

**EAST STROUDSBURG AREA SCHOOL DISTRICT
PROPERTY AND FACILITIES COMMITTEE MEETING MINUTES - High School
South Auditorium
July 1, 2020**

Lisa Vanwhy called the meeting to order at 5:31pm and led the Pledge of Allegiance.
Committee Members Present: George Andrews, Larry Dymond, Wayne Rohner, and Lisa Vanwhy

School Personnel Participants: Anthony Calderone, Scott Ihle, Dr. William Riker

Non-School Personnel Participants: Josh Grice, Dave Rifendiefer

A motion was made to approve the minutes from the June 3, 2020 meeting along with the agenda for July 1, 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.

Mrs. Vanwhy stated there seems to be a conflict with having zoom meetings back to back. Do we want to move the Property and Facilities meeting to a different day or time? I am not available Mondays or Thursdays. Mr. Rohner stated that leaves Tuesdays open. Mrs. Vanwhy asked, are there any other meetings on Tuesdays? Dr. Riker stated no there are no other meetings held on Tuesdays. Mrs. Vanwhy stated then going forward we will hold the Property and Facilities meetings on the first Tuesday of the month at 530pm.

ANNOUNCEMENTS BY THE COMMITTEE: The next Property and Facilities meeting is scheduled for August 4, 2020.

I. ITEMS REQUIRING ACTION:

A. HIGH SCHOOL NORTH/LEHMAN INTERMEDIATE DOOR/WINDOW REPLACEMENT PROPOSALS

1. A.G. Mauro Company Quote:GME 06/23-01 \$59,185.00

2. Liberty Door Systems Proposal 17434 \$86,637.00

Mr. Ihle stated these are proposals for equivalent door systems for the high school and intermediate school. These are the door/window systems on either side of the cafeteria. They mirror each other. The reason for replacing both units is that the framework is deteriorating. Mr. Rohner asked what is causing this? Mr. Ihle stated that it appears as though moisture is affecting the framework.. This has been continuing for many years. This is budgeted for on the capital plan. We originally budgeted for this project cost \$65,000.00. A.G Mauro has come in under that price. It should be noted that on their proposal they have stated that some of this work may have to be completed on the weekends. Mrs. Vanwhy

asked is that budgeted for in the pricing? Mr. Ihle stated yes it is. I also would like to make the committee aware that we would secure work areas for safety concerns. Mr. Rohner asked does this plan include the entire wall? Mr. Ihle stated that is correct. It is a replacement of the door and surrounding windows. Mr. Rohner asked if this damage was caused by salt, did we purchase rock salt again? Why would we use that again if it is causing damage? Mr. Ihle stated that the rock salt or ice melt the District uses is acquired through a bid package that is prepared by the Business Office not the Facilities Department, however for the past several years I have put a plan in place with our custodians that after any storm and once conditions are safe, they are to remove any ice melt immediately. Mr. Dymond asked Mr. Grice do these prices look good to you? I did not even pay \$60,000.00 for my home. These prices seem high. Mr. Grice stated for the square footage these prices seem reasonable.

B. HIGH SCHOOL NORTH BOILER REPAIR PROPOSALS

- 1. Dual Temp \$4,900.00**
- 2. H.T. Lyons Quote DL 2020-43 \$7,730.00**
- 3. L&L Boiler \$11,905.00**

Mr. Ihle stated I want to point out that while Dual Temp is the lowest proposal, I have reached out to them on several occasions asking for updates on their proposals. I requested that they provide us with a current proposal date as well as additional questions regarding some of the wording on the proposal and they have not responded to my calls and emails. Therefore my recommendation would be to move to the next lowest proposal which is H.T. Lyons. H.T. Lyons has agreed to provide a certificate of inspection upon completion. Mr. Rohner asked doesn't Labor & Industry have to get involved? Mr. Grice stated they would do an inspection. Mr. Rohner asked if this is the boiler we spoke of in the beginning of the year that has already been repaired? Mr. Ihle stated there was a repair to this boiler in past years, however this is a new crack/leak which will need to be welded. Mr. Rohner asked, have we solved the District temperature changes which are causing the boiler to crack? If we do not solve this problem what is the point of repairing the boiler. Mrs. Vanwhy stated I do not remember that conversation. Mr. Dymond stated I believe that is what Trane is saying. That we are getting spikes of cold water in the system. Mr. Grice stated I am unsure of that as I have not completed a trend at this point. Mr. Dymond stated with the new system we purchased, don't we have the ability to analyze and digitally correct issues. Mr. Grice stated it does tell the temperature however you may have to physically make adjustments. The bottom line is the boiler is damaged and needs to be repaired the cause of which is just speculation at this point. Mrs. Vanwhy stated we need to make the repairs or the boiler will never work. Can we make the repairs and have someone follow up? Mr. Grice stated yes. Mr. Rohner stated I would like the minutes to reflect that. Mr. Dymond asked can we send a letter to Trane describing what needs to be done and give them a time frame to complete? Mr. Grice stated we can alert them but until we dig into what is wrong we can not give them much direction. Mrs. Vanwhy asked well can we send them a letter

