

A110

COST ESTIMATE



SAN BERNARDINO COUNTY
385 N. Arrowhead Ave.
San Bernardino, CA 92415

BHCIP VICTORVILLE

ROUGH ORDER OF MAGNITUDE

Kitchell Project No. 7684
Estimate Date:

September 18, 2025

Revised Date:

September 20, 2025



SAN BERNARDINO COUNTY BHCIP VICTORVILLE

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SAN BERNARDINO COUNTY
BHCIP VICTORVILLE

Phase: Conceptual Estimate
Estimate Date: September 18, 2025
Bid Date: September 1, 2027
Revised Date: September 20, 2025

PROJECT AREA

Description	New	Renovation (Total GSF)	Total
Sitework			
Building A	17,330 SF	0 SF	17,330 SF
Building B	8,410 SF	0 SF	8,410 SF
Building C	11,520 SF	0 SF	11,520 SF
Building D	5,280 SF	0 SF	5,280 SF
TOTAL	42,540 SF	0 SF	42,540 SF

Drawings and Specifications

This estimate is based on the Conceptual Documents dated September 12, 2025, provided by Kitchell CEM Sacramento, CA. The project title is “**BHCIP Victorville**”, for San Bernardino County.

The estimate is provided in Unifomat and is separated into five (5) locations as follows: 01 Sitework, 02 Building A, 03 Building B, 04 Building C, and 05 Building D. There are no alternates included at this time.

All unit prices are inclusive of labor, material, equipment, and the appropriate subcontractors' mark-up. A percentage for estimating contingency, general conditions, overhead & profit, insurance & bond, and escalation is added to the subtotal cost. Any allowances are noted within the estimate.

Assumptions and Clarifications

The following is list of allowances/ inclusions:

1. Construction of a new Psychiatric Health Facility
2. Construction of a new Adult Residential Facility
3. Construction of a new Voluntary Crisis Stabilization Unit
4. Construction of a new Sobering Center
5. Photovoltaic parking canopies
6. Associated sitework
7. Assume a balanced site

We assume the cost for the following will be covered separately or not required for this project:

1. Any unforeseen subterranean conditions or objects
2. Soil stabilization
3. Hazardous materials abatement
4. Site acquisition cost(s)

We have included escalation from estimate date to midpoint of construction (8/31/2028) or 35 months at the annual rate of 4%.

The total cost is based on a Design-Build contractor performing the work in a continuous phase with construction to begin the third quarter of 2027.



PROJECT SUMMARY

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: Conceptual Estimate
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PROJECT SUMMARY

Description	Quantity	SF	Subtotal Cost	Total Cost	Cost / SF
Sitework			\$6,039,272	\$8,932,735	
Building A	17,330	SF	\$10,394,104	\$15,374,002	\$887.13
Building B	8,410	SF	\$4,950,301	\$7,322,030	\$870.63
Building C	11,520	SF	\$6,670,881	\$9,866,953	\$856.51
Building D	5,280	SF	\$3,091,404	\$4,572,521	\$866.01
SUBTOTAL			42,540 SF	\$31,145,964	\$46,068,240
					\$1,082.94
Estimating Contingency	5.00%		\$1,557,298		
General Conditions	8.00%		\$2,616,261		
Overhead and Profit	5.00%		\$1,765,976		
Insurance and Bonds	3.00%		\$1,112,565		
Escalation to MP	11.67%		\$4,457,714		
Design Fee	8.00%		\$3,412,462		
TOTAL			42,540 SF	\$46,068,240	\$46,068,240
					\$1,082.94
Construction Contingency	5.00%			\$2,303,412	
Non-Construction Costs	22.00%			\$10,135,013	
TOTAL PROJECT			42,540 SF	\$58,506,665	\$1,375.33

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
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PROJECT UNIFORMAT SYSTEM SUMMARY

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$2,739,989	\$64.41
A10 Foundations	\$1,852,461	\$2,739,989	\$64.41		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$9,583,970	\$225.29
B10 Superstructure	\$1,955,520	\$2,892,425	\$67.99		
B20 Exterior Closure	\$3,688,302	\$5,455,397	\$128.24		
B30 Roofing	\$835,739	\$1,236,148	\$29.06		
C INTERIORS				\$8,127,034	\$191.04
C10 Interior Construction	\$2,987,796	\$4,419,273	\$103.89		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$2,506,755	\$3,707,761	\$87.16		
D SERVICES				\$14,444,833	\$339.56
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$1,715,935	\$2,538,053	\$59.66		
D30 HVAC	\$3,218,025	\$4,759,806	\$111.89		
D40 Fire Protection	\$359,378	\$531,559	\$12.50		
D50 Electrical	\$4,472,571	\$6,615,415	\$155.51		
E EQUIPMENT & FURNISHINGS				\$1,631,707	\$38.36
E10 Equipment	\$389,561	\$576,203	\$13.54		
E20 Furnishings	\$713,609	\$1,055,505	\$24.81		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$9,540,706	\$224.28
G10 Site Preparation	\$778,879	\$1,152,046	\$27.08		
G20 Site Improvements	\$2,939,282	\$4,347,515	\$102.20		
G30 Site Civil / Mechanical Utilities	\$1,445,537	\$2,138,105	\$50.26		
G40 Site Electrical Utilities	\$1,286,613	\$1,903,039	\$44.74		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	42,540 SF	\$31,145,964	\$46,068,240	\$1,082.94	\$46,068,240 \$1,082.94
Estimating Contingency	5.00%	\$1,557,298			
General Conditions	8.00%	\$2,616,261			
Overhead and Profit	5.00%	\$1,765,976			
Insurance and Bonds	3.00%	\$1,112,565			
Escalation to MP	11.67%	\$4,457,714			
Design Fee	8.00%	\$3,412,462			
TOTAL	42,540 SF	\$46,068,240	\$46,068,240	\$1,082.94	\$46,068,240 \$1,082.94

**SAN BERNARDINO COUNTY
BHCIP VICTORVILLE**

Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
 Bid Date: **September 1, 2027**
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PROJECT UNIFORMAT SYSTEM SUMMARY

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$1,310,232	\$1,937,974	\$45.56
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$542,229	\$802,015	\$18.85
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$1,955,520	\$2,892,425	\$67.99
B2010 Exterior Walls	\$2,583,496	\$3,821,270	\$89.83
B2020 Exterior Windows	\$907,336	\$1,342,047	\$31.55
B2030 Exterior Doors	\$197,471	\$292,080	\$6.87
B3010 Roof Coverings	\$832,933	\$1,231,997	\$28.96
B3020 Roof Openings	\$2,807	\$4,151	\$0.10
C1010 Partitions	\$1,813,267	\$2,682,017	\$63.05
C1020 Interior Doors	\$853,055	\$1,261,760	\$29.66
C1030 Fittings	\$321,475	\$475,496	\$11.18
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$1,293,854	\$1,913,750	\$44.99
C3020 Floor Finishes	\$791,286	\$1,170,397	\$27.51
C3030 Ceiling Finishes	\$421,615	\$623,614	\$14.66
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$598,963	\$885,931	\$20.83
D2020 Domestic Water Distribution	\$374,352	\$553,707	\$13.02
D2030 Sanitary Waste	\$492,740	\$728,816	\$17.13
D2040 Rain Water Drainage	\$112,305	\$166,111	\$3.90
D2090 Other Plumbing Systems	\$137,575	\$203,488	\$4.78
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$1,975,643	\$2,922,189	\$68.69
D3050 Terminal Packaged Units	\$351,423	\$519,793	\$12.22
D3060 HVAC Instrumentation & Cntrls	\$560,593	\$829,178	\$19.49
D3070 Testing, Adjusting and Balance	\$179,689	\$265,779	\$6.25
D3090 Other Special HVAC Systems	\$150,677	\$222,868	\$5.24
D4010 Sprinklers	\$348,615	\$515,639	\$12.12
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$10,763	\$15,920	\$0.37
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$434,248	\$642,300	\$15.10
D5020 Lighting and Branch Wiring	\$2,090,756	\$3,092,454	\$72.70
D5030 Communications and Security	\$1,710,321	\$2,529,749	\$59.47
D5090 Other Electrical Systems	\$237,246	\$350,912	\$8.25
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$4,679	\$6,921	\$0.16

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Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$384,882	\$569,282	\$13.38
E2010 Fixed Furnishings	\$713,609	\$1,055,505	\$24.81
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$75,830	\$112,161	\$2.64
G1020 Site Demolition & Relocations	\$85,852	\$126,985	\$2.99
G1030 Site Earthwork	\$617,196	\$912,900	\$21.46
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$786,048	\$1,162,650	\$27.33
G2020 Parking Lots	\$381,915	\$564,893	\$13.28
G2030 Pedestrian Paving	\$350,947	\$519,088	\$12.20
G2040 Site Development	\$300,385	\$444,302	\$10.44
G2050 Landscaping	\$1,119,987	\$1,656,582	\$38.94
G3010 Water Supply	\$538,409	\$796,365	\$18.72
G3020 Sanitary Sewer	\$238,847	\$353,280	\$8.30
G3030 Storm Sewer	\$668,281	\$988,460	\$23.24
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$230,905	\$341,533	\$8.03
G4020 Site Lighting	\$541,072	\$800,304	\$18.81
G4030 Site Communications & Security	\$154,765	\$228,914	\$5.38
G4090 Other Site Electrical Utilities	\$359,871	\$532,288	\$12.51
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	42,540 SF	\$31,145,964	\$46,068,240	\$1,082.94
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Estimating Contingency	5.00%	\$1,557,298
General Conditions	8.00%	\$2,616,261
Overhead and Profit	5.00%	\$1,765,976
Insurance and Bonds	3.00%	\$1,112,565
Escalation to MP	11.67%	\$4,457,714
Design Fee	8.00%	\$3,412,462

TOTAL	42,540 SF	\$46,068,240	\$46,068,240	\$1,082.94
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UNIFORMAT SYSTEM SUMMARY Sitework

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$0	\$0.00
A10 Foundations	\$0	\$0	\$0.00		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$0	\$0.00
B10 Superstructure	\$0	\$0	\$0.00		
B20 Exterior Closure	\$0	\$0	\$0.00		
B30 Roofing	\$0	\$0	\$0.00		
C INTERIORS				\$0	\$0.00
C10 Interior Construction	\$0	\$0	\$0.00		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$0	\$0	\$0.00		
D SERVICES				\$0	\$0.00
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$0	\$0	\$0.00		
D30 HVAC	\$0	\$0	\$0.00		
D40 Fire Protection	\$0	\$0	\$0.00		
D50 Electrical	\$0	\$0	\$0.00		
E EQUIPMENT & FURNISHINGS				\$0	\$0.00
E10 Equipment	\$0	\$0	\$0.00		
E20 Furnishings	\$0	\$0	\$0.00		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$8,932,735	\$209.98
G10 Site Preparation	\$682,670	\$1,009,743	\$23.74		
G20 Site Improvements	\$2,875,991	\$4,253,901	\$100.00		
G30 Site Civil / Mechanical Utilities	\$1,311,658	\$1,940,084	\$45.61		
G40 Site Electrical Utilities	\$1,168,953	\$1,729,008	\$40.64		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	42,540 SF	\$6,039,272	\$8,932,735	\$209.98	\$8,932,735
Estimating Contingency	5.00%	\$301,964			
General Conditions	8.00%	\$507,299			
Overhead and Profit	5.00%	\$342,427			
Insurance and Bonds	3.00%	\$215,729			
Escalation to MP	11.67%	\$864,361			
Design Fee	8.00%	\$661,684			
TOTAL	42,540 SF	\$8,932,735	\$8,932,735	\$209.98	\$8,932,735

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UNIFORMAT SYSTEM SUMMARY Sitework

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$0	\$0	\$0.00
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$0	\$0	\$0.00
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$0	\$0	\$0.00
B2010 Exterior Walls	\$0	\$0	\$0.00
B2020 Exterior Windows	\$0	\$0	\$0.00
B2030 Exterior Doors	\$0	\$0	\$0.00
B3010 Roof Coverings	\$0	\$0	\$0.00
B3020 Roof Openings	\$0	\$0	\$0.00
C1010 Partitions	\$0	\$0	\$0.00
C1020 Interior Doors	\$0	\$0	\$0.00
C1030 Fittings	\$0	\$0	\$0.00
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$0	\$0	\$0.00
C3020 Floor Finishes	\$0	\$0	\$0.00
C3030 Ceiling Finishes	\$0	\$0	\$0.00
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$0	\$0	\$0.00
D2020 Domestic Water Distribution	\$0	\$0	\$0.00
D2030 Sanitary Waste	\$0	\$0	\$0.00
D2040 Rain Water Drainage	\$0	\$0	\$0.00
D2090 Other Plumbing Systems	\$0	\$0	\$0.00
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$0	\$0	\$0.00
D3050 Terminal Packaged Units	\$0	\$0	\$0.00
D3060 HVAC Instrumentation & Cntrls	\$0	\$0	\$0.00
D3070 Testing, Adjusting and Balance	\$0	\$0	\$0.00
D3090 Other Special HVAC Systems	\$0	\$0	\$0.00
D4010 Sprinklers	\$0	\$0	\$0.00
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$0	\$0	\$0.00
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$0	\$0	\$0.00
D5020 Lighting and Branch Wiring	\$0	\$0	\$0.00
D5030 Communications and Security	\$0	\$0	\$0.00
D5090 Other Electrical Systems	\$0	\$0	\$0.00
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$0	\$0	\$0.00

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UNIFORMAT SYSTEM SUMMARY Sitework

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$0	\$0	\$0.00
E2010 Fixed Furnishings	\$0	\$0	\$0.00
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$75,830	\$112,161	\$2.64
G1020 Site Demolition & Relocations	\$85,852	\$126,985	\$2.99
G1030 Site Earthwork	\$520,987	\$770,596	\$18.11
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$786,048	\$1,162,650	\$27.33
G2020 Parking Lots	\$381,915	\$564,893	\$13.28
G2030 Pedestrian Paving	\$338,382	\$500,503	\$11.77
G2040 Site Development	\$249,659	\$369,273	\$8.68
G2050 Landscaping	\$1,119,987	\$1,656,582	\$38.94
G3010 Water Supply	\$416,861	\$616,582	\$14.49
G3020 Sanitary Sewer	\$226,516	\$335,042	\$7.88
G3030 Storm Sewer	\$668,281	\$988,460	\$23.24
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$113,245	\$167,502	\$3.94
G4020 Site Lighting	\$541,072	\$800,304	\$18.81
G4030 Site Communications & Security	\$154,765	\$228,914	\$5.38
G4090 Other Site Electrical Utilities	\$359,871	\$532,288	\$12.51
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	42,540 SF	\$6,039,272	\$8,932,735	\$209.98
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Estimating Contingency	5.00%	\$301,964
General Conditions	8.00%	\$507,299
Overhead and Profit	5.00%	\$342,427
Insurance and Bonds	3.00%	\$215,729
Escalation to MP	11.67%	\$864,361
Design Fee	8.00%	\$661,684

TOTAL	42,540 SF	\$8,932,735	\$8,932,735	\$209.98
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SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
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UNIFORMAT SYSTEM SUMMARY Building A

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$1,116,098	\$64.40
A10 Foundations	\$754,575	\$1,116,098	\$64.40		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$3,904,333	\$225.29
B10 Superstructure	\$796,643	\$1,178,321	\$67.99		
B20 Exterior Closure	\$1,502,546	\$2,222,428	\$128.24		
B30 Roofing	\$340,465	\$503,584	\$29.06		
C INTERIORS				\$3,310,801	\$191.04
C10 Interior Construction	\$1,217,172	\$1,800,329	\$103.89		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$1,021,205	\$1,510,472	\$87.16		
D SERVICES				\$5,884,552	\$339.56
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$699,039	\$1,033,954	\$59.66		
D30 HVAC	\$1,310,963	\$1,939,056	\$111.89		
D40 Fire Protection	\$146,403	\$216,546	\$12.50		
D50 Electrical	\$1,822,042	\$2,694,997	\$155.51		
E EQUIPMENT & FURNISHINGS				\$1,002,094	\$57.82
E10 Equipment	\$386,788	\$572,101	\$33.01		
E20 Furnishings	\$290,711	\$429,993	\$24.81		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$156,123	\$9.01
G10 Site Preparation	\$39,194	\$57,972	\$3.35		
G20 Site Improvements	\$0	\$0	\$0.00		
G30 Site Civil / Mechanical Utilities	\$36,943	\$54,643	\$3.15		
G40 Site Electrical Utilities	\$29,415	\$43,508	\$2.51		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	17,330 SF	\$10,394,104	\$15,374,002	\$887.13	\$15,374,002

Estimating Contingency	5.00%	\$519,705
General Conditions	8.00%	\$873,105
Overhead and Profit	5.00%	\$589,346
Insurance and Bonds	3.00%	\$371,288
Escalation to MP	11.67%	\$1,487,639
Design Fee	8.00%	\$1,138,815

TOTAL	17,330 SF	\$15,374,002	\$15,374,002	\$887.13	\$15,374,002	\$887.13
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Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
 Bid Date: **September 1, 2027**
 Revised Date: **September 20, 2025**

UNIFORMAT SYSTEM SUMMARY Building A

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$533,764	\$789,495	\$45.56
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$220,811	\$326,603	\$18.85
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$796,643	\$1,178,321	\$67.99
B2010 Exterior Walls	\$1,052,468	\$1,556,714	\$89.83
B2020 Exterior Windows	\$369,632	\$546,726	\$31.55
B2030 Exterior Doors	\$80,446	\$118,988	\$6.87
B3010 Roof Coverings	\$339,321	\$501,892	\$28.96
B3020 Roof Openings	\$1,144	\$1,692	\$0.10
C1010 Partitions	\$738,691	\$1,092,604	\$63.05
C1020 Interior Doors	\$347,518	\$514,017	\$29.66
C1030 Fittings	\$130,963	\$193,708	\$11.18
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$527,092	\$779,626	\$44.99
C3020 Floor Finishes	\$322,355	\$476,798	\$27.51
C3030 Ceiling Finishes	\$171,758	\$254,049	\$14.66
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$244,006	\$360,911	\$20.83
D2020 Domestic Water Distribution	\$152,504	\$225,570	\$13.02
D2030 Sanitary Waste	\$200,733	\$296,906	\$17.13
D2040 Rain Water Drainage	\$45,751	\$67,671	\$3.90
D2090 Other Plumbing Systems	\$56,045	\$82,897	\$4.78
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$804,840	\$1,190,445	\$68.69
D3050 Terminal Packaged Units	\$143,163	\$211,754	\$12.22
D3060 HVAC Instrumentation & Cntrl	\$228,375	\$337,791	\$19.49
D3070 Testing, Adjusting and Balance	\$73,202	\$108,274	\$6.25
D3090 Other Special HVAC Systems	\$61,383	\$90,792	\$5.24
D4010 Sprinklers	\$142,019	\$210,061	\$12.12
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$4,384	\$6,484	\$0.37
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$176,905	\$261,662	\$15.10
D5020 Lighting and Branch Wiring	\$851,735	\$1,259,808	\$72.70
D5030 Communications and Security	\$696,753	\$1,030,573	\$59.47
D5090 Other Electrical Systems	\$96,649	\$142,954	\$8.25
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$1,906	\$2,819	\$0.16

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
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UNIFORMAT SYSTEM SUMMARY Building A

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$384,882	\$569,282	\$32.85
E2010 Fixed Furnishings	\$290,711	\$429,993	\$24.81
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$0	\$0	\$0.00
G1020 Site Demolition & Relocations	\$0	\$0	\$0.00
G1030 Site Earthwork	\$39,194	\$57,972	\$3.35
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$0	\$0	\$0.00
G2020 Parking Lots	\$0	\$0	\$0.00
G2030 Pedestrian Paving	\$0	\$0	\$0.00
G2040 Site Development	\$0	\$0	\$0.00
G2050 Landscaping	\$0	\$0	\$0.00
G3010 Water Supply	\$30,387	\$44,946	\$2.59
G3020 Sanitary Sewer	\$6,556	\$9,697	\$0.56
G3030 Storm Sewer	\$0	\$0	\$0.00
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$29,415	\$43,508	\$2.51
G4020 Site Lighting	\$0	\$0	\$0.00
G4030 Site Communications & Security	\$0	\$0	\$0.00
G4090 Other Site Electrical Utilities	\$0	\$0	\$0.00
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	17,330 SF	\$10,394,104	\$15,374,002	\$887.13
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Estimating Contingency	5.00%	\$519,705
General Conditions	8.00%	\$873,105
Overhead and Profit	5.00%	\$589,346
Insurance and Bonds	3.00%	\$371,288
Escalation to MP	11.67%	\$1,487,639
Design Fee	8.00%	\$1,138,815

TOTAL	17,330 SF	\$15,374,002	\$15,374,002	\$887.13
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SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
 Bid Date: **September 1, 2027**
 Revised Date: **September 20, 2025**

UNIFORMAT SYSTEM SUMMARY Building B

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$541,855	\$64.43
A10 Foundations	\$366,339	\$541,855	\$64.43		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$1,894,716	\$225.29
B10 Superstructure	\$386,599	\$571,821	\$67.99		
B20 Exterior Closure	\$729,164	\$1,078,512	\$128.24		
B30 Roofing	\$165,223	\$244,383	\$29.06		
C INTERIORS				\$1,606,684	\$191.04
C10 Interior Construction	\$590,676	\$873,674	\$103.89		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$495,576	\$733,010	\$87.16		
D SERVICES				\$2,855,690	\$339.56
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$339,234	\$501,764	\$59.66		
D30 HVAC	\$636,191	\$940,995	\$111.89		
D40 Fire Protection	\$71,048	\$105,088	\$12.50		
D50 Electrical	\$884,211	\$1,307,843	\$155.51		
E EQUIPMENT & FURNISHINGS				\$210,038	\$24.97
E10 Equipment	\$925	\$1,368	\$0.16		
E20 Furnishings	\$141,078	\$208,670	\$24.81		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$213,048	\$25.33
G10 Site Preparation	\$19,020	\$28,133	\$3.35		
G20 Site Improvements	\$63,291	\$93,614	\$11.13		
G30 Site Civil / Mechanical Utilities	\$32,312	\$47,793	\$5.68		
G40 Site Electrical Utilities	\$29,415	\$43,508	\$5.17		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	8,410 SF	\$4,950,301	\$7,322,030	\$870.63	\$7,322,030
Estimating Contingency	5.00%	\$247,515			
General Conditions	8.00%	\$415,825			
Overhead and Profit	5.00%	\$280,682			
Insurance and Bonds	3.00%	\$176,830			
Escalation to MP	11.67%	\$708,504			
Design Fee	8.00%	\$542,373			
TOTAL	8,410 SF	\$7,322,030	\$7,322,030	\$870.63	\$7,322,030

**SAN BERNARDINO COUNTY
BHCIP VICTORVILLE**

Phase: **Conceptual Estimate**
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 Bid Date: **September 1, 2027**
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**UNIFORMAT SYSTEM SUMMARY
Building B**

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$259,028	\$383,130	\$45.56
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$107,312	\$158,725	\$18.87
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$386,599	\$571,821	\$67.99
B2010 Exterior Walls	\$510,748	\$755,451	\$89.83
B2020 Exterior Windows	\$179,377	\$265,318	\$31.55
B2030 Exterior Doors	\$39,039	\$57,743	\$6.87
B3010 Roof Coverings	\$164,668	\$243,562	\$28.96
B3020 Roof Openings	\$555	\$821	\$0.10
C1010 Partitions	\$358,476	\$530,225	\$63.05
C1020 Interior Doors	\$168,646	\$249,446	\$29.66
C1030 Fittings	\$63,554	\$94,003	\$11.18
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$255,790	\$378,341	\$44.99
C3020 Floor Finishes	\$156,434	\$231,383	\$27.51
C3030 Ceiling Finishes	\$83,352	\$123,287	\$14.66
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$118,413	\$175,146	\$20.83
D2020 Domestic Water Distribution	\$74,008	\$109,466	\$13.02
D2030 Sanitary Waste	\$97,413	\$144,084	\$17.13
D2040 Rain Water Drainage	\$22,202	\$32,839	\$3.90
D2090 Other Plumbing Systems	\$27,198	\$40,229	\$4.78
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$390,577	\$577,706	\$68.69
D3050 Terminal Packaged Units	\$69,475	\$102,761	\$12.22
D3060 HVAC Instrumentation & Cntrls	\$110,827	\$163,925	\$19.49
D3070 Testing, Adjusting and Balance	\$35,524	\$52,544	\$6.25
D3090 Other Special HVAC Systems	\$29,788	\$44,060	\$5.24
D4010 Sprinklers	\$68,920	\$101,940	\$12.12
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$2,128	\$3,148	\$0.37
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$85,849	\$126,980	\$15.10
D5020 Lighting and Branch Wiring	\$413,335	\$611,367	\$72.70
D5030 Communications and Security	\$338,124	\$500,122	\$59.47
D5090 Other Electrical Systems	\$46,903	\$69,375	\$8.25
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$925	\$1,368	\$0.16

