## Project Title
Intermountain Conservation Camp: Relocate Facility

### Project Status and Type
- Status: ☒ 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)
$ 600

### Phase(s) to be Funded
- Acquisition

### Total Project Cost (in thousands)
$ 73,895

## Budget Request Summary
The Department of Forestry and Fire Protection (CAL FIRE) requests $600,000 General Fund for the acquisition phase of the Intermountain Conservation Camp: Relocate Facility project, located in Lassen County. This is a continuing project. Total estimated project costs are $73,895,000.
A. COBCP Abstract:
CAL FIRE requests $600,000 for the acquisition phase of the Intermountain Conservation Camp—Relocate Facility project. In conjunction with the California Department of Corrections and Rehabilitation (CDCR), the project includes acquisition of a new site and the construction of CAL FIRE/CDCR administration buildings, a bachelor officer quarters, an inmate dormitory, an inmate kitchen/mess hall, an inmate recreation building, an inmate laundry building, an inmate hobby building, an inmate physical fitness building, an inmate multipurpose building, an inmate staging area, a CAL FIRE warehouse, a CDCR warehouse, a CAL FIRE maintenance shop building, a five-bay auto shop building, a five-bay emergency crew transport building, a five-bay CAL FIRE vehicle storage building, a five-bay CDCR vehicle storage building, a two-bay dozer/transport building, a garage, an inmate family visit building, a generator building, a pump building, a fire pump building, a storage building, and a flammables storage building. Additionally, the scope of work will include site work as needed. Total project costs are estimated at $73,895,000, including a study ($500,000), acquisition ($600,000), preliminary plans ($3,831,000), working drawings ($3,831,000) and construction ($65,133,000). The construction amount includes $54,733,000 for the construction contract, $2,737,000 for contingency, $3,831,000 for architectural and engineering services, $60,000 for agency-retained items, and $3,772,000 for other project costs. The current project schedule shows acquisition would begin in July 2021 and be completed in July 2022. Preliminary plans would begin in July 2022 and be complete in July 2023. Working drawings would begin July 2023 and be completed in July 2025. Construction would begin September 2025 and be complete in February 2027.

B. Purpose of the Project:

Background

The Intermountain Conservation Camp (Intermountain CC) has been an integral part of the Intermountain region since 1961. The camp was designed in 1958, constructed in 1960, and fully operational by 1961. Currently, the camp population is four crews, which consists of 80 inmates and 10 percent overage, for a total inmate population of 88 inmates.

The facility is in Lassen County, four miles west of Bieber, California. The Intermountain CC resides on 80 acres of land owned by the state, 20 of which is useable. The camp is jointly operated by CAL FIRE and CDCR.

The Intermountain CC is responsible for an initial attack area of 2,496,073 acres.

The Intermountain CC employs 23 CAL FIRE and CDCR personnel. Additionally, the Intermountain CC had the largest vocational education program in the CAL FIRE camp system, providing for most of CAL FIRE’s metal fabrication and welding needs until 2000, when the program was suspended.

The Intermountain CC houses over $1 million worth of vocational and robotic welding equipment and is CAL FIRE’s depository for metal and aluminum. Through sponsored projects, the Intermountain CC provides annual cost savings to federal, state, and local agencies, and therefore the taxpayer, of approximately $210,000 to $420,000.

The current site consists of nine main buildings totaling 33,752 square feet. There are an additional 2,853 square feet of storage space in other buildings, of which 1,324 square feet is temporary. The total square footage of the existing facility is 36,605 square feet.

A Budget Package was completed in 2000, and the project was approved by the Legislature and funded for preliminary plans, working drawings, and construction phases, with bond funds, in the 2006 Budget Act for a total $15,700,000. Ninety-five percent of the preliminary plans were completed in 2007, but the project was halted due to necessary scope changes that led to significant cost increases. An additional appropriation was approved in 2008 for $5,400,000 to cover those cost increases; however, due to the Great Recession, the bonds were never issued to complete this project. The appropriations for this project ultimately expired in 2016.

Problem
The Intermountain Conservation Camp began operations in 1961, but has now exceeded its service life of 50 years. It is now deteriorating, with crowded and inefficient conditions that require continual upgrading and repair.

The kitchen preparation area is too congested for cooking and baking to be performed simultaneously; there is not sufficient space for food preparation, amongst other constraints. To provide adequate workspace, the kitchen equipment is on rollers, and the freezer is located outside. The dry goods trailer is a 100-foot walk, passing the dumpster site from the kitchen, and has served as temporary storage for the past 18 years. The paper goods storage is a surplus Conex box. Current recyclables are stored behind the kitchen in an area exposed to inclement weather. The concrete floor is cracked, chipped, and uneven, and there is not sufficient space in the current dining room to properly seat the current camp population.

