EXHIBIT E-2

BASIS OF DESIGN

FOR

SAN BERNARDINO COUNTY

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

PROJECT NUMBER 10.10.1533, 10.10.1380, AND 10.10.1671

NOT FOR BID

SAN BERNARDINO COUNTY

FINAL VERSION - UPDATED 11/3/2023

SAN BERNARDINO COUNTY

BASIS OF DESIGN

PACIFIC VILLAGE PLATINUM CAMPUS

2626 PACIFIC STREET HIGHLAND CA 92346

REPORT 9.21.2023

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1.0

EXECUTIVE SUMMARY

SAN BERNARDINO COUNTY

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1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

San Bernardino County owns approximately 6.82 acres of land in San Bernardino City, known as Pacific Village, which provides 28 transitional supportive housing units, including a single-family home, multi-family apartments, and temporary housing units. The County intends to develop this site into a full service Continuum of Care (CoC) Campus to promote community health and expanded housing options for our most vulnerable residents. The CoC concept will include an array of affordable housing typologies providing access to affordable temporary, supportive, and permanent housing options with on-site services. Through a collective impact partnership between County Departments and contracted providers, Pacific Village will provide adults experiencing or at risk of homelessness with a safe home and resources for whole-person wellness and self-sufficiency.

This **Basis of Design (BOD)** report includes the overall Phase II project definition requirements and conceptual campus/site plan development roadmap for the fully developed, multi-phased master-planned community, including many new amenities and additional housing units. A Phase II conceptual project schedule and cost model for the project is included in this BOD report.

The Design Phase for Phase II will follow completion of this basis of design; project scope / program validation and conceptual campus planning effort. The Design scope of work will be provided by the awarded RFP San Bernardino County on-call consultant. A Design- Build entity will be engaged to implement contract documents through project completion.

- A detailed Conceptual Project Schedule is provided in SECTION 5.0:
- Start of Construction Phase scheduled: May 2025
- Construction completion and Move-in scheduled: October 2026

Phase II Scope of Work:

Phase II expansion of the Pacific Village Platinum Campus, utilizing the requested CCE grant funds, and the ARPA funds, Phase II will include on- and off-site improvements to increase residential capacity, repurpose existing buildings, improve property features, construct new housing units, and renovate buildings. The project will consider (if deemed necessary) demolition of the existing covered pavilion, concrete pad, parking lot, pet park, restroom, and laundry facilities. This will allow expansion opportunities for the existing unimproved portion of the northwest corner of the campus to allow for ingress/ egress the campus, improve traffic flow, and provide space necessary for disabled parking.

The County has secured $14.1 million in Community Care Expansion (CCE) grant funds to support development of a sub-division within Pacific Village Campus, known as Platinum Campus.

In addition, $13.5 Million ARPA funds have been allocated for the development of a Substance Use Disorder and Recovery Services (SUD) residential facility.

- A detailed Conceptual Project Schedule is provided in SECTION 6.0:

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1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

Phase I Scope of Work (Completed):

Note:
Phase I scope of work has been completed by the County, approximately two-thirds of the existing campus was renovated to develop an interim supportive housing site for homeless adults affected by the COVID-19 pandemic. Perimeter fencing with a guarded main entrance and multiple electronic-controlled exit gates were installed to create a gated-community for the safety and security of Pacific Village residents.

The existing campus includes park-like landscaping throughout the campus, and multiple outdoor gathering areas. Phase I includes a single-family home, multi-family apartment building, administration building, cafeteria, and chapel building. The single-family home and apartment building were completely remodeled, including bathroom upgrades to ensure ADA-accessibility.

As part of Phase I, approximately 900 square feet of the northern wing of the existing Chapel building facility was converted to create a two-bedroom apartment for the on-site property manager, ensuring 24-hour, 7-day a week access for resolution of resident needs. Additional property improvements included renovation of the administration building and existing northern parking lot. The playground was demolished and replaced with an outdoor animal park, a unique feature that ensures residents are able to have pets while residing at Pacific Village. Phase I provided for the installation of 20 temporary housing units (mobile trailers) and an on-site laundry facility.

The completion of the Phase I work positions the County for implementing this next Phase II of campus development for Pacific Village.

<u>As a result of Phase I renovations, the single-family home, multi-family apartment, and administration buildings are not subject to Phase II expansion activities.</u>

Recognizing the desire to provide services to as many individuals as possible within existing Phase II funding limitations, this project utilizes innovative and cost-effective housing concepts including the use of shared amenities and pre-manufactured modular units for use as housing.

Full Comprehensive expansion and masterplan development of the campus will include:

• Newly constructed housing units with expanded community amenities, a Recuperative Care Center (RCC), and Substance Use Disorder and Recovery (SUD) residential facility. The proposed site /master plan incorporates multiple proposed housing typologies, including traditional and non-traditional building methods.

• The vision for the overall campus development will include pre-fabricated duplex units for interim and supportive housing, pre-fabricated units for Single Resident Occupancy (SRO) transitional housing, and traditional style apartment building to support permanent housing needs.

• Additional park-like landscaping and walking paths will be incorporated throughout the campus, along with multiple outdoor gathering areas, which include covered and shaded areas with seating, tables, barbecues, firepits, and game and activity areas. Community amenities include on-site laundry facilities, fenced pet park, community garden, Community Center (Not part of Phase II scope of work). The Community Center will be designed to include smaller, private conference rooms, which can be used for on-site services(e.g., individual therapy, case management) and large gathering spaces for group activities (e.g., group therapy, arts and crafts).

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1.2 PROGRAM OBJECTIVE - PHASE II EXPANSION

The Phase II expansion to Pacific Village advances the San Bernardino County Community Development and Housing Department's objective to expand the County's affordable housing pipeline and to develop the needed permanent supportive housing for individuals in the County experiencing chronic homelessness or those at risk of homelessness.

Phase II expansion will include:

- A (32) bed Recuperative Care facility (Tenant Improvement project) for medical and behavioral health, with commercial kitchen and cafeteria. 4,900 square feet within the existing chapel building will be converted to create a Recuperative Care Center.
- New construction of (30) pre-fabricated permanent housing units for adults who are recipients or applicants of Supplemental Security Income/State Supplementary Payment (SSI/SSP)and/or Cash Assistance Program for Immigrants (CAPI) benefits.
- Platinum residents will have full access to all on-site community amenities and supportive services.
- New construction of a (16) Bed Substance Use Disorder and Recovery Services residential facility.

Components of the RCC include:

- 740 square foot office will provide staff with a secure work area, private unisex restroom, secure exterior access, and secure interior access to the residential area.
- The residential center will include a 1,600 square foot living area, with 32 semi-private sleeping units, 10 will be designated ADA-accessible.
- The sleeping units will be constructed of modular office walls, an open ceiling, and closing door. Residents will have access to a 450 square foot indoor sitting area with television and a 600 square foot covered, outdoor courtyard.
- The Recuperative Care Center will provide residents with five showers, including one ADA-accessible shower, multi-stall men's and women's restrooms, and a unisex restroom.
- An indoor laundry facility will ensure residents have access to clean clothing and linens from the beginning of their stay through discharge.
- The Recuperative Care Center is strategically designed to ensure intake interviews and/or medical exams are conducted in a safe and private area.
- Exterior access to the exam room allows new guests access to the shower and laundry facilities prior to entering the common areas within the residential portion of the recuperative care center.
- A newly constructed outdoor animal shelter and storage area, located adjacent to the north side of the recuperative care facility, will provide a secure area for guests to house their pets and leave belongings that may not fit within the sleeping area.

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1.2 PROGRAM OBJECTIVE - PHASE II EXPANSION

Cafeteria Building

The existing 2,900 square foot Cafeteria Building will be renovated and utilized to support the Recuperative Care Center. The cafeteria includes a large commercial kitchen, which includes grease traps, range hood, walk-in freezer, and refrigerator. A significant portion of the building houses the cafeteria area, including two unisex restrooms, several storage areas, and a large multi-purpose common area. The common area will be used as a cafeteria for the three scheduled mealtimes: breakfast, lunch, and dinner; guests will also have access to nutritious snacks throughout the day. During non-meal periods, the multi-purpose room may be used as a community gathering space for recuperative care guests to foster interpersonal relationship skills, participate in social gatherings, and social/personal enrichment activities, such as games, arts and crafts, or book clubs.

HOMEKEY Program Requirements:

Project Homekey was conceived as a way for the State of California to use federal funds for COVID-19 response to rapidly create permanent supportive housing for individuals and families experiencing homelessness. The Department of Housing and Community Development (HCD), as the lead state agency for Project Homekey, partnered with the Department of General Services to provide technical assistance to HCD for program development and to local agencies for implementation.

Permanent Supportive Housing:

In order to create a conceptual design that moves from interim housing to permanent housing, the programmatic elements should be considered as follows:

- Individual dwelling units with a minimum area of 250 sq. ft., to include a private restroom, sleeping and living area; a private cooking area that includes a kitchen sink, cook-top, hood and microwave.
- Accessible units with mobility and communication features as required by code (may require upgrading existing accessible units and also creating new accessible units).
- Comply with both building code and with the local needs of future residents.
- Assigned resident, employee and visitor parking.
- Additional parking may be required; consult local jurisdiction, and consider variances or waivers as required to accommodate the local market needs of future residents.
- Optional Program Elements to increase energy efficiency.

