



**AGENDA
FACILITIES COMMITTEE**

Thursday, December 2, 2021 at 10:30 A.M.

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/85363418870>

Meeting ID: 853 6341 8870

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: Dial in #: (310) 372-7549, Passcode 660448.

Committee Members: Barbara Mroz and Howard Salmon

Staff: CEO Rachel Mason, Executive Assistant Linda Bannerman, Wellness Center Administrator Theresa Geracitano, Administrative Officer Judith Oswald

Property Manager: Roy Moosa

1. Call to Order/Roll Call
2. Public Comments
3. Discussion Items
 - a. Architect—Taylor Design Services Estimates for Development of Community Health & Wellness Center (CHWC)
 - b. HVAC – Final Review
 - c. Parking Lot Request for Proposal (RFP) Development
 - d. D’Vine Path Proposal
4. Update from Health & Wellness Center Administrator
5. Update from Property Manager
6. Board comments and future agenda items
7. Adjournment

I certify that on December 1, 2021, I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, said 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.

A handwritten signature in blue ink that reads "Linda Bannerman".

Board Secretary/Clerk

ARCHITECTURAL WORK PLAN

Fallbrook Wellness Center

Project 5460.100

As of 11/12/2021

Rate Table	Principal	Project Director	Senior Project Manager	Architect	Job Captain	Senior Interior Designer	Interior Design Assistant	Senior Project Designer	Project Assistant I	Strategist	Subtotal Hours	Subtotal Cost
Taylor Design 2021	265.00 \$/hr	230.00 \$/hr	205.00 \$/hr	160.00 \$/hr	150.00 \$/hr	190.00 \$/hr	130.00 \$/hr	205.00 \$/hr	95.00 \$/hr	160.00 \$/hr	NTP:	NTP: 12/12/21
Pre-Design	0 hrs	25 hrs	68 hrs	10 hrs	98 hrs	8 hrs	0 hrs	0 hrs	0 hrs	40 hrs	249 hrs	\$43,910
Duration = 3 weeks	0.0 FTE	0.2 FTE	0.7 FTE	0.1 FTE	0.9 FTE	0.1 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.4 FTE	2.4 FTE	Ends: 12/30/21
Meeting: Kickoff		4 hrs	4 hrs			2 hrs					10 hrs	2,120
Review Record Drawings			8 hrs		8 hrs						16 hrs	2,840
Meeting: Design and Visioning		4 hrs	4 hrs			2 hrs			2 hrs		12 hrs	2,440
Primary Field Research			6 hrs	4 hrs	12 hrs						22 hrs	3,670
Engineering Site Investigation			4 hrs		4 hrs						8 hrs	1,420
Synthesize Research		2 hrs	4 hrs		4 hrs	4 hrs				2 hrs	16 hrs	2,960
Prelim Programming Document			2 hrs		8 hrs					4 hrs	14 hrs	2,250
Meeting: Design Concepts & Program		2 hrs	2 hrs								4 hrs	870
Revise Programming		1 hrs	2 hrs		4 hrs					2 hrs	9 hrs	1,560
Test-fit Plan(s)		2 hrs	8 hrs		32 hrs					18 hrs	60 hrs	9,780
Revise Plans & Programming		2 hrs	4 hrs		8 hrs					2 hrs	16 hrs	2,800
Engineering Coordination			4 hrs	4 hrs	4 hrs						12 hrs	2,060
Engineering Basis of Design			2 hrs		2 hrs						4 hrs	710
Coordinate with Cost Estimator		2 hrs	2 hrs	2 hrs	2 hrs						8 hrs	1,490
Meeting: Pre-design Approval		4 hrs	4 hrs								8 hrs	1,740
Space Planning					2 hrs					2 hrs	4 hrs	620
Schematic Design	0 hrs	18 hrs	97 hrs	61 hrs	120 hrs	90 hrs	138 hrs	20 hrs	0 hrs	0 hrs	544 hrs	\$90,925
Duration = 4 weeks	0.0 FTE	0.1 FTE	0.6 FTE	0.4 FTE	0.8 FTE	0.6 FTE	0.9 FTE	0.1 FTE	0.0 FTE	0.0 FTE	3.5 FTE	Ends: 1/26/22
Engineering Site Investigation			4 hrs	4 hrs	4 hrs						12 hrs	2,060
Review Equipment Manuals			2 hrs	2 hrs	4 hrs						8 hrs	1,330
Preliminary Code Analysis			12 hrs	18 hrs	12 hrs						42 hrs	7,140
Prepare Finish Palettes						18 hrs	40 hrs				58 hrs	8,620
Prepare Floor Plans			20 hrs	18 hrs	36 hrs						74 hrs	12,380