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
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UNIFORMAT SYSTEM SUMMARY Building B

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$0	\$0	\$0.00
E2010 Fixed Furnishings	\$141,078	\$208,670	\$24.81
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$0	\$0	\$0.00
G1020 Site Demolition & Relocations	\$0	\$0	\$0.00
G1030 Site Earthwork	\$19,020	\$28,133	\$3.35
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$0	\$0	\$0.00
G2020 Parking Lots	\$0	\$0	\$0.00
G2030 Pedestrian Paving	\$12,565	\$18,585	\$2.21
G2040 Site Development	\$50,726	\$75,029	\$8.92
G2050 Landscaping	\$0	\$0	\$0.00
G3010 Water Supply	\$30,387	\$44,946	\$5.34
G3020 Sanitary Sewer	\$1,925	\$2,847	\$0.34
G3030 Storm Sewer	\$0	\$0	\$0.00
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$29,415	\$43,508	\$5.17
G4020 Site Lighting	\$0	\$0	\$0.00
G4030 Site Communications & Security	\$0	\$0	\$0.00
G4090 Other Site Electrical Utilities	\$0	\$0	\$0.00
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	8,410 SF	\$4,950,301	\$7,322,030	\$870.63
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Estimating Contingency	5.00%	\$247,515
General Conditions	8.00%	\$415,825
Overhead and Profit	5.00%	\$280,682
Insurance and Bonds	3.00%	\$176,830
Escalation to MP	11.67%	\$708,504
Design Fee	8.00%	\$542,373

TOTAL	8,410 SF	\$7,322,030	\$7,322,030	\$870.63
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SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
 Bid Date: **September 1, 2027**
 Revised Date: **September 20, 2025**

UNIFORMAT SYSTEM SUMMARY Building C

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$741,478	\$64.36
A10 Foundations	\$501,301	\$741,478	\$64.36		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$2,595,374	\$225.29
B10 Superstructure	\$529,563	\$783,280	\$67.99		
B20 Exterior Closure	\$998,806	\$1,477,341	\$128.24		
B30 Roofing	\$226,321	\$334,753	\$29.06		
C INTERIORS				\$2,200,835	\$191.04
C10 Interior Construction	\$809,107	\$1,196,757	\$103.89		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$678,840	\$1,004,078	\$87.16		
D SERVICES				\$3,911,720	\$339.56
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$464,683	\$687,316	\$59.66		
D30 HVAC	\$871,454	\$1,288,974	\$111.89		
D40 Fire Protection	\$97,321	\$143,948	\$12.50		
D50 Electrical	\$1,211,190	\$1,791,481	\$155.51		
E EQUIPMENT & FURNISHINGS				\$287,709	\$24.97
E10 Equipment	\$1,267	\$1,874	\$0.16		
E20 Furnishings	\$193,248	\$285,835	\$24.81		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$129,838	\$11.27
G10 Site Preparation	\$26,054	\$38,537	\$3.35		
G20 Site Improvements	\$0	\$0	\$0.00		
G30 Site Civil / Mechanical Utilities	\$32,312	\$47,793	\$4.15		
G40 Site Electrical Utilities	\$29,415	\$43,508	\$3.78		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	11,520 SF	\$6,670,881	\$9,866,953	\$856.51	\$9,866,953
Estimating Contingency	5.00%	\$333,544			
General Conditions	8.00%	\$560,354			
Overhead and Profit	5.00%	\$378,239			
Insurance and Bonds	3.00%	\$238,291			
Escalation to MP	11.67%	\$954,759			
Design Fee	8.00%	\$730,885			
TOTAL	11,520 SF	\$9,866,953	\$9,866,953	\$856.51	\$9,866,953

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
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 Bid Date: **September 1, 2027**
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UNIFORMAT SYSTEM SUMMARY Building C

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$354,816	\$524,810	\$45.56
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$146,486	\$216,668	\$18.81
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$529,563	\$783,280	\$67.99
B2010 Exterior Walls	\$699,621	\$1,034,814	\$89.83
B2020 Exterior Windows	\$245,710	\$363,431	\$31.55
B2030 Exterior Doors	\$53,476	\$79,096	\$6.87
B3010 Roof Coverings	\$225,562	\$333,630	\$28.96
B3020 Roof Openings	\$760	\$1,123	\$0.10
C1010 Partitions	\$491,040	\$726,300	\$63.05
C1020 Interior Doors	\$231,011	\$341,690	\$29.66
C1030 Fittings	\$87,057	\$128,767	\$11.18
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$350,381	\$518,251	\$44.99
C3020 Floor Finishes	\$214,284	\$316,949	\$27.51
C3030 Ceiling Finishes	\$114,175	\$168,877	\$14.66
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$162,202	\$239,914	\$20.83
D2020 Domestic Water Distribution	\$101,376	\$149,946	\$13.02
D2030 Sanitary Waste	\$133,436	\$197,366	\$17.13
D2040 Rain Water Drainage	\$30,413	\$44,984	\$3.90
D2090 Other Plumbing Systems	\$37,256	\$55,106	\$4.78
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$535,012	\$791,340	\$68.69
D3050 Terminal Packaged Units	\$95,167	\$140,762	\$12.22
D3060 HVAC Instrumentation & Cntrl	\$151,811	\$224,545	\$19.49
D3070 Testing, Adjusting and Balance	\$48,660	\$71,973	\$6.25
D3090 Other Special HVAC Systems	\$40,804	\$60,354	\$5.24
D4010 Sprinklers	\$94,406	\$139,637	\$12.12
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$2,915	\$4,312	\$0.37
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$117,596	\$173,937	\$15.10
D5020 Lighting and Branch Wiring	\$566,185	\$837,449	\$72.70
D5030 Communications and Security	\$463,162	\$685,067	\$59.47
D5090 Other Electrical Systems	\$64,247	\$95,028	\$8.25
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$1,267	\$1,874	\$0.16

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
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UNIFORMAT SYSTEM SUMMARY Building C

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$0	\$0	\$0.00
E2010 Fixed Furnishings	\$193,248	\$285,835	\$24.81
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$0	\$0	\$0.00
G1020 Site Demolition & Relocations	\$0	\$0	\$0.00
G1030 Site Earthwork	\$26,054	\$38,537	\$3.35
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$0	\$0	\$0.00
G2020 Parking Lots	\$0	\$0	\$0.00
G2030 Pedestrian Paving	\$0	\$0	\$0.00
G2040 Site Development	\$0	\$0	\$0.00
G2050 Landscaping	\$0	\$0	\$0.00
G3010 Water Supply	\$30,387	\$44,946	\$3.90
G3020 Sanitary Sewer	\$1,925	\$2,847	\$0.25
G3030 Storm Sewer	\$0	\$0	\$0.00
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$29,415	\$43,508	\$3.78
G4020 Site Lighting	\$0	\$0	\$0.00
G4030 Site Communications & Security	\$0	\$0	\$0.00
G4090 Other Site Electrical Utilities	\$0	\$0	\$0.00
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	11,520 SF	\$6,670,881	\$9,866,953	\$856.51
Estimating Contingency	5.00%	\$333,544		
General Conditions	8.00%	\$560,354		
Overhead and Profit	5.00%	\$378,239		
Insurance and Bonds	3.00%	\$238,291		
Escalation to MP	11.67%	\$954,759		
Design Fee	8.00%	\$730,885		
TOTAL	11,520 SF	\$9,866,953	\$9,866,953	\$856.51

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: Conceptual Estimate
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UNIFORMAT SYSTEM SUMMARY Building D

Element Level I and II	Subtotal Cost	Total Cost	Cost / SF	Total Cost	Cost / SF
A SUBSTRUCTURE				\$340,558	\$64.50
A10 Foundations	\$230,245	\$340,558	\$64.50		
A20 Basement Construction	\$0	\$0	\$0.00		
B SHELL				\$1,189,547	\$225.29
B10 Superstructure	\$242,716	\$359,003	\$67.99		
B20 Exterior Closure	\$457,787	\$677,116	\$128.24		
B30 Roofing	\$103,730	\$153,428	\$29.06		
C INTERIORS				\$1,008,715	\$191.04
C10 Interior Construction	\$370,841	\$548,514	\$103.89		
C20 Stairs	\$0	\$0	\$0.00		
C30 Interior Finishes	\$311,134	\$460,201	\$87.16		
D SERVICES				\$1,792,871	\$339.56
D10 Conveying	\$0	\$0	\$0.00		
D20 Plumbing	\$212,979	\$315,019	\$59.66		
D30 HVAC	\$399,417	\$590,781	\$111.89		
D40 Fire Protection	\$44,606	\$65,977	\$12.50		
D50 Electrical	\$555,128	\$821,094	\$155.51		
E EQUIPMENT & FURNISHINGS				\$131,867	\$24.97
E10 Equipment	\$581	\$859	\$0.16		
E20 Furnishings	\$88,572	\$131,008	\$24.81		
F SPECIAL CONSTRUCTION & DEMOLITION				\$0	\$0.00
F10 Special Construction	\$0	\$0	\$0.00		
F20 Selective Demolition	\$0	\$0	\$0.00		
G BUILDING SITEWORK				\$108,963	\$20.64
G10 Site Preparation	\$11,941	\$17,662	\$3.35		
G20 Site Improvements	\$0	\$0	\$0.00		
G30 Site Civil / Mechanical Utilities	\$32,312	\$47,793	\$9.05		
G40 Site Electrical Utilities	\$29,415	\$43,508	\$8.24		
G90 Other Site Construction	\$0	\$0	\$0.00		
SUBTOTAL	5,280 SF	\$3,091,404	\$4,572,521	\$866.01	\$4,572,521
Estimating Contingency	5.00%	\$154,570			
General Conditions	8.00%	\$259,678			
Overhead and Profit	5.00%	\$175,283			
Insurance and Bonds	3.00%	\$110,428			
Escalation to MP	11.67%	\$442,452			
Design Fee	8.00%	\$338,705			
TOTAL	5,280 SF	\$4,572,521	\$4,572,521	\$866.01	\$4,572,521

**SAN BERNARDINO COUNTY
BHCIP VICTORVILLE**

Phase: **Conceptual Estimate**
Estimate Date: **September 18, 2025**
Bid Date: **September 1, 2027**
Revised Date: **September 20, 2025**

**UNIFORMAT SYSTEM SUMMARY
Building D**

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 1 OF 2			
A1010 Standard Foundations	\$162,624	\$240,539	\$45.56
A1020 Special Foundations	\$0	\$0	\$0.00
A1030 Slab on Grade	\$67,621	\$100,019	\$18.94
A2010 Basement Excavation	\$0	\$0	\$0.00
A2020 Basement Walls	\$0	\$0	\$0.00
B1010 Floor Construction	\$0	\$0	\$0.00
B1020 Roof Construction	\$242,716	\$359,003	\$67.99
B2010 Exterior Walls	\$320,660	\$474,291	\$89.83
B2020 Exterior Windows	\$112,617	\$166,573	\$31.55
B2030 Exterior Doors	\$24,510	\$36,253	\$6.87
B3010 Roof Coverings	\$103,382	\$152,913	\$28.96
B3020 Roof Openings	\$348	\$515	\$0.10
C1010 Partitions	\$225,060	\$332,888	\$63.05
C1020 Interior Doors	\$105,880	\$156,608	\$29.66
C1030 Fittings	\$39,901	\$59,018	\$11.18
C2010 Stair Construction	\$0	\$0	\$0.00
C2020 Stair Finishes	\$0	\$0	\$0.00
C3010 Wall Finishes	\$160,591	\$237,531	\$44.99
C3020 Floor Finishes	\$98,213	\$145,268	\$27.51
C3030 Ceiling Finishes	\$52,330	\$77,402	\$14.66
D1010 Elevators and Lifts	\$0	\$0	\$0.00
D1020 Escalators & Moving Walks	\$0	\$0	\$0.00
D1090 Other Conveying Systems	\$0	\$0	\$0.00
D2010 Plumbing Fixtures	\$74,342	\$109,960	\$20.83
D2020 Domestic Water Distribution	\$46,464	\$68,725	\$13.02
D2030 Sanitary Waste	\$61,158	\$90,459	\$17.13
D2040 Rain Water Drainage	\$13,939	\$20,617	\$3.90
D2090 Other Plumbing Systems	\$17,076	\$25,257	\$4.78
D3010 Energy Supply	\$0	\$0	\$0.00
D3020 Heat Generation	\$0	\$0	\$0.00
D3030 Refrigeration	\$0	\$0	\$0.00
D3040 HVAC Distribution	\$245,214	\$362,698	\$68.69
D3050 Terminal Packaged Units	\$43,618	\$64,516	\$12.22
D3060 HVAC Instrumentation & Cntrl	\$69,580	\$102,916	\$19.49
D3070 Testing, Adjusting and Balance	\$22,303	\$32,989	\$6.25
D3090 Other Special HVAC Systems	\$18,702	\$27,662	\$5.24
D4010 Sprinklers	\$43,270	\$64,001	\$12.12
D4020 Standpipes	\$0	\$0	\$0.00
D4030 Fire Protection Specialties	\$1,336	\$1,976	\$0.37
D4090 Other Fire Protection Systems	\$0	\$0	\$0.00
D5010 Electrical Service and Distribution	\$53,898	\$79,721	\$15.10
D5020 Lighting and Branch Wiring	\$259,501	\$383,830	\$72.70
D5030 Communications and Security	\$212,282	\$313,988	\$59.47
D5090 Other Electrical Systems	\$29,447	\$43,555	\$8.25
E1010 Commercial Equipment	\$0	\$0	\$0.00
E1020 Institutional Equipment	\$581	\$859	\$0.16

SAN BERNARDINO COUNTY BHCIP VICTORVILLE

Phase: **Conceptual Estimate**
 Estimate Date: **September 18, 2025**
 Bid Date: **September 1, 2027**
 Revised Date: **September 20, 2025**

UNIFORMAT SYSTEM SUMMARY Building D

Element Level III	Subtotal Cost	Total Cost	Cost / SF
PAGE 2 OF 2			
E1030 Vehicular Equipment	\$0	\$0	\$0.00
E1090 Other Equipment	\$0	\$0	\$0.00
E2010 Fixed Furnishings	\$88,572	\$131,008	\$24.81
E2020 Movable Furnishings	\$0	\$0	\$0.00
F1010 Special Structures	\$0	\$0	\$0.00
F1020 Integrated Construction	\$0	\$0	\$0.00
F1030 Special Construction Systems	\$0	\$0	\$0.00
F1040 Special Facilities	\$0	\$0	\$0.00
F1050 Special Controls & Instrumentation	\$0	\$0	\$0.00
F2010 Building Elements Demolition	\$0	\$0	\$0.00
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00
G1010 Site Clearing	\$0	\$0	\$0.00
G1020 Site Demolition & Relocations	\$0	\$0	\$0.00
G1030 Site Earthwork	\$11,941	\$17,662	\$3.35
G1040 Hazardous Waste Remediation	\$0	\$0	\$0.00
G2010 Roadways	\$0	\$0	\$0.00
G2020 Parking Lots	\$0	\$0	\$0.00
G2030 Pedestrian Paving	\$0	\$0	\$0.00
G2040 Site Development	\$0	\$0	\$0.00
G2050 Landscaping	\$0	\$0	\$0.00
G3010 Water Supply	\$30,387	\$44,946	\$8.51
G3020 Sanitary Sewer	\$1,925	\$2,847	\$0.54
G3030 Storm Sewer	\$0	\$0	\$0.00
G3040 Heating Distribution	\$0	\$0	\$0.00
G3050 Cooling Distribution	\$0	\$0	\$0.00
G3060 Fuel Distribution	\$0	\$0	\$0.00
G3090 Other Site Mechanical Utilities	\$0	\$0	\$0.00
G4010 Electrical Distribution	\$29,415	\$43,508	\$8.24
G4020 Site Lighting	\$0	\$0	\$0.00
G4030 Site Communications & Security	\$0	\$0	\$0.00
G4090 Other Site Electrical Utilities	\$0	\$0	\$0.00
G9010 Service Tunnels	\$0	\$0	\$0.00
G9090 Other Site Systems	\$0	\$0	\$0.00

SUBTOTAL	5,280 SF	\$3,091,404	\$4,572,521	\$866.01
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Estimating Contingency	5.00%	\$154,570
General Conditions	8.00%	\$259,678
Overhead and Profit	5.00%	\$175,283
Insurance and Bonds	3.00%	\$110,428
Escalation to MP	11.67%	\$442,452
Design Fee	8.00%	\$338,705

TOTAL	5,280 SF	\$4,572,521	\$4,572,521	\$866.01
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Standard Estimate Report
SBC BHCIP Victorville

9/20/2025 11:02 AM

SAN BERNARDINO COUNTY
BHCIP VICTORVILLE
CONCEPTUAL ESTIMATE

Project name	SBC BHCIP Victorville 13333 Palmdale Rd Victorville CA 92392
Client	San Bernardino County
Architect	Kitchell CEM
Document	7684 SBC BHCIP_ConR2
Estimator	M C
Job size	42540 sf
Bid date	9/1/2027 2:00 PM
Notes	ESTIMATE DATE: September 18, 2025 REVISED DATE: September 20, 2025
Report format	Sorted by 'Location/Unifomat/Phase' 'Detail' summary Allocate addons Paginate
Cost index	CA-San Bernardino

Item	Description	Takeoff Qty	Unit Cost	Total	
					Amount
01 Sitework					
G1010 Site Clearing					
311110.10 n	0011 Clear And Grub Clearing, brush, turf, disp. Clear And Grub	303,685.00 sf	0.25 /sf	75,830	75,830
G1010 Site Clearing					75,830
G1020 Site Demo					
024113.33 n	0200 Minor Site Demolition Miscellaneous demolition Minor Site Demolition	303,685.00 sf	0.283 /sf	85,852	85,852
G1020 Site Demo					85,852
G1030 Site Earthwork					
017123.13 n	1201 Construction Layout Surveying, allowance Construction Layout	1.00 allw	50,000.00 /allw	50,000	50,000
028120.10 n	6001 Hazards waste clnp/pckp/ Dump permits & fees, allowance Hazards waste clnp/pckp/	1.00 allw	20,000.00 /allw	20,000	20,000
312216.10 n	0013 Finish Grading Rough grade site	303,685.00 sf	0.67 /sf	203,105	
n	0015 Scarify and recompact	152,315.00 sf	0.39 /sf	58,641	
n	0101 Fine grade site Finish Grading	303,685.00 sf	0.30 /sf	90,696	352,441
312513.10 n	1203 Synthetic Erosion Control Storm water management Synthetic Erosion Control	303,685.00 sf	0.33 /sf	98,546	98,546
G1030 Site Earthwork					520,987
G2010 Roadways					
321216.13 n	0024 Plant-Mix Asphalt Paving Asphalt paving, 4" ac, 8" base Plant-Mix Asphalt Paving	9,269.00 sy	69.32 /sy	642,484	642,484
321613.13 n	0412 Cs-in-pl cnc crb and gutt Curb, radius, 6"w x 18"h Cs-in-pl cnc crb and gutt	5,027.00 lf	27.47 /lf	138,071	138,071
321723.13 n	0761 Painted Pavement Markings Pavement markings, arrows	31.00 ea	177.193 /ea	5,493	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Painted Pavement Markings				5,493
	G2010 Roadways				786,049
G2020 Parking Lots					
101453.20	Traffic Signs				
n	1701 Parking sign, HC stall	14.00 ea	298.29 /ea		4,176
n	9999 Site signage, allowance	1.00 ls	15,000.00 /ls		15,000
	Traffic Signs				19,176
321123.23	Base course draining layers				
n	0101 Base, large areas, 6" thick	318.00 sy	8.98 /sy		2,854
	Base course draining layers				2,854
321216.13	Plant-Mix Asphalt Paving				
n	0018 Asphalt paving, 3" ac, 6" base	3,391.00 sy	56.13 /sy		190,328
	Plant-Mix Asphalt Paving				190,328
321313.23	Cncrt paving surfac trtmnt				
n	0505 Concrete loading dock ramp	2,855.00 sf	39.71 /sf		113,356
	Cncrt paving surfac trtmnt				113,356
321613.13	Cs-in-pl cnc crb and gutt				
n	0412 Curb, radius, 6"w x 18"h	1,859.00 lf	27.47 /lf		51,059
	Cs-in-pl cnc crb and gutt				51,059
321713.19	Prcst cncrt prkng bumpers				
n	1001 Precast concrete parking bumper	14.00 ea	95.782 /ea		1,341
	Prcst cncrt prkng bumpers				1,341
321723.13	Painted Pavement Markings				
n	0021 Pavement striping, 4" wide	3,050.00 lf	0.492 /lf		1,500
	Painted Pavement Markings				1,500
321723.14	Pavement Markings				
n	1001 Pavement markings, letters & numbers	220.00 sf	4.41 /sf		970
n	1201 Handicap symbol	14.00 ea	95.09 /ea		1,331
	Pavement Markings				2,301
	G2020 Parking Lots				381,915

G2030 Pedstrn Paving

320610.10	Sdwls, drivwys and patios				
n	0312 Concrete sidewalk, 4" thick w/ rebar	31,720.00 sf	8.55 /sf		271,146
n	0407 Concrete ramps	350.00 sf	13.37 /sf		4,679
n	0451 Sidewalk base, 4" thick, add	32,070.00 sf	1.802 /sf		57,784
n	5003 Detectable warning tile	105.00 sf	45.47 /sf		4,774
	Sdwls, drivwys and patios				338,382
	G2030 Pedstrn Paving				338,382

G2040 Site Developmt

033053.40	Concrete In Place				
n	3901 Concrete strip footing	12.00 cy	807.43 /cy		9,689

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
033053.40	<i>Concrete In Place</i>				
n	4251 Concrete retaining wall, 8"	330.00 sf	45.47 /sf	15,004	
	<i>Concrete In Place</i>			24,693	
071353.10	<i>Elstmrc sheet waterprfng</i>				
n	0091 Waterproof retaining walls	330.00 sf	6.78 /sf	2,238	
	<i>Elstmrc sheet waterprfng</i>			2,238	
099113.42	<i>Miscellaneous, Exterior</i>				
n	0701 Paint metal fence & gates	534.00 lf	50.794 /lf	27,124	
	<i>Miscellaneous, Exterior</i>			27,124	
129323.05	<i>Site Furnishings</i>				
n	0010 Site furnishings	1.00 ls	10,000.00 /ls	10,000	
	<i>Site Furnishings</i>			10,000	
323113.20	<i>Fence,chain link industrl</i>				
n	7821 Fence, gate motor, sliding (up to 45'w)	2.00 ea	24,031.94 /ea	48,064	
	<i>Fence,chain link industrl</i>			48,064	
323119.10	<i>Decorative Fence</i>				
n	5601 Fence, tubular picket, 6' high	534.00 lf	206.462 /lf	110,251	
n	6501 Gate, tubular picket, swinging, 6' high	4.00 lf	362.823 /lf	1,451	
n	6502 Gate, tubular picket, rolling, 6' high	60.00 lf	430.64 /lf	25,838	
	<i>Decorative Fence</i>			137,540	
G2040 Site Developmt				249,659	

G2050 Landscaping

329219.13	<i>Mechanical Seeding</i>				
n	0101 Hydro-seeding	46,395.00 sf	0.301 /sf	13,983	
	<i>Mechanical Seeding</i>			13,983	
329313.30	<i>Ground Cover</i>				
n	9999 Landscaping w/ plants, irrig, mulch, prep	85,480.00 sf	10.26 /sf	876,595	
n	9999 Landscaping w/ plants, irrig, cobble, prep	19,635.00 sf	11.684 /sf	229,408	
	<i>Ground Cover</i>			1,106,003	
G2050 Landscaping				1,119,987	

