



AGENDA
FACILITIES COMMITTEE MEETING

Wednesday, April 8, 2026, at 5:00 pm

**Administrative Office, 1st Floor Community Room
138 S. Brandon Rd., Fallbrook CA 92028**

In accordance with California Government Code Section 54953 teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar by using the following link: <https://us02web.zoom.us/j/85196440503?pwd=LfqlHqKPwxAZuP4Ex0iwgxXvWGcQCw.1> Meeting ID: 851 9644 0503 Passcode: 942886 Participants will need to download the Zoom app on their mobile device. Members of the public will also be able to participate by telephone using the following dial in information: +1-669-900-6833 Meeting ID: 851 9644 0503 Passcode:942886

Committee Members: Chair Howard Salmon and Director Anabel Canseco

1. CALL MEETING TO ORDER/ROLL CALL

2. PUBLIC COMMENTS - ANNOUNCEMENT

Members of the public may address the Board regarding any item listed on the Agenda at the time the item is being considered. Members of the public attending in-person need to fill-out a "Request to Speak" card and those attending by webinar need to raise their hand at this time and identify the Agenda item they would like to speak on. The Board has a policy limiting any speaker to not more than five minutes.

3. DISCUSSION ITEMS-

Ongoing/Completed Projects at the Community Health & Wellness Center

- a.) Building A: Room 2 - Encinitas Design Group Updates | Demonstration Kitchen Project -
- b.) Building B: Education Room 6 and Interior Restrooms Renovation- Proposal Review
- c.) Partnership with Mission Resource Conservation District & FRHD for Educational Pollinator Garden

4. BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS-

5. ADJOURNMENT -

Note*** I certify that on April 3, 2026, I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, which said the time being at least 24 hours in advance of the meeting. The American with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in or denied the benefits of District business. If you need assistance to participate in this meeting, please contact the District office 24 hours prior to the meeting at 760-731-9187.

Raquel A Williams
Executive Assistant/Board Clerk



MPMC, Inc dba Classic Handyman Services

387 Magnolia Ave Ste 103 PMB 839, Corona, CA 92879
Office (951) 453-8945 • LIC # 1027514 DIR # 1000052016

COMPANY	Fallbrook Regional Health District	DATE	04/01/2026
ATTENTION	Theresa Geracitano/ Rachel Mason	QUOTE NUMBER	PM20250401
PROJECT	Option 2: Room 6 and single restrooms	VALID FOR	30 Days
PROJECT ADDRESS	Fallbrook	E-MAIL ADDRESS	pete@mpmc-inc.com
		FAX NUMBER	
SUBJECT	General construction	TOTAL PAGES	2

General Scope of Work:

- Option 2 provides and installs all work for the Single restrooms as shown on plans and specs per the revised drawing attached.

Detailed Scope of Work:

- Demo restroom fixtures, partitions, tile, etc.
- Re-pipe water and waste for new plumbing fixtures.
- Adjust electrical switches and outlets, and HVAC grills, and confirm exhaust fans are working.
- Install new tile and plumbing fixtures. 2 water closets and 2 wall-hung lavatories
- Construct new walls as shown for the new hall and storage rooms.
- Install a wall between the restrooms and the new prep room.
- Paint room 6, storage, new hallway, prep room, and restrooms
- Install laminated flooring.
- Provide final clean-up.
- Provide close-out documents.
- All wages are to be paid per the current DIR prevailing wages.

Exclusions:

- All permits, fees, and bonds.
- Any exposed gutter drains and downspouts.

General construction	One Hundred and Ninety-Eight Thousand and Nine hundred Thirty-Four Dollars.	\$ 198,934.00
-----------------------------	--	----------------------

Acceptance of this proposal by Owner shall constitute acceptance of all terms and conditions herein and shall supersede any conflicting term(s) in any other past or future contract or project document. The Contractor's agreement herewith shall be evidenced by the Owner listing MPMC, Inc., dba Classic Handyman Services (CHS). in its bid documents or by permitting CHS to commence work on the project.

MPMC will be paid monthly progress payments on or before the 15th of each month for the value of the work completed plus the total of materials and equipment stored on site. Final payment shall be due 30 days after the work described in the proposal is substantially completed. MPMC shall have the right to stop working if any payment is not made in time and MPMC may keep the job idle until all payments due are received. In no such event will MPMC be held liable for costs incurred by the Owner due to filing stop notices by MPMC for Owner's failure to comply with these payment provisions.



