



## LAS VIRGENES UNIFIED SCHOOL DISTRICT FACILITIES COMMITTEE MEETING MINUTES

**June 16, 2022**

Present: Angela Cutbill, Board Member  
Kate Vadehra, Board Member  
Karen Kimmel, Assistant Superintendent, Business Services  
Julie Pescetto, Director of Facilities, Maintenance & Operations  
Ryan Gleason, Assistant Superintendent, Administrative Services  
Leslie Martinez, Principal, Mariposa School of Global Education  
Jon Gambill, 19six Architects  
P.E.Hugh McTernan, 19six Architects  
Rosa Alvarado, 19six Architects  
Mark Crittenden, 19six Architects  
John Ross, 19six Architects  
Alan Noelle, 19six Architects

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

Ms. Pescetto shared the agenda for the meeting.

### **Logos**

Ms. Pescetto shared the proposed LVIS logo that the school would like to place on the Center EdX building. She also shared that the school would like to repaint the current California Distinguished School logo. The committee approves these projects.

Ms. Pescetto shared the new proposed logo for Chaparral which will feature a bear cub. The committee approves this logo concept as well and asked that school staff have input next.

### **CHS H-Building Windows and HVAC Engineering Plans**

Mr. Gambill from 19six Architects, shared four options for proposed solutions for HVAC plans in Calabasas High School's H-Building:

**Option A: Individual Rooftop Package Units** - all components are housed in the same heavy duty steel cabinet. The system does not encroach on the classroom area, it instead serves the area through ductwork.

**Option B: VRF - Variable Refrigerant Flow** - A VRF HVAC system can heat and cool different zones or rooms within a building at the same time. The system consists of outdoor units connected to multiple indoor units via refrigerant piping to provide cooling and heating to individual zones.

**Option C: Split System** - an HVAC system that has both indoor and outdoor units that are connected with copper tubing.

**Option D: Combo** - First Floor Split System-Second Floor Rooftop Package Units.

Mr. McTernan spoke about the pros and cons of each option.

Option A: Pros

Cons

<ul style="list-style-type: none"> <li>• Each classroom will have an individual unit</li> <li>• Any HVAC tech can work on this unit</li> <li>• Existing equipment pad will be utilized to greatest extent.</li> </ul>	<ul style="list-style-type: none"> <li>• Added weight to the building</li> <li>• Initial cost will be high for structural and new ducting</li> <li>• DSA will require extra structural support</li> </ul>
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Option B: Pros

Cons

<ul style="list-style-type: none"> <li>• No ducting needed</li> <li>• These systems circulate the minimum amount of refrigerant needed for each individual zone to satisfy the building load.</li> </ul>	<ul style="list-style-type: none"> <li>• Very expensive</li> <li>• A specialized tech required work on this system</li> <li>• Newer technology that LVUSD staff is unfamiliar with</li> </ul>
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Option C: Pros

Cons

<ul style="list-style-type: none"> <li>• Quiet</li> </ul>	<ul style="list-style-type: none"> <li>• Coils are in the ceiling. Repair requires access to the inside of the classroom.</li> </ul>
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<ul style="list-style-type: none"> <li>Existing duct mains, returns &amp; supply to remain and reused for fresh air and relief air.</li> </ul>	<ul style="list-style-type: none"> <li>Need to add outdoor air system for required fresh air</li> </ul>
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Option D: Pros

No added structural concerns
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Ms. Pescetto shared that the District met with Emcor and Smart HVAC, our two outside repair vendors and LVUSD Maintenance staff, to discuss the options and came to the conclusion that Option D is the best option. Ms. Cutbill asked if DSA is needed and Ms. Pescetto will look into it as there is some discrepancy as to whether or not DSA is needed. Mr. Crittenden from 19six Architects commented that the new units will not exceed the current weight of the current units. The committee approves moving forward with Option D. 19six Architects will draw up the plans.

H-Building Windows

Ms. Pescetto shared a proposal to add windows for air flow that would be helpful for the days where the HVAC system is not working. The proposal is to replace 36 windows for approximately \$200K. Ms. Cutbill feels that this is a large expense and questioned the need for it. Ms. Pescetto shared that the system has been running well since the last compressor was installed. The committee wants to hold off on the window project and will revisit at a later time.

Mariposa Gaga Pit

Principal Martinez shared that Mariposa would like to put in a Gaga pit. They have flexibility in design and two options for location. One option is on the decomposed granite (DG) area opposite the neighboring homes. The other option is to place the pit on the grass field which would make it more centrally located but also more in the way of other field activities.

Ms. Pescetto commented that the height of the pit should be no more than 30 inches high and that Maintenance prefers the pit to be placed on the DG instead of grass because it will be easier to maintain. The committee agrees using option number 1 for the placement and approves this project.