G3010 Water Supply

330526.10	<i>Utility Accessories</i>				
n	2502 Trench, detection tape, fill	3,260.00 lf	30.63 /lf	99,852	
	<i>Utility Accessories</i>			99,852	
331113.15	<i>Watr supp,ductl iron pipe</i>				
n	2041 Water dist, ductile iron, 6"	250.00 lf	97.743 /lf	24,436	
n	8061 Thrust block	30.00 ea	84.87 /ea	2,546	
n	9999 Connect to (e)	2.00 ea	4,863.12 /ea	9,726	
	<i>Watr supp,ductl iron pipe</i>			36,708	
331113.25	<i>Watr supp,plyv chlrd pipe</i>				
n	2201 Water dist, 6" PVC	575.00 lf	42.943 /lf	24,692	
n	2211 Water dist, 8" PVC	2,435.00 lf	62.853 /lf	153,047	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Watr supp,plyv chlrd pipe				177,739
331216.10	Valves				
n	3815 Valve, gate, 6" w/ box & cover	11.00 ea	2,833.39 /ea		31,167
n	3817 Valve, gate, 8" w/ box & cover	7.00 ea	4,605.16 /ea		32,236
	Valves				63,403
331219.10	Fire Hydrants				
n	1201 Fire hydrant, 4-1/2" valve size, depth 4'	7.00 ea	5,594.13 /ea		39,159
	Fire Hydrants				39,159
	G3010 Water Supply				416,861
G3020 Sanitary Sewer					
333113.25	Sewg coll,plyv chlrd pipe				
n	1000 Connect to (e) pipe	2.00 ea	902.29 /ea		1,805
n	2001 PVC, SDR-35, 4" (sewer)	1,040.00 lf	26.33 /lf		27,382
n	2041 PVC, SDR-35, 6" (sewer)	1,170.00 lf	35.37 /lf		41,377
n	2802 Trench, detection tape, fill	2,210.00 lf	28.45 /lf		62,866
	Sewg coll,plyv chlrd pipe				133,429
334913.10	Strm drng mnhl,frms&covrs				
n	1133 Manhole, concrete, precast, 4' I.D., 8' deep	7.00 ea	13,298.12 /ea		93,087
	Strm drng mnhl,frms&covrs				93,087
	G3020 Sanitary Sewer				226,516
G3030 Storm Sewer					
330000.10	Site Utility Systems				
n	3030 Storm Sewer	303,685.00 sf	0.68 /sf		206,354
n	3031 Bioretention fill and barrier	19,635.00 sf	23.53 /sf		461,927
	Site Utility Systems				668,281
	G3030 Storm Sewer				668,281
G4010 Elec Dist					
330000.10	Site Utility Systems				
n	4010 Service & Distribution (service main by utility)	1.00 ls	113,244.86 /ls		113,245
	Site Utility Systems				113,245
	G4010 Elec Dist				113,245
G4020 Site Lighting					
265613.10	Lighting Poles				
n	4701 Light pole, steel, 25' high w/ foundation	24.00 ea	9,438.64 /ea		226,527
	Lighting Poles				226,527
265633.10	Walkway Luminaire				
	7200 Pathway lighting	23.00 ea	1,460.132 /ea		33,583

				Total	
Item	Description	Takeoff Qty	Unit Cost	Amount	
	Walkway Luminaire			33,583	
337119.17	Elctrc and telphn undrgm				
n	0601 Pull box, 2' x 2' x 3'	35.00 ea	1,905.09 /ea	66,678	
n	4201 Site lighting branch in 1" conduit	3,780.00 lf	27.90 /lf	105,443	
n	4481 Trench, detection tape, fill	3,780.00 lf	28.794 /lf	108,841	
	Elctrc and telphn undrgm			280,962	
	G4020 Site Lighting			541,072	
G4030 Site Com & Sec					
330000.10	Site Utility Systems				
n	4031 Site communications & security	303,685.00 sf	0.51 /sf	154,765	
	Site Utility Systems			154,765	
	G4030 Site Com & Sec			154,765	
G4090 Othr Site Elec					
263113.50	Solar Energy - Photovoltaics				
n	0013 Photovoltaic canopy systems (watt)	3,212.00 sf	73.58 /sf	236,334	
	Solar Energy - Photovoltaics			236,334	
263343.55	Elec Vehicle Charging				
n	2331 Electrical vehicle charger, double	10.00 ea	9,226.59 /ea	92,266	
	Elec Vehicle Charging			92,266	
337119.17	Elctrc and telphn undrgm				
n	0601 Pull box, 2' x 2' x 3'	6.00 ea	1,905.09 /ea	11,431	
n	4201 EV branch in 1" conduit	350.00 lf	27.90 /lf	9,763	
n	4481 Trench, detection tape, fill	350.00 lf	28.794 /lf	10,078	
	Elctrc and telphn undrgm			31,272	
	G4090 Othr Site Elec			359,871	
	01 Sitework			6,039,272	

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
02 Building A					
A1010 Standard Found					
033053.40 n	9998 Concrete In Place Standard foundations Concrete In Place	17,330.00 sf	30.80 /sf	533,764	533,764
A1010 Standard Found					533,764
A1030 Slab on Grade					
033053.40 n	4742 Concrete In Place 5" slab on grade, w/rebar Concrete In Place	17,330.00 sf	9.641 /sf	167,087	167,087
038113.50 n	0402 Concret floor/slb cutting Saw cutting, contraction joints Concret floor/slb cutting	3,466.00 lf	3.532 /lf	12,242	12,242
072610.10 n	1210 Vapor Retarders 15 mil vapor barrier under slab Vapor Retarders	17,330.00 sf	0.813 /sf	14,088	14,088
312216.10 n	0016 Finish Grading Fine grade, slab on grade Finish Grading	17,330.00 sf	0.64 /sf	11,076	11,076
312323.17 n	0601 Fill Base course, under slabs, 6" deep Fill	17,330.00 sf	0.942 /sf	16,318	16,318
A1030 Slab on Grade					220,811
B1020 Roof Const					
051223.77 n	9999 Structural Steel Projects Roof construction Structural Steel Projects	17,330.00 sf	45.97 /sf	796,643	796,643
B1020 Roof Const					796,643
B2010 Exterior Walls					
074213.30 n	9999 Steel Siding Exterior walls Steel Siding	17,330.00 sf	60.731 /sf	1,052,468	1,052,468
B2010 Exterior Walls					1,052,468
B2020 Ext Windows					

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
084413.10 n	9999 Glazed Curtain Walls Exterior windows Glazed Curtain Walls	17,330.00 sf	21.33 /sf	369,632	369,632
B2020 Ext Windows					369,632
B2030 Exterior Doors					
081313.13 n	9999 Std hollow metal doors Exterior doors Std hollow metal doors	17,330.00 sf	4.642 /sf	80,446	80,446
B2030 Exterior Doors					80,446
B3010 Roof Coverings					
075113.20 n	9999 Built-Up Roofing Systems Roof coverings Built-Up Roofing Systems	17,330.00 sf	19.58 /sf	339,321	339,321
B3010 Roof Coverings					339,321
B3020 Roof Openings					
086213.20 n	9999 Skylights Roof openings Skylights	17,330.00 sf	0.07 /sf	1,144	1,144
B3020 Roof Openings					1,144
C1010 Partitions					
092216.13 n	9999 Metal Studs And Track Partitions Metal Studs And Track	17,330.00 sf	42.63 /sf	738,691	738,691
C1010 Partitions					738,691
C1020 Interior Doors					
081433.10 n	9999 Wood Doors Paneled Interior doors Wood Doors Paneled	17,330.00 sf	20.053 /sf	347,518	347,518
C1020 Interior Doors					347,518
C1030 Fittings					
102813.13 n	9999 Commercl toilet accessors Fittings	17,330.00 sf	7.56 /sf	130,963	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Commercl toilet accessors			130,963	
	C1030 Fittings			130,963	
C3010 Wall Finishes					
092910.30 n	9999 Gypsum Board Wall finishes Gypsum Board	17,330.00 sf	30.42 /sf	527,092	
	C3010 Wall Finishes			527,092	
C3020 Floor Finishes					
096519.10 n	9999 Resilient Tile Flooring Floor finishes Resilient Tile Flooring	17,330.00 sf	18.601 /sf	322,355	
	C3020 Floor Finishes			322,355	
C3030 Ceiling Finish					
095123.30 n	9999 Suspend ceilings,complete Ceiling finishes Suspend ceilings,complete	17,330.00 sf	9.911 /sf	171,758	
	C3030 Ceiling Finish			171,758	
D2010 Plumbing Fixt					
220000.10 n	9995 Plumbing Systems Plumbing fixtures Plumbing Systems	17,330.00 sf	14.08 /sf	244,006	
	D2010 Plumbing Fixt			244,006	
D2020 Dom Water Dist					
220000.10 n	9996 Plumbing Systems Domestic water distribution Plumbing Systems	17,330.00 sf	8.80 /sf	152,504	
	D2020 Dom Water Dist			152,504	
D2030 Sanitary Waste					
220000.10 n	9997 Plumbing Systems Sanitary waste Plumbing Systems	17,330.00 sf	11.583 /sf	200,733	
	D2030 Sanitary Waste			200,733	

Item	Description	Takeoff Qty	Unit Cost	Total	
					Amount
D2040 Rain Water Drn					
220000.10	Plumbing Systems				
n	9998 Roof drains	17,330.00	sf	2.64 /sf	45,751
	Plumbing Systems				45,751
	D2040 Rain Water Drn				45,751
D2090 Other Plumbing					
220000.10	Plumbing Systems				
n	9999 Other Plumbing Systems	17,330.00	sf	3.234 /sf	56,045
	Plumbing Systems				56,045
	D2090 Other Plumbing				56,045
D3040 HVAC Dist					
230000.10	HVAC Systems				
n	9995 HVAC distribution	17,330.00	sf	46.442 /sf	804,840
	HVAC Systems				804,840
	D3040 HVAC Dist				804,840
D3050 Trm & Pck unit					
230000.10	HVAC Systems				
n	9996 Terminal packaged units	17,330.00	sf	8.261 /sf	143,163
	HVAC Systems				143,163
	D3050 Trm & Pck unit				143,163
D3060 Instr & Contrl					
230000.10	HVAC Systems				
n	9997 HVAC Instrumentation & controls	17,330.00	sf	13.18 /sf	228,375
	HVAC Systems				228,375
	D3060 Instr & Contrl				228,375
D3070 Test & Balance					
230000.10	HVAC Systems				
n	9998 HVAC Test, adjust, & balance	17,330.00	sf	4.224 /sf	73,202
	HVAC Systems				73,202
	D3070 Test & Balance				73,202
D3090 Other HVAC sys					
230000.10	HVAC Systems				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
230000.10 n	HVAC Systems 9999 Other HVAC systems HVAC Systems	17,330.00 sf	3.542 /sf	61,383 61,383	
	D3090 Other HVAC sys			61,383	
D4010 Sprinklers					
210000.10 n	Fire Protection Systems 9999 Fire sprinkler system Fire Protection Systems	17,330.00 sf	8.20 /sf	142,019 142,019	
	D4010 Sprinklers			142,019	
D4030 Fire Prot Spec					
104416.13 n	Portable fire extingshrs 9998 Fire protection specialties Portable fire extingshrs	17,330.00 sf	0.253 /sf	4,384 4,384	
	D4030 Fire Prot Spec			4,384	
D5010 Service & Dist					
260000.10 n	Electrical Systems 9991 Service & distribution Electrical Systems	17,330.00 sf	10.21 /sf	176,905 176,905	
	D5010 Service & Dist			176,905	
D5020 Lighting & wire					
260000.10 n	Electrical Systems 9992 Lighting & wire Electrical Systems	17,330.00 sf	49.15 /sf	851,735 851,735	
	D5020 Lighting & wire			851,735	
D5030 Com & Security					
270000.10 n	Communication Systems 9993 Communications & security Communication Systems	17,330.00 sf	40.21 /sf	696,753 696,753	
	D5030 Com & Security			696,753	
D5090 Other Elec sys					
260000.10 n	Electrical Systems 5090 Other Electrical Systems	17,330.00 sf	5.58 /sf	96,649	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	<i>Electrical Systems</i>			96,649	
	D5090 Other Elec sys			96,649	
E1020 Institut Equip					
115213.10 n	9999 <i>Projection Screens</i> Institutional equipment <i>Projection Screens</i>	17,330.00 sf	0.11 /sf	1,906	
	E1020 Institut Equip			1,906	
E1090 Other Equip					
114413.10 n	0011 <i>Other Equipment</i> Kitchen equipment <i>Other Equipment</i>	17,330.00 sf	22.21 /sf	384,882	
	E1090 Other Equip			384,882	
E2010 Fixed Furnish					
123213.10 n	9999 <i>Manufctrd wood casework</i> Fixed furnishings <i>Manufctrd wood casework</i>	17,330.00 sf	16.78 /sf	290,711	
	E2010 Fixed Furnish			290,711	
G1030 Site Earthwork					
312216.10 n	1102 <i>Finish Grading</i> Building pad, subgrade prep <i>Finish Grading</i>	17,330.00 sf	2.262 /sf	39,194	
	G1030 Site Earthwork			39,194	
G3010 Water Supply					
221119.42 n	1421 <i>Backflow Preventers</i> Double check detector assembly, 6" <i>Backflow Preventers</i>	1.00 ea	12,594.01 /ea	12,594	
330526.10 n	2502 <i>Utility Accessories</i> Trench, detection tape, fill <i>Utility Accessories</i>	75.00 lf	30.63 /lf	2,297	
331113.15 n	8061 <i>Watr supp,ductl iron pipe</i> Thrust block <i>Watr supp,ductl iron pipe</i>	5.00 ea	84.864 /ea	424	
331113.25 n	2121 <i>Watr supp,plyv chlrd pipe</i> Water dist, 2" PVC	25.00 lf	18.06 /lf	451	
n	2201 Water dist, 6" PVC	50.00 lf	42.943 /lf	2,147	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Watr supp,plyv chlrd pipe				2,599
331216.10	Valves				
n	3809 Valve, gate, 2" w/ box & cover	1.00 ea	1,504.57 /ea		1,505
n	3815 Valve, gate, 6" w/ box & cover	1.00 ea	2,833.39 /ea		2,833
	Valves				4,338
331219.10	Fire Hydrants				
n	2321 Fire department connection	1.00 ea	5,255.17 /ea		5,255
n	5021 Post indicator valve	1.00 ea	2,879.76 /ea		2,880
	Fire Hydrants				8,135
	G3010 Water Supply				30,387
G3020 Sanitary Sewer					
221323.10	Interceptors				
n	0042 Interceptor, grease, 1250 gal, precast, traffic rated	1.00 ea	4,631.30 /ea		4,631
	Interceptors				4,631
333113.25	Sewg coll,plyv chlrd pipe				
n	2001 PVC, SDR-35, 4" (sewer)	25.00 lf	26.33 /lf		658
n	2300 Cleanout, 4" to grade	1.00 ea	555.16 /ea		555
n	2802 Trench, detection tape, fill	25.00 lf	28.45 /lf		711
	Sewg coll,plyv chlrd pipe				1,925
	G3020 Sanitary Sewer				6,556
G4010 Elec Dist					
260533.05	Conduit				
n	5003 Secondary Conduit	50.00 lf	354.03 /lf		17,701
n	5023 Secondary Feeder	50.00 lf	205.48 /lf		10,274
	Conduit				27,975
337119.17	Elctrc and telphn undgrm				
n	4481 Trench, detection tape, fill	50.00 lf	28.794 /lf		1,440
	Elctrc and telphn undgrm				1,440
	G4010 Elec Dist				29,415
	02 Building A				10,394,104

Item	Description	Takeoff Qty	Unit Cost	Total	
					Amount
03 Building B					
A1010 Standard Found					
033053.40	Concrete In Place				
n	9998 Standard foundations	8,410.00	sf	30.80 /sf	259,028
	Concrete In Place				259,028
A1010 Standard Found					259,028
A1030 Slab on Grade					
033053.40	Concrete In Place				
n	4742 5" slab on grade, w/rebar	8,410.00	sf	9.641 /sf	81,085
	Concrete In Place				81,085
038113.50	Concret floor/slb cutting				
n	0402 Saw cutting, contraction joints	1,726.00	lf	3.532 /lf	6,096
	Concret floor/slb cutting				6,096
072610.10	Vapor Retarders				
n	1210 15 mil vapor barrier under slab	8,410.00	sf	0.813 /sf	6,836
	Vapor Retarders				6,836
312216.10	Finish Grading				
n	0016 Fine grade, slab on grade	8,410.00	sf	0.64 /sf	5,375
	Finish Grading				5,375
312323.17	Fill				
n	0601 Base course, under slabs, 6" deep	8,410.00	sf	0.942 /sf	7,919
	Fill				7,919
A1030 Slab on Grade					107,312
B1020 Roof Const					
051223.77	Structural Steel Projects				
n	9999 Roof construction	8,410.00	sf	45.97 /sf	386,599
	Structural Steel Projects				386,599
B1020 Roof Const					386,599
B2010 Exterior Walls					
074213.30	Steel Siding				
n	9999 Exterior walls	8,410.00	sf	60.731 /sf	510,748
	Steel Siding				510,748
B2010 Exterior Walls					510,748
B2020 Ext Windows					

Item	Description	Takeoff Qty	Unit Cost	Total	
					Amount
084413.10 n	9999 <i>Glazed Curtain Walls</i> Exterior windows <i>Glazed Curtain Walls</i>	8,410.00 sf	21.33 /sf		179,377 179,377
B2020 Ext Windows					179,377
B2030 Exterior Doors					
081313.13 n	9999 <i>Std hollow metal doors</i> Exterior doors <i>Std hollow metal doors</i>	8,410.00 sf	4.642 /sf		39,039 39,039
B2030 Exterior Doors					39,039
B3010 Roof Coverings					
075113.20 n	9999 <i>Built-Up Roofing Systems</i> Roof coverings <i>Built-Up Roofing Systems</i>	8,410.00 sf	19.58 /sf		164,668 164,668
B3010 Roof Coverings					164,668
B3020 Roof Openings					
086213.20 n	9999 <i>Skylights</i> Roof openings <i>Skylights</i>	8,410.00 sf	0.07 /sf		555 555
B3020 Roof Openings					555
C1010 Partitions					
092216.13 n	9999 <i>Metal Studs And Track</i> Partitions <i>Metal Studs And Track</i>	8,410.00 sf	42.63 /sf		358,476 358,476
C1010 Partitions					358,476
C1020 Interior Doors					
081433.10 n	9999 <i>Wood Doors Paneled</i> Interior doors <i>Wood Doors Paneled</i>	8,410.00 sf	20.053 /sf		168,646 168,646
C1020 Interior Doors					168,646
C1030 Fittings					
102813.13 n	9999 <i>Commercl toilet accessors</i> Fittings	8,410.00 sf	7.56 /sf		63,554

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Commercl toilet accessors			63,554	
	C1030 Fittings			63,554	
C3010 Wall Finishes					
092910.30	Gypsum Board				
n	9999 Wall finishes	8,410.00	sf	30.42 /sf	255,790
	Gypsum Board				255,790
	C3010 Wall Finishes			255,790	
C3020 Floor Finishes					
096519.10	Resilient Tile Flooring				
n	9999 Floor finishes	8,410.00	sf	18.601 /sf	156,434
	Resilient Tile Flooring				156,434
	C3020 Floor Finishes			156,434	
C3030 Ceiling Finish					
095123.30	Suspend ceilings,complete				
n	9999 Ceiling finishes	8,410.00	sf	9.911 /sf	83,352
	Suspend ceilings,complete				83,352
	C3030 Ceiling Finish			83,352	
D2010 Plumbing Fixt					
220000.10	Plumbing Systems				
n	9995 Plumbing fixtures	8,410.00	sf	14.08 /sf	118,413
	Plumbing Systems				118,413
	D2010 Plumbing Fixt			118,413	
D2020 Dom Water Dist					
220000.10	Plumbing Systems				
n	9996 Domestic water distribution	8,410.00	sf	8.80 /sf	74,008
	Plumbing Systems				74,008
	D2020 Dom Water Dist			74,008	
D2030 Sanitary Waste					
220000.10	Plumbing Systems				
n	9997 Sanitary waste	8,410.00	sf	11.583 /sf	97,413
	Plumbing Systems				97,413
	D2030 Sanitary Waste			97,413	

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
D2040 Rain Water Drn					
220000.10	Plumbing Systems				
n	9998 Roof drains	8,410.00	sf	2.64 /sf	22,202
	Plumbing Systems				22,202
	D2040 Rain Water Drn				22,202
D2090 Other Plumbing					
220000.10	Plumbing Systems				
n	9999 Other Plumbing Systems	8,410.00	sf	3.234 /sf	27,198
	Plumbing Systems				27,198
	D2090 Other Plumbing				27,198
D3040 HVAC Dist					
230000.10	HVAC Systems				
n	9995 HVAC distribution	8,410.00	sf	46.442 /sf	390,577
	HVAC Systems				390,577
	D3040 HVAC Dist				390,577
D3050 Trm & Pck unit					
230000.10	HVAC Systems				
n	9996 Terminal packaged units	8,410.00	sf	8.261 /sf	69,475
	HVAC Systems				69,475
	D3050 Trm & Pck unit				69,475
D3060 Instr & Contrl					
230000.10	HVAC Systems				
n	9997 HVAC Instrumentation & controls	8,410.00	sf	13.18 /sf	110,827
	HVAC Systems				110,827
	D3060 Instr & Contrl				110,827
D3070 Test & Balance					
230000.10	HVAC Systems				
n	9998 HVAC Test, adjust, & balance	8,410.00	sf	4.224 /sf	35,524
	HVAC Systems				35,524
	D3070 Test & Balance				35,524
D3090 Other HVAC sys					
230000.10	HVAC Systems				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
230000.10 n	HVAC Systems 9999 Other HVAC systems HVAC Systems	8,410.00 sf	3.542 /sf	29,788	29,788
	D3090 Other HVAC sys				29,788
D4010 Sprinklers					
210000.10 n	Fire Protection Systems 9999 Fire sprinkler system Fire Protection Systems	8,410.00 sf	8.20 /sf	68,920	68,920
	D4010 Sprinklers				68,920
D4030 Fire Prot Spec					
104416.13 n	Portable fire extingshrs 9998 Fire protection specialties Portable fire extingshrs	8,410.00 sf	0.253 /sf	2,128	2,128
	D4030 Fire Prot Spec				2,128
D5010 Service & Dist					
260000.10 n	Electrical Systems 9991 Service & distribution Electrical Systems	8,410.00 sf	10.21 /sf	85,849	85,849
	D5010 Service & Dist				85,849
D5020 Lighting & wire					
260000.10 n	Electrical Systems 9992 Lighting & wire Electrical Systems	8,410.00 sf	49.15 /sf	413,335	413,335
	D5020 Lighting & wire				413,335
D5030 Com & Security					
270000.10 n	Communication Systems 9993 Communications & security Communication Systems	8,410.00 sf	40.21 /sf	338,124	338,124
	D5030 Com & Security				338,124
D5090 Other Elec sys					
260000.10 n	Electrical Systems 5090 Other Electrical Systems	8,410.00 sf	5.58 /sf	46,903	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	<i>Electrical Systems</i>				46,903
	D5090 Other Elec sys				46,903
E1020 Institut Equip					
115213.10 n	9999 <i>Projection Screens</i> Institutional equipment <i>Projection Screens</i>	8,410.00 sf	0.11 /sf		925
					925
	E1020 Institut Equip				925
E2010 Fixed Furnish					
123213.10 n	9999 <i>Manufctrd wood casework</i> Fixed furnishings <i>Manufctrd wood casework</i>	8,410.00 sf	16.78 /sf		141,078
					141,078
	E2010 Fixed Furnish				141,078
G1030 Site Earthwork					
312216.10 n	1102 <i>Finish Grading</i> Building pad, subgrade prep <i>Finish Grading</i>	8,410.00 sf	2.262 /sf		19,020
					19,020
	G1030 Site Earthwork				19,020
G2030 Pedstrn Paving					
320610.10 n	0312 <i>Sdwls,drivwys and patios</i> Concrete terrace, 4" thick w/ rebar	1,214.00 sf	8.55 /sf		10,377
n	0451 Sidewalk base, 4" thick, add <i>Sdwls,drivwys and patios</i>	1,214.00 sf	1.802 /sf		2,187
					12,565
	G2030 Pedstrn Paving				12,565
G2040 Site Developmt					
033053.40 n	3901 <i>Concrete In Place</i> Concrete strip footing	18.00 cy	807.43 /cy		14,534
n	4251 Concrete terrace wall, 8" <i>Concrete In Place</i>	796.00 sf	45.47 /sf		36,192
					50,726
	G2040 Site Developmt				50,726
G3010 Water Supply					
221119.42 n	1421 <i>Backflow Preventers</i> Double check detector assembly, 6"	1.00 ea	12,594.01 /ea		12,594

