



Office of the City Manager

CONSENT CALENDAR
September 24, 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: Don Fowler Construction for Berkeley Tuolumne Camp Repairs, Specification 19-11333

RECOMMENDATION

Adopt a Resolution:

1. Approving plans and specifications for the Berkeley Tuolumne Camp Cabin Repairs Project (Specification No. 19-11333);
2. Accepting the bid of the lowest responsible bidder, Dow Fowler Construction; and
3. Authorizing the City Manager to execute a contract and any amendments, extensions or other change orders with Don Fowler Construction until completion of the Project in accordance with the approved plans and specifications, in an amount not to exceed \$228,735, which includes a 15% contingency for unforeseen circumstances.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract in the amount of \$228,735 are available in the Camps Fund and will be included in the first amendment to FY20 Annual Appropriations Ordinance and budgeted in the Camps Fund budget code 125-52-543-583-0000-000-461-612990.

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 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 develop design documents for reconstruction, to complete National Environmental Protection Act (NEPA) and California Environmental Quality Act (CEQA) compliance, and to apply for a Special Use Permit which authorizes the re-building of Berkeley Tuolumne Camp. It is anticipated the BTC reconstruction will begin in Spring, 2020. The repair of 16

remnant structures currently on site and construction of a permanent fence for cultural mitigation is required prior to the larger reconstruction Project.

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 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 June 11, 2019, USFS completed its environmental review and finding of no significant impact for the Berkeley Tuolumne Camp Project. The City of Berkeley adopted the Mitigated Negative Declaration for the Project on January 22, 2019 (Resolution No. 68,734-N.S.). The City of Berkeley authorized execution of a new, 30-year Special Use Permit on July 23, 2019 (Resolution No. 69,045-N.S.).

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 2020, with a goal to re-open camp in 2022.

On August 13, 2019 the City issued an invitation for bids to complete Cabin repairs and fence construction at Berkeley Tuolumne Camp (Spec No. 19-11333). The City received three bids. Don Fowler Construction is the lowest responsive and responsible bidder.

ENVIRONMENTAL SUSTAINABILITY

The City approved the Project CEQA documents on January 22, 2019. The United States Forest Service issued its final NEPA documents on June 11, 2019.

This Project will implement Best Management Practices (BMPs) to encourage biodiversity, preserve resources, and maintain riparian and other natural habitats while mitigating hazardous conditions.

RATIONALE FOR RECOMMENDATION

Repairs to the damaged remnant cabins at Berkeley Tuolumne Camp are required for safety reasons, and construction of an exclusion fence is required by the environmental mitigation and funding requirements of the BTC Camp Reconstruction Project. This project is the last of three pre-construction projects that must precede the commencement of the larger Camp Reconstruction Project that is scheduled for April 2020. Don Fowler Construction is the lowest responsive and responsible bidder for the Project. This work supports the City of Berkeley's strategic plan goal #1: Provide state-of-the-art, well-maintained infrastructure, amenities, and facilities.

ALTERNATIVE ACTIONS CONSIDERED

The City does not have the expertise required to complete the tasks covered by this contract. Delay of the Project would adversely impact the larger Berkeley Tuolumne Camp Reconstruction Project. Therefore no alternative actions were considered.

CONTACT PERSON

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

Attachments:

1: Resolution

Exhibit A: Bid Abstract

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

CONTRACT: DON FOWLER CONSTRUCTION FOR BERKELEY TUOLUMNE CAMP REPAIRS

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

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 June 11, 2019, the U.S. Forest Service formally completed environmental review and finding of no significant impacts for the Berkeley Tuolumne Camp Project; and

WHEREAS, on January 22, 2019 the City of Berkeley adopted the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Plan for the Berkeley Tuolumne Camp Permit (46690) Project; and

WHEREAS, an invitation for bids was duly advertised and Don Fowler Construction was the lowest responsive and responsible bidder; and

WHEREAS, funds for the contract in the amount of \$228,735 are available in the Camps Fund and will be included in the first amendment to FY20 Annual Appropriations Ordinance and budgeted in the Camps Fund budget code 125-52-543-583-0000-000-461-612990.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Plans and Specification No. 19-11333 for the Berkeley Tuolumne Camp Cabin Repairs are approved.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley accepts the bid of the lowest responsive and responsible bidder, Down Fowler Construction.

BE IT FURTHER RESOLVED that the Council of the City of Berkeley authorizes the City Manager to execute a contract and any amendments, extension, and/or change orders until completion of the Project in accordance with the approved plans and specifications with Don Fowler Construction for the Berkeley Tuolumne Camp Cabin Repairs Project in an amount not to exceed \$228,735, which includes a 15% contingency for unforeseen circumstances. A record signature copy of said agreements and any amendments to be on file in the Office of the City Clerk.

Exhibit A – Bid Abstrat

Exhibit – Bid Abstract



City of Berkeley
Abstract of Bids Worksheet

Finance Department
General Service Division

For: Berkeley Toulonnie Camp Cabin Repairs

Specification#: 19-11333

Engineer's Estimate: \$125,000

Bid Date: 9/5/19

	Bidders	Base Bid	Nuc Free	Work Force Comp	Opp. States	Living Wage	EBO	Bid Bond	Addendum
1	DON FOWLER CONSTRUCTION	198,900.00						✓	✓
2	SOUTHWEST CONST. AND PROPERTY MGMT	338,783.00						✓	✓
3	CNW CONST. INC.	254,000.00						✓	✓
4									
5									
6									
7									
8									
9									
10									

Bid Recorder: [Signature] 9/5/2019

Bid Opener: [Signature] 9/5/19

Project Manager: [Signature] 9/5/19

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