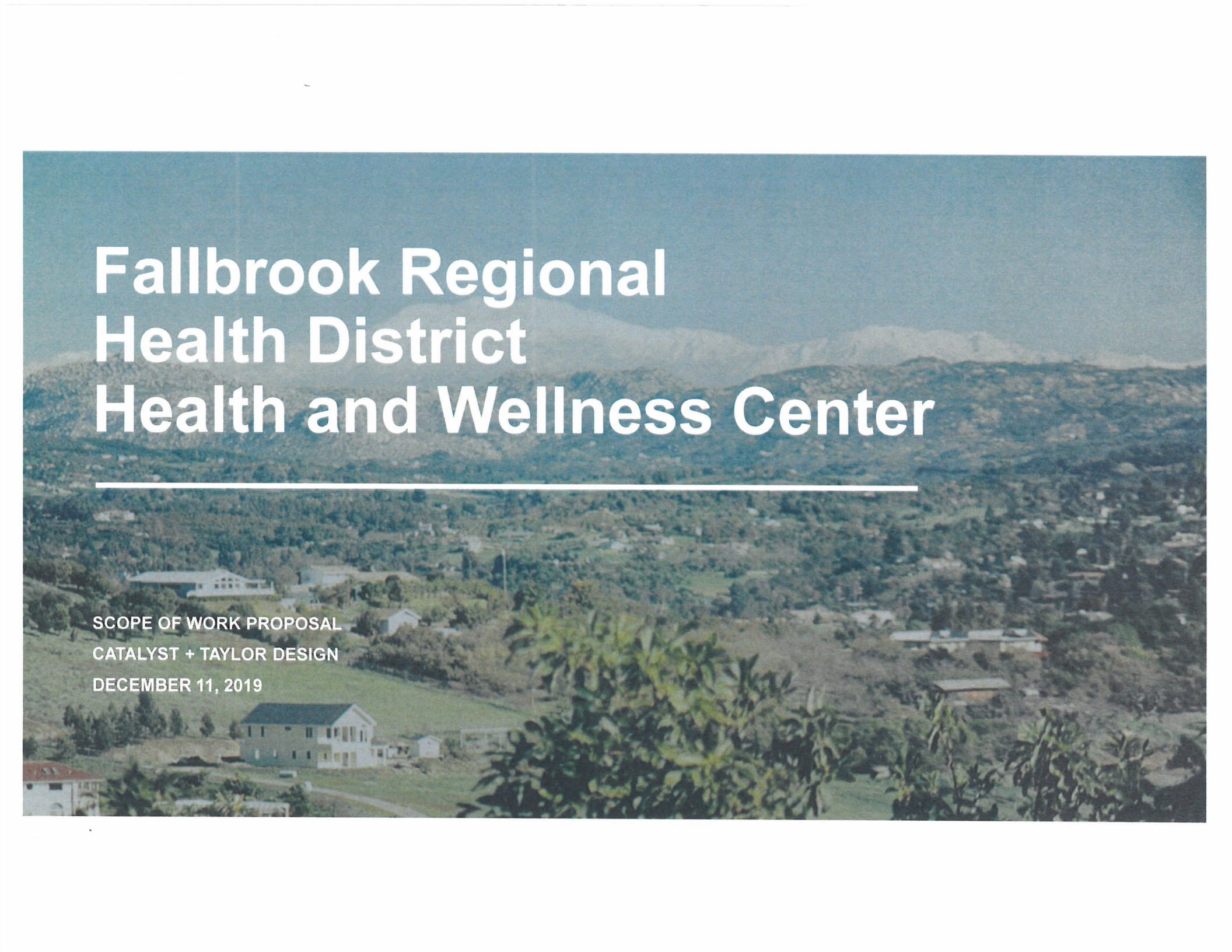


DISCUSSION ITEMS

F1.

Presentation of Collaborative Proposal for Wellness Center
Catalyst & Taylor Design

An aerial photograph of a valley with mountains in the background. The foreground shows a large, light-colored building with a dark roof, surrounded by greenery and other smaller structures. The sky is clear and blue.