MPMC, Inc dba Classic Handyman Services

387 Magnolia Ave Ste 103 PMB 839, Corona, CA 92879
Office (951) 453-8945 • LIC # 1027514 DIR # 1000052016

1. No back charges by, or claim of, the Owner for services performed by others, including Owners forces shall be valid against CHS unless agreed upon in writing by MPMC before the work is performed. This includes back charges for cleaning up.
2. MPMC will not be called upon to start work until sufficient areas are ready to ensure a continuous work sequence, which the proposal price is based upon. Contractor shall furnish all temporary site facilities, including suitable storage space, hoisting equipment, man-lifts, dumpsters, ample parking, temporary electrical, water, toilets, and security at no cost to MPMC.
3. Work called for herein is to be performed during MPMC's normal working hours. All work performed outside of such hours shall be the basis for a change order, charged at MPMC prevailing overtime rates. Proposal based on Davis-Bacon wages.
4. In the event of a price increase of materials, supplies, equipment, or energy greater than (10%) ten percent occurring between the expiration date of this proposal and the first day of performance of the specific work affected by the price increase, through no fault of MPMC, the amount owed CHS shall be equitably adjusted by change order to reflect the price increase. MPMC shall be entitled to such escalation of costs.
5. The Base bid price excludes all costs for permits or fees of any kind, and inspections.
6. This proposal excludes any drilling, blasting, boring, rock removal, dewatering of trenches and/or removal of spoils from project
7. This proposal is valid for 60 days and contingent upon acceptance of negotiated contract terms.

By signing below, I acknowledge that I am the legal owner, or a legal representative of the owner and I am authorized to sign this contract as an agent of the legal owner:

MPMC, Inc dba Classic Handyman Services. authorized representative:

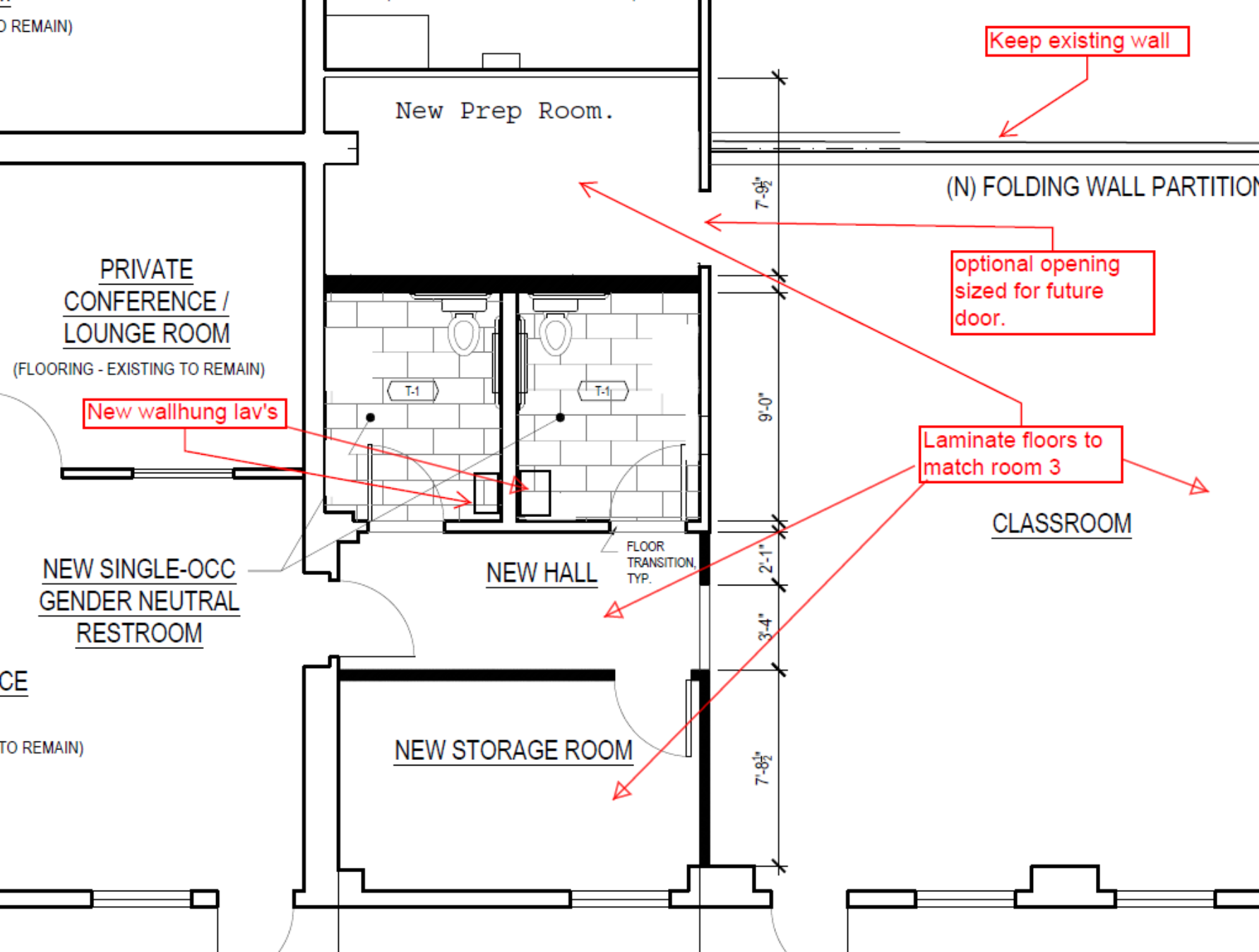
Date	Print Name	Title	Signature
03/31/2026	Peter Monteith	President	<i>Peter Monteith</i>

