



**LAS VIRGENES UNIFIED SCHOOL DISTRICT
FACILITIES COMMITTEE MEETING MINUTES**

December 9, 2021

Present: Angela Cutbill, Board Member
Kate Vadehra, Board Member
Dan Stepenosky, Superintendent
Karen Kimmel, Assistant Superintendent, Business Services
Julie Pescetto, Director of Facilities, Maintenance & Operations
Ryan Gleason, Assistant Superintendent, Administrative Services
Jackii Duncan, Principal, Bay Laurel Elementary School
Adrian Noack, Theatrical Production Manager
Leslie Schwarz, Facilities Coordinator
Liz Cangelosi, Facilities Coordinator
Darci Miller, LVEA President

The meeting was called to order at 1:30 p.m. via teleconference/ video conference.

Ms. Pescetto shared the agenda for the meeting.

Bay Laurel PFA Projects

Ms. Pescetto shared the proposed PFA funded projects at Bay Laurel Elementary. The school would like to add shade sails to the playground area and would like to remove the sand from the playground and add turf. Ms. Pescetto noted that as part of the construction, a ramp would be put in and the space would be ADA compliant.

Dr. Stepenosky asked if the sails would be fire-proof. Ms. Pescetto said they would be and would also be wind-rated. The committee approves this project.

Ms. Pescetto shared another PFA funded proposal for a shade sail in the kindergarten play yard. Four trees will be removed to make way for installation of the sail. Ms. Cutbill asked what would become of the tree wells and Ms. Pescetto replied that they would be filled with concrete. The committee approves this project.

Lastly, Ms. Pescetto shared a PFA funded proposal to replace a shade structure in the kindergarten yard. The committee approves this project.

Ms. Pescetto shared that the two zones of the kindergarten yard will cost approximately \$21K, the shade for the playground area will cost approximately \$27K and the turf will cost approximately \$20K, all of which the PFA will fund.

Willow Fencing Update

Ms. Pescetto shared that a fencing update needs to be made at Willow Elementary and the school is presenting two options. Option 1 increases the existing fence to 8 feet in height and also adds a gate and panic hardware. This option will cost approximately \$60K.

Option 2 will enclose the area in front of the main office. It will remove the existing gate and increase the height of the fence to 6 feet. It will also add a new gate with panic bars. This option will cost approximately \$80K.

Dr. Stepenosky asked how staff felt about Option 2 with the students accessing the main office area. Ms. Pescetto commented that confidential offices have been moved so it's not much of a concern. Dr. Stepenosky asked if an electronic buzzer could be added to buzz people in to the main office. Ms. Pescetto said a buzzer would cost approximately \$5K. Ms. Kimmel asked which option the site prefers and Ms. Pescetto replied they would be happy with either.

The committee approves Option 1 with a camera and a buzzer for added security.

AHS – Conejo Cottontail

Ms. Kimmel spoke about the Conejo Cottontail program and shared that AHS was selected to have a cottontail designed for them. Each cottontail is individually designed and placed at a location around town. This particular one will be placed in the Agoura Business Center after it is approved by AHS. Ms. Kimmel noted that there is no money involved for the District. The design and implementation will be funded by a patron.

The committee approves this project in concept. Ms. Kimmel will keep the committee apprised of the project. Dr. Stepenosky emphasized that the cottontails should not be placed on any campuses and Ms. Kimmel said they would not be.

AHS Tennis Court Donation

Ms. Pescetto shared an update on the \$50K tennis court donation at AHS made in the memory of former coach Stuart Limbert. The project was approved at a prior facilities committee meeting.

Ms. Pescetto shared status updates for the project. In November, asphalt was replaced by the District. New bleachers, fencing, and wind screens have been ordered. Ms. Pescetto also noted that the bleachers will be ADA accessible and new ADA parking stalls will be put in.

Ms. Pescetto also shared that the tennis courts are in need of re-surfacing as they are 12 years old. The District has an agreement with the City of Agoura Hills where the city will pay 50% of the cost. Ms. Pescetto noted that she has received bids to re-surface the courts in the amount of \$107K. She said she will be going out for more bids. Ms. Pescetto stated the project is scheduled for summer 2022.

CHS Baseball

Ms. Pescetto shared an update on CHS Baseball and Softball. She noted that the District is still negotiating the Baseball Foundation contract. Ms. Pescetto also shared that the new snack shack arrived earlier this week. Lastly, Ms. Pescetto shared that the JV backstop is being painted and a new wind screen will be put in.

