

**EAST STROUDSBURG AREA SCHOOL DISTRICT  
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES**

**August 1, 2019**

Wayne Rohner called the meeting to order at 5:36pm and led the Pledge of Allegiance.

Committee Members Present: George Andrews, Larry Dymond, Keith Karkut, Wayne Rohner

School Personnel Present: Jennifer Andrews, Katye Clogg, Charles Dailey, Scott Ihle, Chief Mill, Dr. William Riker, Denise Rogers, Robert Sutjak

Non-School Personnel Present: Corey Beltz, Erik Bulesa, Kimberly Deblasio, Matt Haviland Joseph Mihalik, David Rifendifer

A motion was made to approve the agenda for August 1, 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 September 5, 2019.

**I. ITEMS REQUIRING ACTION:**

**A. NORTH CAMPUS - EXTERIOR LED LIGHTING PROJECT PROPOSAL  
- FRIEDMAN ELECTRIC**

Joseph Mihalik of Friedman Electric presented the LED lighting proposal for the North Campus. Mr. Mihalik stated that we have worked with the District for over five years and have a full inventory of all flood lights and bollards within the campus. Our plan would be to subcontract out to Wind Gap Electric and to go with Rab Manufacturer for the fixtures. They are based out of New Jersey and offer a full ten year warranty which protects material, parts and labor. We also work with Sodexo to help the District acquire rebates from MetEd. The cost savings to the District to convert to LED would be around \$28,000.00 a year. Corey Beltz, Rab rep, stated I would like to thank the District for allowing Rab to be apart of your schools. Rab's standard warranty means that should a fixture need repair or replacing Rab will swap out the light or fixture at no cost to the District. They will contact a contractor and pay them to swap out or repair the fixture or should the District choose to perform the work in house Rab will pay the school District for the labor. Mr. Karkut stated I want to make sure when you say the North campus you are including the elementary school as well. Mr. Mihalik stated in our proposal we included the high school/intermediate school, elementary school and bus garage.

**B. NORTH CAMPUS EXTERIOR LED LIGHTING PROJECT PROPOSAL - GRAYBAR/BRIGHTCORE**

Matthew Haviland of Graybar presented his LED lighting proposal for the North Campus. Mr. Haviland stated I am also using Rab. Our company has been around for 150 years and we work with schools and universities on a consistent basis. We work with ESCO and the company actually works to use the rebates for scholarship programs for the District. Mr. Karkut stated now looking at your proposal you calculated costs with a kilowatt rate of 7.5 while Friedman used 8. It would have been better to compare if both companies used the same number. Is there a way for both companies to resubmit their proposals using the same numbers. Mr. Haviland stated that is the number I received from your business office. Mr. Ihle stated according to the business office the rate actually fluctuates between 7.5kw to 8kw depending on peak versus off peak usage. Mr. Haviland stated we are using rab so we have the same warranties and same fixtures. Dr. Riker stated why does your proposal state one year warranty. Mr. Haviland stated the one year warranty for labor is from ESCO. The ten year warranty is for fixtures. They will pay you to fix the fixture. Mr. Ihle stated I do not want to keep dwelling on this but you are saying there is a 10 year warranty however the proposal states one year. If it is truly a 10 year warranty I would like to see that in writing. Mr. Karkut stated what is the turnaround time for installation. Mr. Haviland stated we work with the project manager to coordinate installation and ask for three to four weeks. Mr. Mihalick stated Wind Gap promises complete installation within one full month.

**C. HIGH SCHOOL SOUTH - INSTALLATION OF BATTING CAGE**

- 1. Practice Sports Inc. \$24,400.00**
- 2. JGB Sports, LLC \$26,585.07**
- 3. On Deck Sports \$29,457.40**

Jennifer Andrews stated a while back the committee approved the purchase of a new batting cage at High School South. We are now presenting three quotes. Our hope is to go with JGB Sports as they are the only company that came to our school to actually look at our space. They also are not requiring us to remove the current curtain divider we have, which we do not want to have removed. Wayne Rohner stated I believe we budgeted for both the north and south campuses to have two batting cages. Charles Dailey, North Athletic Director, stated we do not have space for two batting cages. We would not need a second cage at this time. Mr. Rohner stated the problem here is we have to go with the lowest bidder and JGB is not the lowest. Furthermore these quotes are not for the exact same product. Mr. Karkut stated I am concerned with taking the lowest bid if they did not even want to come to look at our facility to submit a proper bid. These quotes are not current either. Dr. Riker stated we should tell each vendor exactly what we want and they can choose to submit a quote consistent to that or not. Mr. Andrews stated I think we should table this to next month and have you come back with three consistent quotes so we are comparing apples to apples.

