



Office of the City Manager

May 14, 2020

To: Honorable Mayor and Members of the City Council

From: *DWR* Dee Williams-Ridley, City Manager

Subject: Update on Berkeley Tuolumne Camp Project

This memorandum is to update Council on the status of the schedule and budget for the rebuilding of Berkeley Tuolumne Camp. Prior updates including a discussion of Project budget and design progress were provided on March 4, 2019¹ and May 14, 2019².

Since the prior update, the City has obtained all Project permits, including Tuolumne County building, grading, utility and encroachment permits, California Department of Fish and Wildlife Lake and Streambed Agreement and multiple environmental, water and wastewater permits from the California Regional Water Quality Control Board. In September, 2019, the City executed a new 30-year Special Use Permit with the United States Forest Service which authorizes the reconstruction and ongoing operation of Camp facilities.

The construction contract was awarded by City Council on April 14, 2020. Construction is anticipated to begin in late May, 2020 and last approximately two years. A virtual groundbreaking is scheduled for Friday May 15, 2020 at 6:30 PM. Please join us at the link below:

<https://zoom.us/j/94017419708?pwd=YjFsSVJXVnlsSkdjQVFuY2VSUWliQT09>

Password: 940536

¹ https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Tuolumne%20Camp%20Update%2003419.pdf

² https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/BTC%20Update%20051419.pdf

Project Schedule

The Project remains on schedule to re-open Camp in the summer of 2022. Bids were due in mid-March and the City received four bids. On April 14, 2020, City Council awarded the contract to the lowest responsible and responsive bidder, Robert E. Boyer Construction, Inc.

Construction is anticipated to begin in late May, 2020, and last two years. The first year of construction is focused on grading and construction of walls, foundations and utilities. The second year will focus on the completion of the almost 100 structures, pedestrian bridges, final grading of accessible paths and walkways, and revegetation.

Project Budget

The current total Project budget estimate is \$54.5 million, which includes a 10% construction contingency. Throughout the design and bidding process City staff have continued to pursue value engineering and cost savings. The total project budget has been decreased to \$54.5 million from \$62M. The primary source of funding for the Project is insurance coverage and the City's public assistance disaster recovery grant from the California Office of Emergency Services (CalOES) and the Federal Emergency Management Agency (FEMA). On April 4, 2017, the City Council funded the estimated shortfall of \$3.3 million not covered by insurance, FEMA and CalOES by using the City's Catastrophic Reserve Fund. Currently, staff estimates that \$2.7 million in City funds (5% of the total Project budget) are required to complete the Project. The source of funds is currently projected as follows:

- \$51.1M Insurance
- \$0.7M CalOES/FEMA
- \$2.7M City
- \$50,000 Friends of Berkeley Tuolumne Camp (FOBTC)

Insurance

The primary source of funding for the Project is insurance coverage. Total anticipated insurance payments for the Project are \$51.1 million, inclusive of contingency spending. Insurance does not cover 100% of eligible Project costs due to a sub-limit on funding for code-required upgrades. The City has successfully negotiated with insurance such that this sub-limit shall not be applied to Project costs associated with inventory, architect/engineering fees, debris removal and evacuation, claim preparation expenses and business interruption. Once the sub-limit is reached, insurance will continue to pay a portion of Project costs (the 'as was' proportion, which is not subject to the sub-limit).

CalOES / FEMA Grant

The City's FEMA Public Assistance Grant is organized into two parts (called 'Project Worksheets'). One Project Worksheet (PW) is for evacuation/hazardous debris removal and one is for reconstruction. The City is in the process of closing out the evacuation/hazardous debris removal grant. Total expected FEMA funds from this grant are \$0.7 million.

FEMA has approved the City's request for a consolidated improved Project for the reconstruction of Berkeley Tuolumne Camp. The grant has been increased from an initial \$12.4 million to an award of \$45 million. FEMA adjusts the grant to reflect final insurance proceeds. As noted above, insurance proceeds will exceed \$45 million, and so the FEMA grant will be almost entirely offset by insurance proceeds. The City has requested FEMA increase the grant allocation to more accurately reflect Project costs. If successful, up to \$2.1 million of City funds will be eligible for reimbursement from FEMA.

City Funding

The City has allocated \$3.3 million of funding for the Project from the Catastrophic Reserve. Currently, City staff projects that only \$2.7 million of funding may be required to successfully complete the Project. This includes \$340,000 spent to date and \$2.36 million in contingency. Additionally, the City is in the process of requesting an increase of its FEMA grant, which would allow recovery of up to \$2.1 million of the total \$2.7 million of City funding.

