



Monterey County

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Board Report

Legistar File Number: 15-0982

September 29, 2015

Introduced: 9/8/2015

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Approve a Professional Services Agreement with California Code Check, Inc. (CCC) to provide construction building inspection services for the California Flats Solar Project in South County, under Request for Qualifications (RFQ) #10336, in the amount of \$531,800 with the Contingency amount of \$250,000, for a total amount not to exceed \$781,800, for a term of October 1, 2015 through July 1, 2018; and
- b. Approve a Funding Agreement with California Flats Solar, LLC to allow funding to Monterey County for costs incurred by CCC to provide construction building inspection services for the California Flats Solar Project in South County, under RFQ #10336, in the amount of \$531,800 with the Contingency amount of \$250,000, and costs for County departments to provide services associated with construction building inspection services in the amount of \$218,200 with the County fee of \$3,424, for a total amount not to exceed \$1,003,424, for a term of October 1, 2015 through July 1, 2018; and
- c. Approve an increase in Appropriations and Estimated Revenues in the amount of \$316,976 for Fiscal Year 2015 - 2016 Adopted Budget for Fund 001-3000-8170-RMA011 Building Services where the Financing Source is Permit Revenue drawn down from the California Flats Solar Project Deposit Account 019-2611-CLFT (4/5 vote required); and
- d. Authorize the Auditor-Controller's Office to Amend the FY 2015-16 Building Services adopted budget, Fund 001, Appropriation Unit RMA011, to increase estimated revenue and appropriation by \$316,976 (4/5 vote required); and
- e. Authorize the Contracts/Purchasing Officer or his designee to execute the Professional Services Agreement, Funding Agreement and future amendments to the Agreements where the amendments do not significantly alter the scope of work or change the approved Agreements amounts.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve a Professional Services Agreement with California Code Check, Inc. (CCC) to provide construction building inspection services for the California Flats Solar Project in South County, under Request for Qualifications (RFQ) #10336, in the amount of \$531,800 with the Contingency amount of \$250,000, for a total amount not to exceed \$781,800, for a term of October 1, 2015 through July 1, 2018; and
- b. Approve a Funding Agreement with California Flats Solar, LLC to allow funding to Monterey County for costs incurred by CCC to provide construction building design services for the California Flats Solar Project in South County, under RFQ #10336, in the amount of \$531,800 with the Contingency amount of \$250,000, and costs for County departments to provide services associated with construction building inspection services in the amount of \$218,200 with the County fee of \$3,424 for a total amount not to exceed \$1,003,424, for a term of October 1, 2015 through July 1, 2018; and

- c. Approve an increase in Appropriations and Estimated Revenues in the amount of \$316,976 for Fiscal Year 2015 - 2016 Adopted Budget for Fund 001-3000-8170-RMA011 Building Services where the Financing Source is Permit Revenue drawn down from the California Flats Solar Project Deposit Account 019-2611-CLFT (4/5 vote required); and
- d. Authorize the Auditor-Controller's Office to Amend the FY 2015-16 Building Services adopted budget, Fund 001, Appropriation Unit RMA011, to increase estimated revenue and appropriation by \$316,976 (4/5 vote required); and
- e. Authorize the Contracts/Purchasing Officer or his designee to execute the Professional Services Agreement, Funding Agreement and future amendments to the Agreements where the amendments do not significantly alter the scope of work or change the approved Agreements amounts.

SUMMARY/DISCUSSION:

California Flats Solar, LLC, Project Applicant, received County approval of a Development Agreement and Combined Development Permit for the California Flats Solar Project (Project) consisting of construction and operation of a two hundred eighty (280) megawatt alternating current photovoltaic solar energy station in South County. The proposed Project includes solar array, related structures, electrical equipment and infrastructure improvements, including two (2) substations and a switching station that will provide an interconnect to Pacific Gas & Electric Company's two hundred thirty (230) kilovolt transmission line, and an operations and maintenance facility which will require numerous construction building inspections and plan reviews. Due to the Project timeline and to expedite completion of the required inspections, the Project Applicant has proposed to the County, the funding for an on-site inspector(s), including costs for County oversight of these services.

Through Request for Qualifications (RFQ) #10336, County identified California Code Check, Inc. (CCC) to perform construction building inspection services to assist with the completion of these services for the Project.

The Professional Services Agreement (PSA) with CCC will allow for construction building inspection services in the amount of \$531,800 with the Contingency amount of \$250,000 for a total amount not to exceed \$781,800. Project Applicant and County have agreed to the \$250,000 Contingency amount for potential overtime usage that may occur toward the end of the project. The Funding Agreement (FA) with California Flats Solar, LLC will allow funding for costs incurred by CCC in a total amount not to exceed \$781,800 and will also fund costs for County department oversight of the Project in the amount of \$218,200 and contract administration fees in the amount of \$3,424 for the total amount not to exceed of \$1,003,424. The term of the PSA and FA is from October 1, 2015 through July 1, 2018.

OTHER AGENCY INVOLVEMENT:

The following offices have reviewed and approved the Agreements as to form and legality, and fiscal provisions, respectively:

Office of the County Counsel
Auditor-Controller's Office

FINANCING:

There is no impact to the General Fund as a result of these actions. Pursuant to the terms of the FA with California Flats Solar, LLC, Project Applicant, and the County, the expenses of CCC to provide construction building inspection services will be funded through budgets established in the FA. This is an extraordinary project and the Project Applicant is also responsible for reimbursement of staff time for services associated with construction building inspection for the Project through budgets established in the FA and pursuant to the applicable Monterey County Fee Resolution approved by the Monterey County Board of Supervisors. Funds will be deposited to Fund 019-2611 (CFLT) and drawn down as revenue when invoiced by CCC.

Prepared by: Daniel Dobrilovic, RMA - Acting Building Official, (831) 784-5962

Approved by:



Daniel Dobrilovic, RMA - Acting Building Official



Carl P. Holm, AICP, RMA - Director

Dated: September 14, 2015

Attachments: Attachment 1 - PSA Agreement with California Code Check
Attachment 2 - California Flats Solar Funding Agreement