Meeting: Review Finishes & Plan		4 hrs	4 hrs			4 hrs					12 hrs	2,500
Prepare Interior Design Model						20 hrs	40 hrs	12 hrs			72 hrs	11,460
Meeting: Review Design Options		4 hrs	4 hrs			4 hrs					12 hrs	2,500
Refine Design & Equip Plan			9 hrs	4 hrs	12 hrs	18 hrs	18 hrs	4 hrs			65 hrs	10,865
Meeting: Plan & Design Signoff		4 hrs	4 hrs			4 hrs					12 hrs	2,500
Prepare SD Package			18 hrs	9 hrs	40 hrs	18 hrs	40 hrs	4 hrs			129 hrs	20,570
Specifications TOC											0 hrs	0
Coordinate w/ Cost Estimator		2 hrs	4 hrs	2 hrs							8 hrs	1,600
Meeting: SD Approval		4 hrs	4 hrs			4 hrs					12 hrs	2,500
QC & BIM Audit (10min/sheet)											0 hrs	0
Other Scope Considerations											0 hrs	0
Consultant Coordination			12 hrs	4 hrs	12 hrs						28 hrs	4,900
Design Development	0 hrs	0 hrs	66 hrs	96 hrs	234 hrs	46 hrs	84 hrs	12 hrs	0 hrs	0 hrs	538 hrs	\$86,110
Duration = 5 weeks	0.0 FTE	0.0 FTE	0.3 FTE	0.5 FTE	1.1 FTE	0.2 FTE	0.4 FTE	0.1 FTE	0.0 FTE	0.0 FTE	2.6 FTE	Ends: 3/3/22
Review Final Equip Vendor Package			4 hrs		4 hrs						8 hrs	1,420
Site visit			4 hrs		4 hrs						8 hrs	1,420
Preliminary Room Data and drawings			8 hrs	4 hrs	8 hrs	4 hrs	4 hrs				28 hrs	4,760
Revise Room Data and drawings			4 hrs	4 hrs	8 hrs		2 hrs				18 hrs	2,920
Prepare 75% DD Package											0 hrs	0
G-series Drawings (~7 sheets)			16 hrs		40 hrs						56 hrs	8,560
A-series Drawings (~17 sheets)			24 hrs		80 hrs			12 hrs			116 hrs	18,300
ID-series Drawings (~3 sheets)						20 hrs	40 hrs				60 hrs	9,000
Q-series Drawings (~2 sheets)					18 hrs						18 hrs	2,700
Outline Specification			16 hrs			8 hrs					24 hrs	4,800
Consultant Coordination			12 hrs	24 hrs	40 hrs						76 hrs	12,300
Prep & Send Package			4 hrs	4 hrs	8 hrs						16 hrs	2,660
Meeting: Review 75% DD Package			2 hrs		2 hrs						4 hrs	710
Revise DD Package			8 hrs	8 hrs	20 hrs	4 hrs	20 hrs				60 hrs	9,280
Coordinate w/ Cost Estimator											0 hrs	0
Meeting: DD Approval			4 hrs		2 hrs						6 hrs	1,120
QC & BIM Audit (20min/sheet)				12 hrs							12 hrs	1,920
Other Scope Considerations											0 hrs	0
Finish Boards						8 hrs	16 hrs				24 hrs	3,600
Construction Documents	0 hrs	0 hrs	137 hrs	164 hrs	268 hrs	52 hrs	120 hrs	0 hrs	0 hrs	0 hrs	741 hrs	\$120,005
Duration = 6 weeks	0.0 FTE	0.0 FTE	0.5 FTE	0.6 FTE	1.0 FTE	0.2 FTE	0.5 FTE	0.0 FTE	0.0 FTE	0.0 FTE	2.9 FTE	Ends: 4/17/22
Consultant Coordination			18 hrs	9 hrs	24 hrs						51 hrs	8,730
Vendor Coordination			8 hrs	8 hrs	12 hrs						28 hrs	4,720
Prepare 50% CD Package											0 hrs	0
G-series Drawings (~11 sheets)			18 hrs	12 hrs	32 hrs						62 hrs	10,410
A-series Drawings (~26 sheets)			24 hrs	24 hrs	80 hrs						128 hrs	20,760
ID-series Drawings (~5 sheets)						32 hrs	80 hrs				112 hrs	16,480
Q-series Drawings (~3 sheets)					18 hrs						18 hrs	2,700
Specifications			16 hrs	24 hrs							40 hrs	7,120
Prep & Send Package			4 hrs		4 hrs						8 hrs	1,420
Prepare 100% CD Package											0 hrs	0
G-series Drawings (~14 sheets)			9 hrs	9 hrs	18 hrs						36 hrs	5,985
A-series Drawings (~34 sheets)			20 hrs	20 hrs	60 hrs						100 hrs	16,300
ID-series Drawings (~6 sheets)						20 hrs	40 hrs				60 hrs	9,000
Q-series Drawings (~4 sheets)					9 hrs						9 hrs	1,350
Specifications			18 hrs	18 hrs							36 hrs	6,570
Prep & Send Package					9 hrs						9 hrs	1,350
Coordinate w/ Cost Estimator											0 hrs	0
Meeting: Review 100% CD Package			2 hrs		2 hrs						4 hrs	710
QC & BIM Audit (30min/sheet)				40 hrs							40 hrs	6,400

