

**EAST STROUDSBURG AREA SCHOOL DISTRICT BOARD OF EDUCATION  
PROPERTY/FACILITIES COMMITTEE MEETING  
Carl T. Secor Administration Building - Board Room  
March 2, 2021 at 5:30 P.M.  
Meeting Notes**

- I. Mrs. VanWhy called the meeting to order at 5:30PM and led the Pledge of Allegiance.
- II. **Committee Members Present:** Larry Dymond, Wayne Rohner, Lisa VanWhy, (Sharone Glasco absent).

**School Personnel and Community Members:** Amy Famighetti, Robert Romagno, George Andrews, Josh Grice, Bill Vitulli, Brian Borosh, Matt Hirsch, Fred Mill, Dave Rifendifer, Scott Ihle, Dr. William Riker, Craig Neiman

- III. A motion was made to approve the minutes from the February meeting along with the Agenda for the March, with the members of the committee reserving the right to add to the agenda and take further action in the best interest of the District. Motion seconded, all approved.
- IV. **ANNOUNCEMENTS BY THE COMMITTEE:** The next Property and Facilities meeting is scheduled for April 6, 2021.

V. **ITEMS REQUIRING ACTION:**

**A. D'HUY ENGINEERING INVOICES**

- 1. High School North & Lehman Intermediate Water Heater Replacement – Invoice #50476 \$491.41**
  
- 2. Lehman Intermediate & Bushkill Elementary Flooring Replacement – Invoice #52064 \$3,534.97**
  
- 3. J.M. Hill Entrance Vestibule Renovation – Invoice #52326 \$1,712.75**
  
- 4. Transportation Building Underground Storage Tank Removal – Invoice #52323 \$1,375.00**

Mrs. VanWhy read the invoices needing to be approved. Mr. Dymond thought the Water Heater Replacement Project was paid. It was closed out as of one payment and this was the final

payment as per Mr. Grice. Ms. Famighetti stated we received a statement of outstanding invoices from D'Huy and the invoice for the water heater from 2019 was still outstanding.

Mr. Grice and Mr. Ihle agreed that the flooring will be the same.

Motion to approve the above four invoices. All in favor.

**B. CUSTODIAL VEHICLE PURCHASE 2021 FORD F150 SUPERCAB – Rob Romagno – (REMOVED FROM AGENDA)**

**C. BUSHKILL ELEMENTARY – Gym and Stage Floor Sand and Refinish-Rob Romagno**

**1. Quote: Miller Sports Construction \$21,450.00**

**D. RESICA ELEMENTARY – Gym and Stage Floor Sand and Refinish-Rob Romagno**

**1. Quote: Miller Sports Construction \$18,990.00**

Mrs. VanWhy confirmed with Mr. Romagno that there is not enough money in this current budget to do both floors at the same time. Mr. Romagno explained that the cost for Bushkill's floor will cost more due to needing an additional overhang to help alleviate water intrusion. Mr. Rohner made three suggestions: reallocate money since Mr. Romagno no longer needs to purchase a vehicle, put these in next year's budget as a project after July 1, and the third suggestion is whether to proceed and use capital funds to cover cost. Mr. Romagno said this project will take approximately 3 weeks to complete. Mr. Dymond said there is more than enough money in the capital budget, therefore, no need to reallocate funds. Dr. Riker stated we do not know what the budget looks like yet; therefore, his suggestion was to complete the worse one (Resica) this year and one next fiscal year. Dr. Riker suggested moving the Resica project to the Finance Committee and then do Bushkill's next fiscal year.

Mrs. VanWhy's motion is to complete Resica's project now in this current budget and Bushkill on next year's budget. This request is being sent to the Finance Committee. Motion to approve

Resica now, all in favor. Motion for Bushkill to be placed in next year's fiscal budget, motion to approve, all in favor.

