



**CALIFORNIA
ENERGY COMMISSION**



**California Energy Commission
November 12, 2025 Business Meeting
Backup Materials for NV5 Global, Inc.**

The following backup materials for the above-referenced agenda item are available in this PDF packet as listed below:

1. Proposed Resolution
2. Contract Request Form
3. Scope of Work

[PROPOSED]

RESOLUTION NO: 25-1112-XX

STATE OF CALIFORNIA

**STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION**

RESOLUTION: NV5 Global, Inc.

RESOLVED, that the State Energy Resources Conservation and Development Commission (CEC) adopts the staff CEQA findings contained in the Agreement or Amendment Request Form (as applicable); and

RESOLVED, that the CEC approves agreement 700-25-001 with NV5 Global, Inc., for a \$0 contract to provide delegate chief building official compliance oversight on the construction of the Willow Rock Energy Center for a contract cycle of five years. NV5 Global, Inc. will be reimbursed through a separate agreement with the identified project owner; and

FURTHER BE IT RESOLVED, that the Executive Director or their designee shall execute the same on behalf of the CEC.

CERTIFICATION

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the CEC held on November 12, 2025.

AYE:

NAY:

ABSENT:

ABSTAIN:

Dated:

Kim Todd
Secretariat



CONTRACT REQUEST FORM (CRF)

A. New Agreement Number

IMPORTANT: New Agreement # to be completed by Contracts, Grants, and Loans Office.

New Agreement Number: 700-25-001

Division Information

1. Division Name: Siting, Transmission, and Environmental Protection Division
2. Agreement Manager: Jack Bastida
3. MS-18
4. Phone Number: 916-827-8012

B. Contractor's Information

1. Contractor's Legal Name: NV5, Inc.
2. Federal ID Number: 94-2706173

C. Title of Project

Title of project: Delegate Chief Building Official Services for the Siting, Transmission and Environmental Protection (STEP) Division for the WILLOW ROCK ENERGY CENTER.

D. Term and Amount

1. Start Date: December 1, 2025
2. End Date: December 1, 2030
3. Amount: \$0

E. Business Meeting Information

1. Operational agreement to be approved by Executive Director? No
2. Are the ARFVTP agreements \$75K and under delegated to Executive Director? No
3. The Proposed Business Meeting Date: November 12th, 2025
4. Consent or Discussion? Consent
5. Business Meeting Presenter Name: Jack Bastida
6. Time Needed for Business Meeting: n/a
7. The email subscription topic is: Delegate Chief Building Official Services for the Siting, Transmission and Environmental Protection (STEP) Division at the WILLOW ROCK ENERGY CENTER

Agenda Item Subject and Description:

NV5, Inc. Proposed resolution approving agreement 700-25-001 with NV5, Inc. for a \$0 five-year contract to provide delegate chief building official compliance oversight on the construction of the Willow Rock Energy Center for a contract cycle of 5 years. NV5, Inc. will be reimbursed through a separate agreement with the identified project owner. (No Funding) Contact: Jack Bastida

California Environmental Quality Act (CEQA) Compliance

1. Is Agreement considered a "Project" under CEQA?

No

If yes, skip to question 2.

If no, complete the following (PRC 21065 and 14 CCR 15378) and explain why Agreement is not considered a "Project":



Agreement will not cause direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because the work under this agreement involves contract administration, plan reviews, site inspections, compliance monitoring and reporting, and technical support and code interpretation services when necessary.

2. If Agreement is considered a “Project” under CEQA answer the following questions.

a) Agreement IS exempt?

N/A

Statutory Exemption?

N/A

If yes, list PRC and/or CCR section number(s) and separate each with a comma. If no, enter “None” and go to the next question.

PRC section number: None

CCR section number: None

Categorical Exemption?

N/A

If yes, list CCR section number(s) and separate each with a comma. If no, enter “None” and go to the next question.

CCR section number: None

Common Sense Exemption? 14 CCR 15061 (b) (3)

N/A

If yes, explain reason why Agreement is exempt under the above section. If no, enter “Not applicable” and go to the next section.

Not applicable

b) Agreement IS NOT exempt.

IMPORTANT: consult with the legal office to determine next steps.

No

If yes, answer yes or no to all that applies. If no, list all as “no” and “None” as “yes”.

