

**EAST STROUDSBURG AREA SCHOOL DISTRICT**  
**PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES**  
**December 2016**

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

A motion was made to approve the minutes from the October 6 and November 3, 2016 meetings along with the agenda for December 1, 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, all approved.

**ANNOUNCEMENTS BY THE COMMITTEE:** The Property and Facilities Committee will established a meeting date following the District Reorganization Meeting.

**I. ITEMS REQUIRING ACTION**

**A. ACCESS CONTROL PROPOSAL - Brian Borosh**

This is a proposal for Bushkill and Resica to have swipe card access. Seven vendors were contacted vendors and four quotes were received. The Gilbertson Group came in with the lowest COSTAR price. Currently the schools have key pad access. This has caused security issues, since students know the codes. Ronn Bradley asked if this is the company we should go with. Brian Borosh noted we can go with other companies, however we would be managing two systems with another provider. Brian Borosh also noted we only have prices on “parts and smarts” between Brad Fitzpatrick and our Maintenance Department we can install this equipment to save money. Bob Gress stated if we are project manager and something goes wrong is the equipment covered. Brian Borosh feels that the cost for project management is inflated on these projects. Jeff Bader agreed that this is the best way to proceed. Bob Gress wanted to make sure the Maintenance Department has the time to do this, and other necessary projects are not overlooked.

**B. D’Huy ENGINEERING - Josh Grice**

Invoice is for \$5,550 for the JTL - This bill is from the original scope of work that had been done.

Josh Grice gave an overview and summary via power point on both the JTL and High School North Masonry Investigation. Josh Grice showed photographs to show the existing conditions. He explained the damage at both schools. The estimated cost at the North Campus is \$240,000 and a contingent of about 10%, brings the cost to \$290,000. This would be a summer project. Bob Gress asked if bid costs were included. Josh Grice said yes. Jeff Bader suggested reviewing these reports and make a decision on what pieces of these projects the committee would want to move forward with at the January Meeting. Josh Grice would like to see the bids go out in February. Josh Grice will provide a proposal based on the discussion. Jeff Bader asked the committee if they were comfortable having the proposal go to the December Board Meeting.

**C. CERTIFICATION FOR PAYMENT**

Indoor Air Technologies, Inc. for \$118,000. Scott Ihle said this is for Middle Smithfield Attic and comes with a stipulation. IAT performed their last cleaning and Quad Three tested the area. We will not have their test until next week. If the test comes back in favor then we can have the Board approve the payment. Payment is subject to test results coming back favorable.

## **II. ITEMS OF DISCUSSION/UPDATES**

### **A. SOUTH STADIUM UPGRADES 30-DAY REVIEW**

Bob Cooke asked why are we replacing the synthetic turf field? Jeff Bader said at some point but not now. We are looking at the projects relating to the Field House. Jeff Bader said if you recall from the prior conversations, some smaller projects were initially brought forward. The question is are we going ahead with smaller items, or going out to bid and include the larger projects. Jeff Bader said we do not have the money to do everything. The question is do we complete smaller projects or take a loan out to complete the entire project. Wayne Rohner asked if Curtis Beam created the original list. Scott Ihle said at the last meeting we were informed that we could only complete that list a one project. That list is not included in tonight's packet. Jeff Bader said we are looking at the D'Huy capital list. Ronn Bradley does not see this as an immediate issue. Bob Gress said we have my items that are a hazard and we are not ADA compliant. He also mentioned that many of these items can be combined and repaired through Energy Efficiency Act. Wayne Rohner is also concerned why the bleachers are not ADA compliant. Bob Cooke suggests that Ben Brenneman should come to the next meeting. Bob Gress thinks we need to keep working on this and have another discussion on what items need to be completed at the next meeting. Jeff Bader explained again that small projects under the bid threshold can be done, however you can't break down like projects to avoid the bid process. Randy Litts offered to help from ESYA with any renovation needs in the concession stand. Wayne Rohner asked why the shed is being replaced. Wayne Rohner wanted to know why this could not have been a project by the wood shop.

### **B. MIDDLE SMITHFIELD MOLD ABATEMENT**

Scott Ihle reported once we received the test results back we will move forward. IAT will install the installation. Garland was called because we had a leak where the new roof meets the old roof. This will not affect the abatement area or insulation project. Wayne Rohner asked if this leak is impacting any other area. Scott Ihle said it is not.

### **C. OTHER ITEMS OF DISCUSSION**

1. Bob Cooke wanted to know why are we still holding on the dead vehicles and trailers that are just being used for storage. Scott Ihle will bring it back to the board. The committee wants to make sure the FEMA trailer is included. Curtis Beam will check with the scrap yard.
2. Bob Gress mentioned both flashing lights on East Broad Street are no longer readable, the print is worn off and sign on upper East Broad Street is leaning down ready to fall into the road. Scott Ihle said Chief Mill informed us that we should not be maintaining these signs, the State needs to repair them. Bob Gress is still concerned that we own the signs and should get them repaired. Bob Gress also mentioned that the squirrels have nested in the front school sign and created holes.

### **D. MOTIONS**

1. Motion by Bob Gress and seconded by Bob Cooke to recommend moving forward with the Access Control Proposals for Bushkill and Resica Elementary Schools. All in favor.
2. Motion by Bob Gress and seconded by Bob Cooke to move forward paying D'Huy Engineering \$5,550 for services rendered. All in favor.
3. Motion by Bob Gress and seconded by Bob Cooke to recommend D'Huy to prepare a proposal for JTL Masonry Repair and North High School Masonry projects. All in favor.
4. Motion by Bob Cooke and seconded by Bob Gress to move forward and pay Indoor Air Technologies \$118,000 for services rendered at Middle Smithfield. All in favor.
5. Motion by Bob Gress and seconded Bob Cooke to continue the conversation at the January meeting regarding the South Stadium repairs and upgrades. Ronn Bradley

wanted it noted that between Scott Ihle and Jeff Bader facilities would like a prioritized list of what needs to be done. All in favor.

6. Wayne Rohner made a motion to hire a Special Solicitor for the Middle Smithfield mold and roof leaks and pursue a law suite for the defective work that we are dealing with.
7. Bob Gress felt this should be discussed in executive session. Wayne Rohner wants to keep this in the public and transparent. Bob Gress thinks this discussion should take place in executive session until a strategy is in place. Bob Cooke agrees with executive session and Ronn Bradley agrees to discussing it with public. Motion did not pass, tied vote.
8. Motion by Bob Gress and seconded by Bob Cooke to move forward with discarding trailers and vehicles no longer used. Scott Ihle said miscellaneous items are stored such as tile and ceiling tiles. Curtis Beam is willing to find storage for the items. All in favor.

**III. ADJOURNMENT** was at 7:40 p.m.