The District will be installing eight foot fencing between the neighbor's homes and the baseball fields. Ms. Pescetto shared details regarding the security fencing that will be put up. She stated that approximately 600 LF x 8 feet high fencing will be added to existing fencing to enclose the campus. Ms. Pescetto shared that some neighbors are unhappy with the height of the fence but the committee feels it is important for security reasons.

Project Updates

Ms. Pescetto shared updates regarding projects in the District.

Ms. Pescetto shared an update on the play structures at White Oak and Chaparral. Two structures are being replaced at White Oak, one in the main yard and one in the Kindergarten yard. They are now set to arrive in mid-January and will be installed over Spring Break.

Chaparral is replacing one structure in the main play are. It is now set to arrive in mid-January and will be installed over Spring Break.

Ms. Pescetto also shared with the committee a new requirement effective for school year 2022-2023 which requires feminine hygiene products to be provided to grade 6-12 students for free. Ms. Pescetto shared that the cost to install dispensers around the District will be approx. \$27K.

PAEC

Dr. Gleason shared that the Performing Arts Education Centers are 10 years old and are very much in need of repair. The Agoura PAEC in particular, is in desperate need of a new sound system. Calabasas PAEC needs one as well but has had a few upgrades. Dr. Gleason shared that it will cost approximately \$500K per site, to overhaul the sounds system and upgrade it to current standards.

Ms. Pescetto shared that bids for rigging have been secured. Mr. Noack noted that this will cost approximately \$110K per side. Replacement is scheduled for Summer 2022.

Measure G

Ms. Kimmel shared that the District has Measure G funds which they are required to spend by August, 2023. The current balance of Issuance D is approximately \$4M. Ms. Kimmel shared options they can use the money for.

The District can identify projects that would qualify for the bond that were initially charged to Deferred Maintenance. This includes fencing, roof/gym floor/playground/HVAC replacements at Willow & BL.

Another option is to identify new projects that would qualify such as:

- HVAC engineering \$500k
- HVAC improvement
- ADA Visitor Bleachers at AHS
- Fencing - AHS/CHS/Willow/BL \$350k
- PAEC Sound Replacement \$500k (each)
- Playground Equipment Replacements \$600k
- Outdoor Classrooms/Shade \$700k

- TK Classroom Upgrades \$900k

The committee feels the PAEC's should be a priority, along with HVAC systems and TK classrooms. Ms. Kimmel proposes moving forward with HVAC engineering, the PAEC sound and various fencing projects and coming back at a later time to discuss future projects. Dr. Stepenosky commented that Measure G can be used to launch the HVAC process.

AHS T-Mobile Cell Tower Upgrades

Ms. Pescetto shared that T-Mobile is adding tower mounted amplifiers to its cell towers at AHS. This will not cause a change in height or width to the tower but it will improve speed.

Lupin Hill Elementary

Ms. Pescetto shared that tables will be added in outdoor spaces at Lupin Hill where planters were removed. These can be used for outdoor classrooms.

Thanksgiving Break

Ms. Pescetto also shared that over Thanksgiving Break, 11 HVAC units were replaced at Bay Laurel. Vortex replaced windows at Willow, Mariposa and the District Office. In addition, Hufcor began repairing room partitions at various sites.

Winter Break

Ms. Pescetto shared that over Winter Break, the raised concrete outside the principal's office at Round Meadow will be replaced. Pavers will also be installed at Round Meadow to create an outdoor classroom.

Some sites such as Round Meadow, Lupin Hill and Sumac, will be treated for termites.

HVAC Engineering Costs

Ms. Pescetto shared with the committee, HVAC engineering bids that were received as part of the RFP for the following sites: CHS H Building, Sumac/Mariposa, Round Meadow and Lupin Hill. One bid totaled approximately \$500K and the other totaled approximately \$455K.

Arbor Day at Chaparral

Ms. Pescetto shared that this year, Arbor Day will be celebrated at Chaparral. The city provides trees and will add carrotwoods and a Bay Laurel tree. Plants will be added as well. The Board of Education would like to go to the celebration.

Voting Centers

Ms. Kimmel shared that AC Stelle and Lindero Canyon will serve as voting centers, November 5-8, 2022. The county will pay all direct costs for custodial and security.

Summer Projects

Ms. Pescetto shared that she requested wish lists from all sites and noted that if a bond were passed, it would allow for more sites to get what they really need and want. The committee would like an update

on projects as a mid-year information item to go before the Board.

The meeting adjourned at 3:00 pm