

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, July 15, 2025 – 11:05 am

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

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

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

Pledge of Allegiance/Roll Call

Public Comments: No Public Comments. Mr. Haria congratulated Ms. Sims on the birth of her baby.

Hillview JHS Project: Mr. Vandermey updated the Committee. This project is still on track. The Classroom Building and MPR are scheduled to be complete on December 9, 2025. The students will move into that space over Winter Break. The windows and door frames are being installed on the Classroom Building. The exterior of the building has been mostly finished. One Change Order is being prepared to add a permanent generator for the District Server Room. Mr. Haria explained the need for the District Server Room and the power necessary to keep it running. This change is needed to have power to the District Server Room during power outages. Mr. Miller asked if there is an additional cost. Mr. Haria said we'll figure it out.

PHS Kitchen Modifications Project: Mr. Vandermey updated the Committee. This project is completed and the Notice of Completion is going to the Board next week.

Request for Qualifications for Architects: Mr. Vandermey updated the Committee. We sent out the RFQ, and the due date was June 25, 2025. We received about 25 packets and the team will review them and will divide them up into groups based upon project size. We'll make that list and present it to the Board at the first meeting in August. Mr. Miller asked what the Architects will be used for. Mr. Vandermey explained that we will have an architect pool from which to choose from for future projects.

BESS Projects: Mr. Vandermey updated the Committee. This project has gone out to bid and bids are due back July 17, 2025. Mr. Belasco updated the three (3) completed sites regarding the commissioning. Mr. Haria added that the purchase of the batteries will be on the July 23rd Board Meeting Agenda.

Facilities Master Plan: Mr. Vandermey updated the Committee. The architects are working on this project and should be complete by the end of the year. Mr. Vandermey explained the need for a new Facilities Master Plan.

MLK Jr. JHS Running Track and Field Alterations Project: Mr. Holtslander updated the Committee. The architect is going into DSA next week with the plans. We anticipate the plans will be approved by the end of the year or early next year. We are scheduled to start late February/early March and will be completed before school starts. Mr. Miller asked how this project is being funded. Mr. Vandermey said it is being funded through Bond funds.

PHS Stadium Parking Lot Project: Mr. Holtslander updated the Committee. The architect has begun to design some layouts, he has to submit a preliminary plan to DSA this week. We are close to having a settled layout. There will be 80-84 parking spaces, including the spaces at the EV chargers. We will have to put in trees for the new Green Code. Mr. Miller asked where this work is being done. Mr. Holtslander described the project. Mr. Vandermey said the Code now requires EV chargers. Mr. Belasco asked when the designs will be done. Mr. Holtslander said probably this week. Regarding schedule, the project will begin late March 2026 and will be completed before school starts next year. Mr. Vandermey confirmed the completion date is July 1, 2026.

Highlands ES Portable Replacement Project: Mr. Holtslander updated the Committee. We received three (3) architect proposals. We are on hold until we decide which delivery method we will be utilizing. Regarding schedule, we would like to start the project after school lets out next summer and have the project be complete before school starts the following year, 2027. Mr. Miller asked what will become of the existing portables. Mr. Holtslander said we'll either store

them, sell them or demo them. He also asked how many classrooms will be in the building. Mr. Holtslander said it will be a ten (10) classroom building and explained which type of rooms would be included.

CBOC Update: Mr. Vandermey said there are still two (2) vacancies at this time. We are looking for specific representatives from the community. Ms. Fentanes said we need a local business representative and a representative from a local tax organization. Mr. Vandermey asked when the next CBOC meeting will be, Ms. Fentanes responded that there was not one currently scheduled. Mr. Miller asked about the CBOC, and Mr. Haria explained the need for the committee and that we want to fill the two vacancies. Mr. Miller asked how the vacancies are being advertised. Mr. Haria responded that we've asked other Committee members if they know of any who would like to serve. Mr. Vandermey also said we're advertising at the City Library and online. Mr. Miller asked that the information can be shared with the Board. Ms. Sims added that the District Facebook site can be utilized as well. Ms. Fentanes mentioned that she was in touch with Ms. Zamora before she left and got a new notice posted on the website, as well as on social media. Ms. Fentanes identified which seats we need for our CBOC. Ms. Sims suggested we reach out to the Chamber of Commerce as well.

Upcoming Non-Bond Facilities & IT Projects: Mr. Melodias updated the Committee. He shared that we are doing a proof of concept for the video servers at the High School. A discussion followed regarding the High School video cameras.

Upcoming MOT Projects: Mr. Belasco updated the Committee. The Deferred Maintenance Projects from the Bond are moving forward. The first one will be the PHS Multi-Use Field Replacement Project. When that's done, we will try to do a second project this year. The second Bond project is replacing the Solar Inverters. They need to be replaced. We will meet in a couple weeks to review the Request for Proposals. We anticipate this project will be completed by next June. The next project will be the HVAC Replacement at Los Medanos. When the package is complete, I will turn over the package to Facilities to start the project. Mr. Miller asked about the project we just did. Mr. Vandermey said we just did the office area.

In terms of MOT summer work, 99% of the work is complete which includes slurry projects, playground projects, and solar panels cleaning. We had a window project at Marina Vista and it is almost complete. Mr. Miller asked if the schools are ready. Mr. Belasco said they are ready.

Mr. Miller asked about the trees that were removed at Highlands. Mr. Belasco explained the issues they were having with the trees and ultimately the parking lot will be extended when we do the Highlands project.

Upcoming Board Items: Mr. Vandermey said that Facilities will be bringing a Notice of Completion to the Board, as well as the purchase of the Batteries for the BESS Project, and a contract for a consultant to help guide us with the BESS and Inverter projects. Mr. Haria added that there is a Budget Workshop on the 22nd and he will bring those details to the first Board meeting in August.

Future Facilities Sub Committee Meetings: TBD

Old Business/New Business: None.

Meeting adjourned at 11:44 am.