

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES
March 4, 2020**

Lisa Vanwhy called the meeting to order at 5:30 pm and led the Pledge of Allegiance.
Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner, and Lisa Vanwhy

School Personnel Present: Brian Baddick, Brian Borosh, Charles Dailey, Chris Fetherman, Dr. William Riker, Robert Romagno,

Non-School Personnel Present: Josh Grice

A motion was made to approve the agenda for March 4, 2020 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.

There was discussion regarding the minutes from the February 5, 2020 meeting. Mr. Rohner stated the minutes were not accurate. I did not say some of the items in regards to Lyman & Ash were on hold. We have a service agreement with them and an obligation to pay. Mrs. Vanwhy stated I thought it was on hold. Mr. Andrews stated it was discussed over the summer that our maintenance staff installed portable dehumidifiers. Which summer are you referring to? Mr. Ihle stated the summer of 2019. Mr. Andrews asked if that is the case why are we just now getting a proposal from Trane? Mr. Ihle stated we were conducting an investigation along with Trane and making adjustments to the equipment prior to Trane diagnosing the problem. I just received the Trane proposal last month. Mrs. Vanwhy stated we are here to talk about the minutes. Are we all in favor? Motion seconded, all approved.

ANNOUNCEMENTS BY THE COMMITTEE: The next Property and Facilities meeting is scheduled for April 1, 2020.

I. ITEMS REQUIRING ACTION:

A. JM HILL HANDWASH SINK(S) (4) REPLACEMENT PROPOSALS

- 1. Leon Clapper Plumbing - Bradley Hand Sinks Model MF-2944 \$29,200.50 Option #2**
- 2. Leon Clapper Plumbing - Bradley Hand Sinks Model WF-2603B-STD-TMA-LSD \$29,200.50**
- 3. Nauman Mechanical**
 - a) Bradley Hand Sinks Model MF-2944 \$53,335.00 Option #2**

**b) Bradley Hand Sinks Model WF-2603B-STD-TMA-LSD
\$55,671.50 Option #3**

Mr. Ihle stated first let me start by explaining the reason it appears as if Leon Clapper submitted two quotes is because they placed both options on two separate pages, whereas Nauman Mechanical placed both options on one page. Regarding the Leon Clapper proposal, I would not recommend option one which is to simply rebuild the existing hand sinks. Instead I would focus on options two and three. Based off of these proposal prices the project would have to go out to bid. What I am asking the committee to do is decide if they want to put this project out to bid at this time and if yes, which models do we want to put out for bid. We can go with the hands free sensor or one with foot pedals which you would step on in order to activate. Mr. Grice stated I would put out both options for bid as I do not believe the foot pedestals would be ADA compliant. Mrs. Vanwhy asked can we have one hands free sensor sink and the other three with foot pedestals? Mr. Rohner stated I understand there is a third option. Mr. Ihle stated I can assume the sinks at JM Hill are the original sinks and the replacement of parts is becoming more difficult as they are becoming obsolete. Mr. Dymond asked have you looked at stainless steel as an option? Mr. Ihle stated these were the only options that were investigated. Mr. Dymond stated it seems that thirty thousand dollars for four sinks is a lot of money. Mr. Romagno stated the sinks currently in place are the original sinks from 1992. Mr. Dymond asked are the pedestal mounts against the wall? Mr. Ihle stated they are. Mr. Dymond stated I would like to see a cheaper option. Mrs. Vanywhy stated why don't we put this to bid with the option of stainless steel. We need to make a decision. Mr. Grice stated there is a structure element to possibly factor in. We want to make sure we do not have to tear any walls down and whichever the Board chooses, that it is compatible with the plumbing that is already there. If you do not factor that in, the costs will go a lot higher if we have to remove walls. Mr. Dymond asked can we call a local plumbing supply company and ask for prices on sinks and plumbing parts? Mrs. Vanwhy stated we are spinning our wheels here. Mr. Andrews asked where are we getting the money from? Dr. Riker stated the funds are coming out of the capital budget. Mr. Andrews asked is it the maintenance capital budget? Dr. Riker stated no it is the capital budget and that there is no other budget for this item. If you want this to come out of the maintenance budget we will have to wait another year. Mr. Ihle stated every department was asked to trim their budgets; so we removed this item from the Facilities Department general operating budget. We are now asking it to be paid for out of the capital budget. Mr. Andrews asked you trimmed the budget without asking the board? Mrs. Vanywhy stated the board gave the direction to do so. Mr. McIntyre gave the directive to all departments to trim their budgets. Dr. Riker stated the board has chosen not to raise taxes. You have a capital budget but are not doing anything to replenish those