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2.0

CAMPUS CONTEXT

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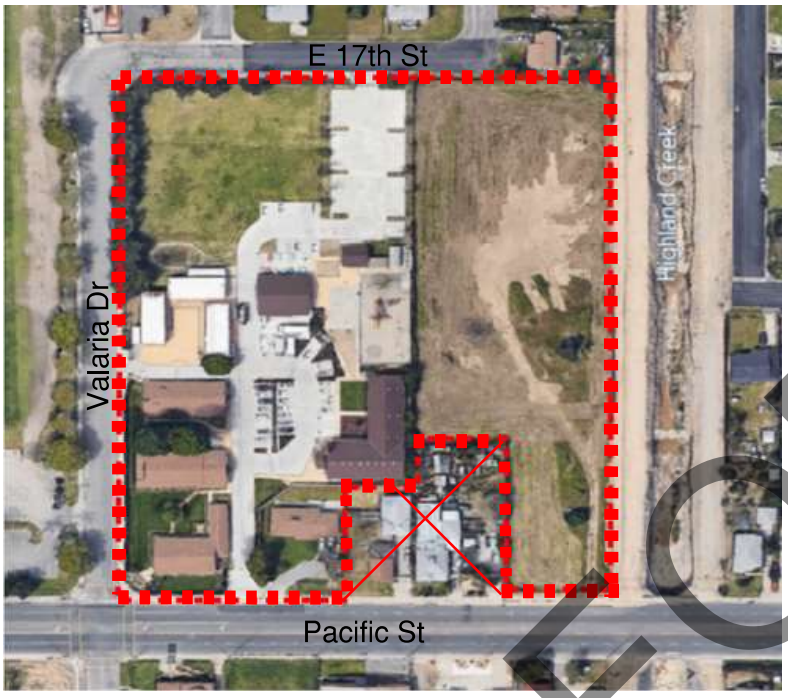
2.0 CAMPUS CONTEXT

2.1 PROJECT SITE



Project Site View 1

San Bernardino County owns approximately 6.82 acres of land in San Bernardino City, known as Pacific Village, which provides transitional supportive housing units, including a single-family home, multi-family apartments, and temporary housing units.

Aerial View

Existing Chapel Building (New RCC)

Parcel B / Precinct 1 Development Area

Existing Mobile Homekey Units

Project Site View 2

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2.2 EXISTING CAMPUS OVERVIEW

PHASE I CAMPUS
6.82 Acres

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3.0

CAMPUS PROGRAM VALIDATION

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As part of this Program Validation process, Stakeholder / User Group Workshops were conducted with DAAS – Department of Aging and Adult Services, DBH - Department of Behavioral Health and CDH – Community Development and Housing. These workshops included collaborative work sessions with all three County Departments to clarify, obtain detailed programmatic and planning requirements, set forth in this Basis of Design Report to establish the scope, schedule and budget parameters for the Phase II Development. This Section includes the program content / validation for the Phase II scope of work.

Pacific Village Platinum Campus Phase II

Stakeholder Programming (BOD) Information

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

NOT FOR BID

Pacific Village Platinum Campus Phase II

Stakeholder Programming (BOD) Information

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

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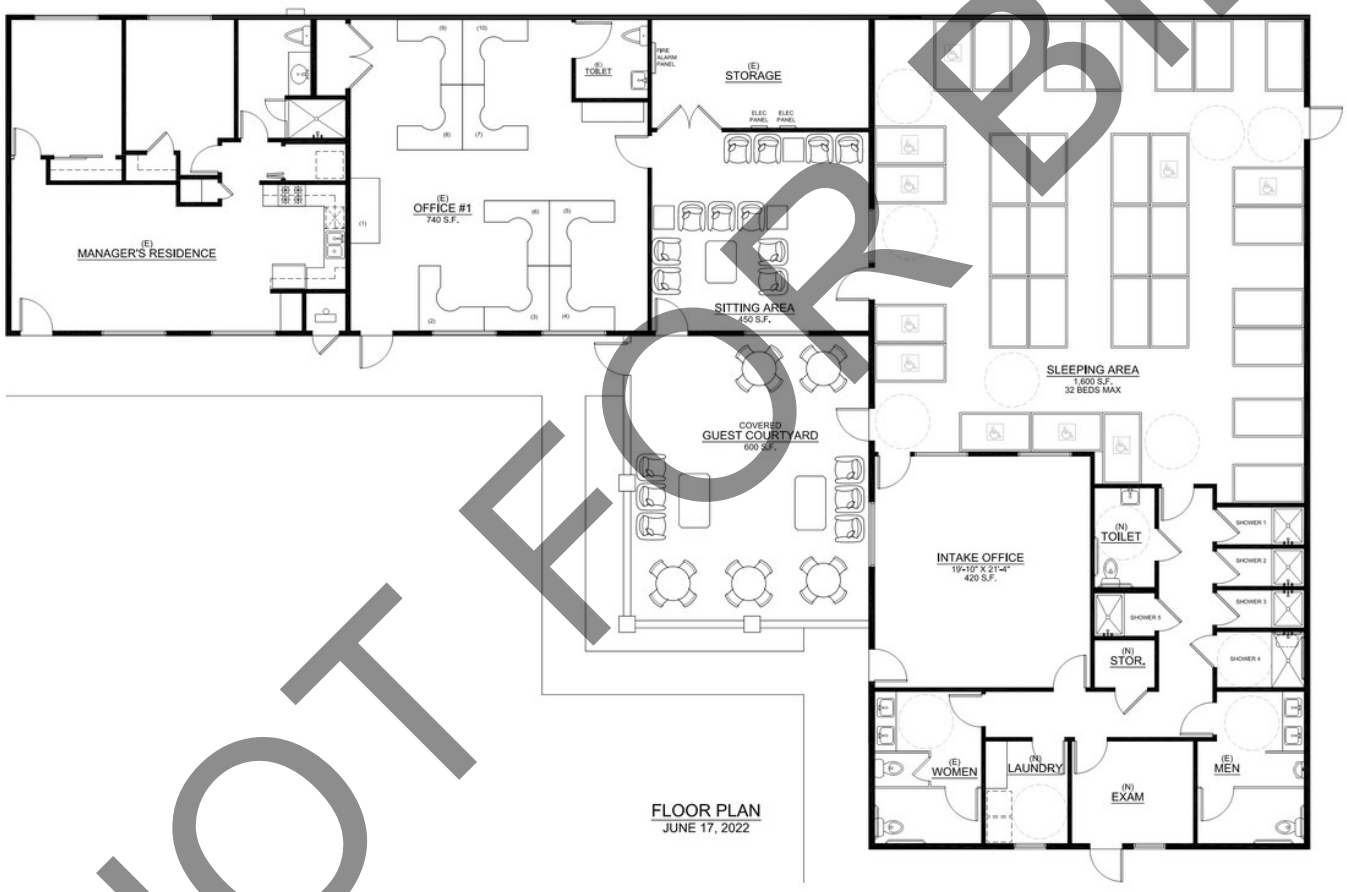
RECUPERATIVE CARE CENTER PRELIMINARY CONCEPT FLOOR PLAN



NOT FOR BID

RECUPERATIVE CARE CENTERA

(32) bed Recuperative Care facility (Tenant Improvement project) for medical and behavioral health. 4,900 square feet within the existing chapel building will be converted to create the Recuperative Care facility.

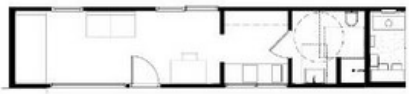
CAMPUS VICINTY MAP

3.0 CAMPUS PROGRAM VALIDATION

PERMANENT SUPPORTIVE CAMPUS HOUSING PREFABRICATED MODULAR UNITS PROTOTYPE CONCEPT PACIFIC VILLAGE PLATINUM CAMPUS

New construction of (30) pre-fabricated permanent housing units for adults who are recipients or applicants of Supplemental Security Income/State Supplementary Payment (SSI/SSP) and/or Cash Assistance Program for Immigrants (CAPI) benefits.

Connect Homes – Proposed Floor Plan



Back Porch – The Companion Floor Plan

These units will provide over 300 square feet of living space that is sustainable as a permanent housing unit at a lower cost than traditional construction.

These units will provide over 300 square feet of living space that is sustainable as a permanent housing unit at a lower cost than traditional construction. They will be configured in one- and two-bedroom unit accommodations.

CAMPUS VICINTY MAP

Two Site Precincts within the Campus are being considered to locate Pacific Village Platinum Campus. See Section 4,0 - Conceptual Campus Development for additional information.