**D. HIGH SCHOOL SOUTH/HIGH SCHOOL NORTH TENNIS COURT(S)  
RESURFACING PROPOSAL**

**1. Nagle Athletic Surfaces CoStars#343306 \$46,832.00 - HSS**

**2. Nagle Athletic Surfaces CoStars#343306 \$83,819.00 - HSN**

Mr. Dailey stated I spoke with Nagle Athletic Surfaces and they stated to me the tennis court is cracking. This cracking in the blacktop has been going on for years and is noted in my weekly facilities checks to the principal. I spoke with Nagle and they are willing to answer any questions, however what they are proposing is simply a band-aid to a bigger issue. There are issues with mildew when the court gets wet. We would need to power wash the courts and fill in the cracks. Mr. Rohner stated we have a storm drain problem. Mr. Dymond stated could we have D'huy engineering perform core samples. Mr. Karkut stated are we looking to resurface this court. Mr. Dailey stated the season starts soon however we do have access to local community courts should our court become unusable.

Ms. Andrews stated the tennis courts at High School South have areas after a rainstorm where water pools. There are cracks that need to be filled and it has not been power washed. Mr. Rohner stated what is the lifespan of a tennis court. Ms. Andrews stated I do not know the answer to that. The quote we received includes power washing the court, resealing the cracks and repainting. Mr. Karkut stated we need to be fair to all sports. The tennis courts should receive the same consideration as all other sports. Mr. Dymond stated poor planning does not constitute an emergency. I would like to see more quotes from other companies before we proceed.

**E. D'HUY ENGINEERING -INVOICE #49628 \$20,000.45 - HIGH SCHOOL  
NORTH ROOF REPLACEMENT**

Dave Rifendifer from D'huy Engineering stated I am on site daily and have been sending weekly progress reports to Scott. I am also documenting all findings during this construction process for Lyman & Ash's investigation. We are currently half way done with the roof project and have workers on site seven days a week. The hope is to have the roof completed by August 11th. Jottan Roofing has also assured me that any debris and tar will be completely removed and they will repair any landscaping issues they may have caused.

**F. D'HUY ENGINEERING -INVOICE #49630 \$1,372.24 - RESICA  
ELEMENTARY ROOF REPLACEMENT**

Mr. Rifendifer stated my hope is the roof be completed prior to the start of school. If not, we do have plans to have second shift workers on site so there will not be any interruptions to the school day. Again I am documenting all work and submitting weekly progress reports to Mr. Ihle. C&D Waterproofing has also assured me that any debris, tar and landscaping work will be repaired by them.

**G. D'HUY ENGINEERING -INVOICE #49632 \$5,251.00 - TRANE CONTROLS OVERSIGHT**

Mr. Rifendifer stated I attend weekly meetings with Trane, as we are simply overseeing the project. They are working diligently but may not have the project completed prior to the start of school. However they are going to ensure that all occupied student and personnel areas will be completed before the start of school. Leaving only unoccupied spaces such as closets, boiler room, etc. to be completed during the school year.

**H. D'HUY ENGINEERING -INVOICE #49633 \$840.00 - HIGH SCHOOL NORTH & LEHMAN INTERMEDIATE WATER HEATER REPLACEMENT**

Mr. Rifendifer stated we are currently working on installation of the water heater however this work is not completed due to waiting on the vendor for parts.

**I. D'HUY ENGINEERING -INVOICE #49629 \$795.00 - HIGH SCHOOL NORTH ROOF REPLACEMENT FORENSIC INVESTIGATION**

Mr. Rifendifer stated again I am keeping logs and submitting progress reports and photos to Mr. Ihle weekly.