funds therefore it is necessary for the general operating budgets to be trimmed back. This is a bigger discussion than here tonight at the property and facilities meeting.

B. HIGH SCHOOL NORTH GYMNASIUM FLOOR DISCUSSION & PROPOSALS

- 1. Tri-State Flooring Proposal - Complete Resurfacing of Gym Floor \$38,500.00**
- 2. All American Athletics Proposal - Complete Resurfacing of Gym Floor \$39,900.00 (Costars)**
- 3. Tri-State Flooring Discussion - Inspection Report**

Mr. Ihle stated this originated from the Facilities Department looking to have the floor sanded and refinished in accordance with our annual gym floor maintenance program. We began soliciting prices for sanding and resurfacing and upon doing so discovered the existing floor has considerable gaps and extensive cupping as well as lifting of floor boards in some areas. Therefore we have decided to look into a total floor replacement. Tri-State submitted a proposal to sand and resurface the floor, however upon their inspection they also made the recommendation of total floor replacement. The current floor system is no longer being manufactured. Mr. Andrews asked what would the cost for an entire new floor be? Mr. Ihle stated I do not have an exact number at this time but to give you an idea, when we replaced the High School South auxiliary gym floor in 2016 the cost was \$227,000.00. Mr. Rohner stated I am in favor of replacing the entire floor. Dr. Riker stated this is a summer project and we would need to act fast. Mr. Ihle stated we could put this project out to bid or we could accept a proposal from Miller Flooring as they are costars approved and have performed work for the District within the past. I have also worked with Miller Flooring outside of the District and they are a reputable company. We contacted four flooring companies and Miller was the third vendor to come out and look at the floor. At this time I have not received their report or proposal. The fourth vendor did not respond. Mrs. Vanwhy asked if we put this out to bid how quickly would the turn around be? Mr. Grice stated I do not think we could have any bids ready until at least the June board meeting. Then we would have to see the contractors schedule as to when they could start. Using a costars company helps to alleviate that process. Mr. Ihle stated I can reach out to Miller Flooring and see if they can have their proposal ready for us for the next property and facilities meeting.

C. HIGH SCHOOL SOUTH SWIMMING POOL REPAIRS PROPOSALS/DISCUSSION

- 1. ABE Pool & Tile LLC. - Repair Miscellaneous Cracks & Tiles. Re-grout Entire Pool. - \$56,750.00**

2. **ABE Pool & Tile LLC. - Remove All Tiles. Repair Miscellaneous Cracks & Apply Diamond Brite Plaster, - \$82,000.00**
3. **Tile Contracting Corp. - Repair Miscellaneous Tiles & Re-grout Entire Pool. - \$72,700.00**
4. **Tile Stone Creations - Miscellaneous Tile Repairs & Re-grout entire pool. - \$11,800.00**

