

AGENDA

FACILITIES COMMITTEE MEETING

Wednesday, October 14, 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 Sally DeVito 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.) Proposals for Development of Buildings A1 and C
- b.) Privacy Fencing Building B Proposal Comparison

4. BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS-

5. ADJOURNMENT -

Note*** I certify that on October 9, 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

August 11, 2026

Rachel Mason, Chief Executive Officer
Fallbrook Regional Health District
138 S. Brandon Road
Fallbrook, CA 92028
RMason@FallbrookHealth.org
760.731.9187

**RE: Architectural, Structural, & MEP, Design Services:
Community Room & Existing Chapel Renovation, Building A.1
APN#: 105-092-22-00**

Dear Rachel & the Fallbrook Regional Health Team,

Thank you for the opportunity for **Encinitas Design Group** to present this proposal to provide our professional design services for the project referenced above and further outlined below. Our fees and the basis for this proposal are outlined below for your review.

Please do not hesitate to give me a call if you have any questions or need additional information.

PROJECT DESCRIPTION

The Fallbrook Regional Health District (FRHD) is a dynamic public agency serving nearly 60,000 residents of Fallbrook, De Luz, Rainbow and Bonsall. The Community Health and Wellness Center is being designed to offer programs and services within the area that address health concerns, management, nutrition education, and be a community focal point for all things health and wellness.

The work of this proposal includes the architectural and engineering design through construction services for the renovation of the Center's existing chapel/community room Building A.1, including the renovation and development of the buildings exterior, addition of doors and windows, create private outdoor spaces and refocusing the A.1 building entry to be combined with building A.2 the entry at the wellness center as outlined below.

- Replace wellness center entry with new window wall and entry doors at each end.
- Reclad elevations with wood-look cementous siding as per previous design concept.
- Add roof and trellis along the west side of the chapel with aluminum door accessing the outdoor space.
- Structural Engineering for the building expansion to mitigate seismic upgrade to the adjacent structure.
- Reconfiguring lobby and chapel area to become a single open community room.
- Mechanical, electrical, and plumbing drawings coordinated to the scope of work above.
- Existing mechanical system located at existing chapel mezzanine to remain.
- Address sound control, new roof, delete dias, bride and groom rooms while increasing light and airflow.

SCOPE OF SERVICES

1. **Schematic & Pre-Design Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Meet with FRHD to establish project goals and timeline.
 - b. Scan and/or draw existing building to provide as built architectural drawings of entire building.
 - c. Develop conceptual schematic drawings to describe specific design intent.
 - *Schematic Design #1 – translate initial design concept to as-built drawings.*
 - *Concept/Schematic Design Review Meeting*

2. **Design Development Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Develop site plan, building plans, ceiling plans, and building sections to describe specific design intent for Construction Documents.
 - b. Develop project plans to incorporate interior finishes, lighting, materials, and general layouts to describe specific design intent for Construction Documents.
 - c. Develop preliminary structural, mechanical, electrical, and plumbing, to describe specific design intent for Construction Documents.
 - d. Final Design Development package to be approved by client & client prior to proceeding to Construction Document Phase.

*Design Development Package #1 – incorporate feedback from Schematic Design Review Meeting
Design Development and Project Design Meeting
Design Development Package #2 – Final Project Design*
3. **Construction Documents:** Encinitas Design Group shall provide the following services during this phase:
 - a. Architectural and structural documentation and detailing as required to obtain building permit from approved Design Development plans.
 - b. Mechanical, Electrical, and Plumbing drawings, as required to obtain building permit.
 - c. Incorporate specifics of finishes, lighting, materials, and fixtures, as required for plan check approval.
4. **Governmental submittals and processing:** Encinitas Design Group shall provide permit submittal and expediting services in order to facilitate permit ready documents:
 - a. Building Plan Check processing.
 - b. Administration and completion of plan check corrections for drawings prepared by Encinitas Design Group and their consultants.
 - c. Plan Check corrections and resubmittals.
5. **Construction Administration:** Encinitas Design Group shall provide site visits and submittal reviews at an hourly rate as described in 'Additional Services' if requested by client.

