

EAST STROUDSBURG AREA SCHOOL DISTRICT

PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES

May 2016

The chairperson, Wayne Rohner called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Secretary, Kelli Oney called the roll. Those present were Bob Cooke, Wayne Rohner, Bob Gress and Ronn Bradley.

A motion was made by Ronn Bradley to approve the minutes from the April 7, 2016 meeting along with the agenda for May 5, 2016 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 by Bob Gress. All approved.

ANNOUNCEMENTS - The next Property and Facilities meeting is scheduled for at 5:30 p.m. Thursday, August 4, 2016 at the Carl T. Secor Administration Center.

ITEMS OF DISCUSSION

1. **High School South Aux. Gym Floor** - Bill Miller of Miller Flooring reported the Aux. Gymnasium floor needs to be replaced due to age and usage. The floor was also installed over the pool, causing damage over the years. The concrete and tar layers under the floor will need to be removed. The tar base has been tested for asbestos and are awaiting results. He explained two flooring types, synthetic floor and hardwood. The synthetic floor would cost more and would be a safe and sturdy replacement. Ronn Bradley asked which floor has better longevity? The wood floor would last at least 50 years, synthetic floor has a shorter time span. Sharon Laverdure asked which floor would be better for competition? Bob Gress stated that as per Tarket, he understands it to be comparable. Bill Miller said it comes down to cost and personal preference.

Bill Miller showed two maple wood floor options. The first option was a fastened down floor. This floor usually goes into higher profile playing gymnasiums. Since this is an auxiliary gym, at the cost of \$2 per square foot more he was not sure if it is necessary. A fastened down floor would need to have transitions. The second option was scissor lock floating wood floor. The scissor lock system would match the height profile of the current floor, it is good performing and not the most expensive. They both have better play than what the current floor. With either option a vapor barrier would be installed to direct any moisture up the wall and into the open space. Bob Gress questioned the weight above the pool. Bill Miller said the weight is pretty much the same. Bill Miller is recommending a floating floor to prevent penetration to the vapor barrier. The time of installation is important. summer is better than winter, humidity. Jeff Bader asked for installation time frame and could it be completed over the summer? Bill Miller stated, 3-4 weeks for delivery, and 5 weeks for installation. If the tar contains asbestos additional time would be needed for remediation, which would include removing the bleachers and adding a sub floor.

Bill Miller suggested installing an airflow system behind the bleachers. This system would monitor the humidity in the room and trigger fans to create a breeze to start airflow, removing any moisture from the room and increasing the longevity of the floor.

2. **JTL HVAC** - Scott Ihle reported the as-builts, operation and balance reports were received from Strunk Albert. Jeff Bader stated the final payment was being held till these were received. Wayne Rohner wanted to make sure the project is complete and warranty certificates have been received. Scott Ihle was not sure and will confirm they were received.
3. **High School South Turf Depression Repair** - Scott Ihle explained the field had a 30"x30" depression at the 10 yard line off the playing field. After their first attempt of fixing the depression, Field Turf came out again on April 14 making further repairs. As of right now it is in good condition. Daryle Miller stated the ground was eroding under this area and felt the issue was with the rubber. Ronn Bradley asked if it could be an issue because of shale? Daryle Miller explained dirt and sand are under the surface. Scott Ihle will continue to monitor it, but felt it was repaired properly.

ITEMS REQUIRING ACTION

1. Capital Improvement Proposals from D'Huy

a. **High School Gym Humidification** - Josh Grice said the question they are asking is Humidification or Dehumidification? Trane proposed a spray humidification system be installed. D'Huy would like to further proceed with investigating mechanical installation or modification to the current system first. Ronn Bradley asked what their fee of \$3750 would include? Josh Grice stated the only recommendation Trane provided to fix the issue was to install a spray humidification system, this type of system is not well known. If this type of system is needed, perhaps TRANE is not the best option. Josh Grice also stated background on the issue is limited because of change in facility directors. This is a recent problem, the question is why now? Can the current temperature settings be changed to solve the issue? Sterling Colbern was contacted and asked to provide as-builts for our current system. Wayne Rohner was concerned that we do not have these from the construction phase. Josh Grice said the original shop drawings from the project have not been located either by Sterling or the school. It may be something that we could obtain from Trane Corporate files. Ronn Bradley asked if Architectural Studios would have them? Bob Gress said the system may have failed because it has be overridden and tweaked over the years. He also stated it may be because in the past the HVAC has been shut down over the summer to save money and this type of energy savings over the years may have cost us more in the long run.

b. **High School North Infrared Roof** - Josh Grice is proposing further investigation in the wet areas and how can we remediate, budget, and repair them. Hire a slte inspection with roofer to take core samples of thickness with probes. We have selected specific areas and how best to repair them. Ronn Bradley wants this process to be explained to Scott Ihle. Scott Ihle stated he has the reports and understand them. Wayne Rohner asked if the HVAC system on the roof could be the issue. Josh Grice stated, it could be the pitch pocket or masonry flashing. We won't know until the investigation is complete.