SITE PRECINCT 1A & 1B

(currently identified as PARCEL B)

SITE PRECINCT 2C

NOT FOR BID

3.0 CAMPUS PROGRAM VALIDATION

SUBSTANCE USE DISORDER and RECOVERY SERVICES (SUD) FACILITY PROTYPE PROGRAM CONCEPT FLOOR PLAN

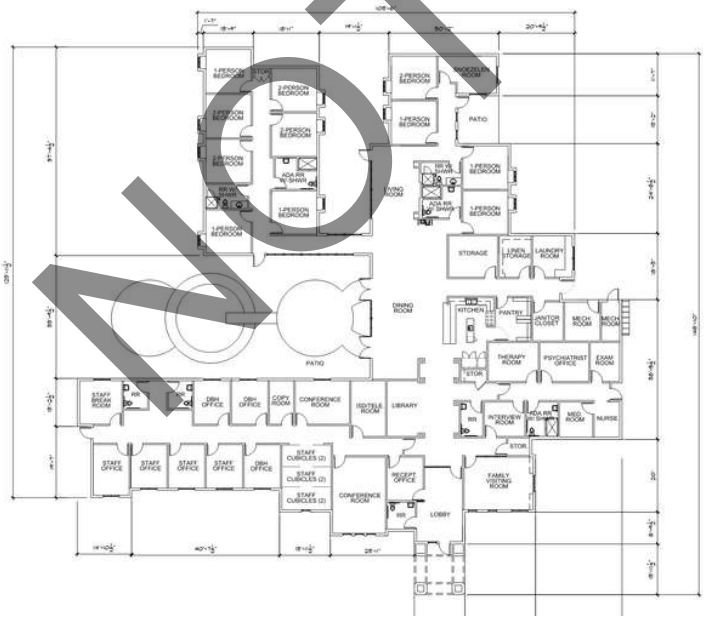
PROTOTYPE A

CAMPUS VICINITY MAP

SITE PRECINCT 2A

Site Precinct 2A within the Campus is identified to locate the new SUD Facility. Positioned in the Northeast quadrant of the Campus provides a private and secure environment for the residents. See Section 4.0 - Conceptual Campus Development for additional information.

New construction of a (16) Bed Substance Use Disorder and Recovery Services residential facility.



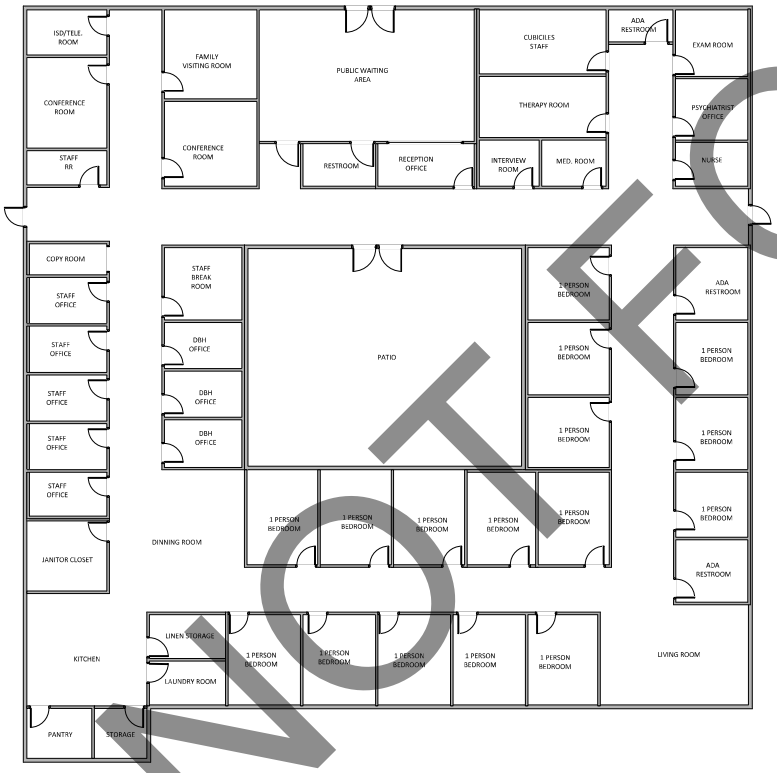
Provided is a prototypical floor plan of the residential treatment facility, indicating the desired program, amenities and planning considerations to be developed within the design of the new facility. Security perimeter fencing shall be incorporated around the new facility.

RESIDENTIAL TREATMENT FACILITY FLOOR PLAN APPROX: 11,000 gsf

NOT FOR BID

SUBSTANCE USE DISORDER and RECOVERY SERVICES (SUD) FACILITY PROTYPE PROGRAM CONCEPT FLOOR PLAN

PROTOTYPE B



CAMPUS VICINTY MAP

SITE PRECINCT 2A

Site Precinct 2A within the Campus is identified to locate the new SUD Facility. Positioned in the Northeast quadrant of the Campus provides a private and secure environment for the residents. See Section 4.0 - Conceptual Campus Development for additional information.

New construction of a (16) Bed Substance Use Disorder and Recovery Services residential facility.

Provided is a prototypical floor plan of the residential treatment facility, indicating the desired program, amenities and planning considerations to be developed within the design of the new facility. Security perimeter fencing shall be incorporated around the new facility.

RESIDENTIAL TREATMENT FACILITY FLOOR PLAN APPROX: 11,000 gsf

NOT FOR BID

4.0

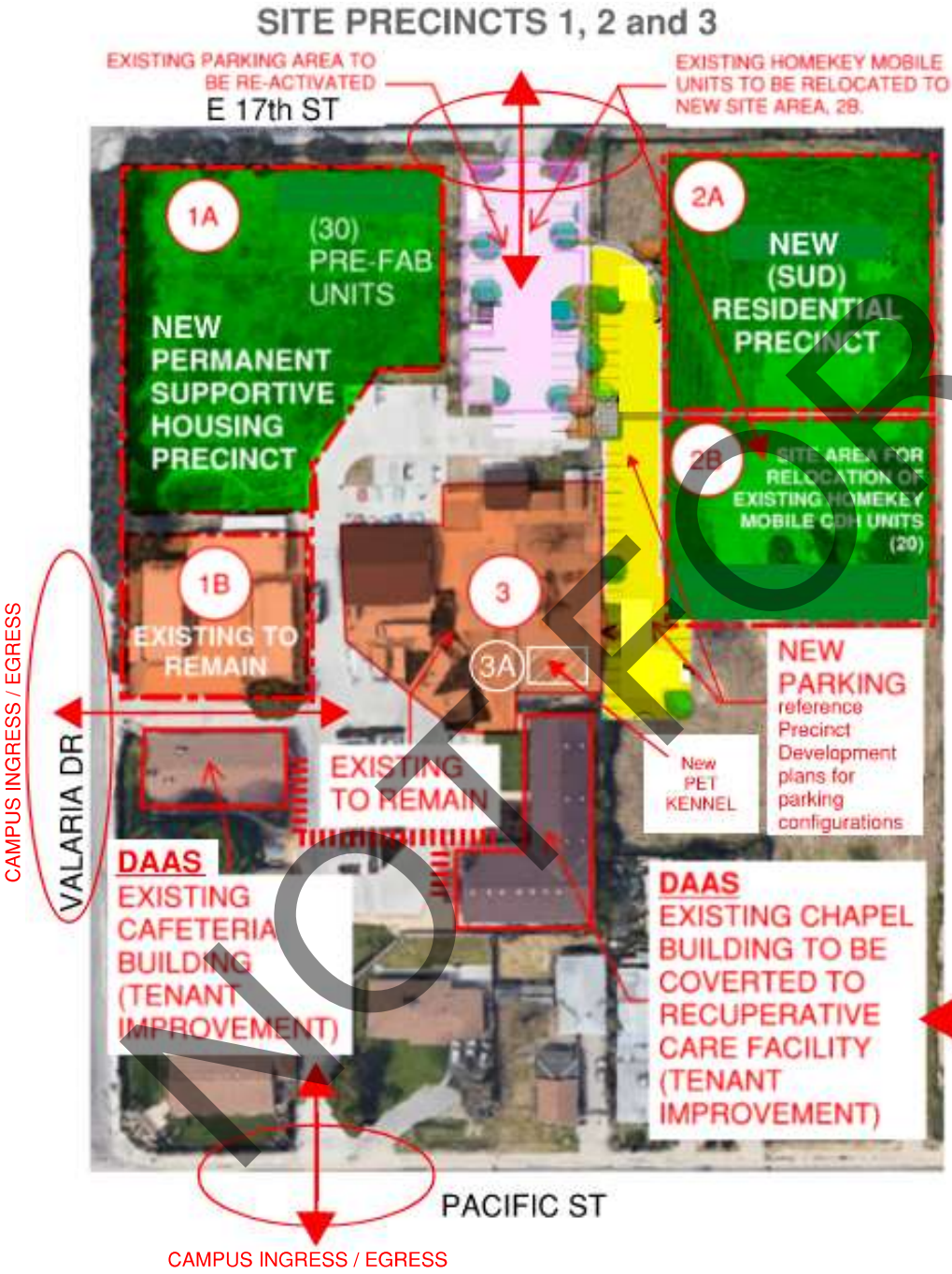
CONCEPTUAL CAMPUS DEVELOPMENT

SAN BERNARDINO COUNTY

NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

PHASE II - SITE DEVELOPMENT PLAN - OPTION 1



KEYNOTES:

Permanent Supportive Housing Precinct — 1A
Department of Aging Adult Services (DAAS)

Substance Use Disorder and Recovery Precinct — 2A
Department of Behavioral Health (DBH)

Home Key Housing Precinct — 2B
Community Development and Housing (CDH)

NOTE:
This study considers two distinct SITE DEVELOPMENT Options for Phase II. Each having the ability to provide planning and design flexibility, understanding opportunities and constraints - for overall planning and development the campus.

