



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

FEBRUARY 3, 2022

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
Sara Exner, Principal, Calabasas High School
Jackii Duncan, Principal, Bay Laurel Elementary School
Joanna Cooper, Principal, Round Meadow Elementary School
Tina Johnson, District Library/ Media Coordinator

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

Ms. Pescetto shared the agenda for the meeting.

Ballot Measure – Potential November Bond

Ms. Kimmel began by stating that the information shared today regarding a ballot measure will also be shared at tomorrow's Finance Committee meeting.

Ms. Pescetto shared the proposed large projects that would be able to be funded with the passage of a bond. These include roofs, HVAC systems, bleacher upgrades and play structures. The estimated cost of critical projects is estimated at \$269M.

Ms. Kimmel shared that the current available funding for projects are as follows:

Measure G - \$4.8M

Deferred Maintenance - \$2.5M

Of the \$4.8M remaining in bond funds, \$1.5M is earmarked for technology, \$0.5M is earmarked for bathroom modernization at White Oak Elementary, leaving \$2.8M available. Ms. Kimmel also shared that Measure R will roll off the tax roll in FY 25-26, so if a new bond is approved, funds would be available in June 2023 and a new tax will not appear on the tax roll until after Measure R has rolled off.

Ms. Kimmel went on to speak about the timeline noting that one of the next steps would be for the District to ramp up community outreach. Dr. Stepenosky pointed out that the project list would be built from the 2020 Facilities Master Plan that was the foundation for Measure V. Projects will cost more due to changing prices.

Ms. Cutbill asked what the thought regarding consulting firms was. Dr. Stepenosky replied that the District would like for two Board of Education members to serve as liaisons to meet with and interview consultants. He noted that the consultants can be funded through the general fund until the Board takes action to place a bond on the ballot. Ms. Cutbill wants to make sure the community is receiving accurate information and would like to have a plan in place to combat any misinformation. Ms. Cutbill also proposed tours where members of the community can tour sites and see the issues that a new bond could fix.

Dr. Stepenosky is compiling a list of consultants and the District will set up interviews in the coming weeks.

Chaparral Lunch Shelter

Ms. Pescetto shared that the last storm damaged the lunch shelter severely at Chaparral. Ms. Pescetto shared that the District is getting proposals for the structure and have gotten a few already. Dr. Vadehra asked what is being used in the meantime and Ms. Pescetto shared that umbrellas are being used.

Ms. Pescetto also noted that Chaparral would like to place the new shelter where an old play structure is located. The school would like to remove the old structure and replace the surface with concrete or asphalt.

Round Meadow Library

Principal Cooper shared a proposal for the library at Round Meadow which will be both PFA and site funded. Principal Cooper shared that the school would like to update the library by painting murals inside to create a cohesive environment. Themes they are considering include enchanted forests, nature and trees. They are currently gathering bids for the project.

Principal Cooper expressed a wish for the bookshelves in the library to be uniform in size and color. They would also like to rework the old computer room so that it can be used as a space for the library for research and collaboration. Lastly, Principal Cooper proposed an extension of the library to the outside garden to create an outdoor reading space. The committee approves this project.

Bay Laurel Project

Principal Duncan proposed the installation of a new DG running track on the field at Bay Laurel. Principal Duncan stated the track can be used for morning walk and talks and for physical education. The PFA will fund the project 100%. The committee approves.

Proposed CHS Donor Program

Principal Exner shared a digital scoreboard proposal for Calabasas High School which will be funded partially by a donor and partially by the PFC. She shared that this type of scoreboard can be used to display donors and businesses and will remove the need for banners around the field. It can also be used for band performances and at graduation.

Ms. Cutbill asked what the estimated cost was. Principal Exner shared that in February 2020 when they first looked into the project, the cost was \$140K. They feel it would be more now. Ms. Cutbill asked if this project would require DSA approval and Ms. Pescetto said it would because it weighs more than the current scoreboard. Ms. Cutbill asked the amount the donor is donating and Principal Exner shared it is a \$50K donation.

