

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES
June 7, 2018**

Wayne Rohner called the meeting to order at 5:31pm and led the Pledge of Allegiance.
Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner, Lisa VanWhy

School Personnel Present: Curtis Beam, Scott Ihle, Fred Mill, Daryle Miller, Denise Rogers and Robert Sutjak

A motion was made to approve the minutes from the May 3, 2017 meeting along with the agenda for June 7, 2018 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 next Property and Facilities meeting is scheduled for July 5, 2018.

I. ITEMS REQUIRING ACTION:

A. UPDATE/RECOMMENDATION FOR LEGAL COUNSEL HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE AND MIDDLE SMITHFIELD ELEMENTARY PAST CONSTRUCTION PROJECTS - Christopher Brown

Mr. Brown stated that since the last property and facilities meeting he has spoken with two construction litigation attorneys. According to Mr. Brown both attorneys asked for more direction regarding the lawsuit. They would like a memo outlining what it is the Board is asking them to investigate specifically before they would come and meet with them. Each of the attorneys discussed outlining what exactly the issues are with these three particular schools in order to examine where the District would stand with a lawsuit.

B. D'HUY ENGINEERING INVOICES - J.M. HILL ELEMENTARY CONCRETE REPLACEMENT SERVICES RENDERED

1. INVOICE #47474 \$2,162.50

2. INVOICE #47602 \$3,892.50

Josh Grice from D'huy explained this was for the bid specifications created for the J.M.Hill concrete replacement project.

C. J.M.HILL ELEMENTARY CONCRETE SIDEWALK & CURB

REPLACEMENT BID RESULTS - NORTHEAST MASONRY \$54,173.00

Josh Grice stated Northeast Masonry won the bid to complete the J.M. Hill Elementary concrete replacement project. Mr. Rohner asked why were there such big discrepancies between bids. Mr. Grice stated this late in the year many contractors are already booked for summer projects and may bid on the high side, not being concerned whether or not being awarded the bid.

D. D'HUY ENGINEERING INVOICE - HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE STORM PIPE INVESTIGATION SERVICES

1. INVOICE #47601 \$663.22

Mr. Grice stated this invoice was for services rendered regarding the North/Lehman storm pipe investigation services.

E. MASTER LOCATORS INVOICE - HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE STORE PIPE VIDEO INSPECTION SERVICES

1. INVOICE #38539 \$6,000.00.

Mr. Grice stated this invoice was for services rendered regarding the storm pipe video inspection. Master Locators have created video files and placed them on a disc which part of will be shown at tonight's meeting.

II. ITEMS FOR DISCUSSION:

A. HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE STORM PIPE VIDEO INSPECTION REPORT - JOSH GRICE - D'HUY ENGINEERING

Mr. Grice stated this was phase two of the storm pipe video inspection. What he was presenting tonight was just an excerpt of a 200 page report which would be given to the facilities department, including hours of video. Master Locators conducted a round of video inspections throughout the North and Lehman campus. These investigations found among other things, cracks in pipes, rocks and debris within pipes, pipes not sealed well, as well as pipes that had been cut with a circular saw haphazardly rather than factory fit for a preformed T shape. It seems as if joints were not sealed properly and there were areas where the pipe has collapsed entirely. There are snapshots along with video which I will submit to Mr. Ihle.

B. RESICA WATER UPDATE - Scott Ihle

Mr. Ihle stated that during last month's P&F meeting he was directed to investigate the costs to use PA American Water as the District water supplier for Resica Elementary. After speaking with the company, PA American stated they would require a formal letter of intent from the District to begin this process. They would also need the District to complete a standard form stating information such as gallons per minute (G.P.M), pressure, fire flow, etc. This information is then reviewed by their engineer, which could take up to several months, the engineer will then make a recommendation off of his findings. PA American Water estimates a little under 3,000 of pipe would be needed to run up to the Resica property line. The District would then be responsible to tie in from the boundary line to school. The estimated cost for all of this would be \$386,000. This does not include the cost of running the pipe from the property line to the school, nor the cost of the meter and backflow prevention. Mr. Dymond stated that he located an application from for a well permit from Knight Well Drilling. We should be able to call them and see how deep our well runs and if we were to drill further down to 350 feet would that provide clean water eliminating the need to use PA American.