RECUPERATIVE CARE FACILITY CONCEPT PLAN

NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

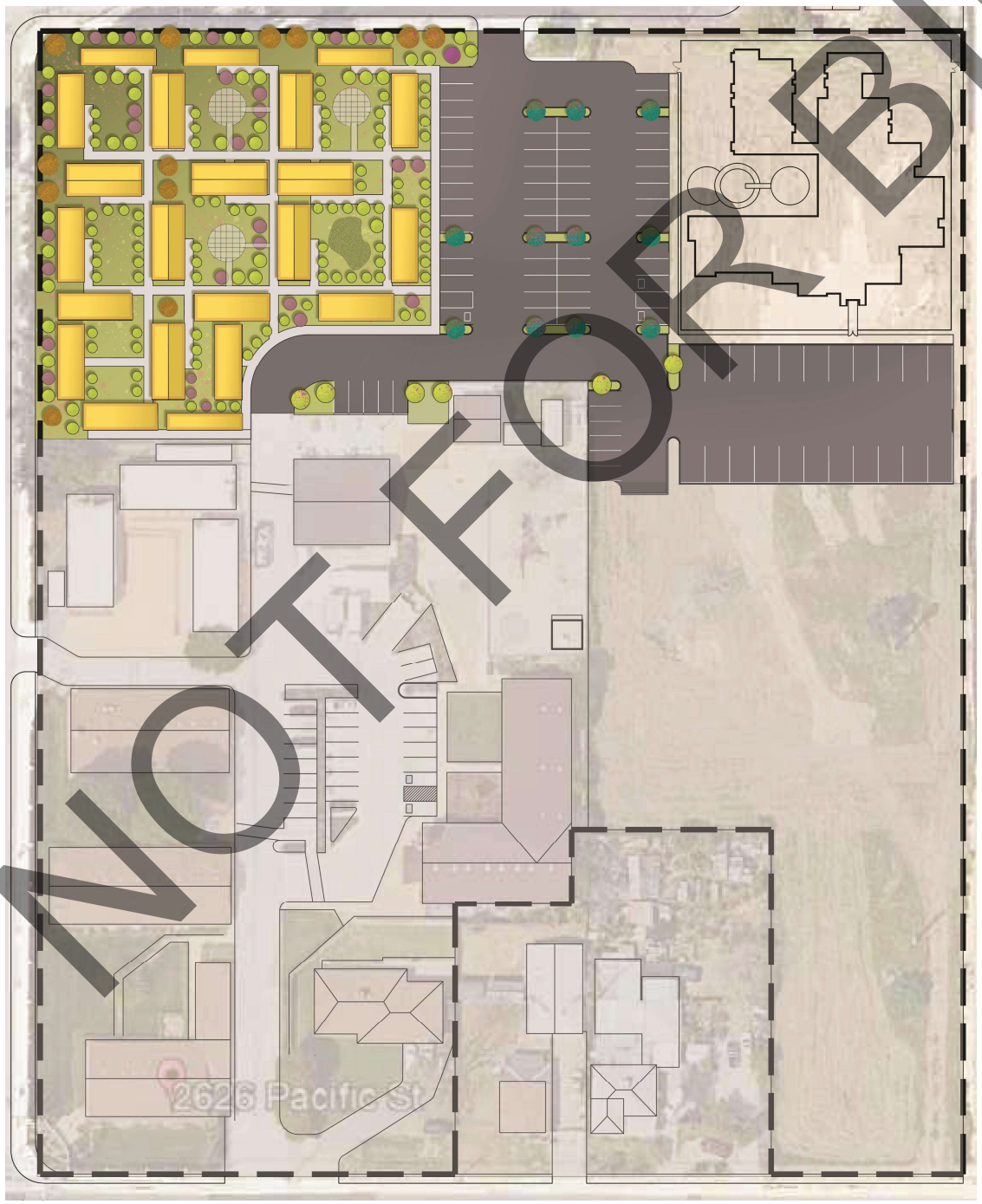
PHASE II - SITE DEVELOPMENT PRECINT PLAN - PRECINCT 1
PLATINUM RESIDENTIAL CAMPUS

NOTE:
Planning OPTIONS provided offer opportunities to consider alternative solutions for positioning the one and two bedroom modular housing units within the Precinct.

NOT FOR BID

PHASE II - SITE DEVELOPMENT PRECINT PLAN - PRECINCT 1
PLATINUM RESIDENTIAL CAMPUS

OPTION A



NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

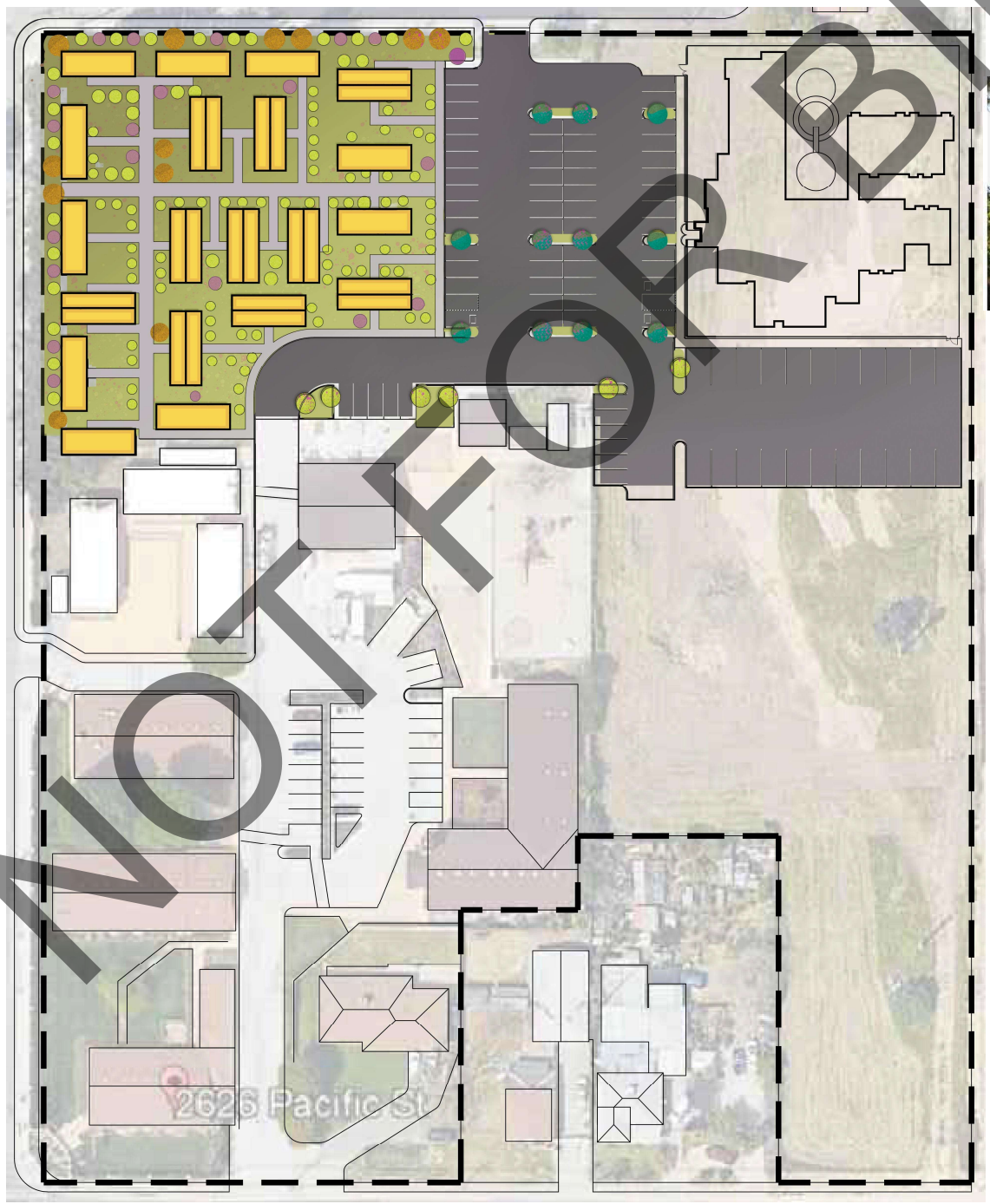
PHASE II - SITE DELVELOPMENT PRECINCT PLAN - PRECINCT 1
PLATINUM RESIDENTIAL CAMPUS

NOTE:
Planning OPTIONS provided offer opportunities to consider alternative solutions for positioning the one and two bedroom modular housing units within the Precinct.