The dormitory contains a shower, restroom, laundry, television room, recreation/library room, and barbershop that are all inadequate for the current population. The concrete foundation is deteriorating. The building has little insulation, poor lighting, and asbestos shingles. The current six showerheads, in a small shower area, and ten toilets do not meet the population’s demand. The inadequate number of sinks causes a bottleneck before work calls and meal times.

No consideration for disabled access was made during the construction of the facility, and it is not currently possible for a person with a substantial disability to access most of the buildings without assistance; thus, the facility is not compliant with the Americans with Disabilities Act (ADA). Also, doorways (both interior and exterior) and hallways are not wide enough to meet current building codes.

The roof vents in the laundry room allow cold air to enter the building. There is no storage for beds, bedding, clothing, boots, rain gear, etc., so these items are stored in a room off the Emergency Crew Transport (ECT) Building.

The ECT apparatus bays are too small. There are eight inches of clearance between the ECT vehicles and the back wall. The vehicle hood cannot be opened if the roll-up doors are closed. When parked, there is only 20 inches of clearance between the cab and chassis of the vehicles, with 3 inches between mirrors. At times, it is necessary to access the driver’s seat by way of the passenger door. The front apron of the building is covered with ice most of the winter. Parking for Crew Carrying Vehicles (CCVs) is located within the building that is also utilized as the maintenance shop and engine bay. New code practices require separation of these buildings.

The square footage of the CAL FIRE and CDCR administrative buildings do not meet current needs. There is insufficient space to hold individual or joint staff meetings. The public visiting room in the CDCR administrative building is too small and can only accommodate six people. Six correctional officers share a workstation that is 230 square feet in size. There is no room available for meeting, training, or public contact. Interior office space has been converted to temporary storage. The buildings are not ADA compliant, and remodeling would exceed the camp budget.

There are several efforts underway to address the problems at the Intermountain CC. The kitchen/mess hall concrete approach has been removed and re-poured several times to drain away water flow that freezes. Two outside freezer units have been added to make room for the meat cutting/food preparation equipment inside the kitchen. A dishwashing system has been installed, and the tile floor was replaced last year.

The dormitory, like the kitchen/mess hall, has asbestos shingle-siding. Given the costs associated with asbestos removal, disposal, and the replacement of new metal siding and insulation, anything short of replacement is not a wise investment. In 2010, to reduce utility bills and retain heat in the dorms, the single-pane windows were replaced with vinyl, dual-pane windows.

The camp access road is continually being patched, exchanging inmate labor to the Department of Transportation (Caltrans) or the County Road Department, for materials and labor. This practice is subject to scrutiny by agencies and cannot be counted on. The measures described above do not provide long-term solutions.
The Intermountain CC has expended support budget to remove and dispose of asbestos shingle-siding on the auto shop, to re-insulate the walls of the CAL FIRE and CDCR administrative buildings, replace dual-pane windows and metal siding, and place concrete over previously inaccessible areas in the winter.

As an example of the cost that the deteriorating condition of Intermountain CC incurs, in 2015 alone, CDCR and CAL FIRE spent a combined total of $40,100 on special repair projects to replace and repair the heating, ventilation, and air-conditioning unit in the CDCR administrative building, replace the roof on the kitchen, repair the asbestos siding, repair and replace the kitchen floor, replace concrete sidewalks and stairs that had become safety hazards, install grease traps, and repair the leach field.

The Intermountain CC receives water from two 25,000-gallon water tanks located on the hill along the west perimeter of the camp. The tanks are fed by a well located two miles away. The main water line is 13,626 feet of asbestos concrete that runs from the well, located along Foothill Road, to the water tanks. The pump was replaced in 1976, 1981, 1989, and again in 2008. In October of 2015 the Intermountain CC experienced a failure of the 10hp pump. While researching the problem, a break in a section of the transit line was found. The line was repaired, and a new 15hp pump was purchased and installed. The cost of the repairs was close to $35,000.

C. Relationship to the Strategic Plan:

This project relates to the following goals in the CAL FIRE 2019 Strategic Plan:

Goal: Seek to improve our core capabilities of emergency response, natural resources protection, and prevention and regulatory oversight.

Objective: Evaluate and improve existing emergency response capabilities.

D. Alternatives:

1. Relocate the Intermountain CC: This alternative would require acquisition, design, and construction costs. It would provide a facility compliant with building code(s), health and safety code(s), and ADA regulations. It would provide a facility large enough to accommodate population needs, faculty needs, and overall day-to-day functionality needs. It would also provide for on-site water, which would mitigate costs incurred by the state due to continual need for water line repairs. This project would also mitigate risks associated with archaeological/historical buildings located on the current site, as well as mitigate risks associated with environmental concerns of construction taking place nearby a Class II stream. Being a jointly operated facility, housing both state personnel and inmates, this alternative would also benefit program by avoiding phased construction, which would ultimately prove disruptive to the operational efficiency of a conservation camp.

