



Office of the City Manager

CONSENT CALENDAR

March 11, 2014

To: Honorable Mayor and Members of the City Council
From:  Christine Daniel, City Manager
Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront
Subject: Contract No. 7470 Amendment: 2M Associates for Berkeley Tuolumne Camp Master Development Plan Update

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute an amendment to Contract No. 7470 to update the Master Development Plan for Berkeley Tuolumne Camp after the Rim Fire of 2013 for an additional amount not to exceed \$300,000 for a total contract amount not to exceed \$527,162.

FISCAL IMPACTS OF RECOMMENDATION

Funds for the additional scope of work in the amount of \$300,000 (\$100,000 for each of the three contract years) will be budgeted in the Camps Fund, budget code 330-5998-450.30-35 (14CP01). Funding for first year of the contract is included in the FY 2014 adopted budget. Funding for the second year of the contract will be added during the mid-cycle budget update for FY 2015. Initial funding to cover the cost of this work will come from the Camps Fund. City staff is working closely with the City's insurance adjusters to determine the extent of insurance coverage for this work, as well as the possibility of any state and/or federal emergency funding that may become available. CMS No. JDBMT.

CURRENT SITUATION AND ITS EFFECTS

The Rim Fire of August 2013 destroyed the Berkeley Tuolumne Family Camp ("Camp") including nearly all of the trees on site. Only 17 tent cabins, one metal water tank, and one restroom structure remain. In order to rebuild the Camp, a revised Master Development Plan must be prepared and approved by the U.S. Forest Service, as well as the City Council.

The Master Development Plan ("Plan") will show the proposed reconstruction of the Camp including replacement of the Dining Hall; the Recreation Hall; 77 tent cabins; the water, electrical and sewer systems; communication systems; access and parking, etc. One of the goals of the plan is to maintain the Camp's former rustic character while upgrading the utilities to current standards and utilizing "green" technology, where feasible. The feasibility of obtaining LEED (Leadership in Energy & Environmental Design) certification also will be explored.

The preliminary design objectives of the Plan are to:

1. Maintain the pre-fire capacity of approximately 300 campers and 50 staff members;
2. Develop architectural guidelines to retain the rustic character of the Camp;
3. Design new structures to maximize sustainability;
4. Include a re-vegetation plan to visually screen the view of Hardin Flat Road from Camp, which is needed due to the extensive loss of mature trees;
5. Improve accessibility throughout the Camp to the extent feasible in order to accommodate all people, including those with disabilities;
6. Install new, underground utility systems (electrical and communication);
7. Investigate the use of tertiary 2.2 level treatment of wastewater, which would allow for the re-use of the water for irrigation or fire-suppression purposes;
8. Protect the water quality of the South Fork of the Tuolumne River;
9. Reestablish the forest canopy by implementing a sustainable re-vegetation and re-forestation plan; and
10. Investigate obtaining LEED certification for the major camp structures.

The Master Development Plan will be subject to both the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The earlier environmental technical reports will need to be revised to reflect the changed site conditions, and new reports may also be required. Staff will continue to work closely with the Friends of Berkeley Tuolumne Camp, the U.S. Forest Service and other stakeholders. There will be several opportunities for public input during the planning, design and environmental review processes.

BACKGROUND

Berkeley Tuolumne Camp is a 19-acre residential family camp, located within the Stanislaus National Forest that has been operated by the City since 1922.

In August 2013, the Camp was destroyed by the California Rim Fire. Prior to the fire, the capacity of the Camp was approximately 300 campers and 50 staff members at one time. The major facilities at Camp included a Dining Hall; a Recreation Hall; 77 small single-story wood-frame camper tent cabins; several staff cabins; maintenance and storage structures; a bridge across the river; and parking and loading areas. The existing utilities included a potable water system with five large water tanks; an electrical system; and a leach-field sewage system; all uphill from the south fork of the Tuolumne River. With the exception of 17 tent cabins, one restroom and one metal water tank, all of the buildings were destroyed by the fire.

In October 2007, after a competitive Request for Qualifications (RFQ) and consultant selection process, the firm of 2M Associates was the top-ranked landscape architectural firm, and the City entered into a contract with 2M Associates, a Berkeley landscape architecture, planning and horticultural firm, to prepare a "Master Development Plan" for

Berkeley Tuolumne Camp, as required by the U.S. Forest Service (“USFS” or “Forest Service”) (Resolution No. 63,861-N.S. for an amount not to exceed \$75,000). 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 (Resolution No. 65,440-N.S.).