Additional Documents	Applies
Initial Study	No
Negative Declaration	No
Mitigated Negative Declaration	No
Environmental Impact Report	No
Statement of Overriding Considerations	No
None	Yes

F. Is this project considered “Infrastructure”?

No

G. Subcontractors



List all Subcontractors listed in the Budget (s). Insert additional rows if needed. If no subcontractors to report, enter "No subcontractors to report" and "0" to funds. **Delete** any unused rows from the table.

Subcontractor Legal Company Name	Budget
Schwab Engineering, Inc.	\$0
Jacobs Associates (dba Delve Underground)	\$0
Precision Services Unit, Inc.	\$0

H. Key Partners

List all key partner(s). Insert additional rows if needed. If no key partners to report, enter "No key partners to report." **Delete** any unused rows from the table.

Key Partner Legal Company Name
No Key Partners to Report

I. Budget Information

Include all budget information. Insert additional rows if needed. If no budget information to report, enter "N/A" for "Not Applicable" and "0" to Amount. **Delete** any unused rows from the table.

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
N/A	N/A	N/A	\$0

TOTAL Amount: \$0

R&D Program Area: N/A

Explanation for "Other" selection N/A

Reimbursement Contract #: N/A

Federal Agreement #: N/A

J. Contractor's Contact Information

1. Contractor's Administrator/Officer

Name: Kevin Wedman, Senior Vice President

Address: 2150 River Plaza Drive, Suite 430

City, State, Zip: Sacramento, CA 95833

Phone: 916.600.9964

E-Mail: Kevin.Wedman@NV5.com

2. Contractor's Project Manager

Name: Shannon Hunter, Project Manager

Address: 2525 Natomas Park Drive, Suite 350



STATE OF CALIFORNIA
CALIFORNIA ENERGY COMMISSION

Contract Request Form
CEC-94 (Revised 01/2024)

City, State, Zip: Sacramento, CA 95833

Phone: 916-641-9113

E-Mail: shannon.hunter@nv5.com

K. Selection Process Used

There are three types of selection process. List the one used for this CRF.

Selection Process	Additional Information										
Competitive Solicitation # RFQ-24-702	4 bids, not low bid- scored. <table><tr><th>Firm</th><th>Technical Score</th></tr><tr><td>NV5, Inc.</td><td>863.50</td></tr><tr><td>TRB & Associates, Inc.</td><td>837.30</td></tr><tr><td>Bureau Veritas North America, Inc.</td><td>805.30</td></tr><tr><td>West Coast Code Consultants, Inc.</td><td>Disqualified</td></tr></table>	Firm	Technical Score	NV5, Inc.	863.50	TRB & Associates, Inc.	837.30	Bureau Veritas North America, Inc.	805.30	West Coast Code Consultants, Inc.	Disqualified
Firm	Technical Score										
NV5, Inc.	863.50										
TRB & Associates, Inc.	837.30										
Bureau Veritas North America, Inc.	805.30										
West Coast Code Consultants, Inc.	Disqualified										
Non Competitive Bid (<i>Attach DGS-GSPD-09-007</i> https://www.dgs.ca.gov/PD/Forms)	Not Applicable										
Exempt	Not Applicable										

L. Contractor Entity Type

Contractor Entity Type	Yes or No?
Private Company (<i>including non-profits</i>)	Yes
CA State Agency (<i>including UC and CSU</i>)	No
Government Entity (<i>i.e. city, county, federal government, air/water/school district, joint power authorities, university from another state</i>)	No

M. Is Contractor a certified Small Business (SB), Micro Business (MB) or Disabled Veterans Business Enterprise (DVBE)?

No

Civil Service Considerations

- Not Applicable (Agreement is with a CA State Entity or a membership/co-sponsorship)? No
- Public Resources Code 25620, et seq., authorizes the Commission to contract for the subject work. (PIER) No
- The Services Contracted: No.



If no, go to the next question. If yes, which of the following applies to the contract? More than one can apply, list each answer choice, and separate them with a comma:

- are not available within civil service.
- cannot be performed satisfactorily by civil service employee.
- are of such a highly specialized or technical nature that the expert knowledge, expertise, and ability are not available through the civil service system.

The following applies to the contract: n/a

- d. The Services are of such an urgent, temporary, or occasional nature that the delay to implement under civil service would frustrate their very purpose? Yes.

Justification:

This work is cyclical in nature and because the Commission is unable to predict which projects or how many modifications may be needed to support the nature of the DCBO services and onsite requirements. Obtaining services for a third party DCBO is required.

