



LAS VIRGENES UNIFIED SCHOOL DISTRICT
FACILITIES COMMITTEE MEETING MINUTES

September 8, 2022

Present: Angela Cutbill, Board Member
Kate Vadehra, Board Member
Dan Stepenosky, Superintendent
Ryan Gleason, Assistant Superintendent, Business Services
Julie Abbott, Director of Child Nutrition, Facilities, Maintenance & Operations
Shawn Vudmaska, Interim Director of Facilities, Maintenance & Operations
Jana Davenport, Director of Elementary Education
Scott Foli, Principal, Lupin Hill Elementary

The meeting was called to order at 2:00 p.m. via teleconference/ video conference.

Ms. Abbott shared the agenda for the meeting.

Safety Efforts

Ms. Abbott shared safety efforts that have been done around the District. She shared that each roof has been identified making it easier for first responders to see the buildings from the air and help out in an emergency. Ms. Abbott shared that the Butterfly intercom and door lock system is being installed at Lupin Hill and Sumac. It allows for office staff to see who is entering the building and lock and unlock the doors from the inside.

Ms. Abbott also shared that Knox Boxes, which provide non-destructive emergency access, have been installed by the administrative buildings at each site and house master keys to that site. Currently, only the fire department has access but the District is working on installing boxes for the Lost Hills Sheriff's station as well. Lastly, flip locks have been installed on all doors allowing for students and staff to enter or exit the classroom while the door remains locked.

Measure G and HVAC

Ms. Abbott shared that all new HVAC units have been installed at Bay Laurel and Willow and that four new units were installed at Chaparral.

Mr. Vudmaska shared additional HVAC updates noting that at CHS in the H-Building, the upcoming construction is in the DSA stage determining approval. At Sumac, Mariposa and Round Meadow, options are being reviewed as to where is best to place the systems. Construction has not yet begun at Lupin Hill, but they will be adding 13 more units, replacing the ones currently there. At Chaparral, current units will be switched out for new ones.

Dr. Stepenosky asked if the District was working with engineers on the redesign for these spaces and Mr. Vudmaska stated they were. Ms. Abbott shared that plans and options will be reviewed for each campus but that engineers are not needed when units are being swapped like for like.

Bond Project Priority List

Ms. Abbott shared a potential bond project list which includes priorities such as roofs, fire life safety, HVAC's and solar and shade.

Ms. Abbott proposes putting together a bid package with a scope of work and going out to bid now for roofing and HVAC projects contingent on bond passage which would be for like for like only. This would allow for work to begin right away if the bond passes.

Dr. Gleason shared that a Bond Anticipation Note was discussed in yesterday's Finance Committee Meeting which could be done if the bond passes, but for now, would like to make sure the committee is okay with the priority list and going out to bid for the projects previously discussed. The committee approved moving forward. Ms. Abbott will begin working on bids for roofing and HVAC.

Dr. Gleason also shared that should a bond pass, the current Measure G committee can move to oversee Measure S as long as certain guidelines are followed.

Ms. Abbott shared that construction at the following sites: Calabasas H-Building, Sumac, Lupin Hill and Round Meadow require architects, engineers, DSA, temporary portable buildings and construction management oversight. The District has been working with NineteenSix Architects to start putting together options for these sites.

Campus Updates

Ms. Abbott shared an update on projects at various sites. She shared that the fencing supply chain is behind. At Bay Laurel, posts are in, but they are still waiting for panels and gates to be installed. At Chaparral, the chain link fence is in. A swinging gate that was previously at AC Stelle, will be added as well. Fencing is complete at Calabasas. At Yerba Buena, all of the chain link fence was raised and panic hardware was installed. The iron gates are currently delayed. At Round Meadow and Willow, the panic hardware needs to be installed.

Ms. Abbott also noted the Butterfly security systems that have been installed at Sumac and Lupin Hill.

Ms. Abbott then shared updates and proposals at Lupin Hill. She shared that Agoura Pony Baseball would like to install a trash enclosure at the baseball field. The committee approves this project.