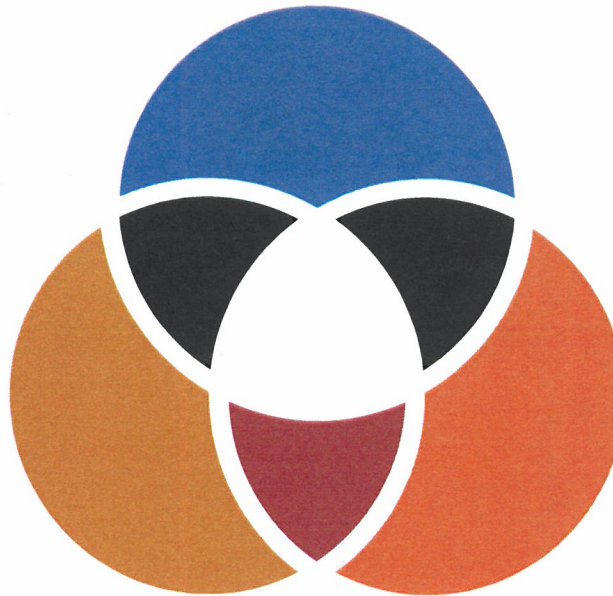
Fallbrook Regional Health District Health and Wellness Center

SCOPE OF WORK PROPOSAL
CATALYST + TAYLOR DESIGN
DECEMBER 11, 2019

Integrated Team, Integrated Solution



- Program Strategy
- Needs Assessment
- Analytics / R&D
- Financial Feasibility
- Functional Programming
- Implementation