N. Payment Method

1. Is the payment method Reimbursement, Advanced Payment, or Other?
Reimbursement.
If Other, explain: N/A. No payment- \$0 contract.
2. If Reimbursement, is it in arrears based on Itemized Monthly, Itemized Quarterly, Flat Rate, or One-time?
Itemized Monthly.

O. Retention

Is Agreement subject to retention? No.

If Yes, Will retention be released prior to Agreement termination? N/A

P. Justification of Rates

Rates were approved by Deputy Director via Energy Commission RFQ Salary Survey Memo using rates from a previous contract for same kind of DCBO work.

Q. Disabled Veteran Business Enterprise Program (DVBE)

Provide requested additional information.

1. Exempt (Interagency/Other Government Entity) No.
2. Meets DVBE Requirements DVBE Yes.
Amount: \$ 0
3. Is the Contractor Certified DVBE or Subcontracting with a DVBE? Yes. If subcontracting with a DVBE, provide the name of the DVBE company. If none applies, enter "Not Applicable".
Subcontracting with DVBE: Precision Services Unit Inc. & Schwab Engineering Inc.
4. Contractor selected through CMAS or MSA with no DVBE participation No.
5. Requesting DVBE Exemption (attach CEC 95) No.



R. Miscellaneous Agreement Information

1. Will there be Work Authorizations? Yes.
2. Is the contractor providing confidential information? No.
3. Is the contractor going to purchase equipment? No.
4. What is the check frequency of the progress reports? Monthly
5. Will a final report be required? No.
6. Is the Agreement, with amendments, longer than three years? If yes, why?

Yes, this agreement will be five years to allow time for Pre-Construction and Construction of the Willow Rock Energy Center.

S. The following items should be attached to this CRF (as applicable)

List all items that should be attached to this CRF by entering "Yes" or "No".

Item Number	Item Name	Attached
1	Exhibit A, Scope of Work/Schedule	Yes
2	Exhibit B, Budget Detail	Yes
3	DGS-GSPD-09-007, NCB Request	No
4	CEC 95, DVBE Exemption Request	No
5	Awardee CEQA Documentation	No
6	Resumes	No
7	CEC 105, Questionnaire for Identifying Conflicts	Yes

Approved By

Individuals who approve this form must enter their full name and approval date in the MS Word version.

Agreement Manager: Jack Bastida

Approval Date: 10/2/2025

Office Manager: Brett Fooks

Approval Date: 10/2/2025

Director: Sean Simon

Approval Date: 10/2/2025

Exhibit A
SCOPE OF WORK

TASK LIST

Task #	Task Name
1	Project Team Management and Quality Control
1.1	Contract Management and Administrative Duties
1.2	Document Submittal and Tracking System
1.3	Project Coordination Meetings
2	Rapid Onsite Mobilization and Response and Pre-Construction Compliance Assistance
3	Reports
4	Construction Plan Review
5	Construction Compliance and Field Inspections
6	Non-Compliance and Incident Reporting and Resolution
7	"As-Built" Document Package and Archiving

ACRONYMS/GLOSSARY

Specific acronyms and terms used throughout this scope of work are defined as follows:

Acronym	Definition
CAM	Commission Agreement Manager
CBC	California Building Code
CBO	Chief Building Official
CBSC	California Building Standards Code
CEC	California Energy Commission
COCs	Conditions of Certification
CPM	Compliance Project Manager
DCBO	Delegate Chief Building Official
DCM	Document Control Manager
DESCP	Drainage, Erosion, and Sediment Control Plan
DTST	Document Submittal and Tracking System
DVBE	Disabled Veterans Business Enterprise
EOR	Engineer of Record
LORS	laws, ordinances, regulations and standards
MS	Microsoft
PCR	Periodic Compliance Reports

Acronym	Definition
QA/QC	quality assurance/quality control
STEP	Siting, Transmission, and Environmental Protection

BACKGROUND/PROBLEM STATEMENT

The Warren-Alquist Act (Public Resources Code sections 25000 et. seq.) grants the California Energy Commission (CEC) exclusive jurisdiction to regulate the construction, operation, modification and closure of thermal power plants 50 megawatts or greater. To begin the construction or modification process the project owner submits to the Energy Commission either an application for certification (AFC) or a petition to amend (PTA). The Energy Commission's approval process culminates with the issuance of a final decision (Decision). The Decision utilizes new or amended conditions of certification (COCs) to ensure that the power plant will be constructed, operated, modified, or closed in accordance with all Energy Commission requirements and all applicable laws, ordinances, regulations and standards (LORS). To aid with the construction or amendment process, the Energy Commission's Siting, Transmission, and Environmental Protection (STEP) Division assigns a compliance project manager (CPM) to assist Energy Commission staff with monitoring all COC and LORS compliance, including the California Building Standards Code (CBSC).

