



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

**January 28, 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  
Jim Klein, Chief Technology Officer  
Garrett Lepisto, Assistant Principal, Agoura High School  
Eric Anhalt, Principal, Lindero Canyon Middle School

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

Ms. Kimmel welcomed Dr. Kate Vadehra to the Facilities Committee. She also thanked Ms. Angela Cutbill for her continued years of service to the committee.

**High School Outdoor Workout Areas**

Ms. Pescetto shared that the outdoor workout areas at Agoura and Calabasas high schools are set up and will open on Monday. The workout area at Agoura is temporary but the area at Calabasas is more permanent, located just outside the gym. New fencing was put in and bikes and benches were brought out. Calabasas will be receiving new equipment in about 4-6 weeks that will have the school name printed on them. Ms. Pescetto shared that lockers were also removed at Calabasas and the walls were repainted.

Dr. Vadehra asked if there were additional security cameras in place and Mr. Klein replied that there are no new cameras, but they can be added. Assistant Principal Lepisto confirmed that the security cameras at Agoura cover the workout space.

**Chaparral PFC Project Update**

Ms. Pescetto shared an update regarding the PFC project at Chaparral. New turf has been installed as well as mature trees in the courtyard. Concrete benches will be added as well and smaller trees were added to the field.

Ms. Pescetto also shared that Chaparral would like to install a decomposed granite or DG running track around the field. One side will be asphalt and the rest DG. Ms. Kimmel shared that the PFC will fund the project and the approximate cost is \$22K. Ms. Cutbill asked if this project involves moving irrigation and if so, what that would involve. Ms. Pescetto replied that her team will handle the irrigation and that it will

be done in-house. The committee approves this project.

### **AYBA Donation**

Ms. Kimmel spoke about the AYBA donation of \$100K being split between Lindero Canyon Middle School and Agoura High School with both sites receiving \$50K.

Assistant Principal Lepisto shared Agoura's plans for where the money would go. These include:

- Dead spot remediation in the gym flooring. Quote - \$4K from Pacific Flooring Company. Ms. Cutbill inquired how dead spots happen and Assistant Principal Lepisto stated that they happen over time.
- Exterior fencing project – fencing would be in the front of campus near the admin building. Quotes - \$66K Iron Picket, \$70K Chain link. Assistant Principal Lepisto shared that additional funding would be provided by site funds and the PFC.

Dr. Stepenosky suggested looking into entry gates to campus to provide more security. Ms. Pescetto will send out quotes. Ms. Cutbill feels more fencing is a good idea as the campus at Agoura is very open and more fencing would provide more security.

Lindero Canyon also shared ideas for use of the donation. Principal Anhalt proposed the funds be used for facilities improvements, student safety and community spirit. Ms. Cutbill commented how the AYBA have been such big supporters of the district. Dr. Vadehra asked if this donation is above and beyond the rental fee that is usually paid and Principal Anhalt shared that it was.

Principal Anhalt shared multiple proposals for LCMS:

- Marquee area – tree planted.
- Pads under basketball hoops in gym replaced – cost approximately \$1K
- Podiums with LCMS logo – one for the Multipurpose Room and one for the Gym – cost approximately \$2K. Ms. Cutbill is in favor of new podiums as they should be nice, clean structures that are seen during events.
- Replacement pads and new pads on the basketball poles on the upper courts – approximately \$7K.
- Boss Graphics mural on inside of the gym to mirror the outside logo – “Lindero Canyon” over the bleachers – “Cougar Pride” over the stage – a Cougar image on the side wall – approximately \$11K
- Boss Graphics – “Home of the Cougars 50 Years of Excellence” on the side of the administration building. Cost – approximately \$14K.
- Windscreen on fences and upper courts – NJP Sports Inc. quote - \$3,500
- Scissor lift – Cost approximately \$22K. Will enable maintenance of gym and campus. Ms. Pescetto emphasized that training would need to be completed before this could be used.

The committee approves all proposals.

Ms. Cutbill asked if AYBA could be recognized at a board meeting and Dr. Stepenosky shared that they could be invited and recognized.