making them aware of the issues and prior to the heating system have someone from Trane onsite to evaluate? Mr. Grice asked, is H.T. Lyons taking care of the refractor? Mr. Ihle stated no, they do not deem that necessary.

C. C&D WATERPROOFING - RESICA ROOF REPLACEMENT CHANGE ORDER NO.1

Mrs. Vanwhy asked is this for less money? Mr. Grice stated this is for a change order and a final payment request. The payment does reflect the unused project allowance. We did not hit any unforeseeable conditions so were able to return that amount. This changes the original award amount which is why we have the change order.

D. APPLICATION(S) FOR PAYMENT

1. C&D Waterproofing - Resica Elementary Roof Replacement Payment No.10 \$35,757.95

Mr. Rohner asked if the Resica roof is complete, did Middle Smithfield township require a building permit? Mr. Grice stated yes and we received the permit. Mr. Rohner stated that we need a final inspection so that we can obtain a certificate of occupancy. Mr. Grice stated yes. Mr. Dymond asked do we have paperwork showing the roof was inspected and done correctly? Mr. Rohner stated we should withhold payment pending passing of the inspection. We have been hurt in the past where we pay and the job is not done correctly and the contractor does not return. I want to ensure that does not happen again.

2. Cope Commercial Flooring - Resica Elementary Flooring Replacement Payment No.2 \$65,700.00

3. Lehigh Valley Floor Covering - J.T. Lambert Intermediate Flooring Replacement Payment No. 2 \$291,925.80

Mr. Andrews asked are these the final invoices for the flooring. Mr. Grice stated no. Mr. Rifendifer stated Cope Flooring is scheduled to complete Resica this week. All of the classrooms have been completed and they are on track to begin the Library's carpet replacement as well as the hallways. Regarding the floor at J.T.Lambert the third floor classrooms and auxiliary are completed. Demolition should begin in the pod this week as well as moving into the first floor classrooms. It is a large school and we are not as far along as Resica.

4. CRCS, Inc - High School South Camera Installation Payment No. 4 \$1,500.00

Mr. Grice stated these are monthly progress payments. Regarding the camera project last summer, we held \$1500.00 until we received the close out documents.

5. Guyette Communications - J.T. Lambert Intermediate Camera Replacement Payment No. 2 \$43,191.00

Mr. Rifendifer stated that the cameras at J.T. Lambert has been completed and we are waiting for the company to move on to Smithfield. They will be updating older cameras and installing new ones. Mr. Dymond stated those were replaced a few years ago. I hope they are not already obsolete. Mr. Calderone stated the cameras being placed are to ensure full saturation of the building. We added cameras to several blind spots from the previous installation.

6. Jottan Inc - High School North/Lehman Intermediate Roof Replacement Payment No. 7 \$684,263.62

Mr. Rifendifer stated as of today the library and gym is under cap sheet and there are no current leaks. We are hoping to begin offices next week. Mr. Rohner asked prior to demolition did you take photos? Mr. Rifendifer stated yes, I have drone photos. Mr. Andrews asked can we get copies of the photos for Lyman & Ash? Mr. Grice stated I spoke with Lyman & Ash the other day. Last summer there was still some water in the cafeteria and our thought was most likely it was coming in through the window system. We arranged for a contractor to come out and take apart the window system and it does appear as if this warrants further investigation. Lyman & Ash have informed me they will provide another notice to the original contractors and open up a forensic investigation. Mr. Andrews asked have we begun the roof above the gym? Mr. Rifendifer stated yes and before the flooring project begins the roof will have two layers of cap sheet.