**J. TRANE - J.M. HILL COMPRESSOR REPLACEMENT \$14,272.00**

Mr. Ihle stated that at J.M. Hill the chiller has three compressors and one has failed and needs to be replaced. We are currently running on two, which is not efficient and should we lose an additional compressor we would not be able to provide adequate air conditioning within the building. Mr. Karkut stated how did it break down. Mr. Ihle stated that there is no real indicator. After speaking with Trane it would not be cost effective to repair and that their recommendation is to replace with new. Mr. Dymond asked what is the time frame to replace this item. Mr. Ihle stated if we act immediately we can have it in place at the beginning of the school year.

**II. ITEMS FOR DISCUSSION:**

**A. RESICA WELL WATER - P&F COMMITTEE - DIRECTION ON HOW TO PROCEED**

Mr. Ihle stated that we are continuing to have issues with sediment in the water at Resica. I would like to know how the committee would like me for me to proceed. Mr. Rohner stated I would like to get D'huy Engineering and Prosser Labs involved and see what their recommendations are.

**B. J.M. HILL CURB REPLACEMENT UPDATE**

Mr. Rifendifer stated that work is complete.

**C. HIGH SCHOOL SOUTH BLEACHERS LEAD TESTING**

Mr. Sutjak stated last time Mr. Rohner asked us to look into painting the bleachers at the High School South stadium. We had the bleachers pressure washed and

then brought in a painter to give us a quote on painting the bleachers. He then asked us if we had ever tested for lead due to the age of the bleachers. At that point we brought in Quad3 to perform a lead test on the bleachers. The results came back positive for lead. Mr. Rohner stated those bleachers were painted in 2009 it would be impossible for them to have lead. Dr. Riker stated I do not believe they were properly sandblasted back in 2009. My assumption is the company that painted the bleachers back in 2009 did not sandblast down to the metal and simply painted over what was already there. Mr. Sutjak stated Quad 3 tested in various areas of the bleachers and fourteen areas showed positive for lead. Luckily the ground underneath the bleachers is concrete so we are not contaminating the soil. Also after speaking with Quad3 we are not required to shut down the use of the bleachers at this time. Currently this is not a danger to the public. What we are asking of the committee is guidance on how to proceed at this time. Would the committee want us to obtain prices to sandblast and repaint or just replace all of the bleachers with aluminum.

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

Mr. Ihle stated the only update I have regarding the 5-year capital plan is the J.M. Hill sidewalk project is completed. Mr. Karkut stated what is the status of the stage floors at J.T.L. and High School South. Mr. Ihle stated they are about 85% complete. There is a punch list of items that need to be repaired before the project is completed. Dr. Riker stated there are numerous items I have seen with the stage floors that I am not satisfied with and must be rectified before this project is complete.

Mr. Karkut asked what is the status on the stage curtains for J.T. Lambert. Mr. Ihle stated we are waiting on physical swatches to arrive so the principal may choose the color he wants.

Mr. Karkut stated this is a 5-year capital plan however why are we not completing more projects on this. Dr. Riker stated what I would ask of the committee is to begin to decide now what projects you would like done next summer. These are things you need to think of now due to the process of preparing bids, obtaining board approval and so on. Mr. Dymond stated is this something we should have a board work session for.

Dr. Riker stated I also wanted to bring up the risers for the auditorium at J.T. Lambert. The wheels have rubber around them which is now peeling off. I would not suggest we put these on the new stage floor. There are also issues with the backing on these risers. I would like direction from the committee regarding purchasing new risers. Mr. Karkut stated I think we should get new risers if they need them. It is a safety issue at this point. I'm sure the risers are as old as the school. Mr. Ihle stated do we need to get more proposals or is the vendor costars. Dr. Riker stated I will look into that. Mr. Karkut stated what about the rest of the auditorium. J.T. Lambert is in need of serious upgrades. Mr. Ihle stated I was

informed by the business office that you can not piecemeal a project. We can not pick and choose what we wish to do in regards to the J.T.L. auditorium. The project was budgeted as a whole in regards to the 5-year plan.

### **III. ITEMS ADDED TO AGENDA**

Mr. Rohner stated I see that there was a report from Prosser Labs stating lead was found in the water at Middle Smithfield Elementary. Mr. Ihle stated Prosser Labs ran tests for lead however it was not the entire building that came back positive; simply two areas. They stated it could be due to the faucet fixtures themselves. If the water is sitting in a fixture for a long time it could lead to a false positive for lead. The areas that came back positive were in places that rarely get used. It was suggested to replace the entire fixture and retest. We have done that and are awaiting the test results.

