

**TRI-CITY HEALTHCARE DISTRICT
AGENDA FOR A SPECIAL MEETING
April 6, 2026, – 4:00 o'clock p.m.
Assembly Room 3
Oceanside, CA 92056**

**The Board may take action on any of the items listed below,
unless the item is specifically labeled "Information Only"**

| | Agenda Item | Time Estimate |
|---|--|----------------------|
| 1 | Call to Order | 1 min. |
| 2 | Roll Call/Pledge of Allegiance | 2 min |
| 3 | Approval of Agenda | 2 min. |
| 4 | Oral Announcement of Items to be Discussed During Closed Session | 2 min. |
| 5 | Motion to go into Closed Session | |
| 6 | Closed Session a) Conference with Legal Counsel - Potential Litigation (Authority: Government Code Section 54956) 1 matter b) Conference with Labor Negotiators (Authority: Government Section 54957.6) Negotiating Parties: Employee Organizations: SEIU Hospital Representative: Gene May, M.D., Chief Executive Officer c) Reports Involving Trade Secrets (Authority: Health & Safety Code Section 32106) Discussion will concern: Proposed new programs, services or facilities Date of Disclosure: Various d) Public Employee Evaluation: CEO (Authority: Government Code, Section 54957) (b) (1) | 1.5 hr. |
| 7 | Motion to go into Open Session | |
| 8 | Report from Chairperson on any action taken in Closed Session (Authority: Government Code, Section 54957.1) | 2 min. |

Note: This certifies that a copy of this agenda was posted in the entrance to the Tri-City Medical Center at 4002 Vista Way, Oceanside, CA 92056 at least 24 hours in advance of the meeting. Any writings or documents provided to the Board members of Tri-City Healthcare District regarding any item on this Agenda is available for public inspection in the Administration Department located at the Tri-City Medical Center during normal business hours.

Note: If you have a disability, please notify us at 760-940-3348 at least 24 hours in advance of the meeting

| | | |
|----|---|---------|
| 9 | <p>Open Session</p> <p>a) Consideration to approve the agreement with Cisco Systems, Inc. for Cisco Cloud Based Phone System, for a term of 36 months, beginning May 1, 2026 and ending April 30, 2029, for a total term cost of \$1,471,880.57</p> <p>b) Consideration to approve the Progressive Design Bid Proposal between Align Builders, Inc. and Tri-City Healthcare District for the cosmetic upgrade of the Labor & Delivery and Neonatal Intensive Care Cosmetic Upgrade for an amount not to exceed \$145,172 for Part A and \$4,285,369 for Part B, and further approve a contingency authorization not to exceed fifteen percent (15%) of the total project cost to address unforeseen conditions, regulatory directives and necessary field changes.</p> <p>c) Consideration to approve the assignment and assumption of Lease with Landlord Consent by and among United Healthcare Services, Inc., as Assignor, Tri-City Healthcare District, as Assignor, Tri-City Healthcare District, as Assignee, and CPI/AHP Vista MOV Owner, LLC, as Landlord for the medical office premises located at 2067 West Vista Way, Suite 200, Vista, CA for an amount not to exceed \$353,813.</p> <p>d) Consideration to approve the asset purchase agreement by and between United HealthCare Services, Inc., as Seller and Tri-City Healthcare District, as Buyer, for the acquisition of obstetrics and gynecology equipment in an amount not to exceed \$62,150.</p> <p>e) Consideration to approve Professional Services Agreements between Rahele Mazarei, D.O., APC and Tri-City Healthcare District for a 1206(b) Clinic</p> | 10 min. |
| 10 | Adjournment | |

April 3, 2026

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Tri-City Medical Center

TCHD BOARD OF DIRECTORS
DATE OF MEETING: April 6, 2026
CISCO PHONE SYSTEM PROPOSAL

| | | | | | | |
|---------------------|---|------------------|--|---------------------|---|----------------------|
| Type of Agreement | | Medical Director | | Panel | X | Other: |
| Status of Agreement | X | New Agreement | | Renewal – New Rates | | Renewal – Same Rates |

Vendor’s Name: Cisco Systems, Inc.
Area of Service: Information Technology – Servicing all of TCMC
Term of Agreement: 36 months, Beginning, May 1, 2026 – Ending, April 30, 2029
Maximum Totals:

| Hardware Cost | Cloud Service Cost | Professional Services Cost | Managed Services Cost | Total Term Cost |
|---------------|--------------------|----------------------------|-----------------------|-----------------|
| \$478,411.97 | \$245,341.20 | \$257,445.00 | \$148,320 | \$1,471,880.57 |

Description of Services/Supplies:

This is a 36-month agreement to replace our current hospital phone system with Cisco’s cloud-based PBX and VoIP phone system. This agreement includes the following: All hardware \$478,411.97, all Cloud Services (Licenses, Setup, Support) \$587,703.60, all Professional Services (Implementation) \$257,445.00 and Managed Services \$148,320.00.

| | | | | |
|---|--|-----|-----|----|
| Document Submitted to Legal for Review: | | Yes | X | No |
| Approved by Chief Compliance Officer: | | Yes | N/A | No |
| Is Agreement a Regulatory Requirement: | | Yes | X | No |
| Budgeted Item: | | Yes | X | No |

Person responsible for oversight of agreement: Mark Albright, CIO

Motion:

I move that the TCHD Board of Directors authorize the agreement with Cisco Systems Inc. for Cisco Cloud Based Phone System for a term of 36 months, beginning May 1, 2026 and ending April 30, 2029 for a total cost for the term of \$1,471,880.57.



