



MARYLAND-PENNSYLVANIA DISTRICT

Harrisburg Office  
3909 TecPort Drive  
Harrisburg, PA 17111  
Tel (717) 561-5400  
[www.trane.com/Harrisburg](http://www.trane.com/Harrisburg)

**East Stroudsburg Area School District  
Property & Facilities - NorthSite Pneumatics Discussion**

July 2, 2018

The Trane Team has been asked by the District to attend the Property & Facilities Committee Meeting on July 5<sup>th</sup> for an open discussion about the existing condition of the pneumatic controls system at NorthSite. The following is some of the background about the controls.

The building control system is the foundation of the mechanical systems for a facility. It drives energy usage, occupant comfort and overall operational efficiency of a building.

North High School, Lehman Intermediate and Bushkill Elementary are the only schools within the District, which have not been converted to digital controls.

***Current concerns about the existing pneumatic system***

- Water and oil have accumulated over time
- All of the end devices are failing
  - ✓ Diaphragms in the relays are deteriorating because of the water and oil
  - ✓ The relay bodies and transducer interiors are rusting
  - ✓ The deterioration causes air leaks throughout the building
- Tubing is wet and oily throughout the facility – in certain areas water squirts out of the tubing when removed
- Air compressor
  - ✓ Runs constantly - due to the leaks
  - ✓ Has developed a leak in the compressor head
  - ✓ Air dryer is ineffective
- Damage to the system is already done and cannot be reversed
- Pneumatic parts pricing has quadrupled over the last 3-4 years
- Existing controllers are obsolete

***What this means to the District***

- ✓ Do not provide the control opportunities of digital systems
- ✓ Wastes substantial energy
- ✓ Are difficult and expensive to repair – and continuing to get worse
- ✓ Maintenance intensive
- ✓ Overall technical expertise in the industry is limited – Colleges and technical schools do not teach these systems any longer

Updated digital controls will provide:

1. Improved comfort and educational environment
2. Energy savings
3. Enhanced facilities staff productivity
  - ✓ Remote access
  - ✓ Ability to resolve operational problems quickly
  - ✓ Systems alarms – identifies systems and/or component failures
4. Wireless network – easier to operate...requires less infrastructure
5. Enhanced zoning/scheduling capabilities. Individual classrooms/spaces can be scheduled.
6. Higher level control strategies, such as demand control ventilation. This only provides outdoor air ventilation when the room is occupied by students/teachers.
7. Reduced maintenance cost – parts and labor
8. Documentation of system performance through trending. This can be beneficial in dealing with teacher grievances
9. Replacement of obsolete controls equipment
10. Building optimization
11. North High School and Lehman Intermediate will be current with the other buildings in the District





# PROPOSAL

**SUPER HEAT, INC.**

P.O. BOX 204 4421 N. DELAWARE DR.  
PORTLAND, PA 18351

**(570) 897-6282 Fax (570) 897-6235**

TO: EAST STROUDSBURG AREA SCHOOL DISTRICT  
ACCOUNTS PAYABLE  
50 VINE STREET  
EAST STROUDSBURG, PA 18301

PHONE	DATE 4/10/2018
JOB NAME Smithfield Elementary 245 River Road East Stroudsburg, PA 18301	
JOB NUMBER 1078-27576	JOB PHONE

We hereby submit specifications and estimates for:

The following proposal is to cover the cost of labor and materials to supply and install one Weil Mclain boiler for the domestic hot water tank.

We shall:

- 1) Supply a pad for the boiler to sit on.
- 2) Set the boiler in on the new pad.
- 3) Connect the new supply piping from the boiler to the hot water tank with an isolation valve, pump and spiro vent.
- 4) Connect the return from the boiler to the hot water tank with an insulation valve.
- 5) Supply and install a new smoke pipe from the boiler to the existing chimney.
- 6) Reconnect the existing oil lines.
- 7) Reconnect the existing electric service to the boiler.
- 8) Start the boiler and test operation.
- 9) Supply all labor and industry paperwork.

