

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

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, Lisa VanWhy

School Personnel Present: Brian Borosh, Scott Ihle, Fred Mill, Robert Sutjak

A motion was made to approve the minutes from the August 2, 2018 meeting along with the agenda for September 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 October 4, 2018.

I. ITEMS REQUIRING ACTION:

A. SECURITY SYSTEM UPGRADES - Brian Borosh

Mr. Borosh stated that back in June he was able to install new cameras in Smithfield Elementary. Now he is asking the committee for approval to put out to bid new cameras for the North Campus. The security cameras up North have not been changed since the school was built in 1998. They are over 20 years old and many have lost their color scale. They currently run on a coaxial system and we are experiencing breakdowns. The new cameras would be digital just like at Smithfield and have the ability to eliminate glare. In addition we are asking permission to cut down a tree at one of the parent pick-up locations as it currently obstructs the cameras view. Going forward I would like to put together two RFP's. The first for the purchase of cameras and the second for the removal of the old cameras as well as installation of the new cameras. Not only are we looking to install roughly 280-300 cameras we are looking to install cameras in locations where there are currently none; such as the water tower and North stadium. I have estimated the cost for this project at around 500-600 thousand dollars. This cost includes security upgrades such as door access.

B. TRANE - LEHMAN/HIGH SCHOOL NORTH ATC UPGRADE PROPOSAL - John Linn

Mr. Linn stated I am following up from our meeting in July regarding Trane's proposal to replace the pneumatic controls at the North campus. I am submitting documents which outline a projected schedule of installation dates pending Board approval. Mr. Rohner stated he would like to postpone voting on this item until next month so that he could thoroughly review the proposal documents. Mr. Linn stated if the District were to approve the project and pay upfront they could receive a 10% discount off the total bill. Mr. Dymond asked if Trane had any data regarding cost savings based off of the meters installed by Trane at the North campus. Mr. Linn stated we have not taken the latest data trend but we previously estimated a savings cost of 45 thousand a year if we were to implement energy savings.

C. LEHMAN GYM FLOOR REPAIRS - MILLER FLOORING PROPOSAL OPTION #1 - \$64,880.00

Mr. Ihle stated after speaking with the insurance company they will only cover repairs to the gym floor and not an entire replacement. Mr. Dymond asked when will this project begin. Mr. Ihle stated as soon as the Board approves it we will begin and complete this year.

D. JERSEY INFRARED CONSULTANTS INVOICE \$5,556.85 - HIGH SCHOOL NORTH/LEHMAN SURVEY

Mr. Ihle stated this was part of the roof survey scope of work D'Huy submitted for potential replacement of the High School North roof. Mr. Grice stated the findings by Jersey Infrared coincided with the roof survey done 3-4 years ago at the North campus. This is a good sign because it shows the saturation on the roof has not gotten worse. We are currently on schedule with preparing the bid documents for this project.

E. RESICA POD BUILDING WALL DEMO AND CONSTRUCTION FOR SENSORY ROOM

- 1. Build All Construction Proposal \$5,392.00**
- 2. GAK Construction Proposal \$5,450.00**
- 3. CWE Proposal \$6,625.00**

Mr. Dymond asked are we still short handed in the maintenance department? Is there any hope to do this project in-house? Mr. Ihle stated that we are certainly capable of performing this work in-house but

unfortunately with our current staff numbers we do not have the appropriate time to do so. Mrs. Vanwhy asked do all of these quotes include trimming? Mr. Ihle stated that baseboard trim is included in the cost. Mr. Rohner asked does this include prevailing wage? Mr. Ihle stated these prices are below the threshold needed for prevailing wage.

F. RECOMMENDATION TO CONTRACT D'HUY ENGINEERING TO PROVIDE BID SPECIFICATIONS FOR RESICA ELEMENTARY ROOF. GUTTER(S) AND DOWNSPOUT(S) REPLACEMENT

Mr. Dymond asked if anyone ever looked into when the roof was replaced. Mr. Ihle stated I have spoken with others and no one can confirm that the roof was ever replaced. Mr. Rohner stated we have had issues with the atrium and skylight leaking. Mr. Ihle stated that could be from roof flashing not properly diverting the rain water away from the brick wall. Mr. Dymond stated can we eliminate the skylight in the office. Mr. Ihle stated if we move forward with this project that is something we can look into. Mr. Dymond stated I would like to receive a price quote for a standard roof as well as a metal roof. Bushkill elementary has metal roof and it has held up well.

