



Office of the City Manager

Date: December 7, 2020  
To: Honorable Mayor and Members of the City Council  
From: *Dee* Dee Williams-Ridley, City Manager  
Subject: Update on Berkeley Tuolumne Camp Project

Berkeley Tuolumne Camp (BTC or Camp), located in Tuolumne County just outside of Yosemite National Park and owned and operated by the City of Berkeley since 1922, was destroyed by the Rim Fire in August, 2013. Since that time, the City has been working to reconstruct the Camp. This memorandum is to update Council on the status of the schedule and budget for the rebuilding of Berkeley Tuolumne Camp. With Echo Lake Camp overlooking South Lake Tahoe, Cazadero Camp in the Russian River Valley and BTC just outside of Yosemite, the City provides a wide breadth of overnight, outdoor opportunities for its residents.

With over 100 structures spread across 30-acres the Berkeley Tuolumne Camp Project is the largest and most complex construction project ever undertaken by the City of Berkeley. Attached to this Memorandum are several photos of the in-progress construction. City staff regularly provides Project updates to the public through presentations to the Friends of Berkeley Tuolumne Camp, Commission updates, City publications, and on the City's Project website<sup>1</sup>. Additionally, prior updates to City Council including a discussion of Project budget, schedule and design progress were provided on March 4, 2019<sup>2</sup>, May 14, 2019<sup>3</sup>, and May 14, 2020<sup>4</sup>.

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<sup>1</sup> [https://www.cityofberkeley.info/Parks\\_Rec\\_Waterfront/Recreation/Tuolumne\\_Camp.aspx](https://www.cityofberkeley.info/Parks_Rec_Waterfront/Recreation/Tuolumne_Camp.aspx)

<sup>2</sup> [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Tuolumne%20Camp%20Update%2003419.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Tuolumne%20Camp%20Update%2003419.pdf)

<sup>3</sup> [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/BTC%20Update%20051419.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/BTC%20Update%20051419.pdf)

<sup>4</sup> [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Update%20on%20Berkeley%20Tuolumne%20Camp%20Project%20051420.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Update%20on%20Berkeley%20Tuolumne%20Camp%20Project%20051420.pdf)

After seven years of public input, planning, insurance negotiations, environmental analyses, design, and permitting, construction finally began on May 26, 2020, and will last about two years. Pre-construction achievements included:

- Successful negotiations with insurance and FEMA to cover ~95% of Project Costs;
- Securing and executing a new 30-year Special Use Permit for construction and operation of Camp with the United States Forest Service;
- Completion of both federal and state environmental analyses, public processes, documentation and determinations (NEPA / CEQA);
- Acquisition of construction and operational permits from Tuolumne County, California Department of Fish and Wildlife, United States Army Corps of Engineers and California Regional Water Quality Control Board.

### **Project Schedule**

The Project remains on schedule to re-open Camp in the summer of 2022. The City received four construction bids in mid-March. On April 14, 2020, City Council awarded the contract to the lowest responsible and responsive bidder, Robert E. Boyer Construction, Inc. Construction began May 26, 2020, and is anticipated to last about two years.

The first year of construction is focused on grading and construction of walls, bridges and underground utilities. Primary structures constructed in Year One include the Recreation Hall, Dining Hall, and staff housing. The second year will focus on the completion of water and wastewater treatment facilities, the tent cabins and recreation facilities (Nature Center, Amphitheater, Office/Store, First Aide, Sauna, Camp Manager's Cabin, Sports Court), final grading of accessible paths and walkways, and revegetation.

### **Project Budget**

The total Project budget is \$54.5M. This is unchanged from the prior update provided to Council. The primary source of funding for the Project is insurance coverage and the City's public assistance disaster recovery grant from the California Office of Emergency Services (CalOES) and the Federal Emergency Management Agency (FEMA). On April 4, 2017, City Council funded the estimated shortfall of \$3.3 million not covered by insurance, FEMA and CalOES by using the City's Catastrophic Reserve Fund. Currently, staff estimates that only \$2.7 million in City funds (5% of the total Project budget) are required to complete the Project. This amount is unchanged from the previous update provided in May, 2020, but potentially will decrease as we complete the larger elements of construction. The source of funds is currently projected as follows:

- \$51.1M Insurance
- \$0.6M CalOES/FEMA
- \$2.7M City
- \$125,000 Friends of Berkeley Tuolumne Camp (FOBTC)

### Insurance

The primary source of funding for the Project is insurance coverage. Total anticipated insurance payments for the Project are \$51.1 million, inclusive of contingency spending. Insurance does not cover 100% of eligible Project costs due to a sub-limit on funding for code-required upgrades. The City has successfully negotiated with insurance such that this sub-limit shall not be applied to Project costs associated with inventory, architect/engineering fees, debris removal and evacuation, claim preparation expenses and business interruption. Once the sub-limit is reached, insurance will continue to pay a portion of Project costs (the 'as was' proportion, which is not subject to the sub-limit).

### CalOES / FEMA Grant

The City's FEMA Public Assistance Grant is organized into two parts (called 'Project Worksheets'). One Project Worksheet (PW) is for evacuation/hazardous debris removal and one is for reconstruction. The City is in the process of closing out the evacuation/hazardous debris removal grant. Total expected FEMA funds from this grant are \$0.6 million.

