



**Las Virgenes – Triunfo Joint Powers Authority**  
4232 Las Virgenes Road, Calabasas, CA 91302  
818.251.2100



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**Call and Notice of Special Meeting of the Governing Board of the  
Las Virgenes – Triunfo Joint Powers Authority**

A Special Meeting of the Governing Board of the Las Virgenes – Triunfo Joint Powers Authority (JPA) is hereby called, and notice of said Special Meeting is hereby given for **10:00 a.m. on Tuesday, May 28, 2024**, at Las Virgenes Municipal Water District, 4232 Las Virgenes Road, Calabasas, California 91302, to consider the following:

1. Call to Order
2. Special Meeting of May 28, 2024 (see attached agenda)
3. Adjourn

By Order of the Board of Directors  
JAY LEWITT, Chair

A handwritten signature in blue ink, reading "David W. Pedersen".

David W. Pedersen, P.E.  
Deputy Secretary

Dated: May 22, 2024

**Jay Lewitt**  
Chair, Las Virgenes-Triunfo  
Joint Powers Authority  
President, Las Virgenes Municipal Water District  
Board of Directors

**James Wall**  
Vice Chair, Las Virgenes-Triunfo  
Joint Powers Authority  
Chair, Triunfo Water & Sanitation District  
Board of Directors

**LAS VIRGENES TRIUNFO JOINT POWERS AUTHORITY**  
Las Virgenes Municipal Water District Board Room, 4232 Las Virgenes Road,  
Calabasas, CA 91302

**AGENDA**  
**JOINT POWERS AUTHORITY - SPECIAL MEETING**  
**TUESDAY, MAY 28, 2024 – 10:00 AM**

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**PUBLIC PARTICIPATION:** The public may join this meeting virtually or attend in person in the Board Room. Teleconference participants will be muted until recognized at the appropriate time by the Chair. To join via teleconference, please use the following Webinar ID:

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816 8686 8167

For members of the public wishing to address the Board during Public Comment or during a specific agenda item, please press "Raise Hand" if you are joining via computer; or press \*9 if you are joining via phone; or inform the Executive Assistant/Clerk of the Board if attending in person.

Members of the public can also access and request to speak at meetings live on-line, with audio and limited video, at [www.lvmwd.com/livestream](http://www.lvmwd.com/livestream). To ensure distribution of the agenda, please submit comments 24 hours prior to the day of the meeting. Those comments, as well as any comments received during the meeting, will be distributed to the members of the Board of Directors and will be made part of the official public record of the meeting. Contact Josie Guzman, Executive Assistance/Clerk of the Board, at (818) 251-2123 or [jguzman@lvmwd.com](mailto:jguzman@lvmwd.com) with any questions.

**ACCESSIBILITY:** If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in the implementation thereof. Any person who requires a disability-related modification or accommodation, in order to attend or participate in a meeting, including auxiliary aids or services, may request such reasonable modification or accommodation by contacting the Executive Assistant/Clerk of the Board by telephone at (818) 251-2123 or via email to [jguzman@lvmwd.com](mailto:jguzman@lvmwd.com) at least 48 hours prior to the meeting.

Members of the public wishing to address the Board of Directors are advised that a statement of Public Comment Protocols is available from the Clerk of the Board. Prior to speaking, each speaker is asked to review these protocols, complete a speakers' card, and hand it to the Clerk of the Board. Speakers will be recognized in the order the cards are received. A live webcast of the meeting will be available at LVMWD.com. Also, a web-based version of the speaker card is available for those who would like to submit written comments electronically or request to make public comment by telephone during the meeting.

## **PLEDGE OF ALLEGIANCE**

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENTS**

*Members of the public may now address the Board of Directors ON MATTERS NOT APPEARING ON THE AGENDA, but within the jurisdiction of the Board. No action shall be taken on any matter not appearing on the agenda unless authorized by Subdivision (b) of Government Code Section 54954.2.*

4. **PURE WATER PROJECT LAS VIRGENES-TRIUNFO WORKSHOP**

- 4.A **Pure Water Project Las Virgenes-Triunfo: Special Workshop No. 1 on Architectural Elements (Pg. 4)**

Review and provide feedback on the architectural elements of the Pure Water Project Las Virgenes-Triunfo.