## **VI. ITEMS FOR DISCUSSION:**

### **A. D'HUY ENGINEERING SUMMER 2021 PROJECT DESIGN/BIDDING**

**STATUS – Josh Grice:**

- 1. Sanitary Liners approved by DEP pre-bid meeting scheduled for March 10, 2021 at 11:00am**
- 2. Bushkill Elementary and Lehman Intermediate Schools Flooring Replacement pre-bid meeting scheduled for March 10, 2021 at 1:00pm**
- 3. Lehman Intermediate and High School North Window Replacement pre-bid meeting schedule March 10, 2021 at 3:00pm**
- 4. High School North and High School South Hand Wash Sinks pre-bid meeting scheduled for March 11, 2021 at 11:00am**
- 5. J.M. Hill Vestibule Modifications pre-bid meeting scheduled for March 11, 2021 at 1:00pm**
- 6. Middle Smithfield Elementary and Resica Elementary Water Filtration**
  - a. DEP has not yet reviewed and approved plans; shortage of engineers in the department. This is putting the project schedule in jeopardy**
  - b. PA American Service option for Resica Elementary – Letter requesting deposit and confirmation that District will proceed**
- 7. High School South Pool Repairs**
  - a. Update on design scope and schedule. This will be April bidding timeframe for approval in May**
- 8. Middle Smithfield Elementary update – Labor and Industry Hearing**

Mr. Ihle had a phone hearing on February 25, 2021 with Labor and Industry for a 90-day extension. Mr. Grice and Mr. Hirsch were also on the phone hearing. Mr. Ihle stated we reached out to Garland roofing who holds the warranty for Middle Smithfield Elementary. We are also in touch with a consultant who will work independently with the District.

Mr. Ihle's plan moving forward regarding the rain that is entering the doghouse units is to seal the units. We applied a sealant to the tops/sides of units but still experience minor leaks in rooms 204 and 206. Mr. Ihle's thoughts were because on two different occasions we placed tarp on the units and we didn't get water in at that time. Mr. Hirsch is looking to use a new product to help seal the units as well as looking into a metal roof to help alleviate leaks. Once the roof is not leaking then we have met Labor and Industry requirements. Ganter Roofing is the company who is going to come and take a look at the roof units. Mr. Ihle knows that air quality is a concern and testing has been done with satisfactory results.

Bid openings are via email and pre-bid meetings will be at each specific location.

### **B. High School North and Lehman Intermediate Gym Floors – Discussion**

Mr. Ihle stated there has been concerns with the contraction/expansion from the floor boards. Mr. Dymond said the bottom line is that the floor is not in good shape. Mr. Ihle explained that the floor by design needs to be able to contract and expand. During the Spring and Summer, the

floors will get better. Mr. Grice said movement in maple flooring is normal and it is meant to accommodate movement. The type of floor will make a difference with humidity, etc. Mr. Ihle stated we are within the recommended guidelines for relative humidity on the floor. Miller Flooring reviewed the pictures and stated the same. There is nothing wrong with the floor. It is doing this by design. Mr. Dymond stated the gym room was a sauna today but Mr. Hirsch explained he monitors the temperatures and this has not been an issue. Mrs. VanWhy would like to review this again next month. Mr. Ihle is going to monitor and provide updates.

## **VII. CURRENT CAPITAL PAYMENTS**

### **5-YEAR CAPITAL PLAN**

Mrs. VanWhy asked about the dust collectors. Mr. Grice is researching and will be up for bid. Mrs. VanWhy went through what was completed and most are in progress or complete. Mr. Ihle is getting together with D'Huy about what projects are priority. Mr. Ihle created a summer project list and will be presented to committee.

## **VIII. PUBLIC PARTICIPATION – none**

## **IX. MOTIONS**

- **D'HUY ENGINEERING INVOICES**  
Motion to approve all invoices
- **RESICA ELEMENTARY – Gym and Stage Floor Sand and Refinish**-Rob Romagno- -  
Quote: Miller Sports Construction \$18,990.00  
Motion approved and move this to the Finance Committee for completion this fiscal year

## **X. ADJOURNMENT – adjourned at 6:17pm**

**Respectfully submitted,  
Amy Famighetti  
Committee Secretary**