



# NORTH COUNTY FIRE PROTECTION DISTRICT

## AGENDA FOR SPECIAL BOARD MEETING

December 18, 2025, at 2:00 p.m.

Location: Fallbrook Public Utility District  
990 E. Mission Road, Fallbrook CA 92028

The December 18, 2025, Special Board Meeting will be held in person and via Zoom. The public may attend remotely using:

The Zoom app, [Zoom website (<https://zoom.us/>)] [Meeting ID: 870 1784 6503; Passcode: 631628] at <https://us06web.zoom.us/j/87990366662?pwd=TK1Rt8sJiSkbn9gw9MTOI3MIU9yAjC.1> or  
Dial by your location: +1 669 900 6833 US (San Jose); Meeting ID: 879 9036 6662; Passcode: 258885

The public may provide comments in advance or real-time by emailing [ncfboardcomments@ncfire.org](mailto:ncfboardcomments@ncfire.org). E-mailed comments received will be read into the record by Staff. Please note that in the event of technical issues that disrupt the ability of members of the public to view the meeting or provide public comments through the web conference option, the meeting will continue.

Call To Order

Roll Call

Optional Moment of Reflection/Silence

Pledge Of Allegiance

Changes to the Agenda

## PUBLIC ACTIVITIES AGENDA

*For those joining us for the public activities agenda, please feel free to depart at the close of the agenda.*

1. **Public Comment – President Shaw** (pgs. 3-4)  
Standing Item: Members of the public may directly address the Board of Directors on items of interest to the public provided no action will be taken on non-agenda items. The Presiding Officer may limit comments to three minutes per speaker (Board of Directors Meetings – SOG – § 7.2.).

## ACTION AGENDA

*All items listed under the action items agenda will be presented and discussed prior to the Board taking action on any matter. Members of the public may comment on items at the time they are presented. Time certain items will commence precisely at or after the time announced in the agenda.*

2. **Station #4: Early Procurement of Long Lead Equipment and Advance Design of Critical Deferred Approval Items – Chief McReynolds** (pgs. 5-12)  
Recommendation: That the Board approve a contract change order to the TELACU Construction Management (TCM) Fire Station #4 Replacement Project contract in the amount of \$532,797.00 to begin early procurement of long lead equipment and advance the design of approval items to accommodate the project's phasing schedule.

## ADJOURNMENT

Scheduled Meetings:

The next scheduled Regular Board Meeting is Tues. January 20, 2026, at 5:00 p.m.

**Note:** The Americans 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 72 hours prior to the meeting at (760) 723-2012 or email [mavis@ncfire.org](mailto:mavis@ncfire.org). Closed captioning and translation services are available to the public when the meeting is accessed using the Zoom platform.



# NORTH COUNTY FIRE PROTECTION DISTRICT

## AGENDA FOR SPECIAL BOARD MEETING

December 18, 2025, at 5:00 p.m.

Location: Fallbrook Public Utility District  
990 E. Mission Road, Fallbrook CA 92028

### CERTIFICATION OF AGENDA POSTING

"I certify that this agenda was posted in accordance with the provisions of the Government Code § 54950 et. seq. The posting locations were: [1] the entrance of North County Fire Protection District Administrative Offices, [2] the Fallbrook Public Utility District Administrative Offices, [3] the Roy Noon Meeting Hall, and [4] the District's website at [www.ncfireca.gov](http://www.ncfireca.gov). The agenda was also available for review at the office of the Board Clerk, located at 330 S. Main Avenue, Fallbrook, CA. Materials related to an item on this agenda submitted to the District after distribution of the agenda packet are available for public inspection in the office of the Board Clerk during normal business hours or may be found on the District website, subject to Staff's ability to post the documents before the meeting. The date of posting was December 17, 2025."

Board Clerk Mavis Canpinar: /s/ Mavis Canpinar

Date: December 17, 2025



**NORTH COUNTY FIRE  
PROTECTION DISTRICT  
STAFF REPORT**

**TO:** BOARD OF DIRECTORS  
**FROM:** CHIEF McREYNOLDS  
**DATE:** DECEMBER 18, 2025  
**SUBJECT:** PUBLIC COMMENT

**PUBLIC COMMENT**

- 1. Members of the Public may directly address the Board of Directors on items of interest to the Public provided no action will be taken on non-agenda items. The Board President may limit comments to three minutes per speaker (Board of Directors Meetings – SOG § 7.2.).*

Page Intentionally Blank



**NORTH COUNTY FIRE  
PROTECTION DISTRICT**  
STAFF REPORT

**TO:** BOARD OF DIRECTORS

**FROM:** CHIEF McREYNOLDS

**DATE:** DECEMBER 18, 2025

**SUBJECT:** STATION #4 EARLY PROCUREMENT OF LONG LEAD EQUIPMENT AND  
ADVANCE DESIGN OF CRITICAL DEFERRED APPROVAL ITEMS

## **ACTION AGENDA**

### **RECOMMENDATION:**

That the Board approve a contract change order to TELACU Construction Management (TCM) Fire Station #4 Replacement Project contract in the amount of \$532,797.00 to begin early procurement of long lead equipment and advance the design of critical Deferred Approval items to accommodate the project's phasing schedule.