5. **ADJOURNMENT**

*Pursuant to Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and applicable federal rules and regulations, requests for a disability-related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the Executive Assistant/Clerk of the Board in advance of the meeting to ensure availability of the requested service or accommodation. Notices, agendas, and public documents related to the Board meetings can be made available in appropriate alternative format upon request.*

**DATE:** May 28, 2024  
**TO:** JPA Board of Directors  
**FROM:** Engineering and External Affairs

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**SUBJECT: Pure Water Project Las Virgenes-Triunfo: Special Workshop No. 1 on Architectural Elements**

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**SUMMARY:**

The Pure Water Project Las Virgenes-Triunfo (PWP) represents a unique opportunity to proactively address the challenges facing the Las Virgenes-Triunfo Joint Powers Authority (JPA) through an indirect potable reuse program utilizing surface water source (reservoir) augmentation. Planning for the project included conceptual level architectural renderings and design criteria for use by the progressive design-build (PDB) firms competing for the project to develop an approach for design and construction. The Walsh Team was selected as the design-builder for the PWP and includes RRM Design Group to further develop the architectural elements of the Advanced Water Purification Facility (AWPF). Staff will conduct a special workshop to discuss the architectural renderings and design criteria, receive and synthesize feedback from the JPA Board, and further develop the architectural elements of the AWPF prior to moving forward with the construction phase of the program.

**RECOMMENDATION(S):**

Review and provide feedback on the architectural elements of the Pure Water Project Las Virgenes-Triunfo.

**ITEM BUDGETED:**

Yes

**FINANCIAL IMPACT:**

There is no financial impact associated with the workshop.

**DISCUSSION:**

The Pure Water Project Las Virgenes-Triunfo (PWP) represents a unique opportunity to proactively address the challenges facing the Las Virgenes-Triunfo Joint Powers Authority (JPA) through an indirect potable reuse program utilizing surface water source (reservoir) augmentation.

The PWP program has been refined since its inception in 2015 and throughout the pre-planning and planning phases of work. In 2021, Jacobs Engineering (Jacobs) was selected to

serve as the JPA Owner's Advisor/Program Manager and to provide planning and preliminary design services. Jacobs developed design criteria and conceptual renderings for the AWPf to support the PDB teams in preparing proposals and initial costs for a 60 percent level of design and future guaranteed maximum price (GMP) for construction. The pre-design process involved multiple workshops with all levels of staff from several different departments, the JPA Board, and key project stakeholders (e.g. City of Agoura Hills) to understand the constraints and summarize those in a comprehensive Conceptual Design Report. The process yielded a 10 percent level of design for the AWPf. The PDB method of delivering a program of this size and complexity requires sufficient pre-design work for a PDB Team to understand the needs of the program and develop an approach within a set budget and schedule. However, the design is only taken to 10 percent completion as PDB is a collaborative delivery approach and allows for many of the project elements to be defined and developed collaboratively with the PDB team. Providing too many prescriptive elements in advance can defeat one of the main purposes of utilizing the design-build delivery process.

In addition to multiple meetings at the staff level with Jacobs' architect, several major milestone meetings were also conducted to coordinate with the JPA Board and the City of Agoura Hills Planning Department.

The following architectural meetings were held with staff and the JPA Board:

- Building and Site Programming Kickoff – December 15, 2021 (discussed architectural theme and presented initial renderings)
- Building and Site Programming Update – February 23, 2022 (discussed revised architectural theme based on feedback and presented new renderings)
- JPA Board Special Session on Architecture – May 18, 2022
- Meeting between Jacobs' architect and Director Polan held on April 20, 2023 and April 3, 2024
- Architectural Update to JPA Board – January 31, 2024

Additionally, the following public agency presentations were held:

- City of Agoura Hills (Planning Group Discussion) – December 6, 2021 (initial discussion on requirements)
- City of Agoura Hills and Westlake Village – July 13, 2022 (showed renderings to staff)
- City of Agoura Hills, City Council Update – August 24, 2022 (showed renderings)

On March 4, 2024, the JPA Board authorized a contract for the progressive design-build (PDB) of the Advanced Water Purification Facility (AWPF) and Reverse Osmosis Concentrate (ROC) pipeline with the Walsh Team. The action marked a major milestone for the PWP, beginning the full design of the major components of the program. Based on JPA Board feedback to-date, staff wants to provide an opportunity for a collaborative workshop with the JPA Board to discuss the work that has been done to-date on the architectural elements of the AWPf, the constraints surrounding these elements and the next steps for the Walsh Team.

The Walsh Team includes RRM Design Group, a company with extensive local experience and a long resume of major projects, including the Oxnard Water Division Advanced Purification Facility. Staff has provided RMM with the feedback and architectural themes shared by JPA Board Members to-date. RMM will consider what the majority of the JPA Board desires as far as the look and level of investment for the architecture elements of the

AWPF. It will be essential to the schedule of the project that RRM balances cost and the Board preferences as the architectural choices made during the first phase of the PDB process will affect the GMP. If the cost becomes too high, it could trigger a six-plus month re-design process that could preclude the JPA from meeting the regulatory deadline driving the PWP. This challenge has materialized on similar projects in the region but can be avoided through strong partnering, clear guidelines, and collaborative development of the facility through workshops like this one.