G. D'HUY ENGINEERING J.M. HILL CONCRETE REPLACEMENT - INVOICES

Mr. Grice stated our fees are for the bid documents and construction phase. The work has been completed but we do not have the final inspection from the borough. They have been out for periodic inspections however we just need the final certificate of occupancy document to close out the project.

H. TRANE 5-YEAR SERVICE AGREEMENT - YEAR 3 - INVOICES FOR ALL 10 SCHOOLS

Mr. Ihle stated this contract was Board approved two years ago and we are currently in year three. Mr. Dymond asked what do receive as apart of this agreement? Mr. Ihle stated we receive inspections on chiller compressors, preventative maintenance on chillers and compressors as well as quarterly inspections. Track oil and refrigerant activity and analysis. Maintain system control units as well as other related services.

II. ITEMS FOR DISCUSSION

A. J.T.L. FOOTBALL SCHEDULE - Robert Sutjak

Mr. Sutjak stated last month it was discussed about replacing the scoreboard at J.T.L. football field. I spoke with Denise Rogers and we can move six of the games this year to the South High School so that a scoreboard will not be necessary at J.T.L.

B. 5-YEAR CAPITAL PLAN

Mr. Ihle stated the 5-year capital plan has not changed since last month I just wanted to present it to the committee.

III. PUBLIC PARTICIPATION - LIMITED TO ITEMS ON THE AGENDA

A few teachers spoke about the conditions regarding the mold at Resica Elementary. It was stated there were concerns regarding the strains of mold found which were stated to be penicillium and would this affect those with penicillin allergies. There were also concerns regarding the chemicals used to clean the mold and were they safe to use indoors. Mr. Ihle stated a professional company performed the remediation and all of the chemicals used were recommended by the mold remediation company. In addition all chemicals used as well as test results regarding the mold are available for the public to view on the District website.

Keith Karkut stated he was concerned about the District moving the games scheduled for J.T.L. down to the High School South simply to save money on replacing a scoreboard. The children should have a sense of team spirit and have their own fields to play in rather than be sent to the high school.

IV. MOTIONS

- A.** Motion was approved to move to the Finance Committee the creation of a bid specification for North campus security camera upgrades.
- B.** Trane Lehman/High School North ATC upgrade proposal was tabled until next the Property and Facilities meeting.
- C.** Motion was approved to move to the Finance Committee the Miller Flooring proposal for the Lehman gym floor repairs in the amount of \$64,880.00.
- D.** Motion was approved to move to the Finance Committee the payment of \$5,556.85 to Jersey Infrared Consultants for the High School North/Lehman roof survey.
- E.** Motion was approved to move to the Finance Committee the recommendation of Build All Construction proposal for the Resica pod

building wall demo and construction for sensory room in the amount of \$5,392.00.

- F.** Motion was approved to move to the Finance Committee the creation of a bid specification by D'Huy Engineering to replace the Resica roof gutters and downspouts with an alternate bid to remove skylight and install metal roof.
- G.** Motion was approved to move to the Finance Committee payment of invoices to D'Huy Engineering regarding the J.M. Hill concrete replacement project in the amounts of \$1,730.00 and \$432.50.
- H.** Motion was approved to move to the Finance Committee payment to Trane for year-three invoices as part of the District's 5-year service agreement in the amounts of:
 - 1. Middle Smithfield - \$3,207.00
 - 2. Smithfield - \$3,207.00
 - 3. East Stroudsburg - \$4,074.00
 - 4. Bushkill - \$4,276.00
 - 5. J.M. Hill - \$6,179.00
 - 6. Resica - \$5,335.00
 - 7. J.T. Lambert - \$9,686.00
 - 8. Lehman/High School North - \$14,344.00
 - 9. High School South - \$7,739.00

V. ADJOURNMENT - Meeting Adjourned at 6:56pm

Respectfully Submitted,
Rebecca Lopez
Committee Secretary