

EXHIBIT E-1

PROJECT PROGRAMMING

FOR

SAN BERNARDINO COUNTY

PACIFIC VILLAGE PLATINUM CAMPUS, PACIFIC VILLAGE
SUBSTANCE USE DISORDER PROGRAM, AND
CDH PACIFIC VILLAGE CAMPUS EXPANSION
DESIGN-BUILD PROJECT

PROJECT NUMBER 10.10.1533, 10.10.1380, AND
10.10.1671



SAN BERNARDINO
COUNTY

PROJECT PROGRAMMING

QUESTIONS	DAAS - Permanent Supportive Housing - New Construction	DAAS - Recuperative Care Center - TI Renovation	DBH - SUD Facility New Construction	CDHA - 28 Doors - Homekey	Additional Notes
	Roughly what is the SQ FT of each facility?	Total SQ FT per CCE grant application: See unit size below.	Roughly 5,100 SQ FT. 900 SQ FT: Existing (2) bedroom property manager residence.	16 Bed Unit: (6) Double Occupancy Rooms (4) of the 8 to be individualized. (10) TOTAL Rooms. (2) Single Occupancy Rooms based on sexual orientation/ gender identity.	
Roughly what is the SQ FT per unit?	300-320 SQ FT - Pre-fab modular units. (20) - 1 bedroom units. (10) - 2 bedroom units. Intent is small studio space.	RCC to be located in existing Chapel facility. Renovation to include (32) beds with privacy partitions.	See facility prototype program/ concept floor plan.	250 SQ FT MIN - established per Homekey requirements.	(10 of 32) RCC beds will be dedicated to Severely Mental Ill (SMI). RCC will serve 128 clients annually.
Requirements for units?	Stove, refrigerator, microwave, kitchen, table, desk, bed, closet space, bathroom. Patio area for pets. Flexibility with family arrangements is important. All rooms should be ADA compliant per grant application.	Patient Bays: Bed with a frame with drawers. Medical bed not needed. Modular office walls, open ceiling, and a closing door. Provide individual lighting within each patient bay.	Industrial type bed, unisex bathrooms that have showers, sink, toilet. Provide bathrooms per code requirements. Industrial type furniture.	Private restroom, sleeping, and living area; private cooking area that includes a kitchen sink, cooktop, hood, and microwave.	
What is the security level of this facility?	Housing area - no security required. Housing program is independent living.	Patients will have open access - they will have in and out capability. Exteriors doors shall be alarmed. Main entry door for clients will not be alarmed. Staff areas will be badge accessed.	Not locked.	Facility includes (28) doors - population can come and go. The ins and out will be controlled. The population is able to leave the premises as they choose. Property Manager is located onsite in the RCC building.	CCE grant identifies the existing campus has full perimeter fencing with guard stations and automatic gates. Will need to be maintained in order to meet the requirements of the CCE grant.
Will there be a need for security cameras?	Campus currently has cameras. Not recording but monitoring.	No cameras on campus. HIPAA regulated.	No cameras on campus. HIPAA regulated.	Desired. Verify with HIPAA regulations.	Conduct a facility assessment as part of the design process.
Is there a need for a secured perimeter fence?	Pacific Village is a gated Community.	Pacific Village is a gated Community.	Pacific Village is a gated Community.	Population will need to be separate from DBH/DAAS populations.	CCE grant identifies the existing campus has full perimeter fencing with guard stations and automatic gates. Will need to be maintained in order to meet the requirements of the CCE grant.
Noise Mitigation	N/A	Yes.	N/A	No different than a typical apartment type complex.	
Requirements for storage for patient/resident belongings?	N/A	Outdoor secured storage unit - type to be confirmed during design process. Bike lockers shall be provided on campus.	Outdoor secured storage unit - type to be confirmed during design process.	Yes - either in apartment unit, or in campus storage units.	RCC - CCE grant indicates the animal and storage needs to be on the north side of the RCC.
Requirements for storage for staff?	N/A	Provide storage capability for staff in the administration area.	Property Manager onsite. Storage should be in the admin building already onsite.	N/A	
Resident/Patient: Staff ratio per unit?	N/A	N/A	N/A	N/A	