Mr. Ihle stated this project originally started as simply regrouting the pool at High School South. ABE Pools came out to look at the pool. They gave us a proposal to repair tiles and regROUT as well perform an acid wash of the pool. There are cracks in the pool that are constantly leaking and being repaired by our staff. We also have to keep in mind that once the pool is drained there may be cracks in the tank that we are not currently aware of. Therefore, they gave us a second option of coating the entire pool in Diamond Brite plaster. This entails removing all of the tiles and acid washing the pool. Then applying the Diamond Brite finish, thus eliminating ceramic tile replacement. I have been trying to reach out to other schools that may have used this process but as of date I have not had any success.. It comes with a 10 year product warranty and 1 year labor warranty. The first option comes with a 1 year labor warranty. Tile Contracting Corp. proposal makes repairs to items 2-6 but is not inclusive of repairs on the underside of the tank. It also is a 1 year warranty. The very last proposal, which is submitted from Tile Stone Creations is re-grout as well as some tile repairs but no acid wash and no warranty. Keep in mind if we go with Diamond Brite it would ensure we do not have any leaks as it removes the tiles entirely. Mr. Grice stated after reviewing all the proposals at this point we have to put this out to bid. We can determine if we want mosaic tile or have Diamond Brite as a bid option. Mr Romagno stated I spoke with ABE Pools and they recommended we remove all the tiles. The tiles currently in the pool are possibly the original tiles from 1956. We patch leaks sometimes twice a day. Mr. Andrews stated we do not want to re-grout; we should look into Diamond Brite as an option.

D. SMITHFIELD P.A. SYSTEM REPLACEMENT \$23,590.00

Mr. Borosh stated a few years ago we began a replacement plan of all the cameras in the district. If we complete the P.A. system replacement at Smithfield it will be on the master clock server and can be accessed remotely. All of the systems in the District are under Rauland. Raunland is under propriety and therefore we can not go out to bid. They only sell to certain vendors which in this case is C.S.I. This item has not been budgeted for and so I am asking for this to be paid out of capital funds. Mrs. Vanwhy asked would this cost be all inclusive of the project? Mr. Borosh stated yes this price includes labor and materials. This would allow all of the systems to be connected.

E. LYMAN & ASH INVOICE #3181 \$11,995.00

Mr. Andrews asked I thought this was already paid for? Mrs. Lopez stated this was asked to be placed on the agenda by Mrs. Rosado. Mrs. Vanwhy stated I don't have a problem moving this forward as long as it has not already been paid. Mr.

Andrews stated I know Lyman & Ash want to set up a meeting regarding some issues moving forward.

F. D'HUY ENGINEERING INVOICES

- 1. Invoice #50660 \$2,748.37 - High School North Roof Replacement**
- 2. Invoice #50661 \$1,402.20 - Resica Elementary School Roof Replacement**
- 3. Invoice #50662 \$525.10 - Trane North Campus Controls Oversight**
- 4. Invoice #50663 \$928.15 - Resica Elementary/Middle Smithfield Elementary Water Filtration**
- 5. Invoice #50664 \$4,375.00 - High School North Sanitary Liner Replacement**
- 6. Invoice #50665 \$420.00 - Smithfield Elementary Parking Lot Improvements**

Mr. Dymond asked what is the next step regarding the T.L.C. building? Mr Grice stated we need to coordinate with Trane regarding the dampers before we begin to obtain proposals for duct coils.

Mr. Dymond asked if there was a meeting with D.E.P. regarding the North Campus Lagoon liners? Mr. Grice stated that there was and Mr. Ihle was also in attendance. The D.E.P. stated we need a secondary containment. It needs to be brought up to current standards. Mr Ihle stated that this will now include the addition of leak detection. Mr Grice stated that this will delay the process until at least the fall. Mr. Dymond asked if D.E.P. be satisfied with just treating the water? Mr. Grice stated we are already treating the water. At this point we need to follow current regulations. Mr. Rohner stated I want to see D.E.P. rules and regulations.

Mr. Dymond asked, are the water filtration systems at Resica and Middle Smithfield Elementary ready for bid? Mr. Grice stated I sent out the bid ad and the pre-bid is scheduled for March 17th. The system has to be approved by the D.E.P. and they are fully aware of the application process.

