

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES
JULY 5, 2018**

Wayne Rohner called the meeting to order at 5:33pm and led the Pledge of Allegiance.
Committee Members Present: Larry Dymond, Wayne Rohner, Lisa VanWhy

School Personnel Present: Scott Ihle, Fred Mill, and Robert Sutjak

A motion was made to approve the minutes from the June 7, 2017 meeting along with the agenda for July 5, 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 August 2, 2018.

I. ITEMS REQUIRING ACTION:

**A. TRANE - ESCO NORTH CAMPUS BUILDING CONTROLS
DISCUSSION - JOHN LINN**

Mr. Linn stated at the last meeting he was asked to speak about the controls at the North Campus and with that in mind he brought in John Colledo and Gene Cudo to speak on the north campus hvac controls. It was stated that the North Campus as well as Bushkill Elementary are the only schools in the District which do not have digital controls. The equipment at this point is over 20 years old and water and oil have accumulated over time within the lines, causing irreversible damage. Not being digital means the District has no control over its building regarding energy savings. It is also costing the District more to maintain as well as as trying to find parts that are becoming obsolete. The goal would be to have fully digital controls and removing all existing pneumatic controls. We would like to retrofit the existing univents and eventually go wireless, which can be completed in four phases. The new controls we would put in would be accessible via a computer program. It would be Trane controls, Trane software and Trane equipment. All of the buildings within the District could be run on one program. Mr. Ihle asked would we want Trane to continue their energy savings investigation or just focus solely on pneumatics at this point. Mrs. Vanwhy stated I would like to see them focus solely on the pneumatics at this point. Mr. Dymond stated its very

discouraging to have to continue to invest money into this. Mrs. Vanwhy stated the technology we have up North is obsolete we need to move forward.

B. SMITHFIELD ELEMENTARY - HOT WATER BOILER PROPOSALS

- 1. KMB PLUMBING \$11,444.23**
- 2. SUPERHEAT \$12,200.00**
- 3. METZ COMPANY \$15,985.00**

Mr. Ihle stated back in April the Smithfield hot water heater failed and it was beyond repair. The bolts were sheared off and could not be repaired in a safe and legal manner. Superheat responded to the leak and brought in a storage tank to temporarily provide Smithfield with hot water. The failure of the hot water tank was due to age and will be covered by insurance. However even though insurance is paying for a new tank I was instructed by the business office to obtain three quotes for a new tank. Prior to obtaining quotes from other businesses. Superheat did purchase a new boiler under the assumption that since they did the repair they would also be responsible for installing a new boiler. Legally however we had to obtain three quotes due to the price of the unit although it will be covered 100% by insurance. In fact our insurance agent continues to ask for the final invoice so that he can close the claim. My recommendation would be to go with Superheat. They responded very quickly to our emergency and having worked for the District before they know our buildings and equipment. They also helped us a great deal by installing a temporary water heater to get us by during this endeavor.

C. SEAL COATING PROPOSALS ADMINISTRATION AND HIGH SCHOOL SOUTH BUS DROP OFF - Robert Sutjak

Mr. Sutjak stated I wanted to test the waters and see if the committee would be interested in sealcoating the parking lots where the teachers park as well as where the buses park. We have never done a seal coat before and my research has shown this will last anywhere from 3-5 years extending the life the mcdam as well as making our parking lots look more attractive. We are going to also be filling in the cracks in the parking lots at the North Campus as it is becoming a safety issue.

D. NORTH/LEHMAN ROOF SURVEY & DESIGN PROPOSAL - D'HUY ENGINEERING - Josh Grice

Mr. Grice stated at the last Property and Facilities meeting it was discussed about designing a bid for the North Campus roof. It is critical however before we can move forward with a design proposal that we complete a thorough investigation. There is a list of eight tasks that need to be completed throughout this preliminary phase. The first would be to conduct an infrared survey. Next include the cost of a company to come and do the work. Have a masonry crew come and survey the roof as well as conduct roof core testing. We would need a roofing contractor come and take samples to verify roof thickness and decking condition. We would also need to assess the building documents to determine if the roof was built to plans and with the materials stated in the documents. Finally, we would develop a roof plan taking survey points CAD files, etcetera. The hope is to have this process begin in July and August and be able to review at the September Property and Facilities meeting and if approved put together an official bid document for October.

II. ITEMS FOR DISCUSSION:

A. NORTHEAST MASONRY - J.M. HILL BID BOND

Mr. Rohner stated the application for the permit was submitted to the borough. Did they give us any indication as to when we would receive the permit. Mr. Ihle stated the borough has 30 days to release the permit.

B. HIGH SCHOOL NORTH/LEHMAN CAFETERIA CEILING DISCUSSION - Robert Sutjak

Mr. Sutjak stated we received a work order to paint the ceiling. However upon inspection we discovered the paint was peeling from the ceiling. We rushed to obtain a price quote because we did not want an emergency to occur where paint chips could fall into students food. We are planning to work with Josh Grice from D'huy engineering to determine what needs to be done. Mr. Grice stated the issue seems to be the galvanized ceiling was not primed and simply painted over causing the paint to chip off. Mr. Sutjak stated in the meantime we received two price quotes to simply remove the paint chips and clean the area. The first company estimated the removal cost at \$10,300.00. Mr. Rohner asked is this something that can be done in house. Mr. Sutjak stated we do not have the manpower. Mr. Rohner stated I do not believe this is an emergency. We need to create a specific bid and put this out to bid. We want legitimate competitive prices. Mrs. Vanwhy stated it will be difficult in timing and

equipment to have this done before school starts if you want more estimates.

C. 5 YEAR CAPITAL PLAN

Mr. Ihle stated there are no updates at this time. At the last P&F meeting I was directed to move forward with the 2017-2018 projects. We are currently obtaining pricing which I will bring back to the committee.

III. PUBLIC PARTICIPATION - None

IV. MOTIONS:

- A. No motion was made to move to the Finance Committee Trane North Campus building controls.
- B. Motion was approved to move to the Finance Committee payment to Superheat in the amount of \$12,200.00 by the District's insurance company for the replacement/installation of the new hot water storage tank at Smithfield Elementary.

Mrs. Vanwhy asked if we have we had any issues with Superheat in the past. Mr. Ihle stated we have not had any issues. Mrs. Vanwhy stated do they seem more expensive. Mr. Ihle stated for this project they are less expensive than Metz Company. They have worked with the District and are familiar with our equipment. Their response time is good and they currently service our boilers.

- C. Motion was made for Robert Sutjak to receive additional quotes regarding seal coating at the administration and High School South bus drop off lots.
- D. Motion was approved to move to the Finance Committee the North/Lehman roof survey and design proposal.
- E. Motion was made for Robert Sutjak to receive additional quotes regarding the removal of falling paint chips at the North/Lehman cafeteria ceiling.

V. ADJOURNMENT - Meeting adjourned at 7:57PM

Respectfully Submitted,
Rebecca Lopez
Committee Secretary