

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES
APRIL 2017**

Wayne Rohner called the meeting to order at 5:37 p.m. and led the Pledge of Allegiance.

Committee members present: Bob Cooke and Wayne Rohner

School personnel present: Jeff Bader, Curtis Beam, Scott Ihle, William Riker

A motion was made to approve the agenda for April 6, 2017 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. No motion was made to approve the minutes from the March 6, 2017 meeting.

ANNOUNCEMENTS BY THE COMMITTEE: The next Property and Facilities meeting is scheduled for May 4, 2017.

I. ITEMS REQUIRING ACTION

A. CERTIFICATION FOR PAYMENT

**1. INDOOR AIR TECHNOLOGIES-Middle Smithfield Elementary Attic Insulation
\$38,4000**

Mr. Wayne Rohner asked if this was the final payment. Mr. Scott Ihle stated yes this was the final payment and also the District received the Certificate of Occupancy.

**2. J.T. LAMBERT MASONRY INVESTIGATION-D'Huy Engineering Design and
Bidding \$28,000-Josh Grice D'Huy**

**B. J.T. LAMBERT AND HIGH SCHOOL NORTH MASONRY BID-RESULTS
RECOMMENDATION**

Mr. Scott Ihle stated he invited Josh Grice from D'huy to speak about the bid-results. Mr. Josh Grice stated Jones Masonry Restoration had come in with the lowest bid. While we have not worked with them before, in the bid documents there is a questionnaire which contained information regarding recent public projects. He had also been on the phone with many references provided by Jones Masonry Restoration such as Morgan State and Toms River schools in New Jersey as well as Ocean County courthouse. They gave them glowing reviews stating they were easy to work with, with respect to the occupant on site. They had no issues getting the work done on time. Mr. Grice stated they were very pleased with all of the

positive feedback they received regarding Jones Masonry. D'Huy was also pleased with the bid numbers Jones Masonry submitted. Mr. Grice stated when he provided an estimate back in December we were looking at two million dollars for both sites and Jones Masonry came in at \$1,530,000.00. There is also an additional project which includes three story lintel repairs of an area in the rear of the building. We would recommend proceeding with repairs for long term performance. Jones Masonry bid \$18,000.00 for this additional project. With that being said we see no reason to disqualify Jones Masonry Restoration with the additional project, totaling at \$1,548,000.00.

C. SUMMERTIME MAINTENANCE TEMPORARY EMPLOYEES

Mr. Scott Ihle stated last summer the Facilities department requested to have temporary summertime help for the maintenance department and the Committee approved it. The summertime workers were very productive and were able to accomplish a lot in the short amount of time. The summertime help worked out so well that we were hoping to repeat this again. Mr. Bob Cooke asked Mr. Curtis Beam if there were any issues he was aware of with the extra help. Mr. Beam replied there were none.

II. ITEMS OF DISCUSSION

A. EAST STROUDSBURG ELEMENTARY GYM FLOOR DAMAGE

Mr. Ihle stated on Thursday, March 2, 2017 the physical education teacher at East Stroudsburg Elementary reported to the Principal that he noticed a fifteen foot gouge across the gym floor that was not there the day prior. It was then discovered that FC Pocono used the gym on Wednesday March 1, 2017. Mr. Ihle stated he contacted Manuela Tufano who runs FC pocono and reported these findings. He also informed her that he would be seeking pricing to repair the gouge. Ms. Tufano replied she would be contacting her supervisor Ed Spannagel about the situation. Mr. Ihle stated he contacted Mastercraft Flooring about the cost to repair the floor. Mastercraft stated it would cost \$2,800.00 to repair the floor and apply a coat of polyurethane in order to have it all blend in. You would still see the scratch but it would not be as prominent. Neither Mr. Ihle nor Mastercraft feel that it is necessary to sand the floor since the scratch is outside the basketball court playing area. Mr. Ihle stated Ed Spannagel of FC Pocono contacted him and explained to Mr. Ihle that he believes that his user group did not cause the gouge on the gym floor. He also stated the YMCA uses the gym on the weekends and that they may have caused the damage to the floor. The reason being FC Pocono uses plastic goals whereas the YMCA uses metal goals. Mr. Ihle stated to Mr. Spannagel that while he was aware of the YMCA using the facility the damage was not seen by the gym