E. D'HUY ENGINEERING INVOICES

1. Invoice #51236 \$12,000.18 - High School North Roof Replacement

Mr. Rohner asked is this just for phase one of the north campus? Mr. Grice stated this is for the beginning of phase two.

2. Invoice #51237 \$3,700.46 - Resica Elementary/Middle Smithfield Elementary Water Filtration

Mr. Andrews asked what is the status of the filtration system? Mr. Grice stated I sent an update today including the D.E.P. permit application status. We are trying to move forward however with offices being closed since March and working remotely it has been challenging. We are still looking into a public water supply. We started an application with PA Water to see what it would take to get service to the building. That process however could take up to a year even then I am not sure how much of a cost savings the District would get with that option. That being said we are still proceeding with a filtration system as an immediate solution. Mr. Rohner asked, what is the D.E.P. requesting of us? How many tanks can we tie into the central sewer system? Mr. Grice stated those answers are still pending. We need to confirm well pump sizing at both schools. We

have information for Middle Smithfield but have not located any information regarding Resica. It is critical that we obtain the pump size. I have reached out to Mr. Ihle to pull the pumps at Resica which I understand is quite an effort but without that information it is another unknown. Mr. Dymond stated you can look at the breaker size and figure out the horsepower without pulling the pump. Mr. Grice stated that there are a lot of assumptions. I spoke with the District maintenance supervisor and he is researching this information.

3. **Invoice #51238 \$8,180.03 - High School North Sanitary Liner Replacement**
No discussion.
4. **Invoice #51239 \$5,887.40 - J.T. Lambert/Resica Elementary Flooring Replacement**
No discussion.
5. **Invoice #51240 \$4,175.70 - High School South Pool Grouting**
Mr. Grice stated the bids for the pool grouting are due next Tuesday.

II. ITEMS FOR DISCUSSION:

A. HIGH SCHOOL NORTH WRESTLING ROOM UPDATE

Mr. Ihle stated our maintenance department has completed demolition of the room. They have patched walls and outlets have been removed from walls and covered. The lighting was relocated and retrofitted. We have some framing of walls scheduled in order to protect electrical equipment. The matting is expected to arrive in 4-6 weeks. A work order for painting of walls has been submitted.. Mr. Dymond asked has the stage system been removed? Mr. Ihle stated there is not a stage system there but rather a divider wall which will not be removed. Mr. Dymond asked what about the large black box that is there? Mr. Ihle stated that it is part of the PA system and cannot be removed from the area. We will be constructing a wooden box around the unit which will then be padded.

B. HIGH SCHOOL SOUTH SWIMMING POOL BID INFORMATION

Mr. Grice stated we had a pre-bid meeting last week and the official bids are due this Tuesday. One item that came up today is after the pool was drained we discovered some of the pipes were corroded. I just want to make sure that if there are larger piping issues those are resolved before we re-grout the pool. We are going to look at the pool again tonight to see if we have to make an adjustment to the bid specifications. Mr. Dymond asked are we replacing the tile? Mr. Grice stated that we have determined the tile itself is in good condition. It is just the grout joints and expansion sealant joints that need to be replaced. In our opinion it did not make sense to remove the tile and perhaps cause more issues. Mrs. Vanwhy asked is the corroded piping going to hold up the project? Mr. Grice stated I am unsure. That is what we need to investigate tonight. .

C. KLEINFELDER - HIGH SCHOOL NORTH PAVEMENT EVALUATION

Mr. Grice stated this is 12 core samples we were asked to take. The company that took the samples indicated the thickness of the material for the asphalt base. Their findings indicated a sub base soil mixture or some other type of material and not your typical stone base aggregate. This sampling was not based in one specific area and is not a conclusive report but rather a starting point for a bigger investigation. Mr. Andrews stated we can not begin the pavement project until we fixed the storm drains. Mr. Dymond stated I think we need to set up a meeting with Lyman & Ash to discuss moving forward. Mr. Grice stated when we completed the pipe investigation with cameras we were able to identify portions of the pipe that needed to be repaired. That would serve as a good starting point.

