



## REQUEST FOR PROPOSAL (RFP)

RFP PC1395 - rebid  
*September 2024*

### Arrowhead Grove Community Resource Center Developer Partner

---

**To:** Prospective Developer-Partners

**Issued by:** Housing Authority of the County of San Bernardino (HACSB)

**Project:** Arrowhead Grove Phase IV Community Resource Center

**Services:** Co-Developer and Partner for the Construction of Arrowhead Grove Phase IV Community Resource Center

#### TIMELINE:

<b>RELEASE OF RFP:</b>	September 3, 2024
<b>PRE-PROPOSAL CONFERENCE:</b> (ATTENDANCE ENCOURAGED)	September 16, 2024 @ 10-11AM PST
<b>QUESTION DUE:</b>	September 30, 2024 @ 2PM PST
<b>ANSWERS TO QUESTIONS:</b>	October 7, 2024
<b>PROPOSALS DUE:</b>	November 4, 2024 @ 2PM PST
<b>EVALUATION PROCESS:</b>	November 2024
<b>PRESENTATIONS:</b>	November/December 2024
<b>AWARD OF CONTRACT:</b>	February 2025

**RFP Contact:** Angie Lardapide, Procurement and Contracts Supervisor  
715 E. Brier Dr.  
San Bernardino, CA 92408  
procurement@hacsb.com

**Document Availability:** All RFP documents are available on [PlanetBids Vendor Portal](#)

#### Pre-Proposal Conference Link:

[Join the meeting now](#)

Meeting ID: 299 184 342 628

Passcode: ExF9oS

**Dial in by phone**

[+1 559-500-2713,,706797979#](#) United States, Fresno

[Find a local number](#)

Phone conference ID: 706 797 979#

---

## TABLE OF CONTENTS

---

<b>SECTION 1: INTRODUCTION .....</b>	<b>1</b>
<b>SECTION 2: PROJECT BACKGROUND AND SCOPE .....</b>	<b>1</b>
<b>SECTION 3: PROPOSED COMMUNITY CENTER.....</b>	<b>4</b>
<b>SECTION 4: ARROWHEAD GROVE CAMPUS.....</b>	<b>7</b>
<b>SECTION 5: AREA &amp; MARKET INFORMATION .....</b>	<b>9</b>
<b>SECTION 6: TRANSACTION STRUCTURE .....</b>	<b>7</b>
<b>SECTION 7: RFP OBJECTIVES .....</b>	<b>8</b>
<b>SECTION 8: RFP SCHEDULE .....</b>	<b>8</b>
<b>SECTION 9: CHANGES TO RFP .....</b>	<b>8</b>
<b>SECTION 10: DEVELOPER SCOPE OF SERVICE.....</b>	<b>9</b>
<b>SECTION 11: SUBMISSION DETAILS.....</b>	<b>14</b>
<b>SECTION 12: SUBMISSION REQUIREMENTS .....</b>	<b>14</b>
<b>SECTION 13: STATEMENTS &amp; REQUIRED INFORMATION .....</b>	<b>17</b>
<b>SECTION 14: EVALUATION .....</b>	<b>22</b>
<b>SECTION 15: GENERAL PROCESS GUIDELINES.....</b>	<b>24</b>
<b>SECTION 16: INTEGRITY GUIDELINES .....</b>	<b>25</b>
<b>SECTION 17: OTHERS – ABOUT HACSB.....</b>	<b>26</b>

## SECTION 1: INTRODUCTION

Through this Request for Proposal (“RFP”), the Housing Authority of the County of San Bernardino (“HACSB”) seeks an experienced developer-partner (Developer) to submit proposals to collaborate in the development and/or operation of a Community Resource Center (“Project”) in the City of San Bernardino, California. The Authority encourages proposers to submit plans that are creative, yet in line with HACSB’s criteria and policy goals.

The proposed Community Center is part of the Arrowhead Grove Neighborhood Revitalization Program. Arrowhead Grove was formerly known as the Waterman Gardens, where public housing units were originally built in 1942 and recently razed to facilitate complete redevelopment. Arrowhead Grove is in the city of San Bernardino (“City”), proximate to the communities of Colton, Highland, Loma Linda, Rialto, and Redlands. The site is approximately 55 miles east of downtown Los Angeles and two miles northwest of the San Bernardino International Airport (“SBD”).



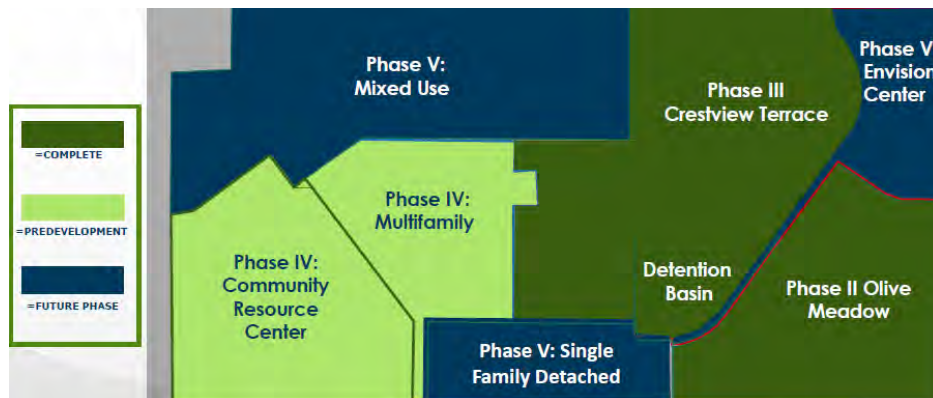
## SECTION 2: PROJECT BACKGROUND AND SCOPE

### A. Project Background

The Community Resource Center is part of the Phase IV of five total phases to the Arrowhead Grove Revitalization Program, a large-scale redevelopment of former public housing sites and other Authority-owned land. The map below shows previously completed phases I-III, including Valencia Vista, Olive Meadow, and Crestview Terrace. The residential portion of the Phases IV is underway, which includes 92-unit affordable housing units.



The future Phase V will include a 120-unit mixed-use project, a 38 single-family homeownership unit project and an Envision Center, as shown in the site map below. The mixed-use development proposed for Parcel F (shown as Phase V in the map below) contains a plan for the development of commercial space on the ground floor, which will be a community health center offering ancillary services in support of the federally qualified health care center currently being planned for the community center, as well as 120 units of housing.



**B. Community Resource Center Site**

The proposed Community Resource Center will be located on an approximately 5-acre land parcel at the southwest corner of the former Waterman Gardens Public Housing site. The current plan for the Community Resource Center to include healthcare offices as well as additional spaces for local service providers.

### **C. Existing Site Conditions**

The Site is currently generally clear, though some foundations from the prior housing development remain that would need to be removed prior to use of the Site. Images depicting the current Site condition follow below.

Figure 1: Image of Site – Looking North from E. Olive Street



Figure 2: Image of Site – Looking Southwest from N Waterman Avenue



Development efforts at this site will be coordinated with those of the 92-unit Multifamily Development. Offsite work coordination may be necessary as it relates to the scope of work being proposed for this development.

### **D. Location Summary**

Arrowhead Grove is located within the city of San Bernardino. The area is home to an increasing number of logistics facilities supported by proximity to the San Bernardino International Airport. A regional map follows in Figure below.

Figure 3: Regional Map & Site Location



**E. Demographic Summary**

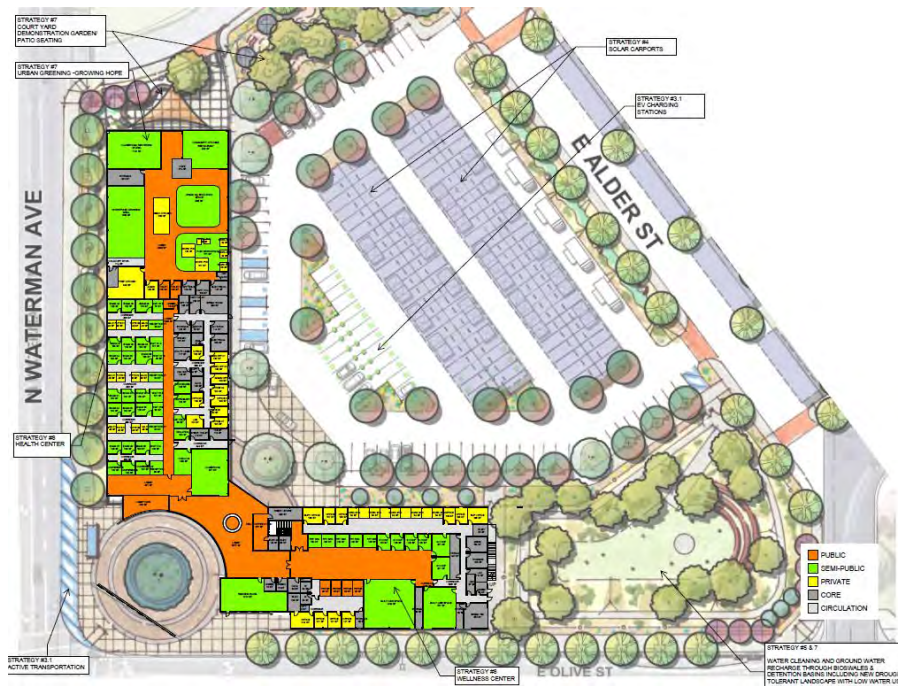
The community proximate to the Site is home to family-oriented, multi-generational households. The community represents diverse ethnic backgrounds and has strong labor force participation. Households tend to be larger and younger than averages found in the greater region. The population proximate to the site, and average household income is summarized below.

	<b>Population</b>	<b>Average Income</b>
<b>3-Minute Drive</b>	7,800	\$56,100
<b>5-Minute Drive</b>	37,900	57,700
<b>7-Minute Drive</b>	86,100	62,800

**SECTION 3: PROPOSED COMMUNITY CENTER**

As currently contemplated, the Community Center would encompass up to approximately 59,000 square feet in an L-shaped two-story building at the northeast corner N Waterman Ave and E Olive St. There has been an expressed interest in the project by health care providers and other nonprofit service providers. There is expressed interest in utilizing the Center as a hub for innovative health-related community outreach efforts for Arrowhead Grove and surrounding communities. The Center’s planned two-story structures will be commercial construction, Type II-B, with a pre-engineered steel structure, and finishes appropriate for the use, as well as surface parking. Preliminary plans for this development are underway with a team of consultants.

Figure 4: Conceptual Community Center Configuration



### A. Potential Occupants / Tenants

**Dignity Health** - Founded in 1986, Dignity Health is currently the fifth largest health system in the nation, and the largest hospital provider in California. Dignity Health has expressed interest in operating a Federally Qualified Health Care center occupying up to approximately 14,500 square feet. Conceptually Dignity Health could support market-based rent and may have some capacity to support tenant improvements / buildout.

**Marking Hope Happen Foundation** – Founded in 2015, the Making Hope Happen Foundation’s work includes teaching parents how to prepare their infants and toddlers for future success in school, investing in innovative educational programs occurring in local schools, helping local high school graduates succeed in college, and scholarships for higher education. The Making Hope Happen Foundation is a potential tenant for up to approximately 15,600 square feet, though its capacity to support market-based rent is uncertain.

**San Bernardino County Workforce Development Department** – The Workforce Development Department is funded by the Department of Labor and provides services to meet the needs of local businesses, support and develop a skilled workforce, and helps workers prepare for and enter into well paid careers. The Workforce Development Department is a potential tenant of up to approximately 12,600 square feet and is expected to have the capacity to support market-based rent.

**Other Potential Uses / Users** – HACSB is open to considering a wide variety of potential tenants whose presence would complement the Community Center, have a capacity to financially support its development and operation, and provide supportive services to the local community. Examples

of other potential users / users previously contemplated are listed below. For reference, details on patronage patterns for select area retail amenities are provided in Section IV: Area & Market Information below.

- Pharmacy
- Meeting / event venues
- Coworking offices
- Fitness / gym facilities
- Ghost kitchen / food prep space
- Rotating vendor / farm stand

### **B. Estimated Development Costs**

HACSB had two cost estimates prepared based on the conceptual Community Center design program. The first estimate was prepared by Cummings in July 2023 and provided an estimate of \$510 per square foot in direct hard costs (\$30.1 MM), ~\$814 per square foot in total construction costs (\$48.1 MM) including a 15% design contingency, and 13% escalation allowance, and ~\$1,164 per square foot in total development costs (\$68.8 MM), including a 43% soft cost allowance.

The second estimate was prepared by Suffolk in September 2023 and provided an estimate of \$515 per square foot in direct hard costs (\$30.5 MM), ~\$617 per square foot in total construction costs (\$36.5 MM), and ~\$919 per square foot in total development costs (\$54.3 MM), including a 15% design contingency.

### **C. Potential Funding Sources**

To date HACSB has been successful in securing multiple grants to support the development of the Community Center, continues to pursue additional grants, and is working on additional funding sources. Grants secured to date include a \$3.0 MM Capital Project Funding commitment from the Office of Housing and Urban Development from the fiscal year 2022 as well as an additional \$2.6 MM in funding earmark as part of the 2024 Federal Budget. The 2022 funding commitment will need to be expensed by August 31<sup>st</sup>, 2022, while the 2023 funding commitment will need to be expensed by August 31<sup>st</sup>, 2032.

In addition to grant funding sources and tenant lease revenue, it is thought that the Community Center may be able to secure on the order of up to \$5.0 MM in tax increment financing as part an Enhanced Infrastructure Financing District (“EIFD”) being considered by the city. Additionally, it is thought that the Community Center could be eligible for up to approximately \$25.0 MM in gross New Market Tax Credit proceeds supporting net proceeds of approximately \$16.0 MM.

Ultimately HACSB will work with the selected developer and/or operator(s) to maximize available funding sources and ensure compliance with the requirements that come with their utilization.



## SECTION 4: ARROWHEAD GROVE CAMPUS

Development of the Community Center is part of the ongoing redevelopment of the former Waterman Gardens Campus.

### A. Olive Meadow

Valencia Vista is the first phase of the redevelopment effort and opened in [YEAR]. Olive Meadow was developed and is operated by National CORE. The development includes 62 units comprised of 12 one-bedroom units, 30 two-bedroom units, 20 three-bedroom units, including one manager unit.

Figure 1: Image of Portion of Olive Meadow Development



### B. Crestview Terrace

Crestview Terrace is the third phase of the redevelopment effort and opened in 2022. Crestview Terrace was developed and is operated by National CORE. The development includes 184 units comprised of 28 one-bedroom units, 102 two-bedroom units, 40 three-bedroom units, 10 four-bedroom units, two five-bedroom units, and two manager units.

Figure 2: Image of Portion of Olive Meadow Development



### C. Future Phases

HACSB recently selected National CORE to develop the multifamily portion of “Phase IV” which includes the development of 92-affordable dwelling units. A fifth phase of development is also contemplated that would include a 120-unit mixed use development, a small single family home development, and separately an Envision Center that is designed to provide educational and employment services to support resident development. A map of the overall Site follows below.

Figure 3: Image of Site – Looking Southwest from N Waterman Avenue

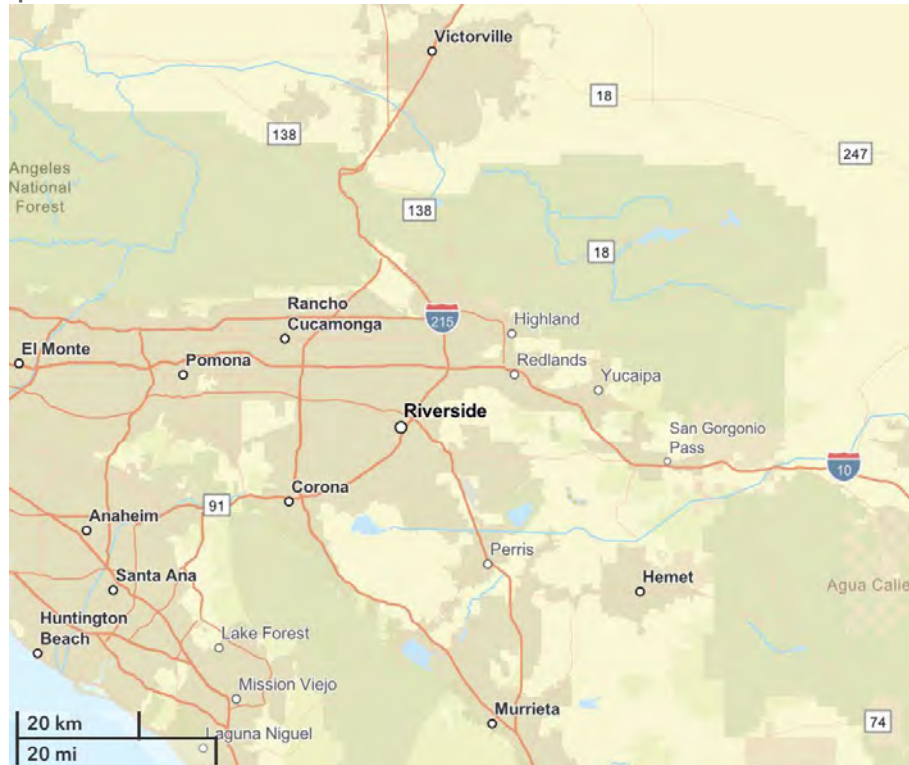


## SECTION 5: AREA & MARKET INFORMATION

### A. Location

The Site is located within the City of San Bernardino in the eastern portion of the greater Los Angeles region. A map of the area follows in Figure 2 below.

Figure 4: Area Map & Site Location



**California** - California is home to approximately 38.9 million residents, California represents the fifth largest economy in the world.

**Southern California** – Southern California is generally comprised of Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, and Ventura counties. It is home to roughly 23.8 million residents and is considered the third most populous megalopolis in the United States. The region features a diverse and growing economy, a temperate climate, and a wide variety of recreational and cultural offerings.

**San Bernardino County** – The County encompasses more than 20,000 square miles and is home to approximately 2.2 million people. Of late the County has seen substantial job growth in construction and logistics segments.

### B. Summary Demographic Information

The community within a three-minute drive of the site is home to approximately 7,800 residents with an average household income of approximately \$56,100 per year. These figures

grow to approximately 37,900 residents within a five-minute drive with an average household income of approximately \$57,700 per year, and approximately 86,100 residents within a seven-minute drive with an average household income of approximately \$62,800. Additional details are provided in the table below, and a map of the area within a 3-, 5-, and 7-minute drive of the Site follows (Figure 5).

Table 1: Summary Demographics - 3-, 5-, 7-Minute Drive

	3-Minute Drive	5-Minute Drive	7-Minute Drive
<b>Population</b>	7,800	37,900	86,100
<b>Households</b>	2,200	10,600	23,900
<b>Average HH Size</b>	3.4	3.4	3.5
<b>Median Age</b>	27.0	27.6	28.5
<b>Median HH Income</b>	\$ 37,400	\$ 40,900	\$ 47,500
<b>Average HH Income</b>	56,100	57,700	62,800

Figure 5: Map of area within a 3-, 5-, and 7-Minute Drive



### C. Proximate Vehicle Trip Counts

The Site is located on Waterman Avenue, just south of the intersection with Base Line Street. As illustrated below each of these streets support more than 26,000 vehicle trips per day.