Thank you for the opportunity to submit this quotation for your review. We look forward to working with you on the above-specified project and to discussing this, and future projects, with you at your convenience.

Please feel free to contact me with any questions or comments you may have regarding this quotation.
Email- pete@mpmc-inc.com
Phone- (951) 453-8945.

Best Regards,

Peter Monteith



Keep existing wall

New Prep Room.

(N) FOLDING WALL PARTITION

PRIVATE CONFERENCE / LOUNGE ROOM

optional opening sized for future door.

(FLOORING - EXISTING TO REMAIN)

New wallhung lav's

Laminate floors to match room 3

NEW SINGLE-OCC GENDER NEUTRAL RESTROOM

NEW HALL

FLOOR TRANSITION, TYP.

CLASSROOM

NEW STORAGE ROOM

CE

(TO REMAIN)



Woolly Bluecurls
Trichostema lanatum



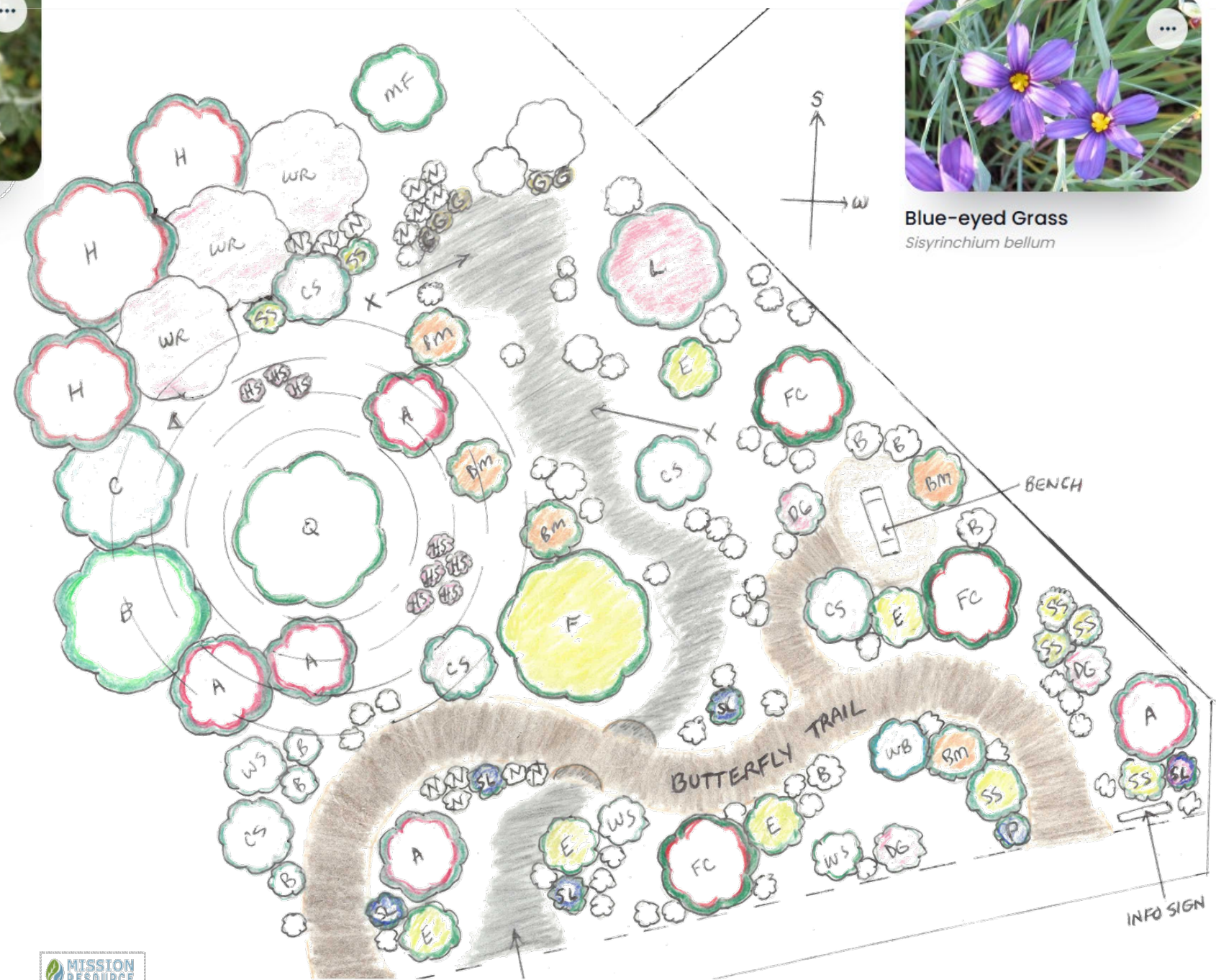
Desert Globemallow
Sphaeralcea ambigua



Blue-eyed Grass
Sisyrinchium bellum

Plant Key			
Symbol	Plant Name	Size	Quantity
Q	Coast Live Oak, <i>Quercus agrifolia</i>	5G	1
F	Flannel Bush, <i>Fremontodendron californicum</i>	5G	1
WR	Western Redbud, <i>Cercis occidentalis</i>	5G	3
H	Toyon, <i>Heteromeles arbutifolia</i>	5G	3
B	Coyote Bush, <i>Baccharis pilularis</i>	5G	1
MF	Mulefat, <i>Baccharis salicifolia</i>	5G	1
C	California Lilac, <i>Ceanothus spp.</i>	5G	1
L	Lemonade Berry, <i>Rhus integrifolia</i>	5G	1
A	Manzanita, <i>Arctostaphylos spp.</i>	5G	5
FC	California Coffeeberry, <i>Frangula californica</i>	5G	3
B	California Buckwheat, <i>Eriogonum fasciculatum</i>	1G	11
BM	Bush Monkey Flower, <i>Diplacus aurantiacus</i>	1G	5
CS	Cleveland Sage, <i>Salvia clevelandii</i>	1G	5
WS	White Sage, <i>Salvia apiana</i>	1G	5
E	California Bush Sunflower, <i>Encelia californica</i>	1G	9
SS	San Diego Sunflower, <i>Bahiopsis laciniata</i>	1G	7
DG	Desert Globemallow, <i>Sphaeralcea ambigua</i>	1G	3
SL	Silver Lupine, <i>Lupinus albus</i>	1G	5