FEE PROPOSAL

1. **Schematic & Pre-Design Phase** shall be provided at a fixed fee for the deliverables listed below:
(If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Pre-Design/Schematic:	\$ 2,000.00
<i>Scan and Create As-built Drawings</i>	
<i>Translate initial design concept</i>	
<i>Concept/Schematic Design Review Meeting</i>	
2. **Design Development Phase** shall be provided at a fixed fee for the deliverables listed below:
(If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Development of project design:	\$ 6,000.00
<i>Schematic Design Review Meeting updates</i>	
<i>Design Development Review Meeting #1</i>	
<i>Design Development Package #2 – Final Project Design</i>	
3. **Construction Document Phase**, this fixed fee is based on the estimated scope of work and budget. This fee is subject to change if it is determined that there are any changes to the scope of work:

Architectural Services:	\$ 12,000.00
Structural Services: (consultant)	\$ 10,500.00
Title 24	\$ 750.00
MEP Services: (consultant)	\$ 9,000.00

Construction Document Total \$ 32,250.00

4. **Governmental Submittals and Processing:** shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:
- \$ 5,000.00
5. **Construction Administration:** shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:
- \$ 5,000.00
6. **Fee Summary**
- | | |
|---------------------------------|---------------------|
| Architectural Total: | \$ 30,750.00 |
| Engineering Consultants Total: | \$ 19,500.00 |
| Estimated Project Total: | \$ 50,250.00 |

PAYMENT TERMS (Phase numbers per scope of services numbers above)

- Phase 1 fee: payment to initiate work: \$2,000.00
- Phase 2 fee: payment to initiate work: \$6,000.00
- Phase 3 fee: 50% advance of fee estimate – includes required consultant deposits;
balance billed monthly/upon plan check submittal
- Phase 4 fee: balance billed monthly/upon permit issuance
- Payment by check is preferred payment method. ACH electronic payment and Credit Card payments also accepted for an additional fee.

SERVICES NOT INCLUDED

The following items are **not included** in the normal services by Encinitas Design Group.

1. Dry utility design (if required).
2. Topographical Survey (to be added for site plan)
3. Soils Report (to be added if required)
4. Civil Engineering (to be added if required)
2. Landscape design and documentation (to be added if required)
3. Fire Sprinkler Engineering (if required).
4. Interior design, finishes, casework, except as provided by client and/or required to obtain building permit as included above.
5. Lighting consultant and photometric design/documentation.
6. LEED Consulting and Certification.
7. Discretionary permit processing for government and local approvals including but not limited to Design Review, Site Development permits Historical Review; or other similar processing except as noted to be included above (if required).
8. Submittal fees, Governmental fees, Permit fees, Utility fees, or other fees required by governing agencies.

ADDITIONAL SERVICES

Services required beyond the scope of work described above will be provided for on an hourly basis in accordance with the schedule below:

Principal:	\$ 175.00/hr
Project Architect:	\$ 150.00/hr
Architect:	\$ 125.00/hr
Architectural Drafting:	\$ 100.00/hr
Clerical:	\$ 75.00/hr

ENCINITAS DESIGN GROUP

Todd Kuhlman
California License C-33109



ACCEPTED BY:

Signature: _____ Date: _____

Name: _____ Title: _____

EXPIRATION OF PROPOSAL, COMMENCEMENT AND COMPLETION OF THE WORK.

This proposal will become null and void 30 days following delivery to the client if not signed, unless agreed to in the interim or through ongoing discussions with the client. Work is scheduled following acceptance of this proposal and may not be available for immediate commencement. Once work does commence it is to continue through to completion, as limited by such items as discretionary or additional reviews imparted on the project by entities having jurisdiction in the matter. Work that stops for 60 days may be subject to termination with any outstanding balance due immediately.

Once work is terminated, a reassessment of the project's schedule, terms, conditions and costs will be adjusted in the form of a new proposal and scheduled following acceptance of such.

LIMITATIONS OF LIABILITY

Todd W. Kuhlman, EDG and those associated with them regarding the project described above shall be limited in liability for errors, omissions, and project damages to the extent of fees paid for services provided by Encinitas Design Group (EDG) or \$15,000 whichever is greater.

CORPORATE PROTECTION

It is intended by the parties to this agreement that the EDG services in connection with the project shall not subject EDG individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, notwithstanding anything to the contrary contained herein, the client agrees that the client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against EDG, a California corporation, and not against any of the consultants' individual employees, officers or directors.