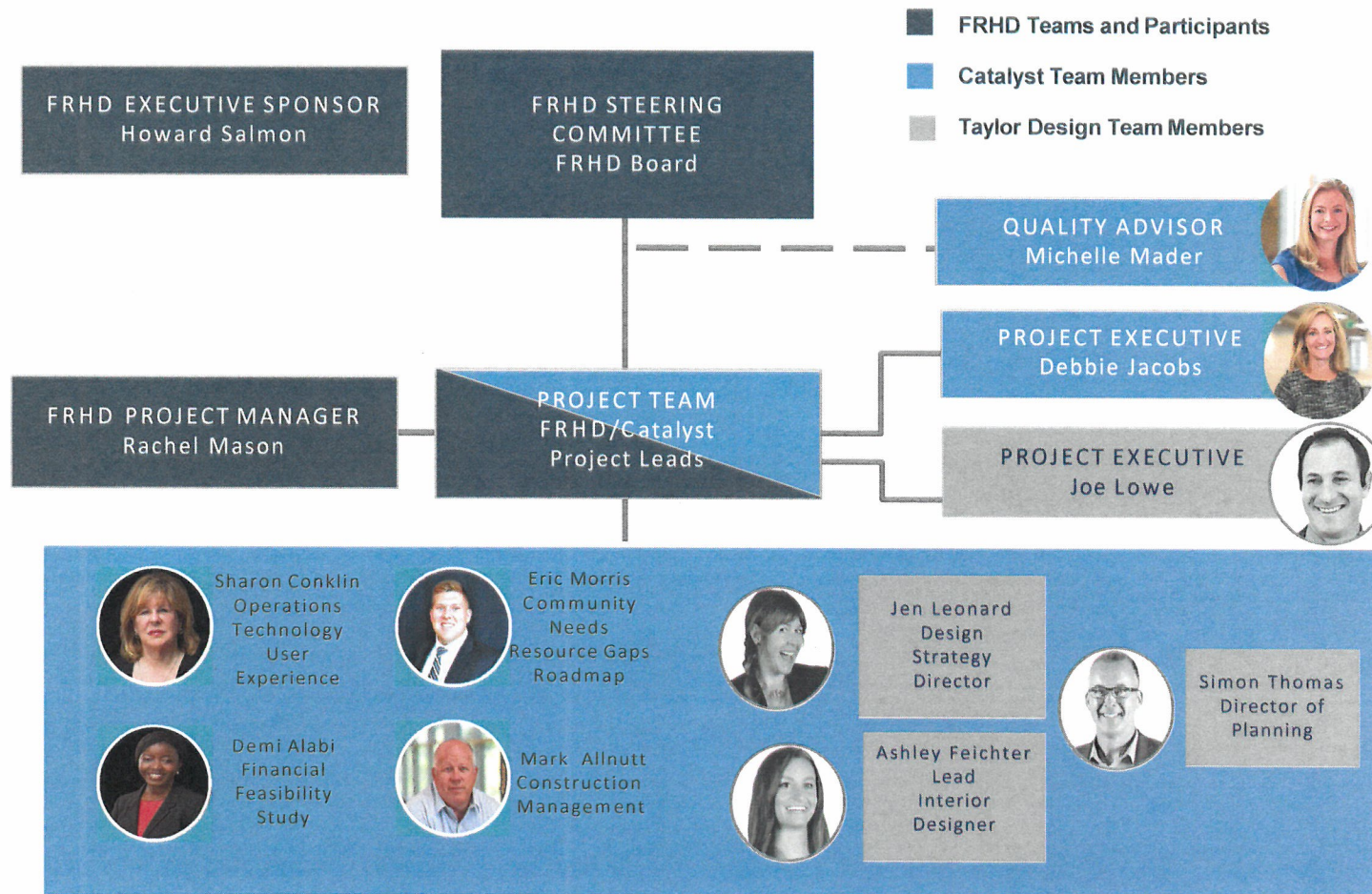


TAYLOR design

- Design Strategy
- Architecture
- Master Planning
- Engineering
- Interior Design
- Schedule / Phasing



Collaborating to Achieve Your Goals



PURPOSE

Our goal is to conduct a visioning, programming and feasibility study for the Community Health & Wellness Center to encourage a lifetime of healthy living for District residents.

OBJECTIVES

- Develop mission and vision
- Understand how the community desires to engage in wellness
- Identify the optimal program offerings
- Create functional/operational program
- Craft the preferred master site and facilities plan
- Analyze the financial sustainability

DELIVERABLES

- Health & Wellness Center mission & vision
- Community communication plan
- Summary of expressed community needs
- Prioritized list of community programs
- Site & facilities assessment
- Program and resource gap analysis
- Functional and space program
- Site & facilities master preferred plan
- Financial feasibility analysis
- Final report



Workplan Phases and Key Activities



Workplan Key Activities and Tasks

PHASE 1: VISION & COMMUNITY NEEDS ASSESSMENT

KEY ACTIVITIES

TASKS

A Project Initiation & Organization

- Establish project organizational structure
- Review and confirm workplan, scope of work, milestones, deliverables
- Establish communication tools/expectations
- Establish schedule of meetings and on-site time
- Define process for decision making

B Collection & Review of Available Information

- Confirm process for data collection and point of contact
- Develop, submit and review data request
- Review documents provided and information gathered to date
- Validate the accuracy and completeness of information collected to date
- Identify additional information needed and process to collect that information

C Develop Mission & Vision

- Review existing information related to mission & vision
- Carry out a facilitated session with the Board to develop mission & vision for the Health & Wellness Center
- Validate and/or test mission and vision with the community (if desired)
- Communicate mission & vision to the community

D Develop & Execute Community Communication Plan

- Collaborate with the Executive Director to create a communication plan
- Plan will include stakeholders, messages, vehicles, timing
- Board to review and approve communication plan
- Monitor and track execution of the plan and its effectiveness



Workplan Key Activities and Tasks

PHASE 1: VISION & COMMUNITY NEEDS ASSESSMENT

KEY ACTIVITIES

TASKS

E Update & Enhance Existing Population Analytics

- Review existing culture, population, demographic, and socioeconomic trend analyses that have been completed
- Identify additional analyses to be performed and which need to be updated
- Utilize Catalyst databases to carryout analyses: disease use rates, top health issues, lifestyle attributes, hospital market share analysis.

F Establish a Portfolio of Market & Partner Programs

- Conduct market research and interview existing partners (6) to understand programs and resources in the market
- Understand how residents access and engage in health and wellness
- Develop a portfolio of community-based programs
- Identify market opportunities and threats

G Research Best Practices & Emerging Trends

- Conduct research to gain insight to emerging trends in health and wellness and learn from best practice programs
- What are the technology-enabled planning assumptions
- Understand the capabilities of San Diego Health Connect and how the HIE could be leveraged to optimize services to the residents



Workplan Key Activities and Tasks

PHASE 1: VISION & COMMUNITY NEEDS ASSESSMENT

KEY ACTIVITIES

H Community Need Input & Desired Experience

TASKS

- Based on a review of existing community input provided, identify the additional community input sessions (4) to appreciate the scope of needs across the District, from unique groups
- Plan community input sessions
- Execute 4 community input sessions to discover community needs. Format may include small group interactive exercises
- Community-wide input initiative-execute a project that elicits responses from the broad community

I Synthesize Community Need/Program Priorities

- Aggregate and synthesize population analytics, market program portfolio, emerging trends and health and wellness research, and program needs expressed directly by the community to determine community needs to improve total health
- Determine in gaps in programs in the market
- Develop criteria and prioritize community health needs