Figure 6: Proximate Daily Traffic Counts



Figure 7: Area Grocery Retailers & Estimated Monthly Visitors

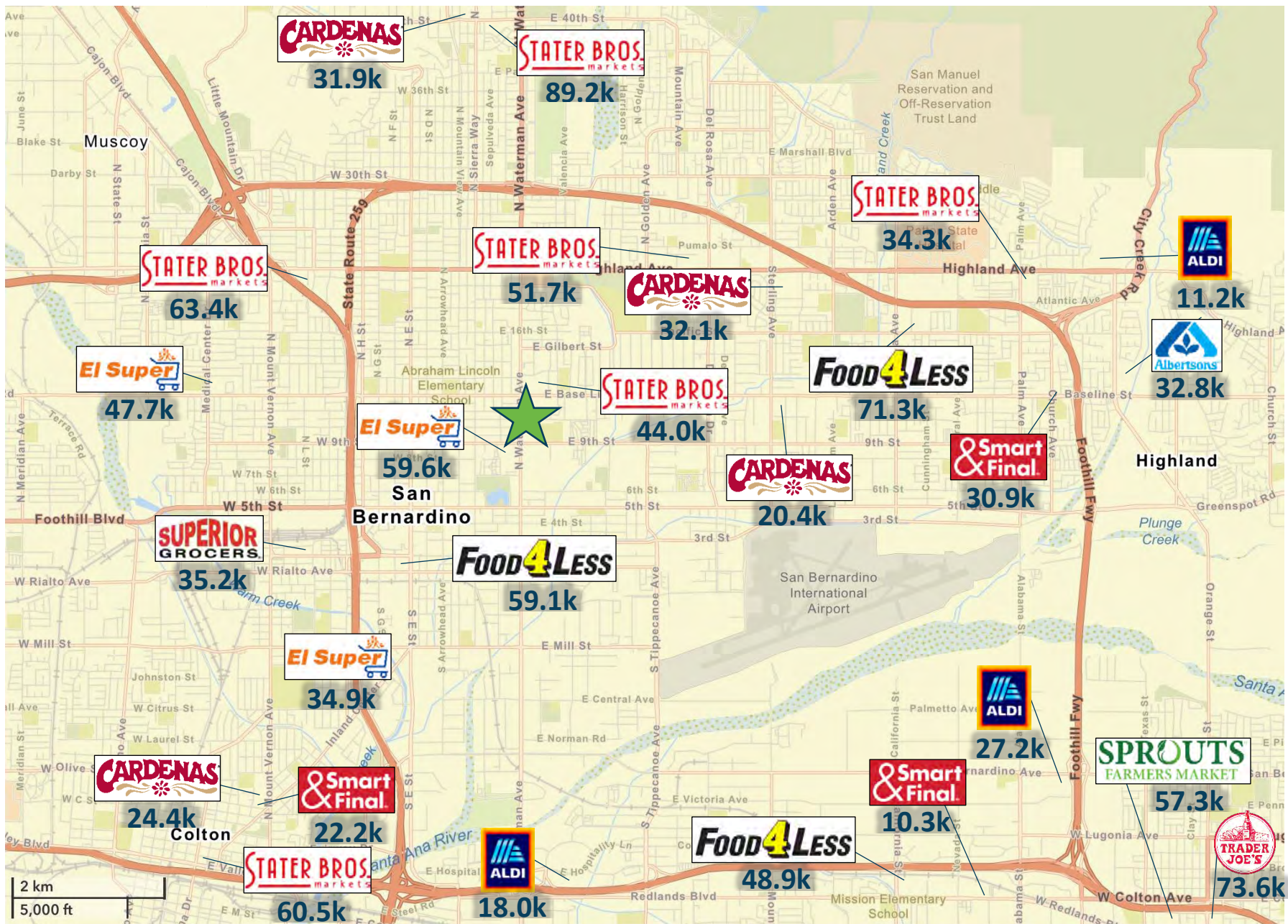
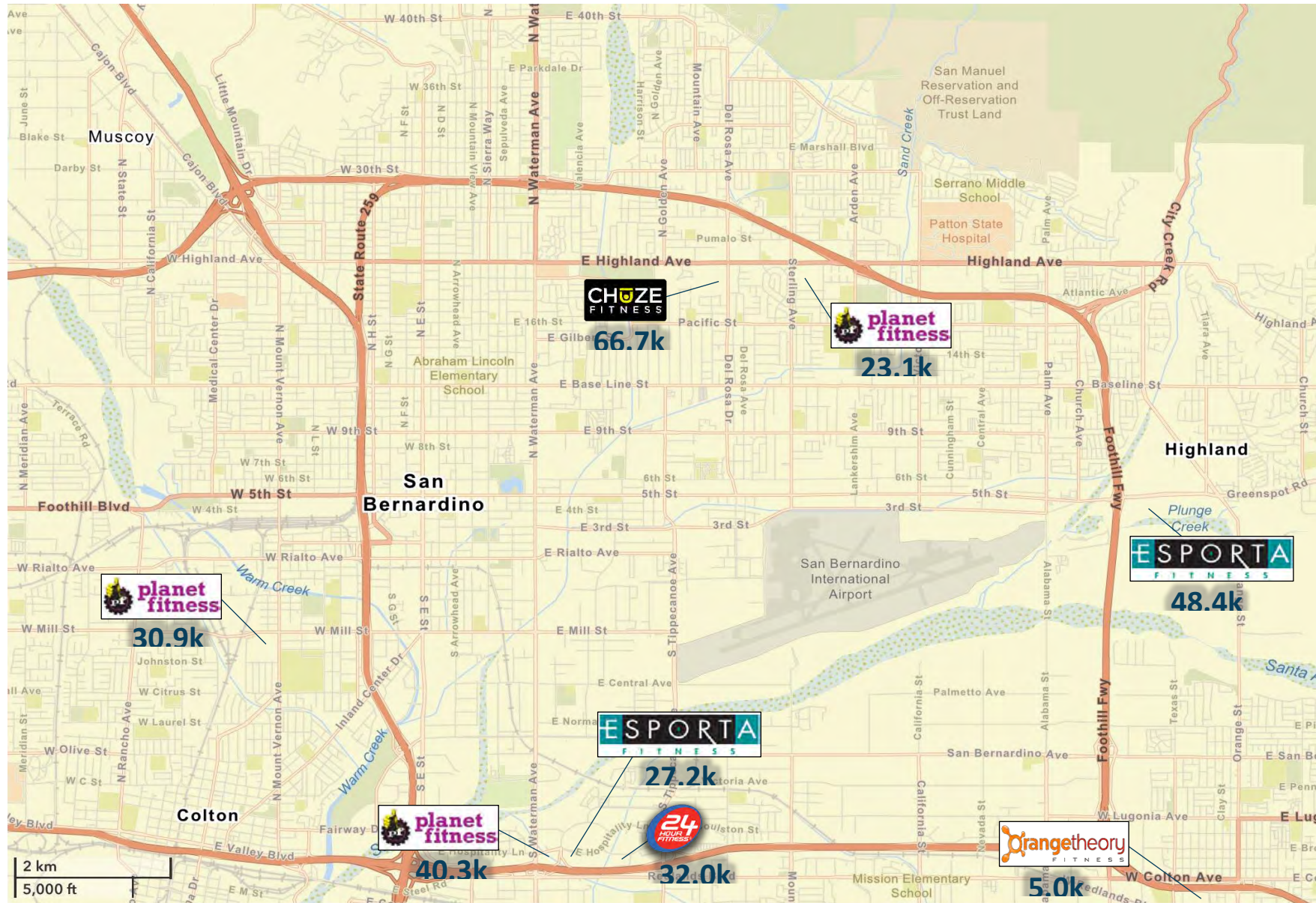




Figure 10: Area Fitness Amenities & Estimated Monthly Visitors





## **SECTION 6: TRANSACTION STRUCTURE**

### **A. Site Control**

HACSB desires to convey Site control under a long-term ground lease. HACSB may consider proposals for ground lease terms of up to 55-years, including the original lease term and all extensions. The County welcomes Proposals that clearly articulate proposed ground lease terms or other innovative site control structures for consideration. HACSB will not sell the Site or Community Center, and all construction activities will be required to pay Prevailing Wage rates.

Proposals must provide clarity on the terms that are essential to consummate an agreement to develop and/or operate the Community Center including but not limited to the following:

- Ground lease (or other agreement) and project development terms
- Project description and projected schedule of delivery
- Potential capital stack / financing plan
- Prospective tenants

HACSB will consider alternative structures to effectuate the development and operation of the Community Resource Center. Alternative structures could include providing site and/or operational control through a building lease, and/or management agreement and/or a similar structure to a qualified entity.

### **B. Proposed Development and Ownership Structure**

The Housing Authority would like the bidding developer to propose both a development project management structure and a long-term property management structure for the purposes of developing and maintaining this project over time. Such a structure will likely involve the strategic creation of various LLC and limited partnership entities for the purposes of developing the Project. All committed funding procured under the guise of these entities will be utilized for the purpose of realizing this project. HACSB will negotiate with the chosen developer for all ongoing fee interests that it may have from any procured financing sources.

One potential structure for the CRC could involve a partnership between the Housing Authority and the selected developer utilizing an LLC for the purposes of developing the Project.

HACSB retains the right to approve or deny the chosen developer's development plans for the Project based on its overall alignment with HACSB goals and intended outcomes.

## SECTION 7: RFP OBJECTIVES

Through this RFP HACSB desires to:

- Identify a co-developer and partner to develop and/or operate the Community Center
- Successfully delivery of a Community Center to provides supportive services to the local community
- Create an anchor of positive activity and opportunity for the local community.

Interested parties should submit qualification / proposal packages via HACSB's PlanetBids/Bids Online Portal by 2PM PST on November 4, 2024. Full details of information to be included in the package can be found in the following sections.

## SECTION 8: RFP SCHEDULE

The RFP process will adhere to the following timeline (all times Pacific):

RFP Issue Date:	September 2, 2024
Pre-proposal Conference:	September 16, 2024
Deadline for Written Questions:	September 30, 2024 @ 2PM PST
Answers to Written Questions:	October 7, 2024,
Proposals Due Date:	November 4, 2024 @ 2PM PST
Committee Evaluation (Including Interviews):	November 2024
HACSB Board Approval of Award:	February 2024

Questions regarding the contents of this RFP must be submitted via PlanetBids on or before the time and due date above. All questions submitted will be answered and posted on HACSB's website.

Proposals and questions will not be accepted by e-mail or facsimile. All proposals must be completed and uploaded into the PlanetBids website. Instructions listed in Section 11, Submission Details.

**Late proposals will not be considered.**

## SECTION 9: CHANGES TO RFP

HACSB reserves the right to change this RFP. Any changes will occur via a written addendum posted at the following web address: [PlanetBids Vendor Portal](#)

## **SECTION 10: DEVELOPER SCOPE OF SERVICE**

### **A. Proposed Developer Responsibilities**

Developer and HACSB would each have certain rights and obligations relating to the development and financing of the Project. Such rights and obligations would include, but not be limited to, construction and development obligations, fundraising and project promotion, securing tenants and performing lease negotiations, as well as ongoing ownership and approval responsibilities. Developer and HACSB would work cooperatively and collaboratively on the day-to-day development efforts. Developer would use their best efforts to secure required financing, in collaboration with HACSB.

Developer acknowledges and agrees that Developer would perform, or cause to be performed, the following:

- (a) Lead the effort to engage and coordinate the work of consultants including but not limited to project engineers, project architects, as well as financial consultants.
- (b) Prepare and monitor budgets for the pre-development costs and manage costs to be within any project budget
- (c) Arrange for all required environmental testing studies and engineering surveys
- (d) Assist HACSB with all federal and state environmental review requirements, including all requirements imposed by HUD or San Bernardino County, which duties and obligations may be specified in a separate agreement between the Parties
- (e) Develop a financing plan for the Project and use best efforts to secure financing for the project, including preparing all applications and required submissions for government and private financing
- (f) Apply for zoning variances entitlements, permits, approvals, certificates of occupancy, or equivalent documents for the Project
- (g) Assist HACSB with any submissions to HUD
- (h) Establish appropriate administrative and financial controls for the Project's design and development through the establishment of scopes of work and contracts with consultants
- (i) Carry out pre-construction activities, including design, engineering, and construction for the Project
- (j) Monitor progress of construction and change orders and report variances between actual and budgeted costs

- (k) Obtain necessary warranties of compliance with plans and specifications from architects and general contractors for the Project
- (l) Coordinate and lead the efforts on property leasing and management
- (m) Provide construction completion guarantee, operating deficit guarantee, repurchase guarantee, recapture guarantee, and any other guarantees as required by lender/investor
- (n) Provide reporting of progress as required to HUD and other agencies

#### **B. HACSB Responsibilities**

HACSB will be responsible for general oversight of the Project and carrying out the following:

- (a) Cooperatively work with the Developer to complete the Project in a timely and responsible manner and make available such representatives necessary to review, approve, and execute the documents, contracts, agreements, leases, operating agreements, designs, construction documents, and permits that are necessary to the successful completion of the Project. HACSB staff shall make all critical decisions in a timely manner, unless, at the discretion of HACSB's Executive Director, HACSB Board of Commissioners (Board) approval is required.
- (b) Assign adequate development staff to work closely with Developer
- (c) Use good faith best efforts to assist Developer in securing available state and local funding for the Project
- (d) To the extent HACSB provides funding, HACSB shall negotiate and enter into loan documents to evidence such funds, including, but not limited to, predevelopment loan and construction/permanent loan agreements, promissory notes, regulatory agreements, deeds of trust, security and financing agreements and related documents, which loans shall be paid out of cash flow from the Project
- (e) Assist with applying for required site entitlements, tax exemptions, local code/zoning approvals, and permit applications
- (f) Provide timely input on the site plan, budgets, schedule, plans and specifications, and other significant items, unless, at the discretion of HACSB's Executive Director, HACSB Board of Commissioners' approval is required
- (g) As necessary, review and comment on all applications for funding for the Project

#### **C. Joint Responsibilities**

Joint party decision making will be required for certain Project components, including the following:

- (a) Leading the community engagement and outreach process for the Project
- (b) Coordinating all matters required to secure necessary governmental approvals for the Project
- (c) Solicitation, evaluation, and selection of prospective lenders and Investors for the Project where applicable. The chosen developer shall be responsible for the solicitation of such parties. HACSB will have approval rights over all solicitations and other similar requests, as well as over final selection of lender and if applicable for the Project. Selection of such parties shall be on commercially reasonable terms.
- (d) Jointly consenting to the terms and provisions of the Project ownership structure or operating agreement if applicable, and to the terms and execution of any mortgage loan or other financing for the Project
- (e) Providing regular progress reports, education, and in-person outreach to community members about the Project and coordinating and managing resident and community participation, including recommending members for stakeholder groups and conducting resident outreach, and communicating with local, municipal, and elected officials, neighborhood groups, local organizations, and individuals with respect to the Project
- (f) Jointly approving the pre-development, development, and operating budgets for the Project
- (g) Identifying funding for necessary public improvements for the Project
- (h) Determining the scope and budget for any necessary environmental remediation for the Project and incorporating the cost for such remediation into the development budget

#### **D. Other Business Terms**

##### **a. Third Party Contractors**

Selection of the general contractor and other third-party contractors is subject to HACSB approval. General contractor fees for the Project shall not exceed the HUD Safe Harbor, and less if there is an identity of interest between the general contractor and Developer. Any third-party contractor with an identity of interest with Developer shall require the prior written approval of HACSB.

##### **b. Property Management; Fees and Agreement**

HACSB will work with the chosen developer to implement a long-term property management plan that works for the project. HACSB expects a qualified property management company to manage and lease the Project. Such an entity shall receive a base management fee and leasing commissions in accordance with any HUD and applicable requirements, calculated based on gross revenues / gross rent collected. Bidding developers shall provide a proposed management / leasing structure and fees in their proposals.

**c. Predevelopment and Development Costs**

Subject to HACSB review and approval of a predevelopment budget, HACSB and Developer shall each be responsible for 50% of the total approved predevelopment budget, which shall be treated as predevelopment loans and reimbursed at financial closing. Developer shall strive to structure predevelopment budgets, costs, and loans to be supportable from later reimbursements.

**d. Developer Fee**

The developer fee shall be included as a project cost for the Project in the budget to be approved by HACSB. To the extent supported by financing and allowable under HUD and State of California requirements, and subject to the approval of Project lenders and investors, the developer fee will be negotiated upon approval of final proposal.

The Developer Fee shall be negotiated with the selected developer upon notice of award. Bidding developers should propose a structure for what they propose as a developer fee split as a part of their RFP response.

Milestones for payment of the developer fee splits shall be subject to lender and investor requirements. The Developer will certify that neither Developer nor any of its affiliates will receive fees related to the Project in addition to the Developer Fee other than disclosed related third-party fees such as property management fees, or syndication fees if applicable. Except for the fee referenced above, Developer shall disclose to HACSB in writing all fees paid to Developer derived from an entity which has an identity of interest with Developer.

**e. Purchase Option and Right of First Refusal**

HACSB (directly or through an affiliate) shall have a purchase option and right of first refusal to acquire the entire property.

**f. Guarantees**

The Developer, or an affiliate of Developer with sufficient assets as determined by lender/investor and first approved by HACSB, shall provide all guarantees required by lenders—including completion guarantee, operating deficit guarantee, repurchase guarantee, recapture guarantee, and any other guarantees as required by lender/investor—and shall provide HACSB with one or more completion guarantees covering all construction and demolition activity for the Project.

**g. Equity/Operating Losses**

It is recommended that the developer provide a proforma that includes reserves for the project to cover any potential operating losses. Such a reserve should take into account and consider stipulations set forth by various lending entities. Please specify as appropriate based on funding sources suggested in your proposed project proforma.

**h. Termination**

Terms and conditions for termination shall be contained in the MDA for the Project.

**i. Ground Lease**

For purposes of funding applications, HACSB will provide ground lease options to individual partnerships to meet the site control requirements of the funding application(s). Such options are to be at no cost. Ground lease and other site control items are to be negotiated once a developer is selected.

**j. Related Interest Disclosure**

The Parties shall disclose any transactions that are with related entities, affiliates, or other than at arm's length for the written approval of the other party, and such disclosures shall be taken into account with respect to the terms hereof.

In the event an affiliate of, or entity related to Developer submits a response to a Project proposal, RFP, RFQ, bid, or any other procurement for the Project, the review of all submissions and a recommendation on the selection of a successful bidder shall be conducted by a third-party selected by HACSB.

**k. Communication with the State & Authorities**

The Parties shall work together in all communications with the State of California, San Bernardino County, and HUD. HACSB will lead discussions with the State of California, San Bernardino County, and HUD in partnership with the Developer on all matters related to the Project. To the extent HACSB, Developer, or their respective designees take the lead, in consultation with the other, with respect to a particular issue, the lead Party will include the other in meetings and communications and keep the other Party informed as to Project-related communication and developments in a timely manner.

**l. Term of Agreement**

This Section 5 shall expire upon the earlier of (a) execution by HACSB and Developer of a Development Agreement or (b) expiration of any earlier written agreement.

**m. Parties Acknowledgement**

The Parties specifically acknowledge a developer's selection as developer for the Project is subject to the successful negotiation and timely execution of an MDA and completion of environmental review. The Parties also specifically acknowledge that the terms set forth herein are subject to the approval of HACSB's Board in their sole discretion.

**n. Development Agreement**

Following approval of its Board, HACSB will work to finalize a Development Agreement with the developer to define the respective roles and responsibilities of parties, fee structure, and provision of guarantees.

## SECTION 11: SUBMISSION DETAILS

Interested developers should submit their proposals electronically via the Planetbids.com platform by the submission deadline of November 4, 2024 @ 2PM PST.

The submission should encompass the following components:

1. **Developer Profile:** An overview of the developer's experience, qualifications, and past relevant projects
2. **Proposed Development Team:** List of key team members and consultants, including architects, engineers, etc.
3. **Development Approach:** Detailed description of the proposed strategy to achieve Project goals and objectives.
4. **Financial Plan:** A comprehensive financial plan outlining funding sources, investment terms, and financial projections
5. **Project Schedule:** Proposed Project timeline featuring key milestones and estimated completion dates.
6. **Community Engagement Strategy:** Explanation of plans for resident engagement, empowerment, and involvement.
7. **Relevant Experience:** Experience with similar redevelopment projects, particularly those involving community engagement.
8. **Deal Terms:** Completed Attachment E form detailing proposed deal terms.
9. **Financial Statements:** Demonstration that liquidity and net worth requirements are met.
10. **References:** Contact details for references from at least 3 previous relevant projects

## SECTION 12: SUBMISSION REQUIREMENTS

### A. Overview

Concise and clear submissions are strongly encouraged. The Evaluation Committee will view succinct and direct language favorably. Respond only to the items listed below and include only relevant information. Once submitted, no additions, deletions, or substitutions are possible after the due date/time. If necessary, HACSB may seek clarification of submission contents.

### B. Submission Requirements

To be considered responsive, each respondent must address the following requirements. Responses must be specific and complete unto themselves. Organize your response by the numbered items listed below.



## 1. **Cover Letter**

- Introduce your team and describe your interest in the project, general philosophy, or project approach, and anything that sets your firm apart.
- Identify all members of the Developer entity in the cover letter.
- Address the organizational structure of the Developer entity.
- The letter must be signed by an authorized representative of the Developer entity.

## 2. **Approach**

- Describe how the Project will be achieved.
- Outline the organization chart, Project controls, and Project oversight proposed.

## 3. **Capacity**

- Include documentation further explaining the proposer's services and how they intend to fulfill the requirements in this RFP.
- Present evidence of ability to perform the work, including qualifications, experience, and expertise of each team member assigned to the Project.
- Provide insight into the current project load and capacity of the team to effectively manage this Project.
- Highlight experience in repositioning public housing and past performance related to quality of work, cost control, and compliance with schedules and regulations.

## 4. **Experience**

- Provide evidence of past successful experience, ideally with public housing authorities, on development and construction of similar projects, scope, and size. Information will include a summary of similar facilities developed and/or operated, a high-level description of proposed Community Resource Center uses, and initial validation of financial capacity.
- Include new construction or rehabilitation projects with energy and water efficiency improvements.
- Showcase success in securing volume cap from the California Debt Limit Allocation Committee (CDLAC) development subsidies from the California state sources.
- Highlight experience in repositioning public housing and ensuring related regulatory compliance.