DELAYS

The Client agrees that EDG is not responsible for damages arising or indirectly from the delays for causes beyond the firm's control. For the purposes of this agreement, such causes include but are not limited to weather disruptions or other natural disasters, fires, or other acts of God, failure of any governmental agency to act in a timely manner, or discovery of any hazardous substances or differing site conditions.

DISPUTE RESOLUTION

Any claims or disputes made during design, construction or post-construction between the client and EDG shall be submitted to non-binding mediation. Client and firm agree that mediation will serve as the primary method for dispute resolution.

INFORMATION PROVIDED BY OTHERS

The client shall furnish all information, requirements, reports, data, survey and instructions required by this agreement. EDG may use such information, requirements, reports, data surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

OWNERSHIP OF DOCUMENTS

All documents produced by EDG under this agreement remain the property of EDG and may not be used by the client for any other endeavor without the written consent of EDG.

REPLACEMENT OF THE ARCHITECT

If EDG for any reason is not allowed to complete all the services called for by this Agreement, EDG shall not be held responsible for the accuracy, completeness or constructability of the construction documents prepared by EDG if used, reused, changed or completed by the Client or by another party. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless EDG, its officers, directors, employees and subconsultants (collectively, EDG) from any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising or allegedly arising from such use, change or completion by any other party of any construction documents prepared by EDG.

STANDARD OF CARE

In providing services under this Agreement, EDG will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

SURVIVABILITY

The provisions of this agreement shall survive the completion of services and the scope of services.

THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or EDG. Services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against EDG because of this Agreement or the performance or nonperformance of services hereunder. The Client and EDG agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

RESPONSIBLE PARTIES

Client and client entities such as LLC are both considered responsible for any fees not paid. Upon dissolution of any client related business or entity related to this proposal, the client shall remain personally responsible for payment.

SCOPE OF WORK

This proposal is limited to the work designated in the contract and the tenant space and/or area of work. Additional work required by government agencies such as the documentation and/or modification to the existing buildings or site plans, grading, parking, accessibility will be considered additional work, and costs will be billed on an hourly basis.

SCHEDULE

Upon approval and prior to commencement of the work a project schedule is to be established by the project manager (ICCS) for review and acceptance by the architect (EDG). This schedule is to contain appropriate times and durations to complete the project including drawings production, MEP engineering and plan check submission. The schedule is also to contain appropriate times and durations to complete the project plan check comments and resubmittals as determined by the architect and MEP based on the extent of the plan check review. The scope of plan check review is limited to the scope of the project within the lease lines as proving of the existing building is out of our scope or purview and will require additional means to review and assess and document the extent of the work.

TERMINATION FOR NON-PAYMENT

If for any reason outstanding invoices and/or balances remain unpaid 60 days of the due date the project will be subject to termination. Further, we reserve the right to take legal action and/or begin collections to recover amounts owed. All legal or collection fees will be assessed and charged to the client as outlined in responsible parties within this proposal.

TERMINATION OF THIS CONTRACT

Encinitas Design Group or the client may terminate this contract at any time with a written notice of termination. Encinitas Design Group shall be compensated for all work performed to the date of termination as described above in "Billing Procedures."

August 11, 2026

Rachel Mason, Chief Executive Officer
Fallbrook Regional Health District
138 S. Brandon Road
Fallbrook, CA 92028
RMason@FallbrookHealth.org
760.731.9187

**RE: Architectural, Structural, & MEP, Design Services:
Facility Resource Room & Existing Residence Renovation, Building C
APN#: 105-092-22-00**

Dear Rachel & the Fallbrook Regional Health Team,

Thank you for the opportunity for **Encinitas Design Group** to present this proposal to provide our professional design services for the project referenced above and further outlined below. Our fees and the basis for this proposal are outlined below for your review.

Please do not hesitate to give me a call if you have any questions or need additional information.

PROJECT DESCRIPTION

The Fallbrook Regional Health District (FRHD) is a dynamic public agency serving nearly 60,000 residents of Fallbrook, De Luz, Rainbow and Bonsall. The Community Health and Wellness Center is being designed to offer programs and services within the area that address health concerns, management, nutrition education, and be a community focal point for all things health and wellness.

The work of this proposal includes the architectural and engineering design through construction services for the renovation and repurposed use of the Center's - Building C, an existing single-family home, to an additional facility resource office the wellness center as outlined below.