NOT FOR BID

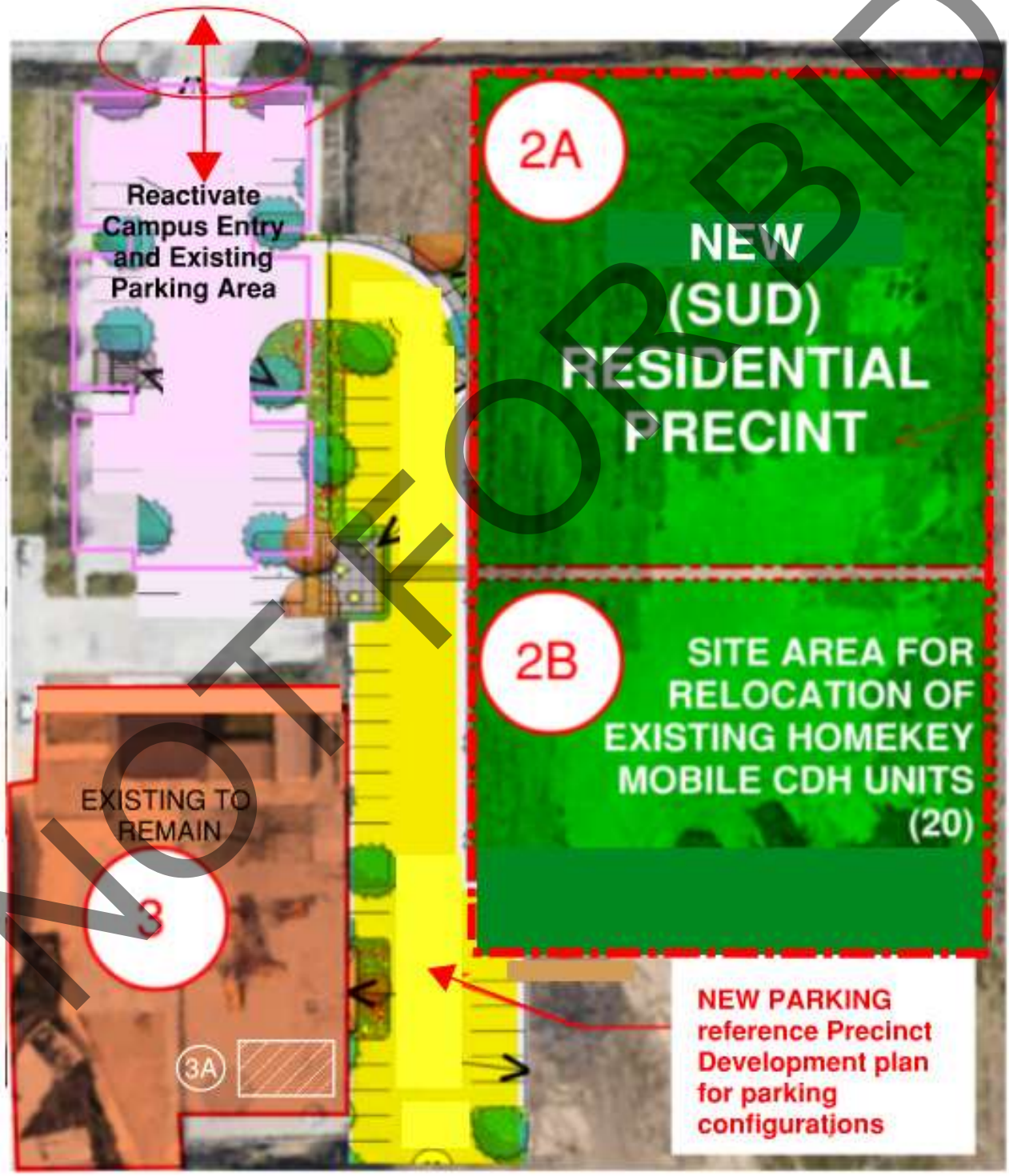
PHASE II - SITE DEVELOPMENT PRECINT PLAN - PRECINCT 1
PLATINUM RESIDENTIAL CAMPUS

OPTION B



NOT FOR BID

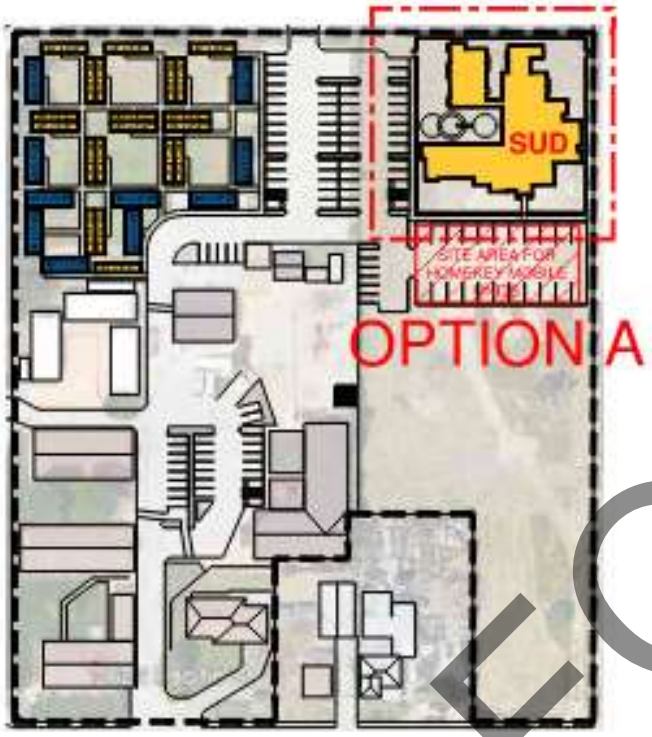
PHASE II - SITE DEVELOPMENT PRECINCT PLAN - SUD RESIDENTIAL PRECINCT

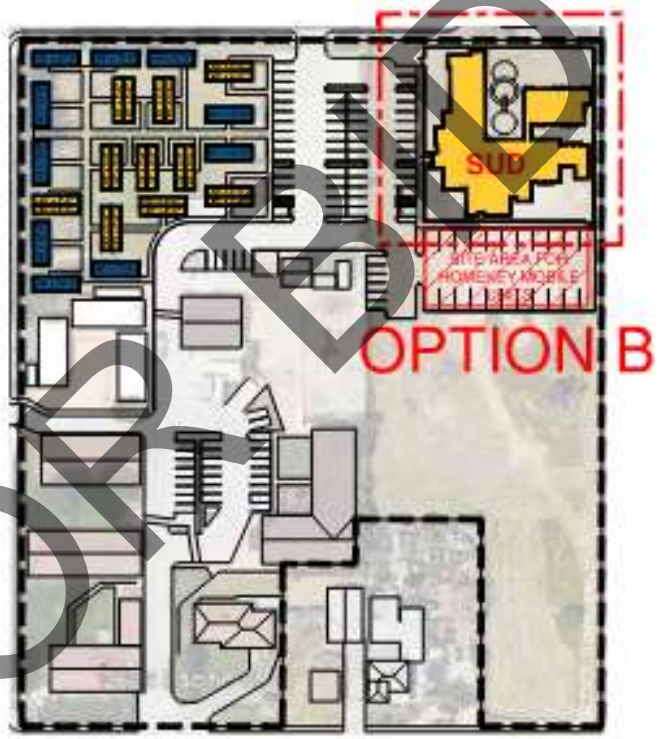


NOT FOR BID

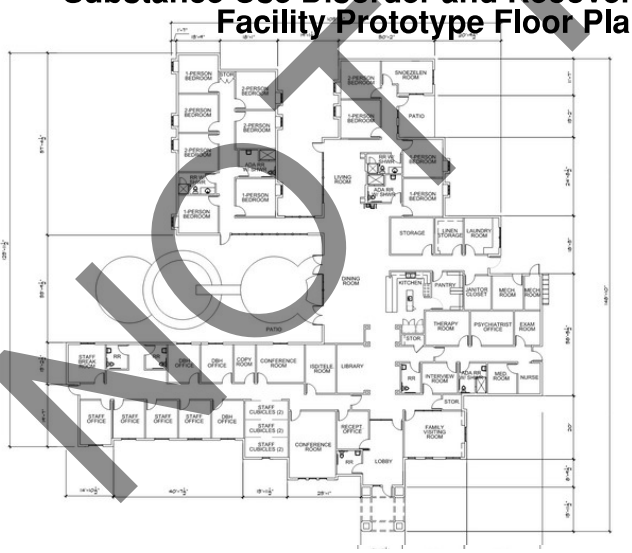
4.0 CONCEPTUAL CAMPUS DEVELOPMENT

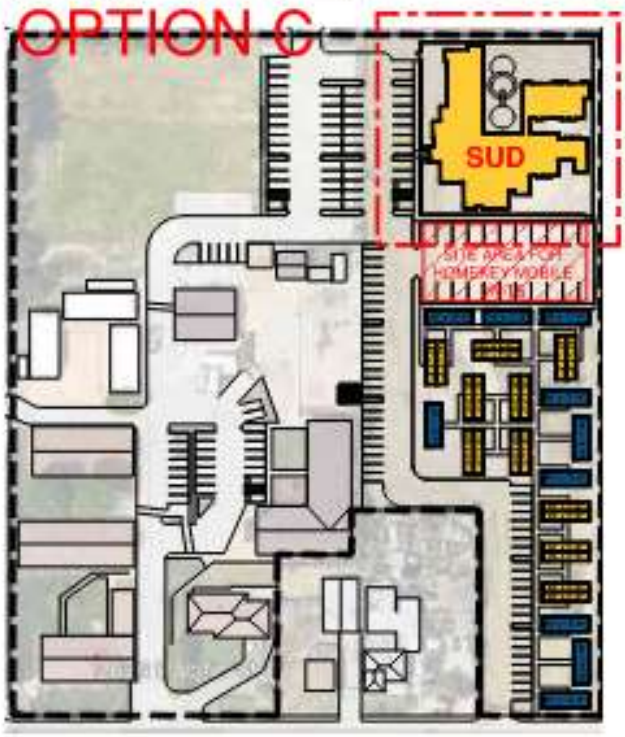
PHASE II - SITE DEVELOPMENT PRECINCT PLAN - PRECINCT 2A





Substance Use Disorder and Recovery Facility Prototype Floor Plan





Three site planning options are identified that consider building orientation opportunities with neighboring Precinct areas. Options A and B places DAAS program in Precinct 1, with housing planning alternatives to consider.
Option C places DAAS in Precinct 2C. The SUD Facility will have security perimeter fence surrounding the facility.