The Walsh Team will work with the JPA to engage stakeholders and refine the conceptual outline that is developed from the workshop. Staff has a high level of confidence that RRM team can bring their unique experience to bear for the PWP AWPF, and the Walsh Team will continue to engage staff, stakeholders, and the JPA Board as they develop the final architectural elements of the AWPF. Staff will ensure that opportunities to engage the Board for further input on these architectural elements are considered through future workshops and additional meetings, and that renderings are presented to the Board for consideration before final approval.

**GOALS:**

Provide Excellent Services that Exceed Customer's Expectation

Prepared by: Oliver Slosser, Engineering Program Manager

**ATTACHMENTS:**

[LV-T JPA AWPF TW #2 - Architectural #1 - 05-28-2024 - FINAL.pdf](#)

# JPA ARCHITECTURAL WORKSHOP #1

## Defining the Project Aesthetics

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Introductions

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Decisions Schedule

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Current Design and JPA Comment Summary

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JPA Images and Comment Summary

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RRM Image Board and Comment Summary

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Collaborative Summary

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Conceptual Alternative Design

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Side by Side – Current and Conceptual Alternative Design

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Next Steps

# Introductions



## THE TEAM

The Walsh Group

Brown and Caldwell

Carollo Engineers

RRM Design Group

Urban Water Group



# Decisions Schedule

- Decision on Architectural Style/Theme **today**. *This is our Workshop Objective.*
- Decisions on the following by **August 20, 2024**. *This is a preview of the next Workshop.*
  - Site Utility Routing
  - Site Layout for Facility
    - Facing relative to Agoura Rd.
    - Retaining walls.
  - Process Equipment Layout
    - Desire for Glass Panes to see specific process equipment.
  - Segmentation of Building
  - 1-story vs. 2-story
    - Assessing feasibility to implement 1-story process area and 2-story electrical building/admin area.
- Critical to hold this schedule to hit our BODR Submission Date of **September 6, 2024**.

# Current Design Style



Pure Water Las Virgenes - Triunfo  
Advanced Water Purification Facility  
38800 Agave Road  
Agave Hills, CA 91301

# Current Design Style, con't



# JPA COMMENT SUMMARY: CURRENT BUILDING

JPA Comment	Additional Comments
Would like bicycle access at front of building for a water station.	
Building is in keeping with existing architectural value and look of the buildings in the area, none of which are outstanding	
Would like to see green and blue art on the building	
Design is in-line with how a public building should look	
Consider Graphics running around the building	
More windows to break up the architecture	
Wants the public to know the facility is associated with water but is not a treatment plant	
Consider Earth toned roof	
Change the CMU to smooth walls or Brick	

# JPA COMMENT SUMMARY: CURRENT BUILDING

JPA Comments	Additional Comments
Likes that the building is set back from the street	
Likes the shaded sitting area	
Likes the Neutral colors	
Likes the visible building signage from street	
Likes that the design is not ostentatious	
Design shows that JPA is not spending a lot of money on the building	
Prefer Western/Hacienda feel vs Modern	
Incorporate informational storyboard signage	

# JPA Images: Alternate Design Style



# JPA Images



# JPA Images





# JPA Images



# JPA Images



# JPA Images



# JPA Comments: Alternate Design

JPA Comments	Additional Comments
Alternative design cannot increase costs, perceived or actual, should not scream expensive building	
Alternative design should not copy other buildings	
Provide Bicycle access at front of building for a water station	
Provide better Vehicular access on to the site	
Consider different approach to the form and function of the design	
The building design should consider the significance of the location	
Consider a modern aesthetic vs 1990 big box retail	

# JPA Comments: Alternate Design

JPA Comments	Additional Comments
More windows to allow for natural lighting in both the process and administration areas, allows for public viewing in the process areas	
More exterior undulation of walls for shade, shadows, color, and material transitions	
Shaded outdoor areas for staff	
Balconies add detail to the building	
Avoid looking like adjacent office and apartment buildings	
Tie the landscape design in front of the building to the function of the interior	
Building should be an ambassador for the finished product to the rate payers	



# RRM- Inspiration Image Board



# RRM- Inspiration Image Board





# Additional Parameters for Alternative Design

Our Goals are for this Project to be Highly Constructable & Fiscally Responsible

Alternative Design Attributes	Additional Comments
Portrays "Technology"	
Portrays appropriate level of "Sophistication"	
No-nonsense, straightforward, honest materials	
Ample glazing/daylighting	
Sweeping rooflines	
Marriage of metal and masonry	

# Alternative Concept Exterior Design



# Side by Side - Current and Conceptual Alternative Design



Over Lunch, please gather your thoughts on:

1. Preferred Architectural Style
2. Exterior Materials to consider





# Next Steps

- Summarize Open Items & Action Required
- Confirm Building Layout with Process Team by early-June 2024.
- Confirm Site Layout with Civil Team by Civil Workshop in mid-June 2024.
- Updated Rendering delivered to JPA Staff by a week prior to the following workshop.
- Architectural Workshop #2 – mid/late-August 2024.