## **5. Community Resource Center Concept**

- A summary of the concept for the Community Center clearly articulating what is proposed to be developed and include a summary of the team's approach and anticipated timing related to engaging public input, managing public outreach, planning, design, entitlement approvals (including CEQA), financing, phasing, development, construction, and operation. Include a summary of key team members expected to participate in this project and resumes for the same.
- Provide examples of processes employed in other projects as it relates to public engagement and project approach.
- Illustrate the overall vision for the Project, including shared values and the ability to work with diverse stakeholders.

## **6. Partnership**

- Illustrate the overall vision for the Project, including shared values and the ability to work with diverse stakeholders.
- Demonstrate understanding of the Project and HACSB's goals, whether from similar project experience or preparatory research.
- Present evidence of experience in providing meaningful resident and community participation throughout the development program planning and implementation.

## **7. Financial Terms and Capacity**

- Provide discussion of the proposed business terms, or alternative terms.
- A summary of the potential developer's capability to help source the capital necessary to successfully fund and/or finance the proposed Community Center. Additionally, a description of the anticipated financing structure to be employed to finance the development and/or operation of the Community Center.

## **8. Financial Statements**

- Provide 3-year audited financial statements demonstrating, in particular, sufficient liquidity and net worth.

## **9. References**

- Provide references for 3 former or current clients, including public housing authorities, if possible, for whom similar services were performed.
- Include client name, contact name, phone number, email, project description, total project costs, number of units, and service dates.

## **10. Legal Actions**

- Provide a list and brief description of all relevant legal actions for the past ten years in which the respondent or entities in which he/she/it has had ownership interests or has been: a debtor in bankruptcy; or a defendant in a lawsuit for deficient performance under a contract; or a defendant in an administrative action for deficient performance related to a real estate project; or a defendant in any other related or relevant civil or criminal action.

## 11. Attachments

- A. Exhibit A - Contact Information Form
- B. Exhibit B – Certification Regarding Debarment or Suspension
- C. Exhibit C - HUD Form 5369-B
- D. Exhibit D - HUD Form 5369-C
- E. Exhibit E – Proposal Form
- F. Exhibit F – State of California Labor Code
- G. Exhibit G – Proposal Package Checklist
- H. Addendum 1 – Conceptual Design Package

### C. Format Requirements

To be considered responsive, each submittal should:

1. Be presented in an 8.5" x 11" format, either vertical or horizontal
2. Be typed with font size no smaller than 10 points
3. Be submitted as a single file in .pdf format
4. Number pages sequentially.

Submission Requirements items 1 through 8 listed above (Cover Letter through References) should not exceed the equivalent of 40 pages. Pages over this amount will not be evaluated.

## SECTION 13: STATEMENTS & REQUIRED INFORMATION

### A. Clarifications & Addenda

Any respondent requiring clarification of the information must submit specific questions or comments via PlanetBids. The deadline for submitting such questions for the proposal portion of the process is 2PM PST on September 30, 2024. If, in HACSB's opinion, additional information or interpretation is necessary, such information will be supplied in the form of an Addendum made available through at the following web address: [PlanetBids Vendor Portal](#). Such Addenda shall have the same binding effect as though contained in the main body of the Request for Proposal. Oral instructions or information concerning the project specifications given to prospective respondents by HACSB employees or agents shall not bind HACSB. Final Addenda shall be issued by HACSB not less than three (3) calendar days before the proposal deadline.

## **B. Threshold Requirements**

To be eligible for consideration, development teams must meet the following criteria:

1. Possess the minimum experience required for any potential funding applications that are being proposed by the developer on behalf of the project.
2. No company proposed as part of the development team has filed for bankruptcy in the past seven years, and no owner or principal of the company has filed for bankruptcy in the past seven years.
3. No person involved in the ownership of any development team member can have received a suspension or debarment by HUD. The successful developer must be licensed to do business in California.

## **C. Clarification or Rejection of Proposals**

HACSB reserves the right to seek clarification of the written proposals from respondents and to reject any or all responses to this RFP.

## **D. Disputes**

In case of any doubt or differences of opinions as to the participation sought hereunder, or the interpretation of the provisions of the RFP, the dispute process shall apply.

Contractors may appeal the recommended award, provided the appeal is in writing, contains the RFP number, is delivered to the address of RFP contact, page 1 of this RFP, and is submitted according to the time requirements listed below. The following shall apply to protests (unless otherwise specified, this section will use the term "protest" to also include disputes and appeals):

Solicitation: Contractors may protest a solicitation issued by HACSB. It must be received by the Procurement and Contracts Supervisor before the bid or proposal submittal deadline, or it will not be considered.

Award RFP: Any protest against the award of a contract based on an RFP must be received by the Procurement and Contracts Supervisor no later than two full business days after the bid submittal deadline, or before award of the contract, whichever is earlier, or the protest will not be considered.

Award RFP/RFQ: Any protest against the award of a contract based on an RFP or RFQ or appeal of a decision by HACSB to reject a proposal, must be received by the Procurement and Contracts Supervisor within three business days after notification to an unsuccessful proposer that they were not selected, or the protest will not be considered.

Rejection of Bid: Any protest of a decision by HACSB to reject a bid submitted in response to an RFP must be received by the Procurement and Contracts Supervisor within two business days after being notified in writing of HACSB's decision, or the appeal will not be considered.

A written response will be directed to the appealing Contractor within fourteen (14) calendar days of receipt of the appeal, advising of the decision regarding the appeal and the basis for the decision. The decision of HACSB shall be final and binding upon all parties.

#### **E. Selection of Subconsultants**

HACSB reserves the right to accept or reject any subconsultant to the Developer. Additionally, HACSB reserves the right to request the prime consultant subcontract for services with a subconsultant of HACSB's choosing.

#### **F. Cancellation**

HACSB reserves the right to cancel or reject any or all submittals, and to cancel award of this contract at any time before execution of the contract by both parties if cancellation is deemed to be in HACSB's best interest. In no event shall HACSB have any liability for cancellation of award.

#### **G. Cost of Preparation**

Costs incurred by respondents in preparation of a response to this RFP shall be borne by the respondents.

#### **H. References**

HACSB reserves the right to investigate references including those not listed in the response to this RFP. Investigation may include past performance of any team member with respect to its successful performance of similar projects, compliance with specifications and contractual obligations, completion or delivery of a project on schedule or on budget, and its lawful payment of subcontractors, employees, and workers. If demanded by HACSB, supportive references must be furnished.

#### **I. Confidentiality**

Proposals are public records. All information submitted by respondents shall be public record and subject to disclosure pursuant to the California Freedom of Information Act, except such portions of the proposal for which respondent requests exception from disclosure consistent with California Law. All such requests shall be in writing, noting specifically which portion of the proposal the respondent requests exception from disclosure. Respondents shall not copyright, or cause to be copyrighted, any portion of any said document submitted to HACSB as a result of this RFP.

#### **J. Collusion**

Proposer, by submitting a proposal, hereby certifies that no officer, agent, or employee of HACSB has a pecuniary interest in this Proposal; that the Proposal is made in good faith without fraud, collusion, or connection of any kind with any other proposer; and that the proposer is competing solely in its own behalf without connection with, or obligation to any undisclosed person or company.

## K. Insurance Requirements

A. **Proof of Insurance** shall not be terminated or expire without thirty (30 days) written notice and are required to be maintained in force until completion of the contract. The Contractor shall require all subcontractors used in the performance of this contract to name HACSB as an additional insured. Following are the standard types and minimum amounts.

- General Liability:** \$2,000,000 per occurrence and \$3,000,000 aggregate; *HACSB Additional Insured.*
- Commercial General Liability:** limits of coverage for bodily injury and property damage liability of not less than \$1,000,000 per occurrence and not less than \$3,000,000 general aggregate; *HACSB named Additional Insured* on an attached endorsement.
- Comprehensive Automobile Liability:** \$1,000,000; combined single limit bodily and property damage liability per occurrence and aggregate; *HACSB named Additional Insured.*
- Errors and Omissions Liability:** \$1,000,000; combined single limit bodily and property damage liability per occurrence and \$3,000,000 aggregate  
**OR,**
- Professional Liability:** \$1,000,000; per occurrence and aggregate.
- Workers' Compensation:** \$1,000,000
- Self-Insurance Program**
- Environmental Liability**
- Owner's Liability**
- Fire Insurance with Extended Coverage**
- Crime/Fidelity Insurance:** \$250,000 Sufficient to cover all agents and employees employed by Property Manager.
- Excess/Umbrella Liability:** \$5,000,000; *HACSB named Additional Insured.*

Failure to provide proof of insurance or failure to maintain insurance as required in this bid, or by law; are grounds for immediate termination of the contract. In addition, the awarded bidder should be liable for all re-procurement costs and any other remedies under law.

## **Indemnification and Insurance Requirements**

### **1. Indemnification**

The Contractor agrees to indemnify, defend and hold harmless HACSB and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this Contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by HACSB on account of any claim therefore, except where such indemnification is prohibited by law.

### **2. Additional Named Insured**

All policies, except for the Workers' Compensation, Errors and Omissions and Professional Liability policies, shall contain additional endorsements naming HACSB and its officers, employees, agents and volunteers as additional named insured with respect to liabilities arising out of the performance of services hereunder.

### **3. Waiver of Subrogation Rights**

The Contractor shall require the carriers of the above required coverages to waive all rights of subrogation against HACSB, its officers, employees, agents, volunteers, Contractors and subcontractors.

### **4. Policies Primary and Non-Contributory**

All policies required above are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by HACSB.

### **5. Proof of Coverage**

The Contractor shall immediately furnish certificates of insurance to HACSB Procurement Department administering the Contract evidencing the insurance coverage, including the endorsements above required, prior to the commencement of performance of services hereunder, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to the Department. Contractor shall maintain such insurance from the time Contractor commences performance of services hereunder until the completion of such services. Within sixty (60) days of the commencement of this Agreement, the Contractor shall furnish certified copies of the policies and all endorsements.

### **6. Insurance Review**

The above insurance requirements are subject to periodic review by HACSB. HACSB's Risk Manager is authorized, but not required, to reduce or waive any of the above insurance requirements whenever the Risk Manager determines that any of the above insurance is not available, is unreasonably priced, or is not needed to protect the interests of HACSB. In addition, if the Risk Manager determines that heretofore, unreasonably priced or unavailable types of

insurance coverage or coverage limits become reasonably priced or available, the Risk Manager is authorized but not required, to change the above insurance requirements, to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against HACSB, inflation, or any other item reasonably related to HACSB's risk. Any such reduction or waiver for the entire term of the Agreement and any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. Contractor agrees to execute any such amendment within thirty (30) days of receipt.

## **SECTION 14: EVALUATION**

### **A. Method of Award**

The eventual award will occur based on the following detailed procedures:

1. **Initial Evaluation for Responsiveness.** Each proposal received will first be evaluated for responsiveness to the Submission Requirements in this RFP.
2. **Evaluation Committee.** HACSB will convene an Evaluation Committee to evaluate each responsive submittal. **Please Note:** Proposers shall not be informed during or after the RFP process about the identity of any Evaluation Committee member. If, by chance, a proposer becomes aware of the identity of such person(s), they shall not attempt to contact or discuss anything related to this RFP with such person(s). This requirement must be adhered to in order to avoid the elimination of proposers from consideration for the award.
3. **Evaluation.** The Evaluation Committee will thoroughly evaluate all responsive proposals received. Proposals will be assessed based on the Evaluation Criteria outlined in this RFP. Upon completion of the proposal evaluation process, a competitive range will be established.
4. **Interviews / presentations:** Proposers falling within the competitive range will be invited to participate in an interview / presentation with the Evaluation Committee. The purpose of the interview / presentation is to gather additional information to facilitate the selection process. The presentations will be followed by a question-and-answer period during which HACSB may seek clarifications on proposed concepts.

Candidates may have an opportunity to refine their proposal and will be asked to submit a Letter of Intent ("LOI") to HACSB outlining their proposal including a high-level summary of proposed uses, financial structure, and as applicable, desired elements to be provided by HACSB.



5. **Recommendations:** Subsequent to the evaluation, interviews, and reference checks, the Evaluation Committee will put forth a recommendation for the top-ranked proposer. If the evaluation is completed to the satisfaction of the Executive Director, the recommendation may be forwarded to HACSB Board of Commissioners for discussion.
6. **Selection of Preferred Candidate:** Based on the submittals and meetings, HACSB may select the preferred developer and/or operator candidate to negotiate exclusively with HACSB.
7. **Exclusive Negotiation – After Selection:** The preferred developer candidate and HACSB will conduct exclusive negotiations to refine specific deal terms. If agreement is achieved, the parties will formalize the terms through an appropriate agreement(s). This final documentation will be executed upon receipt of all prerequisite approvals.

If agreement is not achieved HACSB may conduct exclusive negotiations with the second preferred developer and/or operator candidate.

## B. Evaluation Criteria

No.	Max. Point Value	Factor Description
1	2 points	<b>COVER LETTER</b>
2	10 points	<b>APPROACH</b> How the developer will engage to help fulfill the vision for the Valencia Project: <ol style="list-style-type: none"> <li>a. Funding approach</li> <li>b. Project management approach</li> <li>c. Soundness of project implementation plan, controls, and governance</li> </ol>
3	25 points	<b>CAPACITY</b> Demonstrated evidence of ability to perform the work: <ol style="list-style-type: none"> <li>a. Qualifications, experience, and expertise of each team member assigned to the Project (principals and primary staff)</li> <li>b. Current project load and capacity of team to effectively manage this Project</li> </ol>
4	15 points	<b>EXPERIENCE</b> Demonstrated Evidence of <b>PAST SUCCESSFUL EXPERIENCE</b> working on projects similar to the Project: <ol style="list-style-type: none"> <li>a. Completion of new construction developments</li> <li>b. Completion of a scope of work that reduces the consumption of energy and water, increased climate resiliency, and improved indoor air quality. Success in securing development subsidy from the California Housing Finance Agency and other state-level gap funders</li> <li>c. Experience in repositioning public housing</li> </ol>

		d. Past performance, including the quality of work, cost control, and compliance with performance schedules and regulatory requirements
5	15 points	<b>PARTNERSHIP</b> Degree to which the proposers understand, and their prior work reflect the overall vision for the project, including, but not limited to: a. Evidence the proposer understands the project and HACSB's goals, whether from experience with similar projects or from preparatory research b. Demonstrable indications of shared values c. Proven ability to work with stakeholders whose interests and development objectives may differ d. Evidence that the proposed team has experience in providing for meaningful resident and community participation throughout the planning and implementation of the development program, including the team's experience with issues and obstacles related to meaningful resident and community participation
6	20 points	<b>FINANCIAL TERMS AND CAPACITY</b> a. Acceptance of business terms proposed by HACSB b. Proposal of alternate business terms
7	10 points	<b>FINANCIAL CAPACITY</b> to provide guarantees
8	3 points	<b>OVERALL QUALITY</b> The overall quality, organization, and professional appearance of the proposal submitted, based upon the opinion of the evaluators.
	100 points	<b>Total Points</b>

## SECTION 15: GENERAL PROCESS GUIDELINES

HACSB reserves all rights to stop the selection process, change the selection process, go outside of the selection process to select a developer and/or operator, or not select a developer and/or operator at any time.

This RFP and selection process does not constitute any type of offer and creates no contractual or other liability on HACSB or its representatives. There is no guarantee that an agreement will be consummated.

HACSB reserves all rights with regard to this solicitation, including but not limited to the right to amend or modify this RFP, reject all proposals, extend any dates, or to initiate negotiations with the next most preferred respondent if negotiations with the preferred respondent do not result in an agreement.

HACSB at its sole discretion may decide to distribute none, some or all information discussed at the various meetings with prospective developers and/or operators to other potential respondents. Any distribution of such information will be to all qualified respondents.

Should HACSB not receive qualified proposals of interest by a submittal deadline, it reserves the right to extend that deadline until qualified proposals of interest are received.

All materials submitted during any part of the selection process become the property of HACSB. The respondent may designate portions of its submittals which contain proprietary data as "CONFIDENTIAL", but HACSB and its representatives cannot guarantee that it will be able to enforce such confidentiality. HACSB will comply with all applicable public records laws.

HACSB and its representatives shall not be responsible for any costs and/or obligations incurred by and/or on behalf of a potential operator in preparing, submitting, or otherwise participating in any part this RFP, the selection, documentation, or the general process in its entirety.

HACSB reserves the right to request clarification or additional information from respondents. Information included in this RFP is believed to be accurate but should be independently verified by potential respondents prior to reliance upon.

## **SECTION 16: INTEGRITY GUIDELINES**

It shall be the policy of HACSB to adhere to the following Process Integrity Guidelines during its selection of a potential developer and/or operator pursuant to this RFP.

Each respondent is individually and solely responsible for ensuring compliance with the following specific Process Integrity Guidelines. This responsibility extends to the respondent's employees, agents, consultants, lobbyists, affiliates, and all other parties or individuals engaged by respondent or otherwise acting in concert with respondent for purposes of developing or supporting the selection process.

1. This policy shall be operative from release of this RFP until such time as HACSB Board meeting at which HACSB Board awards or declines to award an agreement.
2. Collusive activities among respondents are expressly forbidden and may result in immediate disqualification of any involved parties.
3. All communication related to the Request for Qualifications & Proposals with HACSB must be directed to HACSB's Contact.
4. Notwithstanding the restrictions on communications set forth in Sections 2 and 3, nothing in this policy is intended to restrict or prohibit respondents from communicating with HACSB staff and officials during any open and public HACSB Board meeting.
5. All information provided during any part of the RFP, selection, or documentation process shall be factually correct.
6. Respondents have been informed of this policy and will be required to provide written

acknowledgement of receipt along with, or prior to, submittal of the Qualifications & Proposal Package. Any evidence which indicates a respondent has failed to comply with the Process Integrity Guidelines described herein may result in that respondent's disqualification. Any questions regarding the Process Integrity Guidelines shall be in writing and shall be transmitted by e-mail to HACSB's Contact.

## **SECTION 17: OTHERS – ABOUT HACSB**

### **HACSB**

The Housing Authority of the County of San Bernardino primarily assists low-income households obtain housing through a variety of rental assistance programs funded primarily by the U.S. Department of Housing and Urban Development (“HUD”). HACSB currently serves approximately 24,000 people comprising 11,000 households within the County. HACSB also administers programs to promote the transition from renter to homeowner.

### **Board of Commissioners**

HACSB is governed by a seven-member Board of Commissioners. Commissioners are appointed by the San Bernardino County Board of Supervisors

### **Board of Supervisors**

San Bernardino County is a charter county governed by a five-member Board of Supervisors under a Council – CEO structure. Supervisors are elected by district and serve four-year terms.

## EXHIBIT A - Contact Information Form

To: Angie Lardapide, Procurement

Email: [procurement@hacsb.com](mailto:procurement@hacsb.com)

This document is to acknowledge that we are in receipt of RFP PC1395 for Developer Services – Arrowhead Grove Community Resource Center Developer Partner

Vendor Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact/Title: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### I PLAN TO SUBMIT A BID.

- Yes, I will be submitting a bid.  
 Maybe, I need to research and get more information (contact HACSB-information listed above)

### NO BID. Indicate *any* of the following. We:

- Do NOT desire to be retained on the vendor list.  
 Desire to be retained on the vendor list, but decline to bid based on the following:  
 Cannot comply with specifications/scope of work, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
 Cannot meet delivery requirements, Explain: \_\_\_\_\_  
\_\_\_\_\_  
 Do not regularly provide this type of product/service  
 Other, Explain: \_\_\_\_\_  
 Please update my information as listed above.

### HOW YOU FOUND OUT ABOUT THE BID. Indicate *any* of the following. We:

- Checked the agency website  
 Received notice by fax or e-mail  
 Newspaper Ad, please list paper: \_\_\_\_\_  
 Trade Publication, please list: \_\_\_\_\_  
 Plan Room, please list: \_\_\_\_\_  
 Other, Explain: \_\_\_\_\_

## EXHIBIT B – Certification Regarding Debarment or Suspension

In compliance with contracts and grants agreements applicable under the U.S. Federal Awards Program, the following certification is required by all Proposers submitting a response to this RFP:

1. The Proposer certifies, to the best of its knowledge and belief, that neither the Proposer nor its principals are suspended, debarred, proposed for debarment, or declared ineligible for the award of contracts from the United States federal government procurement or non-procurement programs, or are listed in the *List of Parties Excluded from Federal Procurement and Non-procurement Programs* issued by the General Services Administration.
2. "Principals," for the purposes of this certification, means officers, directors, owners, partners, and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager, plant manager, head of a subsidiary, division, or business segment, and similar positions).
3. The Proposer shall provide immediate written notice to HACSB Procurement and Contracts Supervisor if, at any time prior to award, the Proposer learns that this certification was erroneous when submitted or has become erroneous by reason of changes circumstances.
4. This certification is a material representation of fact upon which reliance will be placed when making the award. If it is later determined that the Proposer rendered an erroneous certification, in addition to other remedies available to HACSB government, HACSB Procurement and Contracts Supervisor may terminate the contract resulting from this solicitation for default.
5. Proposer affirms that it has no record of recent unsatisfactory performance with HACSB, during the past twenty-four (24) months at a minimum.