FACILITY NAME IN ALL CAPS

Project Name in Title Case

Taylor Design Project 4000 000P

Agency	0 hrs	0 hrs	62 hrs	35 hrs	105 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	202 hrs	\$34,060
Duration = 24 weeks	0.0 FTE	0.0 FTE	0.1 FTE	0.0 FTE	0.1 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.2 FTE	Ends: 10/2/22
Prepare AHJ Submittal Package			9 hrs	4 hrs	18 hrs						31 hrs	5,185
Process AHJ Submittal			9 hrs		9 hrs						18 hrs	3,195
Submittal Revisions			27 hrs	18 hrs	48 hrs						93 hrs	15,615
Prepare AHJ Backcheck Package			4 hrs	9 hrs	12 hrs						25 hrs	4,060
Process AHJ Backcheck			4 hrs	4 hrs	9 hrs						17 hrs	2,810
Meeting: Over-the-counter Review			9 hrs	0 hrs	9 hrs						18 hrs	3,195
Bidding	0 hrs	2 hrs	19 hrs	13 hrs	22 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	56 hrs	\$9,735
Duration = 4 weeks	0.0 FTE	0.0 FTE	0.1 FTE	0.1 FTE	0.1 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.4 FTE	Ends: 10/30/22
Assemble Bid Package			4 hrs		9 hrs						13 hrs	2,170
Meeting: Pre-bid Walk		2 hrs	2 hrs								4 hrs	870
Respond to Bid RFIs			9 hrs	9 hrs	9 hrs						27 hrs	4,635
Evaluate Bid Responses			4 hrs	4 hrs	4 hrs						12 hrs	2,060
Construction Administration	0 hrs	40 hrs	168 hrs	124 hrs	192 hrs	0 hrs	0 hrs	0 hrs	120 hrs	0 hrs	644 hrs	\$103,680
Duration = 31 weeks	0.0 FTE	0.0 FTE	0.1 FTE	0.1 FTE	0.2 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.1 FTE	0.0 FTE	0.5 FTE	Ends: 6/4/23
Meeting: Pre-construction Walk			4 hrs	4 hrs							8 hrs	1,740
Submittals, RFIs, & ASI's			4 hrs	96 hrs	80 hrs	120 hrs			120 hrs		420 hrs	62,800
Meetings: OAC & Site Observations			24 hrs	60 hrs	40 hrs	60 hrs					184 hrs	33,220
Meeting: Punchlist Walk			4 hrs	4 hrs	4 hrs	12 hrs					24 hrs	4,180
Meeting: Final Completion Walk			4 hrs	4 hrs							8 hrs	1,740
Close-Out	0 hrs	0 hrs	8 hrs	6 hrs	39 hrs	0 hrs	10 hrs	0 hrs	0 hrs	0 hrs	63 hrs	\$9,750
Duration = 4 weeks	0.0 FTE	0.0 FTE	0.1 FTE	0.0 FTE	0.2 FTE	0.0 FTE	0.1 FTE	0.0 FTE	0.0 FTE	0.0 FTE	0.4 FTE	Ends: 7/2/23
Review Close-out Submittals			4 hrs	6 hrs	12 hrs						22 hrs	3,580
Prepare Record Drawings			4 hrs		27 hrs		10 hrs				41 hrs	6,170
Meeting: 1 Year Warranty Walk											0 hrs	0
Subtotal Hours	0 hrs	85 hrs	625 hrs	509 hrs	1078 hrs	196 hrs	352 hrs	32 hrs	120 hrs	40 hrs	3037 hrs	
Total	\$0	\$19,550	\$128,125	\$81,440	\$161,700	\$37,240	\$45,760	\$6,560	\$11,400	\$6,400	164 \$/hr	\$498,175