- Structural Engineering for the building remodel – to be determined.
- Reconfiguring entry, bathrooms, interior offices and existing kitchen area.
- Mechanical, electrical, and plumbing drawings coordinated to the scope of work above, including new mechanical system for expansion, plus electrical lighting, and power code upgrades.
- Level rear yard and remove and replace existing trellis and add pollinator garden redesign; landscape consultant to be determined.
- ADA site accessibility upgrades as required to meet the current path of travel to the area of improvement.

SCOPE OF SERVICES

1. **Schematic & Pre-Design Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Meet with FRHD to establish project goals and timeline.
 - b. Scan and/or draw existing building to provide as built architectural drawings of entire building.
 - c. Develop conceptual schematic drawings to describe specific design intent.
 - *Schematic Design #1 – translate initial design concept to as-built drawings.*
 - *Concept/Schematic Design Review Meeting*
 - d. Owner to provide consultant site survey and geotechnical report if required for plan check approval – estimated costs provided, if required.

2. **Design Development Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Develop site plan, building plans, ceiling plans, and building sections to describe specific design intent for Construction Documents.
 - b. Develop project plans to incorporate interior finishes, lighting, materials, and general kitchen and bathroom layouts to describe specific design intent for Construction Documents.
 - c. Develop preliminary structural, mechanical, electrical, and plumbing, to describe specific design intent for Construction Documents.
 - d. Final Design Development package to be approved by client & client prior to proceeding to Construction Document Phase.
*Design Development Package #1 – incorporate feedback from Schematic Design Review Meeting
 Design Development and Project Design Meeting
 Design Development Package #2 – Final Project Design*
3. **Construction Documents:** Encinitas Design Group shall provide the following services during this phase:
 - a. Architectural documentation and detailing as required to obtain building permit from approved Design Development plans.
 - b. Structural, Mechanical, Electrical, Plumbing, and Civil drawings (to be added if req'd), as required to obtain building permit.
 - c. Incorporate specifics of finishes, lighting, materials, appliances, and fixtures, as determined by kitchen equipment designer based on estimate provided if required for plan check approval.
 - d. Topographical survey required (by owner) for development of project site plan.
4. **Governmental submittals and processing:** Encinitas Design Group shall provide permit submittal and expediting services in order to facilitate permit ready documents:
 - a. Building Plan Check processing.
 - b. Administration and completion of plan check corrections for drawings prepared by Encinitas Design Group and their consultants.
 - c. Plan Check corrections and resubmittals.
5. **Construction Administration:** Encinitas Design Group shall provide site visits and submittal reviews at an hourly rate as described in 'Additional Services' if requested by client.

FEE PROPOSAL

1. **Schematic & Pre-Design Phase** shall be provided at a fixed fee for the deliverables listed below:
 (If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Pre-Design/Schematic:	\$ 4,500.00
<i>Scan and Create As-built Drawings</i>	
<i>Translate initial design concept</i>	
<i>Concept/Schematic Design Review Meeting</i>	
2. **Design Development Phase** shall be provided at a fixed fee for the deliverables listed below:
 (If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Development of project design:	\$ 3,500.00
<i>Schematic Design Review Meeting updates</i>	
<i>Design Development Review Meeting #1</i>	
<i>Design Development Package #2 – Final Project Design</i>	

3. **Construction Document Phase**, this fixed fee is based on the estimated scope of work and budget. This fee is subject to change if it is determined that there are any changes to the scope of work:

Architectural Services:	\$ 10,000.00
Structural Services: (consultant)	\$ 7,500.00
MEP Services: (consultant)	\$ 7,500.00

Construction Document Total \$ 25,750.00

4. **Governmental Submittals and Processing:** shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:

\$ 4,000.00

5. **Construction Administration:** shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:

\$ 2,000.00

6. **Fee Summary**

Architectural Total:	\$ 24,750.00
Engineering Consultants Total:	\$ 15,000.00
Estimated Project Total:	\$ 39,750.00

Additional Consultants by owner (if required)"

Civil Site Survey: (estimate)	\$ 6,000.00
Soil/Geotechnical Report: (estimate)	\$ 6,000.00

PAYMENT TERMS (Phase numbers per scope of services numbers above)

Phase 1 fee: payment to initiate work: \$4,500.00

Phase 2 fee: payment to initiate work: \$3,500.00

Phase 3 fee: 50% advance of fee estimate – includes required consultant deposits.
balance billed monthly/upon plan check submittal

Phase 4 fee: balance billed monthly/upon permit issuance.