Mr. Rohner stated what is the status of the Labor and Industry recommendation at Middle Smithfield. Mr. Ihle stated I filed for an additional extension through October 31.

Mr. Ihle stated regarding the D.E.P. violations at the North campus we are working with Dave Schulz from Prosser Labs and are making progress.

Mr. Karkut stated what is the status of the generator at the north bus garage. Mr. Ihle stated we are waiting on the generator to arrive from the vendor. Mr. Karkut stated I thought this would have been here within 4-6 weeks. Didn't we approve this 20 weeks ago. Dr. Riker stated you may have been discussing this for over 20 weeks however the Board did not approve this project until May or June.

Mr. Sutjak stated I budgeted \$85,000.00 for a new box truck. However I would like instead to purchase two smaller trucks that do not require a CDL that way my grounds supervisor is not required to drive it as he is the only maintenance technician on my staff with a CDL. Mr. Rohner stated I do not have a problem with that but why do we not have more staff with a commercial drivers license. Mr. Sutjak stated it is not required in their job description but I can ask if anyone is interested in obtaining one.

### **IV. PUBLIC PARTICIPATION**

Chief Mill stated they have completed the inspections at East Stroudsburg Elementary regarding the pipes. Mr. Rohner stated there needs to be an effort to find the approved plans for the fire sprinkler system. We will go after all parties involved including the inspection company if need be. Chief Mill stated so far we have found 135 joints with major rust on the pipes.

Kimberly Deblasio, a PTO member, stated thank you for the playground equipment. I do want to state there is a major depression in the shape of a tire at Middle Smithfield in the

ground. Also an outside organization used the gym at Middle Smithfield and left a giant scuff mark that custodians can not remove.

Katye Clogg stated I appreciate the work done on the stage at High School South, however I do want to state some items of concern I have noticed. The first being some nails in the plywood have been dug so deep there is dirt and debris collecting within. Also some of the wood is warped and bending, I am afraid our heavy equipment may cause it to snap. Finally, I have noticed that not all of the pieces are the same black color. Mr. Ihle stated I am aware of these issues and am working with Division 09 to rectify .

Chief Mill stated earlier we had people here discussing LED lights and I spoke with one of the contractors and asked them what is the foot candle ratio. Typically for security purposes you should have a ratio of one to four. I think we need to make sure this aspect is in all of the proposals we receive for security purposes.

## V. MOTIONS

- A. No motion made on North Campus LED lighting project in regards to Friedman Electric. The committee wishes to seek a third proposal.
- B. No motion made on North Campus LED lighting project in regards to Graybar Electric. The committee wishes to seek a third proposal.
- C. No motion made on installation of batting cage at High School South. The committee recommends the athletic department return with three updated proposals and specifications.
- D. No motion was made on the resurfacing proposals for either High School North or South tennis courts. The committee recommends the filling of cracks and powerwashing until further investigations can be done.
- E. Motion was approved to move to the Finance Committee payment to D'huy engineering invoice#49628 in the amount of \$20,000.45 for the High School North roof replacement. Motion seconded, all approved.
- F. Motion was approved to move to the Finance Committee payment to D'huy engineering invoice#49630 in the amount of \$1,372.24 for the Resica Elementary roof replacement. Motion seconded, all approved.
- G. Motion was approved to move to the Finance Committee payment to D'huy engineering invoice#49632 in the amount of \$5,251.00 for Trane controls oversight. Motion seconded, all approved.
- H. Motion was approved to move to the Finance Committee payment to D'huy engineering invoice#49633 in the amount of \$840.00 for the High School North/Lehman Intermediate water heater replacement. Motion seconded, all approved.
- I. Motion was approved to move to the Finance Committee payment to D'huy engineering invoice#49629 in the amount of \$795.00 for the High School North roof replacement forensic investigation. Motion seconded, all approved.
- J. Motion was approved to move to the Finance Committee Trane's proposal to replace a compressor at J.M. Hill in the amount of \$14,272.00. The committee

recommends this be deemed an emergency and move forward with the purchase bypassing the need for full board approval. Motion seconded, all approved.

**VI. ADJOURNMENT** - Meeting adjourned 9:03pm.

Respectfully Submitted,  
Rebecca Lopez  
Committee Secretary