Many code sections applicable to power plant construction or modification comprise the CBSC, including the California Building Code (CBC). The CBC authorizes and directs a chief building official (CBO) to enforce all CBSC provisions (CBC § 104.1). The Energy Commission functions as the CBO for all jurisdictional power plants, and per the code the CBO can designate a delegate CBO (DCBO) to aid with CBO responsibilities. The DCBOs carry out design review and construction inspections on behalf of the Energy Commission. The DCBO performs this responsibility through engineering plan and technical specification review, analysis and calculation, on-site inspections for code and LORS compliance, and if applicable, providing a COC-required independent Safety Monitor. The DCBO also works with Energy Commission staff to enforce local building codes, the facility design, geology and transmission system engineering COCs, the storm water pollution prevention plan (SWPPP), and the drainage, erosion, and sediment control plan (DESCP), as well as other applicable project LORS to ensure public health and safety.

Historically, the CEC does not employ staff with CBO experience since this work is cyclical in nature and because the CEC is unable to predict which projects or how many modifications may be needed to support the power plants currently under the CEC's jurisdiction. Due to the nature of DCBO services, obtaining services from third party DCBOs has been required.

The **WILLOW ROCK ENERGY STORAGE CENTER** (WRESC) is located at 8684 Sweetser Road in Rosamond, Kern County. In March 2024, the Applicant filed a Supplemental AFC for the project, changing the location to 88.6 acres of private land immediately north of Dawn Road and between State Route (SR) 14 and Sierra Highway within unincorporated Kern County, California, approximately 4 miles north of Rosamond, California. The new project site is on undeveloped land in an area zoned Limited Agriculture (A-1) District. The area surrounding the project boundary is largely undeveloped with very sparse residential development; the nearest residence is approximately 0.8 mile northwest of the northwest corner of the WRESC site.

WRESC would be a nominal 520-megawatt (MW) gross (500 MW net) and 4,160 megawatt-hour (MWh) gross (4,000 MWh net) facility using Hydrostor, Inc.'s proprietary, advanced compressed

air energy storage (A-CAES) technology. The overall facility would consist of four nominal 130 MW (gross) power turbine trains, outputting a total of 500 MW net at the point of interconnection. Each train would contain an electric motor-driven air compressor drivetrain, heat exchangers, an air turbine generator, air exhaust stacks, and ancillary equipment. Each train would share a common set of thermal storage tanks (hot and cold water), as well as the air storage cavern. The WRESC would interconnect to Southern California Edison's Whirlwind Substation located southwest of the WRESC at the intersection of 170th Street W and Rosamond Boulevard, via a new approximately 19-mile 230-kilovolt (kV) generation-tie (gen-tie) line.

Additional information regarding the specific power generation equipment and linear facilities required for the WILLOW ROCK ENERGY STORAGE CENTER can be found at the WILLOW ROCK ENERGY STORAGE CENTER website at

<https://www.energy.ca.gov/powerplant/energy-storage-system/willow-rock-energy-storage-center>

OBJECTIVES OF THE AGREEMENT

The objective of this agreement is for the Contractor to assist the STEP Division with DCBO compliance oversight on the construction and pre-construction of the WILLOW ROCK ENERGY STORAGE CENTER for a maximum of 5 years. The CEC will be an expressly named third-party beneficiary to the agreement between the DCBO and the Project Owner. With the DCBO's assistance, the Compliance Office can ensure that these modifications are completed on schedule and in accordance with all COCs.

FORMAT/REPORTING REQUIREMENTS

Deliverables/Reports

When creating reports, the Contractor shall use and follow, unless otherwise instructed in writing by the Commission Agreement Manager (CAM), the latest version of the Consultant Reports Style Manual published on the Energy Commission's web site:

http://www.energy.ca.gov/contracts/consultant_reports/index.html

Each final deliverable shall be delivered as one original, reproducible, 8 ½" by 11", camera-ready master in black ink. Illustrations and graphs shall be sized to fit an 8 ½" by 11" page and readable if printed in black and white.

Electronic File Format

The Contractor shall deliver an electronic copy (CD ROM or memory stick or as otherwise specified by the CAM) of the full text in a compatible version of Microsoft Word (.doc).