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	<i>Backflow Preventers</i>				12,594
330526.10	<i>Utility Accessories</i>				
n	2502 Trench, detection tape, fill	75.00 lf	30.63 /lf		2,297
	<i>Utility Accessories</i>				2,297
331113.15	<i>Watr supp,ductl iron pipe</i>				
n	8061 Thrust block	5.00 ea	84.87 /ea		424
	<i>Watr supp,ductl iron pipe</i>				424
331113.25	<i>Watr supp,plyv chlrd pipe</i>				
n	2121 Water dist, 2" PVC	25.00 lf	18.054 /lf		451
n	2201 Water dist, 6" PVC	50.00 lf	42.943 /lf		2,147
	<i>Watr supp,plyv chlrd pipe</i>				2,599
331216.10	<i>Valves</i>				
n	3809 Valve, gate, 2" w/ box & cover	1.00 ea	1,504.57 /ea		1,505
n	3815 Valve, gate, 6" w/ box & cover	1.00 ea	2,833.39 /ea		2,833
	<i>Valves</i>				4,338
331219.10	<i>Fire Hydrants</i>				
n	2321 Fire department connection	1.00 ea	5,255.17 /ea		5,255
n	5021 Post indicator valve	1.00 ea	2,879.76 /ea		2,880
	<i>Fire Hydrants</i>				8,135
	G3010 Water Supply				30,387
G3020 Sanitary Sewer					
333113.25	<i>Sewg coll,plyv chlrd pipe</i>				
n	2001 PVC, SDR-35, 4" (sewer)	25.00 lf	26.33 /lf		658
n	2300 Cleanout, 4" to grade	1.00 ea	555.16 /ea		555
n	2802 Trench, detection tape, fill	25.00 lf	28.45 /lf		711
	<i>Sewg coll,plyv chlrd pipe</i>				1,925
	G3020 Sanitary Sewer				1,925
G4010 Elec Dist					
260533.05	<i>Conduit</i>				
n	5003 Secondary Conduit	50.00 lf	354.03 /lf		17,701
n	5023 Secondary Feeder	50.00 lf	205.48 /lf		10,274
	<i>Conduit</i>				27,975
337119.17	<i>Elctrc and telphn undgrm</i>				
n	4481 Trench, detection tape, fill	50.00 lf	28.794 /lf		1,440
	<i>Elctrc and telphn undgrm</i>				1,440
	G4010 Elec Dist				29,415
	03 Building B				4,950,301

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
04 Building C					
A1010 Standard Found					
033053.40 n	Concrete In Place 9998 Standard foundations Concrete In Place	11,520.00 sf	30.80 /sf		354,816 354,816
A1010 Standard Found					354,816
A1030 Slab on Grade					
033053.40 n	Concrete In Place 4742 5" slab on grade, w/rebar Concrete In Place	11,520.00 sf	9.642 /sf		111,070 111,070
038113.50 n	Concret floor/slb cutting 0402 Saw cutting, contraction joints Concret floor/slb cutting	2,220.00 lf	3.532 /lf		7,841 7,841
072610.10 n	Vapor Retarders 1210 15 mil vapor barrier under slab Vapor Retarders	11,520.00 sf	0.813 /sf		9,365 9,365
312216.10 n	Finish Grading 0016 Fine grade, slab on grade Finish Grading	11,520.00 sf	0.64 /sf		7,362 7,362
312323.17 n	Fill 0601 Base course, under slabs, 6" deep Fill	11,520.00 sf	0.942 /sf		10,847 10,847
A1030 Slab on Grade					146,486
B1020 Roof Const					
051223.77 n	Structural Steel Projects 9999 Roof construction Structural Steel Projects	11,520.00 sf	45.97 /sf		529,563 529,563
B1020 Roof Const					529,563
B2010 Exterior Walls					
074213.30 n	Steel Siding 9999 Exterior walls Steel Siding	11,520.00 sf	60.731 /sf		699,621 699,621
B2010 Exterior Walls					699,621
B2020 Ext Windows					

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
084413.10 n	Glazed Curtain Walls 9999 Exterior windows Glazed Curtain Walls	11,520.00 sf	21.33 /sf	245,710	245,710
B2020 Ext Windows					245,710
B2030 Exterior Doors					
081313.13 n	Std hollow metal doors 9999 Exterior doors Std hollow metal doors	11,520.00 sf	4.642 /sf	53,476	53,476
B2030 Exterior Doors					53,476
B3010 Roof Coverings					
075113.20 n	Built-Up Roofing Systems 9999 Roof coverings Built-Up Roofing Systems	11,520.00 sf	19.58 /sf	225,562	225,562
B3010 Roof Coverings					225,562
B3020 Roof Openings					
086213.20 n	Skylights 9999 Roof openings Skylights	11,520.00 sf	0.07 /sf	760	760
B3020 Roof Openings					760
C1010 Partitions					
092216.13 n	Metal Studs And Track 9999 Partitions Metal Studs And Track	11,520.00 sf	42.63 /sf	491,040	491,040
C1010 Partitions					491,040
C1020 Interior Doors					
081433.10 n	Wood Doors Paneled 9999 Interior doors Wood Doors Paneled	11,520.00 sf	20.053 /sf	231,011	231,011
C1020 Interior Doors					231,011
C1030 Fittings					
102813.13 n	Commercl toilet accessors 9999 Fittings	11,520.00 sf	7.56 /sf	87,057	87,057

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Commercl toilet accessors			87,057	
	C1030 Fittings			87,057	
C3010 Wall Finishes					
092910.30 n	Gypsum Board 9999 Wall finishes Gypsum Board	11,520.00 sf	30.42 /sf	350,381	350,381
	C3010 Wall Finishes			350,381	
C3020 Floor Finishes					
096519.10 n	Resilient Tile Flooring 9999 Floor finishes Resilient Tile Flooring	11,520.00 sf	18.601 /sf	214,284	214,284
	C3020 Floor Finishes			214,284	
C3030 Ceiling Finish					
095123.30 n	Suspend ceilings,complete 9999 Ceiling finishes Suspend ceilings,complete	11,520.00 sf	9.911 /sf	114,175	114,175
	C3030 Ceiling Finish			114,175	
D2010 Plumbing Fixt					
220000.10 n	Plumbing Systems 9995 Plumbing fixtures Plumbing Systems	11,520.00 sf	14.08 /sf	162,202	162,202
	D2010 Plumbing Fixt			162,202	
D2020 Dom Water Dist					
220000.10 n	Plumbing Systems 9996 Domestic water distribution Plumbing Systems	11,520.00 sf	8.80 /sf	101,376	101,376
	D2020 Dom Water Dist			101,376	
D2030 Sanitary Waste					
220000.10 n	Plumbing Systems 9997 Sanitary waste Plumbing Systems	11,520.00 sf	11.583 /sf	133,436	133,436
	D2030 Sanitary Waste			133,436	

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
D2040 Rain Water Drn					
220000.10	Plumbing Systems				
n	9998 Roof drains	11,520.00	sf	2.64 /sf	30,413
	Plumbing Systems				30,413
	D2040 Rain Water Drn				30,413
D2090 Other Plumbing					
220000.10	Plumbing Systems				
n	9999 Other Plumbing Systems	11,520.00	sf	3.234 /sf	37,256
	Plumbing Systems				37,256
	D2090 Other Plumbing				37,256
D3040 HVAC Dist					
230000.10	HVAC Systems				
n	9995 HVAC distribution	11,520.00	sf	46.442 /sf	535,012
	HVAC Systems				535,012
	D3040 HVAC Dist				535,012
D3050 Trm & Pck unit					
230000.10	HVAC Systems				
n	9996 Terminal packaged units	11,520.00	sf	8.261 /sf	95,167
	HVAC Systems				95,167
	D3050 Trm & Pck unit				95,167
D3060 Instr & Contrl					
230000.10	HVAC Systems				
n	9997 HVAC Instrumentation & controls	11,520.00	sf	13.18 /sf	151,811
	HVAC Systems				151,811
	D3060 Instr & Contrl				151,811
D3070 Test & Balance					
230000.10	HVAC Systems				
n	9998 HVAC Test, adjust, & balance	11,520.00	sf	4.224 /sf	48,660
	HVAC Systems				48,660
	D3070 Test & Balance				48,660
D3090 Other HVAC sys					
230000.10	HVAC Systems				

			Total		
Item	Description	Takeoff Qty	Unit Cost		Amount
230000.10 n	HVAC Systems 9999 Other HVAC systems HVAC Systems	11,520.00 sf	3.542 /sf		40,804 40,804
D3090 Other HVAC sys					40,804
D4010 Sprinklers					
210000.10 n	Fire Protection Systems 9999 Fire sprinkler system Fire Protection Systems	11,520.00 sf	8.20 /sf		94,406 94,406
D4010 Sprinklers					94,406
D4030 Fire Prot Spec					
104416.13 n	Portable fire extingshrs 9998 Fire protection specialties Portable fire extingshrs	11,520.00 sf	0.253 /sf		2,915 2,915
D4030 Fire Prot Spec					2,915
D5010 Service & Dist					
260000.10 n	Electrical Systems 9991 Service & distribution Electrical Systems	11,520.00 sf	10.21 /sf		117,596 117,596
D5010 Service & Dist					117,596
D5020 Lighting &wire					
260000.10 n	Electrical Systems 9992 Lighting & wire Electrical Systems	11,520.00 sf	49.15 /sf		566,185 566,185
D5020 Lighting &wire					566,185
D5030 Com & Security					
270000.10 n	Communication Systems 9993 Communications & security Communication Systems	11,520.00 sf	40.21 /sf		463,162 463,162
D5030 Com & Security					463,162
D5090 Other Elec sys					
260000.10 n	Electrical Systems 5090 Other Electrical Systems	11,520.00 sf	5.58 /sf		64,247

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	<i>Electrical Systems</i>				64,247
	D5090 Other Elec sys				64,247
E1020 Institut Equip					
115213.10	<i>Projection Screens</i>				
n	9999 Institutional equipment	11,520.00	sf	0.11 /sf	1,267
	<i>Projection Screens</i>				1,267
	E1020 Institut Equip				1,267
E2010 Fixed Furnish					
123213.10	<i>Manufctrd wood casework</i>				
n	9999 Fixed furnishings	11,520.00	sf	16.78 /sf	193,248
	<i>Manufctrd wood casework</i>				193,248
	E2010 Fixed Furnish				193,248
G1030 Site Earthwork					
312216.10	<i>Finish Grading</i>				
n	1102 Building pad, subgrade prep	11,520.00	sf	2.262 /sf	26,054
	<i>Finish Grading</i>				26,054
	G1030 Site Earthwork				26,054
G3010 Water Supply					
221119.42	<i>Backflow Preventers</i>				
n	1421 Double check detector assembly, 6"	1.00	ea	12,594.01 /ea	12,594
	<i>Backflow Preventers</i>				12,594
330526.10	<i>Utility Accessories</i>				
n	2502 Trench, detection tape, fill	75.00	lf	30.63 /lf	2,297
	<i>Utility Accessories</i>				2,297
331113.15	<i>Watr supp,ductl iron pipe</i>				
n	8061 Thrust block	5.00	ea	84.87 /ea	424
	<i>Watr supp,ductl iron pipe</i>				424
331113.25	<i>Watr supp,plyv chlrd pipe</i>				
n	2121 Water dist, 2" PVC	25.00	lf	18.054 /lf	451
n	2201 Water dist, 6" PVC	50.00	lf	42.943 /lf	2,147
	<i>Watr supp,plyv chlrd pipe</i>				2,599
331216.10	<i>Valves</i>				
n	3809 Valve, gate, 2" w/ box & cover	1.00	ea	1,504.57 /ea	1,505
n	3815 Valve, gate, 6" w/ box & cover	1.00	ea	2,833.39 /ea	2,833
	<i>Valves</i>				4,338
331219.10	<i>Fire Hydrants</i>				
n	2321 Fire department connection	1.00	ea	5,255.17 /ea	5,255
n	5021 Post indicator valve	1.00	ea	2,879.76 /ea	2,880

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Fire Hydrants				8,135
	G3010 Water Supply				30,387
G3020 Sanitary Sewer					
333113.25	Sewg coll,plyv chlrd pipe				
n	2001 PVC, SDR-35, 4" (sewer)	25.00	lf	26.33 /lf	658
n	2300 Cleanout, 4" to grade	1.00	ea	555.16 /ea	555
n	2802 Trench, detection tape, fill	25.00	lf	28.45 /lf	711
	Sewg coll,plyv chlrd pipe				1,925
	G3020 Sanitary Sewer				1,925
G4010 Elec Dist					
260533.05	Conduit				
n	5003 Secondary Conduit	50.00	lf	354.03 /lf	17,701
n	5023 Secondary Feeder	50.00	lf	205.48 /lf	10,274
	Conduit				27,975
337119.17	Elctrc and telphn undrgm				
n	4481 Trench, detection tape, fill	50.00	lf	28.794 /lf	1,440
	Elctrc and telphn undrgm				1,440
	G4010 Elec Dist				29,415
	04 Building C				6,670,881

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
05 Building D					
A1010 Standard Found					
033053.40 n	Concrete In Place 9998 Standard foundations Concrete In Place	5,280.00 sf	30.80 /sf		162,624 162,624
A1010 Standard Found					162,624
A1030 Slab on Grade					
033053.40 n	Concrete In Place 4742 5" slab on grade, w/rebar Concrete In Place	5,280.00 sf	9.642 /sf		50,907 50,907
038113.50 n	Concret floor/slb cutting 0402 Saw cutting, contraction joints Concret floor/slb cutting	1,154.00 lf	3.532 /lf		4,076 4,076
072610.10 n	Vapor Retarders 1210 15 mil vapor barrier under slab Vapor Retarders	5,280.00 sf	0.813 /sf		4,292 4,292
312216.10 n	Finish Grading 0016 Fine grade, slab on grade Finish Grading	5,280.00 sf	0.64 /sf		3,374 3,374
312323.17 n	Fill 0601 Base course, under slabs, 6" deep Fill	5,280.00 sf	0.942 /sf		4,972 4,972
A1030 Slab on Grade					67,621
B1020 Roof Const					
051223.77 n	Structural Steel Projects 9999 Roof construction Structural Steel Projects	5,280.00 sf	45.97 /sf		242,716 242,716
B1020 Roof Const					242,716
B2010 Exterior Walls					
074213.30 n	Steel Siding 9999 Exterior walls Steel Siding	5,280.00 sf	60.731 /sf		320,660 320,660
B2010 Exterior Walls					320,660
B2020 Ext Windows					

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
084413.10 n	9999 <i>Glazed Curtain Walls</i> Exterior windows <i>Glazed Curtain Walls</i>	5,280.00 sf	21.33 /sf	112,617	112,617
B2020 Ext Windows					112,617
B2030 Exterior Doors					
081313.13 n	9999 <i>Std hollow metal doors</i> Exterior doors <i>Std hollow metal doors</i>	5,280.00 sf	4.642 /sf	24,510	24,510
B2030 Exterior Doors					24,510
B3010 Roof Coverings					
075113.20 n	9999 <i>Built-Up Roofing Systems</i> Roof coverings <i>Built-Up Roofing Systems</i>	5,280.00 sf	19.58 /sf	103,382	103,382
B3010 Roof Coverings					103,382
B3020 Roof Openings					
086213.20 n	9999 <i>Skylights</i> Roof openings <i>Skylights</i>	5,280.00 sf	0.07 /sf	348	348
B3020 Roof Openings					348
C1010 Partitions					
092216.13 n	9999 <i>Metal Studs And Track</i> Partitions <i>Metal Studs And Track</i>	5,280.00 sf	42.63 /sf	225,060	225,060
C1010 Partitions					225,060
C1020 Interior Doors					
081433.10 n	9999 <i>Wood Doors Paneled</i> Interior doors <i>Wood Doors Paneled</i>	5,280.00 sf	20.053 /sf	105,880	105,880
C1020 Interior Doors					105,880
C1030 Fittings					
102813.13 n	9999 <i>Commercl toilet accessors</i> Fittings	5,280.00 sf	7.56 /sf	39,901	

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Commercl toilet accessors			39,901	
	C1030 Fittings			39,901	
C3010 Wall Finishes					
092910.30 n	9999 Gypsum Board Wall finishes Gypsum Board	5,280.00 sf	30.42 /sf	160,591	
	C3010 Wall Finishes			160,591	
C3020 Floor Finishes					
096519.10 n	9999 Resilient Tile Flooring Floor finishes Resilient Tile Flooring	5,280.00 sf	18.601 /sf	98,213	
	C3020 Floor Finishes			98,213	
C3030 Ceiling Finish					
095123.30 n	9999 Suspend ceilings,complete Ceiling finishes Suspend ceilings,complete	5,280.00 sf	9.911 /sf	52,330	
	C3030 Ceiling Finish			52,330	
D2010 Plumbing Fixt					
220000.10 n	9995 Plumbing Systems Plumbing fixtures Plumbing Systems	5,280.00 sf	14.08 /sf	74,342	
	D2010 Plumbing Fixt			74,342	
D2020 Dom Water Dist					
220000.10 n	9996 Plumbing Systems Domestic water distribution Plumbing Systems	5,280.00 sf	8.80 /sf	46,464	
	D2020 Dom Water Dist			46,464	
D2030 Sanitary Waste					
220000.10 n	9997 Plumbing Systems Sanitary waste Plumbing Systems	5,280.00 sf	11.583 /sf	61,158	
	D2030 Sanitary Waste			61,158	

Item	Description	Takeoff Qty	Unit Cost	Total	Amount
D2040 Rain Water Drn					
220000.10	Plumbing Systems				
n	9998 Roof drains	5,280.00	sf	2.64 /sf	13,939
	Plumbing Systems				13,939
	D2040 Rain Water Drn				13,939
D2090 Other Plumbing					
220000.10	Plumbing Systems				
n	9999 Other Plumbing Systems	5,280.00	sf	3.234 /sf	17,076
	Plumbing Systems				17,076
	D2090 Other Plumbing				17,076
D3040 HVAC Dist					
230000.10	HVAC Systems				
n	9995 HVAC distribution	5,280.00	sf	46.442 /sf	245,214
	HVAC Systems				245,214
	D3040 HVAC Dist				245,214
D3050 Trm & Pck unit					
230000.10	HVAC Systems				
n	9996 Terminal packaged units	5,280.00	sf	8.261 /sf	43,618
	HVAC Systems				43,618
	D3050 Trm & Pck unit				43,618
D3060 Instr & Contrl					
230000.10	HVAC Systems				
n	9997 HVAC Instrumentation & controls	5,280.00	sf	13.18 /sf	69,580
	HVAC Systems				69,580
	D3060 Instr & Contrl				69,580
D3070 Test & Balance					
230000.10	HVAC Systems				
n	9998 HVAC Test, adjust, & balance	5,280.00	sf	4.224 /sf	22,303
	HVAC Systems				22,303
	D3070 Test & Balance				22,303
D3090 Other HVAC sys					
230000.10	HVAC Systems				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
230000.10 n	HVAC Systems 9999 Other HVAC systems HVAC Systems	5,280.00 sf	3.542 /sf	18,702	18,702
D3090 Other HVAC sys					18,702

D4010 Sprinklers

210000.10 n	Fire Protection Systems 9999 Fire sprinkler system Fire Protection Systems	5,280.00 sf	8.20 /sf	43,270	43,270
D4010 Sprinklers					43,270

D4030 Fire Prot Spec

104416.13 n	Portable fire extingshrs 9998 Fire protection specialties Portable fire extingshrs	5,280.00 sf	0.253 /sf	1,336	1,336
D4030 Fire Prot Spec					1,336

D5010 Service & Dist

260000.10 n	Electrical Systems 9991 Service & distribution Electrical Systems	5,280.00 sf	10.21 /sf	53,898	53,898
D5010 Service & Dist					53,898

D5020 Lighting & wire

260000.10 n	Electrical Systems 9992 Lighting & wire Electrical Systems	5,280.00 sf	49.15 /sf	259,501	259,501
D5020 Lighting & wire					259,501

D5030 Com & Security

270000.10 n	Communication Systems 9993 Communications & security Communication Systems	5,280.00 sf	40.21 /sf	212,282	212,282
D5030 Com & Security					212,282

D5090 Other Elec sys

260000.10 n	Electrical Systems 5090 Other Electrical Systems	5,280.00 sf	5.58 /sf	29,447	
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Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	<i>Electrical Systems</i>				29,447
	D5090 Other Elec sys				29,447
E1020 Institut Equip					
115213.10 n	9999 <i>Projection Screens</i> Institutional equipment <i>Projection Screens</i>	5,280.00 sf	0.11 /sf		581
					581
	E1020 Institut Equip				581
E2010 Fixed Furnish					
123213.10 n	9999 <i>Manufctrd wood casework</i> Fixed furnishings <i>Manufctrd wood casework</i>	5,280.00 sf	16.78 /sf		88,572
					88,572
	E2010 Fixed Furnish				88,572
G1030 Site Earthwork					
312216.10 n	1102 <i>Finish Grading</i> Building pad, subgrade prep <i>Finish Grading</i>	5,280.00 sf	2.262 /sf		11,941
					11,941
	G1030 Site Earthwork				11,941
G3010 Water Supply					
221119.42 n	1421 <i>Backflow Preventers</i> Double check detector assembly, 6" <i>Backflow Preventers</i>	1.00 ea	12,594.01 /ea		12,594
					12,594
330526.10 n	2502 <i>Utility Accessories</i> Trench, detection tape, fill <i>Utility Accessories</i>	75.00 lf	30.63 /lf		2,297
					2,297
331113.15 n	8061 <i>Watr supp,ductl iron pipe</i> Thrust block <i>Watr supp,ductl iron pipe</i>	5.00 ea	84.87 /ea		424
					424
331113.25 n	2121 <i>Watr supp,plyv chlrd pipe</i> Water dist, 2" PVC	25.00 lf	18.054 /lf		451
n	2201 Water dist, 6" PVC <i>Watr supp,plyv chlrd pipe</i>	50.00 lf	42.943 /lf		2,147
					2,599
331216.10 n	3809 <i>Valves</i> Valve, gate, 2" w/ box & cover	1.00 ea	1,504.57 /ea		1,505
n	3815 Valve, gate, 6" w/ box & cover <i>Valves</i>	1.00 ea	2,833.39 /ea		2,833
					4,338
331219.10 n	2321 <i>Fire Hydrants</i> Fire department connection	1.00 ea	5,255.17 /ea		5,255
n	5021 Post indicator valve	1.00 ea	2,879.76 /ea		2,880

Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Fire Hydrants				8,135
	G3010 Water Supply				30,387
G3020 Sanitary Sewer					
333113.25	Sewg coll,plyv chlrd pipe				
n	2001 PVC, SDR-35, 4" (sewer)	25.00	lf	26.33 /lf	658
n	2300 Cleanout, 4" to grade	1.00	ea	555.16 /ea	555
n	2802 Trench, detection tape, fill	25.00	lf	28.45 /lf	711
	Sewg coll,plyv chlrd pipe				1,925
	G3020 Sanitary Sewer				1,925
G4010 Elec Dist					
260533.05	Conduit				
n	5003 Secondary Conduit	50.00	lf	354.03 /lf	17,701
n	5023 Secondary Feeder	50.00	lf	205.48 /lf	10,274
	Conduit				27,975
337119.17	Elctrc and telphn undrgm				
n	4481 Trench, detection tape, fill	50.00	lf	28.794 /lf	1,440
	Elctrc and telphn undrgm				1,440
	G4010 Elec Dist				29,415
	05 Building D				3,091,404

Estimate Totals

Description	Amount	Totals	Rate
Labor	12,175,905		
Material	18,970,059		
	31,145,964	31,145,964	
Estimating Contingency	1,557,298		5.00 %
	1,557,298	32,703,262	
General Conditions	2,616,261		8.00 %
	2,616,261	35,319,523	
Overhead and Profit	1,765,976		5.00 %
	1,765,976	37,085,499	
Insurance and Bonds	1,112,565		3.00 %
	1,112,565	38,198,064	
Escalation	4,457,714		11.67 %
	4,457,714	42,655,778	
Design Fee	3,412,462		8.00 %
	3,412,462	46,068,240	
Total		46,068,240	1,082.94 /sf



First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402

Cynthia Warren
San Bernardino County
303 E Vanderbilt Way
San Bernardino, CA 92415-0026
Phone: (909)388-0871

Customer Reference: 13333 Palmdale Road

Title Officer: Jonathan Grant
Phone: (612)305-2048
Email: jgrant@firstam.com

Property: 13333 Palmdale Road, Victorville, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

First American Title Insurance Company

Dated as of September 24, 2025 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy and
ALTA Extended Owner Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

San Bernardino County, a public body, corporate and politic

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2025-2026, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2024-2025 are exempt. If the exempt status is terminated an additional tax may be levied. A.P. No.: 3105-191-11-0-000.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. The fact that the records do not disclose any recorded easement for ingress and egress from said land to a dedicated street or highway. (Affects Parcels "B", "C", and "D")
5. A right of way for ditches and canals as reserved by the United States of America in the patent recorded as [Book 668, Page 254](#) of Official Records.
6. An easement for pipelines, ingress and egress and incidental purposes in the document recorded as [Book 5144, Page 277](#) of Official Records.