Total price - \$12,200.00

We Propose to hereby complete in accordance with the above specifications, for the sum of: **12,200.00**  
Twelve Thousand Two Hundred Dollars and Zero Cents dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

1/3 due upon signing, 1/3 due upon delivery of equipment, 1/3 due upon completion

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within **30** days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



## METZ COMPANY

PHONE 610-253-9677 1-800-648-2967 FAX: 610-253-6129

CELL PHONE 610-972-3065

E-mail : BSANDT@METZCOMPANY.COM

Date: May 22, 2018

To: East Stroudsburg Area School District

Attn: Curtis Beam

Dear Curtis:

I am pleased to submit this proposal to furnish and install Weil McLain WGO series hot water boiler at the Smithfield Elementary School. The following is a list of work to be performed:

- Furnish and install a concrete pad and place the Weil McLain WGO series boiler on it
- Furnish and install all supply water piping, return water piping, valves, and fitting needed to connect the Weil McLain boiler to the existing indirect fired water heater
- Furnish and install all necessary smoke pipe to connect the boiler to the existing chimney
- Connect all oil supply pipe, electrical power wiring, and control wiring
- Cycle and test the system in all modes of operation and leave it in safe operating condition

The total price for this project including all Pennsylvania Department of Labor and Industry documentation is \$15,985.00.

All our technicians have current clearances with the FBI, Pennsylvania State Police, and Pennsylvania Department of Education on file at our office. Copies are available upon request.

Thank you,  
Bryan Sandt

2211 Lehigh St. • P.O. Box 4509 • Easton, PA 18043-4509

Karl Moeller Construction  
1164 Hillside dr  
East Stroudsburg, Pa. 18301

# QUOTE

ESASD  
50 Vine st  
East Stroudsburg Pa 18301

Quote # 0000056

Quote Date 06/28/2018

Item	Description	Unit Price	Quantity	Amount
	Crack seal	1120.00	1.00	1,120.00
	Seal Coat with GemSeal FedSpec	3080.00	1.00	3,080.00
	Re-Strip all parking and ADA spaces	603.00	1.00	603.00
<u>NOTES:</u> Admin parking lot ESASDS				
<b>Subtotal</b>				4,803.00
<b>Total</b>				4,803.00
<b>Amount Paid</b>				0.00
<b>Quote</b>				\$4,803.00

Karl Moeller Construction  
1164 Hillside dr  
East Stroudsburg, Pa. 18301

# QUOTE

ESASD  
50 Vine st  
East Stroudsburg Pa 18301

Quote # 0000057

Quote Date 06/28/2018

Item	Description	Unit Price	Quantity	Amount
	Crack Seal	1520.00	1.00	1,520.00
	Seal Coat with GemSeal FedSpec	4180.00	1.00	4,180.00
	Re-Strip all parking and ADA spaces and yellow on curbing	705.00	1.00	705.00
<b>NOTES:</b> Parking area main entrance ESASDS				
<b>Subtotal</b>				6,405.00
<b>Total</b>				6,405.00
<b>Amount Paid</b>				0.00
<b>Quote</b>				\$6,405.00

PENNSYLVANIA NATIONAL  
MUTUAL CASUALTY INSURANCE COMPANY  
HARRISBURG, PA

BID BOND

KNOW ALL MEN BY THESE PRESENTS: That [Northeast Masonry Brick and Block, LLC  
316 Warner Road  
Tannersville, PA 18372], Principal,  
and PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, Surety, are held and  
firmly bound unto East Stroudsburg Area School District]  
50 Vine Street, East Stroudsburg, PA 18301], Obligee,  
in the sum of Five thousand four hundred and eighteen ]

Dollars (\$5,418.00)

for the payment of which we bind ourselves, our legal representatives, successors and assigns, jointly and severally,  
firmly by these presents.