**Printed Name of Representative:**

---

**Title:**

---

**Signature:**

---

**Date:**

---

**EXHIBIT C – HUD Form 5369-B**

**Document on Following Page**

# Instructions to Offerors Non-Construction

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing



- 03291 -

## 1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

## 2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

## 3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

- (1) signing and returning the amendment;
- (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
- (3) letter or telegram, or
- (4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

## 4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

## 5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

- (1) Have adequate financial resources to perform the contract, or the ability to obtain them;

- (2) Have a satisfactory performance record;
- (3) Have a satisfactory record of integrity and business ethics;
- (4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
- (5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

## 6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/ HUD that the late receipt was due solely to mishandling by the HA/ HUD after receipt at the HA;
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
- (4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.



(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

#### **7. Contract Award**

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may

- (1) reject any or all offers if such action is in the HA's interest,
- (2) accept other than the lowest offer,
- (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

#### **8. Service of Protest**

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

#### **9. Offer Submission**

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

**EXHIBIT D – HUD Form 5369-C**

**Document on Following Page**

# Certifications and Representations of Offerors Non-Construction Contract

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offerors to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## 1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1)  has,  has not employed or retained any person or company to solicit or obtain this contract; and
- (2)  has,  has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

## 2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a)  is,  is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b)  is,  is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c)  is,  is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- Black Americans       Asian Pacific Americans
- Hispanic Americans       Asian Indian Americans
- Native Americans       Hasidic Jewish Americans

## 3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);  
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

#### 4. Organizational Conflicts of Interest Certification

(a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:

- (i) Award of the contract may result in an unfair competitive advantage;
- (ii) The Contractor's objectivity in performing the contract work may be impaired; or
- (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.

(b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.

(c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.

(d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

#### 5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

#### 6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

#### 7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

---

Signature & Date:

---

Typed or Printed Name:

---

Title:

---

**EXHIBIT E – Proposal Form**

Vendor Name: \_\_\_\_\_

To: The Housing Authority of the County of San Bernardino  
715 E. Brier Drive  
San Bernardino, CA 92408

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications, if any thereto, hereby proposes to furnish all labor, materials, equipment and services required to provide such service(s) described in the Scope of Work in accordance therewith.

2. In submitting this proposal, it is understood that the right is reserved by the Housing Authority of the County of San Bernardino to reject any and all proposals. If written notice of the acceptance of this proposal is mailed, telegraphed, faxed, or delivered to the undersigned within thirty (30) days after the opening thereof, or at any time thereafter before this proposal is withdrawn, the undersigned agrees to a contract/agreement in the prescribed form and furnish any required insurance requirements within ten (10) days after the contract is presented to him for signature.

**NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.**

Date \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Company Name)

\_\_\_\_\_  
(Official Address)

\_\_\_\_\_  
(By)

\_\_\_\_\_

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Contractors State License Number)

\_\_\_\_\_  
(Telephone Number)

## EXHIBIT F – STATE OF CALIFORNIA LABOR CODE



### State of California LABOR CODE Section 1771.1

(a) A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

(b) Notice of the requirement described in subdivision (a) shall be included in all bid invitations and public works contracts, and a bid shall not be accepted, nor any contract or subcontract entered into without proof of the contractor or subcontractor's current registration to perform public work pursuant to Section 1725.5.

(c) An inadvertent error in listing a subcontractor who is not registered pursuant to Section 1725.5 in a bid proposal shall not be grounds for filing a bid protest or grounds for considering the bid nonresponsive, provided that any of the following apply:

(1) The subcontractor is registered prior to the bid opening.

(2) Within 24 hours after the bid opening, the subcontractor is registered and has paid the penalty registration fee specified in subparagraph (E) of paragraph (2) of subdivision (a) of Section 1725.5.

(3) The subcontractor is replaced by another registered subcontractor pursuant to Section 4107 of the Public Contract Code.

(d) Failure by a subcontractor to be registered to perform public work as required by subdivision (a) shall be grounds under Section 4107 of the Public Contract Code for the contractor, with the consent of the awarding authority, to substitute a subcontractor who is registered to perform public work pursuant to Section 1725.5 in place of the unregistered subcontractor.

(e) The department shall maintain on its Internet Web site a list of contractors who are currently registered to perform public work pursuant to Section 1725.5.

(f) A contract entered into with any contractor or subcontractor in violation of subdivision (a) shall be subject to cancellation, provided that a contract for public work shall not be unlawful, void, or voidable solely due to the failure of the awarding body, contractor, or any subcontractor to comply with the requirements of Section 1725.5 or this section.

(g) This section shall apply to any bid proposal submitted on or after March 1, 2015, and any contract for public work entered into on or after April 1, 2015.

(Added by Stats. 2014, Ch. 28, Sec. 63. (SB 854) Effective June 20, 2014.)

## **EXHIBIT G - Proposal Package Checklist**

### **Cover Letter**

### **Table of Contents**

### **Approach**

### **Capacity**

### **Experience**

- Summary of current and previous relevant experience
  - Project descriptions
  - Site plans
  - Photos
  - Developer roles and teams
  - Cost and financing structures
  - Project timelines
  - Role of proposed team members

### **Community Resource Center Concept**

- Summary of approach and timing related to:
  - Engaging public input
  - Managing public outreach
  - Planning
  - Design
  - Project entitlement/CEQA approvals
  - Financing
  - Development/construction
  - Project operation
  - Proposed key team members and resumes

### **Partnership**

### **Ground Lease (Or Other Agreement Terms)**

- Ground lease structure and/or other agreement terms

### **Financial Terms and Capacity**

- Summary of capability to source necessary capital
- Description of anticipated financing structure

## **Financial Statement**

## **Legal Actions**

## **References**

- No less than two financial/lending references and contact information
- References and contact information for a minimum of three public sector elected officials or private sector executive staff involved in previous projects identified as relevant project experience

## **Acknowledgements**

- Acknowledgement and acceptance of the Process Integrity Guidelines (In cover letter)
- This checklist, completed



# **Addendum 1 – Conceptual Design Package**

**Document on Following Page**

### Introduction

Construction of a new Community Center is being proposed on the Waterman Gardens site at the northeast corner of North Waterman Avenue and East Olive Street in the City of San Bernardino. The new two-story, Type II-B structure will serve the residents of the adjacent Waterman Gardens neighborhood, as well as the surrounding community.

The west wing program includes a lobby, childcare, partner spaces, back of house operations, recording studio, computer lab, kitchen lab, hydroponics lab, an exterior community gathering space and nine multipurpose rooms.

The east wing program includes a lobby, reading room, partner spaces, briefing room, training room, conference rooms and back of house operations.

Each building wing will have its own elevator and two stairways.

The west and east wings are connected by a covered central lobby. The central lobby is “open” to the exterior with decorative perforated metal panels enclosing the space which can be secured after hours.

The site will include associated parking, landscape, bioretention areas, site and security lighting per city standards, fire lane, loading dock and two trash enclosures.

The following summary is to be used in conjunction with accompanying plans and renderings labeled: **CONCEPTUAL DESIGN 8.23.21**

### Structural & Wall Systems

The project will utilize a Pre-Engineered Building (PEB) for the main structural infrastructure. Exterior walls will consist of 6” metal studs with 7/8” smooth finish stucco over rigid insulation. Alternate could be EIFS without rigid insulation. Metal roof panels will also cover portions of the exterior wall as shown on elevations and renderings.

Interior walls will be 3-5/8” metal stud with batt insulation and gypsum board/paint finish.

### Foundation

There is currently no geotechnical report available for the project site. Standard concrete footings and slab on grade are assumed to be used.

### Roofing

Pitched roofs will be standing seam metal with Kynar finish, color to be rust/Corten.

Flat roof at Central Lobby will be single ply PVC roofing.

### Vertical Circulation

Stairs will be steel with concrete filled metal pan with Luxury Vinyl Tile (LVT) finish.

Elevators to be machine-room-less (MRL), such as “Schindler 3100”

### Doors & Windows

A combination of exterior aluminum storefront system and polycarbonate panel system will be used on the exterior along with interior storefront in some areas. Reference plans, elevations and renderings for locations of storefront and polycarbonate systems.

Typical interior doors will be solid core wood with hollow metal frames and full sidelights.

### Flooring

Luxury Vinyl Tile (LVT) is proposed throughout most of the interior space.

Central Plaza will be sealed colored concrete with exposed aggregate and mica flake.

Restrooms will be porcelain tile with ceramic tile wainscot.

Kitchen, Kitchen Misc. and Hydroponics spaces will be concrete with epoxy finish.

Recording Studio and Computer Lab will be carpet tile.

### Ceilings:

First floor ceilings will be 2x2 T-bar grid with acoustical tiles except for restrooms and interior soffits which will be gypsum board.

At the second floor, all Multipurpose Rooms, Corridors and Open Cubicle areas will be open ceiling with exposed framing, ductwork, etc. Enclosed offices and conference rooms will be 2x2 T-Bar grid with acoustical tiles.

Ceiling at Central Lobby will be wood laminate as shown in renderings

### Casework

All built in casework will be plastic laminate face with solid surface tops.

### Kitchen Lab

The Kitchen Lab will be a teaching kitchen with a front central cooking station along with eight learning stations. Each station will have an exhaust hood and ANSUL fire protection system and will include a sink and cooktop.

### Mechanical System

HVAC will be handled with rooftop package units located on the Central Lobby roof. Ductwork will be exposed at most second-floor locations.

Enhanced exhaust systems will be needed at the Kitchen Lab and Hydroponics spaces.

### Lighting

All lighting will be LED. 2x2 troffer lighting in all T-bar ceilings, recessed can lights in gypsum board ceilings and pendant lighting in open ceiling areas.

Site lighting will be per City of San Bernardino standards.

### Fire/Life Safety

The building will be fully sprinklered and equipped with an automatic fire alarm system throughout.

### Solar Carports

Optional – As shown on Site Plan. Include Photovoltaic system and battery storage.

# WATERMAN GARDENS COMMUNITY CENTER

San Bernardino, CA

August 23, 2021

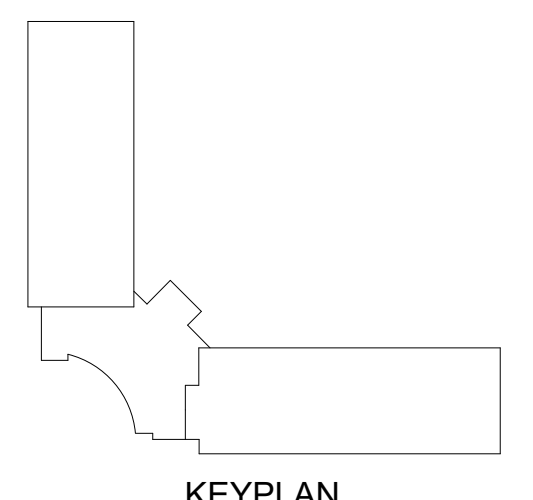


## DEVELUP, INC.

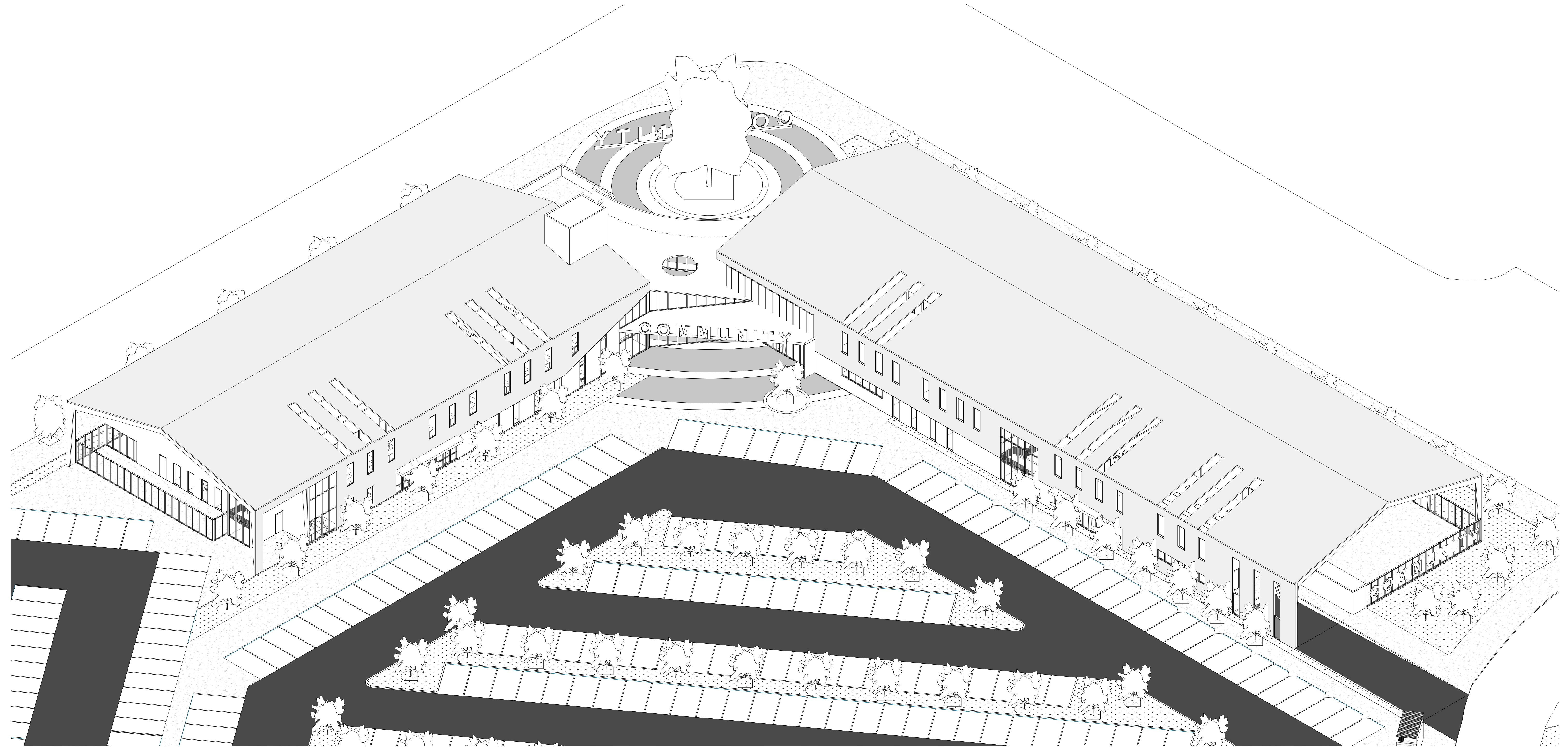
DEVELOPER  
10940 WILSHIRE BOULEVARD, SUITE 600  
LOS ANGELES, CALIFORNIA 90024  
O – 310-443-4142  
C – 310-963-9172  
MIKE SCHWARTZMAN  
MIKE@DEVELUPINC.COM

## SILLMAN

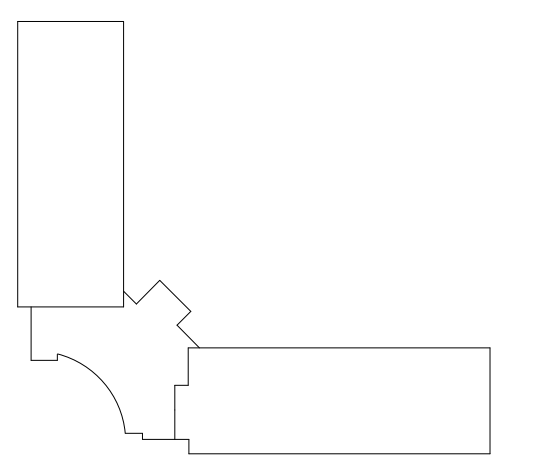
ARCHITECT  
7515 METROPOLITAN DR.  
SUITE #400  
SAN DIEGO, CA. 92108  
T: 619.294.7515  
BRETT TULLIS  
BTULLIS@SILLMANARCH.COM



