



Office of the City Manager

CONSENT CALENDAR
December 10, 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 No. 10793 Amendment: Siegel & Strain Architects for
 Construction Administration for the Berkeley Tuolumne Camp Project

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to amend Contract No. 10793 with Siegel & Strain Architects for Construction Support Services for the Berkeley Tuolumne Camp Project, increasing the contract by \$2,900,000 for a total amount not to exceed \$7,200,000, and extending the term of the contract to July 1, 2022.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the contract are available in the Camps Fund. The amendment amount of \$2,900,000 will be included in the Second Amendment to FY 2020 Annual Appropriations Ordinance and budgeted in the Camps Fund budget code 125-52-543-583-0000-000-461-612310-PRWCP19001.

The cost of this contract is covered in large part by a combination of expected insurance payments (partially received) and expected FEMA/CalOES grant payments, along with \$3.3M of City funds from the Catastrophic Reserve to fund the City cost share 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 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 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.

Siegel & Strain Architects is providing design services for the Project. The contract amendment will fund the Construction Support services task in the Siegel & Strain contract to provide construction support services during the construction phase of the Berkeley Tuolumne Camp Project (Project). Services will include providing design reviews and

clarification as needed to support the City's construction management team. The Siegel & Strain team includes the design architect and engineer of record. The contract amendment will also extend the duration of this contract, as construction of the Project is anticipated to be complete in late spring, 2022.

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.

On October 17, 2017, the Council authorized the City Manager to execute a contract with Siegel & Strain Architects for design of the Project for an amount not to exceed \$4,300,000 (Resolution No. 68,188-N.S.). On September 30, 2019 the USFS executed a 30-year Special Use Permit which authorizes the City to construct and manage Berkeley Tuolumne Camp. An amendment extending the contract term from December 31, 2019 to April 1, 2020 was executed by the City Manager on [DATE].

The total cost estimate for the Berkeley Tuolumne Camp Rebuild Project is \$60M. This cost will be covered largely by insurance and FEMA and state 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

Successful completion of the Project requires contracted construction support services, as the City does not possess the necessary specific technical expertise.

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. 10793 AMENDMENT: SIEGEL & STRAIN ARCHITECTS FOR CONSTRUCTION SUPPORT 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 August 2013, the Berkeley Tuolumne Camp was destroyed by the California Rim Fire; and

WHEREAS, Council authorized the City Manager to enter into a contract with Siegel & Strain Architects for Design Services for the Berkeley Tuolumne Camp Project in the amount of \$4,300,000 on October 17, 2017 (Resolution No. 68,188-N.S.); and

WHEREAS, City Manager extended the contract with Siegel & Strain Architects from December 31, 2019 to April 1, 2020; and

WHEREAS, on September 30, 2019, the U.S. Forest Service executed a 30-Year Special Use Permit authorizing the City to reconstruct and operate Berkeley Tuolumne Camp; and

WHEREAS, Siegel & Strain Architects and their sub-consultants has the requisite knowledge and background to provide construction support services which are necessary in order for the City to efficiently manage the construction of the Project; and

WHEREAS, funds are available in the Camps Fund, and \$2,900,000 will be included in the second amendment to FY20 Annual Appropriations Ordinance and budgeted in the Camps Fund (budget code 125-52-543-583-0000-000-461-612310 PRWCP19001; and

WHEREAS, the construction of the Berkeley Tuolumne Camp Project is anticipated to be complete in late Spring, 2022.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is hereby authorized to execute an amendment to Contract No. 10793 with Siegel & Strain Architects for Construction Support Services for the Berkeley Tuolumne Camp Project, increasing the contract by \$2,900,000 for a total not to exceed \$7,200,000, and extending the term of the contract to July 1, 2022.