Mr. Rohner stated to Larry did you want to ask about the boiler? Mr. Dymond stated yes what is the status. Mr. Grice stated I need a representative from Superior to look into it. Mr. Andrews asked, is the hot water back up and running? Mr. Ihle stated it is not, there are still issues with the system which need to be addressed. Hot water is supplied via our current boilers. Mr. Grice stated we need to understand the issue with the changeover process and that the loop can be fed by the main heating boiler. The relief valve continues to blow.. Mr. Andrews stated this was an emergency over a year ago. Mr. Ihle stated that he has not submitted any contractor invoices to the committee and will not do so until completion of the project. Mr. Grice stated we have done some repairs on the boiler with another vendor. There are temperature issues but I need to do some further investigations. I will have Trane record return and supply temperatures.

G. NORTH WRESTLING ROOM PROPOSALS

- 1. Resilite Sports Products \$11,074.10**
- 2. Randy Umberger \$12,060.73**
- 3. Hennebaul Sales LLC \$14,331.59**
- 4. Resilite Sports Products \$9,524.84**
- 5. Hennebaul Sales LLC \$10,520.00**
- 6. Randy Umberger \$12,090.44**

Mr. Dailey stated as an alternative to building a new structure Mr. Beam and I located an existing area within Lehman Intermediate for the new wrestling room. Some walls would have to be removed. I have three quotes each using the product Resilite, which is the standard. These quotes would be for wall padding which would be lightweight and digital. They also have agreed to take the best of our current mats and have custom fit flooring made. Dr. Riker stated I would like to point out the first three quotes here are for wall padding while the second set of three are for wrestling mats. Mr. Ihle stated the adjustments needed to be made to the wrestling room can be done within two weeks by our maintenance staff. With labor and materials the additional costs would be around three thousand dollars. This would include the cost of moving some sensory rooms. Mrs. Vanwhy asked has this been budgeted for? Mr. Daily stated no it has not. I was hoping it would come out of the capital budget as that is where an entire new wrestling room was originally budgeted for.

II. ITEMS FOR DISCUSSION:

A. CAPITAL PROJECTS DISCUSSION

Mrs. Vanwhy stated when we met the other week we went over the capital list for the entire District. We should decide if items numbered one under in-house maintenance are going to be taken care of as Mr. Ihle deems appropriate or if this requires direction from the committee. The ones under the gray line are considered in house and Mr. Ihle can assign those as he sees fit. Mr. Dymond had a question regarding the security locks. There appears to be a grant for that so we do not have to worry about funding for that project. I also spoke with Mr. Forsyth regarding the powerwashing for the stadium bleachers and he estimates a cost of \$2,500.00. That does not include painting. He is still waiting on two other estimates. I am not sure if there are better options regarding paint. Mr. Grice stated whoever does the powerwashing I would recommend they do the painting as well. That way we have one contractor responsible for the entire project. Mr. Rohner stated this is a priority. Mrs. Vanwhy stated next time we will have Mr. Forsyth and Mr. Miller here as they are in charge of the grounds department which is what this falls under.

Mr. Ihle stated another item on the list was the replacement of the T112 lights at J.M. Hill. Mr. Grice stated there are now led light bulbs that can fit into the existing T112 fixtures. Nazareth school district currently uses those rather than

replacing the entire fixture. Mr. Ihle stated that if that is the case then we can remove this project all together and just replace the bulbs.

B. MULTI-YEAR CAPITAL/FACILITIES PLAN

Mr. Ihle stated if you look at this attachment these are the items that I budgeted for within the Facilities Department budget. We were then asked to trim our budget therefore we removed these items. Some of which have been placed on the capital plan list. For instance we have discussed moving forward on the gym floor and the hand wash sinks. How would we want to move forward with the other items on this list and how will they be paid? Mrs. Vanwhy asked what are the J.M. Hill gym doors on this list? Mr. Ihle stated those are the wooden gym doors which access the gym through the hallway. There are three or four sets of double doors.

Mrs. Vanwhy stated I heard there was an issue with the band room flooding prior to any of us being here and the tiles keep lifting up. Mr. Ihle stated that if that is the case I am disappointed there was no work order placed. Mrs. Vanwhy stated apparently there were several work orders placed. Mr. Ihle stated I will look into this.

