

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, June 9, 2026 – 11:09 am

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

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

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

Pledge of Allegiance/Roll Call

Public Comments: No Public Comments.

Hillview JHS Project: Mr. Vandermey updated the Committee. This project is going very well and is on schedule to complete by July 27, 2026. Some photos were shared. The old school is completely demolished and asphalt will be installed in July. We have a tentative schedule to get the generator online by November 1, 2026. At this moment, this application is with the Bay Area Air Quality Management District (BAAQMD). They have to notify the residents in the vicinity for a thirty (30) day period to object or approve. Mr. Miller asked what kind of flooring was being installed in the gym, Mr. Holtslander replied that it is a sports flooring. Mr. Miller asked how long will that gym flooring last, Mr. Vandermey responded that typically that kind of sports flooring has a 20-25 year life expectancy. He will find out the specifics of that particular product.

BESS Projects: Mr. Vandermey updated the Committee. This project is moving along. Batteries have been delivered to five (5) sites and the remaining three (3) will be delivered during the week of June 22nd. Construction completion is currently set for September 2nd. We are also working with PG&E regarding the SGIP applications and the PTO's. Mr. Belasco added that PG&E did a full audit on the Highlands system. Mr. Belasco pointed out the dangers that must be looked at before the system goes online.

Inverters Upgrade Project: Mr. Vandermey updated the Committee. We recently signed a contract with Capital Engineering for design services for this project. We met with them last week. They will develop the construction documents for bidding. Completion date is estimated for August 2027.

Facilities Master Plan: Mr. Vandermey updated the Committee. We are still working on finalizing the FMP. We will have a rough draft by the end of this month. We hope to bring it to the Board in August. Mr. Miller asked how often we need to do these plans. Mr. Vandermey responded every five (5) years.

MLK Jr. JHS Running Track and Field Alterations Project: Mr. Vandermey updated the Committee. This project is looking fabulous. A few more items need to be completed. Mr. Miller asked if there would be some bleachers. Mr. Vandermey said there will be no bleachers, just like the other junior high schools.

Hillview JHS Soccer Field and Track & Field Projects: Mr. Holtslander updated the Committee. This project is moving right along. Valley Precision Grading has removed all the old turf, and will probably be wrapped up by the end of the month. They did the other two turf replacement projects at PHS and Marina Vista and have done a great job. Regarding the Track & Field Project, we are working with the Architect so we can put the project out to bid next month. Estimated start date is late August with a completion after Winter Break.

PHS Stadium Parking Lot Project: Mr. Holtslander updated the Committee. The contractor, Pacific Coast General Engineering, a local contractor, has cut everything to sub-base, and the electrical contractor has been out there getting all the electrical conduits in. Within the next couple weeks, they will bring in the base rock. They are shooting for a July 17th completion date. Mr. Miller asked if this was in the back of the stadium, Mr. Holtslander replied that it is. There will be a few additional parking spaces. Mr. Vandermey added that there will be some EV charging stations, as well as an EV charging station for busses.

Highlands ES Portable Replacement Project: Mr. Holtslander updated the Committee. We will be having the Pre-Bid Conference tomorrow for Increment 1 Rebid which is all of the sitework, site utilities, landscaping and hardscaping. The Increment 2 RFQ Bids were due last week. We received two (2) bids; however, one was not responsive. The other bidder was JL Construction, the contractor who did Los Medanos. We will be recommending to the Board to award the contract to JL Construction for Increment 2. Mr. Miller mentioned the dirt pile at Highlands. Mr. Holtslander explained that the dirt is for this project. Mr. Miller also asked about the extra dirt on the Harbor St. lot, and Mr. Holtslander explained that that dirt was from the Parking Lot Project at the High School. Mr. Vandermey reviewed the photo that showed the layout for the two (2) modular buildings at Highlands. They discussed the features of the project. This project should be ready in 2028 and starting this August. The Principal is very excited about the project.

PHS Athletic Performance & Training Center Project: Mr. Vandermey updated the Committee. We have an Architect on board, PBK Architects California, Inc. They have been attending the Athletic Center Committee meetings. They are narrowing down a conceptual design for the Committee to approve. We are shooting for shovels in the ground August 2027.

Deferred Maintenance Projects: Mr. Belasco updated the Committee. We have the Bond funded project at Los Medanos HVAC. Mr. Holtslander provided the vendor with the plans so they could do a structural review so we can condition the hallways. The replacement of the equipment will be like for like. We hope to have this package to the Board in August and will start the work in December. The actual install will occur when the school is out for the following summer.

The other projects, i.e. floor replacement at Los Medanos, slurry work at four (4) schools and some playgrounds resealed and restriped, will be completed by July 15th. Mr. Belasco added that we were able to push some projects ahead due to savings on some of the projects. Mr. Miller asked which funds were being used. Mr. Haria said both funds were being used. Most are Bond Dollars, but some General funds were used as well. Discussion regarding budgets and funding maintenance and capital projects. Mr. Miller asked about how the City and the District could finance a pool for the community and the students. Mr. Haria responded about the financial realities of maintaining a pool.

Upcoming IT Projects: Mr. Melodias updated the Committee. We are in the middle of checking all 17,000 Chromebooks, which started yesterday. We've had a good start. Summer School started yesterday and we support that as well. In July, we are moving the Data Center from the District Office to Hillview. Mr. Miller asked what would happen with the rooms at the DO. Mr. Melodias said we will still need a smaller footprint. Hopefully the room can be repurposed. Mr. Holtslander asked if we would lose network, Mr. Melodias said we will, but we are scheduling it over the weekend.

Upcoming Board Items: Mr. Haria will be bringing a budget and a resolution to approve the budget. Mr. Belasco added that he will have some items for upcoming work next school year and next spring.

Future Facilities Sub Committee Meetings: Future meetings are listed on the Agenda. The next one is scheduled for July 21st.

Old Business: None

New Business: None

Meeting adjourned at 11:45 am.