



Office of the City Manager

CONSENT CALENDAR
July 9, 2019

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: Kitchell for Construction Management Services for the Berkeley Tuolumne Camp Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Kitchell in an amount not to exceed \$3,800,000 to provide construction management services for the Berkeley Tuolumne Camp Project for the period July 1, 2019 through December 31, 2022.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract are available in the Camps Fund. There is \$2,145,000 included in the FY19 Camps Fund budget (budget code 125-52-543-583-0000-000-461-612330 PRWCP19001). The remaining \$1,655,000 will be included in the first amendment to FY20 Annual Appropriations Ordinance and budgeted in the Camps Fund budget code 125-52-543-583-0000-000-461-612330 PRWCP19001.

The cost of this 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.).

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 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. 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 and a Design Consultant (Siegel & Strain Architects) to complete the detailed design and building permit submittals.

This contract will provide construction management services, including inspections and materials testing, to support the development of bid packages and the construction of the Berkeley Tuolumne Camp.

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 \$60M. 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 April 19, 2019 the City issued a Request for Proposals for construction management services for the Berkeley Tuolumne Camp Project (Spec No. 19-11300-C). After reviewing two proposals and conducting interviews and reference checks, the selection panel identified Kitchell as the consultant best-suited for the City's needs.

ENVIRONMENTAL SUSTAINABILITY

The City approved the Project CEQA documents on January 22, 2019. The 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 and 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. 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 two proposals and conducting reference checks, the selection panel identified Kitchell as the best-suited for the City's needs. Staff therefore recommends Council approval of a contract with Kitchell for construction management 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: KITCHELL FOR CONSTRUCTION MANAGEMENT SERVICES FOR
THE BERKELEY TUOLUMNE CAMP

WHEREAS, the City has 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

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 April 19, 2019 the City issued a Request for Proposals for construction management services for the Berkeley Tuolumne Camp Project (Spec No. 19-11300-C). After reviewing two proposals and conducting interviews and reference checks, the selection panel identified Kitchell as the consultant best-suited for the City's needs; and

WHEREAS, funds are available in the Camps Fund. There is \$2,145,000 included in the FY19 Camps Fund budget (budget code 125-52-543-583-0000-000-461-612330 PRWCP19001). The remaining \$1,655,000 will be included in the first amendment to FY20 Annual Appropriations Ordinance and budgeted in the Camps Fund (budget code 125-52-543-583-0000-000-461-612330 PRWCP19001).

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 Kitchell in an amount not to exceed \$3,800,000 for construction management services for the Berkeley Tuolumne Camp Project for the period July 1, 2019 through December 31, 2022. A record signature copy of said agreements and any amendments to be on file in the Office of the City Clerk.