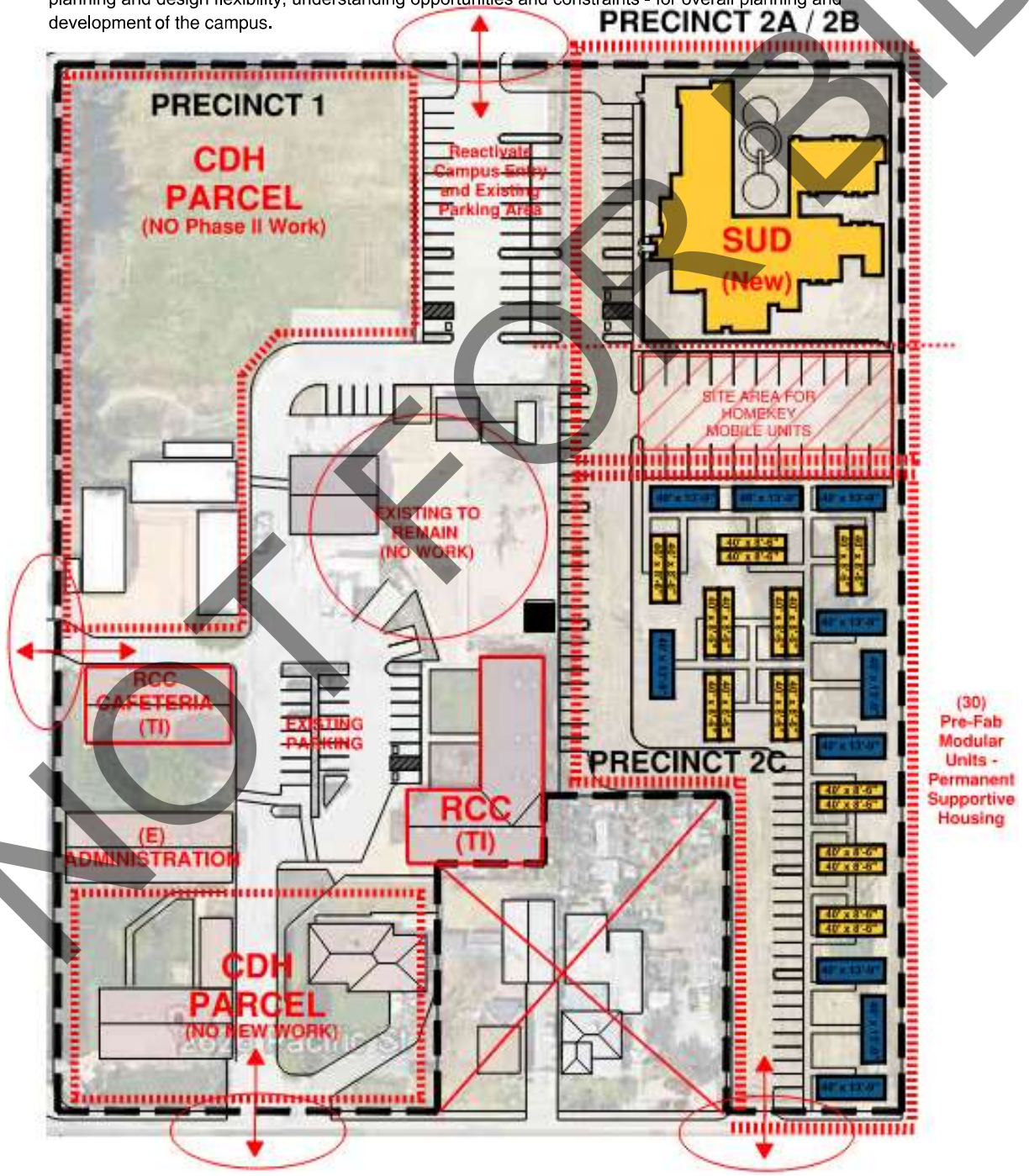
NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

PHASE II - SITE DEVELOPMENT PLAN - OPTION 2

SITE PRECINCTS 2A, 2B AND 2C

NOTE:
This study considers two distinct SITE DEVELOPMENT Options for Phase II. Each having the ability to provide planning and design flexibility, understanding opportunities and constraints - for overall planning and development of the campus.

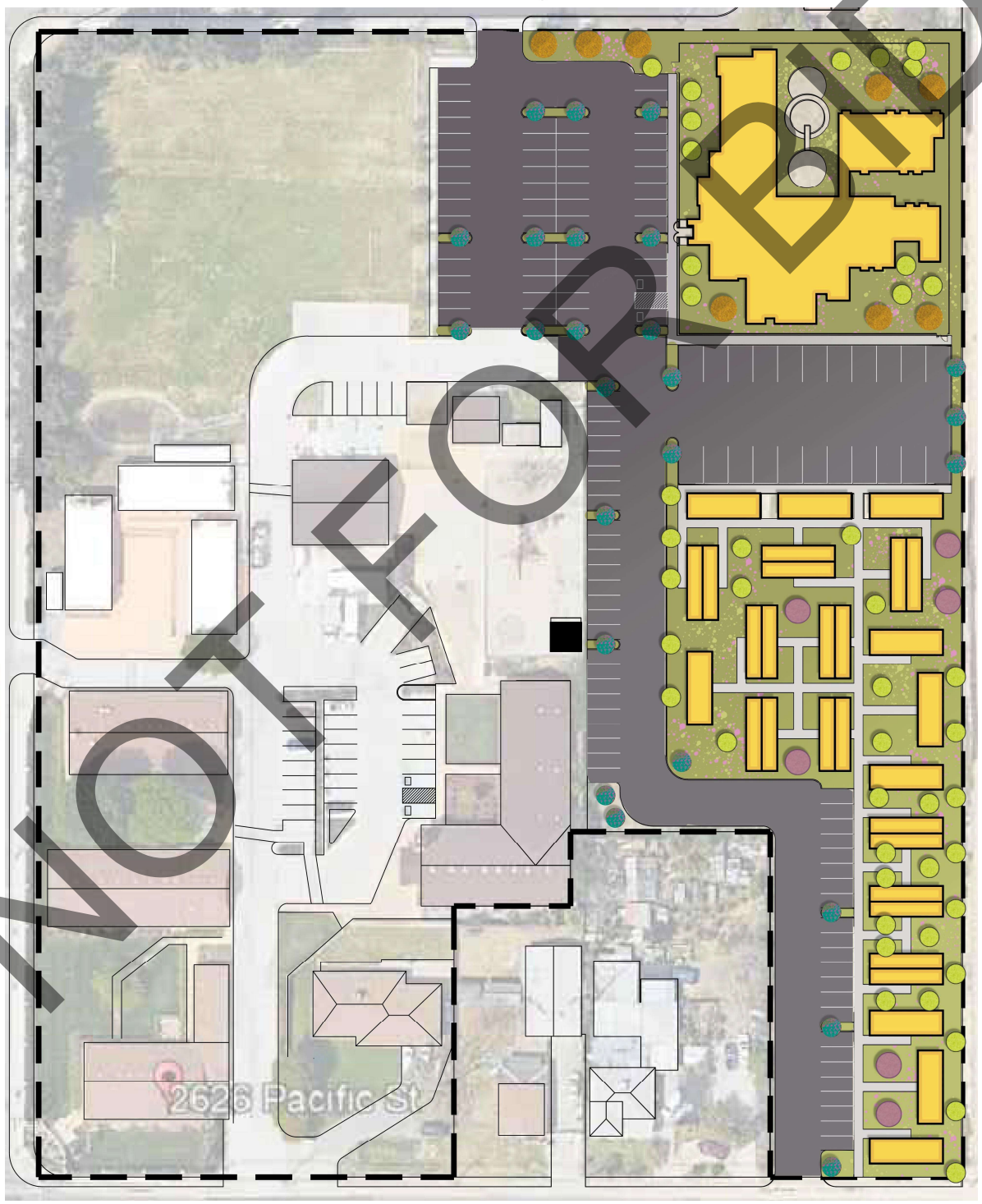


NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

PHASE II - SITE DEVELOPMENT PLAN - OPTION 2

SITE PRECINCTS 2A, 2B AND 2C



NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS / CONSIDERATIONS

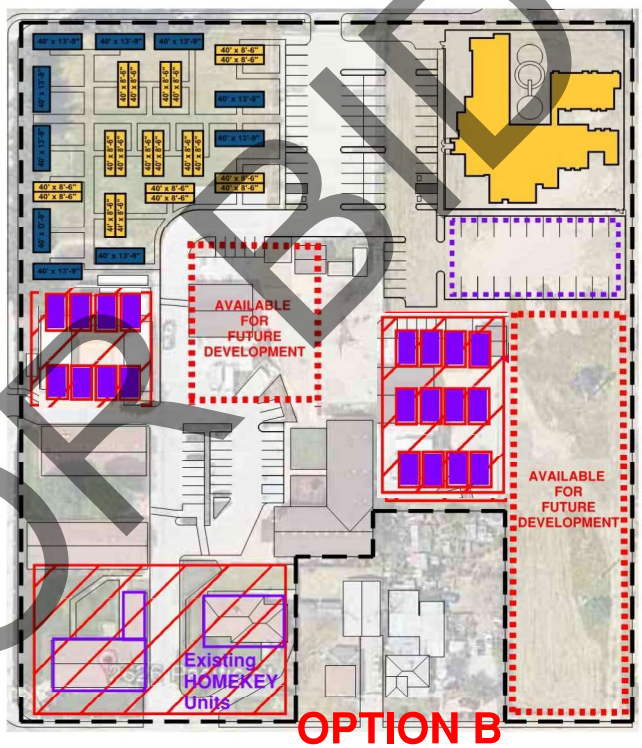
NOTE:
Considered here are
SITE DEVELOPMENT Options for the HOMEKEY program. Each having the ability to provide flexibility assessing opportunities and constraints for the overall planning and development of the campus.