Workplan Key Activities and Tasks

PHASE 2: FUNCTIONAL PROGRAMMING & SPACE PLANNING

KEY ACTIVITIES

A Translate Community Needs Into Specific Programs Identified in Phase 1

TASKS

- Based on an understanding of community total health needs, identify the types of programs that respond to the specific health needs of the various socioeconomic, cultural and demographic group profiles
- Incorporate an understanding of the various groups desire to experience health and wellness services
- Identify the barriers and develop an adoption strategy to optimize the utilization of health and wellness services among the District residents

B Program & Resource Gap Analysis

- Based on an understanding of the future program priorities, identify the gaps in programming
- Identify the resource gap and size to move from current state programs to future state programs, to include physical assets, people, leadership, culture, partners, alignment of goals, knowledge and capabilities
- Determine the financial investment to acquire the resources to close the gap
- Develop program development phasing strategies
- Determine the financial performance of the various programs

C Site and Facilities Assessment

- Site investigation for proposed site including accessibility, environmental factors, and transportation accommodations.
- High level building assessment (will not include utilities assessment).



Workplan Key Activities and Tasks

PHASE 2: FUNCTIONAL PROGRAMMING & SPACE PLANNING

KEY ACTIVITIES

D Facilitate Inspiration Design Concept Session

TASKS

- Prepare concept development from synthesized research
- Meet with select group of stakeholders to share options for interactive discussion and feedback.
- Take what was discussed and incorporate feedback and refine final concept.
- Present final concept to the Steering Committee

E Develop Functional Program

- Develop a functional/operational program for the Health & Wellness Center to include:
 - Program Scope and Phasing of Programs
 - Hours of Operation
 - Staffing/Partners
 - Financial Investment
 - Key Inter- and Intradepartmental Requirements
 - Primary Operational Processes/Work Flows
 - Design Attributes



Workplan Key Activities and Tasks

PHASE 2: FUNCTIONAL PROGRAMMING & SPACE PLANNING

KEY ACTIVITIES

F Create Conceptual Site & Facilities Master Plan Options & Preferred Plan

TASKS

- Based on information from the site and facilities assessment and the Functional Program Analysis, provide conceptual Site & Master Facilities Plan options
- Meet with the Steering Committee to review the Site & Facilities Plan options, and discuss strengths and weaknesses of each
- Based on input, develop final preferred Site & Facilities Plan

G Develop Space Plans, Stacking, & Blocking Diagrams

- Based on information from the Functional Program Analysis, provide space plan
- Base layouts on critical adjacencies, understanding of workflow, and ideal state of connectivity
- Develop final blocking and stacking diagram with functional program addressed
- Present space plan, stacking and blocking diagrams to Steering Committee



Workplan Key Activities and Tasks

PHASE 3: FEASIBILITY ANALYSIS

KEY ACTIVITIES

TASKS

A Provide Estimate of Capital Costs

- Based on the conceptual design for the Health & Wellness Center, phasing of construction and start date, develop an estimate of capital costs for the project by phase and in total

B Develop Financial Feasibility Analysis

- Develop financial feasibility model
- Establish financial, expense and revenues assumptions
- Test financial performance and calculate key metrics for multiple scenarios (3)

C Describe Project Phasing

- Based on Preferred Master Plan and cost estimate, provide project phasing options

D Develop & Issue Final Report

- Develop a final report to include a narrative, graphical and financial summary of the preferred recommendation
- Final report will include all interim deliverables and presentations, analytics, and options that were reviewed.



Schedule of Meetings, Sessions and Interviews

	January	February	March	April	May
Steering Committee Meetings (5)	★	★	★	★	★
Project Team Meetings	1x/week scheduled meeting				
Vision Facilitated Session	★				
Design Facilitated Session		★			
Community Input Sessions (4)					
Interviews Existing Partners (6)					
Interviews Potential Partners (6)					