2. Remodel/Replace the Intermountain CC: This alternative would replace the buildings, paving, and utilities. It would bring the facilities up to current building codes, health and safety codes, and ADA Regulations. It would increase the size of the facility to accommodate the current population. Overall, this alternative would reduce repair costs and improve the ability to provide a safe and healthy working environment. In addition to bringing up to current standards and codes, this alternative will allow increased efficiencies in design to be incorporated as necessary to improve the overall effectiveness of the facility.

3. Continue as-is: This alternative would require continual repair of the existing facility, as funds would allow. Over time, this alternative could exceed the cost of Alternative #1 and eventually result in either a facility replacement or result in diminishing use of the facility as various buildings begin to fail structurally. This alternative is unacceptable and will eventually become unfeasible because of the diminishing quality of living conditions, continued code violations and continued building
deterioration, regardless of repairs. This alternative would require continual repairs on a piece-meal basis with subsequent, escalating maintenance problems, possibly leading to closure of the facility.

4. Replace individual buildings: This alternative would replace the facility on a building-by-building basis. In the long run, this alternative would result in an equal or greater cost to Alternative #1. However, it would not allow for improvements in efficiencies. It does have the advantage of a reduced disruption of total facility operations at any given time but would prolong the disruption over a significantly longer period.

5. Lease private facilities: This alternative would lease private facilities in lieu of replacing the current facilities. Facilities of this type are not available in the approximate area of the current location. However, if one were available, the rental cost would likely exceed the cost of alternative #1 in a relatively short period. Additionally, security problems could be an issue.

E. Recommended Solution:

1. Which alternative and why?

The recommended alternative is Alternative #1—relocate the Intermountain CC. This alternative would require acquisition, design, and construction costs. It would provide a facility compliant with current building code(s), health and safety code(s), and ADA regulations. It would provide a facility large enough to accommodate population needs, faculty needs, and overall day-to-day functionality needs. It would also provide for on-site water, which would mitigate costs incurred by the state due to continual need for water line repairs. This project would also mitigate risks associated with archaeological/historical buildings located on the current site, as well as mitigate risks associated with environmental concerns of construction taking place nearby a Class II stream. Being a jointly operated facility, housing both state personnel and inmates, this alternative would also benefit program by avoiding phased construction, which would ultimately prove disruptive to the operational efficiency of a conservation camp.

2. Detailed scope description.

The project includes acquisition of a new site and the construction of CAL FIRE / CDCR administration buildings, a bachelor officer quarters, an inmate dormitory, an inmate kitchen/mess hall, an inmate recreation building, an inmate laundry building, an inmate hobby building, an inmate physical fitness building, an inmate multipurpose building, an inmate staging area, a CAL FIRE warehouse, a CDCR warehouse, a CAL FIRE maintenance shop building, a five-bay auto shop building, a five-bay emergency crew transport building, a five-bay CAL FIRE vehicle storage building, a five-bay CDCR vehicle storage building, a five-bay dozer/transport building, a garage, an inmate family visit building, a generator building, a pump building, a fire pump building, a storage building, and a flammables storage building. Additionally, the scope of work will include site work as needed.

3. Basis for cost information.

Estimated costs are based on previous study costs incurred on similar projects, along with a January 2020 estimate for land acquisition.

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

The operational efficiency of this facility and its ability to meet the mission needs of the Department are the most important factors influencing this project.

5. Complete description of impact on support budget.

Temporary housing, office space, food preparation, and sanitary facilities for staff and inmates (swing space) may be required during construction. Maintenance and repair costs for the new
facility will be low at the beginning of its 50-year lifespan. The new facility may require new/additional furnishings and supplies.

6. Identify and explain any project risks.

Several of the buildings on the current compound are listed as historic or prehistoric resources in the 2012 update of the CAL FIRE Heritage Resource Management Plan for significant Historical Buildings and Archaeological Sites. Preliminary California Environmental Quality Act (CEQA) discussion suggests that the demolition of the current CCV Parking building, which also houses the camp maintenance shop, is within 20 feet of a class II stream, which will require protection. Acquisition of land and relocation of this facility will mitigate these risks.

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

Close coordination with CDCR Staff will be necessary throughout all stages of this project, especially during periods when alternative housing may be necessary. CEQA compliant environmental review, approval by the State Fire Marshal and Division of State Architect are required.

F. Consistency with Government Code Section 65041.1:

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

Yes. CAL FIRE promotes infill when possible by renovating or replacing existing infrastructure in areas served by existing facilities.

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

Yes. Due to the nature of the Department’s mission, it can be necessary to locate facilities into areas that could have negative environmental and agricultural impacts; however, strategic placement of these facilities to provide more effective responses to wildland fires will ultimately protect nearby forests, watersheds, agricultural land, and other valuable natural resources.

3. 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. CAL FIRE facilities are strategically located to meet the Department’s mission. To the maximum extent possible, CAL FIRE prefers to develop close to existing roads, water, sewer, and other utilities to promote efficient development in the area and to mitigate future support costs for facility maintenance.