The following describes the accepted formats of electronic data and documents provided to the Energy Commission as contract deliverables and establishes the computer platforms, operating systems and software versions that will be required to review and approve all software deliverables.

- Data sets shall be in Microsoft (MS) Access or MS Excel file format.
- PC-based text documents shall be in MS Word file format.
- Documents intended for public distribution shall be in PDF file format, with the native file format provided as well.
- Project management documents shall be in MS Project file format.

Software Application Development

If this scope of work includes any software application development, including but not limited to databases, websites, models, or modeling tools, contractor shall utilize the following standard Application Architecture components in compatible versions:

- Microsoft ASP.NET framework version 4.6 or above
- Microsoft ASP.NET MVC 5.0 or above
- Microsoft ASP.Net Core 6.0 or above
- Microsoft Entity Framework 6.0 or above
- Microsoft Internet Information Services IIS 10.0 or above
- Microsoft SQL Server 2016 or above
- Microsoft SQL Reporting Services 2016 or above
- Visual Studio.NET 2019 or above
- Python, C# Programming Language with layered architectures (Presentation, Business logic, Data Access).
- MSSQL (Structured Query Language).
- Bootstrap 5.0 or above
- XML and JSON.
- Telerik, Redgate, and Postman
- AWS, Snowflake and Salesforce

Any exceptions to the Software Application Development requirements above must be approved in writing by the Energy Commission Information Technology Services Branch.

Task 1 – Project Team Management and Quality Control

The goal of this task is to perform contract management and administrative duties and to manage the work assigned via work authorizations. Tasks 1.1, 1.2, and 1.3 are authorized to be completed without separately executed work authorization as these activities involve the development and management of work authorizations and coordination of the team.

The goal of this task is to establish the lines of communication and procedures for implementing this Agreement.

The DCBO shall:

- Understand and become familiar with each Project's COCs applicable to each project outlined in work authorizations.
- Attend and participate in CEC team meetings as requested by the CAM.
- Work with the CAM to ensure all pre-construction submittals, if applicable, are complete before issuance of a Notice to Proceed.
- Prepare, after approval of potential work tasks by the STEP Division management, information for work authorization development for CAM, including proposed task language, schedule of deliverables, and work authorizations.
- Prepare and execute agreements with subcontractors, if applicable, that convey all provisions contained in the Agreement and any specific work authorizations between the CEC and the Contractor.

- Enforce subcontract provisions, and in the event of failure of the subcontractor to perform satisfactorily, recommend actions to resolve the problem.
- Require subcontractors to provide invoices which correctly identify personnel, rates, actual hours, and direct expenses charged to each task of each work authorization and which provide adequate documentation to justify expenses, including electronic copies of completed deliverables. Maintain electronic record of invoices and invoice documentation, including completed deliverables. Subcontractor invoices will be reviewed by the Contractor and the CAM for accuracy and completeness.
- Provide monthly progress reports by the tenth of each month to the CAM on the Contractor's and subcontractors' progress for work assignments, including a summary of contract expenditures to date.
- Share contract-related information with CEC staff and track the status of all work authorizations on a secure website. This secure website can also house the DCBO project activity reporting data required in Tasks 1.2 and/or the more complex Document Submittal and Tracking System (DSTS) delineated in Task 2 below.
- The Agreement amount between the CEC and Contractor will be zero dollars. Contractor will need to have in place a separate agreement with the Project Owner for reimbursement. The CEC will be expressly named third-party beneficiary to the agreement between the DCBO and the Project Owner.

Task 1.2 – Document Submittal and Tracking System

More significant power plant repair and restoration activities can often involve concurrent demolition, design and construction efforts. This “fast-track” approach requires well-organized processes in place to name and track all submittals in their various stages of development and review. Conversely, significant time may pass between subsequent submittals of the same package. To keep all parties on track with larger reconstruction/repair projects, it is important that all DCBO comments are well documented, and that a standardized electronic file-naming protocol is used.

The DCBO shall:

- Track and maintain power plant project submittals on a web-based electronic Document Submittal and Tracking System (DSTS), designed to minimize hard-copy transmittals, that includes but is not limited to the following:
 - Username and password protection to restrict access to submittals.
 - The DSTS must provide submittal associative links to review comments, document approvals, inspection requests, and construction approvals.
 - File names that include:
 - The COC section abbreviation and number (e.g., “STRUC-1”);
 - A short but recognizable description of the submittal type and document contents; and
 - The version or revision number, including the date received and the date returned or approved.