(Affects Parcel A)
7. An easement for public utilities and incidental purposes in the document recorded as [Book 6965, Page 469](#) of Official Records.

(Affects Parcel A)

8. An easement for public utilities and incidental purposes in the document recorded as [Book 6982, Page 344](#) of Official Records.

(Affects Parcel A)

9. An easement for highway and road purposes and incidental purposes, recorded as [Book 7399, Page 123](#) and by correction deed recorded in [Book 7603, Page 172](#), Both of Official Records.
In Favor of: County of San Bernardino
Affects: as described therein

(Affects Parcel A)

10. The effect of a map purporting to show the land and other property, filed August 11, 1989 In [Book 79, Page 90](#) of Record of Surveys.
11. An easement for street, highways, sewers, drainage, public utilities, and public access purposes and incidental purposes in the document recorded April 16, 1990 as Instrument No. [90-145533](#) of Official Records.

(Affects Parcel A)

12. The effect of a map purporting to show the land and other property, filed [Book 95, Page 29](#) of Record of Surveys.
13. The fact that the land lies within the boundaries of the Victor Valley Redevelopment Project Area, as disclosed by the document recorded July 15, 1992 as Instrument No. [1992-292935](#) Official Records.
14. The terms, provisions and easement(s) contained in the document entitled "Regulatory Agreement and Declaration of Restrictions" recorded December 4, 2024 as Instrument [2024-0288719](#) of Official Records.
15. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
16. Rights of the public in and to that portion of the Land lying within any road, street, alley and/or highway.
17. Water rights, claims or title to water, whether or not shown by the Public Records.
18. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.
19. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
20. Rights of parties in possession.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. The property covered by this report is vacant land.
2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded December 29, 2023 as Instrument No. 2023-0321787 of Official Records.

From: St. John of God Health Care Services, a California non-profit public
benefit corporation (who acquired title as St. John of God Health Care
Services, a non-profit corporation)
To: San Bernardino County, a public body, corporate and politic

3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
4. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
 - A. WITH RESPECT TO A CORPORATION:
 1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
 1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
 - C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
 1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;

2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on

this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Victorville, County of San Bernardino, State of California, described as follows:

Parcel "A":

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 and the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 5 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said land on file in the district Land Office.

EXCEPTING THEREFROM that portion conveyed to the Victor Valley County Water district, by Deed recorded October 24, 1991, Instrument No. [91-406466](#), of Official Records.

Parcel "B":

The Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 23, and the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 5 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said land on file in the district Land Office.

Parcel "C":

The North 30.00 feet of the West 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 5 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said land on file in the district Land Office.

Excepting the West 240.71 feet thereof as conveyed to the Victor Valley County Water district, by Deed recorded October 24, 1991, Instrument No. [91-406466](#), of Official Records.

Parcel "D":

The North 30.00 feet of the East 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 5 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the Official Plat of said land on file in the district Land Office.

APN: 3105-191-11-0-000

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

Your Deductible Amount	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you

(b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 (c) that result in no loss to you
 (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:

(a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR

(b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - a. a fraudulent conveyance or fraudulent transfer; or
 - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

First American Title Insurance Company

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**2021 ALTA LOAN POLICY (7-1-21)
EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
- 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 13.b.
- 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
- 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
- 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2021 ALTA OWNER'S POLICY (7-1-21) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
- 2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
- 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction

vesting the Title as shown in Schedule A is a:

- a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



ORIGINAL

Contract Number

23-34

SAP Number

Real Estate Services Department

Department Contract Representative
Telephone Number

Terry W. Thompson, Director
(909) 387-5000

Contractor

St. John of God Health Care Services,
a California Nonprofit Public Benefit
Corporation

Contractor Representative
Telephone Number

Joseph de la Rosa
323-708-5004

Total Contract Amount

\$2,000,000

Cost Center

1010001000

GRC/PROJ/JOB No.

62004229

Internal Order No.

Briefly describe the general nature of the contract: A Purchase and Sale Agreement for the Department of Behavioral Health to acquire approximately 29.47 acres, improved with nine single-story buildings, totaling approximately 17,770 square feet of building area, located at 13333 Palmdale Road in the City of Victorville (Assessor's Parcel Number 3105-191-11), along with certain personal property identified in the Purchase and Sale Agreement and Joint Escrow Instructions (Exhibit C), for the purchase price of \$2,000,000.

FOR COUNTY USE ONLY

Approved as to Legal Form

► Please see signature page.

Scott M Runyan,
Principal Assistant County Counsel

Date

Reviewed for Contract Compliance

►

Date

Reviewed/Approved by Department

► *Brandon J. Ocasio*
Brandon J. Ocasio, Interim Real Property
Manager, RESD

Date

1/18/23

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

This PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("**Agreement**"), between St. John of God Health Care Services, a California Nonprofit Public Benefit Corporation ("**SELLER**"), and San Bernardino County, a public body, corporate and politic ("**BUYER**"), each of them a "**Party**" and jointly the "**Parties**," is entered into as of the date the last of the Parties executes this Agreement ("**Effective Date**").

RECITALS

- A. SELLER is the owner of the fee simple interest in certain real property containing approximately 29.47 acres, improved with 9, single-story, concrete block buildings, totaling approximately 17,770 square feet of building area, located at 13333 Palmdale Road (APN 3105-191-11) in the City of Victorville, County of San Bernardino, and more particularly described in the legal description attached hereto as Exhibit "A" ("**Property**").
- B. BUYER desires to acquire the Property.
- C. SELLER agrees to sell and BUYER agrees to purchase the Property in fee simple.

AGREEMENT

Based upon the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SELLER and BUYER agree as follows:

1. PURCHASE AND SALE OF THE PROPERTY.

1.1 Subject to all of the terms, conditions, and provisions of this Agreement, and for the consideration herein set forth, SELLER agrees to sell to BUYER, and BUYER agrees to purchase from SELLER, the Property as described in Exhibit "A" attached hereto.

1.2 Amount of Purchase Price. The purchase price payable by BUYER to SELLER for the Property, including but not limited to all of SELLER's right, title, and interest to the Property, is the total sum of TWO MILLION DOLLARS AND 00/100 (\$2,000,000.00), subject to such reductions in the Purchase Price, if any, as may be agreed upon between BUYER and SELLER (as reduced, if at all, the "**Purchase Price**"), which shall be deposited with Escrow Holder in accordance with this Agreement.

1.3 Consideration Payment. Within fifteen (15) business days of the opening of escrow, BUYER shall deliver to SELLER the sum of One Hundred and 00/100 Dollars (\$100.00) (the "**Consideration Payment**"), as consideration for BUYER's right to purchase the Property and to terminate this Agreement on or prior to the expiration of the Due Diligence Period (defined below) and for SELLER's execution, delivery and performance of this Agreement. The Consideration Payment is non-refundable and shall be retained by SELLER notwithstanding any other provision of this Agreement.

1.4 Within twenty-one (21) Business Days following the Effective Date of this Agreement, BUYER shall deliver to Escrow Officer, to be determined, ("**Escrow Holder**") an executed copy of this Agreement.

2. DUE DILIGENCE REVIEW.

2.1 Inspections. BUYER and its agents, contractors, consultants, employees, representatives, engineers, and designees (collectively, "**BUYER's Agents**") shall have reasonable access to the Property at all reasonable times until the expiration of the Due Diligence Period (or earlier termination of this Agreement) for the purpose of conducting tests and inspections of the Property, including surveys and architectural, engineering, geotechnical and environmental inspections and tests, and obtaining an estimate for costs to upgrade the electrical system or make any repairs subject to prevailing wage and Public Contract Code requirements as applicable. The "**Due Diligence Period**" shall mean the ninety (90) Business Day period following the Effective Date. A "**Business Day**" is any day on which the offices of the San Bernardino County, California Recorder are open to the public for business. All inspections shall be performed by BUYER at BUYER's sole cost and expense. Within five (5) Business Days after the Effective Date, SELLER shall deliver to BUYER copies of all plans, surveys, specifications, studies, reports, test results, and other documents pertaining to the physical, geological, or environmental condition of the Property that is in the possession of SELLER ("**Property Documents**").

2.2 Hazardous Materials. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT OR AS OTHERWISE PROVIDED BY LAW, BUYER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT SELLER IS SELLING AND BUYER IS PURCHASING THE PROPERTY ON AN "**AS IS WITH ALL FAULTS**" BASIS AND THAT BUYER IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM SELLER OR ITS AGENTS OR BROKERS, OR ANY OTHER PERSON ACTING OR PURPORTING TO ACT ON BEHALF OF SELLER, AS TO ANY MATTERS CONCERNING THE PROPERTY. Subject to the terms and conditions of this Agreement, BUYER is purchasing the Property subject to: (i) the quality, nature, adequacy and physical condition and aspects of the Property, including, but not limited to, each of the following to the extent applicable: the structural elements, seismic aspects of the Property, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, geology and any groundwater; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, and the Property's use, habitability, merchantability, or fitness, suitability, value or adequacy of the Property for any particular purpose; (v) the zoning or other legal status of the Property or any other public or private restrictions on use of the Property; (vi) the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental or quasi-governmental entity or of any other person or entity; (vii) the quality of any labor and materials used in any improvements on the Property; (viii) the condition of title to the Property, including but not limited to all matters or exceptions related to the Property which: (a) appear in the official records of the San Bernardino County Recorder; (b) SELLER or any third party has disclosed to BUYER or are otherwise known to BUYER; and (c) have been or would be disclosed by any title reports; (ix) the value, economics of the operation or income potential of the Property; and (x) any other fact or condition which may affect the Property. This Section 2.2 shall survive the termination of this Agreement.

2.3 Due Diligence Termination Right. If BUYER is not satisfied with the Property for any reason in BUYER's sole and absolute discretion, BUYER may terminate this Agreement by giving written notice of termination to SELLER and Escrow Holder ("Due Diligence Termination Notice") on or before the expiration of the Due Diligence Period. In the event that BUYER fails to deliver BUYER's Due Diligence Termination Notice on or before the expiration of the Due Diligence Period, BUYER shall have conclusively been deemed to have approved its due diligence investigation of the Property and waived its right to terminate this Agreement pursuant to this Section 2.3.

2.4 Review of Title. Following the Effective Date of this Agreement, BUYER shall obtain its own preliminary title report issued by a title company of BUYER's choice ("**Title Company**") and such Title Company shall provide all underlying title documents (collectively, the "**Preliminary Title Report**") and BUYER shall have the right to obtain a survey of the Property from a licensed surveyor sufficient to obtain an ALTA title insurance policy ("**Survey**"). The BUYER's review period for the Preliminary Title Report and the Survey shall mean the period from the Effective Date through the date that is forty-five (45) Business Days after the Effective Date ("**BUYER's Title Review Period**"). At any time during BUYER'S Title Review Period, BUYER shall notify SELLER in writing ("**BUYER's Title Notice**") of any objections BUYER may have to title exceptions or other matters contained in the Preliminary Title Report or Survey ("**Title Objections**"). If BUYER does not give such notice by the expiration of BUYER's Title Review Period, such failure shall conclusively be deemed to be BUYER's approval of those matters. If BUYER does timely provide BUYER's Title Notice with Title Objections, SELLER shall have five (5) Business Days after receipt thereof to notify BUYER that SELLER (a) will endeavor to cause or (b) elects not to cause any or all of the Title Objections disclosed therein to be removed or insured over by the Title Company in a manner reasonably satisfactory to BUYER. SELLER's failure to notify BUYER within such five (5) Business Day period as to any Title Objections that SELLER is willing to endeavor to cure or cause to be insured over shall be deemed an election by SELLER not to pursue such endeavor to remove or have the Title Company insure over such Title Objections. If SELLER notifies or is deemed to have notified BUYER that SELLER shall not endeavor to remove nor have the Title Company insure over any or all of the Title Objections, BUYER shall have five (5) Business Days after the expiration of SELLER's (5) Business Day period to respond to either (a) terminate this Agreement or (b) waive such Title Objections and proceed to Closing, without any reduction in the Purchase Price on account of such Title Objections. If BUYER does not give notice within said period, BUYER shall be deemed to have elected to waive the Title Objections pursuant to this Section 2.4.

BUYER shall have the right to request any supplement to the Preliminary Title Report or the Survey, and if any such supplement discloses any new materially adverse title or survey matters not disclosed to BUYER prior to the expiration of BUYER's Title Review Period, the foregoing right of review and approval shall also apply to said new matter; provided, however, the period for BUYER to deliver BUYER's Title Notice with respect to such new title matter shall be the later of (i) expiration of the BUYER's Title Review Period, or (ii) three (3) Business Days from receipt of the supplemental title report or survey and the underlying document(s) referenced therein.

3. ESCROW.

3.1 Opening of Escrow; Closing Date. Closing of the sale of the Property shall take place through an escrow ("**Escrow**") to be established with the Escrow Holder referred to in Section 1.4. Escrow shall be deemed open upon delivery of a fully executed copy of this Agreement to Escrow Holder. Upon receipt of a fully executed copy of this Agreement, Escrow Holder shall execute the Escrow Holder's

acceptance attached hereto and notify SELLER and BUYER of the escrow number it assigns to the Escrow. The Close of Escrow shall occur as soon as reasonably practicable following the expiration of the Due Diligence Period, but in no event later than the date that is one hundred and twenty (120) calendar days following the expiration of the Due Diligence Period ("**Closing Date**"). The terms "**Close of Escrow**" and/or the "**Closing**" shall mean the consummation of the transactions contemplated by this Agreement to occur through the Escrow including SELLER conveyance of the Property to BUYER.

3.2 **Escrow Instructions.** This Agreement, together with any standard instructions of Escrow Holder, shall constitute the joint escrow instructions of BUYER and SELLER to Escrow Holder as well as an agreement between BUYER and SELLER. In the event of any conflict between the provisions of this Agreement and Escrow Holder's standard instructions, this Agreement shall prevail.

3.3 **Deliveries by SELLER.** On or before 12:00 noon Pacific Time on the Business Day preceding the scheduled Closing Date, SELLER shall deliver to Escrow Holder: (i) the Grant Deed in the form attached hereto as Exhibit "B" ("**Grant Deed**"), executed and acknowledged by SELLER; (ii) the Bill of Sale in the form attached hereto as Exhibit "D," executed by SELLER; (iii) the Owner's Affidavit in the form attached hereto as Exhibit "E." executed by SELLER; (iv) the escrow costs and prorations for which SELLER is responsible pursuant to this Agreement; (v) an original of the Closing Statement described in Section 3.5, executed by SELLER; and (vi) all other documents reasonably required by Escrow Holder to carry out and close the Escrow pursuant to this Agreement.

3.4 **Deliveries by BUYER.** On or before 12:00 noon Pacific Time on the Business Day preceding the scheduled Closing Date, BUYER shall deliver to Escrow Holder: (i) Purchase Price less the Consideration Payment, (ii) the Bill of Sale in the form attached hereto as Exhibit "D." executed by BUYER; (iii) the escrow costs and prorations for which BUYER is responsible pursuant to this Agreement, (iii) an original of the Closing Statement described in Section 3.5, executed by BUYER, and (iv) all other documents reasonably required by Escrow Holder to carry out and close the Escrow pursuant to this Agreement.

3.5 **Closing Statement.** No later than four (4) Business Days prior to the Closing Date, Escrow Holder shall prepare for approval by BUYER and SELLER a closing statement ("**Closing Statement**") on Escrow Holder's standard form indicating, among other things, Escrow Holder's estimate of all closing costs and prorations made pursuant to this Agreement.

3.6 **Closing, Recording and Disbursements.** On the Closing Date, and provided all of the SELLER Conditions to Closing and BUYER Conditions to Closing set forth in Sections 3.10.1 and 3.10.2 of this Agreement have been satisfied or waived in writing by the appropriate Party, Escrow Holder shall take the following actions:

(a) *Recording.* Escrow Holder shall cause the Grant Deed to be recorded with the Recorder's Office in the County of San Bernardino, California.

(b) *Delivery of Documents and Funds.* Escrow Holder shall deliver to BUYER all of the items listed in Section 3.3 above which were delivered by SELLER to Escrow, except that Escrow Holder shall be instructed to record the original Grant Deed with the Recorder's Office in the County of San Bernardino, California upon Close of Escrow. Escrow Holder shall deliver the Purchase Price less the Consideration Payment to SELLER by wire transfer as provided in written

instructions to be furnished to Escrow Holder by SELLER prior to the Close of Escrow, together with one duplicate original of all of the items listed in Section 3.4 above on the Close of Escrow.

3.7 Taxes. Real property taxes will not be prorated between SELLER and BUYER in Escrow. Upon recordation of the Grant Deed, BUYER will request cancellation of the real property taxes for the Property pursuant to California Revenue and Taxation Code Section 4986. If current taxes have not yet been paid as of the Closing Date, then at Closing SELLER shall pay through Escrow or out of SELLER proceeds, the full amount of the installment applicable for the period in which Closing occurs. SELLER shall be entitled to a refund of any excess payment made to the taxing authority on account of the Property, including any taxes paid by SELLER and applicable to any period from and after the Closing Date. The taxing authority will notify SELLER of any refund due SELLER resulting from the subject acquisition after a review and any subsequent proration of the property tax assessment by the County Assessor. SELLER retains the right, following close of escrow, to apply to the County Tax Collector for refund pursuant to Revenue and Taxation Code Section 5096.7.

3.8 Payment of Costs. BUYER shall pay for the premium for the standard coverage owner's Title Policy referred to in Section 3.10.2(b), with the cost of any endorsements or extended coverage as set forth therein. Any recording fees for the documents to be recorded under this Agreement and the escrow fee of Escrow Holder shall be paid by BUYER; provided, however, that if the Close of Escrow has not occurred by the Closing Date by reason of a default hereunder, the defaulting Party shall bear all Escrow cancellation charges. All other costs and expenses of Escrow not specifically allocated in this Agreement shall be allocated between BUYER and SELLER in accordance with customary practice in the county in which the Property is located. BUYER and SELLER shall each be responsible for their respective attorneys' fees and costs for this Agreement.

3.9 Information Report. Escrow Holder shall file and SELLER and BUYER agree to cooperate with Escrow Holder and with each other in completing any report ("Information Report") and/or other information required to be delivered to the Internal Revenue Service pursuant to Internal Revenue Code Section 6045(e) regarding the real estate sales transaction contemplated by this Agreement, including, without limitation, Internal Revenue Service Form 1099-B as such may be hereinafter modified or amended by the Internal Revenue Service, or as may be required pursuant to any regulation now or hereinafter promulgated by the Treasury Department with respect thereto. SELLER and BUYER also agree that SELLER and BUYER, their respective employees and attorneys, and Escrow Holder and its employees may disclose to the Internal Revenue Service, whether pursuant to such Information Report or otherwise, any information regarding this Agreement or the transaction contemplated herein as such party reasonably deems to be required to be disclosed to the Internal Revenue Service by such party pursuant to Internal Revenue Code Section 6045(e), and further agree that neither SELLER nor BUYER shall seek to hold any such party liable for the disclosure to the Internal Revenue Service of any such information.

3.10 Conditions to Close of Escrow.

3.10.1 Conditions to SELLER Obligations. In addition to any other condition set forth in this Agreement in favor of SELLER, SELLER shall have the right to condition its obligation to convey the Property to BUYER and close the Escrow upon the satisfaction, or written waiver by SELLER, of each of the following conditions precedent on the Closing Date or such earlier time as provided for herein (collectively, the "SELLER Conditions to Closing"):

(a) The sale of the Property by SELLER is contingent upon both of the following prerequisites, which must be completed before any sale can be consummated. If either or both of the following prerequisites cannot be completed within ninety (90) days after Seller's submissions of written notice of the finalized terms of the sale of the Property under this Section 3.10.1(a), then, unless the Parties agree to provide for a further extension and so inform the Escrow Officer, this Agreement and Escrow shall terminate, and SELLER shall be responsible for payment of any Escrow or title cancellation charges. Upon any such termination, no commission shall be due to SELLER's Broker:

(i) Because SELLER is a California nonprofit corporation which has operated an in-patient addiction treatment facility on the Property which constitutes a health care facility, the disposition of which requires the written consent or waiver of objections from the California Attorney General pursuant to California Corporations Code section 5920, the California Attorney General's office must receive written notice of and provide written approval of the finalized terms of the sale of the Property. SELLER shall provide written notice of the finalized terms of the sale of the Property to the California Attorney General no later than five (5) Business Days after the last of the following to take place: (i) the expiration of the Due Diligence Period; and (ii) SELLER's receipt of the executed agreement between BUYER and the operator selected by BUYER to continue operations of the in-patient addiction treatment facility on the Property following Closing. Upon SELLER's submission of this written notice to the California Attorney General, SELLER shall promptly provide BUYER with written notification of this submission. SELLER shall use good faith best efforts to obtain the required approval for the sale of the Property from the California Attorney General. SELLER has no control over and makes no representations, guarantees or warranties that the California Attorney General will approve a sale of the Property. If SELLER is able to obtain approval from the California Attorney General for the sale of the Property, SELLER shall, within one (1) Business Day after obtaining such approval, provide BUYER with written notice of receipt of this approval and a copy of such approval.

(ii.) Because SELLER is subject to certain requirements of the Roman Catholic Church, SELLER must obtain written approval of the terms of the sale of the Property from the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God, a religious order with which SELLER is affiliated. SELLER shall provide written notice of the finalized terms of the sale of the Property to the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God no later than five (5) Business Days after the expiration of the Due Diligence Period. Upon Seller's submission of this written notice to the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God, SELLER shall promptly provide BUYER with written notification of this submission. SELLER shall use good faith best efforts to obtain the required approval for the sale of the Property from the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God. SELLER has no control over and makes no representations, guarantees or warranties that the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God will in fact

approve a sale of the Property. If SELLER is able to obtain approval from the Superior General and Council of the Hospitaller Order of the Brothers of St. John of God for the sale of the Property, SELLER shall, within one (1) Business Day after obtaining such approval, provide BUYER with written notice of receipt of such approval and a copy of such approval.

(b) *Delivery of Document and Funds.* BUYER shall have timely executed and deposited into Escrow all escrow and closing documents required to be submitted by BUYER in order to accomplish the close of Escrow for the Property. BUYER shall have deposited with Escrow Holder the Purchase Price less the Consideration Payment and the escrow and closing costs for which BUYER is responsible to pay and all other sums required of BUYER by this Agreement.

(c) *Representations and Warranties.* All representations and warranties made by BUYER in this Agreement are true and correct in all material respects as of the Closing as though made at that time.

(d) *No Default under the Agreement.* BUYER shall not be in material default of any of its obligations under this Agreement and no event shall have occurred that would constitute a default with the giving of notice or the passage of time.

3.10.2 Conditions to BUYER's Obligations. In addition to any other condition set forth in this Agreement in favor of BUYER, BUYER shall have the right to condition its obligation to purchase the Property and close the Escrow upon the satisfaction, or written waiver by BUYER, of each of the following conditions precedent on the Closing Date or such earlier time as provided for herein (collectively, the "**BUYER Conditions to Closing**"):

(a) *Delivery of Documents and Funds.* SELLER shall have executed and deposited into Escrow the Grant Deed, and the escrow and closing costs for which SELLER is responsible to pay and all other sums required of SELLER by this Agreement.

(b) *Title Policy.* The Title Company is unconditionally and irrevocably committed to issue to BUYER at Closing a CLTA standard coverage owner's title policy, or, upon BUYER's request, an ALTA extended coverage owner's policy of title insurance (provided BUYER shall be responsible for any survey costs associated therewith and BUYER must deliver an ALTA survey acceptable to the Title Company for the issuance of such extended coverage at least ten (10) Business Days prior to the Closing Date and BUYER shall be responsible for the additional cost of the extended coverage), insuring BUYER's title to the Property in the amount of the Purchase Price, subject only to the following (collectively, the "**Approved Title Exceptions**"): (i) the standard exceptions and exclusions from coverage contained in such form of the policy; (ii) real estate taxes not yet due and payable; (iii) matters created by, through or under BUYER; (iv) items disclosed by the Survey and Preliminary Title Report (including any supplements) and approved or deemed approved by BUYER pursuant to the title review provisions in Section 2.4, or, if BUYER fails to obtain the Survey, items which would be disclosed by an accurate, updated survey of the Property or a physical inspection of the Property; and (v) any Title Objections that neither SELLER nor the Title Company has agreed to remove from title or insure over ("**Title Policy**"). The issuance of an

ALTA extended coverage policy shall not be a condition precedent to BUYER's obligation to close the Escrow, and BUYER shall not object to the Closing based upon an inability to obtain, or any delays in obtaining, such coverage. In addition, and without limiting the foregoing, the issuance of any particular title endorsements requested by BUYER, at BUYER's sole cost and expense, shall not be a condition precedent to BUYER's obligation to close this Escrow and BUYER acknowledges that BUYER is solely responsible for ascertaining the availability of any such endorsements prior to the end of the Due Diligence Period. If endorsements are required to cure defects in title and SELLER has agreed to provide such endorsements as a means of curing such title defects, then SELLER shall pay for such endorsements.

