STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2025-26	3340	California Conservation Corps	1

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
3340-009-COBCP-2025-GB	2365	0003516

Project Title
Greenwood: New Residential Center (Reappropriation)

Project Status and Type
Status: ☐ New ☒ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☐FLS *(Fire Life Safety)*	☒FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 0	Construction	$ 73,524

Budget Request Summary

The California Conservation Corps (CCC) requests reappropriation of the construction phase of the Greenwood: New Residential Center project. Although the construction contract of $60,211,000 has been awarded and funds have been transferred to the Architectural Revolving Fund in 2023-24, the balance of $6,396,000 is currently available until June 30, 2025. Given construction schedule estimates completion in spring 2026, this request will provide sufficient time for project completion.

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☒ No		7892

Requires Provisional Language	Budget Package Status
☐ Yes ☒ No	☐ Needed ☐ Not Needed ☒ Existing

Impact on Support Budget

One-Time Costs	☒ Yes	☐ No	Swing Space Needed	☐ Yes	☒ No
Future Savings	☐ Yes	☒ No	Generate Surplus Property	☐ Yes	☒ No
Future Costs	☒ Yes	☐ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
Dan Millsap	1/10/2025	Tabatha Chavez	1/10/2025
Department Director	**Date**	**Agency Secretary**	**Date**
JP Patton	1/10/2025	Amanda Martin for Secretary Crowfoot	1/10/2025

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	1/10/2025

A. COBCP Abstract:

Residential Center, Greenwood: New Residential Center – Reappropriate $6,396,000 General Fund for the Construction Phase, to make funds available for expenditure or encumbrance until June 30, 2026. Project includes buildings consisting of an administration building, seven dormitories, an education/recreation building, a multi-purpose with kitchen and dining room, a warehouse with a work area, and a hazardous materials storage room. Additionally, the scope of work will include related infrastructure and site work as needed. Facility will be designed based on the CCC's residential center needs and will accommodate about 100 permanent residential corpsmembers. Total project costs are estimated at $73,524,000, including Preliminary Plans ($3,172,000), Working Drawings ($3,745,000), and Construction ($66,607,000). The construction amount includes $55,850,000 for the construction contract, $2,793,000 for contingency, $3,577,000 for architectural and engineering services, $590,000 for agency retained items, and $3,797,000 for other project costs. The Preliminary Plans were completed in February 2020. The Working Drawings began in February 2020 and was approved May 18, 2023. Construction began in October 2023 and will be completed spring 2026.

B. Purpose of the Project:

Program Need

Construction of a new residential facility to replace the existing residential center in Greenwood will enable the CCC to continue to address the needs of its program's work in the greater El Dorado County area by providing a safe and healthy environment for all corpsmembers and staff. This request is necessary to correct the substandard conditions and to bring the center into compliance with today's regulatory standards and the department's prototype campus design. The CCC would like to remain in this area due to its proximity to project work and the cultivation and expansion of an ongoing sponsor base that Greenwood has fostered since the 1980s. In addition, this area is ideal for corpsmember development because the area surrounding Greenwood provides ample opportunity for corpsmembers to work on various conservation projects to develop their employable skillset.

Background

Focus of Greenwood is for corpsmembers to gain work experience, advance their education through a high school diploma program with a charter school, and learn about career opportunities, while helping to enhance California's natural resources and its communities.

Greenwood corpsmembers perform a wide range of projects that includes conservation and restoration of ecosystems, fuel hazard reduction, arborist work projects, planting of native shrubs and trees, invasive weed/plant eradication, trail construction in accordance with the American with Disabilities Act (ADA), and campground construction. These projects take place primarily in El Dorado, Amador, Calaveras, Tuolumne, and Mariposa counties. Partnerships are developed and maintained with sponsoring agencies such as the Department of Forestry and Fire Protection (CAL FIRE), United States Forest Service, California Tahoe Conservancy, California State Parks, Department of Water Resources, Department of Transportation (Caltrans), California Department of Food and Agriculture, Department of General Services (DGS), American River Conservancy, Amador Fire Safe Council, El Dorado County Department of Transportation, El Dorado Equestrian Foundation, and local nonprofit land conservancies and councils.

Corpsmembers also respond to emergencies such as natural disaster relief, search and rescue, fires, and floods. The Greenwood Center's location allows for response to emergencies ranging from the Sierra Nevada Mountains to the coast. All crews must be ready to deploy at a moment's notice to provide services and relief to residents of California.

