



Office of the City Manager

CONSENT CALENDAR
March 10, 2020

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 Construction Phase Environmental Services for the Berkeley Tuolumne Camp Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 7470 with 2M Associates for Construction Phase Environmental Services for the Berkeley Tuolumne Camp Project, increasing the contract by \$125,000 for a total amount not to exceed \$1,386,771.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract are available in the Camps Fund. The amendment amount of \$125,000 will be included in the third amendment to FY20 Annual Appropriations Ordinance in May 2020 and budgeted in the Camps Fund budget code 125-52-543-583-0000-000-461-612310-PRWCP08001.

The cost of this contract is covered by a combination of expected insurance payments (partially received) and with \$3.3M of City funds from the Catastrophic Reserve to fund the City cost of the reconstruction project per 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 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, to complete National Environmental Protection Act (NEPA) and California Environmental Quality Act (CEQA) compliance, and to develop Project Plans and acquire Project permits to authorize the re-building of Berkeley Tuolumne Camp.

2M Associates is providing environmental and planning services for the Project, including environmental surveys, studies, documents and permit application services. The contract amendment will fund the completion of additional environmental services, including biological pre-construction surveys and monitoring services during construction as required by the Project's Streambed Alteration Agreement with the California Department

of Fish and Wildlife, the United States Forest Service (USFS) Special Use Permit and the City of Berkeley's Mitigation, Monitoring and Reporting Program (MMRP) adopted by City Council on January 22, 2019 (Resolution No. 68,734).

BACKGROUND

Berkeley Tuolumne Camp, established in 1922, is a 30-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 are 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.

Between 2007 and 2013, following a competitive procurement process, 2M Associates was under contract with the City to develop a new Master Development Plan for Tuolumne Camp. Following the Rim Fire, the scope and level of effort required to complete the Master Plan was modified 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 baseline environmental analyses. In July 2015, Council approved 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. In May, 2017, Council approved a contract amendment for 2M Associates for an amount not to exceed \$275,000 for completion of environmental permits and NEPA/CEQA documentation.

The total cost estimate for the Berkeley Tuolumne Camp Rebuild Project is \$60M. This cost will be covered largely by insurance and state and federal grant funding, along with City funds identified by Resolution No. 67,889-N.S. The City currently anticipates beginning construction in 2020, with a goal to re-open camp in 2022.

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 and minimizing exposed bare soil and erosion. 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

Compliance with City, State and Federal environmental and permit requirements required specialized construction phase biologic surveys and monitoring. The City does not possess the necessary specific expertise to complete this work.

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 NO. 7470 AMENDMENT: 2M ASSOCIATES FOR CONSTRUCTION
PHASE ENVIRONMENTAL SERVICES FOR THE BERKELEY TUOLUMNE CAMP

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 May 16, 2017, the City Council authorized the City Manager to execute a contract amendment with 2M Associates to complete Environmental Documentation and Permit services for an amount to not exceed \$275,000 for a total contract amount not to exceed \$1,261,770, for a term ending on December 31, 2019 (Resolution No. 68,002); and

WHEREAS on January 22, 2019, the City Council adopted the Berkeley Tuolumne Camp Negative Declaration and Mitigation, Monitoring and Reporting Program (Resolution No. 68,734); and

WHEREAS, there are a number of biological surveys required during the construction phase by the United States Forest Service Special Use Permit, the City's Mitigation, Monitoring and Reporting Program and the California Department of Fish and Wildlife Berkeley Tuolumne Camp Streambed Alteration Agreement; and

WHEREAS, funds for the additional scope of work in the amount of \$125,000 are available in the Camps Fund reserve, and an appropriation of \$125,000 will be included in the Third Amendment to the FY 2020 Annual Appropriations Ordinance in May 2020 and budgeted in Camps Fund budget code 125-52-543-583-0000-000-461-612310-PRWCP08001.

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 for Construction Phase Environmental Services, increasing the contract by \$125,000 for a total contract amount not to exceed \$1,386,771.