(c) *Condition and Possession.* The condition of the Property on the Closing Date shall be in substantially the same condition as it existed at the time the Phase I Environmental Assessment for the Property was performed by Aspen Environmental Group on April 14, 2021. At least ten (10) Business Days prior to the Closing Date, SELLER shall remove any of SELLER's debris and trash from the Property. At Closing, SELLER shall assign, transfer, convey and deliver to BUYER the personal property located on the Property (the "**Personal Property**") which is listed in Exhibit "C" hereto, pursuant to a Bill of Sale in the form attached hereto as Exhibit "D".

(d) *CEQA.* The requirements under the California Environmental Quality Act, as amended, shall have been complied with.

(e) *Representations and Warranties.* All representations and warranties made by SELLER in this Agreement are true and correct in all material respects as of the Closing as though made at that time.

(f) *No Default under Agreement.* SELLER shall not be in material default of any of its obligations under this Agreement (and shall not have received notice of a default hereunder which has not been cured).

(g) *Encumbrances.* There are no encumbrances on the Property except for Approved Title Exceptions.

(h) *Contract Termination.* SELLER shall have cancelled and terminated all agreements, contracts and leases relating to the Property with service providers, tenants, or as otherwise required pursuant to this Agreement, and provided BUYER with written evidence of same.

(i) *Grant Funding.* BUYER obtains approval and funding of its Behavioral Health Continuum Infrastructure Program (BHCIP) and Community Care Expansion (CCE) grant applications.

3.10.3 Satisfaction of Conditions. Where satisfaction of any of the foregoing conditions requires action by BUYER or SELLER, each Party shall use its diligent efforts, in good faith, and at its own cost, to satisfy such condition.

3.10.4 Waiver. Each Party may at any time or times, waive any of their respective Conditions to Closing in this Section 3.10, as set forth above, to their respective obligations hereunder, but any such waiver shall be effective only if contained in writing, signed, and delivered to the other Party.

3.10.5 Escrow Termination. In the event each of the Conditions to Closing in this Section 3.10, as set forth above, is not fulfilled on the Closing Date or such earlier time period as provided for herein or waived, either Party may at its option terminate this Agreement and the Escrow opened hereunder, provided that Party is not in default of this Agreement. No termination under this Agreement shall release any Party then in default from liability for such default. In the event this Agreement is terminated, all documents and funds delivered to Escrow Holder shall be returned immediately to the respective Parties.

4. REPRESENTATIONS AND WARRANTIES.

4.1 SELLER Representations and Warranties. SELLER hereby makes the following representations and warranties to BUYER, each of which is material and relied upon by BUYER in making its determination to enter into this Agreement and each of which is re-made as of the Closing Date:

(a) SELLER execution, delivery and performance of its obligations under this Agreement does not constitute a default or a breach under any contract, agreement or order to which SELLER is a party or by which it is bound.

(b) Subject to the contingencies set forth in Section 3.10.1(a), SELLER has the full right, power and lawful authority to sell the Property and undertake all obligations as provided herein.

(c) There are no pending actions, suits, writs, injunctions, decrees, legal proceedings or governmental investigations against the Property.

(d) SELLER has not received any notices and has no knowledge of any violation of any laws, ordinances, rules, regulations or requirements of any governmental agency, body or subdivision affecting or relating to the Property.

4.2 BUYER's Representations and Warranties. BUYER hereby makes the following representations and warranties to SELLER, each of which is material and relied upon by SELLER in making its determination to enter into this Agreement and each of which is re-made as of the Closing Date:

(a) BUYER has the full right, power and lawful authority to purchase and accept the Property and undertake all obligations as provided herein. The execution, performance and delivery of this Agreement by BUYER has been fully authorized by all requisite actions on the part of BUYER.

(b) BUYER's execution, delivery and performance of its obligations under this Agreement does not constitute a default or a breach under any contract, agreement or order to which BUYER is a party or by which it is bound.

(c) BUYER is not the subject of a current or pending bankruptcy proceeding.

5. RESERVED.

6. DEFAULTS.

6.1 Institution of Legal Actions. Any legal action must be instituted in the Superior Court of the County of San Bernardino, State of California.

6.2 Rights and Remedies are Cumulative. Except as otherwise expressly provided in this Agreement, the rights and remedies of the Parties are cumulative, and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

6.3 Inaction Not a Waiver of Default. Any failures or delays by either Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such Party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

7. MISCELLANEOUS.

7.1 Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be delivered by either (a) personal delivery, (b) reliable courier service that provides a receipt showing date and time of delivery, including Federal Express, or (c) registered or certified U.S. Mail, postage prepaid, return receipt requested. Copies are requested via email as identified below. Notices shall be addressed to the respective Parties as set forth below or to such other address and to such other persons as the Parties may hereafter designate by written notice to the other Party hereto:

To SELLER: St. John of God Health Care Services
Attention: Brother Stephen de la Rosa, O.H.
2468 South St. Andrews Place
Los Angeles, CA 90018
Copy via email at: sdelarosa@me.com
(323) 708-5004

To BUYER: San Bernardino County
c/o Real Estate Services Department
Attention: Brandon Ocasio, Manager of Acquisitions
385 North Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415-0180
Copy via email at: brandon.ocasio@res.sbcounty.gov
(909) 659-4676

Each notice shall be deemed delivered on the date delivered, if by personal delivery or by overnight courier service, or on the date of receipt as disclosed on the return receipt if by mail, or upon confirmation by recipient by email. By giving to the other Party written notice as provided above, the Parties to this Agreement and their respective successors and assigns shall have the right from time to time, and at any time during the term of this Agreement, to change their respective addresses.

7.2 Relationship Between SELLER and BUYER. It is hereby acknowledged that the relationship between SELLER and BUYER is not that of a partnership or joint venture and that SELLER and BUYER shall not be deemed or construed for any purpose to be the agent of the other.

7.3 Attorneys' Fees. If any legal action is instituted to enforce or declare any Party's rights hereunder, each Party, including the prevailing Party, must bear its own costs and attorneys' fees. This subsection shall not apply to those costs and attorneys' fees directly arising from any third-party legal action against a Party hereto and payable pursuant to Section 7.11 ("Real Estate Brokerage Commission").

7.4 Successors and Assigns: Assignment. This Agreement shall bind and inure to the benefit of SELLER and BUYER and their respective successors and permitted assigns.

7.5 Entire Agreement, Waivers, and Amendments. This Agreement incorporates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations and previous agreements between the Parties with respect to all or part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the Party to be charged. Any amendment or modification to this Agreement must be in writing and executed by SELLER and BUYER's authorized representatives.

7.6 Prohibited Persons and Transactions. BUYER represents to SELLER that it is not a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and will not engage in any dealings or transactions or be otherwise associated with such persons or entities.

7.7 Executive Order N-6-22 Russia Sanctions. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the "EO") regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>), as well as any sanctions imposed under state law (<https://www.dgs.ca.gov/OLS/Ukraine-Russia>). The EO directs state agencies and their contractors (including by agreement or receipt of a grant) to terminate agreements with, and to refrain from entering any new agreements with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should it be determined by the County or the State that SELLER is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this Agreement. SELLER shall be provided advance written notice of such termination, allowing SELLER at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of BUYER.

7.8 Computation of Time. In the event that the day on which a Party is required to take any action under the terms of this Agreement is a holiday, Saturday or Sunday, such action shall be taken on the next succeeding Business Day. The term "holiday" shall mean all holidays as specified in Section 6700 and 6701 of the California Government Code.

7.9 Interpretation: Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both Parties hereto. This Agreement shall be construed in accordance with the laws of the State of California, without regard to conflict-of-interest principles.

7.10 Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

7.11 Real Estate Brokerage Commission. Each Party represents and warrants that neither Party has retained any brokers or finders to represent its interests in connection with this transaction. Each Party agrees to indemnify and hold the other harmless from and against all liabilities, costs, damages and expenses, including, without limitation, reasonable attorneys' fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay any additional broker's commission and/or finder's fee.

7.12 Execution in Counterpart. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on both Parties hereto, notwithstanding that both Parties are not signatories to the original or the same counterpart.

7.13 Exhibits. Exhibits "A." "B." "C." "D." and "E." are attached to this Agreement and are incorporated herein by this reference and made a part hereof.

8. BOARD OF SUPERVISORS APPROVAL: This Agreement is subject to, and shall have no force or effect until and unless approved by the Board of Supervisors for BUYER.

[Signatures on next page]

IN WITNESS WHEREOF, SELLER and BUYER have entered into this Agreement as of the date first set forth above.

SELLER:

St. John of God Health Care Services

By: Joseph de la Rosa
Joseph de la Rosa, a/k/a
Br. Stephen de la Rosa, O.H.
Title: Secretary

Date: December 7, 2022

BUYER:

San Bernardino County

By: Dawn Rowe
~~Curt Haggman~~ Dawn Rowe
Title: ~~Chairman~~, Board of Supervisors

Date: JAN 24 2023

SIGNED AND CERTIFIED THAT A COPY OF
THIS DOCUMENT HAS BEEN DELIVERED TO
THE CHAIR OF THE BOARD

LYNNA MONELLE
Clerk of the Board of Supervisors

By: Deputy
Date: JAN 24 2023

APPROVED AS TO LEGAL FORM:

Tom Bunton, County Counsel
San Bernardino County, California

By: Scott M. Runyan
Scott M. Runyan
Principal Assistant County Counsel

Date: 1/17/23

IN WITNESS WHEREOF, SELLER and BUYER have entered into this Agreement as of the date first set forth above.

SELLER:

St. John of God Health Care Services

By: Joseph de la Rosa, a/k/a
Br. Stephen de la Rosa, O.H.
Title: Secretary

Date: _____

BUYER:

San Bernardino County

By: _____
Dawn Rowe
Title: Chair, Board of Supervisors

Date: _____

SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE CHAIR
OF THE BOARD

LYNNA MONELL
Clerk of the Board of Supervisors

By: _____

Date: _____

APPROVED AS TO LEGAL FORM:

Tom Bunton, County Counsel
San Bernardino County, California

By: _____
Scott M. Runyan
Principal Assistant County Counsel

Date: _____

EXHIBIT "A"

Legal Description of the Property

PARCEL "A":

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE VICTOR VALLEY COUNTY WATER DISTRICT, BY DEED RECORDED OCTOBER 24, 1991, INSTRUMENT NO. 91-406466, OFFICIAL RECORDS.

PARCEL "B":

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL "C":

THE NORTH 30.00 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THE WEST 240.71 FEET THEREOF AS CONVEYED TO THE VICTOR VALLEY COUNTY WATER DISTRICT BY DEED RECORDED OCTOBER 24, 1991, INSTRUMENT NO. 91-406466, OFFICIAL RECORDS.

PARCEL "D":

THE NORTH 30.00 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

APN: 3105-191-11

EXHIBIT "B"

GRANT DEED

Follows this page

RECORDING REQUESTED BY:

San Bernardino County
Department of Real Estate Services

WHEN RECORDED MAIL TO:

San Bernardino County
Department of Real Estate Services
385 North Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415-0180

RECORDER:

Record without fee subject to Govt. Code 6103
Recordation required to complete chain of title

A.P.N.: 3105-191-11	GRANT DEED	Dept. Code: 11200
---------------------	-------------------	-------------------

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX\$ _____

☐ computed on full value of property conveyed, or

☐ computed on full value less liens and encumbrances remaining at the time of sale

☐ Unincorporated Area ☒ City of Victorville

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **St. John of God Health Care Services, a California Nonprofit Public Benefit Corporation**, hereby GRANT(S) **San Bernardino County, a Body Corporate and Politic**, the real property in the City of Victorville, in San Bernardino County, California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

By: _____

Joseph de la Rosa, Secretary
St. John of God Health Care Services

Date: _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE

Name	Street Address	City & State
------	----------------	--------------

EXHIBIT"A"

Legal Description of the Property

PARCEL "A":

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

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APN: 3105-191-11



SAN BERNARDINO COUNTY

CERTIFICATE OF ACCEPTANCE

APN:

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic of the State of California, is hereby accepted by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by resolution of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent

Dated: _____

By: _____

Terry W. Thompson, Director

Real Estate Services Department

EXHIBIT "C"
Personal Property to be Transferred to Buyer at Closing

ITEM DESCRIPTION	QUANTITY
Air compressor	1
Husky toolbox	1
Lincoln welder	1
Delta drill press	1
Bench grinder	1
Husky tile saw	1
Champion generator	1
Skil table saw	1
Portable air compressor	1
Boxer carpet cleaner	1
Toro lawn mower	1
Tile saw	1
Work force tile cutter	1
Floor jack	2
Poulan chain saw 18"	2
McCulloch chain saw	1
Ryobi chain saw 16"	2
Homelite chain saw 16"	1
Remington chain saw 18"	1
Remington pole saw	1
Ryobi chop saw	1
Ryobi electrostatic sprayer	3
Ridgid drill	1
Dewalt drill	1
Ryobi impact drill	1
Bosch ¾ drill	1
Porter cable boring jig	1
Dewalt sander	1
Ryobi sander	1
Porter cable belt sander	1
Makita ¾ drill	1
Dewalt angle grinder	1
Rotozip	1
Ryobi drill	1
Skil router	1
Dremel 200	1
Black & Decker jig saw	2
Craftsmen scroll saw	1
Heatgun	1
Flammables cabinet	1
Echo blower	1
Echo edge trimmer	2
Tool carts	3
Power snake	1
Blower dryer	1

12' extension ladder	2
12' ladder	1
Hand tools miscellaneous	1
Heater vent pads	1
6' ladder	3
Rigid cordless driver	1
Rigid power snake	1
Pallet jack	1
Wet & dry vacuum	4
Reddy heater	1
Ryobi hedge trimmer	1
Battery charger	1
Ryobi hammer drill	1
Homelite hedge trimmer	1
2 large conference tables	2
Chairs Sam's Club	80
60" Plasma T.V.	1
T.V. stand	1
VCR	1
DVD player	1
White board	2
White board on wall	1
Small fold up tables	2
Desks	18
Chairs	2
Desk chairs	2
File cabinet Staples 4 drawer	1
Bookshelves	2
Cabinet small	1
Computer	1
Shredder	4
Computer	1
Computer table	1
2 drawer filing cabinet	1
4 drawer filing cabinet (tan)	1
Space heater	1
Cabinet	1
Fold up table (4 foot)	1
Melody desk	1
Desk chairs	2
Waiting room chairs	2
Portable AC unit	1
Storage cabinet	1
Computers	2
Copier	1
Printer	1

Office chair	1
Cabinet	1
Tables banquet large	6
55" smart TV	1
TV stand	1
White board	1
Clock	1
Pool table	1
55" TCC smart T.V.	1
Bookshelf	2
Table	1
Ping pong table	1
Beds	6
Small tables	5
Chairs	16
36" T.V.	1
Tables in kitchen	2
Fold up table	1
Washer speed queen 2014	2
Dryer speed queen 2014	3
Blankets	19
Microwave	4
Sheets	10
Mattress pads	3
Beds-twin	8
End tables	9
Chairs	8
Lamps	15
Trash cans small	8
Trash can bathroom	1
Benches	7
Big blue outside tables	4
Pickwick benches	2
Soda vending machines	2
Snack machine	1
Broom closet	1
Trash can	1
Plastic chairs	16
Patio tables	5
Office chairs	7
Meeting room chairs	3
Storage cabinets	6
File cabinets	5
Small refrigerators	6
Computers - complete desktops	10
Vital/blood pressure machine	1

Keurig coffee machine	1
Portable file cabinet	1
Copier HP	1
Laptops Acer computers	3
Large copier	1
Exercise bikes	6
Weight benches	4
Station pneumatic machine with compressor	5
Power towers	2
Weights and dumbbells	assorted
Blue water jugs - emergency water	16
Picnic tables	2
Pool storage units	2
Maytag commercial	1
Picnic benches	5
Basketball hoops	2
Mop buckets	8
Charcoal BBQs	2
Trash cans	9
Shop vacuums	3
Rakes	10
Shovels	5
Hula hose	6
Push brooms	3
Post hole diggers	2
Storage racks	4
Tables	13
Dining room chairs	50
Salad bar	1
Ice and water machine	1
Highchairs	3
Toaster	1
Coffee warmer	1
Dining room buffet	1
Baker's rack	1
Rolling carts	2
Insect zappers	2
Wet floor signs	2
Chairs	4
Round table	1
Table	2
Waiting room chairs	4
Lifetime table	1
Scale	1

New file cabinet	1
Small table	1
Office chairs	3
Nurse chair	1
File cabinet (wood)	1
HP laptop 11 ½" screen	1
Desk top computer	1
Trash can stainless	1
Printer	1
Watercraft	1
Cork board	1
Small compact dining set	1
Computer desktop	1
Tables	6
Examination bed	1
Wood file cabinet	1
Pairs of crutches	4
Stainless trash can	1
Clock	1
Twin bed	6
Nightstands	6
Dresser	5
Rocking chair	1
Toddler beds	2
Frames	2
Crib	2
32" smart T.V.s	3
File cabinets	7
Computer desk	1
Lifetime desk	1
Computers	2
AC unit	1
Storage cabinet	2
Futon	1
Office chairs	2
AC unit	1
Reach in refrigerator	1
Wolf double oven/flat top	1
Blodget double oven	1
Mirror	1
Ice machine	1
Imperial fryer	1
Fork ladles, spoons, knives, kitchen utensils, pitchers, plates, cups	assorted
Pots, pans stainless pans	assorted
Stainless steel sinks, butcher block	1

Toys	assorted
Play slide	1
Metal bench	1
Coffee pot	1
Large metal file cabinet 2 drawer	1
Large metal file cabinet 5 drawer	1
Metal picnic table	1
Office chairs	2
Oak shelf bookcase	3
Office phone	1
Wood shelving with metal brackets	2
Wood shelving	2
Large metal circle bikes playset	1
Diaper pails	2
Trash cans with lids	2
Space heater	1
Plastic garden (6 shelf) units	2
T.V. and VCR	1
Radio cd/cassette player	2
Tape deck and headphone set	6
Phonics read-a-loud box set	12
Sorting blocks, manipulative set	4
Hardcover box set books toddler set	1
Hardcover picture books set	12
Office supplies	assorted
little Tykes play yard climber	1
Outside playhouse holiday crib	4
Oakwood rocking chair	1
Large learning letters activity carpets	2
Portable butcher paper rack	1
Metal big child chairs set	4
Round table with metal legs	1
Classroom tables with metal legs	2
Wooden toy shelving unit	1
Large wooden changing station with steps	1
Metal tricycles	2 large
Metal tricycles	2 medium
Metal tricycles	2 small
Small table	1
Shelf rolling cart	2
Large rolling storage cabinet	2
Foam chairs	4

Waterfall foam climber	1
Tot tunnel climber	1
Sound table	1
Holiday cribs with wheels	3
Small metal classroom chairs	14
Sleeping mats	14
Sheets and blankets	14
Play kitchen set, wood	1
Metal Tonka Trucks	3
Parachute with plastic ball set	1
Metal rack with wheels paper rolls holder	1
Laminating machine	1
Shatterproof mirror	1
Wall poster view rack	1
Foam blocks 12 set	1
Toddler bike helmets	2
Rhythm set	1
Changing mats heavy duty foam	2
PMCS computer server	1
HP 2530-8G Computer	2
HP 2530-24G Computer	1
Dell computers	7
Dell monitors	2
HP 2TB SATA Computers	4

EXHIBIT "D"

BILL OF SALE

This Bill of Sale (the "**Bill of Sale**") is made and entered into _____, 2022, by and between St. John of God Health Care Services, a California Nonprofit Public Benefit Corporation ("**Assignor**"), and San Bernardino County, a public body, corporate and politic ("**Assignee**").

Assignor and Assignee are parties to that certain Purchase and Sale Agreement and Joint Escrow Instructions dated as of _____ (the "**Agreement**") with respect to the purchase and sale of that certain real property located at 13333 Palmdale Road, Victorville, California.

For good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby assign, transfer, convey and deliver to Assignee, its successors and assigns, all items of Personal Property (as defined in the Agreement referred to above), if any, owned by Assignor and situated upon and used exclusively in connection with the Property (as defined in the Agreement) and more particularly described in Exhibit "C" to the Agreement, which Exhibit "C" is attached to this Bill of Sale as Attachment 1 and made a part hereof for all purposes.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Bill of Sale to be executed on the date and year first above written.

Assignor:

a.....

By: _____
Its: _____

Assignee: _____

a.....

By: _____
Its: _____

[Add exhibits to final version]

EXHIBIT"E"

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

FIRST AMERICAN mLE COMMITMENT issued under Order No. NCS-1148331-ONTI (the "**Title Commitment**")

BEFORE ME, the undersigned notary, personally appeared _____ ("**Affiant**"),
a _____, and _____ ("**Owner**"), who first being duly sworn, deposes and
says on behalf of Owner:

1. Affiant is duly authorized to make this Owner's Affidavit as affiant and for and on behalf of Owner to First American Title Insurance Company ("**First American**").
2. Owner is the owner and titleholder of that certain real property described in the above-referenced Title Commitment (the "**Property**").
3. Affiant is not aware of and has not been informed of any unrecorded easements or claims of easements affecting the Property except as shown in the Title Commitment.
4. No proceedings in bankruptcy or receivership have been instituted by or against the Owner within the last 10 years, and the Owner has never made an assignment for the benefit of creditors.
5. Affiant is not aware of and has not been informed of any boundary line disputes or discrepancies affecting the Property, or any material encroachments or improvements located on the Property, other than as shown on the Title Commitment.
6. Owner has not entered into any written agreement, nor is Owner aware of anyone else entering into any written agreement, with any real estate broker, nor is Owner aware of anyone who has provided licensed services that resulted in the procuring of a person or entity for the purpose of buying, selling, or otherwise conveying or acquiring any interest in the Property.
7. All real estate taxes, payments in lieu of taxes, impact fees, special assessments, water and sewer charges, and management fees, if any, are fully paid, except for those real estate taxes to be paid at closing.
8. Affiant is not aware of and has not been informed of any unrecorded options or contracts to purchase, rights of first refusal, mortgages, deeds of trust, contracts for deed or mortgage commitments, deeds, easements or rights-of-way or adverse interests which affect the Property.
9. There are no parties in possession of the property other than Owner and no unrecorded existing tenancies, leases or other occupancies affecting the Property. No tenant or other party has any right to occupy any of the Property, with no rights or options to purchase or rights of refusal to purchase any of the Property.

10. There is no action or proceeding, including, but not limited to, bankruptcy, which is now pending against Owner in any State or Federal Court, nor is there any attachment, judgment or other encumbrance which may now constitute a lien upon the Property.
11. Owner has received no written notice of any proposed or pending special assessment or a pending taking of any portion of the Property by any governmental body; and there has been no work done on the Property, nor notice received by Owner that work is to be done on the Property by the municipality (county, city, borough or township), or at its discretion, including but not limited to the installation of water or sewer lines or of other utilities, or for water or sewer lines or of other utilities, or for improvements such as paving or repaving of streets or alleys, or the installation of curbs and sidewalks.
12. Affiant is not aware of and has not been informed of any unrecorded labor, mechanics' or materialmen's liens against the Property. Affiant further is not aware of and has not been informed of any material that has been furnished to or labor performed upon the Property, except such that have been paid for in full.
13. Owner has not received notice of and has no knowledge of any violation of any covenants or restrictions listed in the Title Commitment or of any facts which would cause such violation.
14. Owner is a Corporation and has been duly formed, exists and is in good standing in the state of its formation, is in good standing under the laws of its state of California [where the property is located], and no proceeding is pending for its dissolution or annulment. Owner has paid in full all license, state franchise, and city corporation taxes, if applicable, due and payable by Owner.
15. Owner is not a foreign Person, but rather a "United States person" within the meaning of Section 7701(a) (30) of the Internal Revenue Code of 1986, as amended (the "**Code**", and that Owner's true and correct United States taxpayer identification number (or Social Security number) is set forth below opposite the signature of Owner. Owner is making the statements set forth herein for the purpose of releasing the Purchaser and/or Settlement Agent from any withholding obligation, which might otherwise be imposed under Section 1445(a) of the Code.

