

**EAST STROUDSBURG AREA SCHOOL DISTRICT  
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES  
December 6, 2018**

Wayne Rohner called the meeting to order at 5:35pm and led the Pledge of Allegiance. Committee Members Present: George Andrews, Larry Dymond, Keith Karkut, Wayne Rohner

School Personnel Present: Curtis Beam, Scott Ihle, Robert Sutjak

A motion was made to approve the minutes from the November 1, 2018 meeting along with the agenda for December 6, 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 January 3, 2018. Motion to appoint Wayne Rohner chairperson of the Property and Facilities committee, motion seconded, all approved.

**I. ITEMS REQUIRING ACTION:**

**A. HIGH SCHOOL SOUTH RETRACTABLE BATTING CAGE ON DECK  
SPORTS \$16,525.00**

Postponed until January.

**B. J.M. HILL SIDEWALK CURBING & STEPS INVOICE \$42,147.45  
NORTHEAST MASONRY BRICK & BLOCK, SPRING/SUMMER OF  
2019 CURB AT BUS DROP OFF WILL BE DEMOED AND REPOURED  
(RETAINAGE \$12,025.55)**

Josh Grice stated there was a credit change we updated accordingly.

**C. LEHMAN DOOR #9 REPLACEMENT A.G. MAURO INVOICE  
#PS1150022 \$21,350.00**

Mr. Ihle stated this project was completed on November 8th, one year after Board approval. The door works properly and this was the contracted price.

**D. DISTRICT WIDE BI-ANNUAL INDOOR AIR QUALITY TESTING  
PROPOSALS**

**1. Hillman Consulting \$16,250.00**

**2. CMI \$19,080.00**

**3. LaBella \$19,760.00**

Mr. Ihle presented this due to the previous mold issues and concerns. Moving forward we would like to conduct routine indoor air testing within each school building throughout the district twice per year. Once in January and then again in mid July so that if there are any concerns that require attention we can remedy the situation prior to the start of school. Mr. Karkut asked how do they determine which rooms to test. Mr. Ihle stated they determine the amount of rooms needed to for testing based off the size of the building and then test rooms randomly. However if a room has been known to have been of concern in the past, it will be at my direction to test that particular room(s). Mr. Rohner stated I have heard that the test results can be manipulated. Mr. Ihle stated the company we have worked with in the past; Quad 3 submits the samples taken to a third party and they perform the testing therefore the results should not be manipulated. The hygienist who worked for Quad 3 in fact now works for LaBella and they would be my recommendation. Their response time has been good and they know the layout of our buildings. They provide a quick return on the results. They also offer suggestions and recommendations on remediation procedures and oversight of the remediation companies. Mr. Dymond stated do we know who the owners of LaBella are? Mr. Ihle stated I do not. Mr. Rohner stated I want to postpone this until we can find out who the owners are. Mr. Karkut stated I do not think we should wait. We should proceed so they can test in January allowing them to get the best air sample after the schools have been closed over the holiday. Mr. Rohner stated I want to know who the owners are before we move forward.

**E. D'HUY ENGINEERING HSN/LEHMAN ROOF INVESTIGATION INVOICE #48609 \$3,425.00**

Mr. Grice stated this is for work completed in September regarding the roof investigation.

**F. ESTABLISH MEETING DATES FOR 2019 P&F MEETINGS**

Mr. Rohner asked the committee if the dates worked for their schedules, no one objected.

**II. ITEMS FOR DISCUSSION:**

**A. LEHMAN INTERMEDIATE STORM PIPE REPAIRS**

Mr. Ihle stated that he put this item back on the agenda to ask the committee what action if any they would like to take with this project. D'Huy conducted an investigation and now the committee must decide if they want to begin repairs. Mr. Dymond stated I think we should wait until the lawyers have a handle on whether or not the District has case before we move forward with repairs.

Mr. Andrews stated he was informed 40% of the north campus parking lot lights were out. Mr. Ihle stated that Ken Miller was hired to replace the lights at the south campus and it was my intention to have him replace the lights up north; however due to a scheduling conflict this has not taken place yet. Ken Miller will be on campus Monday to begin replacement of the spent bulbs on the north site. Mr. Andrews asked if they were going to replace the burnt bulbs with LED lights. Mr. Ihle stated that the short term plan is to replace burnt out bulbs with replacement bulbs. Replacing the current fixtures with LED fixtures is something that Curtis, Tom and I are in current conversations with. It appears this project will have to be contracted out which will result in the bidding process. In addition, the district bucket truck is currently being repaired by Altec, the only company in the area who could repair the bucket truck. Once up and running our maintenance staff can resume replacing spent bulbs.

#### **B. RESICA ELEMENTARY DRINKING WATER**

Mr. Ihle stated again I am bringing this to the committee's attention to ask what direction they would like to take regarding the Resica water tower. Mr. Rohner stated I do not believe there is an issue with the water. Mr. Dymond stated I went to the school's cafeteria and they have a filter on the sink. The water came out clear. Mr. Grice stated there may be a water tower issue. The tower feeds the fire service as well and depending on the holding time of the water this may cause the sediment to build up. If we can have a separate tank that may alleviate the water issues. Mr. Dymond stated perhaps this is something we can have a separate meeting about.

#### **C. HIGH SCHOOL SOUTH STADIUM REPAIRS**

Mr. Ihle stated this was brought to the committee's attention again at the last meeting and I want to ask what direction if any the committee would like to take. The facilities department has completed some of the repairs needed however we need be mindful of not piecemealing the project. Mr.

Karkut stated we need to ensure that work orders are being placed by staff as soon as they notice any damages in the stadium.

**D. HIGH SCHOOL NORTH/LEHMAN ROOF REPLACEMENT DISCUSSION**

Mr. Grice stated we are on schedule to put this project out to bid by February. We have put together a report based off the size of the roof with two alternate roof plans. With the roof being so big the project should be completed over the course of two summers.

**E. 5-YEAR CAPITAL PLAN**

Mr. Ihle stated the only update is that Lehman door #9 is now completed. There was discussion as to the status of other projects within the 2017-2018 and 2018-2019 years on the plan. The thought being with D'huy now on retainer we can reevaluate what years these projects should fall under.

**III. PUBLIC PARTICIPATION - None**

**IV. MOTIONS**

- A.** No motion made as item was postponed until January.
- B.** Motion was approved to move to the Finance Committee payment of \$42,147.45 to Northeast Masonry for the J.M.Hill sidewalk curbing and steps, with a retainage of \$12,025.55 until they can repair the curb at the bus drop off in the spring/summer of 2019.
- C.** Motion was approved to move to the Finance Committee payment of invoice #PS1150022 in the amount of \$21,350.00 to A.G. Mauro Co. for the replacement of Lehman door #9.
- D.** Motion was made to get a list of owners names and approve the proposal based on the owners information.
- E.** Motion was approved to move to the Finance Committee payment of invoice #48609 in the amount of \$3,425.00 to D'Huy Engineering for the HSN/Lehman roof investigation.
- F.** Motion was approved to move to the Finance Committee meeting dates for the 2019 Property & Facilities Meetings.

**V. ADJOURNMENT - Meeting adjourned at 7:46pm**

Respectfully Submitted,

Rebecca Lopez  
Committee Secretary