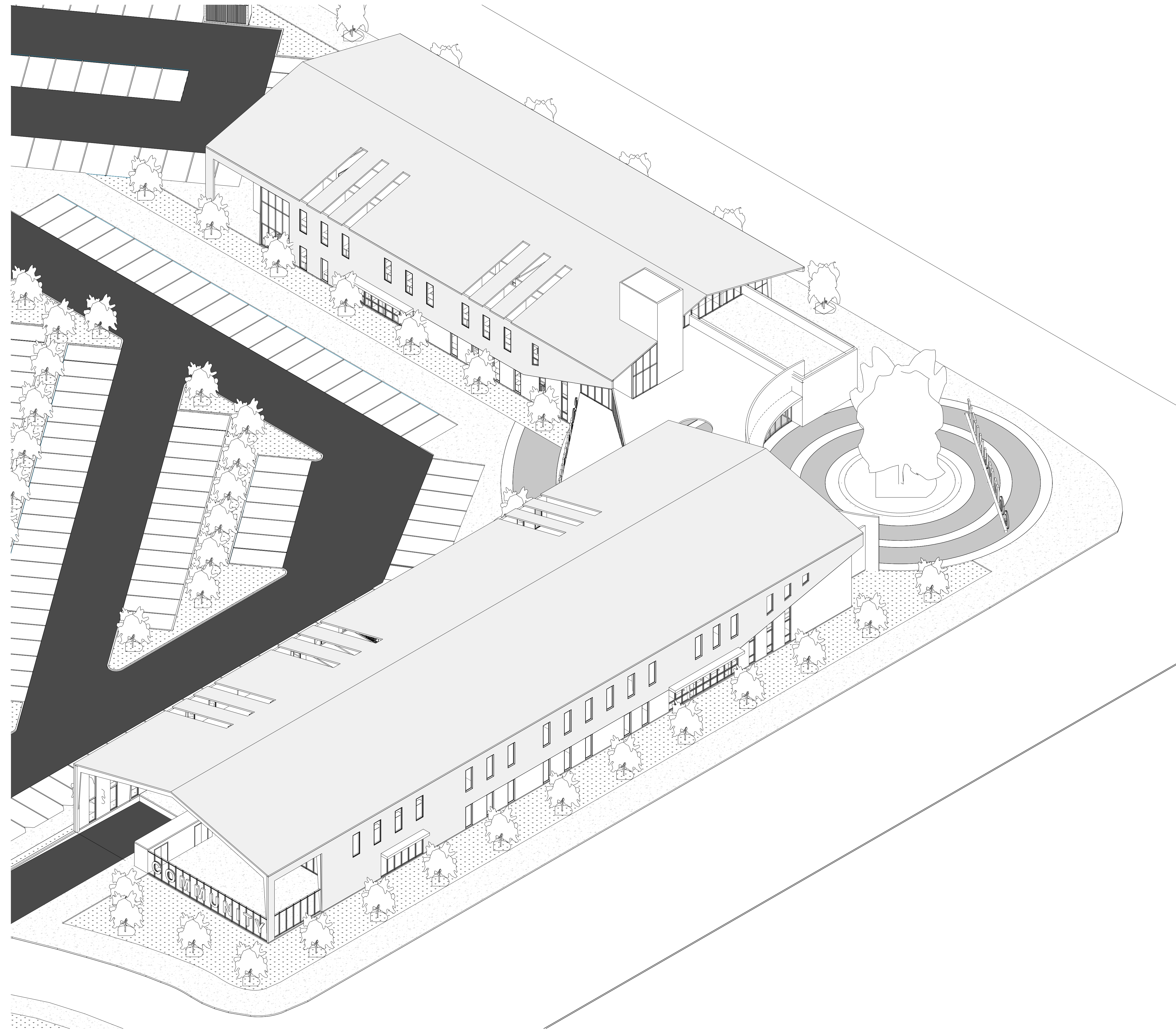
KEYPLAN



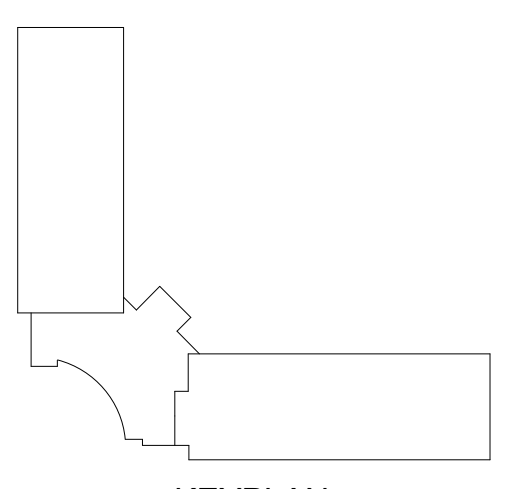
1 NORTH-EAST VIEW



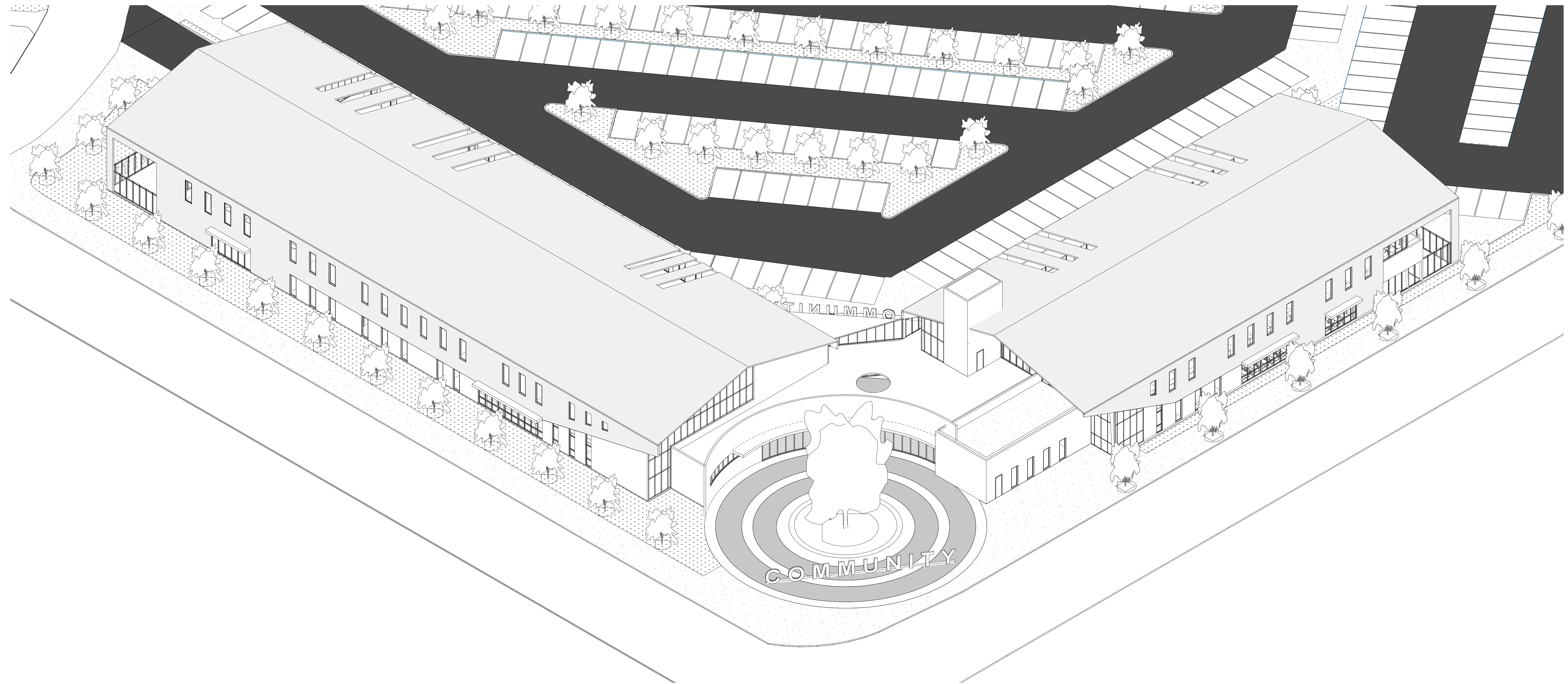
KEYPLAN



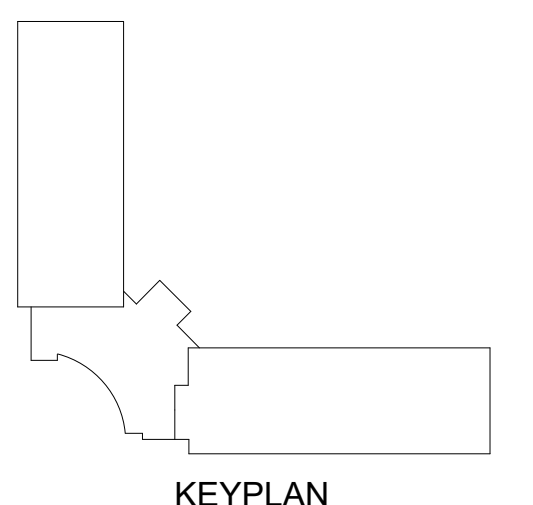
1 NORTH-WEST VIEW



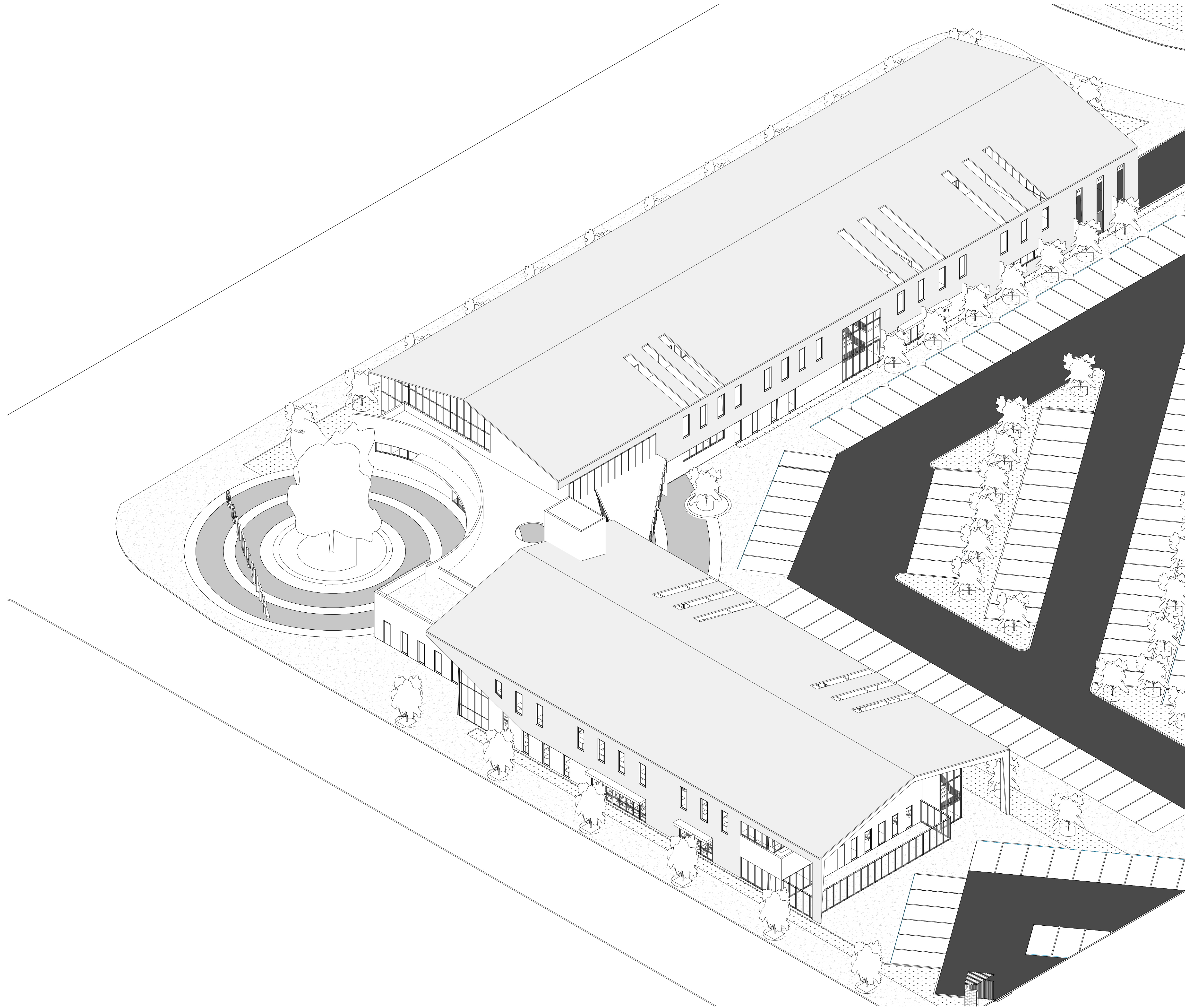
KEYPLAN



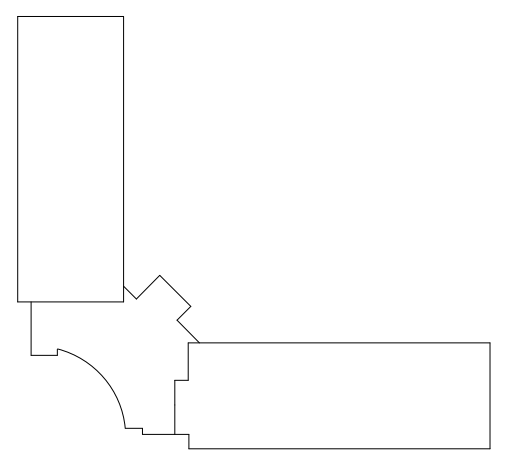
1 SOUTH-WEST VIEW



KEYPLAN

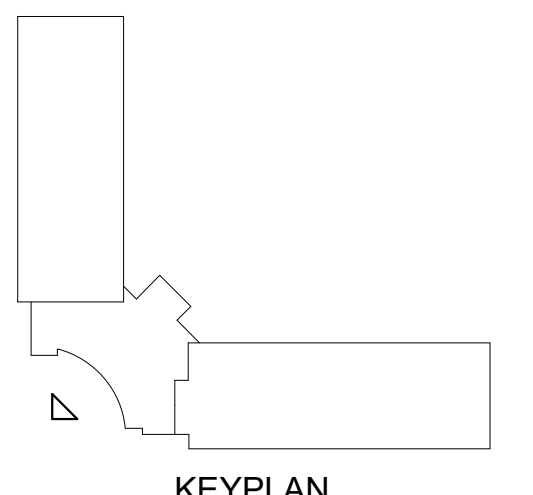


1 SOUTH-EAST VIEW

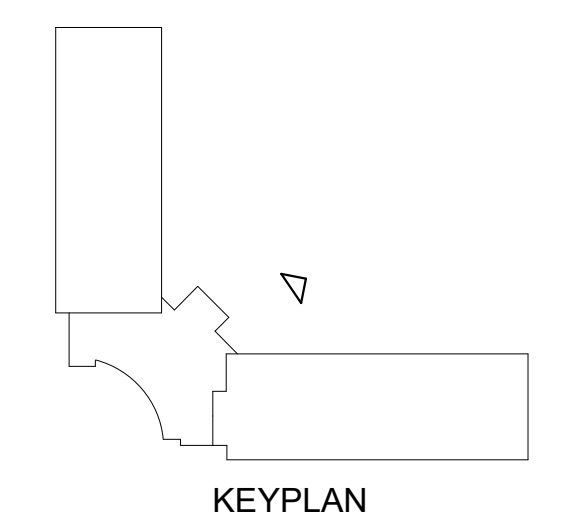


KEYPLAN

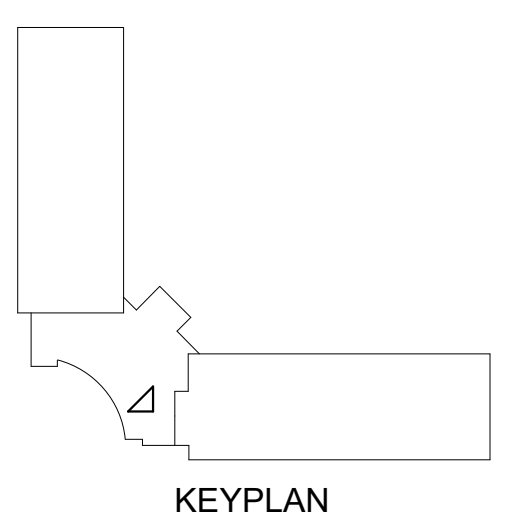




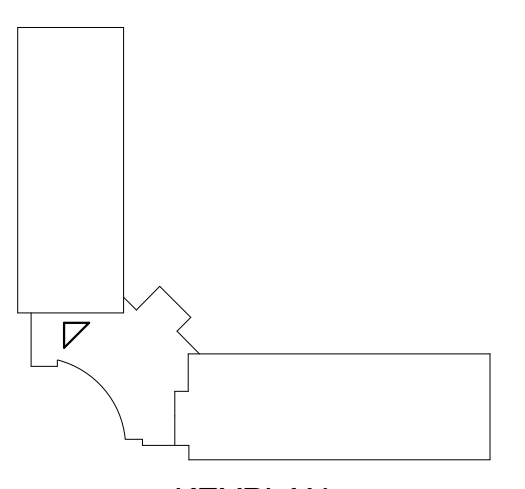
KEYPLAN



KEYPLAN



KEYPLAN



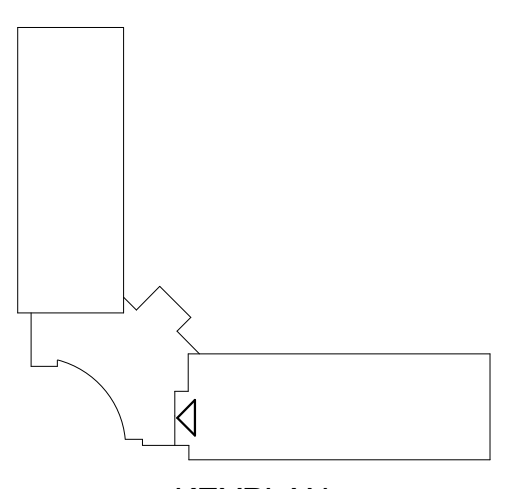
KEYPLAN



**EAST WING LOBBY LOOKING EAST**

Waterman Gardens Community Center

CONCEPTUAL DESIGN 8.23.21



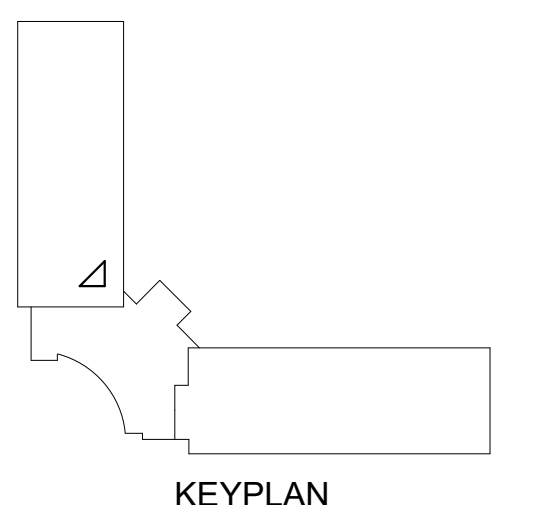
KEYPLAN



**NORTH WING LOBBY LOOKING NORTHWEST**

Waterman Gardens Community Center

CONCEPTUAL DESIGN 8.23.21



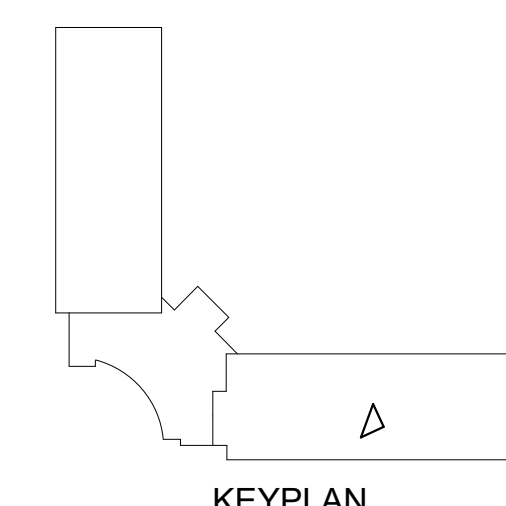
KEYPLAN



EAST WING 2ND FLOOR LOOKING WEST

Waterman Gardens Community Center

CONCEPTUAL DESIGN 8.23.21



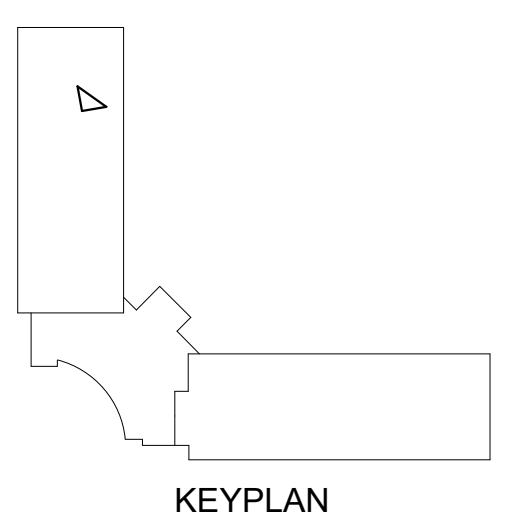
KEYPLAN



2ND FLOOR NORTH WING LOOKING NORTH

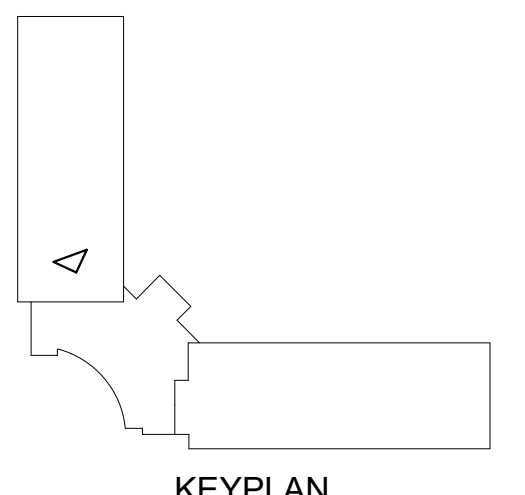
Waterman Gardens Community Center

CONCEPTUAL DESIGN 8.23.21

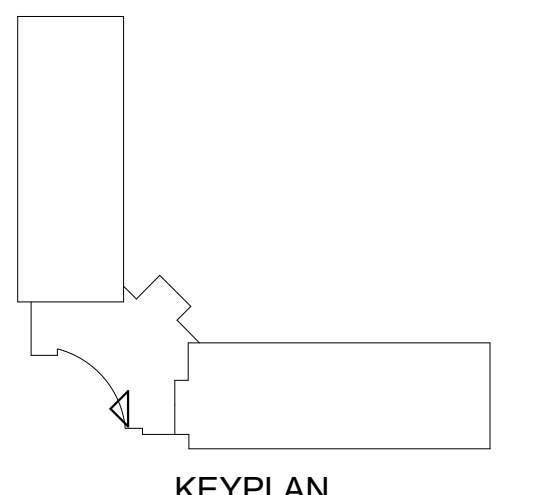


KEYPLAN

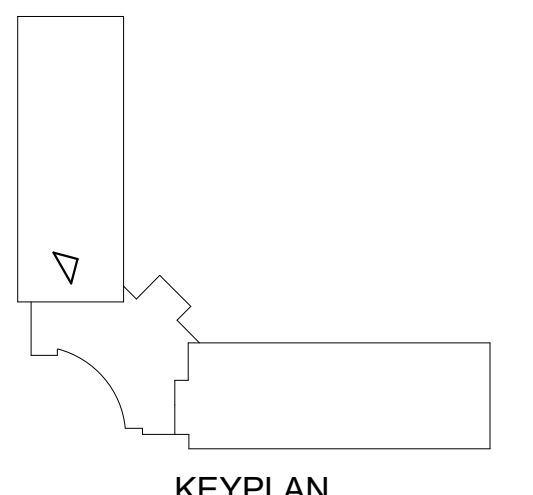




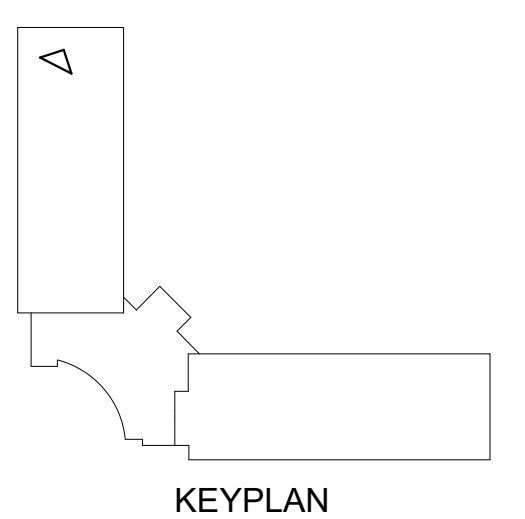
KEYPLAN



KEYPLAN

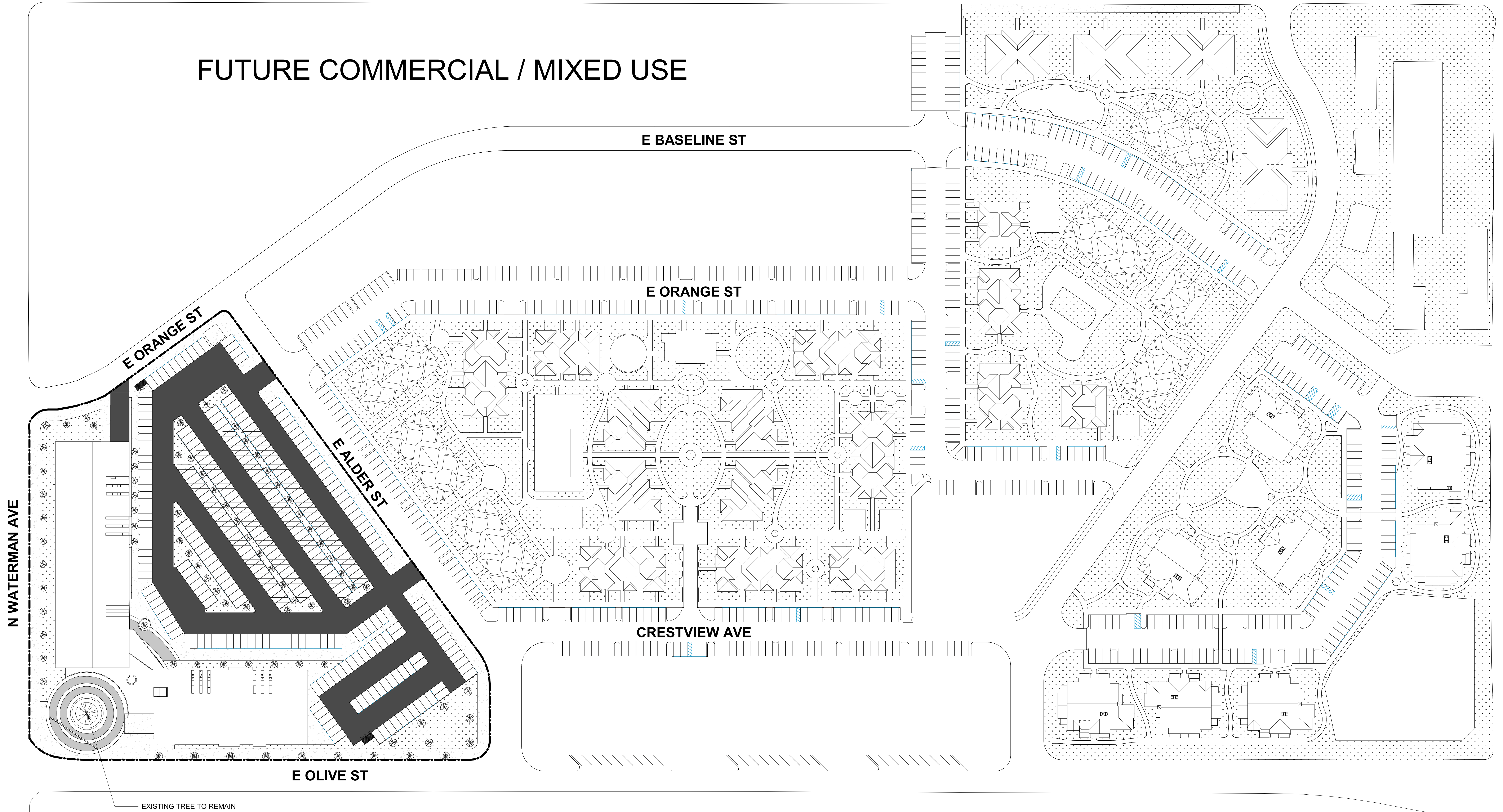


KEYPLAN



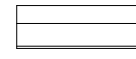
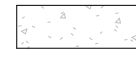

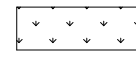

KEYPLAN

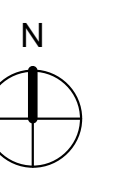
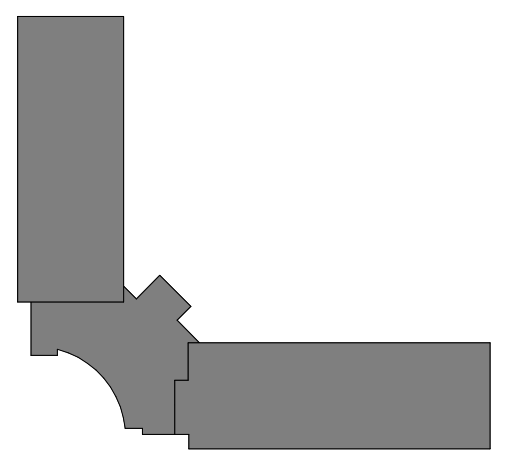
# FUTURE COMMERCIAL / MIXED USE

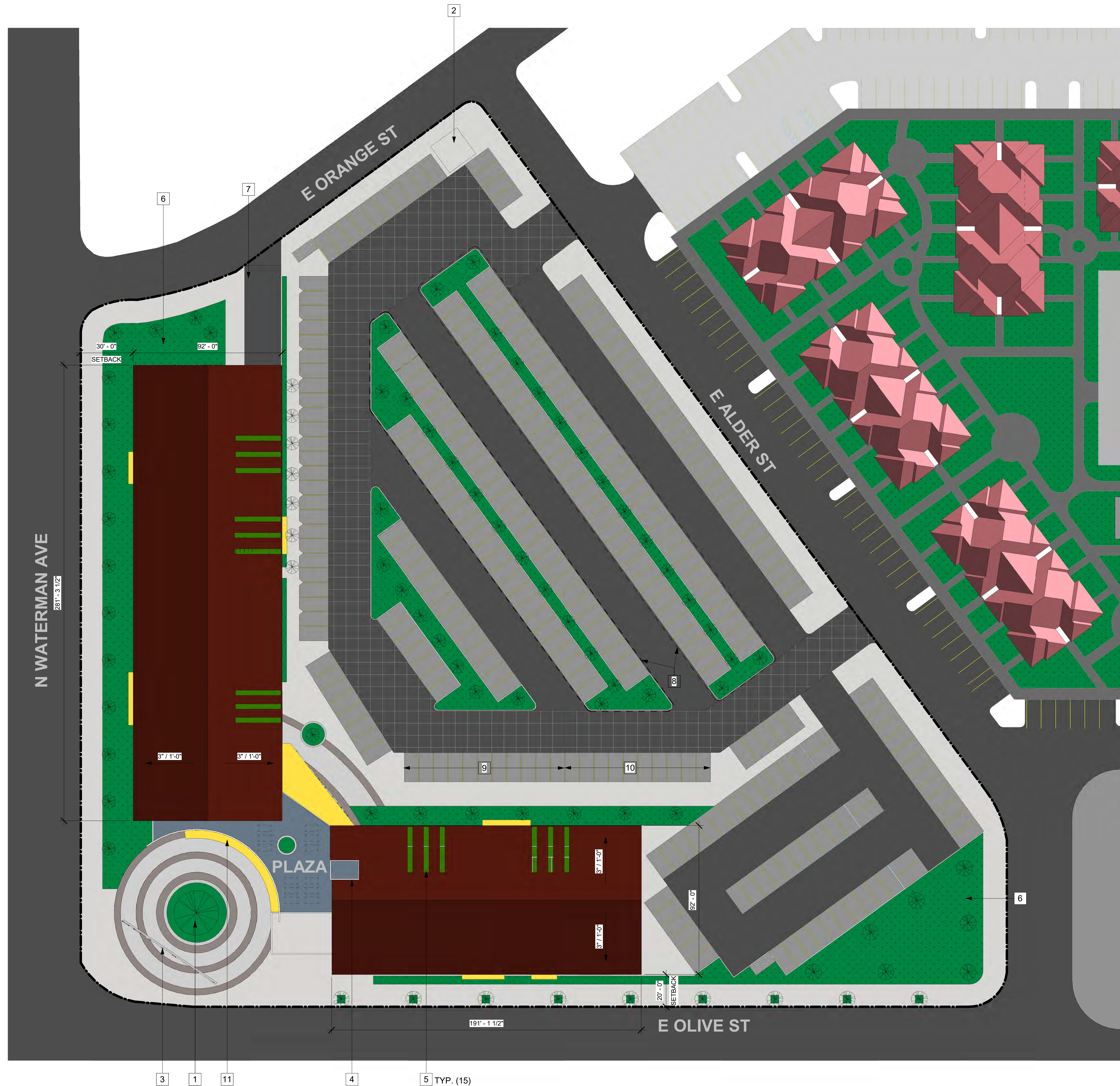


① OVERALL SITE PLAN  
1" = 50'-0"

GENERAL NOTES:  
ENHANCED PAVING AT ALL ENTRIES AND GATHERING AREAS

-  SOLAR PANELS
-  CONCRETE
-  ASPHALT
-  LANDSCAPE
-  SCOPE OF WORK





① ENLARGED SITE PLAN  
1" = 30'-0"

### PARKING COUNT

EV PARKING STALLS	10 STALLS
ADA PARKING STALLS	11 STALLS
STANDARD	273 STALLS
<b>GRAND TOTAL</b>	<b>294 STALLS</b>

### KEYNOTES

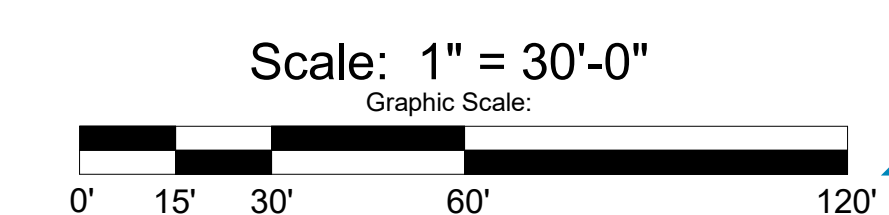
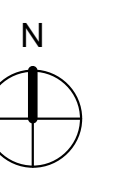
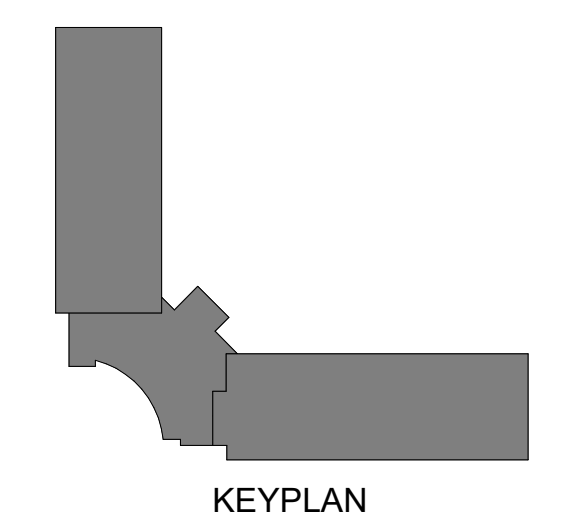
- 1 EXISTING TREE TO REMAIN
- 2 TRANSFORMER PAD 20'X20'
- 3 6' TALL ALUMINUM LETTERS. GROUND MOUNTED WITH LED LIGHTING
- 4 ELEVATOR
- 5 SKYLIGHT
- 6 BIORETENTION
- 7 LOADING DOCK
- 8 OPTIONAL: PHOTOVOLTAIC CARPORTS
- 9 ADA PARKING STALLS
- 10 EV PARKING STALLS
- 11 UNCONDITIONED LOBBY

### LEGEND

- STANDING STEAM METAL ROOF PREFINISHED, COLOR: RUST/CORTEN
- ASPHALT. (PARKING SPOTS INCLUDED) SF: 78051
- CONCRETE SF: 43564
- ENHANCED PAVING 1. COLOR: INTEGRAL WITH MICA FLAKE & EXPOSED AGGREGATE SF: 4350
- ENHANCED PAVING 2. COLOR: INTEGRAL WITH MICA FLAKE & EXPOSED AGGREGATE SF: 8347
- PLANTING AREA. LOW FLOW IRRIGATION SF: 35652
- PLAZA ROOF / HVAC LOCATION. SINGLE PLY PVC ROOFING SF: 5195
- FIRE ACCESS DRIVEWAY ENHANCED PAVING SECTION SF: 22301
- SCOPE OF WORK

### GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. EXTERIOR SITE LIGHTING PER CITY STANDARDS



Scale: 1" = 30'-0"  