Problem

Greenwood Residential Center was constructed in the 1980s and built by corpsmembers. At that time, construction documents were not prepared by DGS and did not receive regulatory review or state inspection. Therefore, Greenwood does not meet many regulatory requirements such as seismic, energy, fire/life/safety, public health, Americans with Disabilities Act (ADA). A 2001 Infrastructure Study was performed by DGS, which further details the center's deficiencies. Elements of the study address items such as fire life safety, compliance with the California Building Code, ADA requirements, maintenance and functional conditions of mechanical, plumbing and electrical systems, structures and site improvements. Future needs, as identified by the CCC, were also considered such as Minimum Facility Standards. The list of deferred maintenance issues is extensive. Over the last 17 years since the study was performed physical conditions have further deteriorated. Following the 2001 study, the CCC enlisted DGS to help develop the CCC's Facility Prototype, using Minimum Facility Standards, a resource in designing our prototypical residential center for our capital outlay projects to meet the CCC's program needs. Two significant buildings absent at Greenwood are the multipurpose gymnasium and warehouse. For the remaining facilities at Greenwood, they are in critical need of the following repairs/replacement:

- All windows are single pane, not energy efficient and need replacement.
- Entire interiors of the buildings need to be repainted. Also, several ceilings contain multiple holes, cracks and water stains that need to be repaired.
- The center's restrooms and showers need to be upgraded to current ADA requirements, water efficiency standards and energy efficiency requirements.
- The kitchen needs renovations, lacks the size needed to support the corpsmember population and is also not ADA-compliant.
- Security is an issue as the building has no security alarm. There are numerous doors for entry/exit making the center more susceptible to burglaries and theft.
- The fire life safety system is not up to date and the buildings do not contain a fire sprinkler system.
- The utility infrastructure is in poor condition. The electrical system/wiring needs replacement. All lighting fixtures need to be retrofitted and bulbs replaced to be energy efficient ones.
- Available parking is not sufficient for the number of state, staff and corpsmember parking. The parking lot surface suffers from deferred maintenance.
- All floor coverings are worn and require replacement.

Continuing to repair the existing buildings is not efficient for long-term costs and will not bring the structures up to current building code requirements.

In FY 2018-19, $3,172,000 General Fund was appropriated for the Preliminary Plans phase. In FY 2019-20, $3,745,000 General Fund was appropriated for the Working Drawings phase. In FY 2022-23, $66,607,000 General Fund was appropriated for the Construction phase.

C. Relationship to the Strategic Plan:

The CCC provides young adults, aged 18 to 25 (veterans up to age 29), the opportunity to serve their state and become employable citizens through hard work on environmental, conservation, fire protection, and emergency response projects. The CCC also provides education and training opportunities.

Residential facilities provide capacity to house approximately 40 percent of the CCC's corpsmember population who live, eat, and sleep every day in CCC facilities. These residential locations serve as the "hub" of the CCC's service delivery. Departmental objectives, which include, but are not limited to: corpsmember education and training; disaster response; field administration; and community service/outreach which are administered from these locations.

It is important to have residential facilities that are safe, clean, accessible, and conducive to an environment that contributes to the achievement of the CCC's mission.

This project meets the CCC's 2019 Strategic Plan Goal 2: Build Corpsmembers Pathways to Success and Goal 5: Residential Expansion. Objective 5.7 has been met to begin construction of a residential center at Greenwood.

D. Alternatives:

Alternative 1: Reappropriate construction funding to allow additional time for project completion.

E. Recommended Solution:

1. Which alternative and why?

   Alternative 1: Reappropriate construction funding to allow additional time for project completion.

2. Detailed scope description.

   This project will construct a residential center. This includes buildings consisting of an administration building, seven dormitories, an education/recreation building, a multi-purpose building with a kitchen and dining room, a warehouse with a work area, and a hazardous materials storage room. Additionally, the scope of work will include related infrastructure and site work as needed. This facility will be designed based on the CCC's residential center needs and will accommodate about 100 permanent residential corpsmembers.

3. Basis for cost information.

   Cost is based on a three-page estimate project cost summary prepared by DGS.

4. Factors/benefits for recommended solution other than the least expensive alternative.

   A newly constructed campus will be designed within the CCC program requirements and mission goals.

5. Complete description of impact on support budget.

   The CCC will submit a future support Budget Change Proposal (BCP) to request additional resources for the startup and ongoing maintenance and operation of a residential center, seeking approximately $7.7 million in annual increased costs to primarily fund the salaries, benefits, and general expenses for 18 staff and 100 permanent corpsmembers.

6. Identify and explain any project risks.

   Any construction project carries risk of increased cost and scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can affect the estimated construction cost.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

   a) DGS/ Real Estate Services Division for budget, plan development and project management functions.

   b) State Fire Marshal for fire, life safety.

   c) Division of the State Architect for ADA and code compliance.

F. Consistency with Government Code Section 65041.1:

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

Yes, the project proposes new construction on property currently held by the CCC.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes, CEQA review will ensure the project protects the state's natural resources.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

Yes, the DGS, Real Estate Services Division will support and ensure efficient land use and appropriate project development.