Mr. Dymond stated I do not know if we were able to investigate the retention basin. Could you conduct a camera investigation there? Mr. Grice stated we did not investigate the retention basin. The survey gps equipment we have is not reliable enough at the north campus to conduct a land survey. Mr. Dymond stated perhaps we could find a local company that could do it. Mr. Grice stated it would depend on how good the area is.

D. CURRENT CAPITAL PAYMENTS - No discussion

E. 5-YEAR CAPITAL PLAN

Mr. Ihle stated the only update is the High School South Javelin runway has been completed.

F. SUMMER PROJECTS 2021

Mrs. Vanwhy stated I think we need to set up a time to meet in person to discuss making decisions on summer projects so that we can give Mr. Grice recommendations and have the Board approve. You can get back to me on any items you think we should review. Mr. Dymond stated we should look at the list of summer projects and review them.

III. PUBLIC PARTICIPATION

Mrs. Vanwhy asked, is there any public participation? Dr. Riker stated via zoom Keith Karkut is asking a question. Mr. Karkut stated I just wanted to ask how the location of the core samples being taken at the north campus are being determined. Are we taking more samples? Mrs. Vanwhy stated first I want to say there are technical issues, we are hearing an echo however regarding your question I will let Mr. Grice answer that. Mr. Grice stated there were certain areas we looked at first and based off of those findings we will investigate other areas. Mrs. Vanwhy stated as we move forward with the storm drains we will take more core samples.

Mr. Dymond stated I just wanted to mention to Mr. Ihle when the carpet is replaced at J.T. Lambert and Resica, we need to have our maintenance staff clean the air filters. They

have sanded all the floors in these buildings. Mr. Ihle stated that the units have been covered during the flooring projects and we have sent maintenance to change filters.

IV. MOTIONS

- A.** Motion made to move to the Finance Committee acceptance of the High School North/Lehman Intermediate proposal for the replacement of the door/window by A.G. Mauro Company in the amount of \$59,185.00. Motion seconded, Mrs. Vanwhy, Mr. Andrews, Mr. Rohner all voted yes. Mr. Dymond voted no. Motion approved.
- B.** Motion made to move to the Finance Committee acceptance of the North boiler repair proposal by H.T. Lyons in the amount of \$7,730.00. Motion seconded, all approved.
- C.** Motion made to move to the Finance Committee acceptance of the change order for the Resica Elementary roof project by C&D Waterproofing giving the district a discount of \$28,556.00. Motion seconded, all approved.
- D.** Motion made to move to the Finance Committee payment of the following applications:
 - 1. C&D Waterproofing - Resica Elementary Roof Replacement Payment No.10 \$35,757.95 - This payment is approved with the stipulation that by the board meeting the District receives a copy of the certificate of occupancy otherwise payment will be withheld.
 - 2. Cope Commercial Flooring - Resica Elementary Flooring Replacement Payment No.2 \$65,700.00
 - 3. Lehigh Valley Floor Covering - J.T. Lambert Intermediate Flooring Replacement Payment No.2 \$291,925.80
 - 4. CRCS, Inc - High School South Camera Installation Payment No. 4 \$1,500.00
 - 5. Guyette Communications - J.T. Lambert Intermediate Camera Replacement Payment No.2 \$43,191.00
 - 6. Jottan Inc - High School North/Lehman Intermediate Roof Replacement Payment No.7 \$684,263.62Motion seconded, all approved.
- E.** Motion made to move to the Finance Committee payment to D'huy Engineering for the following invoices:
 - 1. Invoice #51236 \$12,000.18 - High School North Roof Replacement
 - 2. Invoice #51237 \$3,700.46 - Resica Elementary/Middle Smithfield Elementary Water Filtration
 - 3. Invoice #51238 \$8,180.03 - High School North Sanitary Liner Replacement
 - 4. Invoice #51239 \$5,887.40 - J.T. Lambert/Resica Elementary Flooring Replacement
 - 5. Invoice #51240 \$4,175.70 - High School South Pool GroutingMotion seconded, all approved.

V. ADJOURNMENT - Meeting adjourned at 7:05pm

Respectfully submitted,
Rebecca Lopez
Committee Secretary