

EXHIBIT U

COMMUNITY DEVELOPMENT & HOUSING AND OFFICE OF HOMELESS SERVICES PROGRAMMING

FOR

SAN BERNARDINO COUNTY

303 W. 5TH STREET DESIGN-BUILD PROJECT

PROJECT NUMBER 10.10.1699



Tuesday, March 11, 2025

				COMMUNITY REVITALIZATION					
				Building Shared		Community Development & Housing		Office of Homeless Services	
SPACE	Std	Std ASF	Total Quantity	Quantity	ASF	Quantity	ASF	Quantity	ASF
People Spaces									
DEO/ Department Head	PO-B	240	2			1	240	1	240
Assistant/Deputy Director	PO-C	180	1					1	180
Manager/Supervisor/Principal Analyst	PO-D	120	10			4	480	6	720
Professional/Support Staff	CUBE-A	64	75			35	2240	40	2560
Field Support Staff/Touchdown Station	CUBE-B	36	3			3	108		
			91	0	-	43	3,068	48	3,700
Specialized and Dedicated Support Spaces									
Public Lobby w/ Security									
Lobby / Guest Seating / Security	allow	350	1	1	350				
Reception Point	CUBE-B	36	1	1	36				
Restroom	ADA-rest	100	1	1	100				
War Room / Operations Command Center (up to 50 ppl)	allow	1250	1	1	1250				
Furniture Storage	stor-3	120	1	1	120				
Medium Conference Room (16-20 ppl)	C-7	420	1	1	420				
Small Conference Room (8-12 ppl)	C-4	240	1	1	240				
Huddle Room (4 seat)	C-2	120	2	2	240				
Central Print / Work Room w/ Admin Supplies	stor-5	200	2	1	200			1	200
Secured File Room - For OHS	stor-4	150	1	1	150			1	150
Outreach Storage	stor-4	150	1					1	150
Storage Room	stor-4	150	1	1	150				
Break Room	allow	600	1	1	600				
Kitchenette / Coffee	allow	120	2	1	120			1	120
Lactation Room	allow	120	1	1	120				
Restrooms	allow	300	2	2	600				
General Building Storage	stor-4	150	1	1	150				
Janitorial	Janit-2	100	1	1	100				
IDF / Server Room	allow	150	1	1	150				
					5,096		-		620
			Departmental ASF	-	5,096		3,068		4,320
			Departmental Circulation Space (35%)		1,784		1,074		1,512
			Departmental USF		6,880		4,142		5,832
			Total People Spaces		6,768				
			Total Specialized and Dedicated Support Spaces		5,716				
			Total ASF		12,484				
			Departmental Circulation Space (35%)		4,369				
			Total USF		16,853				
					1,685		10% Growth Factor		
			Total Building USF		18,539				
			GSF Circulation		3,272		15% Grossing Factor		
			Total Building GSF		21,810		240 SF/workstation		
			Existing USF		9,173				
			Delta USF		(9,366)				

Parking Requirements

line		Staffing	Program SF	Future Stall Count	Notes	
1	PARKING PROJECTIONS					
2						
3	Demand Model	Employee Parking				
4		Employee Projections	91			
5		Vacancy Factor @ 15%			77	
6						
7		CDH Fleet			2	
8					79	
9		Visitor Parking				
10		CDH - Visitors			2	
11		OHS - Visitors			3	
12		Contingency Spaces			40	Monthly Training Meetings
13					45	
14						
15	Aggregate Parking Requirement (Employee w/ Vacancy + Visitor)			124		
16						
17	Code Model	SF Requirements				
18		Code Calculation (4 stalls /1,000 gross sf)		21,810	87	
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22					**Provided 2024**	
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