

Minutes: Facilities Sub Committee Meeting

Date: Tuesday, December 9, 2025 – 11:11 am

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

Attendees: Donna Fentanes (Z), Matt Belasco (P), Sean Vandermey (P), Hitesh Haria (P), Stephanie Cox (Z), Chris Melodias (P), Fernando Lozano (P), Maggie Gonzales (P) and Kati Mejia (P).

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

Pledge of Allegiance/Roll Call

Public Comments: No Public Comments.

Facilities Rental Tiering: Mr. Haria and Mr. Belasco updated the Committee regarding the Facilities Rental Tiering. Mr. Haria reviewed what was presented at the last meeting. Mr. Haria passed out a summary of services. This summary has taken into consideration the suggestions of Mr. Lozano and Ms. Gonzales. Both of them summarized the need for these changes. Mr. Lozano commented that the CAB cannot be left without a supervisor because of the amount of people for the duration of the rental. Ms. Gonzales concurred that the situation is the same at the Stadium. Ms. Sims asked if three (3) people were enough. Mr. Lozano would like to reserve the right to add staff as needed based on prior experience with customers. Mr. Belasco added that we call a meeting with the renter for the rationale for the rental fees. Mr. Vandermey asked if once these changes are approved will they get incorporated into Facilitron? Mr. Haria replied and explained the process. This item will go to the Board in January. Ms. Gonzales asked about non-profit discounts. A discussion regarding non-profits and related ensued. It was agreed that the Pittsburg Community could utilize the facilities and get discounts. Mr. Haria asked about rollout of these costs. Mr. Belasco suggested effective immediately (after Board Meeting) except pre-booked rentals and effective July 1 for everyone. Mr. Haria suggested we review the pre-booked rentals as well to ensure safety according to these concerns.

Hillview JHS Project: Mr. Vandermey updated the Committee. He has been out to the site every day and we are set to open January 6th. The Architect has started the Punch List and most of these items will be taken care of after Jan. 6th during afterhours or weekends. There will be a tour for the Board and Cabinet on December 16th at 12:30 PM. The architect and contractor will be joining us as well. The slab is poured for the gym with the wall framing to be fully erected by the end of January. The Gym and Parking Lot will be completed by the end of July. Mr. Haria added that the Ribbon Cutting Ceremony will be in February. Mr. Vandermey added that he will also be having a tour for the CBOC.

BESS Projects: Mr. Vandermey updated the Committee. The contractor, Bockmon & Woody, has started work on four (4) of the sites. We are still on schedule to be completed by this summer. Battery delivery is expected at the end of February.

Facilities Master Plan: Mr. Vandermey updated the Committee. The architect, SVA Architects, are pushing forward. We have also been in contact with them to standardize what we put in our buildings. We are waiting to hear from OPSC for final requirements for the Facilities Master Plan. We plan to bring the new Master Plan to the Board in March.

MLK Jr. JHS Running Track and Field Alterations Project: Mr. Vandermey updated the Committee. We received five (5) bids for this project on November 25th. The low bidder could not get prequalified with the District, so we are going with the second lowest bidder – McGuire & Hester in the amount of \$1.5M. Mr. Haria asked Mr. Vandermey why they could not get prequalified. Mr. Vandermey explained why.

PHS Multi-Use Field Turf Replacement Project: Mr. Vandermey updated the Committee. Ms. Gonzales asked if additional cameras were added to the plan. Mr. Vandermey responded that there were not any added. This project is underway and will be done by January 2, 2026. Mr. Belasco added that there will be a small change order for this project because of some existing drainage issues.

PHS Stadium Parking Lot Project: Mr. Vandermey updated the Committee. The plans for this project have been submitted to DSA for backcheck. We expect approval in mid-January. We will put this project out to bid in January and start construction in March with a completion date of July 1, 2026. Mr. Belasco added that Wi-Fi, EV chargers and additional lighting will be a part of the project.

Highlands ES Portable Replacement Project: Mr. Vandermey updated the Committee. Plum Architects is moving forward with design of Increment I of this project which is reconfiguring the Parking Lot and Sitework for the New Building. We will begin construction in May 2026 with a completion date in July 2027.

Stoneman ES Green Schoolyard Project: Mr. Belasco updated the Committee. We were fortunate to stay on track despite the weather. The initial part of the project is complete. Some additional asphalt work extended the project an extra week. We are waiting for some trees and outdoor classroom furniture to finish up the project. A formal Grand Opening will be in March or April when the weather is better. Mr. Vandermey, Mr. Belasco and some Cabinet members joined some students and planted some trees. Mr. Belasco added that he wanted the Stoneman Community to have ownership of this project.

Level 3 Vehicle Charging and Vehicle to Grid Project: Mr. Belasco updated the Committee. This project has taken a little longer than we had hoped. The application for final funding with a redesign has been submitted. The project will be in the back of the SSSC property. Target date for completion is July 1, 2026.

Deferred Maintenance Projects: Mr. Belasco updated the Committee. We will be bringing the Marina Vista ES field to the Board for contract approval. The same contractor, working on the PHS Multi-Use Field, will be awarded the contract utilizing the CMAS purchasing method. We realized some savings from the other project and will apply the funds for this project to be completed this year. This work will be done during Spring Break. Mr. Haria added that the Marina Vista field was not slated to be done in this series of Bond monies, but since there was significant savings from another project we moved this project up. It is not a new project, it is on the approved list of projects.

We will be going out to bid for our spring and summer projects. We will bring those prices back to the Board in February and March. Regarding the Inverter Project, there is a delay. The vendors who were received bids from were not fitting the bill, so we will go out for another RFP.

Upcoming Non-Bond Facilities & IT Projects: Mr. Melodias updated the Committee. We currently have an RFP out for Network Switches. The proposals will be turned in to us December 19th. We will be bringing the award to the Board at the second meeting in January. Mr. Haria mentioned that there will be some IT Change Orders for the Hillview Project. Network Switches installation and the Emergency Generator for the Server Room will be coming soon to the Board.

Upcoming MOT Projects: Mr. Belasco said that during Winter Break the focus will be the deep cleaning of the Gyms and MPR's.

Upcoming Board Items: Mr. Vandermey said we will be bringing an Add Request for Admin Furniture for Hillview.

Future Facilities Sub Committee Meetings: Ms. Fentanes will schedule Sub Committee Meetings for the entire 2026 year.

Old Business: None

New Business: Ms. Sims requested that Mr. Lozano and Ms. Gonzales be invited to come to these meetings. Ms. Gonzales appreciated the invitation.

Meeting adjourned at 11:56 am.