C. ATHLETIC FIELD - Denise Rogers/Robert Sutjak

- 1. Resurface Javelin Runway**
- 2. Add Second Long Jump and Relocate Pole Vault Pit**
- 3. South Stadium Field Turf Replacement**

Ms. Rogers stated the javelin runway we currently have is in need of resurfacing. I have reached out to the company that originally installed the runway and received a price quote of \$24,990.00 however this price would come down if we do the work in conjunction with adding a second long jump and relocating the pole vault pit. These were originally done in 2008 and it is time to repair and replace them. Another issue is the turf at the stadium. It is ten years old now and is coming to the end of its life expectancy. I have ordered gmax testing to be performed on the turf so that we could see how much longer we have before the turf needs to be replaced. My hope is to place this on the 5-year capital plan.

D. RETIRING OF NORTH BUS LOT DIESEL TANK - Robert Sutjak

Mr. Sutjak stated as you know we are converting all of our school buses to propane and will no longer need the diesel tank at the north bus lot with the exception of use by a few of our trucks, backhoes, generators and mowers. After some investigation I am presenting the committee with

three options for the diesel tank. Option one is to remove the tank entirely which would cost the District about twenty thousand dollars. Option two is to fill the tank with a concrete pour, however we would have to pump out the existing diesel and clean out the tank. We would also have to give D.E.P. the testing results to make ensure that we have not polluted the area. Option three would be to clean out the tank and then fill it with five thousand gallons of diesel fuel so that we can fill our trucks, mowers, generators and backhoes with fuel.

E. 5-YEAR CAPITAL PLAN

Mrs. Vanwhy asked what on this plan has the District completed. Mr. Ihle stated so far the only item approved is the replacement of door number nine at J.M.Hill Elementary. Mrs. Vanwhy asked what is holding up from completing more items on this list. Mr. Ihle stated we are waiting for the committee and Board to make decisions regarding which projects they want completed. Mrs. Vanwhy stated I would like for us to give Scott permission to move forward with completing all the items in the 2017-2018 column on the 5-year plan afterwards we can move forward with 2018-2019 on the plan.

III. PUBLIC PARTICIPATION - None

IV. MOTIONS

- A. Motion was approved to have the District solicitor contact the two law firms he shared with the Committee.
- B. Motion was approved to move to the Finance Committee payment to D'Huy Engineering invoice #47474 in the amount of \$2,162.50 and invoice #47602 in the amount of \$3,892.50 for services rendered regarding the J.M.Hill Elementary concrete replacement project.
- C. Motion was approved to move to the Finance Committee the winning bid of \$54,173.00 by Northeast Masonry for the J.M.Hill Elementary concrete replacement project.
- D. Motion was approved to move to the Finance Committee payment to D'Huy Engineering for invoice #47601 in the amount of \$663.22 for services rendered regarding the North/Lehman Intermediate storm pipe investigation.
- E. Motion was approved to move to the Finance Committee payment to Master Locators for invoice #38539 in the amount of \$6,000.00 for storm

pipe video investigation services at the North High School/Lehman Intermediate.

The Committee made the recommendation for Mr. Ihle to investigate the Knight well drilling at Resica Elementary. Mr. Dymond asked for Mr. Ihle to ask if they were to drill a certain number of feet deeper than the current well would that alleviate the water issues we have there.

The Committee made the recommendation to use the existing specifications from 2008 to resurface the javelin runway, second long jump and pole vault pit. Mr. Rohner also made the recommendation that Denise Rogers investigate pricing for to replace the stadium turf so that it may be added to the 5-year capital plan.

The Committee made the recommendation for Robert Sutjak to pursue option 3 regarding the current District diesel tank at the North bus lot.

V. ADJOURNMENT - 7:34 PM

Respectfully Submitted,
Rebecca Lopez
Committee Secretary