

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

June 3, 2020

Lisa Vanwhy called the meeting to order at 5:34pm and led the Pledge of Allegiance.
Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner, and Lisa Vanwhy

School Personnel Participants: Brian Borosh, Scott Ihle, Daryle Miller, Dr. William Riker

Non-School Personnel Participants: Josh Grice, Dave Rifendiefer

A motion was made to approve the minutes from the May 6, 2020 meeting along with the agenda for June 3, 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.

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

I. ITEMS REQUIRING ACTION:

**A. LEHMAN INTERMEDIATE GYMNASIUM FLOOR
REPAIR/REPLACEMENT. REPORT & PROPOSALS**

- 1. Miller Sports Construction Repairs \$74,450.00**
- 2. Miller Sports Construction Replacement \$144,250.00**
- 3. Miller Sports Construction Power Vent Air Flow \$9,240.00**

Mrs. Vanwhy stated I know Mr. Rohner was discussing this before the meeting. The price for the floor is \$225,910.00. The insurance would give us \$74,450.00. There is also an install savings of \$7,210.00. The option to replace the gym floor is \$144,250.00 which I am in favor of. There is also an alternate that is included for the air vents which is \$9,240.00. Mr. Rohner asked would this be similar to what we have done with the other gym floor installing three blowers? Mr. Ihle stated yes it is similar but Lehman Intermediate would have two blower fans. This would be the same flooring system which we installed in the High School South old main gym. Mr. Rohner asked are two vents sufficient? Mr. Ihle stated yes. Mrs. Vanwhy stated this is an ideal time to replace the flooring. We would receive a savings of a little over \$80,000.00. Mr. Dymond stated I think we need to make a decision. Do we know when Miller Flooring is going to begin work on the gym floor at High School North? Mr. Andrews asked could Miller Flooring complete both gyms at the same time? Mr. Ihle stated that I spoke with Bill Miller of Miller Flooring and he did not give me an exact start date for the High School floor, however it could be as soon as next week. They also informed me that they

can work around the ductwork painting repairs. Mr. Andrews asked could the contractors work on the Lehman gym while we complete ductwork on the high school gym floor? Mr. Ihle stated that it will depend on the timing of the projects. The Lehman floor proposal will first need Board approval before demo can commence. Mr. Dymond stated I do not want to start the gym floor until the roof at Lehman is completed. Mr. Ihle stated I made Jottan Roofing aware of such and Phase 2 of the roofing project will begin on the Lehman gym floor roof.

B. D'HUY ENGINEERING INVOICES

1. Invoice #51085 \$1950.01- Resica Elementary/Middle Smithfield Elementary Water Filtration

Mrs. Vanwhy asked this is just a normal progress invoice, correct? Mr. Grice stated that yes these are progress invoices for the filtration project. We have been in contact with Middle Smithfield township sewer authority and consultant Gilmore in regards to the backwash. The greensand filters we are trying to install filter our iron and manganese. They do occasionally need to be cleaned. We are collaborating with the township regarding how many gallons of backwash there is. They are reviewing to determine if it is ok to release the backwash into the sewer system and at what rate as to not overwhelm the sewer system. We do have the D.E.P applications underway and those should be completed as soon as we get the township information. Once we have submitted the permits the D.E.P. has up to 120 days to review them. Mr. Rohner asked is the permit application here? Mr. Grice stated that it is not however if you would like to see a progress report we can email that to you. Mr. Andrews asked I thought at the last meeting we had a discussion about tying into the city water system. Mr. Grice stated that we spoke last time of having a holding tank similar to a septic tank for the backwash.

2. Invoice #51086 \$3,685.02 - High School North Sanitary Liner Replacement

Mr. Grice stated that this permit is actually further along than the filtration system. It will be ready in three weeks. We will need to inform the D.E.P. With respect to the geotech report there should be a report from the original installation. Their offices are still closed so we are trying to deal with them remotely. We are hopeful we can get more information in a few weeks and wrap this up by the end of June. The time frame for review is 65 days so that would give us enough time to finalize the bid documents. Mrs. Vanwhy asked if the liners would be completed this summer. Mr. Grice stated that this will get pushed to next spring. The lagoons need to be filled in the winter when the ground is frozen. In the summer they are emptied so the effluent can go into the ground so we would have to wait until the spring. We can put this out to bid but we can not start the installation until March or April of 2021.

