



**Dry Utility
Due Diligence Report**
for
Building Redevelopment
303 West 5th Street
San Bernardino, CA

Prepared For:
Neil Murphy
O'Connor Construction Management Inc.
8851 Research Drive
Irvine, CA 92618

Prepared By:
E4 Utility Design, Inc.
1211 Puerta Del Sol, Suite 270
San Clemente, CA 92673
949.835.4185

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Executive Summary

The following is a summary of our opinions and recommendations in relation to dry utilities for the proposed project located at 303 West 5th Street, San Bernardino, CA. This report was prepared using the provided Site Plan. While a Facility Inventory Map (FIM) was requested and received from Southern California Edison (SCE), it has not been updated for the apparent new work in the field. Assumptions regarding underground structures were based on publicly available maps, field observation of above-grade structures, visible conduit trench routes at the site, and analysis of historical Google Maps imagery. The latter was used to approximate the timing of utility improvements, which appear to have occurred within the past five years.

Existing & Proposed Telecom Facilities

Frontier and Charter maintain telecommunications facilities along the east side of Arrowhead Avenue. The building is currently serviced by small structures located near its southeast side, which connect to the main systems. No changes to the existing telecom service are anticipated.

Existing & Proposed Gas Facilities

SoCal Gas (SCG) maintains gas facilities along the south side of 5th Street. SCG will conduct an engineering study to evaluate whether the existing service is adequate for the proposed loads. Unless there is a significant increase in gas demand or a change in meter location, the existing service is expected to remain sufficient. For budgeting purposes, the estimate assumes installation of a new or modified gas service.

Existing & Proposed SCE Facilities

Southern California Edison (SCE) maintains electrical facilities along the south side of 5th Street and the west side of Arrowhead Avenue. These systems have been upgraded and reconfigured within the last five years.

The building is currently energized via a pad-mounted transformer located along the south side of the parking lot. In 2020, improvements were completed extending from the transformer to a pull box located north of the building, within the sidewalk, and continuing to a vault across 5th Street. These upgrades were likely intended to eliminate the decades-old primary line that previously extended from the vault to the east, running beneath the building.

The following conditions have been observed:

1. A new pull box was installed in 2020.
2. The sidewalk north of the transformer was resurfaced.
3. There is visible patching from the sidewalk to the transformer (repaired in 2022).
4. Visible trench patching is present in the street in the expected alignment.
5. In 2025, we can see 811 red marks (electrical) in appropriate locations.

The existing transformer pad measures approximately 6' x 8.5', which generally supports up to a 1600A, 120/208V panel in accordance with current SCE standards. Should the proposed upgrades require a 2000A (120/208V) panel or an 800A (480V) panel, the pad may need to be enlarged to 8' x 10'. For a 2000A, 277/480V panel, a 10' x 12' pad is typically required.

The current estimate assumes the transformer pad will be upgraded to 8' x 10', along with installation of a new service trench and conduits to the building's electrical panel. SCE is expected to provide allowances for these upgrades, consistent with the CPUC ruling for existing buildings:

“The term existing facilities refers to existing buildings/facilities/projects that are undergoing upgrades to service lines and/or distribution system infrastructure under Electric Tariff Rules 15/16 and are not new construction projects.”

Exhibits

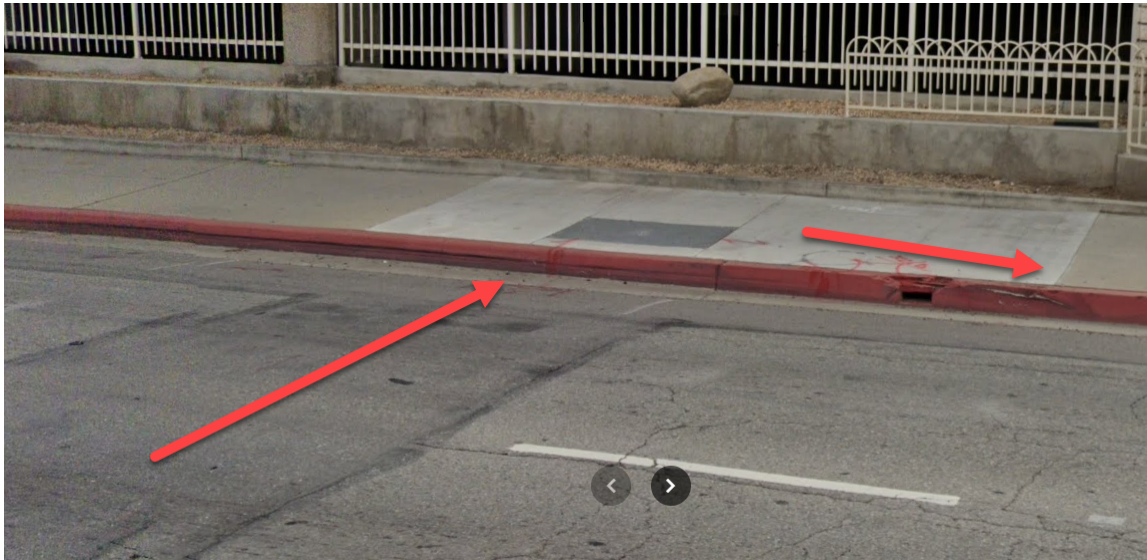
Visible trench route that appears in 2020



Source Structure on the north side of 5th



Pull box installed in 2020. Red marks indicate electric wire.



Resurfaced sidewalk with red marks directly north of transformer.

Visible trench patching before the parking lot was repaired.