OPTION A

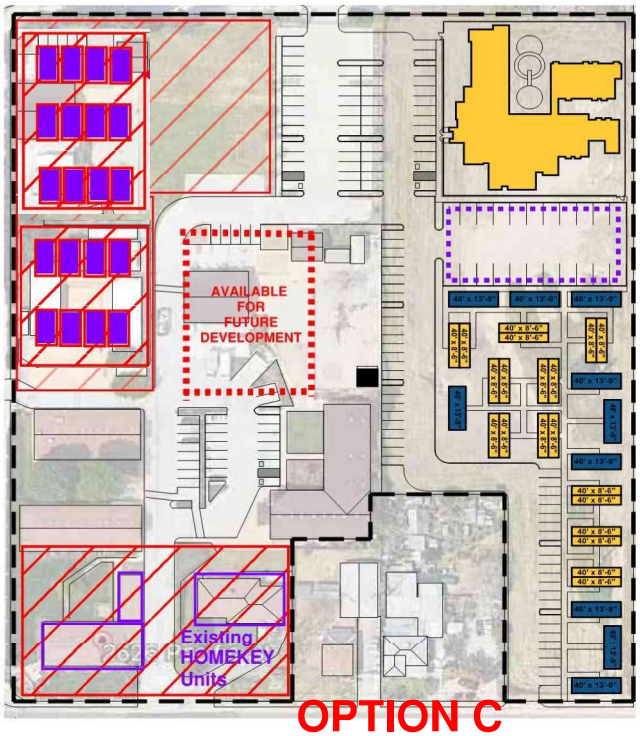
OPTION A - concentrates the placement of HOMEKEY units in the central part of the campus offering an opportunity to economize land us.

OPTION B - distributes the placement of HOMEKEY units surrounding the central part of the campus allowing the campus to maintain a community gathering area in the center of campus.

OPTION C - locates the HOMEKEY units within the Parcels that have been identified to be earmarked for CDH program.



OPTION B



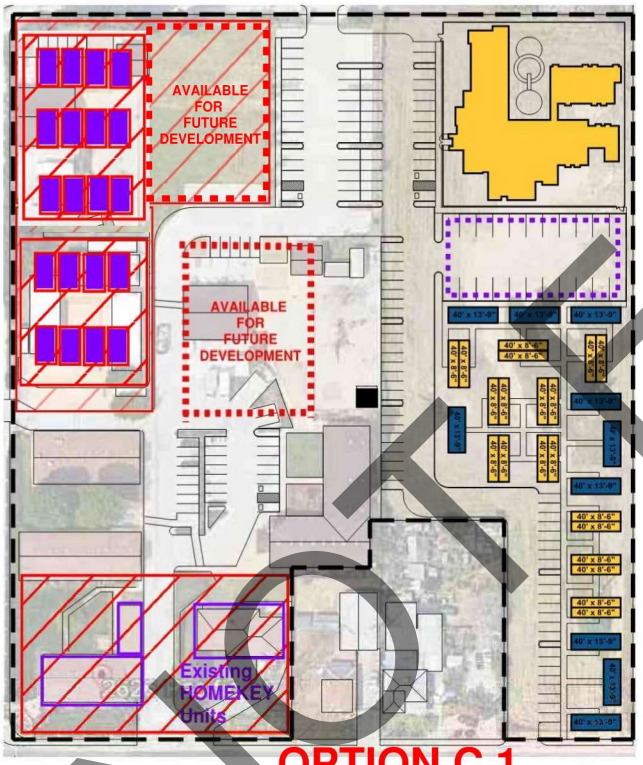
OPTION C

NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

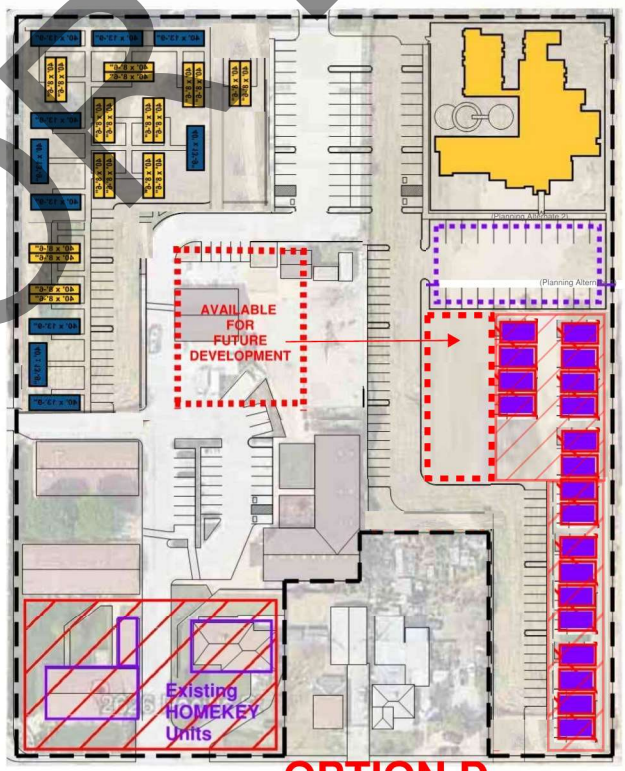
CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS / CONSIDERATIONS

NOTE:
Considered here are
SITE DEVELOPMENT Options for the HOMEKEY program. Each having the ability to provide flexibility assessing opportunities and constraints for the overall planning and development of the campus.



OPTION C.1

NEW HOMEKEY Units Replacing the Existing (20) Mobile Housing Units



OPTION D

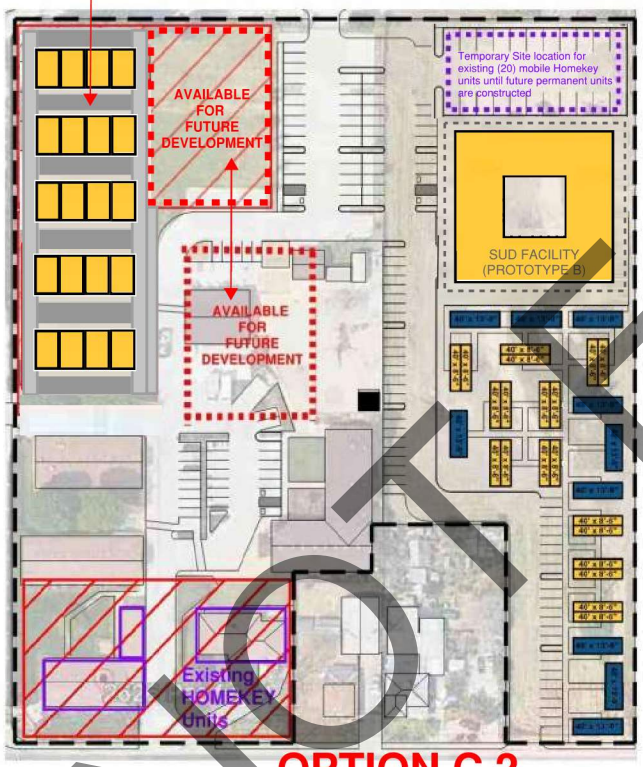
NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS / CONSIDERATIONS

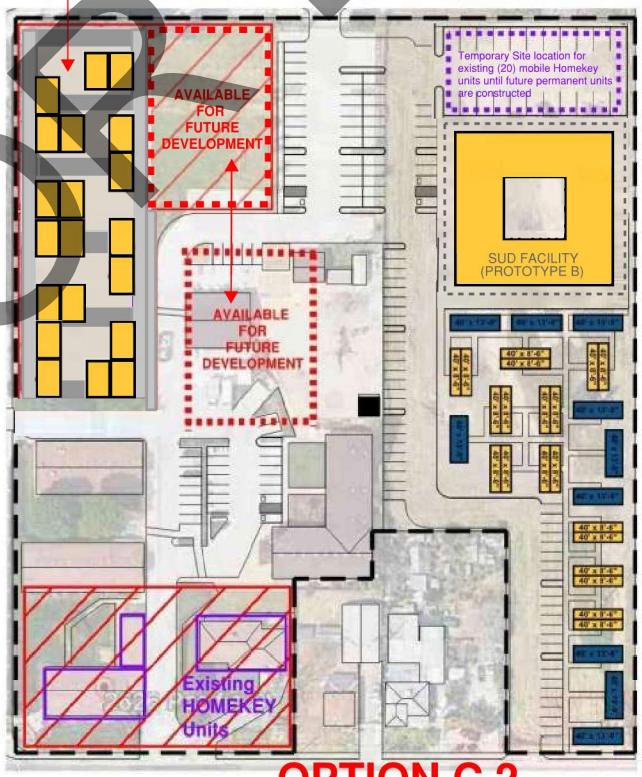
NOTE:
Considered here are
SITE DEVELOPMENT Options for the HOMEKEY program. Each having the ability to provide flexibility assessing opportunities and constraints for overall planning and development of the campus.

