

**EAST STROUDSBURG AREA SCHOOL DISTRICT  
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES  
February 7, 2019**

Wayne Rohner called the meeting to order at 5:30pm and led the Pledge of Allegiance. Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner Keith Karkut, called into meeting at approximately 6:40pm.

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

A motion was made to approve the minutes from the January 3, 2019 meeting along with the agenda for February 7, 2019 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 March 7, 2019.

**I. ITEMS REQUIRING ACTION:**

- A. D'HUY ENGINEERING - HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE ROOF REPLACEMENT DESIGN, BIDDING, CONSTRUCTION, PHASE SERVICES - INVOICE #48715 \$8,595.06**
- B. D'HUY ENGINEERING - RESICA ELEMENTARY ROOF REPLACEMENT INVOICE #48716 \$1,656.02**

Mr. Grice stated we will have a pre-bid meeting on Tuesday. For the North campus we are proposing a base bid with a 20 year warranty as well as an alternate bid with a 30 year warranty. The roof itself is a garland system. The difference with the warranties would be the thickness of the roof and based off of the price the Board could determine if it would be worth the expense for an extended warranty. For Resica the roof is mostly asphalt shingles. The committee can decide at a later date if they would like an alternate bid to remove the skylight in Resica. The District's business office has placed advertisements in three local papers regarding the bid dates as well on the District website. Our office has also emailed reputable contractors about the bid, allowing anyone who is qualified an opportunity to bid on the project.

- C. D'HUY ENGINEERING - DISTRICT RETAINER SERVICES - INVOICE #48714 \$2,000.00**

No discussion.

**D. TRANE - HIGH SCHOOL NORTH - EDDY CURRENT TESTING & TUBE TEST - CHILLERS - \$19,922.00**

Mr. DeAngelis stated eddy testing and tube cleaning in the chillers should be done every three to four years. After much discussion with Mr. Ihle it has been determined that the tubes in the chillers on the North campus may not have been opened in at least ten years; if ever. An eddy current test shoots an electric current that can find abnormalities which could cause catastrophic failures in the chiller. Our fee would include tube cleaning of all three chillers, tube testing and inspection. A life expectancy of a chiller can be over 25 years if you have the proper preventative maintenance. If we do not do anything and the chillers were to fail that could end up costing the District well over a hundred thousand dollars to replace. To complete this project it would require over two weeks of labor and we would need to make sure the chillers have not been running; therefore we are looking to begin this in March, April at the latest.

**E. DISTRICT BUILDING(S) - WATER TESTING FOR LEAD**

- 1. Eurofins QC LLC \$5,5005.00**
- 2. CMW Environmental \$6,308.00**
- 3. ARM Group Inc. \$9,902.00**

Mr. Ihle stated the state of Pennsylvania has now mandated that all school districts test for lead in the water. Mr. Rohner stated I believe the borough supplies water directly to East Stroudsburg Elementary so if there is lead found we will definitely sue. Where did you come up with 179 samples to be taken throughout the district. Mr. Ihle stated I consulted with Prosser Laboratories and as the professionals, they recommended this amount based off of square footage of the building and student population. Mr. Dymond stated you can just go to the furthest water fountain in a building and take one sample. I do not want to take 179 samples. Dr. Riker stated this was recommended by the state to be performed within the 2018-2019 school year. If we choose not to do the test then we must discuss lead issues at a public hearing once a year. Mr. Ihle stated I am going on the professional's recommendation of 179 samples and set the criteria as such in order to keep all proposals based on same amounts. Dr. Riker stated by not performing these tests or decreasing the sample number you are increasing the District's liability should lead ever be found in the water.

**II. ITEMS FOR DISCUSSION:**

**A. MIDDLE SMITHFIELD ELEMENTARY - CEILING TILE INVOICES, WORK ORDERS, CURRENT ROOF LEAK(S) LIST**

Mr. Rohner stated I am requesting work orders and invoices from 2016 to the present so that we may give this information to Lyman & Ash for the District's lawsuit.

**B. 1. EAST STROUDSBURG ELEMENTARY - SPRINKLER SYSTEM PLANS**

Mr. Rohner stated we wanted the sprinkler system on the agenda because we are getting information that we have additional compromised sprinkler pipes. Mr. Rohner stated he would like to see the township stamped sprinkler system plans. Mr. Beam stated the township should have a copy of the stamped plans. Mr. Rohner stated I want to confirm if the installation was done correctly or not by looking at the plans. If not we need to know who to hold legally responsible.