FALLBROOK - Community Health & Wellness Center 11-17-2021

ROM Costs

BUILDING	SIZE	UNIT	UNIT COST	SUBTOTAL
BUILDINGS / REFRESH				
DURATION	26	WK		
Building 1 - Multipurpose Space, Mid Level Finish, New HVAC	3,150	SF	\$229.00	\$ 721,350
Building 2 - Full Kitchen, Refresh, New HVAC	2,110	SF	\$283.00	\$ 597,130
Building 3 - Multipurpose/Office Space, Movable Partitions, New HVAC	7,529	SF	\$225.00	\$ 1,694,025
Building 4 - Medical Office, No Medgas/Specialty, New HVAC	1,780	SF	\$242.00	\$ 430,760
Café/Kitchen - Priced as New Ground-Up Structure, Enclosed	1,965	SF	\$540.00	\$ 1,061,100
Overhead Walkway Canopy Structure w/ Conc. Slab On Grade Pathway, Structural Timber Supports, Cladding, Roofing, Lighting	2,726	SF	\$117.00	\$ 318,942
Generator - 36KW Diesel w/ ATS, Concrete Pad and CMU Enclosure	1	EA	\$97,000.00	\$ 97,000
				\$ 4,920,307
SITE / LANDSCAPING				
DEMOLITION / MISCELLANEOUS REMOVALS				
Demolition, Miscellaneous Removals	1	LS	\$5,000.00	\$ 5,000
Portable Restroom w/ hand washing Station (4 months)	1	EA	\$1,200.00	\$ 1,200
Sawcut/ Demo Asphalt for tree islands	1,000	SF	\$3.50	\$ 3,500
Demo Existing Shrubs and irrigation (assume 75,000 SF)	75,000	SF	\$1.00	\$ 75,000
Demo Existing Trees and Grind Roots (assume 5)	5	EA	\$2,000.00	\$ 10,000
Demo Fence	750	LF	\$3.00	\$ 2,250
Demo Basketball Posts	2	EA	\$500.00	\$ 1,000
Demo Swing set	1	EA	\$500.00	\$ 500
				\$ 98,450
GRADING				
Clearing & Grading Prep	1.0	AC	\$2,500.00	\$ 2,500
Excavation & Compacted Fill	1,613	CY	\$4.50	\$ 7,259
Fine Grading	100,000	SF	\$0.67	\$ 67,000
Subdrain Systems	1	LS	\$10,000.00	\$ 10,000
Temporary Erosion Control	1	LS	\$15,000.00	\$ 15,000
Construction Water	1	LS	\$5,000.00	\$ 5,000
				\$ 106,759
STORM DRAINAGE				
Storm Drain Line	2,000	LF	\$65.00	\$ 130,000
Catch Basin	5	EA	\$2,500.00	\$ 12,500
Cleanout	3	EA	\$5,000.00	\$ 15,000
Headwall	1	EA	\$5,000.00	\$ 5,000
Rip-Rap	2	CY	\$150.00	\$ 300
Storm Water BMPs	1	LS	\$200,000.00	\$ 200,000
				\$ 362,800
SEWER SYSTEM				
6" Sewer Line	-	LF	\$100.00	\$ -
Cleanout	-	EA	\$2,000.00	\$ -
Join Existing Manhole	-	EA	\$2,500.00	\$ -
Pavement Resurfacing	-	SF	\$5.00	\$ -
				\$ -