Mrs. Vanwhy stated also the south stadium door hinges keep breaking. I hope if we fix that we can have the coaches regulate the doors being slammed so that does not continue to happen.

Mr. Ihle stated there is also an issue with the north cafeteria door system. If you go towards the serving line you can see it is a combination of a door and window system. There is deterioration occurring and it appears to be a condensation issue with moisture sweating from the window system. We had a similar issue with Lehman in the past where salt from the outside was deteriorating the doors. Mr. Dymond stated don't we have guards against that. Mr. Grice stated this does not seem to be a chemical reaction issue.

Mr. Rohner stated what about the snow guards at Middle Smithfield Elementary, is that under warranty with the roof. Mr. Ihle stated we are looking to replace the snow guards. The original ones are undersized for the roof. Mr. Rohner asked if the contractor put them on why isn't he fixing it? Are they under warranty or not? Mr. Ihle stated I will look into the warranty details. Mr. Dymond asked what is the status with the last roof leak at Middle Smithfield? Mr. Grice stated we have the details surrounding the area and we are preparing the documents to place the repairs out to bid. Mr. Rohner stated, why should we have to pay. Mr. Ihle stated the roof is under warranty and the general contractor has been up numerous times making repairs at no cost to the District but we think the issue may be the side walls which are not under the roof warranty. Mr. Grice stated we think it's a roof to wall leak and not an issue with the flat roof itself. Mr. Ihle stated the process of elimination has led us to this conclusion. Mr. Grice stated my hope was that we

have a material allowance with the resica roof contractor. Perhaps the board could approve a change order and we could have C&D Waterproofing make repairs to Middle Smithfield rather than put the project out to bid. Mrs. Vanwhy stated would that be legal? Mr. Grice stated that I do not know.

Mr. Dymond asked, are still looking into VCT for Resica and Middle Smithfield Elementary? Mr. Grice stated we have a pre-bid meeting March 17th and hope to present the bids at the April property and facilities meeting.

C. 5-YEAR CAPITAL PLAN - No Discussion.

D. CURRENT CAPITAL PAYMENTS - No Discussion.

III. PUBLIC PARTICIPATION - None

IV. MOTIONS

- A.** Motion made to move forward preparing bids for J.M. Hill hand wash sinks. Motion seconded, all approved.
- B.** Motion made to move forward seeking proposals for the replacement of gym floors at High School North. Motion seconded, all approved.
- C.** Motion made to move to the Finance Committee replacement of the Smithfield Elementary P.A. system in the amount of \$29,590.00. To be paid out of the capital budget. Motion seconded, all approved.
- D.** Motion made to move to the Finance Committee payment to D'huy Engineering for the following invoices:
 - 1.** Invoice #50660 \$2,748.37 - High School North Roof Replacement
 - 2.** Invoice #50661 \$1,402.20 - Resica Elementary School Roof Replacement
 - 3.** Invoice #50662 \$525.10 - Trane North Campus Controls Oversight
 - 4.** Invoice #50663 \$928.15 - Resica Elementary/Middle Smithfield Elementary Water Filtration
 - 5.** Invoice #50664 \$4,375.00 - High School North Sanitary Liner Replacement
 - 6.** Invoice #50665 \$420.00 - Smithfield Elementary Parking Lot ImprovementsMotion seconded, all approved.
- E.** Motion made to move to the Finance Committee payment to Lyman & Ash for invoice #3181 in the amount of 11,995.00. Motion seconded, all approved.
- F.** Motion made to move to the Finance Committee the following proposals to be paid out of the capital budget:
 - 1.** Resilite Sports Products \$11,074.10 - Wall Padding
 - 2.** Resilite Sports Products \$9,525.84 - Wrestling Mats
 - 3.** In house refurbishments with and estimated amount of \$3,000.00

V. ADJOURNMENT - Meeting adjourned at 7:41pm
Respectfully Submitted,

Rebecca Lopez
Committee Secretary