**2. HIGH SCHOOL SOUTH & J.T. LAMBERT STAGE CONSTRUCTION PLANS**

Mr. Ihle stated we have D'Huy Engineering preparing plans for this project so that it may go out to bid. Mr. Rohner stated why can we not use the existing floor plans we have on file. Mr. Grice, from D'Huy Engineering, stated we can not be certain as to how it was constructed. That was the issue last time when the original plans were used for the J.T.Lambert stage floor, they did not match what was actually there and the company that originally won the bid for the project backed out because it was outside of their expertise.

**C. CURRENT DISTRICT PROJECT(S) REVIEW**

Mr. Ihle stated I want to bring the committee up to date with all the projects that D'Huy Engineering is currently working on for the District. With the exception of the indoor air quality testing at Middle Smithfield all of these projects are also on the 5-year capital plan. Mr. Ihle stated I have listed these projects based off of their priority level. Mr. Rohner stated I want the stage floors completed this summer. Mr. Andrews stated I would want the LED lights to be a higher priority. Mr. Andrews also stated do we need an engineer to have a hand in all of these projects. Dr. Riker stated we have D'Huy Engineering on retainer. The Board voted for them to be on retainer so that we could use them in assisting with District projects such as these.

Mr. Ihle stated on January 23 the Department of Labor and Industry conducted a visual inspection of Middle Smithfield after receiving a complaint regarding the air quality in the classrooms. The inspector from Labor and Industry informed me that after conducting his inspection he would be sending his report to Harrisburg and that most like they would require us to repair every roof leak in the building and conduct an indoor air quality test in every room within the building. Trying to stay ahead of this in the event that Harrisburg requires us to perform these tests and repairs; I am reaching out to companies for submittal of proposals to perform the indoor air quality testing. This testing would be separate from the bi-annual district-wide indoor air quality testing which was approved at last month's property and facilities meeting.

#### **D. WASTEWATER PLANT - D.E.P. VIOLATIONS**

Mr. Ihle stated the Department of Environmental Protection submitted to us a list of violations we must repair at the north campus sewage plant. The violations vary from simply cutting down shrubbery to investigating the liners at the lagoons. We are currently working in conjunction with Prosser Laboratories, the company who regularly tests the water at the plant to assist in making corrections to these violations so that we are in compliance. I will keep the committee updated regarding any costs associated with these repairs.

#### **E. 5-YEAR CAPITAL PLAN**

Mr. Ihle stated with the exception of moving items from the 2017-2018 year to 2018-2019 there are not any updates to the capital plan. Mr. Karkut stated can we have the stage curtains at J.T. Lambert replaced they are in disrepair. Mr. Ihle stated we did gather pricing to replace the curtains but the topic was tabled by the committee at the time. We can certainly investigate and present it to the committee at a later date.

### **III. PUBLIC PARTICIPATION**

Denise Rogers, High School South Athletic Director, stated to the committee she wanted to have a retractable batting cage installed in the south auxiliary gym. The one currently in place is an older manual model that continues to break down. She received her final proposal to purchase and install the batting cage this morning. Mr. Rohner asked if she had budgeted for this purchase. Ms. Rogers stated she had not as this was an unexpected expense. Dr. Riker stated he would speak with the business office and see if this is something that Ms.

Rogers could place in the budget since the Board had not yet approved the final budget for the 2019 year.

#### **IV. MOTIONS**

- A.** Motion was approved to move to the Finance Committee payment to D'huy engineering in the amount of \$8,595.06 for the High School North/Lehman Intermediate roof replacement, design, bidding, construction, phase services invoice #48715
- B.** Motion was approved to move to the Finance Committee payment to D'huy engineering in the amount of \$1,656.02 for the Resica Elementary roof replacement invoice #48716
- C.** Motion was approved to move to the Finance Committee payment to D'huy engineering in the amount of \$2,000.00 for District retainer services invoice #48714
- D.** Motion was approved to move to the Finance Committee the Trane proposal in the amount of \$19,922.00 for Eddy Current Testing and Tube Test- Chillers for High School North.
- E.** Motion was approved to move to the Finance Committee the Eurofins QC LLC proposal in the amount of \$5,005.00 for water testing for lead throughout the District.

#### **V. ADJOURNMENT** - Meeting adjourned at 8:00pm

Respectfully Submitted,  
Rebecca Lopez  
Committee Secretary