



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

December 10, 2020

Present: Angela Cutbill, Board Member
Mathy Wasserman, Board Member
Dan Stepenosky, Superintendent
Karen Kimmel, Assistant Superintendent, Business Services
Julie Pescetto, Director of Facilities, Maintenance & Operations
Jim Klein, Chief Technology Officer
Mike Roberts, Principal, A.E. Wright Middle School
Logan Fox, Assistant Principal, Calabasas High School
Garrett Lepisto, Assistant Principal, Agoura High School
Adrian Noack, Theatrical Production Manager

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

Facilities Update

UVC Updates

Ms. Pescetto shared that all elementary schools, LCMS and AHS have had the UV Filtration devices installed. CHS is scheduled to have its installation later in the week, followed by A.C. Stelle, A.E. Wright and the District Office.

Mid-Day Cleaning Schedule

Ms. Pescetto shared that at 10:30 each morning, two secondary custodians arrive at the elementary schools to disinfect the classrooms using the Clorox 360 electrostatic sprayers. Plant managers disinfect restrooms and the health offices. All playground equipment and lunch tables are disinfected as well. Ms. Cutbill asked if there was enough time allotted to provide for adequate cleaning. Ms. Kimmel replied that the system is orchestrated well and has been going very smoothly.

Chaparral PFC Project

Ms. Kimmel shared that Chaparral would like to plant 10 new trees, all of which are on the approved list and install artificial turf on its campus. This project has already been vetted by the Maintenance team. This will be funded by the PFC.

Ms. Pescetto shared pictures of the courtyard where the turf would be installed along with three

carrotwood trees. She shared that most of the trees being planted would be carrotwoods. The biggest advantage to planting them would be the shade they'll provide to the field. She also noted that they will not impede the play structure and that irrigation will be done to maintain the trees. At the recommendation of the committee, Ms. Pescetto will look into the treatment and different types of carrotwood trees. She also stated that they were looking to add a red push pistache tree as well. The committee approved this project.

A.E. Wright – Gym Floor Proposal

Principal Roberts shared a proposal for a new gym floor at A.E. Wright Middle School which will be funded by the PFC. Principal Roberts shared that the existing floor is made of tile squares that are very difficult to keep clean and are not good acoustically. He shared that switching to a wood floor would not be an option as the height of all of the doors would have to be changed. Options that would work include:

Robbins Sport Surface – Would be loud. Would cost approximately \$135K.

Pulastic Floor – Rubber material, poured- multiple layers. Would cost approximately \$119K.

Omni Sport Floor – Commercial vinyl cushion back floor – looks like wood. Would cost approximately \$140K.

Grano Rubber Tile – Rubber tile - Would cost approximately \$131K.

Ms. Wasserman asked if Principal Roberts had seen any of the floors in person. He said he had not been able to get to see them but has reached out for input. Ms. Kimmel commented that this project would not fall into the low-bid category because each floor is unique. Ms. Kimmel asked the committee if they would like for Principal Roberts to come back with more information or are they comfortable with his and Ms. Pescetto's teams deciding which floor to go with. The committee confirmed they were comfortable with Principal Roberts and Ms. Pescetto's teams making the decision. Principal Roberts said that the goal is to complete the project over winter break.

AHS & CHS Workout Area Fencing

Ms. Kimmel shared that with the COVID-19 restrictions in place, the high schools have been tasked with finding ways for students to exercise while maintaining social distance. Spaces have been identified at both high schools which could accommodate the restrictions.

Ms. Pescetto shared option 1 at Agoura High School which is located under the lunch shelter area. She noted it would not affect cafeteria access and was a good location because it has a hydration station and restrooms. Weight equipment, and existing flooring will be moved from the existing weight room to this outdoor space. Ms. Wasserman expressed concern about water flow in that area and Ms. Pescetto assured the committee that there is good drainage and no standing water.

Option 2 for Agoura High School is under the home bleachers on the football field. Equipment will be relocated and additional free weights will be purchased to store in this area. Assistant Principal Lepisto noted that the equipment would be positioned away from the fence so that drainage is not an issue.

Costs to relocate equipment would be approximately \$2K for additional free weights.