WATER SYSTEM				
Water Lateral w/Box	1	EA	\$2,000.00	\$ 2,000
2" Irrigation Meter, Installed	1	EA	\$50,000.00	\$ 50,000
Hot Tap	1	EA	\$2,500.00	\$ 2,500
				\$ 54,500
PAVING				
A.C. Paving (mill and resurface)	33,000	SF	\$5.00	\$ 165,000
Concrete Paving, w/ color, acid etched, scored	15,000	SF	\$11.00	\$ 165,000
Permeable Paving	25,000	SF	\$15.00	\$ 375,000
Resurfacing Basketball court (artificial turf?)	6,500	SF	\$8.00	\$ 52,000
Stabilized D.G. Pathways	8,000	SF	\$5.00	\$ 40,000
Detectable Warning Pavers	72	SF	\$28.00	\$ 2,016
Pedestrian Ramps	3	EA	\$2,500.00	\$ 7,500
Artificial Turf	2,000	SF	\$12.00	\$ 24,000
				\$ 830,516
WALLS/ FENCES				
Seatwalls with Precast Cap	200	LF	\$200.00	\$ 40,000
Retaining Walls	400	FF	\$50.00	\$ 20,000
Privacy Fence	800	LF	\$65.00	\$ 52,000
				\$ 112,000
FIXED FURNISHINGS/ EQUIPMENT				
Outdoor BBQ/ Kitchen	2	LS	\$15,000.00	\$ 30,000
Fire Feature	1	LS	\$7,500.00	\$ 7,500
Tables/ Chairs	1	LS	\$25,000.00	\$ 25,000
Benches	5	EA	\$3,500.00	\$ 17,500
Trash Receptacles	5	EA	\$2,500.00	\$ 12,500
Bike Racks	5	EA	\$1,500.00	\$ 7,500
Drinking Fountains	1	EA	\$6,000.00	\$ 6,000
Outdoor Exercise Equipment	3	EA	\$15,000.00	\$ 45,000
Play Equipment	1	EA	\$100,000.00	\$ 100,000
Safety Surfacing and Curbing	3,000	SF	\$6.00	\$ 18,000
Distance Markers	10	EA	\$500.00	\$ 5,000
Drinking Fountains	1	EA	\$6,000.00	\$ 6,000
Art Installations	1	LS	\$50,000.00	\$ 50,000
Existing Shade Trellis Rehab	1	LS	\$20,000.00	\$ 20,000
Shade Trellis (Main)	1	LS	\$100,000.00	\$ 100,000
Shade Trellis (Smaller)	2	LS	\$30,000.00	\$ 60,000
				\$ 510,000

ELECTRICAL/ LIGHTING				
Parking Lot Light	6	EA	\$6,900.00	\$ 41,400
Pedestrian Light	20	EA	\$3,000.00	\$ 60,000
Trellis Down Light	10	EA	\$750.00	\$ 7,500
Tree Up-Light	40	EA	\$1,000.00	\$ 40,000
Bollard Light	25	EA	\$1,000.00	\$ 25,000
Trench and Backfill	3,000	LF	\$8.00	\$ 24,000
Conduit and Wire	3,000	LF	\$10.00	\$ 30,000
Electrical Appurenances	1	LS	\$45,000.00	\$ 45,000
				\$ 272,900
LANDSCAPE/ IRRIGATION				
Existing Tree Pruning	1	LS	\$10,000.00	\$ 10,000
Brush Management Zone thinning/renovation	25,000	SF	\$0.50	\$ 12,500
Potts and Raised Planters	1	LS	\$30,000.00	\$ 30,000
Soil Prep and fine grade	65,000	SF	\$0.40	\$ 26,000
Irrigation	65,000	SF	\$4.00	\$ 260,000
Planting	65,000	SF	\$4.00	\$ 260,000
Bark Mulch 3" thick	65,000	SF	\$0.40	\$ 26,000
90-Day maintenance	65,000	SF	\$0.20	\$ 13,000
				\$ 637,500
			TOTAL	\$ 7,905,732

**Facilities Committee
Wellness Center Administrator Report- November/December**

Community Health & Wellness Center:

- Minor cosmetic improvements have been completed to the classrooms and house
- Basketball hoops and playground equipment have been removed
- Working on removing the basketball court markings on the cement

Facility Users:

ORGANIZATION	USE
Chair Yoga (Sandra Buckingham)	Yoga class
CSUSM Nursing Students	Meetings and storage of materials
North County Parkinson Support Group	Monthly meetings
Fallbrook Food Pantry	Storage of van
AAUW (American Association of University Women)	Monthly meetings
Blood Bank	Calendar for 2022 being established
Be Well Yoga Therapy for Cancer	Storage of materials, classes may resume in 2022
D’Vine Path	Use of classroom on rainy days
VOCAS de Fallbrook	Meetings
Angel Society	Coffee meetings in 2022
Fallbrook Animal Sanctuary	Fundraising, set up

District Events:

- Operation Collaboration/ COVID Clinic
- Retirement party
- CPR Training
- Flu clinic
- CCHW

Interest in Facility:

- Fallbrook High School Alumni
- Fallbrook Republican Women
- Insight Book Club