Dr. Vadehra asked how the scoreboard would be operated. Principal Exner said they will get updated proposals and utilize workers from the PAEC to run it. Ms. Kimmel stated that Mr. Klein should be looped in to make sure the system is something the District can support.

The committee approves moving forward to get more information. Calabasas High School will get new proposals and make sure funding is ensured. They will bring back an updated proposal to a future meeting.

Emergency Repair – CHS Snack Shack

Ms. Pescetto shared that there was a failure of the roof of the snack shack at CHS and needs to be replaced.

Winter Break Completed Projects

Ms. Pescetto shared projects that were completed over Winter Break. They include:

Bay Laurel

- New shade sails and turf

Round Meadow

- Ramp repaved.
- Stone area added for outdoor classroom.

Spring Break Projects

Ms. Pescetto shared where quotes are being solicited and projects slated for Spring Break.

Agoura High School

- Track repairs

Calabasas High School

- Asphalt replacement
- Add pool bleacher shade

Lupin Hill

- Asphalt replacement

Chaparral

- Install 8" curbing to hold hillside dirt
- Playground installation

Round Meadow

- Add concrete pathway to K classroom
- Install turf on either side of pathway

White Oak

- Playground installation

Gutter replacement will occur at several sites.

Summer Projects

Ms. Pescetto shared projects that are being considered over summer 2022. These include:

- Completing the HVAC replacements at Bay Laurel and Willow – 19 at Bay Laurel, 14 at Willow.
- Roof replacements at AHS E-Building, Round Meadow.
- Playground resurface at Chaparral in the K yard.
- Asphalt replacement at:
 - AHS Easterly Drive
 - AHS between tennis courts
 - ACS Service Road
 - Chaparral parking lot
 - Mariposa playground
 - Willow playground
 - White Oak
- Concrete replacement at:
 - ACS – tree roots have raised the concrete making doors difficult to open
- Shade at:
 - Lupin Hill – outdoor classroom
 - Sumac – in pod areas
- Fencing:
 - Enclose AE Wright campus
- Ramp repair:
 - Bay Laurel and Chaparral

- Siding repair:
 - Chaparral

Food Waste Programs

Ms. Pescetto shared information on SB 1383 which is a new food waste program that requires every cafeteria to have a green waste bin which will house food scraps and be put out with the organic waste. At this point, LVUSD is meeting the minimum requirements for this program by separating yard clippings and kitchen organic waste. The school district does not need to be in full compliance until January 1, 2024.

Storm Damage

Ms. Pescetto shared some damage that was a result of previous rain storms. Damage included ceiling tile leaks and flooding. Almost all damaged roofs in the District were repaired after the storm.

Facility Use Updates

Ms. Pescetto shared a chart over the past four years showing the revenue from facility usage. Ms. Kimmel noted that revenue is slowly recovering.

Ms. Pescetto shared the COVID language for facilities rentals. Dr. Vadehra asked who is enforcing the protocols. Ms. Pescetto replied that the groups renting the facilities are. They are agreeing to follow the policies and any complaints need to be sent to county public health.

City of Westlake YB Use Agreement

Ms. Kimmel shared that when Yerba Buena was built, the city of Westlake Village allocated \$269K in Edison credits to the District, to assist in funding the conversion to underground power lines. In exchange, the city had exclusive use of the fields for 15 years. The city pays routine maintenance (mowing, sprinkler repair) and the District pays for utilities.

15 year agreement - 4/30/2007 - 4/29/2022

- Option to extend once, for 10 years
- City has right of first refusal
- Continued use in accordance with current Facility Use Fee Schedule

Ms. Kimmel stated that once the agreement expires, the access the city currently has would amount to approximately \$42K a year. She will reach out to the city and discuss the expiration of the agreement.

The meeting adjourned at 3:10 pm