Payment by check is preferred payment method. ACH electronic payment and Credit Card payments also accepted for an additional fee.

SERVICES NOT INCLUDED

The following items are **not included** in the normal services by Encinitas Design Group.

1. Dry utility design (if required).
2. Topographical Survey (to be added for site plan)
3. Soils Report (to be added if required)
4. Civil Engineering (to be added if required)
2. Landscape design and documentation (to be added if required)
3. Fire Sprinkler Engineering (if required).
4. Interior design, finishes, casework, except as provided by client and/or required to obtain building permit as included above.
5. Lighting consultant and photometric design/documentation.
6. LEED Consulting and Certification.
7. Discretionary permit processing for government and local approvals including but not limited to Design Review, Site Development permits Historical Review; or other similar processing except as noted to be included above (if required).
8. Submittal fees, Governmental fees, Permit fees, Utility fees, or other fees required by governing agencies.

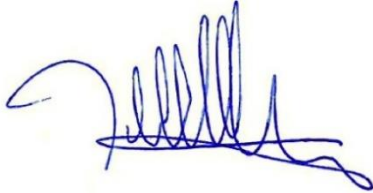
ADDITIONAL SERVICES

Services required beyond the scope of work described above will be provided for on an hourly basis in accordance with the schedule below:

Principal:	\$ 175.00/hr
Project Architect:	\$ 150.00/hr

Architect: \$ 125.00/hr
Architectural Drafting: \$ 100.00/hr
Clerical: \$ 75.00/hr

ENCINITAS DESIGN GROUP



Todd Kuhlman
California License C-33109



ACCEPTED BY:

Signature: _____ Date: _____

Name: _____ Title: _____

EXPIRATION OF PROPOSAL, COMMENCEMENT AND COMPLETION OF THE WORK.

This proposal will become null and void 30 days following delivery to the client if not signed, unless agreed to in the interim or through ongoing discussions with the client. Work is scheduled following acceptance of this proposal and may not be available for immediate commencement. Once work does commence it is to continue through to completion, as limited by such items as discretionary or additional reviews imparted on the project by entities having jurisdiction in the matter. Work that stops for 60 days may be subject to termination with any outstanding balance due immediately.

Once work is terminated, a reassessment of the project's schedule, terms, conditions and costs will be adjusted in the form of a new proposal and scheduled following acceptance of such.

LIMITATIONS OF LIABILITY

Todd W. Kuhlman, EDG and those associated with them regarding the project described above shall be limited in liability for errors, omissions, and project damages to the extent of fees paid for services provided by Encinitas Design Group (EDG) or \$15,000 whichever is greater.

CORPORATE PROTECTION

It is intended by the parties to this agreement that the EDG services in connection with the project shall not subject EDG individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, notwithstanding anything to the contrary contained herein, the client agrees that the client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against EDG, a California corporation, and not against any of the consultants' individual employees, officers or directors.

DELAYS

The Client agrees that EDG is not responsible for damages arising or indirectly from the delays for causes beyond the firm's control. For the purposes of this agreement, such causes include but are not limited to weather disruptions or other natural disasters, fires, or other acts of God, failure of any governmental agency to act in a timely manner, or discovery of any hazardous substances or differing site conditions.

DISPUTE RESOLUTION

Any claims or disputes made during design, construction or post-construction between the client and EDG shall be submitted to non-binding mediation. Client and firm agree that mediation will serve as the primary method for dispute resolution.

INFORMATION PROVIDED BY OTHERS

The client shall furnish all information, requirements, reports, data, survey and instructions required by this agreement. EDG may use such information, requirements, reports, data surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

OWNERSHIP OF DOCUMENTS

All documents produced by EDG under this agreement remain the property of EDG and may not be used by the client for any other endeavor without the written consent of EDG.

REPLACEMENT OF THE ARCHITECT

If EDG for any reason is not allowed to complete all the services called for by this Agreement, EDG shall not be held responsible for the accuracy, completeness or constructability of the construction documents prepared by EDG if used, reused, changed or completed by the Client or by another party. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless EDG, its officers, directors, employees and subconsultants (collectively, EDG) from any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising or allegedly arising from such use, change or completion by any other party of any construction documents prepared by EDG.