FEMA has approved the City's request for a consolidated improved Project for the reconstruction of Berkeley Tuolumne Camp. The grant has been increased from an initial \$12.4 million to an award of \$45 million. FEMA adjusts the grant to reflect final insurance proceeds. As noted above, insurance proceeds will exceed \$45 million, and so the FEMA grant will be almost entirely offset by insurance proceeds. The City has requested FEMA increase the grant allocation to more accurately reflect Project costs. If successful, up to \$2.1 million of City funds will be eligible for reimbursement from FEMA.

### City Funding

The City has allocated \$3.3 million of funding for the Project from the Catastrophic Reserve. Currently, City staff projects that only \$2.7 million of funding may be required to successfully complete the Project. This includes about \$600,000 spent to date and \$2.1 million in contingency. The \$600,000 spent to date is a combination of FEMA grant matching costs for tree/debris removal and expenditures ineligible for insurance or FEMA cost recovery. As noted above, the City is in the process of requesting an increase of its FEMA grant, which would allow recovery of up to \$2.1 million of the total \$2.7 million of City funding.

Insurance is anticipated to cover the entire construction contract award (i.e. base bid), however the \$3.5 million construction contingency (10%) awarded by the City on April 14, 2020 includes \$2 million of City funding. This funding is required for the City portion of costs after reaching the sublimit of insurance funding for code-related upgrades. City staff are exploring additional value engineering alternatives with the contractor in order to minimize actual contingency expenditures to the maximum extent feasible.

There is uncertainty regarding how the COVID-19 pandemic may impact material and worker availability and Project sequencing. It is possible that these impacts will lead to a longer construction duration. City staff have projected the need for up to \$360,000 of existing City funding to accommodate a 6-month delay in the Project schedule. This 'schedule contingency' funding will only be utilized in the event of unavoidable delays to the construction schedule.

#### *Friends of Berkeley Tuolumne Camp*

The Friends of Berkeley Tuolumne Camp (FOBTC) is a non-profit organization whose mission is to preserve and enhance the Camp experience for present and future generations through education, volunteer efforts and financial support. To date, FOBTC has raised \$1,032,000 to support the Project. FOBTC has donated \$50,000 towards the reconstruction of Berkeley Tuolumne Camp, and ~\$74,266 towards design fees for shade structures. On the 12-15-2020 City Council Agenda, FOBTC is making \$700,000 in additional donations to support the design and construction of Project elements that are ineligible for funding from insurance or FEMA, primarily the construction of shade structures and reforestation efforts.

#### **Berkeley Tuolumne Camp Background**

Prior to August, 2013, the City of Berkeley's Tuolumne Camp was in continuous operations since 1922. Situated on the banks of the South Fork Tuolumne River in close proximity to the gates of Yosemite Valley, BTC provided generations of Berkeley residents with a family-friendly escape from the City. BTC is located within the Stanislaus National Forest and operated by the City of Berkeley under a Special Use Permit. Prior to the fire, BTC included over 115 structures, an amphitheater, a nature center, recreation hall and dining hall, and a variety of recreation features: archery, swimming in the river, sports courts, trails and beaches. In addition to these buildings and recreation facilities, the Camp included significant infrastructure, including its own water intake, water treatment, and wastewater disposal system.

Prior to the fire, BTC served about 4,000 campers per year. Primarily operated as a family camp, BTC also offered programs for teen leadership, special needs populations, seniors and private group rental opportunities. Berkeley Tuolumne Camp was the largest

source of revenue for the City's Camps Fund, which funds all Berkeley camp programming. In the past, BTC revenues partially supported the operation, maintenance, capital improvements and scholarships for Echo Lake Youth Camp, Cazadero Arts Camp, and Berkeley Day Camp.

In August, 2013, the California Rim Fire destroyed Berkeley Tuolumne Camp. Only 17 structures remained after the fire: a single restroom and 16 family tent cabins. Since the Rim Fire in 2013, the City has been working closely with the United States Forest Service, insurance and FEMA to determine the scope of the reconstruction and to obtain funding and environmental clearances required for the Project.

Project elements include:

- 62 new tent cabins;
- 20 staff housing cabins;
- 4 restroom/laundry buildings;
- Water intake, pumping, treatment, storage and distribution;
- Wastewater intake, pumping, treatment and disposal;
- Dining hall, including commercial kitchen;
- Recreation hall and maintenance shop;
- Pedestrian bridges and accessible pathways;
- Numerous recreational and operations facilities, including Nature Center, first aide, sauna, amphitheater, sports court, registration office & store, and seasonal weirs.

Attachment 1: 8 photos

cc: Paul Buddenhagen, Deputy City Manager  
David White, Deputy City Manager  
Scott Ferris, Director, Parks, Recreation & Waterfront Department  
Jenny Wong, City Auditor  
Mark Numainville, City Clerk  
Matthai Chakko, Assistant to the City Manager

**Berkeley Tuolumne Camp Construction Progress Photos**

**Attachment 1**

**Camp from Hardin Flat Road Bridge over the South Fork Tuolumne River. Recreation Hall on left**





Recreation Hall with deck facing the South Fork Tuolumne River





View from new Recreation Hall Deck





**Construction progress for pier of pedestrian bridge over the South Fork Tuolumne River**





Floor / Deck for new Tent Cabin





**Staff Cabins**





**Rock Retaining Walls (all rock is from on-site, Recreation Hall in left background)**





Camp entrance driveway / rock wall