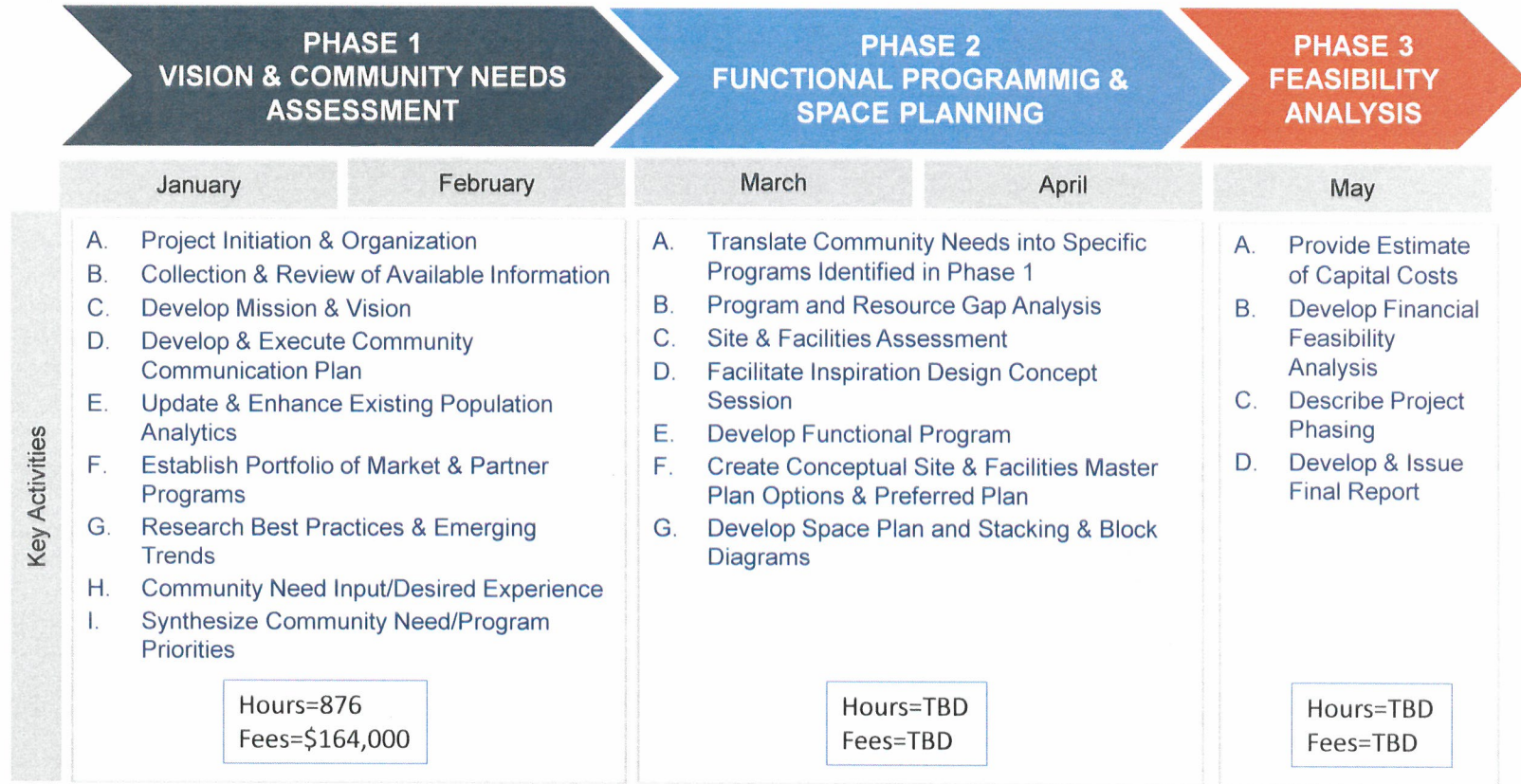


Steering Committee Meeting Objectives

Steering Committee	Meeting Objectives
Meeting 1	<ul style="list-style-type: none"> • Review and confirm work plan, milestones, communication tools, schedule, decision-making process • Confirm information reviewed and additional data/information needed • Craft Health & Wellness Center mission and vision statement • Review and approve draft community communication plan • Establish District program budget guidelines
Meeting 2	<ul style="list-style-type: none"> • Review findings from additional population analytics • Learn program gaps in the market, and opportunities and threats • Understand key research findings and emerging trends • Approve criteria and prioritize community needs and programming direction
Meeting 3	<ul style="list-style-type: none"> • Present final inspiration design concept • Review site and facilities assessment • Review and confirm future community programming needs • Assess program and resource gaps to achieve future state programs, including financial gaps • Identify existing and new community-based organization partners to close resource gaps
Meeting 4	<ul style="list-style-type: none"> • Confirm financial investments required to initiate programs • Discuss and assess potential revenue/payment options • Review and confirm functional program • Assess and provide feedback on the master site and facilities options
Meeting 5	<ul style="list-style-type: none"> • Review and approve preferred master site and facilities plan • Review and approve stacking and block diagrams • Review and assess financial feasibility analysis using key metrics



Hours and Fees



Estimated hours and fees are based on a 5-month workplan and scope as described above.