- A multi-level file structure that can organize the submittals by various document characteristics and allow the user to easily identify the status of the submittal through the approval process. For example, using a query function, the user should be able to identify and/or review:
 - The COC section requiring the submittal;
 - Chronological order and date of the submittal;
 - Approval status of the submittal, including partial approvals;
 - Time anticipated (due date) for completion of the DCBO's review;
 - Document review comments;
 - Subsequent re-submittal of the corrected documents;
 - Approval signature by the DCBO;
 - A separate file for the latest approved revision and another file for all the previous revisions (e.g., if the latest approved revision is number 5, then that revision should have its own file; revisions 1-4 should be together in another file to be used if needed);
 - Construction inspection requests;
 - Notices of non-conformance;
 - Inspection comments, rejections, and approvals;
 - Special inspections; and
 - Safety Inspections.
- A query function to locate and determine the status of every submittal, drawing, inspection, report, or other document. The query function must have the capability to link with the submittal and to gather data relating to the various sections within the COC. For example, an authorized individual should be able to query a list of all STRUC-1 compliance submittals.
- Maintain a DSTS log that follows the file structure logic to track submittals from original receipt through final inspection. The submittal log should provide a means to identify:
 - Which documents are contained within a submittal;
 - Which documents have been approved;
 - Which documents have been revised; and
 - The current document revision number.
- Maintain an accessible historical DSTS document archive of all documents submitted to the DCBO for authorized individuals. Simply having the most current version of a document in the document tracking system does not provide an adequate record of the submittal history.
- Maintain the minimum types of project documents including: construction drawings; supporting calculations; construction specifications; inspections; special inspections; worker safety records; and when applicable, environmental monitoring records.
 - Documents submitted to the DCBO must be in an Adobe Acrobat® .pdf, secure, electronic file format, and if an Engineer of Record (EOR) is associated with the submittal, it must include a digital signature.

If approved by the CAM, minor variations to the document tracking structure described herein, and alternative methods of saving documents within a traditional, multi-level file structure may be acceptable, provided they function in a similar manner. Database and/or document tracking systems are acceptable, provided they are organized with a search engine that locates submittals and documents in the same logical fashion as would be done within a traditional data file-server structure.

Task 1.3 –Project Coordination Meetings

As directed by the CAM, the DCBO shall attend project-specific coordination meetings and be prepared to provide information regarding the timing, schedule, and critical path issues for COC compliance and monitoring.

Work Authorization Tasks

In addition to the contract management, document tracking, coordination meetings and activity reporting duties of Task 1, the DCBO will be asked to perform other tasks through the drafting and execution of a work authorization. The following tasks identify the CEC's anticipated needs. No work shall be undertaken unless authorized by the CAM through a work authorization, except for work detailed in Task 1.

Task 2 – Rapid Onsite Mobilization and Response and Pre-Construction Compliance Assistance

Work Authorizations for this task may include, but are not limited to, the following activities:

- Oversight of unanticipated or temporary project modifications, or for reconstruction activities that include a list of pre-construction submittals that must be approved before the CEC can authorize reconstruction or issue a formal Notice to Proceed.
- Preliminary site assessments, document review and pre-construction COC compliance, although the CEC retains the final authority over all matters relating to interpretation of the COCs. The amount of time required for this type of work will vary from project to project.

Task 3 – Reports

Work Authorizations for this task may include, but are not limited to, the following activities:

- Create a CEC staff accessible and secure web folder for each approved work authorization to track progress and house reporting information.
- Gather and review all applicable pre-existing project specific “as-builts” and compliance plans. The DCBO shall work with the CAM to ensure all pre-construction submittals are complete before the issuance of a Notice to Proceed.
- Prepare, as directed by the work authorization, project specific periodic compliance reports (PCRs). The documents on the website will be posted in an MS Word- or Excel-compatible format, and applicable submittals may need to be converted to Adobe Acrobat® .pdf files. The PCRs for each applicable work authorization include, but are not limited to, applicable components listed below:
 - List of DCBO staff onsite and their duties.
 - Executive summary of current demolition, repair or reconstruction activities, broken down by facility design engineering elements:
 - General (GEN);
 - Civil (CIVIL);