### **BACKGROUND:**

In November of 2023 the Board executed a Progressive Design Build contract with TELACU Construction Management (TCM) for the Design and Construction of Fire Station #4. The Progressive Design Build Contract that was executed is phased and contains two distinct phases; Preconstruction is the first phase, and Construction is the second phase. The Design Builder (TCM) is still in the Preconstruction phase and has requested that some of the activities that would typically be included in the Construction phase be advanced into Preconstruction to accommodate the Project's 14-month construction schedule.

### **DISCUSSION:**

The Design Team bid out the Fire Station #4 Replacement Project on October 14, 2025 and received bids on November 25, 2025. A draft GMP was prepared by TELACU on December 8, 2025 and reviewed by the Construction Manager. Upon review of the draft GMP, it was discovered that the project's phasing schedule was being impacted due to the long procurement lead times of critical electrical equipment, specifically the 1,000A Main Service Switchboard and Emergency Generator. Additionally, the County of San Diego has required that several design components for this project be deferred, and the Design Builder (TCM) has requested to start the Deferred Approval process early for the design of the Fire Sprinkles, and Photo-Voltaic Systems.

**STATION #4 EARLY PROCUREMENT OF LONG LEAD EQUIPMENT AND  
ADVANCE DESIGN OF CRITICAL DEFERRED APPROVAL ITEMS**

**December 18, 2025**

**Page 2 of 2**

**FISCAL ANALYSIS:**

After reviewing several schedule options, the Construction Manager has recommended that the project begin the early procurement process to maintain the project's 14-month construction schedule. The Guaranteed Maximum Price (GMP) for Construction will not be impacted, as it only advances portions of the project into the first phase of the project and the GMP for Construction will be reduced by the corresponding amounts. The early procurement of long lead equipment and advancing the design of the critical Deferred Approval items will result in a contract change order in the amount of \$532,797.00 and includes the following:

- Design of the Underground Fire Line and Automatic Fire Sprinkler system
- Procurement of the Emergency Engine Generator and Automatic Transfer Switch
- Procurement of the Electrical Distribution Package, including the Main Service Switchboard, Distribution Sections, and all panelboards.
- Design of the Photo-Voltaic system

The Construction GMP will be brought to the Board in a subsequent meeting after the GMP is finalized and the project schedule has been updated to reflect the project phasing and early procurement.

**SUMMARY:**

Once approved, Staff will execute a contract change order with TCM to begin the early procurement for the long lead items and to advance the design of the critical Deferred Approval items.



TELACU Construction Management  
 604 N. Eckhoff Street  
 Orange, California 92868  
 Phone: (714) 541-2390  
 Fax: (714) 541-9411

**Project:** 23-502 - North County Fire Protection District Station No. 04  
 4375 Pala Mesa Drive  
 Fallbrook, California 92028

**Prime Contract Potential Change Order #007: CE #007 - GMP Early Procurement & Design**

<b>TO:</b>	North County Fire Protection District * 330 South Main Ave. Fallbrook, California 92868	<b>FROM:</b>	TELACU Construction Management 604 N. Eckhoff Street Orange, California 92868
<b>PCO NUMBER/REVISION:</b>	007 / 1	<b>CONTRACT:</b>	1 - Preconstruction Services
<b>REQUEST RECEIVED FROM:</b>	Steve Fangmeyer (TELACU Construction Management)	<b>CREATED BY:</b>	Steve Fangmeyer (TELACU Construction Management)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/16/2025
<b>REFERENCE:</b>	Early Start Procurement	<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>	North County Fire Protection District Fire Station #4	<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>	0 days	<b>PAID IN FULL:</b>	No
<b>EXECUTED:</b>	No	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
		<b>TOTAL AMOUNT:</b>	\$532,797.00

**POTENTIAL CHANGE ORDER TITLE:** CE #007 - GMP Early Procurement & Design

**CHANGE REASON:** Client Request

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

- CE #007 - GMP Early Procurement & Design  
 Procurement of the following items:  
 - Design of the Fire Sprinkler and Fire Line system  
 - Design and permitting for the Solar system  
 - Procurement of the Emergency Generator package  
 - Procurement of the Electrical Distribution package.

