

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 10/23/2012	(3) CONTACT/PHONE Cheryl Journey, Chief Building Official / 805-781-1314	
(4) SUBJECT Submittal of a Contract (Clerk's File) with California Code Check, Inc. in the amount not to exceed \$1,305,000 to conduct construction inspection services for the California Valley Solar Ranch (SunPower) and Topaz (First Solar) project and Approve a Budget Adjustment, by a 4/5th's vote, in the amount of \$318,750 from unanticipated revenue to Fund Center 142.			
(5) RECOMMENDED ACTION It is the recommendation of the Chief Building Official that the Board of Supervisors approve and sign the Construction Inspection Services Contract (Clerk's File) with California Code Check, Inc. to conduct inspections for the California Valley Solar Ranch (SunPower) Solar Project and Topaz (First Solar) Solar Project and authorize the attached Budget Adjustment, by a 4/5th's vote, in the amount of \$318,750 to provide funding from unanticipated revenue to Fund Center 142.			
(6) FUNDING SOURCE(S) Unanticipated Revenue	(7) CURRENT YEAR FINANCIAL IMPACT \$318,750	(8) ANNUAL FINANCIAL IMPACT \$493,125	(9) BUDGETED? No
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001210		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1213034 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 5 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

VIA: Jason Giffen, Director

DATE: 10/23/2012

SUBJECT: Submittal of a Contract (Clerk's File) with California Code Check, Inc. in the amount not to exceed \$1,305,000 to conduct construction inspection services for the California Valley Solar Ranch (SunPower) and Topaz (First Solar) project and Approve a Budget Adjustment, by a 4/5th's vote, in the amount of \$318,750 from unanticipated revenue to Fund Center 142.

RECOMMENDATION

It is the recommendation of the Chief Building Official that the Board of Supervisors approve and sign the Construction Inspection Services Contract (Clerk's File) with California Code Check, Inc. to conduct inspections for the California Valley Solar Ranch (SunPower) Solar Project and Topaz (First Solar) Solar Project and authorize the attached Budget Adjustment, by a 4/5th's vote, in the amount of \$318,750 to provide funding from unanticipated revenue to Fund Center 142.

DISCUSSION

The County has issued permits (76 to date) for the construction of two very large (250 MW and 550 MW) photovoltaic generating facilities. These projects are currently under construction with an estimated completion date of 2014-2015. When completed the combined value of the projects will be approximately \$4 billion. In addition to the various photovoltaic arrays there are also many other components for both projects that require inspection. These include photovoltaic power conditioning equipment (PCS), grading and road improvements, maintenance and operation structures, high voltage substations, medium voltage (34.5 kV) AC collector systems, switchyards, water tanks, fencing and drainage systems.

Both solar projects are located off State Highway 58 in the eastern portion of San Luis Obispo County near the community of California Valley. They are approximately 60 miles east of the City of San Luis Obispo. The scale, complexity and rapid construction schedule requires each project be staffed with three full time field inspectors at each location, in addition to the overseeing project manager. This requires the commitment of six inspectors. Currently the Planning and Building Department is providing two full-time inspectors at SunPower and one full-time inspector at Topaz with additional help by other County Inspectors as allowed by the general inspection workload. This has been marginally adequate until the last few months. Both projects are now in full production mode with California Valley Solar Ranch at approximately 550 full time employees and Topaz recently enlarged to two major contractors with a combined total of 1,000 construction staff on site. The Building Division is staffed with eight field inspectors and two supervising building inspectors. Allocating three or more field inspectors to the solar projects leaves only five field inspectors to cover daily inspections for the remainder of the County. Current inspection staffing levels do not allow allocation of additional staff to provide service to the solar projects.

The projects are directly billed for all inspection services, so all contract costs are recovered. A Request for Proposal was distributed. California Code Check was chosen because of their understanding of the project, proximity and experience in providing quality inspection services.

This contract complies with the County-approved contracting procedures.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel reviewed the Contract as to form and legal effect.

FINANCIAL CONSIDERATIONS

The applicant will fund the required inspection work. The proposed total of \$1,305,000 would cover the cost of the proposed scope of work over the life of the contract. The maximum contract amount assumes that three full time Inspectors will work for the duration of the contract, which spans from October 29, 2012 to December 31, 2014. Inspections costs will be recovered through a real time billing agreement (RTB) account.

The additional inspection needs for FY 2012-2013 are estimated at \$318,750. This cost will be offset by unanticipated revenue for FY 2012-2013, resulting in a net zero impact to the General Fund for the overall budget.

RESULTS

The additional inspection coverage will provide the necessary County oversight to ensure compliance with building codes during construction of these large renewable energy projects. This is consistent with the County-wide goals of providing a well-governed and livable community.

ATTACHMENTS

Exhibit A - Construction Inspection Services Contract – Clerk's File statement