

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, August 12, 2025 – 11:03 am

Location: 3200 Loveridge Rd., Pittsburg, Zoom Teleconference.

Attendees: Chris Melodias (P), Donna Fentanes (Z), Matt Belasco (Z), Sean Vandermey (P), Hitesh Haria (Z), Keith Holtslander (P), Stephanie Cox (Z), Greg Strom (P) and Charlie Ramirez (P).

Board Members: Taylor Sims (Z), George Miller (Z).

Pledge of Allegiance/Roll Call

Public Comments: No Public Comments.

Hillview JHS Project: Mr. Holtslander updated the Committee. The project continues to move along nicely. We are scheduled to move into the Classroom/Admin Building over the Christmas Break. The movers are scheduled for December 22 and 23. The furniture will be ready in November and be delivered to site in mid-December. The cafeteria furniture will be in place as well. A lot of the interior walls are complete. The MPR is 90-95% complete and the Classroom Building is at 75% completion.

Request for Qualifications for Architects: Mr. Holtslander updated the Committee. The District received nineteen (19) responses. The Facilities Department scored them and the list will be presented to the Board tomorrow night for approval. We hadn't done an updated Architect pool since 2012, so we decided it was time to update our Architect Pool. Mr. Miller asked what this list be used for. Mr. Holtslander responded that we will use this list for future Bond projects.

BESS Projects: Mr. Holtslander updated the Committee. The construction contract for this project will be awarded at tomorrow night's Board Meeting. Bockmon & Woody Electric Co., Inc. was the low, responsive bidder. We have worked with them before and they are a good contractor. We are planning to get started the first full week of September and wrap up the project next Spring. Then we can work with PG&E to get these systems online. Regarding the three (3) projects that were completed last year, Mr. Belasco said we need to finish the commissioning at two (2) of the projects. PG&E is doing the meter review and inspection done today, and the three BESS projects will be done in the next 2-3 weeks. Mr. Miller asked about the safety of these battery storage systems. Mr. Holtslander responded that the Fire Department and DSA both have reviewed and required a nearby fire extinguisher. Mr. Belasco added that if there was a fire, we would follow our regular protocol.

Facilities Master Plan: Mr. Holtslander updated the Committee. We have a meeting scheduled this Friday with the Architects to get started on the District Standards. The updated Facilities Master Plan will be completed by the end of the year. Mr. Miller asked if it is for all our facilities, Mr. Holtslander said yes. Mr. Miller also asked how long the Facilities Master Plan would be good for. Mr. Holtslander said it will be good for five years. Mr. Vandermey added there may be updated requirements from OPSC for the Facilities Master Plan as it relates to Prop. 2. We expect those updates in February.

MLK Jr. JHS Running Track and Field Alterations Project: Mr. Holtslander updated the Committee. The plans for this project were submitted to DSA on July 22, 2025. They should come out of DSA by December. We will bid out this project early next year with construction starting in late March/early April. The project will be done by the time school starts in August 2026.

PHS Stadium Parking Lot Project: Mr. Holtslander updated the Committee. We had a meeting with the Architect yesterday and have settled on a plan for the parking lot. He will submit to DSA on August 19, 2025. They should come out of DSA by December. We will bid out this project early next year with construction starting in late March/early April. We anticipate this project to be completed by July and ready for the football season. Mr. Miller asked about the design. Mr. Holtslander explained that the potholes and ruts will be eliminated and the whole area will be cleaned up. We will have an entry sidewalk. We should have 80 or so parking spaces, including handicapped spaces. We will be doing some paving behind the bleachers. We will have more spaces than what we have now. Mr. Miller asked if there was an

expanded area for vendors. Mr. Holtslander said there will be. New islands will be created for trees that are required for shading. There will be additional lighting as well. Mr. Miller asked about charging stations. Mr. Holtslander said there will be some.

Highlands ES Portable Replacement Project: Mr. Holtslander updated the Committee. We are meeting with the Architect this afternoon at Highlands. We plan to execute do this project just like we did Los Medanos. We have an architect, then we will choose a building, followed by advertising an LLB RFP for a contractor. We are planning on starting construction next June and have it ready for the next school year, August 2027. Mr. Miller asked if it was going to be a two story. Mr. Holtslander replied it will be a single story building with ten (10) classrooms. Mr. Miller asked if the building will replace all the portables. Mr. Holtslander replied that it will, there are only eight (8) portable currently on campus. Mr. Miller asked what will be done with the portables. We will probably demo most of them.

Upcoming Non-Bond Facilities & IT Projects: Mr. Melodias updated the Committee. He has a couple of items going to the Board. One is a renewal of the old system contract and support for the phone project. It will be a five year project. Also, we will be purchasing Chromebooks from Dell. This will replace some of the Chromebooks that were not returned. Mr. Miller asked if there were a lot that were not being returned. Mr. Melodias said there were a lot not being returned. Mr. Miller asked if there was a plan to notify the parents to return them. Mr. Melodias said that this summer the principal at PHS sent out a notification to the parents. Before the end of the school year, all students were notified to return their Chromebooks.

Upcoming MOT Projects: Mr. Belasco updated the Committee. Part of the Deferred Maintenance Bond Projects is the turf replacement at the PHS Multi-Use Field. We will be replacing the netting as well. We realized some savings by using the joint procurement process. This project will begin during Thanksgiving Break and be completed by January 1, 2026.

The next project will be the Los Medanos ES HVAC Units Replacement Project which will utilize the joint procurement process as well. This will be coming to the Board tomorrow. This is the last site that has not been modernized by the Facilities Team. We will be putting AC in the hallways too. The work should start during Spring Break and be finished by the start of next school year. The field at Marina Vista is on the list too. Through our savings from these projects, we can prioritize this project soon. We will bring the priority list to the Sub Committee for review before we bring it to the Board. Mr. Miller asked who will be taking care of this field. Mr. Belasco replied that they are still working out those details. Mr. Miller asked about shade structures. Mr. Belasco said the solar panels serve as shade structures.

All our maintenance projects were completed over the summer. We are in the final stages with PG&E for a Level 3 charging project. The grant came to the Board last year. We are finally able to start the Stoneman ES Green Schools Project. We will be bringing the initial contracts to the Board tomorrow. This project will be fast-tracked. This project will start in mid-September and will finish by December 31st. Dr. Megia and the Stoneman community are excited about this project. The groundbreaking will be around September 3rd.

Upcoming Board Items: Mr. Haria updated the Committee regarding the Facility Rental Rates. Last year we brought this topic to the Facilities Sub Committee and were going to bring it to the Board by March. But the law was sunsetted, AB 503 which governs Civic Center Act, which tells us how much we can charge for facilities. Mr. Haria reviewed the law, its current status and how its ending would affect rental rates. We will do an update tomorrow at the Board Meeting. Ms. Sims said she was glad it was going to the Board tomorrow.

Future Facilities Sub Committee Meetings: Mr. Vandermeijer announced the upcoming meeting: September 23, 2025.

Old Business: None

New Business: Coach Ramirez shared about the need for equitable facilities. He wants to make sure we provide safer, healthier and more equitable facilities for PHS Athletics. There are safety concerns at the weight training facility. He appealed that the monies that were approved for the Athletic Center be utilized to bring that project forward immediately. He reminded all that the current students were part of the push for the new Bond.

Meeting adjourned at 11:46 am.