

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, April 28, 2026 – 11:00 am

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

Attendees: Sean Vandermey (P), Hitesh Haria (P), Keith Holtslander (P), Stephanie Cox (Z), Kati Mejia (P), 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. Mr. Miller did comment on the quality of technology the District is using. They are doing a great job.

Bond Refinancing Update: Mr. Haria updated the Committee. Our transaction was done in the earlier part of April and will close on May 7th. We will issue a press release on how much we are saving on this particular refinancing, as well as the savings from all the refinancing the District has done in the past.

Hillview JHS Project: Mr. Vandermey updated the Committee. This project is going very well and is on schedule to complete at the end of July 2026. The old buildings have been demolished along with the foundations and footings. That's where the staff parking lot, blacktop, tennis courts, basketball courts and pickleball courts will go. Over Spring Break, window film was installed on interior hallway windows to prevent distractions. During the Summer, Roller Shades will be installed on all exterior windows to mitigate glare and heat.

BESS Projects: Mr. Vandermey updated the Committee. We've had a lot of activity lately. Batteries were delivered to five (5) sites. The contractor has to finish installing them and by end of June or July the first five (5) sites should be complete. The next set of batteries for the remaining three (3) sites will be delivered by mid-May. Mr. Vandermey explained that these storage systems will be for peak shaving savings. They may provide some emergency power during the day if the power should go out.

Inverters Upgrade Project: Mr. Vandermey updated the Committee. We are still working with our consultants for design specifications and once that is complete, we will go out to bid. Mr. Miller asked what the inverters are. Mr. Vandermey explained that our solar panel system has central inverters which when down, the whole array system is down. We will be replacing the central inverters with string inverters so when an inverter goes down, only a portion of the array system will go down.

Facilities Master Plan: Mr. Vandermey updated the Committee. This update is taking longer than expected. Last week we met with the Architect and worked out some of the kinks. The Architect will fine tune the document and it will be completed by the end of June.

MLK Jr. JHS Running Track and Field Alterations Project: Mr. Vandermey updated the Committee. This project is going along well. The contractor requested a couple rain days for last week, but they are still scheduled for completion by July 31st. Mr. Holtslander described the project to the Committee. Mr. Vandermey added that DSA required the District to make some ADA modifications to the Locker Room Bathrooms and the front parking lot.

Marina Vista ES Turf Replacement Project: Mr. Holtslander updated the Committee. This project was completed successfully and quickly. The Ribbon Cutting was on April 20th. The GMAX testing was performed that day as well. Mr. Holtslander added that the field looks as good as the PHS field. Ms. Sims commented that the field is to last twelve (12) years and the man who owns the company that installed it is from the Pittsburg Community. She also added that the New England Patriots practice on the same kind of field. Mr. Vandermey commented that the technology has really improved.

Hillview JHS Soccer Field and Track & Field Projects: Mr. Holtslander updated the Committee. The Soccer Field Turf Replacement Project will start May 26th. They should knock it out in a month. Mr. Belasco added completion date is June

30th. Mr. Holtslander added that the old Track & Field will be cleaned up, track curbs redone, track rebuilt with DG and infield with grass sod. This project is scheduled to start mid-Summer with completion after Winter Break.

PHS Stadium Parking Lot Project: Mr. Holtslander updated the Committee. This project is moving along well despite the rain. They have stripped off the old AC and concrete curbs. They are regrading and setting up forms for new concrete curbs and sidewalks. The contractor is a local contractor: Pacific Coast General Engineering. This project is scheduled for completion by mid-July.

Highlands ES Portable Replacement Project: Mr. Holtslander updated the Committee. Increment 1 is currently out to bid. This project will start after school is out. The entire project, which includes Increment 2 (the Classroom Building), is slated for completion in July 2027. No modular building contractor is on board yet. Mr. Vandermey commented that we are removing seven (7) classroom portables and replacing them with ten (10) permanent classrooms.

PHS Athletic Performance & Training Center Project: Mr. Vandermey updated the Committee. The Superintendent created an Adhoc Committee for this Project. They are meeting once a month right now, but will probably begin to meet twice a month soon. At the last Board Meeting, the Board authorized us to release an RFP for Architectural Services for this Project. We have selected one which goes to the Board tomorrow night. They will soon start attending the Adhoc Committee Meetings. We have an aggressive schedule for this Project, hoping for shovels in the ground by August 2027. Ms. Sims asked if the Committee had a say in the choice of the Architect. Mr. Vandermey said it did not.

Deferred Maintenance Projects: Mr. Belasco updated the Committee. We are working on bids for the Los Medanos ES HVAC Project hoping to complete it within the Bond Series A timeline. Due to extensive changes to plans because of the units, we will look for similar like for like products. The weight of the proposed units would have caused expensive structural changes. We will bring proposals for additional equipment to the Board in July or August for work next Spring and Summer. Mr. Belasco added the final approvals for the Hillview Fields Contracts will be going to the Board. He anticipates the Soccer Field to be open to the Community by July 1, 2026.

Mr. Haria added that the City gave the District a sizeable check as we have closed our Old Master Agreement. These monies will offset some of the cost of the Marina Vista and Hillview Fields.

Upcoming IT Projects: Mr. Melodias updated the Committee. Earlier this year, the Board approved District Network Switch Replacements. The Erate is under review and once approved the Project can start in July. This will be District wide except Parkside and Hillview.

Upcoming Board Items: Mr. Belasco will have typical bid authorizations for next school year.

Future Facilities Sub Committee Meetings: Future meetings are listed on the Agenda. The next one is scheduled for June 9th.

Old Business: None

New Business: None

Meeting adjourned at 11:31 am.