



Office of the City Manager

CONSENT CALENDAR  
May 30, 2017

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront  
Subject: Contract No. 7470 Amendment: 2M Associates for Berkeley Tuolumne Camp Planning and Permitting

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 7470 with 2M Associates in an amount not to exceed \$275,000 for a total not to exceed \$1,261,770 for planning, conceptual design, and permitting services for the rebuilding of Berkeley Tuolumne Camp, and extending the term through December 31, 2019.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the additional scope of work in the amount of \$275,000 are available in the Camps Fund reserve. An appropriation of \$275,000 will be included in the First Amendment to FY 2018 Annual Appropriations Ordinance and budgeted in Camps Fund budget code 330-5998-450.30-35 (08CP01).

The cost of this this amendment is covered by a combination of expected insurance payments (partially received), expected FEMA/CalOES grant payments, and City Reserve Funds (authorized on April 4, 2017, Resolution No. 67,889). The contract amendment has been entered into the City's Contract Management System (CMS) and assigned CMS No. IY6IJ.

CURRENT SITUATION AND ITS EFFECTS

In August 2013, the California Rim Fire destroyed the Berkeley Tuolumne Camp (BTC), a 19-acre residential family camp located within the Stanislaus National Forest.

Since the Rim Fire, the City has been working in partnership with the U.S. Forest Service and Tuolumne County to stabilize and remove debris and hazardous trees from the site, to develop conceptual plans for reconstruction, to complete public scoping (a required step in National Environmental Protection Act (NEPA) and California Environmental Quality Act (CEQA) compliance), and to develop Master Development Plans and apply for a Special Use Permit which authorizes the re-building of Berkeley Tuolumne Camp.

In October, 2007, in response to the U.S. Forest Service requirement that the City prepare a Master Plan and environmental clearance documents, the City conducted a competitive Request for Qualifications (RFQ) for landscape architectural consultants. 2M Associates was selected. Between 2007 and 2013, 2M Associates was under contract with the City to develop a new Master Development Plan for Tuolumne Camp. Following the Rim Fire, the level of effort required to complete the Master Plan changed to reflect the dramatic changes at the site. In March 2014, Council approved a contract amendment for 2M Associates for an amount not to exceed \$300,000, providing funds for the development of a revised and updated Master Plan along with a number of environmental analyses. In July 2015, Council approve a contract amendment for 2M Associates for an amount not to exceed \$459,609, providing funds for the development of the conceptual reconstruction design plans, NEPA and CEQA environmental consulting services, and additional analyses relating to project costs and impacts.

This contract amendment, for an amount not to exceed \$275,000, covers additional tasks to conduct consultation and complete applications for regulatory permits, to provide planning-to-design transition documents and support, to update prior reports to reflect the revised conceptual plan, to complete the NEPA / CEQA processes, to attend additional meetings with Project stakeholders and to finalize the Master Plan.

#### BACKGROUND

Berkeley Tuolumne Camp, established in 1922, is a 15-acre property operated under a Special Use Permit with the US Forest Service (USFS). The camp has served primarily as a family camp, but also offered teen leadership programs, adult hiking camps, and private group rental opportunities. Prior to the fire, BTC had the capacity to host approximately 280 campers, 60 staff members, and 10 counselors-in-training at one time, and served over 4,000 campers each year. The major facilities at the Camp included a Dining Hall; a Recreation Hall, 77 small single-story wood-frame camper tent cabins; staff cabins; maintenance and storage structures; a bridge across the river; parking and loading areas, and electric, water supply, and wastewater utilities.

In August of 2013, the Rim Fire destroyed Berkeley Tuolumne Camp (BTC) and in December was declared a federal disaster. The majority of structures at BTC were destroyed by the fire. The property was covered by the City's insurance policy, and insurance proceeds will be the primary source of reconstruction funds. The City has also been awarded a Public Assistance Grant from the Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (CalOES) to partially fund reconstruction.

Since the fire, the City has been working closely with the USFS to complete an updated master plan in order to rebuild Camp. On March 2, 2015, the City received a letter from the USFS formally accepting the City's conceptual proposal for Berkeley Tuolumne Camp rebuild.

The total cost estimate for the Berkeley Tuolumne Camp Rebuild Project is \$54M. This cost will be covered by insurance, FEMA and state grant funding, and City funds. On April 4, 2017, City Council allocated \$3.3M of City funds from the Catastrophic Reserve to fund the City cost share of the reconstruction project (Resolution No. 67,889). The City currently anticipates beginning construction in 2019, with a goal to re-open camp in 2021.