Graphic Scale

A100

## ENLARGED SITE PLAN

Waterman Gardens Community Center

CONCEPTUAL DESIGN 8.23.21

ROOM S.F. ANALYSIS

ROOM SCHEDULE NORTH WING - LEVEL 1				
Level	Department	Number	Name	Area
CIRCULATION				
Level 1	CIRCULATION	473	CORRIDOR	1496 SF
Level 1	CIRCULATION	485	HALLWAY	1973 SF
CORE				
Level 1	CORE	471	UNISEX	90 SF
Level 1	CORE	472	STORAGE	81 SF
Level 1	CORE	474	COPY	96 SF
Level 1	CORE	475	LAC	64 SF
Level 1	CORE	476	UNISEX	64 SF
Level 1	CORE	477	UNISEX	64 SF
Level 1	CORE	478	BREAK ROOM	358 SF
Level 1	CORE	479	STORAGE	116 SF
Level 1	CORE	480	BREAK ROOM	374 SF
Level 1	CORE	482	COPY	103 SF
Level 1	CORE	483	DF	25 SF
Level 1	CORE	487	ELEV	115 SF
Level 1	CORE	488	DATA	55 SF
Level 1	CORE	489	STORAGE	126 SF
Level 1	CORE	490	ELEC	142 SF
Level 1	CORE	491	PREFUNCTION SPACE	628 SF
Level 1	CORE	498	KITCHEN MISC	1462 SF
Level 1	CORE	499	DRY STORAGE	340 SF
Level 1	CORE	683	WOMENS	220 SF
Level 1	CORE	684	MENS	220 SF

ROOM SCHEDULE NORTH WING - LEVEL 1				
Level	Department	Number	Name	Area
Level 1	CORE	702	UNISEX	73 SF
Level 1	CORE	707	UNISEX	73 SF
PRIVATE				
Level 1	PRIVATE	447	PARTNER SPACE	234 SF
Level 1	PRIVATE	448	PARTNER SPACE	249 SF
Level 1	PRIVATE	449	PARTNER SPACE	238 SF
Level 1	PRIVATE	450	PARTNER SPACE	232 SF
Level 1	PRIVATE	451	PARTNER SPACE	239 SF
Level 1	PRIVATE	452	PARTNER SPACE	232 SF
Level 1	PRIVATE	464	HOTEL	66 SF
Level 1	PRIVATE	465	HOTEL	65 SF
Level 1	PRIVATE	466	HOTEL	65 SF
Level 1	PRIVATE	467	HOTEL	65 SF
Level 1	PRIVATE	468	HOTEL	65 SF
Level 1	PRIVATE	469	OFFICE	120 SF
Level 1	PRIVATE	470	OFFICE	120 SF
Level 1	PRIVATE	613	STORAGE	61 SF
Level 1	PRIVATE	685	HOTEL	63 SF
Level 1	PRIVATE	686	HOTEL	63 SF
Level 1	PRIVATE	687	HOTEL	63 SF
Level 1	PRIVATE	688	HOTEL	63 SF
Level 1	PRIVATE	689	HOTEL	63 SF
Level 1	PRIVATE	690	HOTEL	63 SF
Level 1	PRIVATE	691	HOTEL	63 SF
Level 1	PRIVATE	692	HOTEL	63 SF

ROOM SCHEDULE NORTH WING - LEVEL 1				
Level	Department	Number	Name	Area
Level 1	PRIVATE	693	HOTEL	63 SF
Level 1	PRIVATE	694	HOTEL	63 SF
Level 1	PRIVATE	695	STORAGE	32 SF
PUBLIC				
Level 1	PUBLIC	615	LOBBY	2156 SF
Level 1	PUBLIC	703	PARTNER LOBBY	166 SF
Level 1	PUBLIC	704	PARTNER LOBBY	167 SF
SEMI-PUBLIC				
Level 1	SEMI-PUBLIC	453	CHILD CARE	1248 SF
Level 1	SEMI-PUBLIC	493	S CONF	123 SF
Level 1	SEMI-PUBLIC	494	OFFICE	120 SF
Level 1	SEMI-PUBLIC	495	OFFICE	120 SF
Level 1	SEMI-PUBLIC	496	OFFICE	120 SF
Level 1	SEMI-PUBLIC	497	FRONT WINDOW	435 SF
Level 1	SEMI-PUBLIC	500	HYDROPONICS	988 SF
Level 1	SEMI-PUBLIC	501	RECORDING ROOM	806 SF
Level 1	SEMI-PUBLIC	502	COMPUTER LAB	1190 SF
Level 1	SEMI-PUBLIC	503	KITCHEN LAB	2198 SF
NET S.F.				20906 SF
<b>GROSS S.F.</b>				<b>21664 SF</b>
<b>EXTERIOR SPACE S.F.</b>				<b>3522 SF</b>

DEPARTMENT LEGEND

- PUBLIC
- SEMI-PUBLIC
- PRIVATE
- CORE
- CIRCULATION

KEYNOTES

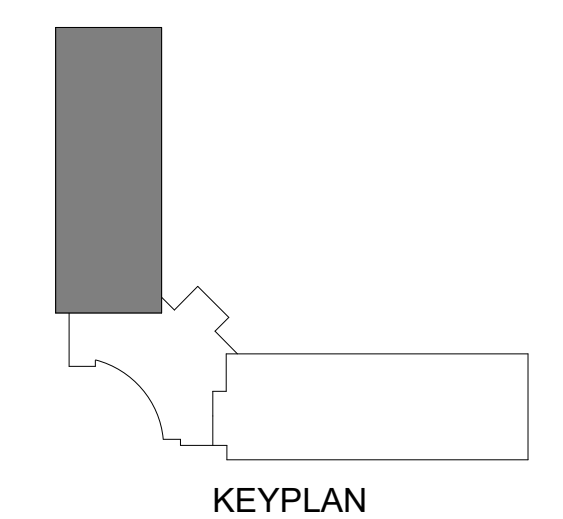
- 1 MAIN ENTRY
- 2 SECONDARY ENTRY
- 3 OPEN STAIRWELL
- 4 3' - 0" x 7' - 0" SOLID CORE WOOD DOOR W/ 3' - 4" x 7'-0" SIDELITE
- 5 STRUCTURAL FRAMING
- 6 CHECK IN COUNTER

GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.