Mural

Principal Martinez shared that they would like to move the location of a mural to a wall that gets

less direct sunlight. The current location causes the mural to be in the sun all day and as a result, the colors are fading. The new location on the Kindergarten building will provide some protection and cannot be seen from the street. The committee approves this project.

### Buddy Bench

Lastly, Principal Martinez shared that they would like to add pavers to the space by their buddy bench. These pavers will be paid for by the Captns booster group and could have student names on them. The committee approves this project.

Principal Martinez would also like to plant trees on the playground. Ms. Pescetto will send a list of acceptable trees to plant.

### AHS Projects

Ms. Pescetto shared that Agoura High School would like to beautify the space at Argos and Thousand Oaks Boulevard. They would like to remove blocks and add turf under the marquee. Ms. Pescetto noted the cost will be approximately \$50K and the school will be paying for it. Ms. Cutbill commented that this area is one of very high visibility, more so than the front of school, and beautifying it is important. The committee approves this project.

### Updates

Ms. Pescetto shared project updates around the District. At Willow, L&L Roofing repaired a leak in the roof. At Round Meadow new turf and drainage was installed. An ADA ramp was installed along with concrete being repaired. A new railing was installed as well. Also at Round Meadow, an Eagle Scout has added a drip watering system to the garden. Wood chips have also been added.

At Chaparral, curbing has been added and a new play structure has been installed. At White Oak, new play structures have been added to the Kindergarten and main playgrounds. Concrete has been added at White Oak to create outdoor learning spaces. At Bay Laurel, the new track has been installed.

Ms. Pescetto shared that ramps have been repaired at Bay Laurel, Chaparral and Sumac and painting has been done as well.

Ms. Pescetto also shared an update on the AHS Visitor Bleacher ADA Modification project. The District has received the DSA approved plans and sent the plans to the following trades:

- DSA Inspector
- Test Lab
- Contractor

### Fencing

Ms. Pescetto shared prospective fencing upgrades at various sites.

At Bay Laurel, the proposal is to add iron fencing to the front of the school and field and add gates with panic hardware as well as security camera. The estimated cost of this project is \$142K.

Ms. Pescetto shared the proposal for upgrades at A.C. Stelle which include adding fencing and gates with panic hardware which would cost approximately \$268K. They also propose adding an electric gate on the service road, which would cost approximately \$30K for delivery trucks and food services to use.

At Chaparral, there is a proposal to add fencing for approximately \$76K and adding a swing gate in the parking lot for \$9K.

Ms. Pescetto shared that at Calabasas High School, the proposal is to increase the height of the fences near the stadium access ramp from six feet to eight feet which would cost approximately \$34K.

At Yerba Buena, the proposal is to raise the height of the fencing to eight feet as well and add gates with panic hardware for approximately \$52K.

Ms. Pescetto shared that there is a proposal to add panic hardware at Round Meadow for \$45K, add cameras at Lupin Hill and add panic hardware at Willow for approximately \$29K. Ms. Kimmel said that the District is looking at various funding sources for these projects. Ms. Cutbill recommends completing as many of these projects as possible over the summer.

It is proposed that all sites have an emergency call button at the front desk to signal an emergency call to law enforcement if needed, which the committee supports. Ms. Pescetto also added that Lupin Hill and Sumac are interested in installing a buzzer in the main office in order to let people in from the outside.

### **Long Term Lease Agreements**

Ms. Kimmel shared an update on long-term lease agreements. She gave a shout-out to Ms. Beder and Ms. Pescetto on their efforts in securing an agreement with Calabasas High School Baseball Boosters to memorialize their support and use of the field.

She also noted that Qualia is subleasing to Galileo Learning for the summer and that Qualia had been behind on rent payments, but is current as of now.

### **RFQ/RFP Results**

Ms. Kimmel shared an update on the RFQ/RFP results. She emphasized the importance of having pre-qualified vendors.

### Joe Moreno Dedication Plaque

Ms. Pescetto shared that Yerba Buena would like to plant a tree and place two commemorative benches next to it with a plaque for plant manager, Joe Moreno. The committee approves this project.

### Environmental Stewardship Committee

Ms. Kimmel shared that she and Ms. Pescetto met with the Environmental Stewardship Committee. The committee is working on developing a sustainability report to share on the District web site. The committee would also like to look into getting re-certified with the state as a Green Ribbon School.

### **22-23 Meeting Dates**

The following Facilities Committee Meeting Dates were proposed for next fiscal year to be held at 10 am on Thursdays:

- September 1
- October 27
- December 8
- February 9
- April 13
- June 15

The meeting adjourned at 2:50 pm