The \$340,000 spent to date is a combination of FEMA grant matching costs for tree/debris removal and expenditures ineligible for insurance or FEMA cost recovery. Insurance is anticipated to cover the entire construction contract award (i.e. base bid), however the \$3.5 million construction contingency (10%) awarded by the City on April 14, 2020 includes \$2 million of City funding. This funding is required for the City portion of costs after reaching the sublimit of insurance funding for code-related upgrades. City staff are exploring additional value engineering alternatives with the contractor in order to minimize actual contingency expenditures to the maximum extent feasible.

There is uncertainty regarding how the COVID-19 pandemic may impact material and worker availability and Project sequencing. It is possible that these impacts will lead to a longer construction duration. City staff have projected the need for up to \$360,000 of City funding to accommodate a 6-month delay in the Project schedule. This 'schedule contingency' funding will only be utilized in the event of unavoidable delays to the construction schedule.

Friends of Berkeley Tuolumne Camp

The Friends of Berkeley Tuolumne Camp (FOBTC) is a non-profit organization whose mission is to preserve and enhance the Camp experience for present and future generations through education, volunteer efforts and financial support. To date, FOBTC has raised \$1,032,000 to support the Project in the last two years. FOBTC has donated \$50,000 towards the reconstruction of Berkeley Tuolumne Camp and at the City Council meeting on May 26, 2020 they will be donating about \$75,000 for the design of shade structures at Camp. FOBTC anticipates making additional donations to support the design and construction of Project elements that are ineligible for funding from insurance or FEMA, primarily including the design and construction of shade structures and reforestation efforts.

Berkeley Tuolumne Camp Background

Prior to August, 2013, the City of Berkeley's Tuolumne Camp (BTC or Camp) was in continuous operations since 1922. Situated on the banks of the South Fork Tuolumne River in close proximity to the gates of Yosemite Valley, BTC provided generations of Berkeley residents with a family friendly escape from the City. BTC is located within the Stanislaus National Forest and operated by the City of Berkeley (City) under a Special Use Permit. Prior to the fire, BTC included over 115 structures, an amphitheater, a nature center, recreation hall and dining hall, and a variety of recreation features: archery, swimming in the river, sports courts, trails and beaches. In addition to these buildings and recreation facilities, the Camp included significant infrastructure, including its own water intake, water treatment, and wastewater disposal system.

Prior to the fire, BTC served about 4,000 campers per year. Primarily operated as a family camp, BTC also offered programs for teen leadership, special needs populations, seniors and private group rental opportunities. Berkeley Tuolumne Camp was the largest source of revenue for the City's Camps Fund, which funds all Berkeley camp programming. In the past, BTC revenues partially supported the operation, maintenance, capital improvements and scholarships for Echo Lake Youth Camp, Cazadero Arts Camp, and Berkeley Day Camp.

In August, 2013, the California Rim Fire destroyed Berkeley Tuolumne Camp. Only 17 structures remained after the fire: a single restroom and 16 family tent cabins. Since the Rim Fire in 2013, the City has been working closely with the United States Forest Service, insurance and FEMA to determine the scope of the reconstruction and to obtain environmental clearances required for the Project.

Project elements include:

- 62 new tent cabins;
- 20 staff housing cabins;

- 4 restroom/laundry buildings;
- Water intake, pumping, treatment, storage and distribution;
- Wastewater intake, pumping, treatment and disposal;
- Dining Hall, including commercial kitchen;
- Recreation Hall and Maintenance Shop;
- Pedestrian Bridges and Accessible pathways;
- Numerous Recreational and Operations Facilities, including Nature Center, First Aide, Sauna, Amphitheater, Sports Court, Registration Office & Store, and seasonal weirs.

Attachments: BTC Renderings of Dinning and Recreation Halls (2 pages)

cc: Paul Buddenhagen, Deputy City Manager
David White, Deputy City Manager
Scott Ferris, Director, Parks, Recreation & Waterfront Department
Jenny Wong, City Auditor
Mark Numainville, City Clerk
Matthai Chakko, Assistant to the City Manager





DINING HALL

Friends of Berkeley Tuolumne Camp
ACTIVITY CALENDAR
BERKELEY TUOLUMNE CAMP

BERKELEY STAFF