1 NORTH WING FIRST FLOOR PLAN  
1/8" = 1'-0"



ROOM S.F. ANALYSIS

ROOM SCHEDULE NORTH WING - LEVEL 2				
Level	Department	Number	Name	Area
Level 2	CIRCULATION	526	CORRIDOR	5361 SF
CORE				
Level 2	CORE	513	ELEV	110 SF
Level 2	CORE	514	MENS	293 SF
Level 2	CORE	515	WOMENS	293 SF
Level 2	CORE	517	STORAGE	134 SF
Level 2	CORE	518	STORAGE	148 SF
Level 2	CORE	519	STORAGE	110 SF
Level 2	CORE	520	STORAGE	110 SF
Level 2	CORE	521	STORAGE	110 SF
Level 2	CORE	522	STORAGE	109 SF
Level 2	CORE	523	STORAGE	110 SF
Level 2	CORE	524	STORAGE	110 SF

ROOM SCHEDULE NORTH WING - LEVEL 2				
Level	Department	Number	Name	Area
Level 2	CORE	525	STORAGE	110 SF
SEMI-PUBLIC				
Level 2	SEMI-PUBLIC	504	MULTI-PURPOSE EXERCISE RM	1986 SF
Level 2	SEMI-PUBLIC	505	MULTI-PURPOSE EXERCISE RM	1749 SF
Level 2	SEMI-PUBLIC	506	MULTI-PURPOSE EXERCISE RM	1317 SF
Level 2	SEMI-PUBLIC	507	MULTI-PURPOSE EXERCISE RM	1317 SF
Level 2	SEMI-PUBLIC	508	MULTI-PURPOSE EXERCISE RM	1336 SF
Level 2	SEMI-PUBLIC	509	MULTI-PURPOSE EXERCISE RM	1304 SF
Level 2	SEMI-PUBLIC	510	MULTI-PURPOSE EXERCISE RM	1304 SF
Level 2	SEMI-PUBLIC	511	MULTI-PURPOSE EXERCISE RM	1304 SF
Level 2	SEMI-PUBLIC	512	MULTI-PURPOSE EXERCISE RM	1304 SF
NET S.F.				20028 SF
GROSS S.F.				20458 SF
EXTERIOR SPACE S.F.				239 SF

DEPARTMENT LEGEND

- SEMI-PUBLIC
- CORE
- CIRCULATION

KEYNOTES

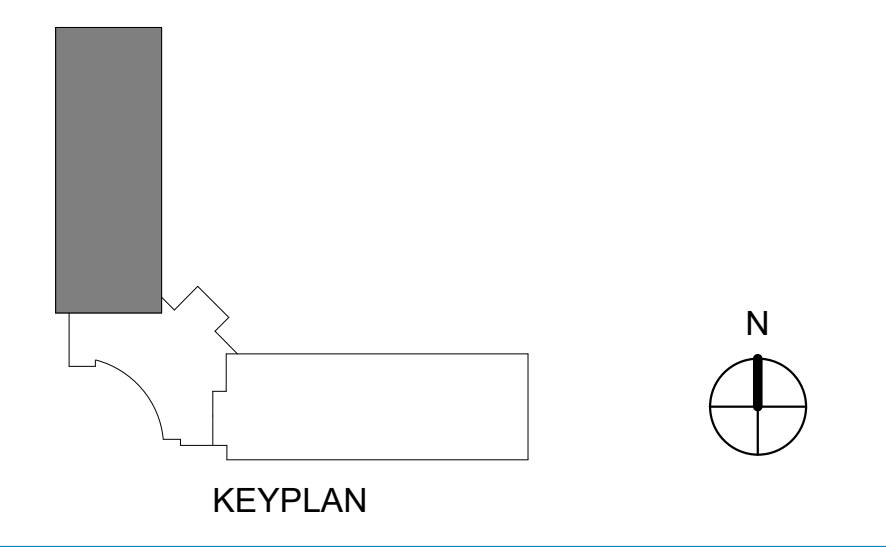
- 1 OPEN STAIRWELL
- 2 3' - 0" x 7' - 0" SOLID CORE WOOD DOOR W/ 3' - 4" x 7' - 0" SIDELITE
- 3 6' x 7' SOLID CORE WOOD DOUBLE DOOR
- 4 STRUCTURAL FRAMING

GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.



1 NORTH WING SECOND FLOOR PLAN  
1/8" = 1'-0"





ROOM S.F. ANALYSIS

ROOM SCHEDULE EAST WING - LEVEL 1				
Level	Department	Number	Name	Area
CIRCULATION				
Level 1	CIRCULATION	313	CORRIDOR	2163 SF
Level 1	CIRCULATION	713	CORRIDOR	158 SF
Level 1	CIRCULATION	714	CORRIDOR	280 SF
CORE				
Level 1	CORE	232	WOMENS	219 SF
Level 1	CORE	329	DATA	112 SF
Level 1	CORE	332	MENS	219 SF
Level 1	CORE	364	DF	14 SF
Level 1	CORE	609	ELEC	190 SF
Level 1	CORE	620	BREAK RM	171 SF
Level 1	CORE	621	UNISEX	71 SF
Level 1	CORE	622	UNISEX	71 SF
Level 1	CORE	623	BREAK ROOM	429 SF
Level 1	CORE	624	RISER / STORE	240 SF
Level 1	CORE	625	OFFICE	84 SF
Level 1	CORE	626	ELEV	96 SF
Level 1	CORE	638	LACTATION	102 SF
Level 1	CORE	639	UNISEX	100 SF
Level 1	CORE	642	STORAGE	329 SF
Level 1	CORE	677	JANITOR	50 SF
Level 1	CORE	696	STOR/COPY	118 SF

ROOM SCHEDULE EAST WING - LEVEL 1				
Level	Department	Number	Name	Area
Level 1	CORE	697	UNISEX	71 SF
Level 1	CORE	698	UNISEX	64 SF
Level 1	CORE	701	STORAGE	69 SF
Level 1	CORE	708	STOR	130 SF
Level 1	CORE	709	ELEC	30 SF
PRIVATE				
Level 1	PRIVATE	395	OFFICE	120 SF
Level 1	PRIVATE	396	OFFICE	120 SF
Level 1	PRIVATE	397	OFFICE	120 SF
Level 1	PRIVATE	398	OFFICE	120 SF
Level 1	PRIVATE	399	OFFICE	120 SF
Level 1	PRIVATE	400	OFFICE	120 SF
Level 1	PRIVATE	401	OFFICE	120 SF
Level 1	PRIVATE	402	OFFICE	120 SF
Level 1	PRIVATE	403	OFFICE	120 SF
Level 1	PRIVATE	404	SUP OFFICE	180 SF
Level 1	PRIVATE	405	SUPV OFFICE	180 SF
Level 1	PRIVATE	406	SUP OFFICE	183 SF
Level 1	PRIVATE	616	OFFICE	128 SF
Level 1	PRIVATE	617	OFFICE	121 SF
Level 1	PRIVATE	618	OFFICE	121 SF
Level 1	PRIVATE	619	OFFICE	121 SF

ROOM SCHEDULE EAST WING - LEVEL 1				
Level	Department	Number	Name	Area
Level 1	PRIVATE	699	M CONF	209 SF
Level 1	PRIVATE	700	M CONF	193 SF
PUBLIC				
Level 1	PUBLIC	381	LOBBY	2574 SF
SEMI-PUBLIC				
Level 1	SEMI-PUBLIC	222	BRIEFING/TRAINING ROOM	1580 SF
Level 1	SEMI-PUBLIC	223	TRAINING ROOM	708 SF
Level 1	SEMI-PUBLIC	628	FRT WIN	90 SF
Level 1	SEMI-PUBLIC	629	FRT WIN	90 SF
Level 1	SEMI-PUBLIC	630	FRT WIN	90 SF
Level 1	SEMI-PUBLIC	631	FRT WIN	90 SF
Level 1	SEMI-PUBLIC	632	FRT WIN	90 SF
Level 1	SEMI-PUBLIC	633	S CONF	120 SF
Level 1	SEMI-PUBLIC	634	S CONF	120 SF
Level 1	SEMI-PUBLIC	635	S CONF	120 SF
Level 1	SEMI-PUBLIC	636	S CONF	120 SF
Level 1	SEMI-PUBLIC	643	PRTNR	96 SF
Level 1	SEMI-PUBLIC	644	PRTNR	96 SF
Level 1	SEMI-PUBLIC	645	PRTNR	96 SF
Level 1	SEMI-PUBLIC	646	PRTNR	96 SF
NET S.F.				14269 SF
GROSS S.F.				145723 SF
EXTERIOR SPACE S.F.				1006 SF

DEPARTMENT LEGEND

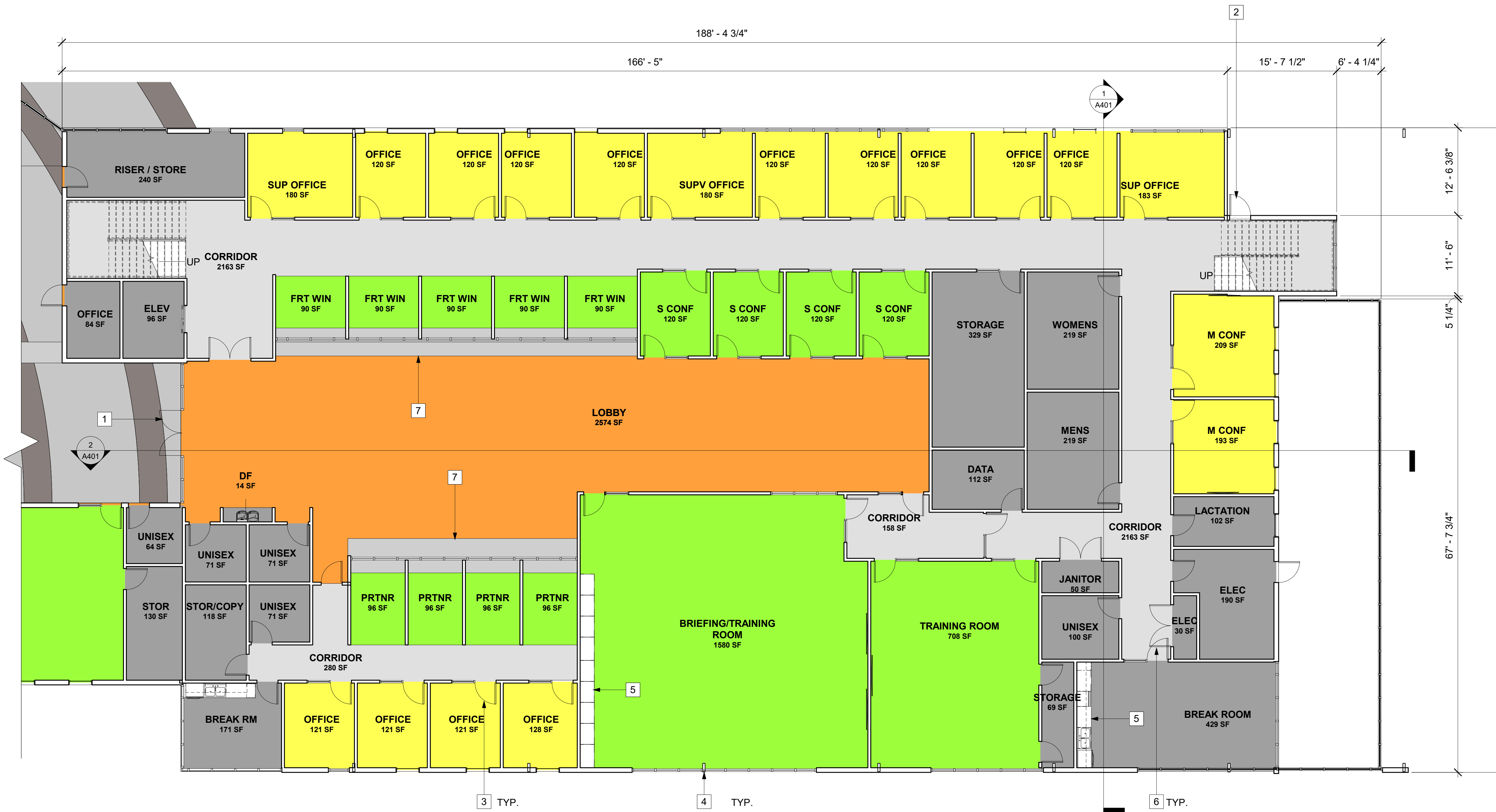
- PUBLIC
- SEMI-PUBLIC
- PRIVATE
- CORE
- CIRCULATION

KEYNOTES

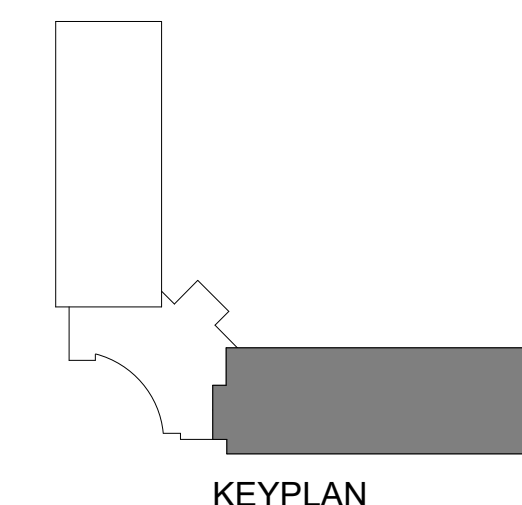
- 1 MAIN ENTRY
- 2 SECONDARY ENTRY
- 3 3' - 0" x 7' - 0" SOLID CORE WOOD DOOR W/ 3' - 4" x 7'-0" SIDELITE
- 4 STRUCTURAL FRAMING
- 5 MILLWORK, OWNER FURNISHED OWNER INSTALLED
- 6 6' x 7' SOLID CORE WOOD DOUBLE DOOR
- 7 CHECK IN COUNTER

GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.



1 EAST WING FIRST FLOOR PLAN  
1/8" = 1'-0"



KEY PLAN

ROOM S.F. ANALYSIS

ROOM SCHEDULE EAST WING - LEVEL 2				
Level	Department	Number	Name	Area
<b>CIRCULATION</b>				
Level 2	CIRCULATION	715	CORRIDOR	4545 SF
<b>CORE</b>				
Level 2	CORE	528	EQUIP. MISC.	84 SF
Level 2	CORE	529	ELEV	96 SF
Level 2	CORE	532	COPY WKRM	277 SF
Level 2	CORE	533	UNISEX	64 SF
Level 2	CORE	534	DATA	64 SF
Level 2	CORE	535	ELEC	64 SF
Level 2	CORE	536	STORAGE	242 SF
Level 2	CORE	710	WOMENS	174 SF
Level 2	CORE	711	MENS	174 SF
<b>PRIVATE</b>				
Level 2	PRIVATE	538	M CONF	204 SF
Level 2	PRIVATE	539	M CONF	204 SF
Level 2	PRIVATE	540	S CONF	120 SF
Level 2	PRIVATE	541	S CONF	120 SF
Level 2	PRIVATE	542	SUP OFFICE	195 SF
Level 2	PRIVATE	543	SUPV OFFICE	196 SF
Level 2	PRIVATE	544	SUPV OFFICE	196 SF
Level 2	PRIVATE	545	SUPV OFFICE	196 SF
Level 2	PRIVATE	546	SUPV OFFICE	200 SF
Level 2	PRIVATE	548	SUPV OFFICE	199 SF
Level 2	PRIVATE	549	SUPV OFFICE	196 SF
Level 2	PRIVATE	550	SUPV OFFICE	196 SF
Level 2	PRIVATE	551	SUPV OFFICE	198 SF
Level 2	PRIVATE	552	OFFICE	120 SF
Level 2	PRIVATE	553	OFFICE	120 SF
Level 2	PRIVATE	554	OFFICE	120 SF

ROOM SCHEDULE EAST WING - LEVEL 2				
Level	Department	Number	Name	Area
Level 2	PRIVATE	555	OFFICE	120 SF
Level 2	PRIVATE	556	OFFICE	120 SF
Level 2	PRIVATE	557	OFFICE	120 SF
Level 2	PRIVATE	558	OFFICE	120 SF
Level 2	PRIVATE	560	OFFICE	120 SF
Level 2	PRIVATE	561	OFFICE	120 SF
Level 2	PRIVATE	562	OFFICE	120 SF
Level 2	PRIVATE	563	OFFICE	120 SF
Level 2	PRIVATE	564	OFFICE	152 SF
Level 2	PRIVATE	565	OFFICE	120 SF
Level 2	PRIVATE	566	OFFICE	120 SF
Level 2	PRIVATE	567	OFFICE	120 SF
Level 2	PRIVATE	568	OFFICE	120 SF
Level 2	PRIVATE	569	OFFICE	120 SF
Level 2	PRIVATE	570	OFFICE	120 SF
Level 2	PRIVATE	571	OFFICE	120 SF
Level 2	PRIVATE	585	CUB.	65 SF
Level 2	PRIVATE	586	CUB.	65 SF
Level 2	PRIVATE	587	CUB.	65 SF
Level 2	PRIVATE	588	CUB.	65 SF
Level 2	PRIVATE	589	CUB.	65 SF
Level 2	PRIVATE	590	CUB.	65 SF
Level 2	PRIVATE	591	CUB.	65 SF
Level 2	PRIVATE	592	CUB.	65 SF
Level 2	PRIVATE	593	CUB.	65 SF
Level 2	PRIVATE	594	CUB.	65 SF
Level 2	PRIVATE	595	CUB.	65 SF
Level 2	PRIVATE	596	CUB.	64 SF
Level 2	PRIVATE	597	CUB.	65 SF

ROOM SCHEDULE EAST WING - LEVEL 2				
Level	Department	Number	Name	Area
Level 2	PRIVATE	598	CUB.	65 SF
Level 2	PRIVATE	599	CUB.	65 SF
Level 2	PRIVATE	600	CUB.	65 SF
Level 2	PRIVATE	601	CUB.	65 SF
Level 2	PRIVATE	602	CUB.	65 SF
Level 2	PRIVATE	603	CUB.	65 SF
Level 2	PRIVATE	604	CUB.	65 SF
Level 2	PRIVATE	605	CUB.	65 SF
Level 2	PRIVATE	606	CUB.	65 SF
Level 2	PRIVATE	648	OFFICE	120 SF
Level 2	PRIVATE	652	SUP OFFICE	195 SF
Level 2	PRIVATE	653	CUB.	66 SF
Level 2	PRIVATE	654	CUB.	65 SF
Level 2	PRIVATE	655	CUB.	65 SF
Level 2	PRIVATE	656	CUB.	65 SF
Level 2	PRIVATE	657	CUB.	66 SF
Level 2	PRIVATE	664	CUB.	66 SF
Level 2	PRIVATE	665	CUB.	65 SF
Level 2	PRIVATE	666	CUB.	65 SF
Level 2	PRIVATE	671	CUB.	65 SF
Level 2	PRIVATE	672	CUB.	65 SF
Level 2	PRIVATE	673	CUB.	65 SF
Level 2	PRIVATE	676	CUB.	65 SF
Level 2	PRIVATE	722	BREAK ROOM	278 SF
Level 2	PRIVATE	723	CUB.	63 SF
Level 2	PRIVATE	724	CUB.	63 SF
NET S.F.				13449 SF
GROSS S.F.				13787 SF
EXTERIOR SPACE S.F.				1751 SF

DEPARTMENT LEGEND

- PRIVATE
- CORE
- CIRCULATION

KEYNOTES

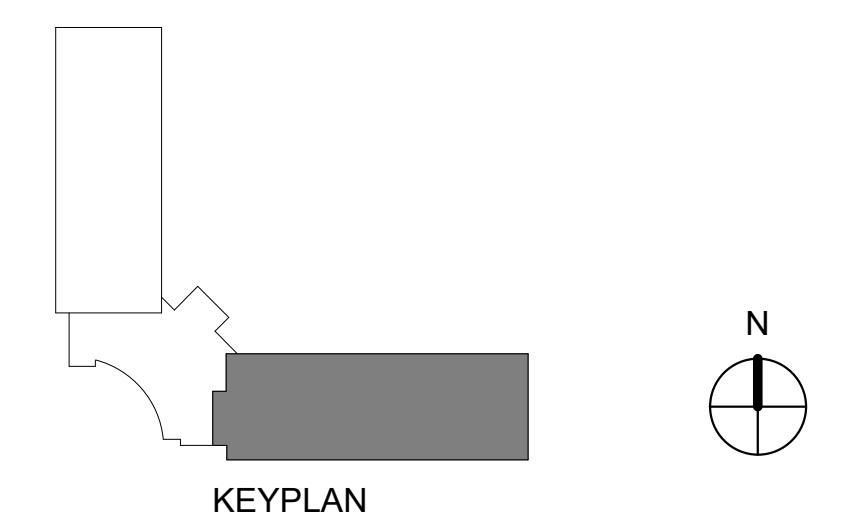
- 1 3'-0" x 7'-0" SOLID CORE WOOD DOOR W/ 3'-4" x 7'-0" SIDELITE
- 2 MILLWORK, OWNER FURNISHED OWNER INSTALLED
- 3 MECHANICAL UNIT LOCATION

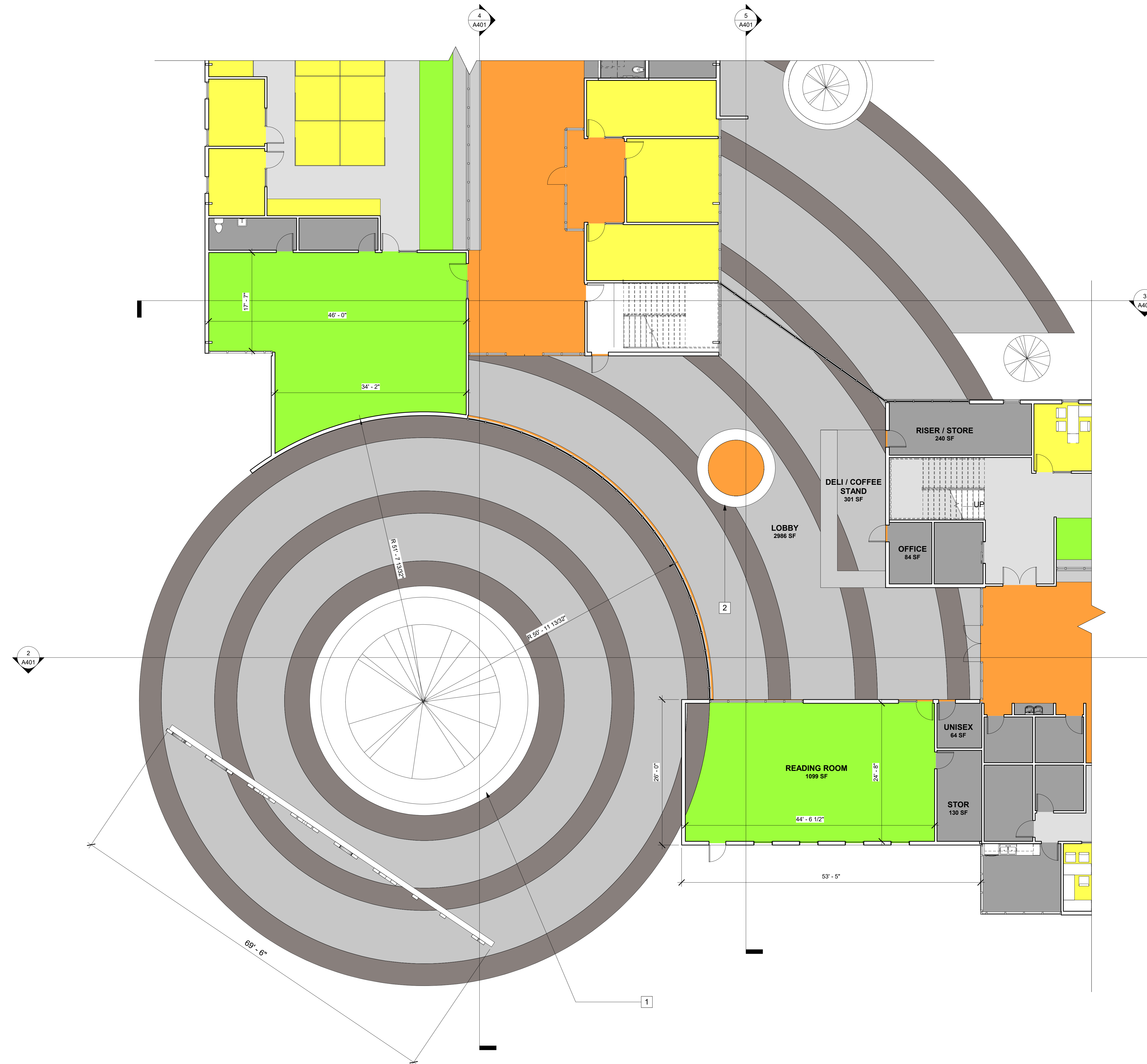
GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.