#### ENVIRONMENTAL SUSTAINABILITY

The planning, design, and construction of the Berkeley Tuolumne facilities will demonstrate appropriate restoration of forest landscapes in order to achieve sustainable riverine and upland ecosystems that provide a broad range of benefits to humans and the ecosystem. All construction activities will implement Best Management Practices (BMPs) to encourage biodiversity, preserve resources, and maintain riparian and other natural habitats. Revegetation/reforestation activities will emphasize enhancing native vegetative cover, minimizing exposed bare soil and erosion, and using Bay-Friendly landscape and irrigation practices to the maximum extent feasible.

The BTC Master Development Plan is subject to NEPA and CEQA which requires the Project to evaluate and address any potentially significant environmental effects. All necessary environmental regulatory permits will be obtained prior to any construction activities. This project will comply with the City's Climate Action Plan in the following ways: increased energy efficiency in public buildings, and providing a public resource for community outreach and empowerment.

#### RATIONALE FOR RECOMMENDATION

This amendment adds new tasks to the 2M scope of services which are needed to obtain the regulatory clearances and permits required to reconstruct Berkeley Tuolumne Camp.

#### ALTERNATIVE ACTIONS CONSIDERED

The City does not have the expertise required to complete the tasks covered by this amendment. Therefore no alternative actions were considered.

#### CONTACT PERSON

Scott Ferris, Director, PRW, 981-6700  
Liza McNulty, Project Manager, PRW, 981-6437

Attachments:  
1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT NO. 7470 AMENDMENT WITH 2M ASSOCIATES TO PLAN AND DESIGN A REBUILT BERKELEY TUOLUMNE CAMP AFTER THE RIM FIRE OF 2013

WHEREAS, the City operated the Berkeley Tuolumne Camp, a residential family camp, since 1922 on United States Forest Service land pursuant to a special use permit; and

WHEREAS, in October 2007, in response to the United States Forest Service requirement that the City address a number of site conditions, and prepare a Master Plan and environmental clearance documents, the City conducted a competitive Request for Qualifications (RFQ) for landscape architectural consultants, and selected the firm of 2M Associates; and

WHEREAS, on October 23, 2007, the City Council authorized the City Manager to execute a contract with 2M Associates to prepare a Master Plan for Berkeley Tuolumne Camp for an amount not to exceed \$75,000 for the period October 24, 2007 to December 31, 2008 (Resolution No. 63,861-N.S.); and

WHEREAS, on September 20, 2011, the City Council authorized the City Manager to execute a contract amendment with 2M Associates to provide the environmental review documents for the Berkeley Tuolumne Camp Master Plan for an amount not to exceed \$125,113, for a total contract amount not to exceed \$227,162, for a term ending on December 31, 2012 (Resolution No. 65,440-N.S.); and

WHEREAS, in August 2013, the Berkeley Tuolumne Camp was destroyed by the California Rim Fire; and

WHEREAS, on March 11, 2014, the City Council authorized the City Manager to execute a contract amendment with 2M Associates to update the Master Development Plan for an amount not to exceed \$300,000, for a total contract amount not to exceed \$527,162, for a term ending December 31, 2016 (Resolution No. 66,493-N.S.); and

WHEREAS, on June 14, 2015, the City Council authorized the City Manager to execute a contract amendment with 2M Associates to complete planning and design services for an amount not to exceed \$459,609, for a total contract amount not to exceed \$986,771, for a term ending December 31, 2018 (Resolution No. 67,148-N.S.); and

WHEREAS, on March 2, 2015, the U.S. Forest Service formally accepted the City's conceptual proposal to rebuild Berkeley Tuolumne Camp, with a goal of opening in 2018; and

WHEREAS, there are a number of required planning and permitting tasks required to reconstruct Berkeley Tuolumne Camp, including the transition to detailed design, acquisition of environmental and regulatory permits, NEPA/CEQA compliance and finalization of the Berkeley Tuolumne Camp Master Plan; and

WHEREAS, funds for the additional scope of work in the amount of \$275,000 are available in the Camps Fund reserve, and an appropriation of \$275,000 will be included in the First Amendment to the FY 2018 Annual Appropriations Ordinance and budgeted in Camps Fund budget code 330-5998-450-30-35 (08CP01), and the contract amendment has been entered into the City's Contract Management System (CMS) and assigned CMS No. IY6IJ.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to execute an amendment to Contract No. 7470 with 2M Associates in an amount not to exceed \$275,000 for a total contract amount not to exceed \$1,261,770 for planning and permitting services for the rebuilding of Berkeley Tuolumne Camp, and extending the term through December 31, 2019.