Ms. Pescetto also shared options at Calabasas High School. Option 1 is outside of the gym. Lockers could be relocated to provide for more space. Flooring would be installed for approximately \$7K and fencing installed for \$15K. This location has restrooms and a hydration station and has the potential to be permanent.

Ms. Wasserman asked where the lockers would go if they were removed and Assistant Principal Fox stated they would be moved to another building. Dr. Stepenosky asked if the PFC has funds to cover this kind of project and Assistant Principal Fox replied that the PFC has verbally committed to \$5K plus some money they have in an athletic trust.

Ms. Pescetto shared a second option at CHS which would be by the lunch area. This would include \$18K for fencing.

Assistant Principal Fox believes the first option offers more protection from the elements. Costs to relocate equipment would be \$2K for additional free weights and \$2K for rolling racks.

Ms. Pescetto also shared two options for equipment storage at CHS which include the football stadium. Using this option would require \$37K in fencing. Another option is the snack stand which would be no cost.

Dr. Stepenosky stated that outdoor workout areas would be great for all teams. Ms. Cutbill agreed noting that there is no downside to continuing to expand outdoor capabilities. The committee approved to greenlight options 1 at both AHS and CHS. Ms. Wasserman asked that these areas be secure and have cameras on them. Mr. Klein stated that motion sensor cameras are in place. Assistant Principal Fox commented that free weights would be brought in at the end of each day.

Update – Storage Containers at AHS & CHS

Ms. Pescetto noted that it will cost \$595 to remove each container. At Agoura High School, 6 bins out of 54 were identified for removal. At Calabasas High School, 7 bins out of 25 were identified for removal.

Ms. Pescetto also noted that some bins are for outside renters. The District receives a \$1K annual rental fee plus a \$500 deposit for use of the bin. The District currently receives revenue for 6 bins.

PAEC Maintenance

Ms. Pescetto shared some PAEC maintenance issues that need to be repaired. At CHS, there are issues regarding the fire alarm and HVAC duct damage which were identified when staff utilized the scaffolding that was purchased to inspect the fire alarm issues. The HVAC repair will take 2-3 days to complete and cost no more than \$5,500 and then the house light rigging can be repaired which will take 1.5 days with in-house staff and cost approximately \$1150. Once those repairs are made, the fire alarm can be inspected. Then, the smoke hatch rigging can be repaired and will cost approximately \$3K.

At AHS, the fire alarm must be inspected. Repair costs are unknown until the inspection is complete. Then, the smoke hatch rigging can be completed and will cost approximately \$3K.

LCMS – T-Mobile Emergency Generator Proposal

Ms. Kimmel shared the site of the proposed generator at LCMS noting that it will have no visual impact to the site. Ms. Pescetto added that double doors will be added to the block wall and that the generator will only be used for emergencies.

Lupin Hill MPR

Ms. Kimmel shared photographs that Rachlin had taken of the completed MPR and Lupin Hill. These photos will be shared at the board meeting on December 15 and will be added to Facilitron.

Ms. Kimmel shared that new iron fencing was put in outside the MPR and options were presented to hide the stairs on the stage. Options include:

1 – Adding a curved curtain track – \$18K

2 – Adding a straight curtain track - \$21K

3 - Adding two panels on a travel track that can also be used to hide equipment - \$21K plus engineering costs.

The committee approves moving forward with option 2.

Update – Keyless Entry Systems at the High Schools

Mr. Klein provided an update regarding the keyless entry systems at the high schools. He shared that they were experiencing unexpected delays due to supply chain challenges and site inconsistencies. Tech setup is complete and hardware installation is 95% complete. Estimated completion is the end of December.

Update – Purple Air Installation

Mr. Klein shared the Purple Air Quality Systems are to be installed at White Oak, LCMS, Lupin Hill, A.C. Stelle and Bay Laurel. Sensors were delayed due to supply chain issues but are now in our possession. These must be installed by external contractors due to high voltage and building penetrations. Mr. Klein stated that they are working with installers to prioritize the sensors.

Update – 4345 Las Virgenes Road

Ms. Kimmel shared the marketing video for the new tenant at 4345 Las Virgenes Road formerly the Muse space.

The meeting adjourned at 2:55 pm