STANDARD OF CARE

In providing services under this Agreement, EDG will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

SURVIVABILITY

The provisions of this agreement shall survive the completion of services and the scope of services.

THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or EDG. Services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against EDG because of this Agreement or the performance or nonperformance of services hereunder. The Client and EDG agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

RESPONSIBLE PARTIES

Client and client entities such as LLC are both considered responsible for any fees not paid. Upon dissolution of any client related to business or entity related to this proposal, the client shall remain personally responsible for payment.

SCOPE OF WORK

This proposal is limited to the work designated in the contract and the tenant space and/or area of work. Additional work required by government agencies such as the documentation and/or modification to the existing buildings or site plans, grading, parking, accessibility will be considered additional work, and costs will be billed on an hourly basis.

SCHEDULE

Upon approval and prior to commencement of the work a project schedule is to be established by the project manager (ICCS) for review and acceptance by the architect (EDG). This schedule is to contain appropriate times and durations to complete the project including drawings production, MEP engineering and plan check submission. The schedule is also to contain appropriate times and durations to complete the project plan check comments and resubmittals as determined by the architect and MEP based on the extent of the plan check review. The scope of plan check review is limited to the scope of the project within the lease lines as proving of the existing building is out of our scope or purview and will require additional means to review and assess and document the extent of the work.

TERMINATION FOR NON-PAYMENT

If for any reason outstanding invoices and/or balances remain unpaid 60 days of the due date the project will be subject to termination. Further, we reserve the right to take legal action and/or begin collections to recover amounts owed. All legal or collection fees will be assessed and charged to the client as outlined in responsible parties within this proposal.

TERMINATION OF THIS CONTRACT

Encinitas Design Group or the client may terminate this contract at any time with a written notice of termination. Encinitas Design Group shall be compensated for all work performed to the date of termination as described above in "Billing Procedures."

Bldg B Fencing	Vista Fence Co.	Greenfield Fence Inc.	MPMC Inc.
Options	A3	B2	C3
Proposal	Supply and Install: 6ft High Galvanized Chain Link - 2 3/8" Terminal posts with 1 7/8" Line posts set into concrete - 2" KK Mess - 1 5/8" top rail with bottom tension wire. With Bottom Locking slats	Furnish and install approx. 200 lf of 6' high privacylink fence along the existing fence line. 2 7/8" ss40 end posts in 10x36 footings; 2 3/8" ss40 line posts in 8x24 footings at 8' oc; 1 5/8" ss40 top rail; 9 ga smooth botton tension wire; 3 1/2"x5" 9 ga galvanized wire w/ tan or brown prewoven privacy slats. All spoils from post footings to be spread along the new fence line.	Install a new 6' tall Chain link fencing with Privacy Slats. Install approx. 200 LF of new 6' tall chain link fence with vinyl slats - privacy slats. Clients' choice of color.
Fence Type	Chain link w/ locking slats	Privacylink w/ tan or brown prewoven privacy slats.	Chain link w/ vinyl privacy slats
Length	200 LF	200 LF	200 LF
Materials	Included	200 LF at \$88.62 plf	Chain link Materials \$8,137.50; O&P at 15% \$3,506.79
Materials Subtotal	Included	Included	\$11,644.29
Labor	Included	Included	Laborer Hrs 165; Unit Price \$92.37
Services Subtotal	n/a	n/a	\$15,241.05

Inclusions	Includes prevailing wage, labor, and materials.	Price includes certified Payroll & prevailing wage rates.	Purchase, pick-up, deliver of materials, build to spec's, clean up & haul away all construction debris from site. 7-10 days out on materials. Includes: All chain link fencing materials.
Notes	n/a	Estimate includes standard brown or beige. Other colors cost more	
Estimate	\$13,623	\$17,724	\$26,885.34
\$perLF	68.115	88.62	134.4267

A. Includes: Purchase, pick-up, delivery of materials, build to spec's, clean up and haul away all construction debris.

Carpenter labor Hrs	0.0	\$0.00	Services
			subtotal:

Materials	qty	unit price	amount
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Subtotal

Total

Option #3 Chain link privacy fence

Services	qty	unit price	amount
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Job #2715-3 - Install a new 6' tall Chain link fencing with Privacy Slats. 1.0 \$0.00 \$0.00

Option #3:

- A. Install approx. 200 LF of new 6' tall chain link fence with vinyl slats - privacy slats.
- B. Clients' choice of color. Purchase, pick-up, deliver of materials, build to spec's, clean up and haul away all construction debris from site.
- C. 7-10 days out on materials. Includes: All chain link fencing materials.