Working with USFS technical staff, the Friends of Berkeley Tuolumne Camp (“Friends”) and other stakeholders, a Draft Master Development Plan was prepared and all aspects of the latest draft plan, dated January 2, 2012, were approved in concept by the USFS, except for the parking. Several potential areas for parking were still being explored in order to remove or reduce parking from within the Camp and along Hardin Flat Road.

ENVIRONMENTAL SUSTAINABILITY

The intent of the Master Development Plan is to show how Camp facilities will be rebuilt in the same general location and footprints using current technologies and Best Management Practices (BMPs). Camp will be rebuilt in an environmentally responsible manner consistent with the U.S. Forest Service and City of Berkeley stewardship and restoration perspectives.

It is envisioned that the main structures, such as the Dining Hall and Recreation Hall, will be rebuilt with a rustic character, similar to their pre-fire appearance, while utilizing state-of-the art “green” technologies for the utility systems and other functions within the buildings. The City will aim to achieve a “LEED Silver” rating, or better, for these new buildings.

Consistent with the U.S. Forest Service goals and direction, the planning, design and reconstruction of Camp will demonstrate, through a science-based stewardship approach, appropriate restoration of the forest landscape after a catastrophic wildfire in order to achieve sustainable riverine and upland ecosystems that provide a broad range of benefits to humans and the ecosystem. The long-term goal of the revegetation/ reforestation program is to re-establish a forest canopy over the Camp. Other goals include:

- Enhancing the water quality of camp drainages and the South Fork of the Tuolumne River with the implementation of Best Management Practices (BMPs) to encourage biodiversity, preserve resources, and maintain riparian habitat;
- Separating water usage for fire suppression from potable uses, and considering the feasibility of installing a tertiary wastewater treatment system;
- Enhancing wildlife linkages through Camp to adjacent forest uplands;
- Enhancing the health and diversity of native vegetation within the Camp;
- Protecting Riparian Conservation Areas by providing buffers around all streams and drainages.

Post wildfire restoration activities will emphasize enhancing native vegetation cover, stabilizing channels using natural methods, and minimizing exposed bare soils and erosion, and using Bay-Friendly landscape and irrigation practices to the greatest extent feasible. In addition, the MDP will be subject to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) to evaluate and address any potentially significant environmental impacts as a result of implementing the MDP.

RATIONALE FOR RECOMMENDATION

Tuolumne Family Camp has been a beloved institution since the City started operating it in 1922. For many families, spending time at Camp is an annual tradition that spans several generations. The “Friends of Berkeley Tuolumne Camp” is a very active and passionate group of interested citizens and long-time campers that are strongly in favor of rebuilding the Camp and re-opening it for use as soon as possible. They have offered to assist with fund-raising and other volunteer efforts.

For many children living in an urban environment such as the Bay Area, attending Berkeley’s Tuolumne Family Camp provides a unique opportunity to learn about and live in a natural environment. If Camp were not to be reconstructed, the educational and recreational opportunities that the Camp provides Berkeley’s youth may no longer be available to them.

ALTERNATIVE ACTIONS CONSIDERED

The City could choose not to rebuild Berkeley Tuolumne Camp, and a Master Development Plan would not be needed. However, should the City choose not to rebuild, it would still have a financial obligation to restore the Camp to its original condition, due to the terms of the City’s permit with the Forest Service.

CONTACT PERSON

Scott Ferris, Director, Parks Recreation & Waterfront, 981-6700

Attachments:

1: Resolution

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

CONTRACT NO. 7470 AMENDMENT: 2M ASSOCIATES TO UPDATE THE MASTER DEVELOPMENT PLAN FOR BERKELEY TUOLUMNE CAMP AFTER THE RIM FIRE OF 2013

WHEREAS, in August 2013, the Berkeley Tuolumne Family Camp, a residential camp operated by the City since 1922, was destroyed by the Rim Fire; and

WHEREAS, in October 2007, after a competitive Request for Qualifications (RFQ) and consultant selection process, the firm of 2M Associates was the top-ranked landscape architectural firm; 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, the Draft Master Plan dated January 4, 2012 and related environmental documents must be updated to reflect the current conditions resulting from the Rim Fire; and

WHEREAS, funds in the amount of \$100,000 are currently available in the Camps Fund (budget code: 330-5998-450.30-35-14CP01). CMS No. JDBMT.

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 in an amount not to exceed \$300,000 for a total contract amount not-to-exceed \$527,162 for planning, design, environmental assessment and other related consultation and technical services necessary to prepare a revised Master Development Plan for Berkeley Tuolumne Camp Fire, that are needed due to the destruction of the Camp by the Rim Fire and extend the term through December 31, 2016.