[Signature Page Immediately Follows.]

This OWNER'S AFFIDAVIT is sworn and subscribed on _____, 2022.

OWNER:

St. John of God Health Care Services,
A California Nonprofit Public Benefit Corporation

By: _____

Joseph de la Rosa,
Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS
COUNTY OF _____)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature. _____

CHARTER

of

San Bernardino County, California

(REVISED)

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Section 501. Number, Duties, and Compensation.

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Article VI: Ethics and Election Integrity

- Section 601. Responsibilities of Public Office.
- Section 602. Training to County Officers and Employees.
- Section 603. Ethics Training for the Staff of Elective Officers.
- Section 604. Campaign Finance Regulations.
- Section 605. Campaign Transparency.
- Section 606. Redistricting Commission.
- Section 607. Lobbyists.

Article VII: Miscellaneous

- Section 701. Limitation on Exercise of Eminent Domain.
- Section 702. Charter Review.
- Section 703. Referendum of Ordinances.
- Section 704. County Code Review.
- Section 705. Review of Orders of the County Health Officer.
- Section 706. Emergency Preparedness.
- Section 707. Severance Clause.

FOREWORD

The original Charter was framed and adopted in accordance with Section 7 1/2 of Article XI of the Constitution of California in 1913. A board of fifteen freeholders was selected at a special election held on May 14, 1912. Drawn up by this board, the original Charter was presented to the County electors on November 5, 1912. A majority favored adoption. Both houses of the State Legislature voted approval and the original Charter was filed with the Secretary of State on April 7, 1913.

Since that time, 36 amendments to the original Charter have been proposed and 27 have been adopted by the voters. The amendments that have been adopted are:

Amendment 1. Approved by the Legislature January 30, 1915; published on Page 1726, Statutes and Amendments to the Codes, 1915; election of officers other than Supervisors.

Amendment 2. Approved March 24, 1919; published on Page 1454, Statutes and Amendments to the Codes, 1919; addition of Article 2 1/2.

Amendment 3. Approved January 29, 1923; published on Page 1294, Statutes and Amendments to the Codes, 1923; salary of Sheriff fixed.

Amendment 5. Approved January 27, 1925; published on Page 1185, Statutes and Amendments to the Codes, 1925; traffic officers.

Amendment 6. Approved January 18, 1927; copied in this book from a copy certified by the Secretary of State and filed in the office of the Clerk of the Board of Supervisors of this County; salaries fixed by Supervisors.

Amendment 7. Approved January 6, 1943; amends Article I, Sections 1 and 2; election of Supervisors by district, rather than County-wide balloting.

Amendment 8. Approved January 15, 1945; amends Article I, Section 10; provides salaries of Supervisors to be fixed by legislature.

Amendment 9. Approved January 15, 1945; amends Article III, Section 1; provides number of officers in Class A Justice Court fixed by general law.

Amendment 10. Approved January 15, 1945; amends Article VIE, Section 1; Supervisors may suspend provision prohibiting wartime raise in compensation for elective officers.

Amendment 12. Approved January 25, 1957; amends Article II, Section 9; establishes office of County Counsel.

Amendment 13. Approved January 25, 1957; amends Article II, Section 10; establishes office of Registrar of Voters.

Amendment 17. Approved January 25, 1957; amends Article V, Section 2; provides filing of reports by County officers.

Amendment 18. Approved January 25, 1957; amends Article V, Section 6; provides inspection of books of County and Judicial District Officers by Auditor.

Amendment 19. Approved January 25, 1957; amends Article VII, Section 1; fixes compensation of elective officers.

Amendment 20. Approved January 25, 1957; amends Article VII, Section 3; provides biweekly salary payment.

Amendment 21. Approved January 25, 1957; adds Section 6 to Article 2 1/2; establishes County Board of Education.

Amendment 22. Approved February 19, 1959; amends Section I to Article IV; establishes office of County Purchasing Agent.

Amendment 23. Approved February 19, 1959; adds Section 4 1/2 to Article VII; provides for establishment of fixed benefit retirement system for employees ineligible for federal insurance.

Amendment 24. Approved February 8, 1967; amends Article V; relating to reports and accounts.

Amendment 25. Approved March 15, 1971; amends Articles I, II, III, IV, and VII, and repeals Articles 2 1/2 and VI; eliminates obsolete and unnecessary language and renumbers Charter provisions.

Amendment 26. Approved March 15, 1971; adds Section 1.1 to Article II and repeals Sections 9 and 10 of Article II and Article IV; places all County department heads in the Unclassified Service.

Amendment 28. Filed and operative December 26, 1974; repeals Section 6 of Article I and Sections 1 and 5 of Article VI; eliminates obsolete and unnecessary language and brings Charter into conformity with the California Constitution.

Amendment 29. Filed and operative December 26, 1974; repeals Section 1.1 of Article II and amends Sections 2, 5, and 10 of Article II; brings Charter into conformity with California Constitution and reflects and provides greater flexibility in the governmental structure and administration of the County.

Amendment 30. Filed and operative May 2, 1979; adds Section 9 to Article I; provides procedures for and limitations on setting of salaries for supervisors. (Repealed by Amendment 36, filed and operative November 18, 1985).

Amendment 31. Filed and operative May 2, 1979; adds an unnumbered section to Article VI (Miscellaneous); requires any increase in compensation of county-elected officers to be approved by the voters. Initiative amendment. (Repealed by Amendment 36, filed and operative November 18, 1985).

Amendment 33. Filed and operative November 16, 1981; adds Section 3A to Article II; makes office of County Clerk appointive rather than elective.

Amendment 36. Filed and operative November 18, 1985; adds Section I to Article VI; provides procedures for and limitations on setting of salaries for elected officials. Section 9 of Article I is repealed; unnumbered initiative amendment in Article VI is repealed.

Amendment 37. Filed and operative November 7, 2006; adds Section 5 of Article VI; limits eminent domain and protects property rights.

Amendment 38. Filed and operative November 7, 2006; amends Section 2 of Article I; limits terms of office; amends Section 1 of Article VI; sets salaries for Board of Supervisors.

Amendment 39. Filed and operative November 4, 2008; adds Section 11 to Article II; establishes a higher standard of ethics for staff members of County elected officers.

Amendment 40. Filed and operative November 6, 2012; amends Section 1 of Article VI; enacts a permanent cap on compensation and mandatory transparency for members of the County Board of Supervisors.

On July 24, 2020, the Board of Supervisors adopted an entirely new, revised Charter for San Bernardino County, subject to ratification by the voters at the election on November 3, 2020.

PREAMBLE

We the People of San Bernardino County, do establish this Charter to provide for more local control to serve the diverse communities of the largest geographic county in the United States by advancing freedom, equality, justice, health, safety, and prosperity with effective, transparent, accountable, innovative, and inclusive governance.

ARTICLE I: NAME AND RIGHTS OF THE COUNTY

Section 101. County Powers.

San Bernardino County, as it now exists, is a body corporate and politic, and as such has and shall have all the powers that are now or may be hereafter specified by the Constitution and laws of the State of California, and by this Charter, and such other powers as are necessarily implied.

Section 102. County Authority.

The powers mentioned in the preceding section can be exercised only by the Board of Supervisors or by agents and officers acting under its authority or by the authority of law or of this Charter.

Section 103. County Name.

The corporate name shall be "San Bernardino County," which must be thus designated in all actions and proceedings touching its corporate rights, properties, and duties. San Bernardino County's boundaries and county seat shall remain as they are now, until otherwise changed by law.

ARTICLE II: BOARD OF SUPERVISORS

Section 201. Governing Body.

The Board of Supervisors is the governing body of San Bernardino County. The Board of Supervisors shall consist of five persons, hereafter identified as Members or Supervisors.

Section 202. Election.

Supervisors shall be elected by Supervisorial District. Each candidate for the office of Supervisor shall be an elector in the District which the candidate seeks to represent and shall be elected by the electors of such District. Except as otherwise provided in this Charter, candidates shall be nominated and elected pursuant to the general law. The five Supervisorial Districts shall be apportioned by ordinance pursuant to the general law and this Charter. A Supervisor must reside in his or her District during the Supervisor's incumbency.

Section 203. Term of Office.

At each general election, there shall be elected two or three Supervisors, as the case may be, for a term of four years beginning at noon on the first Monday after the first day of January next following their election and ending at noon on the first Monday after the first day of January four years thereafter. Supervisors shall be elected from the First, Third, and Fifth Supervisorial Districts in those years in which a presidential election is held, and Supervisors shall be elected from the Second and Fourth Supervisorial Districts in those years in which a gubernatorial election is held.

However, the term for the Supervisors elected from the First, Third, and Fifth Supervisorial Districts on either March 3, 2020, or November 3, 2020, shall commence at noon on Monday, December 7, 2020, and end at noon on Monday, January 6, 2025. The term for the Supervisors elected from the Second and Fourth Supervisorial Districts on either June 5, 2018, or November 6, 2018, shall end at noon on Monday, January 2, 2023.

Section 204. Term Limits.

No person may serve for more than three terms as Supervisor, regardless of the District represented. Any Supervisor who serves more than one-half of a term, either through election or appointment, shall be deemed for purposes of this section to have served a full term. Any Supervisor who resigns or is removed from office with less than one-half of a term remaining shall be deemed for purposes of this section to have served a full term.

This section shall only apply to those Supervisors who are first elected to the Board of Supervisors after the effective date of this section, and who have not previously served on the Board of Supervisors. Members of the Board of Supervisors who were elected before the effective date of this section may serve only the number of terms allowed at the time of the last election before the effective date of this section.

Section 205. Chair and Vice Chair of the Board of Supervisors.

The Board of Supervisors shall elect from among its Members a Chair and a Vice Chair of the Board of Supervisors. The election, term of office, duties, and removal of the Chair and Vice Chair shall be provided for by ordinance, resolution, or policy of the Board of Supervisors.

Section 206. Powers and Duties of the Board of Supervisors.

The Board of Supervisors has all the powers granted to it by the Constitution of California, the general law, and this Charter. The Board of Supervisors shall exercise such powers and perform such duties as are required by the Constitution of California, this Charter, and ordinance, and by the general law except as otherwise provided in the Constitution of California, this Charter, and any ordinance adopted pursuant to this Charter.

Given the size and complexity of San Bernardino County, the office of Supervisor is recognized as a position that requires a considerable investment of time and due diligence from Board Members in order to effectively fulfill their duties in service to the public. These duties include but are not limited to: ensuring fiscal responsibility; representing the interest of the public during public meetings and hearings of the Board of Supervisors; participating in the response to natural disasters and other emergencies; conducting meetings with members of the public; ensuring that the County is effectively represented with respect to federal, state, and other local government agencies; and reviewing issues impacting the County and its residents, businesses, built and natural environment, and health and safety. The position of Supervisor requires Supervisors to be responsive to the needs of the public on a 24 hours a day, seven days a week basis.

Furthermore, Members of the Board of Supervisors also have duties with respect to, and must attend the meetings of, many other public entities and other entities. Each member of the Board of Supervisors shall serve on such public entity or other entity governing boards, commissions and committees, as designated by or appointed in accordance with, and perform such duties as are required by, the Constitution of California, this Charter, general law, ordinance, or contract, as may be amended from time to time. Such public entities and other entity governing boards, commissions, and committees include, without limitation, as of July 28, 2020, the following:

- Agua Mansa Industrial Growth Association
- Arrowhead Regional Medical Center Joint Conference Committee

- Behavioral Health Commission
- Big Bear Area Regional Wastewater Agency
- Big Bear Valley Recreation and Park District
- Bloomington Recreation and Park District
- Board of Supervisors Governed County Service Areas
- CAL-ID Remote Access Network Board
- California State Association of Counties
- Children and Families Commission (First 5)
- Children's Policy Council
- Crafton Hills Open Space Conservancy
- Head Start Shared Governance Board
- High Desert Corridor Joint Powers Authority
- Indian Gaming Local Benefit Committee
- Indian Wells Valley Groundwater Authority
- In-Home Supportive Services Public Authority
- Inland Counties Emergency Medical Agency
- Inland Empire Economic Partnership
- Inland Empire Health Plan
- Inland Empire Public Facilities Corporation
- Inland Valley Development Agency
- Interagency Council on Homelessness
- Mojave Desert Air Quality Management District
- Mojave Desert and Mountain Recycling Authority
- Morongo Basin Transit Authority
- Mountain Area Regional Transit Authority
- National Association of Counties
- Ontario International Airport Authority
- Omnitrans Board of Directors
- Quad State Local Governments Authority
- San Bernardino County Employees' Retirement Association Board of Retirement
- San Bernardino County Financing Authority
- San Bernardino County Fire Protection District
- San Bernardino County Flood Control District
- San Bernardino County Industrial Development Authority
- San Bernardino County Law Library Board of Trustees
- San Bernardino County Local Agency Formation Commission
- San Bernardino County Transportation Authority
- San Bernardino International Airport Authority
- San Bernardino Municipal Water District Advisory Committee on Water Policy
- Santa Ana River Parkway Policy Advisory Group
- Santa Ana Watershed Project Authority OWOW Steering Committee
- Solid Waste Advisory Taskforce

- South Coast Air Quality Management District
- Southern California Associated Governments
- Southern California Water Coalition
- Successor Agency to the San Bernardino County Redevelopment Agency
- Upper Santa Ana River Washland Management and Habitat Conservation Plan Taskforce
- Urban Counties Caucus
- Victor Valley Economic Development Authority
- Victor Valley Transit Authority
- Victor Valley Wastewater Reclamation Authority

Section 207. Filling of Vacancies.

If there is a vacancy in the office of Supervisor, the remaining Members of the Board of Supervisors shall within 60 days of the effective date of the vacancy either appoint a replacement Supervisor or call a special election. The appointee shall be from among the qualified electors of the Supervisorial District in which such vacancy exists. Nomination and election of a Supervisor shall be by district as provided in Section 202.

If the effective date of the appointment is no less than 130 days from the statewide general election in November of an even-numbered mid-term year of the vacant office, the appointment is provisional to the first Monday after the first day of January next following the election. When making the appointment, the remaining Members of the Board of Supervisors shall call for a special election for this office for the remaining term and shall order the special election to be consolidated with such statewide general election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If the effective date of the appointment is less than 130 days from the statewide general election in November of an even-numbered mid-term year of the vacant office, then the appointee shall serve the remainder of the term of the office.

If the remaining Members of the Board of Supervisors do not make an appointment and instead call a special election, the special election shall be held on the next established election date, as defined in Division 1 (commencing with Section 1000) of the Elections Code, that is no less than 130 days from the date that the special election is called. When calling a special election to be held on the next established election date that is no less than 130 days from the date that the election is called, the remaining members of the Board of Supervisors may authorize the election to be conducted wholly by mail, provided that the special election is not held on the same date as a statewide primary or general election or is not consolidated, as defined in Elections Code section 10400, with any other election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If the remaining Members of the Board of Supervisors do not make an appointment or call a special election within 60 days of the effective date of the vacancy, then a special election shall be held to fill the vacancy. The special election shall be held on the next established election date, as defined in Division 1 (commencing with Section 1000) of the Elections Code, that is no less than 130 days from the 60th day after the effective date of the vacancy. In the discretion of the Register of Voters, the special election to be held on the next established election date that is no less than 130 days from the 60th day after the effective date of the vacancy may be conducted wholly by mail, provided that the special election is not held on the same date as a statewide primary or general election or is not consolidated, as defined in Elections Code section 10400, with any other election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If an election is required pursuant to this section and the date of such election as required by one of the preceding paragraphs of this section would be less than 180 days from the statewide primary election applicable to the Supervisorial District as set forth in Section 203, then notwithstanding such preceding paragraph, the regular nomination and election process shall be followed pursuant to Sections 202, 203, and 204.

Section 208. Compensation of the Board of Supervisors.

Members of the Board of Supervisors shall be paid an annual base salary that is equal to 80 percent of the annual base salary prescribed by law for Judges of the Superior Court of San Bernardino County, and shall be provided, to the extent legally permissible, the regular benefits that are offered to Exempt Group employees in the benefits category for department heads as provided by ordinance.

Thereafter, the annual base salary of the Members of the Board of Supervisors shall be changed at such times and in such percentages as changes made by law to the Judges of the Superior Court of San Bernardino County, except as otherwise provided in this paragraph. Any increase in the salary of the Members of the Board of Supervisors pursuant to this paragraph shall become effective only if such increase is ratified pursuant to an ordinance that is introduced at a noticed public hearing and is thereafter approved. The Board of Supervisors may approve a salary increase that is less than the amount permitted under this paragraph.

Thereafter, the benefits provided to the Members of the Board of Supervisors shall be changed at such times and in such amounts as changes made to Exempt Group employees in the benefits category for department heads as provided by

ordinance, except as otherwise provided in this paragraph. Any increase in the benefits of the Members of the Board of Supervisors pursuant to this paragraph shall become effective only if such increase is ratified pursuant to an ordinance that is introduced at a noticed public hearing and is thereafter approved. The Board of Supervisors may approve a benefit increase that is less than the benefit increase permitted under this paragraph.

The salary and benefits that members of the Board of Supervisors are eligible to receive shall be posted on the County website and accessible from a link located on the home page of the County website.

This section shall only apply to those Supervisors who are elected to the Board of Supervisors after the effective date of this section.

Section 209. Staff Members of the Board of Supervisors.

The staff members of the Board of Supervisors shall serve in the unclassified service at the pleasure of the Board of Supervisors. The terms and conditions of employment of such staff members shall be established by contract approved by the Board of Supervisors. A contract for any such staff members may be terminated without cause, by the individual employing Supervisor or by action of the Board of Supervisors by four votes.

Section 210. Removal of a Supervisor.

Any Supervisor may be removed from office in the manner provided by law.

Section 211. Rules of Order.

The Board of Supervisors shall adopt by ordinance, from time to time, rules of order for the conduct of meetings of the Board of Supervisors.

ARTICLE III: OTHER ELECTIVE COUNTY OFFICERS

Section 301. Elective County Officers.

Article III applies to all elective County officers other than the Members of the Board of Supervisors. The elective County officers shall be:

Assessor

Auditor

Coroner

County Superintendent of Schools

District Attorney

Public Administrator

Recorder

Sheriff

Tax Collector

Treasurer

Section 302. Powers and Duties.

Each elective County officer shall have the power and perform the duties now or hereafter prescribed by the general law, except as otherwise provided in this Charter or by an ordinance adopted pursuant to this Charter, and shall have and perform such other powers and duties as are prescribed in this Charter or by ordinance adopted pursuant to this Charter.

Section 303. Elections and Term of Office.

The term of office of each elective County officer is four years. All elective County officers shall be elected at the general election at which the Governor is elected, and shall take office at noon on the first Monday after the first day of January next succeeding their election and shall hold office until their successors are elected or appointed and qualified, unless sooner removed as provided by this Charter. All such elective County officers shall be nominated and elected in the manner provided by general laws for the nomination and election of such officers.

Section 304. Consolidation and Segregation of Elective County Offices.

The Board of Supervisors may, by ordinance, consolidate any two or more County offices or may separate any offices now or hereafter consolidated. In the event of consolidation of an elective office with an appointive office, such consolidated office shall be filled in the same manner in which the elective office is filled.

Section 305. Removal of Elective Officers.

Any elective County officer may be removed from office in the manner provided by law. Any elective County officer other than a Supervisor may be removed by a four-fifths vote of the Board of Supervisors, for cause, after such officer has been served with a written statement of alleged grounds for such removal, and such officer has been given a reasonable opportunity to be heard in the way of explanation or defense.

For the purposes of this section, cause is defined as: a flagrant or repeated neglect of duties; a misappropriation of public property; a violation of any law related to the performance of the officer's duties; or a willful falsification of a relevant official statement or document.

Section 306. Filling of Vacancies.

If there is a vacancy in an elective office, the Board of Supervisors shall within 60 days of the effective date of the vacancy either appoint a replacement or call a special election. Nomination and election of the elective County officer shall be as provided in Section 303.

If the effective date of the appointment is no less than 130 days from the statewide general election at which the United States President is elected, the appointment is provisional to the first Monday after the first day of January next following the election. When making the appointment, the Board of Supervisors shall call for a special election for this office for the remaining term and shall order the special election to be consolidated with such statewide general election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If the effective date of the appointment is less than 130 days from the statewide general election at which the United States President is elected, then the appointee shall serve the remainder of the term of the office.

If the Board of Supervisors does not make an appointment and instead calls a special election, the special election shall be held on the next established election date, as defined in Division 1 (commencing with Section 1000) of the Elections Code, that is no less than 130 days from the date that the special election is called. When calling a special election to be held on the next established election date that is no less than 130 days from the date that the election is called, the Board of Supervisors may authorize the election to be conducted wholly by mail, provided that the special election is not held on the same date as a statewide primary or general election or is not consolidated, as defined in Elections Code section 10400, with any other election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If the Board of Supervisors does not make an appointment or call a special election within 60 days of the effective date of the vacancy, then a special election shall be held to fill the vacancy. The special election shall be held on the next established election date, as defined in Division 1 (commencing with Section 1000) of the Elections Code, that is no less than 130 days from the 60th day after the effective date of the vacancy. In the discretion of the Register of Voters, the special election to be held on the next established election date that is no less than 130 days from the 60th day after the effective date of the vacancy may be conducted wholly by mail, provided that the special election is not held on the same date as a statewide primary or general election or is not consolidated, as defined in Elections Code section 10400, with any other election. The special election shall be a single-winner election. The candidate receiving the highest number of votes is elected.

If an election is required pursuant to this section and the date of such election as required by one of the preceding paragraphs of this section would be less than 180 days from the statewide primary election vacant office, then notwithstanding such preceding paragraph, the regular nomination and election process shall be followed pursuant to Section 303.

Section 307. Staff Members of the Elective County Officers.

Staff members of the elective County officers, at the level of assistant department head or its equivalent level, shall serve in the unclassified service at the pleasure of the appointing elective County officer and in that elective officer's sole discretion. Except for the offices of Sheriff and District Attorney, qualifications for all staff members in the unclassified service of elective County officers shall be established by the elective County officer and approved by the Board of Supervisors. The persons to be appointed as Undersheriff shall be certified by the California Commission on Peace Officers Standards and Training (POST) and the persons to be appointed as Assistant District Attorney shall be a member in good standing of the State Bar of California. This section shall not apply to the staff of the County Superintendent of Schools.

Section 308. Compensation of Elective County Officers.

The annual salaries of elected County Officers, excepting that of the County Superintendent of Schools and other than Members of the Board of Supervisors, shall be set by, but shall never exceed, the average of the salaries paid to corresponding officers in the following California Counties: Riverside, Kern, San Diego, Orange and Ventura. The salaries shall be computed each year on December 1 as follows: On December 1, 1985, 70 percent of the average, on December 1, 1986, 80 percent of the average, on December 1, 1987, 90 percent of the average, and on December 1, 1988, and thereafter, 100 percent of the average; provided, however, that on December 1, 1989, and each December 1 thereafter, regardless of the amount of increase in the average salaries from the other counties, no increase shall exceed 4 percent of the annual salary of the elected officer unless submitted to and approved by the voters of the County at a County-wide election. Where no comparable offices exist in a majority of named counties, the salary of the office shall be adjusted by the average of the percentage adjustments of the other county officers governed by this section. No provision of this amendment shall provide retroactive benefits. No salary adjustment shall be made on December 1, 1985, for any elected official whose salary has been adjusted since November 7, 1978, but such salaries shall be adjusted thereafter in

accordance with this section. This section is intended to operate as a continuous application of the third paragraph of Section 1 of Article VI of the County Charter of 1913.

The salary and benefits that elective County officers are eligible to receive shall be posted on the County website and accessible from a link located on the home page of the County website.

ARTICLE IV: APPOINTIVE COUNTY OFFICERS

Section 401. Appointive County Officers.

The appointive County officers shall be:

Chief Executive Officer

Clerk of the Board of Supervisors

County Clerk

County Counsel

The Board of Supervisors shall appoint the above-identified County officers. The appointive officers of the County shall also be any such officers as are otherwise required by this Charter, the general law, or ordinance. The Chief Executive Officer shall appoint all other appointive County officers, unless such appointment authority is designated by the Constitution of California, the general law, or by ordinance.

Section 402. Powers and Duties.

Each appointive County officer shall have the power and perform the duties now or hereafter prescribed by the general law, except as otherwise provided in this Charter or by ordinance, and shall have and perform such other powers and duties as are prescribed in this Charter or by ordinance.

Section 403. County Officer Appointing Assistants and Others.