Principal Foli discussed upgrades and safety addition proposals. Mr. Foli proposed adding a hallway to provide for classroom entry and exit. Currently, students must walk through classrooms to get to the library, lunch area, health office, etc. Ms. Cutbill feels it is very important to create a hallway for this purpose and Ms. Abbott added it will be better for fire life safety. The committee approves this project. Ms. Abbott stated it can be done over winter break.

Principal Foli proposed a mural for Camp Calabasas to identify the building that houses the after-school program. Ms. Cutbill asked how the mural would be funded and Principal Foli stated it would come from Camp Calabasas, PFC and site donations. The committee approved the project.

Principal Foli also proposed adding the following murals to the front of Lupin Hill:

- National Blue Ribbon School
- CA Distinguished School

· Gold Ribbon School – Principal Foli noted that this mural is on the school but he would like to have it moved to the main office and have a Lupin Hill Tiger Pride mural added in its place.

The committee approves this project.

CHS Memorial Plaque

Ms. Abbott shared that Calabasas would like to install a memorial plaque for one of their former employees in the garden next to an existing memorial. The committee would like to revisit this proposal at a later Facilities meeting and would like more options for design and location.

Cell Towers

Ms. Abbott shared that Verizon would like to increase its radome width at AHS but that this increase would not impact the current blueprint. The committee feels there should be a charge associated with an increase and discussed future fees levied for air space while understanding that current projects need to proceed.

Ms. Abbott also shared that Verizon would like to discuss lease renewal which expires in January 2027. The committee stated that they would like to discuss renewal at a later time.

Lastly, Ms. Abbott shared that T-Mobile would like to increase their leased area at AHS to add a 48 kW backup generator. The committee would like to hold on this project for now.

Chaparral Lunch Shelter Replacement

Ms. Abbott shared that the previous lunch shelter at Chaparral was damaged in a storm and plans were in place to replace it. However, there is also a plan for portable buildings to be removed on campus and a new two-story structure to be built. Ms. Abbott stated there is concern about putting in a new shade structure that may have to be moved once building plans are finalized. The committee feels the shade structure should move forward.

Outdoor Ed Contract

Ms. Davenport shared that dates are confirmed for Outdoor Ed which will be held at Camp Gilmore from the end of February through the end of April. Fulcrum will be the camp program provider. Ms. Davenport shared that this contract will go before the Board of Education soon, hopefully at the September 13 meeting, but they are still waiting on responses.

EV Charging Stations

Ms. Abbott shared that So Cal Edison will have charging stations at AHS. The agreement will include stations and infrastructure which So Cal Edison will maintain for eight years. Dr. Stepenosky asked if there was an idea of how much maintenance costs would be and Ms. Abbott needs to look further into it, but doesn't feel it would be too costly. The committee approves proceeding with this project.

Facility Use Fees

Ms. Abbott shared the Ventura County rate comparison for facility use fees which shows LVUSD charges less than neighboring districts. Ms. Abbott noted that the tracks and fields at the high schools need to be redone, and shared current football field usage. The committee will discuss a rate adjustment later in December.

Completed Projects

Ms. Abbott shared that completed projects will go before the Board of Education in October.

These include:

- Gutters have been installed at Round Meadow and White Oak
- New asphalt at Willow and Mariposa
- Paved Easterly Drive and at AHS between the tennis courts
- Roofs changed at Round Meadow
- Roofs changed in E Building at AHS
- New siding at Round Meadow

- Wall installed at LCMS main office to create a second office

Ms. Abbott also shared that an irrigation line broke at AHS and that it was repaired today.

Lastly, Ms. About stated that Willow would like to change out their existing marquee and place it over the MPR. The committee approves this project.

Child Nutrition

Ms. Abbott shared an update regarding Child Nutrition, noting that there has been a temporary restructure and there is now more focus on macros and appearance and taste of food. Ms. Abbott noted that they are continuing to learn and identify areas of need.

Equipment also needs to be updated, such as the size of the freezer and refrigerator at AHS. Ms. Abbott noted that the kitchen infrastructure is dated and better storage is needed to enable bulk purchases. Dr. Gleason shared that there is a \$600M grant for kitchen upgrades coming from the state.

The meeting adjourned at 3:40 pm.