Tri-City Medical Center

TRI-CITY HEALTHCARE DISTRICT BOARD OF DIRECTORS

DATE OF MEETING: April 6, 2026

PROPOSAL FOR: Labor & Delivery and Neonatal Intensive Care Cosmetic Upgrades

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|---------------------|---|-------------------|--|------------------------|--|-------------------------|
| Type of Agreement | | Medical Directors | | Panel | | Other: |
| Status of Agreement | X | New Agreement | | Renewal – New Rates | | Renewal – Same Rates |

Vendor Name: Align Builders, Inc.
Area of Service: Labor and Delivery and Neonatal Intensive Care Units

Maximum Totals:

| Part A (Design) | Part B (Low) | Part B (Mid-Range) | Part B (Upper) |
|-----------------|--------------|--------------------|----------------|
| \$145,172 | \$ 2,264,933 | \$ 3,229,055 | \$4,285,269 |

Additional Information:

| | | | | |
|---|---|-----|---|----|
| Document Submitted to Legal for Review: | | Yes | X | No |
| Approved by Chief Compliance Officer: | | Yes | X | No |
| Is Agreement a Regulatory Requirement: | | Yes | X | No |
| Budgeted Item: | X | Yes | | No |

Person responsible for oversight of agreement: Jeremy Raimo, Chief Operating Office

I move to approve the Progressive Design Bid Proposal from Align Builders, Inc with Tri-City Healthcare District for the cosmetic upgrade of the Labor and Delivery and Neonatal Intensive Care Cosmetic Upgrade for an amount not to exceed \$145,172 for Part A and \$4,285,269 for Part B, and further approve a contingency authorization not to exceed Fifteen percent (15%) of the total project cost to address unforeseen conditions, regulatory directives, and necessary field changes.



Tri-City Medical Center

TRI-CITY HEALTHCARE DISTRICT BOARD OF DIRECTORS

DATE OF MEETING: April 6, 2026

PROPOSAL FOR: Lease Assignment at 2067 W. Vista Way Suite 200, Vista, CA

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|---------------------|---|-------------------|--|------------------------|--|-------------------------|
| Type of Agreement | | Medical Directors | | Panel | | Other: |
| Status of Agreement | X | New Agreement | | Renewal – New Rates | | Renewal – Same Rates |

Vendor Name: United HealthCare Services, Inc., as Assignor, and CPI/AHP Vista MOB Owner, L.L.C., as Landlord

Area of Service: Ambulatory Clinic at 2067 W. Vista Way Suite 200

Duration: May 1, 2026 through August 31, 2027

Maximum Totals:

| 1 st Year (4 mos) | 2 nd Year | Total |
|------------------------------|-------------------------------|-----------|
| \$82,824 (\$20,806/month) | \$254,304 (\$21,192/month) | \$353,813 |

Additional Information: Lease assignment rate is within FMV

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|---|---|-----|---|----|
| Document Submitted to Legal for Review: | | Yes | X | No |
| Approved by Chief Compliance Officer: | X | Yes | | No |
| Is Agreement a Regulatory Requirement: | | Yes | X | No |
| Budgeted Item: | X | Yes | | No |

Person responsible for oversight of agreement: Jeremy Raimo, Chief Operating Office

I move that the Board of Directors of the Tri-City Healthcare District approve the assignment and Assumption of Lease with Landlord Consent by and among United HealthCare Services, Inc., as Assignor, Tri-City Healthcare District, as Assignee, and CPI/AHP Vista MOB Owner, L.L.C., as Landlord, for the medical office premises located at 2067 West Vista Way, Suite 200, Vista, California for an amount not to exceed \$353,813.



Tri-City Medical Center

TRI-CITY HEALTHCARE DISTRICT BOARD OF DIRECTORS

DATE OF MEETING: April 6, 2026

PROPOSAL FOR: Asset Purchase OB/GYN Equipment

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|---------------------|---|-------------------|--|------------------------|--|-------------------------|
| Type of Agreement | | Medical Directors | | Panel | | Other: |
| Status of Agreement | X | New Agreement | | Renewal – New Rates | | Renewal – Same Rates |

Vendor Name: United HealthCare Services, Inc.,
Area of Service: Ambulatory Clinic at 2067 W. Vista Way Suite 200
Duration: One-time asset purchase

Maximum Totals: Purchase Amount: \$62,150 (includes sales tax)

Additional Information: Fair market value of the assets at this location have been determined by an outside party at arm’s length to both United Healthcare Services, Inc., and Tri-City Healthcare District.

| | | | | |
|---|---|-----|---|----|
| Document Submitted to Legal for Review: | | Yes | X | No |
| Approved by Chief Compliance Officer: | X | Yes | | No |
| Is Agreement a Regulatory Requirement: | | Yes | X | No |
| Budgeted Item: | X | Yes | | No |

Person responsible for oversight of agreement: Jeremy Raimo, Chief Operating Officer

I move that the Board of Directors of the Tri-City Healthcare District Approve the Asset Purchase Agreement by and between United HealthCare Services, Inc., as Seller, and Tri-City Healthcare District, as Buyer, for the acquisition of obstetrics and gynecology equipment in an amount not to exceed \$62,150.