- Structural (STRUC);
- Mechanical (MECH);
- Electrical (ELEC);
- Safety; and
- Environmental (as applicable);
- Project completion percentage, based on the amount of work completed to date for all systems before plant operation or restart.
- Compliance issues with applicable LORS and all COCs.
- List of issued or potential non-conformance reports.
- List and status of submitted plans.
- Status of interconnections:
 - Natural Gas
 - Backfeed
 - Potable Water
 - Wastewater
 - Fire Water
- A “look ahead” schedule or scheduling forecast for construction progress:
- A site map (including a scale bar and directional key) and date-stamped project photographs identifying construction activities with a brief description broken down by facility design engineering elements:
- Estimate of construction staff/contractors onsite:
- List of field inspections performed since previous PCR (inspection reports shall be posted for CAM review no longer than 3 days after inspection was done); and
- List of any job-related accidents whether recordable or not.

Provide initial and periodic refresher training support to the CAM, CPM, CEC staff and project team on the DCBO’s project activity reporting website as applicable.

Maintain, via a document control manager (DCM), a log of all email correspondence pertinent to the work authorizations including all submittals, reviews, comments, approval, inspection requests, and inspection activity.

Provide document security and backup protocols to the CAM for review and approval to ensure that the electronic submittal process is secure and data can be re-established if it is lost or damaged.

Task 4 – Construction Plan Review

The bulk of the work performed by the DCBO involves the review of construction drawings, calculations, and other documents supporting the project’s engineering activities. The DCBO should also anticipate document submittals concurrent with demolition activities and on-going construction.

Project owners often submit multiple documents/drawings within a single submittal. The DCBO shall review the submittal and approve individual documents within a submittal, if possible, to expedite the document review process. The documents/drawings that require re-work will be allowed to be resubmitted alone as a revision to the original submittal.

Work Authorizations for this task may include, but are not limited to, the following activities:

- Review, and when found to be in compliance with all applicable LORS, approve the selection of dynamic analysis and/or alternative methods of analysis for the design of those major structures designated in the project's Facility Design COCs;
- Ensure that the results of all plan checks and construction inspections are available to the CAM via the DCBO website;
- Retain all approved plans, specifications, calculations, and marked-up "as-builts" for 90 days after the project's construction completion date, after which the DCBO shall deliver them to the Project Owner for long-term retention at the project site or other accessible location;
- Provide electronic copies of the approved plans, specifications, calculations, marked-up "as-builts," and other relevant submittals to the CAM in the form of DVDs, compact discs or a USB memory stick within 90 days of the project's construction completion date (see Task 7);
- Code interpretation and enforcement support; and
- Potential plan amendment analyses support.

Task 5 –Construction Compliance and Field Inspections

The DCBO's responsibilities may also include conducting field inspections and providing COC compliance oversight. In this role, the DCBO is responsible for the inspection of constructed facilities to ensure compliance with the approved construction drawings. The CBSC requires that all plans be reviewed and approved before construction. There are tasks not typically performed by building department inspectors that are a part of the CEC's DCBO responsibilities. These include, but are not limited to, compliance items identified below and within each individual project's COCs.

Work Authorizations for this task may include, but are not limited to, the following activities:

- Review and approve any of a project's proposed special inspection programs; approve the qualifications and experience of the proposed special inspectors; monitor the DCBO approved special inspectors work as needed in the field; and review the special inspectors' daily reports to ensure all CBC requirements are met.
- Maintain, as directed by the CAM, a site presence and an on-site field office during demolition and construction activities.
 - Issue as necessary correction notices and non-conformance reports to ensure COC and LORS compliance.
- Select, as directed by the CAM, a Certified Safety Monitor who reports directly to the DCBO and the CAM; the Certified Safety Monitor's role includes, but is not limited to, conducting on-site (including linear facilities) safety inspections to verify that the Construction Safety Supervisor implements all appropriate Cal/OSHA and CEC safety requirements.
 - The Safety Monitor will conduct on-site safety inspections during demolition and construction at intervals necessary to fulfill those responsibilities.

- The Safety Monitor will have the authority to issue a stop work order for unsafe conditions found on the work site. The stop work order will be in writing and given to the Construction Safety Supervisor with the necessary conditions to remedy the unsafe condition(s) before work can resume.
- The Safety Monitor will ensure that the corrective actions have been properly taken by the Construction Safety Supervisor before work can resume.
- Provide an inspection notification process that includes independent feedback to the project team and CAM when multiple or repeated inspection failures have occurred.
- Select a DCBO Team Engineer, as directed by the CAM, to oversee engineering demolition and reconstruction compliance, as may be required by the Facility Design, Geology, and Transmission System Engineering COCs, as well as the Storm Water Pollution Prevention Plan and Erosion Control Plan (SWPPP) and the Drainage, Erosion, and Sediment Control Plan (DESCP).
- Engineering and construction monitoring support.