WHEREAS, Principal has submitted or is about to submit a proposal to Obligee on a contract for  
East Stroudsburg Area School District, J.M. Hill Elementary School concrete, sidewalk and curbing  
replacement.

NOW, THEREFORE, if the said contract be awarded to Principal and Principal shall, within such time as may be  
specified, enter into the contract in writing and give such bond or bonds as may be specified in the bidding or  
contract documents with surety acceptable to Obligee; or if Principal shall fail to do so, pay to Obligee the damages  
which Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this obligation shall  
be null and void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED this [May 10, 2018].

[Northeast Masonry Brick and Block, LLC  
By: Doug Belanger (Seal)  
Doug Belanger, Principal

PENNSYLVANIA NATIONAL MUTUAL  
CASUALTY INSURANCE COMPANY  
By: Debbie L Fletcher  
Debbie L Fletcher], Attorney-In-Fact



PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY  
Harrisburg, Pennsylvania

0293

POWER OF ATTORNEY

Know All Men By these Presents, That PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania, does hereby make, constitute and appoint JOHN J. KNOLL, ROBERT S. FITZGERALD, DEBBIE FLETCHER, KALYN HALE, RON CHRIST, AND RYAN J. HALE, ALL OF NEW CUMBERLAND, PENNSYLVANIA (EACH) its true and lawful Attorney(s)-in-Fact to make, execute, seal and deliver for and on its behalf, as surety, as its act and deed:

ANY AND ALL BONDS AND UNDERTAKINGS PROVIDED THE AMOUNT OF NO ONE BOND OR UNDERTAKING EXCEEDS THE SUM OF ONE MILLION DOLLARS ----- (\$1,000,000.00) ALL POWER AND AUTHORITY HEREBY CONFERRED SHALL HEREBY EXPIRE AND TERMINATE WITHOUT NOTICE AT MIDNIGHT ON OCTOBER 31, 2027, AS RESPECTS EXECUTION SUBSEQUENT THERETO.

And the execution of such bonds in pursuance of these presents shall be as binding upon said Company as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Harrisburg, Pennsylvania, in their own proper persons.

This appointment is made by and under the authorization of a resolution adopted by the Board of Directors of the Company on October 24, 1973 at Harrisburg, Pennsylvania which is shown below and is now in full force and effect.

RESOLVED, that (1) the President, any Vice President, the Secretary, or any Department Secretary shall have power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Company, and affix the Company's seal thereto, bonds, undertakings, recognizance's, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any of such Officers of the Company may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-Fact with authority to execute waivers and consents on behalf of the Company; and (3) the signature of any such Officer or of any Assistant Secretary or Department Assistant Secretary and the Company seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such Officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

In Witness Whereof: PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY has caused these presents to be signed and its corporate seal to be hereto affixed on October 5, 2017.

PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY



*Mark Fitzgerald*  
Mark Fitzgerald, Vice President - Surety

Commonwealth of Pennsylvania, County of Dauphin -- ss:

On October 5, 2017, before me appeared Mark Fitzgerald to me personally known, who being by me duly sworn, did say that he resides in the New Jersey, that he is the Vice President - Surety of PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, that he is the individual described in and who executed the preceding instrument, and that the seal affixed to said instrument is the corporate seal of said Company, and that said instrument was signed and sealed on behalf of said Company by authority and direction of said Company, and the said office acknowledged said instrument to be the free act and deed of said Company.



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Traci A Kimmich, Notary Public  
City Of Harrisburg, Dauphin County  
My Commission Expires Oct 31, 2018  
Member, Pennsylvania Association of Notaries

*Traci A. Kimmich*  
Notary Public

I, Mark Fitzgerald, Vice President - Surety of the PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by the said Company, which is still in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said Company on 5/10/18

*Mark Fitzgerald*  
Vice President - Surety