① EAST WING SECOND FLOOR PLAN  
1/8" = 1'-0"





### ROOM S.F. ANALYSIS

ROOM SCHEDULE PLAZA - PUBLIC				
Level	Department	Number	Name	Area
PUBLIC				
Level 1	PUBLIC	221	LOBBY	2986 SF
Level 1	PUBLIC	627	DELI / COFFEE STAND	301 SF
NET S.F.				3287 SF
GROSS EXTERIOR SPACE S.F.				3473 SF

ROOM SCHEDULE PLAZA SEMI-PUBLIC				
Level	Department	Number	Name	Area
SEMI-PUBLIC				
Level 1	SEMI-PUBLIC	209	READING ROOM	1099 SF
NET S.F.				1099 SF
GROSS S.F.				1186 SF

### KEYNOTES

- 1 CONCRETE PLANTER/BENCH
- 2 EXISTING TREE AND CURB TO REMAIN

### DEPARTMENT LEGEND

- PUBLIC
- SEMI-PUBLIC
- PRIVATE
- CORE
- CIRCULATION

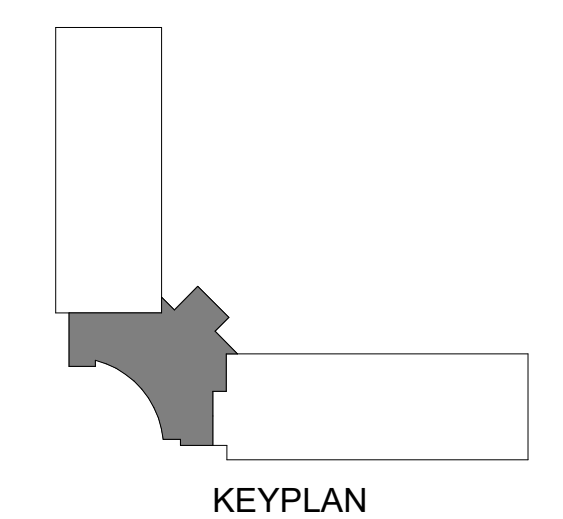
### LEGEND

- ENHANCED PAVING 1. COLOR: INTEGRAL WITH MICA FLAKE & EXPOSED AGGREGATE SF: 4350
- ENHANCED PAVING 2. COLOR: INTEGRAL WITH MICA FLAKE & EXPOSED AGGREGATE SF: 8347

### GENERAL NOTES

- A. BUILDING STRUCTURE PRE ENGINEERED STEEL
- B. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.

1 PLAZA FLOOR PLAN  
1/8" = 1'-0"

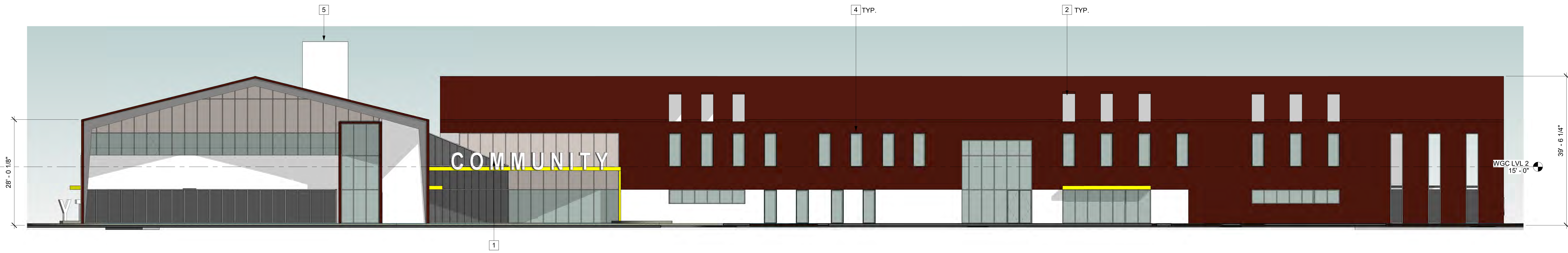


**MATERIAL LEGEND**

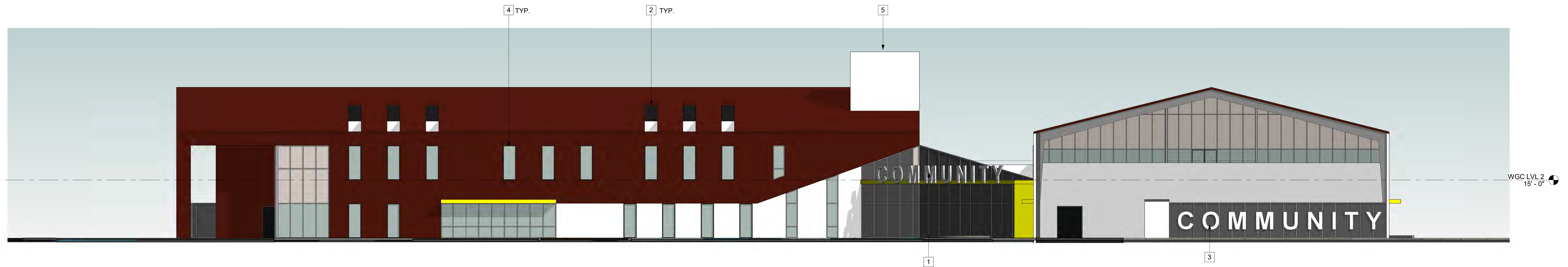
- STANDING SEAM METAL ROOF PREFINISHED. COLOR: RUST / CORTEN.
- WHITE STUCCO SMOOTH FINISH
- GLAZING SYSTEM: ALUMINUM FRAME PREFINISHED WITH - DUAL-INSULATED SOLARBAN 70 XL GLAZING
- POLYCARBONATE WALL SYSTEM: EXTECH LIGHTWALL 3000
- PRE FINISHED METAL CANOPY. COLOR: YELLOW
- EXTERIOR ALUMINUM DOOR AND FRAME
- EXTERIOR PERFORATED METAL SCREEN

**KEYNOTES**

- 1 4" - 6" TALL ALUMINUM LETTERS. CANOPY MOUNTED WITH LED LIGHTING
- 2 ALUMINUM SKYLIGHT SYSTEM
- 3 4" - 6" TALL ALUMINUM LETTERS. FENCE MOUNTED WITH LED LIGHTING
- 4 ALUMINUM PUNCHED WINDOW SYSTEM
- 5 ELEVATOR TOWER



② EAST ELEVATION  
1" = 10'-0"



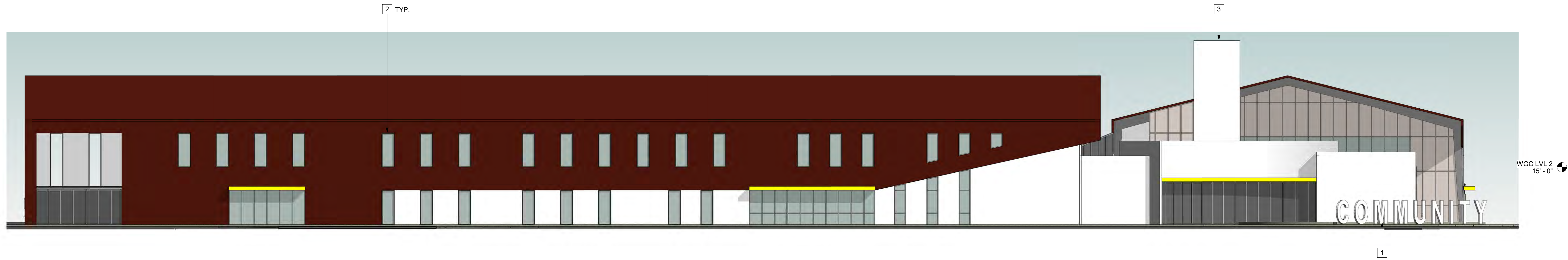
① NORTH ELEVATION  
1" = 10'-0"

**MATERIAL LEGEND**

- STANDING SEAM METAL ROOF PREFINISHED. COLOR: RUST / CORTEN.
- WHITE STUCCO SMOOTH FINISH
- GLAZING SYSTEM: ALUMINUM FRAME PREFINISHED WITH - DUAL-INSULATED SOLARBAN 70 XL GLAZING
- POLYCARBONATE WALL SYSTEM: EXTECH LIGHTWALL 3000
- PRE FINISHED METAL CANOPY. COLOR: YELLOW
- EXTERIOR ALUMINUM DOOR AND FRAME
- EXTERIOR PERFORATED METAL SCREEN

**KEYNOTES**

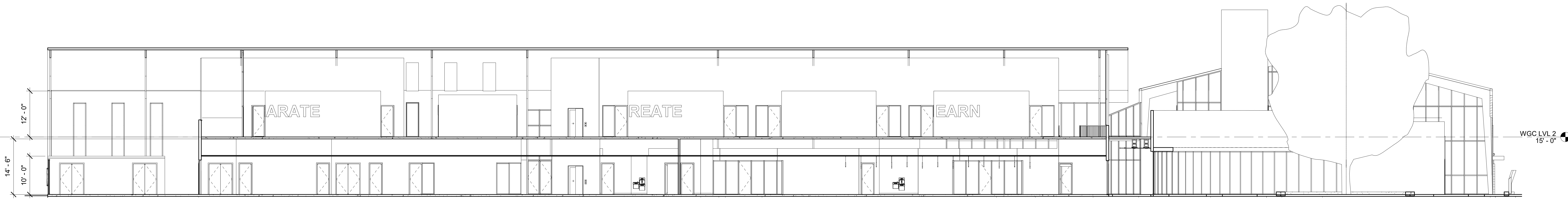
- 1 6" TALL ALUMINUM LETTERS. GROUND MOUNTED WITH LED LIGHTING
- 2 ALUMINUM PUNCHED WINDOW SYSTEM
- 3 ELEVATOR TOWER



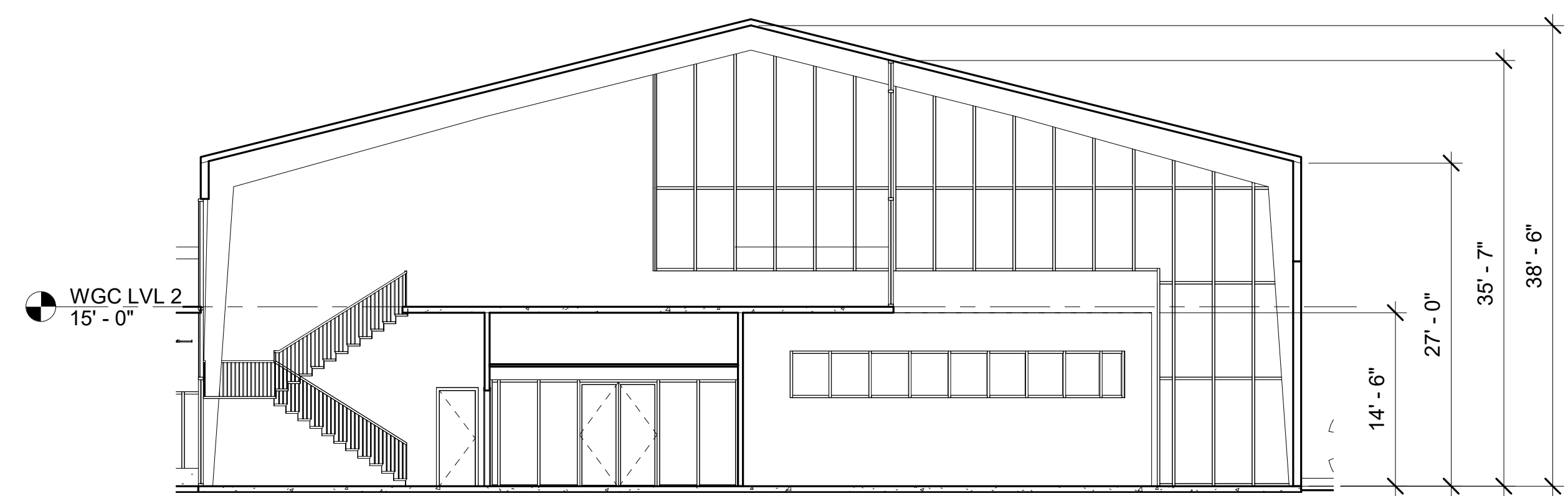
① WEST ELEVATION  
1" = 10'-0"



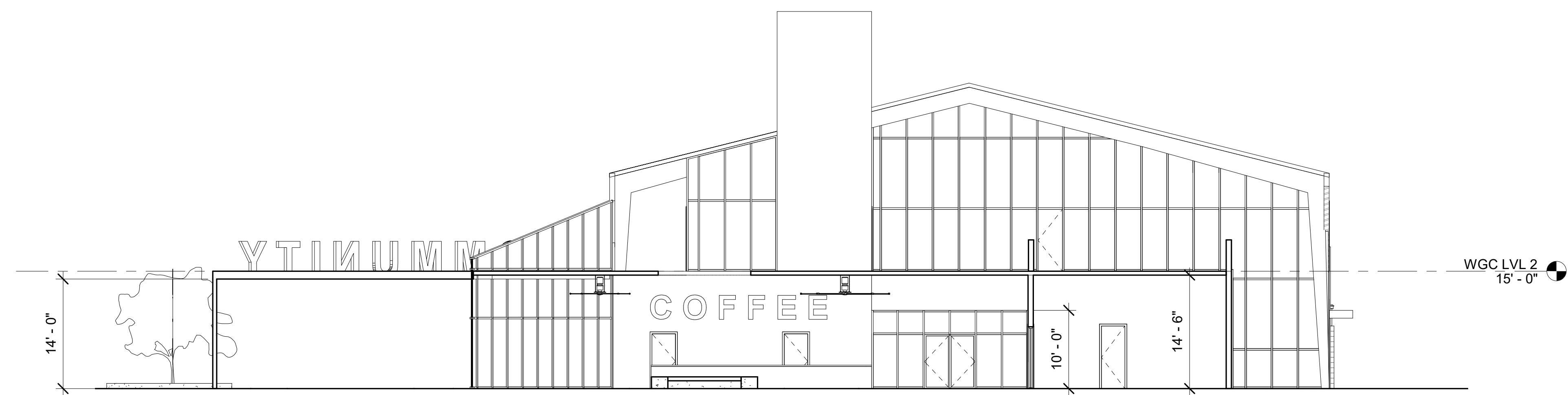
② SOUTH ELEVATION  
1" = 10'-0"



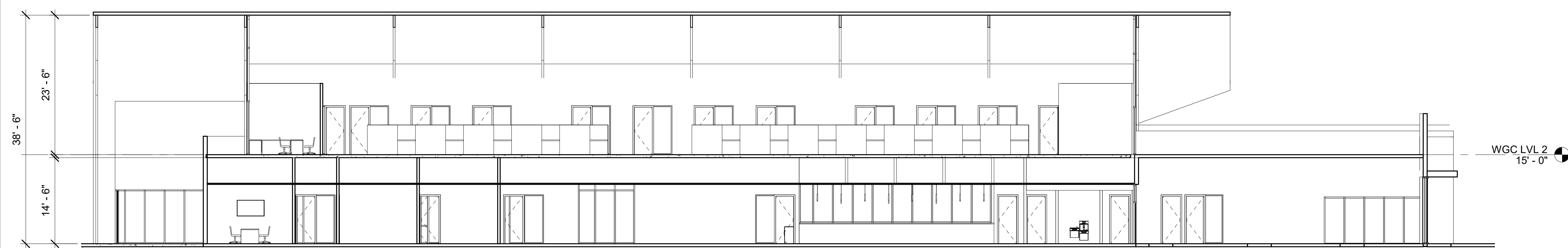
4 WEST WING SECTION A  
1" = 10'-0"



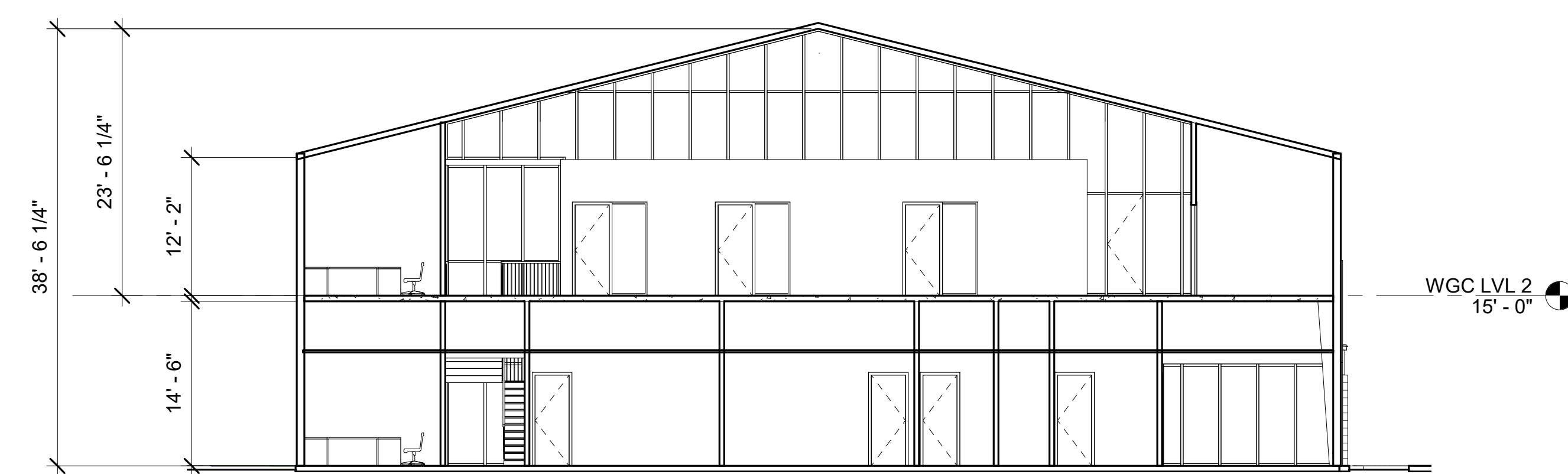
3 WEST WING SECTION B  
1" = 10'-0"



5 PLAZA SECTION A  
1" = 10'-0"



2 EAST WING SECTION A  
1" = 10'-0"



1 EAST WING SECTION B  
1" = 10'-0"