Dr. Vadehra asked if the mural on the outside of the building needs to go thru the city. Principal Anhalt replied that it only needs to go to the Facilities Committee for approval. Ms. Cutbill asked what the mural in the front of the administration building looks like and Principal Anhalt replied that it just reads “Lindero Canyon”.

### **Lupin Hill Modernization Update**

Ms. Kimmel shared that the modernization project at Lupin Hill was eligible for state funding. It was a long process but the district was just notified that 900K looks to be approved. Ms. Kimmel also shared that the stage curtain installation will be taking place in February.

Ms. Kimmel asked the committee for ideas regarding the grand opening. Ms. Cutbill likes the idea of a video showing off the new MPR. She suggests waiting until all students are back to generate excitement for the building. Dr. Stepenosky agrees that waiting until the kids are back in person is best. Students could go in to explore the building, one group at a time. The committee agreed to revisit the grand opening and is aiming for the beginning of the 2021-22 school year to hold one.

### **Cell Antennas**

Ms. Kimmel shared information pertaining to the cell antennas which are located on 3 campuses. The long term lease agreements with these towers generate \$275K a year in annual income. AHS has four antennas – located on the football poles. CHS has two antennas – located on the football poles and LCMS has one antenna – located on the field flagpole.

AT&T wanted to update the field poles at AHS and expand the circumference of the radome from 24” to 36”. Ms. Kimmel noted that the district has previously done this for T-Mobile at CHS a few years ago. The only visible change will be the diameter increase to the antenna.

### **T-Mobile Emergency Generator at AHS**

Ms. Kimmel shared that T-Mobile is requesting 105 additional square feet to the leased area. This would require one tree to be removed. The committee approves this project, with compensable rent increases.

### **AHS Visitor Bleachers Update**

Ms. Pescetto shared background regarding the visitor’s bleachers at Agoura High School. OCR is requiring additional companion seating be installed. Rachlin has been hired for their architectural services. The next steps will be discussed at future meetings.

Ms. Kimmel shared that the bleacher work was part of the bond wish list but since it did not pass, the district is looking for other ways to fund the work.

### **Round Meadow Chiller Repair Project**

Ms. Pescetto shared that the chiller at Round Meadow leaked. A 4' asbestos pipe needed to be replaced in order to make the necessary repairs. Once replaced, the air was tested and the asbestos abated. Emcor updated the chiller controls.

### **Tree Trimming Project**

Ms. Pescetto shared that there are currently 1675 trees in the district and some of those trees need to be trimmed due to safety issues.

Newbury Park trees were trimmed at Lupin Hill along Parkmor and Adamor in February. They were also trimmed at Calabasas along Mulholland in January. Trees were also trimmed at the following sites: Willow, A.E. Wright, A.C. Stelle, AHS, CHS, Lupin Hill and Chaparral.

### **Window Replacement**

Ms. Pescetto shared that Preferred Glass is replacing cracked windows caused by rocks and other damage at the following sites: Bay Laurel, Willow, White Oak, A.E. Wright, AHS.

### **Facility Use**

Ms. Kimmel shared with the committee some information regarding facility use rentals for the current year as well as the past two fiscal years. The total revenue for 20/21 for the facility use is \$733,530 down from \$1,786,805 in 2019/20 and \$2,597,512 in 2018/19. This is due to the COVID-19 pandemic and rentals being forced to close.

Ms. Kimmel shared that all indoor rentals closed in mid-March 2020 and all outdoor rentals were closed mid-March 2020 – mid June 2020. Outdoor rentals were re-opened in September and closed again mid-December.

### **Sumac Boiler Repair Project**

Ms. Pescetto shared that repairs to the boiler at Sumac were scheduled by Precision Plumbing and Controlled Elements.

### **CHS H Building H-VAC Repair**

Ms. Pescetto shared that the H-VAC in the H-building at CHS accommodates 32 classrooms. Sunbelt Controls will replace the JACE which is the mechanism that provides connectivity. The project is scheduled to be completed by the end of February.

The meeting adjourned at 2:45 pm