Property Manager/Caretaker Requirements	Residence completed in Phase I. Resides in the RCC building.	Residence completed in Phase I. Resides in the RCC building.	Residence completed in Phase I. Resides in the RCC building.	Residence completed in Phase I. Resides in the RCC building.	
How many staff offices needed for admin area?	N/A	Cubicles - (9) staff members	(10) staff office/cubicles.	N/A	
Requirements for staff bathrooms?	N/A	Existing bathroom - unisex - check for ADA compliance.	Staff bathrooms need to be ADA compliant.	N/A	
Requirements for waiting room/reception area?	N/A	450 SQ. FT. Sitting area - communal TV room - (11) chairs.	See facility prototype/ concept floor plan.	Services currently being HHS contracted. They currently work out of the admin building (should be dedicated to the Homekey portion of the campus)	DBH are providing services onsite for Homekey - will be in the admin building (not part of scope).
Confirm typical length of stay for each facility?	Permanent.	Length of stay - maximum 90 days.	Length of stay - maximum 90 days.	Program is still new - County has obligation to operate for 10 years. Stay of individuals TBD.	
How many occupants are meant to be in each unit?	Capacity includes (2) occupants per room; can be up to (40) individuals with residential precinct.	N/A	N/A	(1) person occupancy.	
Do the units need to be furnished?	Yes. To be included in FFE scope of work.	Yes. Twin size bed.	Yes. To be included in FFE scope of work.	Yes, basic living furniture, bed, appliances, kitchen, etc.	
Are utilities separate per unit?	Individual meters will be required. Coordinate and confirm with PMFD.	N/A	N/A	Yes, preference is to individually meter the units.	
Is there a need for private bathrooms? Separated by population?	Yes; within each unit. Desire is to separate older adults and individuals w/ disabilities. Organized by CO-ED, younger, caregiver, etc.	Not required.	Yes; within each unit.	Yes, within each unit.	
Separated by gender?	Not required.	Not required.	Recommendation to keep women and men separate.	No.	
Separated by age?	Not required.	Not required.	Not required.	No.	
Sex offenders allowed?	No, campus is near a school.	No, campus is near a school.	No, campus is near a school.	No, campus is near a school.	
Families allowed?	Yes.	No.	No.	Yes.	
Voluntary admission?	Residents will be enrolled in a program. Residents need to be eligible - 18 years of age and up.	Yes.	Yes.	Yes, Residents will be enrolled in a program.	
Is there a limit on beds per unit/room?	Single unit (maximum to 2 occupants in a room). Double Unit - shall include ability for two twin beds or a single full bed accommodation.	TBD	See facility prototype/ concept floor plan.	CDH to verify in guidelines on occupants standards.	
Is there a need to provide bariatric rooms?	Not specified within the CCE grant.	Not specified within the CCE grant.	Not specified as part of the program requirements.	No.	
Communal bathroom/showers?	Not required.	Yes. (5) showers; 1 ADA compliant. Multiple men/women restrooms. (1) unisex restroom.	Yes; single shower rooms.	No.	RCC - CCE grant indicates it needs to be attached to the exam room so that they can shower and laundry prior to going into any common areas.
Laundry facilities? Shared or private?	Community Laundry Facility specified by CCE grant. Currently provided as part of Phase I scope of work.	Shared - provide industrial type - (1) washer and (1) dryer. Facilities staff to wash. Look at the dimensions of current layout. Grant states it will need to be indoor and adjacent to the intake exam room.	See prototype facility program/ concept floor plan.	Yes, shared. Industrial size washer/drawer. Provide machines that aren't coin operated. Per Homekey requirements - will need (1) washer/dryer per every (15) dwelling units.	SUD facility - some of the ARPA funding should be used for bed bug heater. Centralized place. Currently part of the intake process.
How many ADA spaces will each facility need?	All units shall be ADA compliant per CCE grant application.	(10) spaces designated for ADA.	Withdrawal rooms need to be ADA compliant.	CDH believes that they will need more than what is required by code. Coordinate requirements during design process.	