teacher until Thursday morning. According to the teacher there was no damage to the floor on Wednesday. Mr. Ihle stated FC Pocono may be disputing the damage and he is unsure as to what direction to take with this. Mr. Rohner stated if the gym had been used Monday, Tuesday, and Wednesday at some point someone would have seen the damage. Mr. Ihle stated that yes someone more than likely would have seen the damage, as the damage is 15 feet long and 16th of an inch deep. Mr. Bader stated it would be hard for the staff to have missed it. Mr. Rohner stated we can make a motion for FC Pocono to repay for the damage through their insurance company. If FC Pocono does not like this decision they can hire an attorney. Mr. Cooke stated that he wondered how this fell into policy 707, where they would not be able to use the facilities anymore. Dr. Riker stated he could look into whether or not they would be suspended from just the gym at East Stroudsburg Elementary or all of the District's gyms used by FC Pocono. Mr. Bader suggested they send FC Pocono an invoice with a letter stating that failure to comply could jeopardize their use of the facilities in the future.

B. LEHMAN INTERMEDIATE SINKHOLE EXPLORATION

Mr. Ihle stated Lehman Intermediate has been experiencing a sinkhole issue for quite some time now. Mr. Ihle asked Josh Grice from D'Huy Engineering to visit the site and submit a proposal to explore the sinkhole. Mr. Grice stated in the proposal that he asked Northeast Contractors to try and assess the scope of the project. Assessing unit prices per hour as well as keeping within a two day time frame for the initial investigation. We are looking at the lawn area to the far south of the Lehman Intermediate side. That would be the initial area of interest. Other areas of the sinkhole extend out to the pavement however we are not recommending digging in this area at this time. Mr. Grice also stated he reached out to a company who does camera investigations through storm piping. I do not have that proposal yet but if you choose to go that route that is what I would recommend. For now my recommendation is to excavate the area based on \$6,700.00 proposal. Mr. Rohner asked how much settlement there was. Mr. Grice replied about more than a foot but limited to the surrounding inlet areas. Mr. Rohner asked do you suspect erosion. Mr. Grice replied we do not know if it is erosion, which is why we are investigating. Mr. Bader asked do we need a geo tech engineer to make any assessments. Mr. Grice replied I do not think we need one yet but I would like to be there when Northeast Contractors is assessing the site. Mr. Rohner asked if this sinkhole was caused by stormwater erosion or a tree stump. Mr. Grice responded by saying he did not believe a tree was involved at all. This erosion is directly at the storm pipe.

III. PUBLIC PARTICIPATION

Mr. Cooke asked if we still have the lunch wagon. Mr. Beam replied yes. Mr. Cooke asked have we gotten rid of anything else. Mr. Beam replied just two vehicles, everything else is still there. Mr. Bader asked if the trailer was still there. Mr. Beam stated yes. Mr. Bader stated there are a variety of items we are trying to inventory and get quotes on so that everyone one has an opportunity to bid on them. We are looking to advertise these items for sale. Mr. Cooke asked how the signs were coming along. Mr. Ihle responded the two signs by the administration building had already been replaced and we were just waiting on obtaining quotes to replace the two signs by the south stadium.

IV. MOTIONS

1. Motion to move forward with certificate of payment for Indoor Air Technologies Middle Smithfield Elementary attic insulation for \$38,400.00 and J.T. Lambert Masonry Investigation for \$28,800.00-Moved to Finance
2. Motion to approve Jones Masonry Restoration bid for the J.T. Lambert and High School North Masonry Investigation Project-Moved to Finance
3. Motion to approve summertime maintenance intern employees-Moved to Finance
4. Motion to approve submitting bill to FC Pocono for \$2,800.00 for East Stroudsburg Elementary gym floor damage-Approved
5. Motion to recommend moving the Lehman Intermediate sinkhole exploration project to the finance committee, even though it is below the threshold of requiring three quotes, so that they are aware of the project-Approved

V. ADJOURNMENT-Meeting adjourned at 6:17pm

Respectfully Submitted,
Rebecca Lopez
Committee Secretary