Laborer hours	165.0	\$92.37	\$15,241.05
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Services subtotal: \$15,241.05

Materials	qty	unit price	amount
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Chain link Materials 1.0 \$8,137.50 \$8,137.50

O & P at 15% 1.0 \$3,506.79 \$3,506.79

Materials subtotal: \$11,644.29

Subtotal \$26,885.34

Total \$26,885.34

CA Lic # 1027514 DIR # 1000052016 Phone 951 453-8945 Pete 951 870-6437 Jim

Our motto is a happy customer will be a repeat customer.

Wood Chain Link Vinyl Masonry

GREENFIELD FENCE INC.

Tubular Fence Glass Fence Automated Entry Systems

PROPOSAL/CONTRACT

4051 Oceanside Blvd. Oceanside, CA 92056
Phone 760-724-8131 Fax 760-724-8483
License #568973

PROPOSAL SUBMITTED TO: Fallbrook Regional Health District	PHONE: (760) 731-9187	FAX:	DATE: 9/28/2026
STREET: 138 South Brandon Rd.	JOB NAME: Health and Wellness Center Attn: Jessalyn Lopez		
CITY, STATE AND ZIP CODE: Fallbrook, CA 92028	JOB LOCATION: 1636 E. Mission Rd., Fallbrook, CA 92028		

We hereby submit an estimate to furnish Labor and Materials for:

200 Furnish and install approx. 200 lf of 6' high privacylink fence along the existing fence line. \$88.62 \$17,724.00

Spec:

2 7/8" ss40 end posts in 10x36 footings; 2 3/8" ss40 line posts in 8x24 footings at 8' oc;
1 5/8" ss40 top rail; 9 ga smooth bottom tension wire; 3 1/2"x5" 9 ga galvanized wire with
tan or brown prewoven privacy slats.

Option:

Furnish and install approx. 200 lf of 6' high dog ear wood fence using redwood or cedar lumber
with 4x4 treated posts. Price excludes stain or clear sealer.

200 lf at \$74.30 plf = \$14,860.00

Spec:

4x4 treated posts in 8x24 footings at 8' oc; 2x4 top and bottom rail; 1x6 butt joint cover boards.

All prices include certified payroll and prevailing wage rates. All spoils from post footings to
be spread along the new fence line.

If the project is located within any Fire Hazard Severity Zone, it has been determined that vinyl and wood fencing products will not meet the provisions of Class A materials, as specified within ASTM 2768/E84. Greenfield offers alternative products that have been tested to meet applicable standards and regulations in accordance CalFire.

Excludes: clearing, grubbing, grading, staking, survey, engineering, structural calcs, permits, bond, fees, core drilling unless noted above,
sawcutting, repairs to underground sprinkler or utility lines, spoils removal, certified payroll, prevailing wage rates, Skilled & Trained
Workforce requirements, maintenance of installed fence or gates, electrical, demolition, traffic control, underground utility location,
conduit, knox boxes, signage, locks, panic hardware, powder coating, as-built drawings, surveying, and design (unless noted above)
IF OCIP APPLIES, SIR NOT TO EXCEED \$1500.00. If TEXTURA is required, additional fees apply. Credit Card convenience fee may apply.