QUESTIONS	DAAS - Permanent Supportive Housing -	DAAS - Recuperative Care Center - TI	DBH - SUD Residential - New	CDHA - 28 Doors - Homekey	Additional Notes
	New Construction	Renovation	Construction		
How many hearing accessible spaces will each facility need?	A desire to consider as part of the program/ scope of work. Verify needs during Schematic Design process.	To be verified in design process.	To be verified in design process.	To be verified in design process.	
Rooms - private or shared?	Program shall accommodate both.	Semi-private.	(12) Shared.	TBD	
Facility Kitchen - rehear kitchen or full industrial kitchen?	Not required.	To be located in existing cafeteria building on campus. Will need full industrial kitchen. Required to provide (3) meals a day and snacks. Parking lot is positioned between the existing cafeteria building and the new RCC building. Consider providing a weatherproof / covered walkway connection	See facility prototype/ concept floor plan.	Complex no - but each unit will need own kitchenette.	Check the ROM - maybe a facility assessment on existing cafeteria building. Building is 2,900 SQ. FT.
Clinical space needed in kitchen to prepare medical diets?	No clinical space needed.	Not required.	Not required.	No.	
Locked space needed for medical diets?	No preparation for medical diets.	Not required.	Not required.	No.	
Is there communal storage for food?	No communal storage for food.	Not required. Food to only be consumed in the cafeteria.	No. Food will be provided.	No.	
Emergency Food Supply? 72 hrs?	N/A	Yes	Yes - it is licensed.	No.	
Communal dining area?	N/A	Per CCE grant application - during the day the cafeteria will be open to RCC guests and/or community gatherings.	Yes. See facility prototype concept/ floor plan.	Yes - provided in communal cafeteria.	
Does the facility need Clinical Care space?	N/A	Yes; (1) Exam Room	Yes. See facility prototype concept/ floor plan.	Not required.	DBH is providing services onsite for Homekey - (not part of Phase II scope).
Does the facility need therapy services space?	N/A	N/A	Yes. See facility prototype concept/ floor plan.	Not required.	DBH is providing services onsite for Homekey - (not part of Phase II scope).
Patient Intake/Exam Room	N/A	Yes; Intake Office - to include desk, table, chairs.	Yes; Exam Room will conduct blood draws, etc.	Yes; Intake Office - desk, table, chairs.	
Observation Desk?	N/A	Goal is to have staff visibility, patient bays still have privacy.	Security guard at front entry of facility. See facility prototype concept/ floor plan.	Not required.	
Medication Storage Space?	N/A	Self-administered medications. Locked cabinets, staff opens it.	Yes. Pill Call Room to be provided.	Not required.	
	N/A	Not required.	Not required. Detox rooms only required. See facility prototype concept/ floor plan.	Not required.	
Does the facility need isolation/quarantine rooms?	N/A	Durable. Possible - but the less the better. Furniture, bathroom, door handles? Doors will not be lockable. Anything new will make an effort to try and be anti-ligature.	N/A	Not required.	
Does the facility have any requirements for anti-ligature needs?	N/A				
What are the requirements for recreational space?	Yes; reference CCE grant	Yes; reference CCE grant	Patio - Secured. See facility prototype concept/ floor plan.	Preferred. Pending per funding.	
Recreational space - indoor needs.	N/A	450 SQ FT of indoor sitting area w/ TV.	Family Visiting Area, Quiet Areas, TV Sitting Rooms.	Meeting room for events.	
Recreational space - outdoor needs.	Outdoor community spaces to be incorporated into the campus / resident areas.	650 SQ FT of covered outdoor courtyard.	Patio - Secured. See facility prototype concept plan/ floor plan.	Small courtyard preferred.	Community garden is desirable.
Will the facility have a communal space?	Yes; incorporate into the program / design per CCE grant.	Yes. Phone room - preferred to have in cafeteria.	Yes. See facility prototype concept plan/ floor plan.	Yes - utilize the space within the campus.	
Will the facility have a need for haircut services?	No.	No.	No.	No.	
Will the facility have a need for designated grooming/bath?	N/A	Yes - showers to be provided per program.	Yes - showers shall be provided.	No.	
What are the requirements for residents with pets?	CCE grant identifies the need for a pet park (currently provided on campus) and housing units are to be pet friendly.	Vision is for patients to take care of their own pets.	Pets are allowed.	There are pets - management decision. Residents have been keeping their pets with them in their unit.	
What is the limit for pets per resident?	TBD	TBD	TBD	Ideally 1 per resident.	
Housing/Kennels for pets/animals?	N/A - to be kept in housing with tenant.	Kennel required.	N/A - to be kept in housing with tenant.	Kennel desired.	RCC - grant states that animal and storage needs to be on the north side of the RCC.
What are the parking requirements for each facility?	Provide parking per code requirements.	Provide parking per code requirements.	Provide parking per code requirements. Per Homekey residents - provide assigned resident, employee, and visitor parking.	Provide parking per code requirements.	
Does the facility require an ambulance bay?	N/A	Not required	Not required.	Not required.	
What are emergency protocols? Evacuation? Lockdown?	No special requirements for evacuation. No lockdown requirements.	No special requirements for evacuation. No lockdown requirements.	Licensed facility - will need an operational evacuation plan.	No special requirements for evacuation. No lockdown requirements.	
Exterior Misc.					
Interior Misc.		\$5,900 allowance for artwork.			Per CCE grant - need to have an allowance for artwork. In RCC, only allowance is for accessory upgrades.