3. **Invoice #51087-\$890.00 - J.T. Lambert Security Camera Installation**
Mrs. Vanwhy asked is this just a progress amount for D'huy? Mr. Andrews stated I have a question. I thought Brian Borosh was keeping track of this? When did D'huy Engineering take this over? Mr. Grice stated that Mr. Borosh is heading up this project however we prepared bid documents for him so this project could be executed.

4. **Invoice #51088 \$11,569.50 - J.T. Lambert/Resica Elementary Flooring Replacement**
Mr. Rifendiefer stated that I will start with Resica. They have all the demolition completed in the second and third grade classrooms. By Friday we should have all the coating down in preparation for laying down the floor. Regarding J.T.Lambert the third floor is leveled and demolished. The flooring should arrive Tuesday and laid down on Wednesday. The second floor is mostly demolished and we will begin to work on the first floor and the pod. Mr. Dymond asked are they sanding the floor in J.T.Lambert when they peel up the carpet? Mr. Rifendiefer stated yes we are. Mr. Dymond asked, are we making sure we do not clog the univents when we sand the floors? Mr. Ihle stated that yes the maintenance crew are maintaining a schedule to cover the univents.

C. **KLEINFELDER - High School North Tennis Court Investigation - \$2,500.00**
Mr. Grice stated this was for services performed back in the fall. We asked this company to take core samples of the tennis courts. Mrs. Vanwhy asked did we do anything or was this just an investigation? Mr. Ihle stated the grounds department sealed the cracks. Mr. Dymond asked did they go through the macadam? Mr. Grice stated that they went through the aggregate. Mr. Dymond stated the tennis court is coming apart at the seams. Mrs. Vanywhy stated we already coated the tennis court; this is just a leftover invoice.

D. APPLICATION (S) FOR PAYMENT

1. **Cope Commercial Flooring - Resica Elementary Flooring Replacement \$119,970.00**
2. **Lehigh Valley Flooring - J.T. Lambert Flooring Replacement \$50,575.50**

Mrs. Vanwhy stated that as far as I can tell these are just invoices. Mr. Grice stated yes, these are monthly progress invoices.

3. **Guyette Communications Industries - J.T. Lambert Camera Installation \$44,564.40**
Mr. Rifendiefer stated that Guyette has a few more exterior cameras to place on the third and second floors by the library however they are still on schedule.

II. ITEMS FOR DISCUSSION:

A. ICE MELT - Eric Forsyth/Daryle Miller

Mr. Andrews asked what type of ice melt are we using? Mrs. Vanwhy stated that I thought Mr. Dymond had a question about ice melt. Mr. Miller stated what did you want to know about the ice melt? Mr. Dymond stated my question is if you take a bag of salt how many square feet per say a five dollar bag versus a ten dollar bag of ice melt is laid out. Mr. Miller stated perhaps Mr. Ihle can answer that. Mr. Ihle stated I can look up the square footage. Mr. Dymond stated whether it's ice melt or salt you do not need to spread so much that you can not see the concrete. Mr. Ihle stated I am not sure if you are referring to a specific building or District wide. This year alone we had several slip and falls at the north campus due to ice on the parking lots and sidewalks. Once each storm has subsided and conditions are safe, we have the custodians sweep the sidewalks to remove the excess salt and ice melt. Mr. Dymond stated this winter was not that bad and we went through quite a few pallets of ice melt. Mr. Ihle stated that the north campus storms typically tend to be more intense than most of our other schools, therefore may require more ice melt and or additional applications. Should the committee instruct us to reduce the amounts of ice melt that we apply, we can do so. My concern is the safety of staff, students and visitors. Mrs. Vanwhy stated I do not want that. Put down as much as you need. Mr. Dymond stated you could salt the sidewalks or not and someone will still fall. Mrs. Vanwhy stated if we do not put enough salt down and someone falls we are liable.

