



Office of the City Manager

CONSENT CALENDAR  
October 17, 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: Siegel & Strain Architects for Architectural and Engineering Services for the Berkeley Tuolumne Camp Design

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Siegel & Strain Architects in an amount not to exceed \$4,300,000 to provide architectural and engineering services for the Berkeley Tuolumne Camp Design Project for the period October 18, 2017 through December 31, 2019.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract are available in the Camps Fund reserve. An appropriation of \$4,300,000 will be included in the Second Amendment to FY 2018 Annual Appropriations Ordinance and budgeted in Camps Fund budget code 330-5998-450.30-35.

The cost of this contract 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-N.S.). The contract has been entered into the City's Contract Management System (CMS) and assigned CMS No. FUKWY.

CURRENT SITUATION AND ITS EFFECTS

In August 2013, the California Rim Fire destroyed the Berkeley Tuolumne Camp (BTC), a 15-acre residential family camp located within the Stanislaus National Forest.

Since the Rim Fire, the City has worked in partnership with the U.S. Forest Service and Tuolumne County to: stabilize and remove debris and hazardous trees from the site; develop conceptual plans for reconstruction; complete public scoping (a required step in National Environmental Protection Act (NEPA) and California Environmental Quality Act (CEQA) compliance); develop Master Development Plans; and apply for a Special Use Permit which authorizes the re-building of Berkeley Tuolumne Camp. The City has engaged a Planning Consultant (2M Associates) to complete the Project master plan, conceptual design, NEPA and CEQA compliance and permitting support services. On March 2, 2015, the City received a letter from the USFS formally accepting the City's conceptual proposal for Berkeley Tuolumne Camp rebuild.

This contract will provide architectural and design services to and support the City's insurance and FEMA/CalOES grant funding claims.

### 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 served primarily as a family camp and 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 approximately \$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-N.S.). The City currently anticipates beginning construction in 2019, with a goal to re-open camp in 2021.

On July 14, 2017 the City issued a request for proposals for architectural and engineering design services for the Berkeley Tuolumne Camp Design Project (Spec No. 17-11131-C). The City received five proposals, and evaluated both written proposals and conducted interviews and reference checks. The selection panel identified Siegel & Strain Architects as the consultant best-suited to meet the City's needs for this Project.

### 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 the enhancement

of native vegetative cover, minimizing exposed bare soil and erosion, and using Bay-Friendly landscape and irrigation practices to the maximum extent feasible.

The Project is subject to NEPA and CEQA which requires the Project to evaluate and address any potentially significant environmental impacts. 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

After reviewing five proposals and conducting interviews and reference checks, the selection panel identified Siegel & Strain Architects as the best-suited for the City's needs. Staff therefore recommends Council approval of a contract with Siegel & Strain Architects for architectural and design services for the Berkeley Tuolumne Camp Reconstruction Project.

#### ALTERNATIVE ACTIONS CONSIDERED

The City does not have the expertise required to complete the tasks covered by this contract. 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: SIEGEL & STRAIN ARCHITECTS FOR ARCHITECTURAL AND  
ENGINEERING SERVICES FOR THE BERKELEY TUOLUMNE CAMP DESIGN

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 August 2013, the Berkeley Tuolumne Camp was destroyed by the California Rim Fire and declared a federal disaster in December 2013; and

WHEREAS, on March 2, 2015, the U.S. Forest Service formally accepted the City's conceptual proposal to rebuild Berkeley Tuolumne Camp; and

WHEREAS, on July 14, 2017 the City issued a Request for Proposals for design services for the Berkeley Tuolumne Camp Project (Spec No. 17-11131-C) and after reviewing five proposals and conducting interviews and reference checks the selection panel identified Siegel & Strain Architects as the consultant best-suited for the City's needs; and

WHEREAS, funds in the amount of \$4,300,000 are available in the Camps Fund reserve, and an appropriation of \$4,300,000 will be included in the Second Amendment to the FY 2018 Annual Appropriations Ordinance and budgeted in Camps Fund budget code 330-5998-450-30-35, and the contract amendment has been entered into the City's Contract Management System (CMS) and assigned CMS No. FUKWY.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is hereby authorized to execute a contract and any amendments with Siegel & Strain Architects in an amount not to exceed \$4,300,000 for design services for the Berkeley Tuolumne Camp Project. A record signature copy of said agreements and any amendments to be on file in the Office of the City Clerk.