**ATTACHMENTS:**

[North County Fire Station 4 Procurement Breakout .pdf](#) , [\\_JPI- Early Start on Fire Line Design.pdf](#)

#	Budget Code	Description	Amount
1	15-400.S Plumbing Systems.7920 - Subcontract	Early Start Design - Fire Sprinkler & Fire Line	\$7,500.00
2	16-100.S Electrical Systems.7920 - Subcontract	Early Procurement of Electrical Components & Solar Design	\$492,140.00
		<b>Subtotal:</b>	<b>\$499,640.00</b>
		Contingency:	\$0.00
		OH&P (3.50% ):	\$17,488.00
		Insurance (1.00% ):	\$5,171.00
		Builders Risk (1.00% ):	\$5,223.00
		Bond (1.00% ):	\$5,275.00
		<b>Grand Total:</b>	<b>\$532,797.00</b>



**Brandon Hamlett (Erickson-Hall Construction)**

500 Corporate Drive  
Escondido, California 92029

**North County Fire Protection District**

330 South Main Ave.  
Fallbrook, California 92868

  
SIGNATURE DATE 12/16/25

\_\_\_\_\_  
SIGNATURE DATE

**JPI  
DEVELOPMENT  
GROUP  
CHANGE ORDER**

**FIRE SPRINKLER & FIRE LINE  
EARLY DESIGN**

## Steve Fangmeyer

---

**From:** Steve Fangmeyer  
**Sent:** Monday, December 15, 2025 11:29 AM  
**To:** Steve Fangmeyer  
**Subject:** FW: North County Fire Station # 4

**From:** Joe Fracalvieri  
**Sent:** Friday, December 12, 2025 8:06 AM  
**To:** 'sfangmeyer@telaco.com' <[sfangmeyer@telaco.com](mailto:sfangmeyer@telaco.com)>  
**Cc:** Luis Dominguez <[ldominguez@jpidevelopment.com](mailto:ldominguez@jpidevelopment.com)>  
**Subject:** North County Fire Station # 4

Hello Steve,

After speaking with the owner and fire sprinkler designer I was informed that our cost for deferred approvals on this project for the fire water system would be \$7,500.00. Not \$5,000.00 as I told you on the phone a few minutes ago. The building is \$5,000.00 and the underground is \$2,500.00. They usually need to be turned in together for approval.

Per our supplier; PSI Pumps, the storm drain lift station only has a lead time of 5-6 weeks after submittal approval. So, this shouldn't be an issue.

Per our supplier; Jensen Precast, the sand oil interceptor only has a lead time of 4-5 weeks after submittal approval. So, this shouldn't be an issue.

We are currently working on putting together our submittal package so we can turn them in as soon as we receive a contract.

If you need anything else, please contact me. Once we receive a contract a Project Manager will be assigned and they will be your contact in the future.

Thank you,

Joe Fracalvieri,



JPI Development Group, Inc.  
41205 Golden Gate Circle Murrieta, CA 92562  
Phone 951-973-7680 Fax 951-973-7690  
[jpidevelopmentgroup.com](http://jpidevelopmentgroup.com)  
[Joef@jpidevelopment.com](mailto:Joef@jpidevelopment.com)

# TRI-POWER ELECTRICAL CHANGE ORDER

EARLY PROCUREMENT &  
DESIGN



1656 West 9<sup>th</sup> St #E  
Upland, CA 91786  
Phone: 909-931-2711

License # C-10 1050901  
DIR#PW-LR-1000422663 EXP 6/26  
(EMR .85)

## Procurement Breakout Cost

**Bid Date: 12/11/2025**

**To: TELACU**

**Job: Noth County Fire Protection District (Fire Station No.4)**

### **Work Description: BID PACKAGE 27**

GEN SET Package \$248,600.00 LEADTIME 25-27 Weeks after approved submittals  
Solar Permit & Submittal \$21,300.00  
Distrabution Package \$77,220.00 LEADTIME 165 working days after approved submittals  
TOTAL \$ 492,140.00

THIS QUOTE DOES NOT INCLUDE IN ANY TARIFFS THAT MAY BE ENACTED WITH MEXICO, CHINA, AND CANADA. AT THE TIME OF ORDER RELEASE, A REVISED QUOTE WILL BE PROVIDED TO INCLUDE ANY TARIFF IMPACT IF NECESSARY

### **General conditions**

1. All applicable taxes are included in our submission.
2. The contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
3. Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by the manufacturer.
4. The contractor shall not be liable for indirect loss or damage.
5. Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.
6. If a formal contract is required, its conditions must not deviate from this proposal without contractor's permission.
7. Anything (verbal or written), express or implied elsewhere, which is contrary to these conditions shall be null and void.
8. Price good for 30 days
9. Tri Power Has no controls of lead times. Please be aware that Distribution GEAR "Switchboards, Panelboards, Transformers" And associated items have long lead times and can take up to 75 weeks
10. Tri power Has no Controls of lead times. Lighting & Controls have long Lead times

Respectfully,  
Mike Diaz