G	California Goldenrod, <i>Solidago velutina ssp. californica</i>	1G	10
HS	Hummingbird Sage, <i>Salvia spathacea</i>	1G	8
P	Showy Penstemon, <i>Penstemon spectabilis</i>	1G	8
WB	Woolly Bluecurls, <i>Trichostema lanatum</i>	1G	1
N	Narrowleaf Milkweed, <i>Asclepias fascicularis</i>	1G	13
AS	California Aster, <i>Corethrogyne filaginifolia</i>	1G	5
NG	Purple Needlegrass, <i>Stipa pulchra</i>	1G	9
FG	Fuchsiaflower Gooseberry, <i>Ribes speciosum</i>	1G	1
CR	California Wildrose, <i>Rosa californica</i>	1G	1
Y	Common Yarrow, <i>Achilles millefolium</i>	1G	9
CF	California Fuchsia, <i>Epilobium canum</i>	1G	7
Total Plants			142

Learn more about these plants: <https://calscape.org/myplantlist/73822>





Common Yarrow

Achillea millefolium



Eastwood Manzanita

Arctostaphylos glandulosa



Bigberry Manzanita

Arctostaphylos glauca



Woollypod Milkweed

Asclepias eriocarpa



Narrow Leaf Milkweed

Asclepias fascicularis



Coyote Bush

Baccharis pilularis



Mulefat

Baccharis salicifolia



San Diego County Viguiera

Bahiopsis laciniata



Concha Ceanothus

Ceanothus 'Concha'



Woollyleaf Ceanothus

Ceanothus tomentosus



Western Redbud

Cercis occidentalis



California Aster

Corethrogyne filaginifolia



Bush Monkey Flower

Diplacus aurantiacus



Bush Sunflower

Encelia californica



California Fuchsia

Epilobium canum



California Buckwheat
Eriogonum fasciculatum



Coffeeberry
Frangula californica



Flannel Bush
Fremontodendron californicum



Toyon
Heteromeles arbutifolia



Silver Lupine
Lupinus albifrons



Miniature Lupine
Lupinus bicolor



Deergrass
Muhlenbergia rigens



Showy Penstemon
Penstemon spectabilis



Coast Live Oak
Quercus agrifolia



Lemonade Berry
Rhus integrifolia



Fuchsiaflower Gooseberry
Ribes speciosum



California Wildrose
Rosa californica



White Sage
Salvia apiana



Cleveland Sage
Salvia clevelandii



Hummingbird Sage
Salvia spathacea