Each appointive County officer shall be the appointing authority for all assistants, deputies, clerks, and other persons employed or serving in his or her office, except as otherwise provided by the general law, this Charter, or by ordinance.

Section 404. Boards and Commissions.

The Board of Supervisors may by ordinance create such boards and commissions as in its judgment are required and may grant to them such powers and duties as are consistent with this Charter and the general law. The ordinance may provide for the number of members of the board or commission, the manner of appointment, term of office, qualifications of members, the remuneration of members, and any other necessary provisions.

ARTICLE V: PERSONNEL

Section 501. Number, Duties, and Compensation.

The Board of Supervisors shall establish, where not otherwise expressly provided by the general law or this Charter, the number, qualifications, appointment, powers, and duties of all County officers and employees. Compensation of officers and employees shall be established by ordinance, resolution, memorandum of understanding, or contract. All such officers and employees, except those designated by the Board of Supervisors by ordinance, shall be in the classified service of the County and subject to civil service rules and regulations. Nothing herein shall be deemed to impinge upon any authority otherwise conferred by law upon an officer to appoint deputies. Nothing herein contained shall be deemed to limit the authority of the Board of Supervisors to employ persons for positions in the unclassified service.

Section 502. Civil Service System.

The Board of Supervisors shall by ordinance establish a civil service system. The purpose of the civil service system is to provide the County government with a productive, efficient, and stable workforce. The Board of Supervisors shall by ordinance prescribe civil service rules and regulations.

ARTICLE VI: ETHICS AND ELECTION INTEGRITY

Section 601. Responsibilities of Public Office.

County officers and employees shall uphold the Constitution of the United States, the Constitution of California, and this Charter, and shall carry out impartially the laws and regulations of the United States, California, and the County. County officers and employees shall discharge faithfully their duties, recognizing that the public interest is paramount.

Section 602. Training to County Officers and Employees.

The Board of Supervisors shall establish by ordinance training requirements pertaining to ethics, the prohibition of discrimination and harassment, the prohibition of nepotism, and other areas of ethics pertinent to public service.

Section 603. Ethics Training for the Staff of Elective Officers.

Staff members of the Board of Supervisors, and staff members of other elective County officers at the level of assistant department head or its equivalent level, shall receive the same ethics training as is provided to the members of the Board of Supervisors and other elective County officers pursuant to the general law.

Section 604. Campaign Finance Regulations.

The Board of Supervisors shall establish by ordinance campaign contribution limits and other campaign finance regulations, and effective enforcement procedures thereof.

Section 605. Campaign Transparency.

The Board of Supervisors shall by ordinance provide that campaign statements required by the Political Reform Act may be filed electronically with the Registrar of Voters, and that copies of such statements shall be posted electronically in a location convenient to the public.

Section 606. Redistricting Commission.

The Board of Supervisors shall establish by ordinance a redistricting commission. The commission shall be either advisory or independent. The commission shall ensure that, when Supervisor district boundaries are redrawn, public input is effectively solicited and considered, the Voting Rights Act and other laws are complied with, neighborhood and community interests are considered, the interests of stakeholders are considered, and the process is transparent.

Section 607. Lobbyists.

The Board of Supervisors shall establish by ordinance requirements regarding lobbyist transparency.

ARTICLE VII: MISCELLANEOUS

Section 701. Limitation on Exercise of Eminent Domain.

The County may not exercise the power of eminent domain to acquire property from any private owner thereof, without such owner's consent, when the purpose of the acquisition is to convey the property so acquired to any private party. As used in this section, "owner" means the owner or owners of the fee title interest in the property to be acquired.

Section 702. Charter Review.

The Board of Supervisors shall convene a Charter Review Committee within 10 years of the effective date of this Charter and within 10 years of the last Charter review thereafter. The Charter Review Committee shall review the Charter and, after at least two public hearings, make recommendations for amendments to or revisions of this Charter to the Board of Supervisors.

Section 703. Referendum of Ordinances.

Ordinances adopted by the Board of Supervisors, not otherwise exempt under State law, shall be subject to referendum prior to their effective dates in accordance with the general law.

Section 704. County Code Review.

The Board of Supervisors shall establish by ordinance a procedure through which the County Code of Ordinances may be reviewed on an annual or other periodic basis for purposes of efficiency, completeness, and effectiveness. Such reviews will be presented in public at a meeting of the Board of Supervisors.

Section 705. Review of Orders of the County Health Officer.

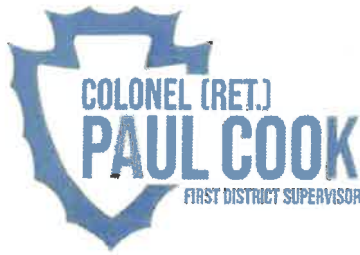
All orders issued by the County Health Officer addressed to the public at large shall be reviewed by the Board of Supervisors at a public meeting within 30 days of issuance.

Section 706. Emergency Preparedness.

The County shall establish and maintain a discretionary strategic stockpile of vital supplies, equipment, and such other properties needed for the protection of life and property in the event of a natural, biological, infectious disease, or any other disaster or emergency.

Section 707. Severance Clause.

If a provision of this Charter or its application to any person or circumstance is held to be invalid or unconstitutional, the validity or constitutionality of the remaining portions of this Charter or the application of the provision to other persons or circumstances shall not be affected.



County of San Bernardino
Board of Supervisors
First District

385 N. ARROWHEAD AVE, FIFTH FLOOR
SAN BERNARDINO, CA 92415
(909) 387-4830

August 25, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of San Bernardino County's First District, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

I understand that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

I wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,



Col. Paul Cook (ret.)

First District Supervisor, San Bernardino County

cc: Executive Management Team, Department of Behavioral Health

California State Senate

CAPITOL OFFICE
1021 O STREET
SUITE 7140
SACRAMENTO, CA 95814
TEL (916) 651-4023

SANTA CLARITA OFFICE
25060 W. AVENUE STANFORD
SUITE 130
VALENCIA, CA 91355
TEL (661) 257-1204

LANCASTER OFFICE
42505 10TH STREET WEST,
SUITE 109
LANCASTER, CA 93534
TEL (661) 729-6232

ADELANTO OFFICE
11600 AIR EXPRESSWAY
ADELANTO, CA 92301
TEL (760) 246-2911

SENATOR
SUZETTE MARTINEZ VALLADARES
TWENTY-THIRD SENATE DISTRICT



VICE-CHAIR
ENVIRONMENTAL QUALITY
GOVERNMENTAL ORGANIZATION
HEALTH
REVENUE & TAXATION
MEMBER
JUDICIARY
TRANSPORTATION

August 29, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

I am pleased to express my full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

This Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

The High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

Knowing full well the importance of improving the wellbeing of the community, I wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,



Suzette Martinez Valladares
Senator, 23rd District

cc: Executive Management Team, Department of Behavioral Health

COMMITTEES
CHAIR, LOCAL GOVERNMENT
BUSINESS AND PROFESSIONS
MILITARY AND VETERANS AFFAIRS
TRANSPORTATION
CHAIR, SELECT COMMITTEE ON
MOBILITY IN THE GOLDEN STATE



STATE CAPITOL
P.O. BOX 942840
SACRAMENTO, CA 94249-0099
(916) 319-2039
FAX (916) 319-2139
DISTRICT OFFICES
PALMDALE OFFICE
823 EAST AVENUE Q-9, SUITE B
PALMDALE, CA 93550
(661) 266-3908
FAX (661) 266-3531
ADELANTO OFFICE
11600 AIR EXPRESSWAY (CITY HALL)
ADELANTO, CA 92301
(760) 530-0139
FAX (760) 530-0146

August 25, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of Assemblymember Juan Carrillo-CA Assembly District 39, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

Assemblymember Juan Carrillo understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As Assemblymember Juan Carrillo is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,

A handwritten signature in blue ink, appearing to be 'JC' with a stylized flourish.

Juan Carrillo

Assemblymember, 39th District

cc: Executive Management Team, Department of Behavioral Health

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0050
(916) 319-2050
FAX (916) 319-2150

Assembly
California Legislature



ROBERT GARCIA
ASSEMBLY MEMBER, FIFTIETH DISTRICT

August 29, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

RE: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

I am pleased to express our support for the San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2. This innovative project exemplifies cross-agency collaboration and addresses critical community needs by integrating behavioral health, housing, and recovery services.

We understand that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

San Bernardino County has a critical need for geographically accessible services, which this project aims to provide. Improving this access can significantly impact the DBH, key partner agencies, and the mutual clients. We recognize that Bond BHCIP Round 2 funding is crucial to bringing this critical project to a successful completion, ensuring that individuals with behavioral health conditions can access the care and support they need.

We support this transformative project and look forward to its successful implementation. I appreciate your consideration. Should you have any questions, please contact Emed Lokat by email or phone at Emed.Lokat@asm.ca.gov or 909-966-5147.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Garcia".

Assistant Majority Leader Robert Garcia
Assemblymember, 50th District



*The Heart of a
Healthy Community™*

August 20, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of Arrowhead Regional Medical Center (ARMC), I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

ARMC understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH

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Vice Chair, Fifth District

Luther Snoke
County Chief Executive Officer

Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus
August 20, 2025
PAGE 2 of 2

providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As ARMC is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Goldfrach".

Andrew Goldfrach, FACHE
Chief Executive Officer
Arrowhead Regional Medical Center

cc: Executive Management Team, Department of Behavioral Health



County Administrative Office
Governmental & Legislative Affairs

Leia Fletes
Deputy Executive Officer

August 29, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way,
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the San Bernardino County Board of Supervisors, I am pleased to offer our full support for the Department of Behavioral Health's (DBH) application to Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand the Comprehensive Treatment Campus (Campus) in Victorville. This project represents strong cross-agency collaboration and will address critical community needs by integrating behavioral health, housing, and recovery services.

This Campus will provide comprehensive behavioral health services in one location, including mental health inpatient and residential care, as well as substance use disorder (SUD) residential, outpatient, and sobering services. With prior funding through the Community Care Expansion (CCE) program and BHCIP Round 5, the County has already begun the first phase, which includes a youth psychiatric residential treatment facility, adult and youth SUD residential treatment, withdrawal management, outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **Adult Social Rehabilitation Facility** (16 beds) for adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

The High Desert region of San Bernardino County faces an urgent need for expanded behavioral health services. This project, with support through Bond BHCIP Round 2, will strengthen access to care and improve outcomes for residents.

The San Bernardino County Board of Supervisors is committed to community well-being and strongly supports this initiative. The Comprehensive Treatment Campus will unite multiple levels of behavioral health services in one location, ensuring residents receive the coordinated care needed to achieve and sustain wellness.

Sincerely,

Dawn Rowe
Third District Supervisor
Chair, San Bernardino County Board of Supervisors

BOARD OF SUPERVISORS

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Vice Chair, Fifth District

Luther Snoke
Chief Executive Officer

09/26/2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of **Molina Healthcare of California**, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

Molina Healthcare understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As **Molina Healthcare** is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.



MolinaHealthcare.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Neeta Alengadan', with a long horizontal flourish extending to the right.

Neeta Alengadan
Associate Vice President
Molina Healthcare of California
neeta.alengadan@MolinaHealthcare.com

cc: Executive Management Team, Department of Behavioral Health



Community Revitalization

Diane Rundles
Assistant Executive Officer

Carrie Harmon
Director, Community
Development & Housing

Marcus Dillard
Chief of Homeless Services

August 25, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the San Bernardino County Community Development and Housing Department (CDH), I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

CDH understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care, as well as substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding opportunities, including the Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of this campus expansion. This initial phase will establish a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing an acute behavioral health crisis.
- **One (1) Adult Social Rehabilitation Facility** (16 beds) serving adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) and who require more intensive support than is offered by traditional or enhanced board-and-care services.
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked, voluntary mental health urgent care facility offering assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages experiencing a crisis.

BOARD OF SUPERVISORS

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First District

JESSE ARMENDAREZ
Second District

DAWN ROWE
Chairman, Third District

CURT HAGMAN
Fourth District

JOE BACA, JR.
Vice Chair, Fifth District

Luther Snoke
Chief Executive Officer

- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated due to alcohol and/or other drugs, designed to prevent unnecessary hospitalizations and/or incarcerations.

We agree that the High Desert region of San Bernardino County, including Victorville and the surrounding communities, has a critical need for geographically accessible behavioral health services. This project directly addresses that need and will deliver significant positive impacts for DBH, key partner agencies, and the clients they collectively serve.

We recognize that Bond BHCIP Round 2 funding is essential to completing this critical project and ensuring that individuals with behavioral health conditions have access to the care and support they need. Furthermore, we affirm that DBH commits to providing Medi-Cal behavioral health services at the completed facilities and will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As CDH is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,



Carrie Harmon

Director

San Bernardino County Community Development and Housing Department

carrie.harmon@cdh.sbcounty.gov



Aging and Adult Services
Public Guardian
Administration

Sharon Nevins, LCSW, MA-PPM
Director-Public Guardian

August 29, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the Department of Aging and Adult Services - Public Guardian, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

Aging and Adult Services understands the campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care: substance use disorder (SUD) residential, outpatient, and sobering services. Behavioral Health was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this campus to include a psychiatric residential treatment facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

Behavioral Health's application to Round 2 of Bond BHCIP will further expand the campus to feature:

- **One (1) psychiatric health facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing an acute behavioral health crisis.

BOARD OF SUPERVISORS

COL. PAUL COOK (RET.)
First District

JESSE ARMENDAREZ
Second District

DAWN ROWE
Chairman, Third District

CURT HAGMAN
Fourth District

JOE BACA, JR.
Vice Chair, Fifth District

Luther Snoke
Chief Executive Officer

- **One (1) adult social rehabilitation facility** (16 beds) for adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) and who require more intensive support than is offered by traditional or enhanced board and care services.
- **One (1) crisis stabilization unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis.
- **One (1) sobering center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration.

We agree that the High Desert region of San Bernardino County, which includes Victorville and its surrounding communities, has a critical need for geographically accessible services, which this project aims to provide. Improving this access will have a significantly positive impact on Behavioral Health, key partner agencies, and their mutual clients.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that Behavioral Health will provide Medi-Cal behavioral health services at the completed facilities. Additionally, Behavioral Health will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As Aging and Adult Services is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident the comprehensive treatment campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the county to achieve and maintain optimum wellness.

Sincerely,



Sharon Nevins, LCSW, MA-PPM
Director-Public Guardian

cc: Executive Management Team, Department of Behavioral Health



TRACY REECE
Chief Probation Officer

EDWARD BARRY
Assistant Chief Probation Officer

September 18, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the San Bernardino County Probation Department, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

Probation understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **One (1) Adult Social Rehabilitation Facility** (16 beds) to adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **One (1) Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration



TRACY REECE
Chief Probation Officer

EDWARD BARRY
Assistant Chief Probation Officer

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As Probation is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,



Tracy Reece
Chief Probation Officer



Veterans Affairs

Matt Knox
Director

Demarius Carmichael
Deputy Director

August 20, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the San Bernardino County Department of Veterans Affairs (VA), I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

VA understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

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Vice Chair, Fifth District

Luther Snoke
Chief Executive Officer

August 20, 2025

PAGE 2 of 2

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As VA is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Knox", is positioned above the typed name.

Matt Knox
Director,
San Bernardino County Department of Veterans Affairs
909.382.3288

cc: Executive Management Team, Department of Behavioral Health



SHANNON D. DICUS, SHERIFF - CORONER
August 21, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of the San Bernardino County Sheriff's Department, I am pleased to express our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

The San Bernardino County Sheriff's Department understands that this Campus will provide comprehensive co-located access to diverse behavioral health services, representing both mental health inpatient and residential care; substance use disorder (SUD) residential, outpatient, and sobering services. DBH was awarded funding in previous grant funding rounds, including Community Care Expansion (CCE) and BHCIP Round 5: Crisis and Behavioral Health Continuum, to begin the first phase of expanding this Campus to include a Psychiatric Residential Treatment Facility (youth intensive mental health residential treatment), adult and youth SUD residential treatment, withdrawal management services, SUD outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **One (1) Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
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- **One (1) Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to these services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies, and the mutual clients thereof.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need. Furthermore, we confirm that DBH providing Medi-Cal behavioral health services at the completed facilities will maintain contracts with appropriate and qualified providers to ensure delivery of Medi-Cal services through the Mental Health Plan and Drug Medi-Cal Organized Delivery System.

As my organization is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,



Shannon D. Dicus
Sheriff-Coroner
San Bernardino County Sheriff's Department

cc: Executive Management Team, Department of Behavioral Health

Yuhaaviatam of San Manuel Nation

August 26, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

On behalf of Yuhaaviatam of San Manuel Nation, a Federally Recognized Tribe, I am pleased to extend our full support for San Bernardino County Department of Behavioral Health's (DBH) application for the Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand San Bernardino County's Comprehensive Treatment Campus (Campus) located at 13333 Palmdale Road, Victorville, CA 92392. This innovative project exemplifies cross-agency collaboration and addresses critical needs in our community through the integration of behavioral health, housing, and recovery services.

We agree that the High Desert region of San Bernardino County, which includes Victorville and the surrounding communities, has a critical need for geographically reasonable access to the services which this project aims to provide. Improving this access will significantly and positively impact the DBH, key partner agencies.

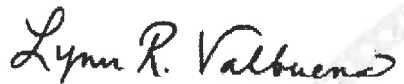
The High Desert is an important part of the Yuhaaviatam's ancestral territory covering 7.4 million acres over which the Maara'yam exercised governance and jurisdiction prior to contact and for some years thereafter. In 1852, the Maara'yam ceded this region when the Yuhaaviatam signed the Treaty of Temecula only to be advised some 50 years later that the Treaty had never been ratified by the U.S. Senate as required.

While this area is no longer under the jurisdiction of the Yuhaaviatam, the Nation takes great pride in supporting the community's health, wellness, and prosperity. By increasing availability of services and reducing barriers to care, this funding has the potential to greatly improve the well-being and long-term health outcomes of individuals and families.

We recognize that Bond BHCIP Round 2 funding is essential to bring this critical project to completion, ensuring that individuals with behavioral health conditions can access the care and support they need.

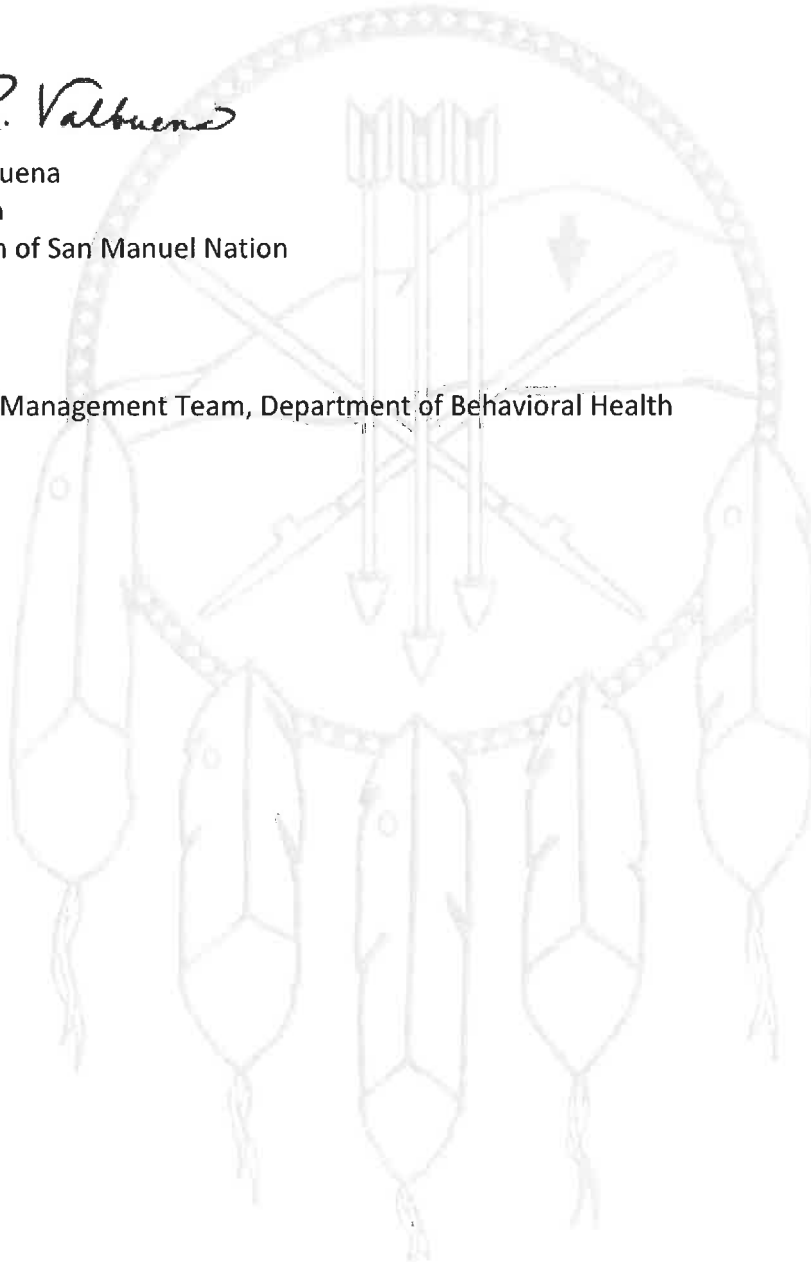
As Yuhaaviatam of San Manuel Nation is committed to improving the well-being of our community, we wholeheartedly support this transformative project and look forward to its successful implementation. We are confident that the Comprehensive Treatment Campus will serve as a one-stop shop for behavioral health needs of diverse levels, thus improving the ability of each resident of the County to achieve and maintain optimum wellness.

Sincerely,

A handwritten signature in cursive script that reads "Lynn R. Valbuena".

Lynn R. Valbuena
Chairwoman
Yuhaaviatam of San Manuel Nation

cc: Executive Management Team, Department of Behavioral Health





County Administrative Office

Luther Snoke
Chief Executive Officer

October 21, 2025

Dr. Georgina Yoshioka, Director
San Bernardino County Department of Behavioral Health
303 E. Vanderbilt Way
San Bernardino, CA 92415-0026

Subject: Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment Campus

Dear Dr. Yoshioka,

I, as the Chief Executive Officer of San Bernardino County, am pleased to offer the County Administrative Office's full support for the Department of Behavioral Health's (DBH) application to Bond Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2: Unmet Needs funding to expand the Comprehensive Treatment Campus (Campus) in Victorville. This project represents strong cross-agency collaboration and will address critical community needs by integrating behavioral health, housing, and recovery services.

This Campus will provide comprehensive behavioral health services in one location, including mental health inpatient and residential care, as well as substance use disorder (SUD) residential, outpatient, and sobering services. With prior funding through the Community Care Expansion (CCE) program and BHCIP Round 5, the County has already begun the first phase, which includes a youth psychiatric residential treatment facility, adult and youth SUD residential treatment, withdrawal management, outpatient services, and a community wellness center.

DBH's application to Round 2 of Bond BHCIP will further expand the Campus to feature:

- **Psychiatric Health Facility** (16 beds) offering short-term, intensive mental health and psychiatric treatment for individuals experiencing acute behavioral health crisis
- **Adult Social Rehabilitation Facility** (16 beds) for adults aged 18-59 who have been discharged from higher-level placements (e.g., Institutions for Mental Disease or psychiatric hospitals) who require more intensive support than is offered by traditional or enhanced board and care services
- **Crisis Stabilization Unit** (20 chairs), a 24/7 unlocked and voluntary mental health urgent care facility providing assessment, therapy, crisis intervention, medication support, and linkage to necessary resources for individuals of all ages who are experiencing a crisis
- **Sobering Center** (20 chairs) to serve as an alternative destination for individuals who are found to be intoxicated (due to alcohol and/or other drugs) and would otherwise result in an unnecessary hospitalization and/or incarceration

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Vice Chair, Fifth District

Luther Snoke
Chief Executive Officer

Letter of Support for Expansion of the San Bernardino County Comprehensive Treatment
Campus
October 21, 2025
PAGE 2 of 2

The High Desert region of San Bernardino County faces an urgent need for expanded behavioral health services. This project, with support through Bond BHCIP Round 2, will strengthen access to care and improve outcomes for residents.

As the Chief Executive Officer, I am committed to community well-being and strongly support this initiative. The Campus will unite multiple levels of behavioral health services in one location, ensuring residents receive the coordinated care needed to achieve and sustain wellness.

Sincerely,

Luther Snoke
Chief Executive Officer
San Bernardino County
Luther.Snoke@cao.sbcounty.gov
(909) 387-5411

cc: Executive Management Team, Department of Behavioral Health