



**MEMORANDUM
FACILITIES MANAGEMENT
CAPITAL IMPROVEMENTS DIVISION**
County of Placer

TO: Honorable Board of Supervisors DATE: July 6, 2021
FROM: Steve Newsom, Director of Facilities Management
By: Genevieve Vargas, Senior Architect
SUBJECT: Capital Improvements Division / Consultant Services Agreement / 3QC Inc. /
Commissioning Services / Health and Human Services Center / Placer County
Government Center

ACTION REQUESTED

Approve a Consultant Services Agreement with 3QC Inc., to provide commissioning services for the Health and Human Services Center project located at the Placer County Government Center, North Auburn, CA, in an amount not-to-exceed \$158,000.

Authorize the Purchasing Manager to execute the Consultant Services Agreement with 3QC Inc. upon County Counsel and Risk Management concurrence.

BACKGROUND

On May 11, 2021, your Board approved the Design-Build contract with Turner Construction for the design and construction of the Health and Human Services Center (HHSC).

The HHSC project will be comprised of complex mechanical and exterior envelope systems that, to ensure they are designed, constructed, and functioning as intended well into the future, a third-party consultant with expertise in providing oversight is essential. This consultant, the commissioning agent, works closely as the County's representative with the general contractor to ensure the building meets Zero Net Energy goals, USGBC LEED (U.S. Green Building Council Leadership in Energy and Environmental Design) requirements, oversees the installation, testing, and integrity of building mechanical, solar and energy systems, roofing, glass, and precast concrete exterior cladding.

To contract for these consulting services, Capital Improvements requested proposals, consistent with Placer County's Procurement Policy, from three commissioning services firms. Staff received three proposals and determined the most qualified firm was 3QC, Inc.

Commissioning services will begin immediately, being a part of the design process, and will continue throughout the construction process.

ENVIRONMENTAL IMPACT

On April 23, 2019, by Resolution No. 2019-077, the Final Environmental Impact Report for the PCGC Master Plan Update project which covered the HHS Center project (SCH#2017092020), prepared pursuant to the California Environmental Quality Act (CEQA) was certified by your Board; and the Mitigation Monitoring Reporting Program supported by and incorporated by reference in its entirety the Findings of Fact and Statement of Overriding Considerations was adopted by your Board (collectively "Related Approvals"). The actions before your Board today are consistent with the Final EIR and the Related Approvals.

Honorable Board of Supervisors

July 6, 20221

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FISCAL IMPACT

The cost of the agreement at \$158,000 is budgeted as part of the total project costs in the FY 2020-21 Capital Fund Project PJ00113 HHSC Office Building project and is included in the Five-Year Capital Improvement Plan.

ATTACHMENT

On file at Clerk of the Board: Consultant Services Agreement