c. **Atrium Leaks at Bushkill and Resica** - Josh Grice explained the triangular skylight is the cause at both buildings. Wayne Rohner asked if it was a flashing issue. Josh Grice said it did appear the metal coping could be the source but he was not sure until investigated further. It is not likely the skylight itself is the cause. The proposal includes all the prepared documents. It should not be more than the threshold of \$19,000. Scott Ihle said he would like to start with Rescia and he had abatement quotes once the leak was repaired. Josh Grice said he was unaware of a mold issue. Curtis Beam said the issue is in the entrance. Bushkill has the same

issues, just not as extensive. Bob Gress asked about the leak in the HSS office. Curtis Beam said Tremco has been notified and they are working on resolving that leak.

- d. **Elevator Pit HSS** - Josh Grice explained he had been working with Curtis Beam on the water pooling in the pit. Curtis Beam pulled a steel plate in the shaft and appears that the thickness of the plate was causing the water. Since removing the plate the pit has been water free. Curtis Beam is keeping an eye on it.
2. **Middle Smithfield Mold Abatement Plan for Attic** - Scott Ihle would like approval to proceed with the bid process for mold abatement. Scott Ihle stated since the abatement plan does not include insulation, quotes are being obtained. Curtis Beam contacted Easter Contractors Services. They quoted a price of \$40,600 for blown insulation and \$29,000 for fiberglass. We are hopeful additional prices can be obtained below the bid threshold. Ronn Bradley asked what is the difference between blown vs. fiberglass? Do they have the same R value? Scott Ihle thought the blown would be less expensive and will continue to research which is the best product. Wayne Rohner asked if the roof had stopped leaking? Curtis Beam said the roof has been dry for past two months, and he will be going up tomorrow to make sure.
3. **Resica Plenum Area Mold Remediation** - Scott Ihle reported the roof needs to be fixed before we can proceed with remediation, however he has reached out to three companies for quotes. As of yesterday we have received one written proposal from Paul Davis Restoration. Serve Pro called in a quote of \$8,416.31 and Restore Core has not responded as of yet. Paul Davis is offering to take care of this free of charge. It is their way of giving back to the community. With the work being free, Bob Gress asked if the company is covered. Will they abide by the work plan, and include independent testing when remediation is complete? Scott Ihle said yes. Quad 3 will be performing the testing when remediation is complete. Scott Ihle also stated Quad 3 requires that a platform be built to access this area, if we accept the proposal from Paul Davis, he feels the cost of the wood at cost of approximately \$150 should be covered by the district. The plan is to leave the platform in place for future use. Bob Gress would like Scott to make sure that would be within code. Jeff Bader asked if Paul Davis received the specs provided from Quad 3 and are they following them? Scott Ihle responded yes.

PUBLIC PARTICIPATION

1. Larry Dymond asked the following question: 1) Has an announcement been made at JTL to see how the HVAC is working before we sign off? 2) Is Miller Flooring on the state bid list and have we obtained pricing from other vendors? Jeff Bader responded, yes, and since we have had unfortunate situations in the past with other vendors, and Miller Flooring is a reputable company. 3) How are we making out with the air leaks in the controls and gym at HSN? Curtis Beam said it was because of the valves that we had air leaks. We did replace the compressor and have it worked out. Curtis was unaware of air leaks in the gym. 4) Would blown insulation cover items that may need to be repaired in the future? Curtis Beam said it is easy to move blown insulation and saw no concern.
2. Wayne Rohner announced that The Property and Facilities Committee will hold a meeting Thursday, June 9 at 5:30 p.m. in the Carl T. Secor Administration Building.

MOTIONS

1. Motion was made by Bob Gress to seek a proposal from Miller Flooring to replace the auxiliary gym floor using the scissor lock system. The proposal should also include a power vent airflow system. Motion seconded by Ronn Bradley and carried unanimously.
2. Motion was made by Bob Gress to move forward to the Finance Committee the proposals as written by D'Huy Engineering for the HSN Gym Humidification and Roof Repairs, Atrium Leaks at Resica and Bushkill Elementary Schools. Motion seconded by Ronn Bradley and unanimously carried.
3. Motion was made by Bob Gress to move forward with the bid process for Mold Abatement at Middle Smithfield Elementary. Motion seconded by Ronn Bradley, unanimously carried.
4. Motion was made by Bob Gress to proceed with using Paul Davis to remediate the Resica Elementary Plenum area with the district providing the wood for the platform. Motion seconded by Ronn Bradley, unanimously carried.
5. Wayne Rohner made a motion to adjourn the meeting at 7:20 p.m. Motion seconded by Ronn Bradley, unanimously carried.

Respectfully Submitted
Kelli Oney
Committee Secretary