Task 6 – Non-Compliance and Incident Reporting and Resolution

The primary responsibility of the DCBO is to ensure compliance with local building codes; the CBSC; the Facility Design, Geology and Transmission System Engineering COCs; Workers' Safety; Fire Protection; the SWPPP, the DESCP, and other applicable LORS. As per Task 1 above, if a non-conformance report is issued, it must be reported to the CAM (on a per incident basis or in the next PCR). The non-conformance report should only be issued after all other measures are exhausted (i.e. correction notices, discussion with CAM, etc.) to seek compliance.

Work Authorizations for this task may include, but are not limited to, the following activities:

- Communicate any concerns regarding a Project Owner's design and quality assurance/quality control (QA/QC) process and documentation to the CAM for issue resolution.
- Take any action allowed by the California Code of Regulations, the CBSC and applicable LORS to ensure that the CEC's interests are properly addressed and protected.
- Seek the cooperation and assistance of the CAM prior to initiating a stop-work order. For emergency situations, the DCBO may initiate a stop-work prior to notifying the CAM or the Compliance Office Manager if the CAM is not available. For any action taken under emergency conditions, the CAM must be notified within 4 hours of the action.

Task 7 – “As-Built” Document Package and Archiving

The DCBO is responsible for the oversight/development of the as-built document package within 90 days of project/amendment construction completion. The as-built drawings originate from redlined construction drawings, and these drawings are maintained by the project development team at the power plant site. The DCBO construction inspectors will ensure that the project development team captures field changes. The DCBO will receive the revised construction drawings from the project development team's EOR and combine them with the project supporting documents to create the as-built document package. The submittal of the as-built document package to the CEC is for document archival purposes as required by the COC's.

Work Authorizations for this task may include, but are not limited to, the following activities:

- Ensure that the project development team captures field changes for the as-built document package.

- Receive the project development team's revised construction drawings from the EOR and combine them with the project supporting documents to create the as-built document package.
- Develop and submit as-built electronic file package consisting of construction drawings and supporting documents including, but not limited to, the following:
 - Construction drawings;
 - Supporting calculations;
 - Construction specifications;
 - Inspection records;
 - Special inspection records; and
 - Worker safety records, etc.
- Submit one copy to the CEC and one copy to the Project Owner of all volumes of the as built document package on CD-ROM, DVDs or USB memory stick, saved in Adobe Acrobat® .pdf file format, and organized by COC section:
 - General - GEN;
 - Civil – CIVIL;
 - Structural – STRUC;
 - Mechanical – MECH;
 - Electrical – ELEC; and
 - Transmission Systems Engineering– TSE.

The DCBO is responsible for verifying the completeness of this package, which should include any additional related facilities¹ within the CEC's jurisdiction that are not included in the six facility design elements above.

DCBO WORK PERFORMED PRIOR TO ISSUANCE OF FINAL DECISION

The Energy Commission must ensure that the projects are designed, constructed, and operated in conformity with the project's final decision or amendment; the California Building Standards Code (CBSC); the local building codes adopted by the applicable county, and LORS. If the Project Owner anticipates site mobilization immediately following issuance of the Final Decision, the Project Owner may be permitted to file compliance submittals prior to the issuance of the Final Decision, but the Project Owner submits the compliance verifications at its own risk. Additionally, any work undertaken by DCBO prior to the issuance of the Final Decision shall be performed at the sole risk of DCBO. Any compliance approvals by Energy Commission staff prior to the issuance of the Final Decision does not imply that the Energy Commission will approve the Project for actual construction and operation.

¹ Cal. Code Regs. tit. 20, §1201(r)

SCHEDULE OF DELIVERABLES AND DUE DATES

Task Number	Deliverable	Due Date
1.1	Draft Work Authorizations	As requested
1.1	Monthly Progress Reports	Monthly
1.1	Submit monthly invoices to project owner	Monthly
1.2	DSTS System Setup including provide compliance team access and training	As requested
1.3	Project Coordination Kick-Off Meeting for overall Contract	As requested
1.4	Project Coordination Kick-Off Meeting for a Work Authorization Specific	As necessary As requested
2-7	Tasks Through Execution of a Work Authorization by CEC Staff	As necessary