PRICE SUBJECT TO CHANGE DUE TO SPECIAL DIGGING REQUIRED AFTER DIG ALERT. TOTAL = \$ 17,724.00

NOTE FOLLOWING CONDITIONS:	PENDING CREDIT APPROVAL. PAYMENT TERMS: NET 15 DAYS. PRICE INCLUDES ALL LABOR, MATERIAL, TAXES, ETC. NECESSARY TO COMPLETE JOB. FIELD MEASURED UPON COMPLETION AND BILLED AT AGREED PRICES. PRICE EXCLUDES CORE DRILLING, GRADING, STAKING, PERMITS, SURVEYING, DAMAGES TO UNDERGROUND UTILITIES, SPRINKLERS, OR PROPERTY DUE TO INSTALLATION OR REMOVAL. ALL PROPERTY MARKERS ARE TO BE VISIBLE AT THE START OF WORK. IF NOT, GREENFIELD FENCE, INC. DOES NOT ASSUME ANY RESPONSIBILITY FOR THE WRONG PLACEMENT OF FENCE OR WALL. ANY CHANGE IN THIS QUOTE DURING CONSTRUCTION WILL RESULT IN A CHARGE FOR THE EXTRA WORK PERFORMED. PRICE DOES NOT INCLUDE OCIP/WRAP INSURANCE PROGRAMS. LUMBER PRODUCTS ARE NOMINAL SIZES SET BY THE MANUFACTURERS. BILLABLE PAPERWORK IS REQUIRED PRIOR TO WORK. NO BOND OF ANY KIND INCLUDED IN BID. WORK MUST COMMENCE WITHIN 30 DAYS OF ACCEPTANCE. THIS QUOTATION VALID FOR 5 DAYS. WE ARE A NON-UNION SHOP.
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ACCEPTANCE OF PROPOSAL:

AUTHORIZED SIGNATURE:

Signature: _____

Date: _____

Jimmy Canales (951) 830-6760

In the event that either party becomes involved in litigation, arbitration or any other alternate dispute resolution arising out of or relating to this contract or the performance of it, the court or tribunal
in such arbitration or litigation shall award reasonable fees and costs incurred to the prevailing party including attorneys fees, expert witness fees, court costs and other costs arising out of or relating
to resolution of the dispute.

Payments to be made as follows:

All materials are guaranteed to be as specified. All work to be completed in a workman-
like manner according to standard practices. Any alteration or deviation from above
specification involving extra costs will be executed only upon written orders and will
become an extra charge over and above the estimate. All agreements contingent upon
strikes, accidents, or delays beyond our control. Our worker's are fully covered by
Workmen's Compensation Insurance. All property markers must be at the start of cons-
truction or otherwise we do not assume any responsibility whatsoever for any fences in
their wrong location.

Notice

"Under the Mechanics' Lien Law (California Code of Civil Procedure, Section 1181 et
seq.) Any contractor, subcontractor, laborer, supplier, or other person who helps to
improve your property but is not paid for this work or supplies, has a right to enforce
a claim against your property. This means that, after a court hearing, your property
could be sold by a court officer and the proceeds of the sale used to satisfy the
indebtedness. This can happen even if you have paid your own contractor in full, if the
subcontractor, laborer or supplier remains unpaid."

www.greenfieldfenceinc.com

REV2012

Vista Fence Co.
1131 S. Santa Fe Ave
Vista, CA 92083 US
7609411629
info@vistafence.com
www.vistafence.com



Estimate

ADDRESS

Jessalyn Lopez
1636 E Mission Rd
Fallbrook, CA 92028

SHIP TO

Jessalyn Lopez
1636 E Mission Rd
Fallbrook, CA 92028

ESTIMATE # 11379

DATE 10/02/2026

EXPIRATION 11/02/2026

DATE

ESTIMATOR

Colby Thomas

ESTIMATED START

5 Weeks

DESCRIPTION	QTY	AMOUNT
Supply and Install: 6ft High Galvanized Chain Link - 2 3/8" Terminal posts with 1 7/8" Line posts set into concrete - 2" KK Mess - 1 5/8" top rail with bottom tension wire. With Bottom Locking slats	200	13,623.00

CUSTOMER IS REQUIRED FOR COMPLYING WITH SET-BACK, ZONING, HEIGHTS, REGULATIONS, PROPERTY LINES, AND PERMITS IF REQUIRED. All employees are covered by workers compensation insurance and liability insurance. Vista Fence Co. guarantees all workmanship for 1 year with the following exceptions : Wood warping, splitting, cracking and discoloration. All Final Payments are COD on the day of completion. 1-1/2% interest will be added per month to any unpaid balance. Any attorney's fees incurred as a result of collections will be added to the cost of this contract. Prices are subject to change.

SUBTOTAL

13,623.00

TAX

0.00

TOTAL

\$13,623.00

Accepted By

Accepted Date