(20) NEW HOMEKEY Housing Units
(linear site planning)



OPTION C.2

(20) NEW HOMEKEY Housing Units
(organic site planning)



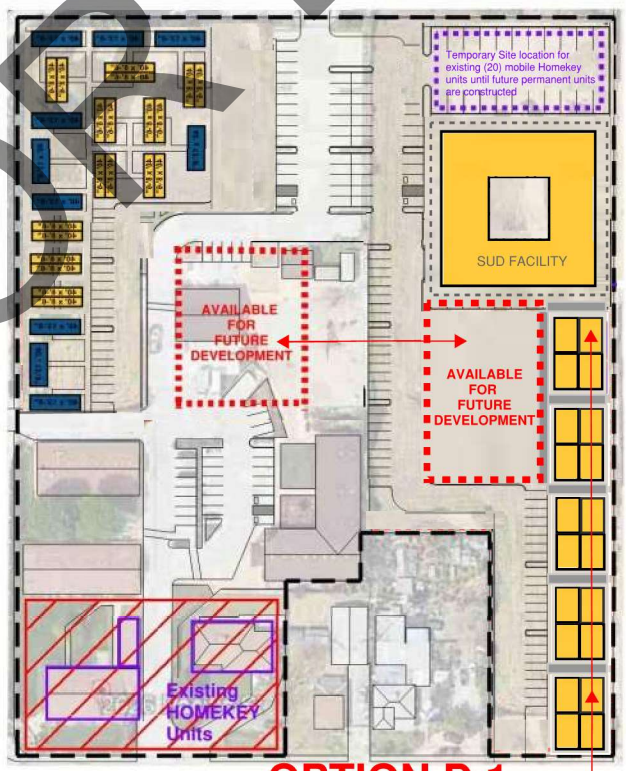
OPTION C.2

NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS / CONSIDERATIONS

NOTE:
Considered here are
SITE DEVELOPMENT Options for the HOMEKEY program. Each having the ability to provide flexibility assessing opportunities and constraints for overall planning and development of the campus.



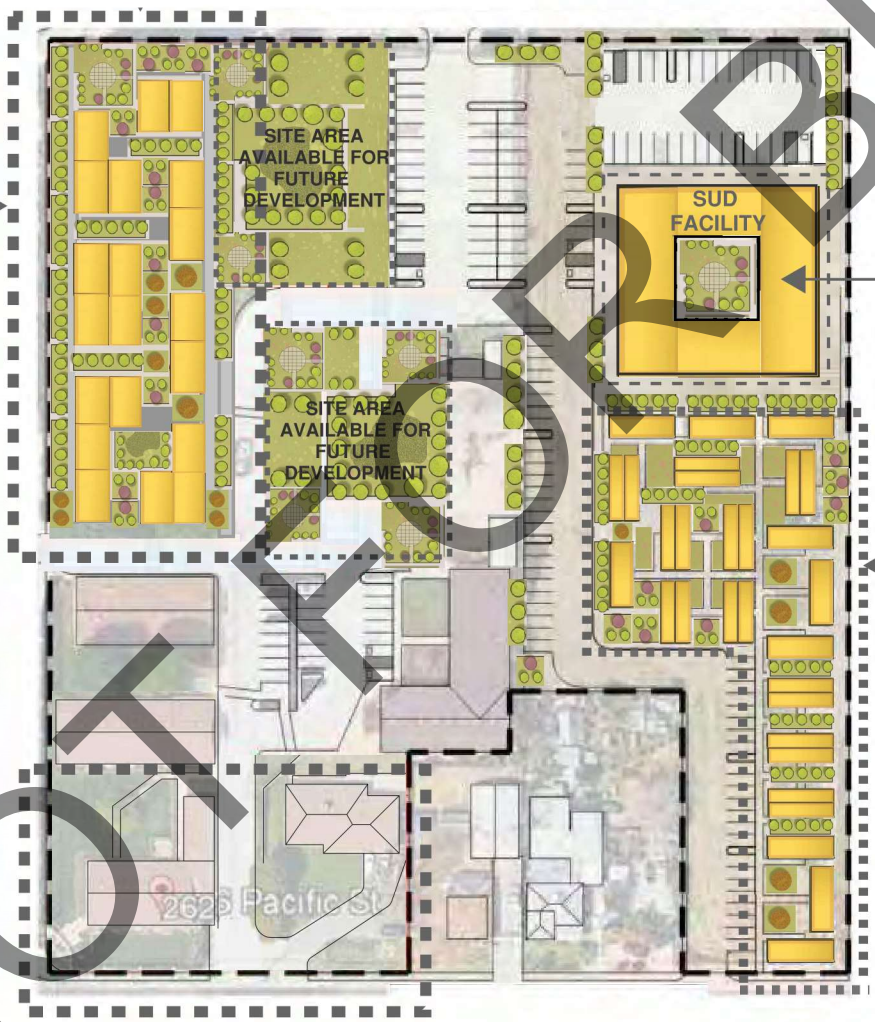
OPTION D.1

(20) NEW HOMEKEY Housing Units

NOT FOR BID

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS



Platinum Campus (30) Permanent Supportive Housing Units

Substance Use Disorder Facility

(20) New HOMEKEY Housing Units

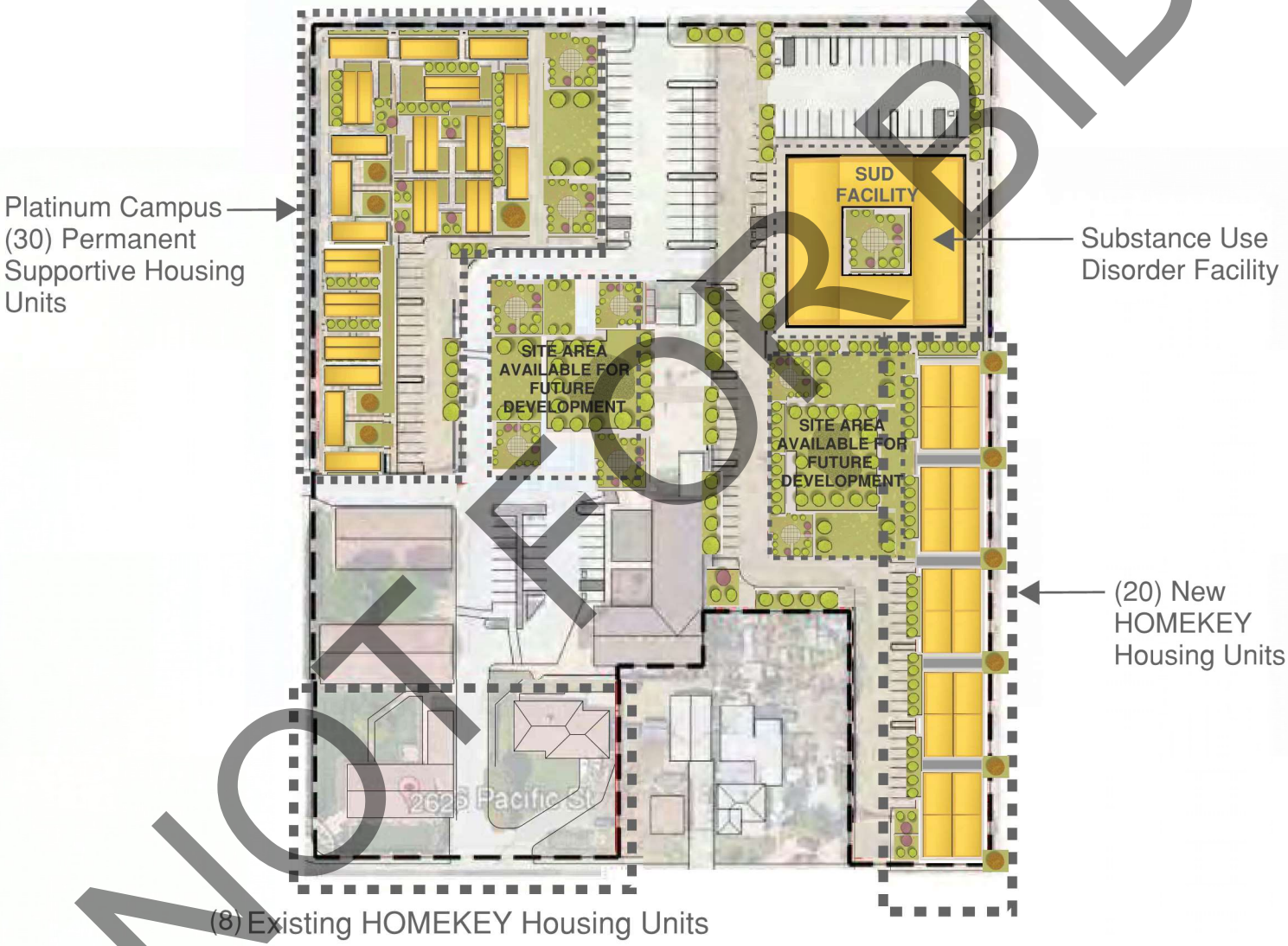
(8) Existing HOMEKEY Housing Units

NOT FOR BID

OPTION C.2

4.0 CONCEPTUAL CAMPUS DEVELOPMENT

CDH HOMEKEY CAMPUS DEVELOPMENT OPTIONS



NOT FOR BID

OPTION D.1