very happy that the JMH flooring is getting done. He wanted to bring to the committee’s attention that the playground at JMH needs wood chips. The wood chips have not arrived yet and the playground is a mud bath currently. Kids can’t use the playground the way it is, but very happy to see that projects and upgrades are moving along.

David Scott is a physics teacher at HSS. He wanted to thank you for talking about and investigating a science playground in our district. Right now, in the state of PA for the year 2025 there is a Science Technology Engineering and Environmental Sustainability Standards coming out. Ask that please keep that in mind. He asks that we try to stay focused and as useful as we can. David Scott offered his assistance to the committee and the committee asked if he had some time after the meeting was over.

IX. PREVIOUSLY SUBMITTED TO FINANCE COMMITTEE

No discussion.

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

a. JM Hill Elementary School Flooring

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to move forward with Wayfare Sports to complete the flooring project at JM Hill not to exceed the amount of \$229,788.00. Motion was seconded by George Andrews. Motion was carried unanimously 4-0. (capital reserve expense)

b. High School South Dectron Compressor

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve a new Dectron Compressor from Trane in the amount of \$24,573.00 Motion was seconded by Keith Karkut. Motion was carried unanimously 4-0. (capital reserve expense)

c. Amended January Minutes

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to approve the amended minutes from January. Motion was seconded by George Andrews. Motion was carried unanimously 4-0.

d. Change Order for Munn Roofing

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner to recommend a change order from Munn Roofing for the condensation issue at North Campus. This will be paid out of capital reserve. Motion was seconded by Jason Gullstrand. Motion was carried unanimously 4-0.

e. Pricing for JTL Auditorium Upgrades

RECOMMENDATION BY THE COMMITTEE: Motion was made by Wayne Rohner for Facilities to receive pricing for JTL Auditorium lighting system and pricing for the lower section chair replacement. Motion was seconded by Keith Karkut.

XI. ADJOURNMENT 6:35 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