B. HIGH SCHOOL NORTH WATER HEATER PROJECT

Mr. Ihle stated that the committee asked me to place this on the agenda for this month. Mr. Dymond stated that the water heaters did not have the burners set up correctly for the right oil. They were pumping too much fuel because the oil pressure was one hundred pounds more. Mr. Grice stated that it was not one hundred pounds more, the relief valves were blowing on the boilers themselves. The loop when tied to the heating loop had a pressure that was much higher and that residual pressure is what was blowing when not connected to the heating side. This is what we believe is causing issues. We are recommending everything be separated on the domestic side. I think that will take care of the relief valves. Mr. Ihle stated that I believe there are ball valves which we can open and close. This may eliminate the need to separate the domestic side. This current set up allows for us to run between the two systems whenever the need may arise. Mr. Grice stated that is right. It is nice having that connection when it is not in use however we believe the residual heat pressure in the domestic loop is the issue. Mr. Andrews asked how many valves have blown on the domestic side? Mr. Grice stated that the boilers have pressure relief valves built in that are reusable and they were weeping because they were open. It was not anything that needed to be replaced. The water was leaking out because the pressure was too high. Mr. Dymond stated that boilers leaked from day one. Mr. Ihle stated that the relief valves installed on the new system are rated 30psi and it is my understanding that specifications call for 80psi. Could that be the issue?

Mrs. Vanwhy stated I want to discuss the ductwork at the north gym. We need to make a decision so that we can also move forward with the gym floors. Mr. Andrews asked do we want to strip the paint off of the ductwork and leave it bare? We do not want to sandblast. It would be better to strip it down to bare steel and leave it at that. Mrs. Vanwhy stated that removing just the flaking paint would not get all the paint off. Mr. Dymond stated if our maintenance crew can scrape off the paint on the ductwork that would be fine.

Mrs. Vanwhy stated can we discuss the High School South pool? Mr. Grice stated I am thinking that as far as timing goes we need to follow the three week bid advertising timeline. We could place an advertisement next week, have a pre-bid meeting and still allow the bidders two weeks to put a bid together. That would give us a start date of August 10th and a completion date of October 1st.

Mrs. Vanwhy stated to Mr. Andrews you wanted to discuss core samples. Mr. Grice stated we took core samples on May 11th. I do not have that report yet but should have it soon. Mr. Andrews stated that himself, Mr. Dymond and Mr. Rohner were there when they took core samples and only saw them take a sample by the tennis courts up north. We spoke with the contractor and he stated that most areas had few stones and no base, just wet soil. We have been going on two years now and nothing has been done with these core samples. Mr. Dymond stated as soon as we receive the official report for the core samples we can give it to Lyman & Ash.

C. CURRENT CAPITAL PAYMENTS - No discussion

D. 5-YEAR CAPITAL PLAN - No discussion

III. PUBLIC PARTICIPATION - None

IV. MOTIONS

- A.** Motion made to move to the Finance Committee the replacement of the Lehman Intermediate gym floor for by Miller Sports Construction in the amount of \$144,250.00 with the alternate one power vent air flow for an additional \$9,240.00. Motion seconded, all approved
- B.** Motion made to move to the Finance Committee payment to D'huy Engineering for the following invoices:
 - 1. Invoice #51085 \$1950.01- Resica Elementary/Middle Smithfield Elementary Water Filtration
 - 2. Invoice #51086 \$3,685.02 - High School North Sanitary Liner Replacement
 - 3. Invoice #51087 \$890.00 - J.T. Lambert Security Camera Installation
 - 4. Invoice #51088 \$11,569.50 - J.T. Lambert/Resica Elementary Flooring ReplacementMotion seconded, all approved

C. Motion made to move to the Finance Committee payment to Kleinfelder for the High School North tennis court investigation in the amount of \$2,500.00. Motion seconded, all approved.

D. Motion made to move to the Finance Committee payment of the following applications:

1. Cope Commercial Flooring - Resica Elementary Flooring Replacement

\$119,970.00

2. Lehigh Valley Flooring - J.T. Lambert Flooring Replacement \$50,575.50

3. Guyette Communications Industries - J.T. Lambert Camera Installation

\$44,564.40

Motion seconded, all approved

V. **ADJOURNMENT** - Meeting adjourned at 6:54pm.