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May 3, 2022

The Honorable Mitch O'Farrell, Chair
The Honorable Paul Koretz, Vice Chair
The Honorable Gilbert Cedillo, Member
The Honorable Kevin de Leon, Member
The Honorable Paul Krekorian, Member

Energy, Climate Change, Environmental Justice and River Committee
Los Angeles City Council

c/o Eric Villanueva
Office of the City Clerk
Room 395

**COUNCIL FILE NO. 21-1039: RELATIVE TO DEVELOPING A BUILDING
DECARBONIZATION WORK PLAN FOR THE CITY'S EXISTING BUILDING STOCK
AND IDENTIFYING CITY FACILITIES FOR NEAR-TERM INSTALLATION OF
DISTRIBUTED ENERGY GENERATION SYSTEMS.**

Dear Councilmembers:

Recommendations:

1. INSTRUCT the Controller to transfer \$28,589,000 from the Unappropriated Balance (UB) Fund 100/58, Account No. 580370, Renewable Energy to new and existing accounts in the Engineering Special Services Fund No. 682, Department No. 50, for project implementation costs including project engineering, design, construction, and other associated program costs, as shown in the table below.



Fund	Dept	Appr Unit	Appr Title	Amount
682	50	TBD	Balboa Street Sports Complex Decarbonization	\$2,100,000
682	50	TBD	Benjamin Franklin Branch Library Decarbonization	\$2,200,000
682	50	TBD	Cypress Park Branch Library Decarbonization	\$3,150,000
682	50	TBD	Fire Station No. 39 Decarbonization	\$1,800,000
682	50	TBD	Green Meadows Recreation Center Decarbonization	\$1,600,000
682	50	TBD	Las Palmas Senior Citizen Center Decarbonization	\$3,500,000
682	50	TBD	Silverlake Branch Library Decarbonization	\$1,040,000
682	50	TBD	Valley Plaza Recreation Center Decarbonization	\$3,600,000
682	50	TBD	LA Zoo Solar PV System Decarbonization	\$8,000,000
682	50	50VVHE	Other Building Decarbonization Work Plan Costs Including 1% for Art, BOE Staff Costs, and Program Contingency	\$1,599,000

2. Authorize the City Engineer or designee to make technical corrections to the recommendations in order to effectuate the intent of the City Council.

3. Authorize the City Engineer, with concurrence from the Municipal Facilities Committee, to reallocate project funding based on further investigation of the proposed projects.

Discussion:

As indicated in our report to this Committee dated February 11, 2022, the Bureau of Engineering (BOE) has worked with the General Services Department, other City departments, Council offices and the Mayor’s office, to identify up to 25 City facilities for near-term installation of distributed solar energy generation systems, full building electrification, and possible on-site backup electric power battery storage systems.

Near-Term Pilot Decarbonization and Distributed Energy Generation Systems Projects

The BOE is recommending funding for nine (9) City facilities from the unallocated \$28.5M of UB Renewable Energy funds available for projects. The selection process of the proposed near-term pilot projects included a consideration of projects with high community value, an initial assessment of project feasibility, special priority to buildings in disadvantaged communities, potential Los Angeles Department of Water and Power (LADWP) investments, immediate maintenance needs, and solar potential. Additional site and building investigations will be necessary to confirm project viability, and this additional evaluation could require adjustments to the intended projects.

In addition, BOE is recommending that funding from the UB Renewable Energy Account be used to fund 1% for Art, set aside a Program contingency for unanticipated project

costs, and augment BOE salary funding for the coming fiscal year to permit nine months of funding for two new Engineering Associate III's to staff this new work. These two positions are in the Mayor's proposed budget at the Associate II level, subject to paygrade determination.

In addition to the nine recommended projects to be funded, and based on the Committee's expressed interest in an early pilot project, BOE has concurrence from the City Administrative Officer's staff that a tenth project, Evergreen Recreation Center, use current fiscal year Municipal Improvement Corporation of Los Angeles funds of \$3M as the first pilot for distributed solar energy generation, full building electrification, and on-site backup electric power battery storage systems. Per the Committee's intent, this project will inform the recommended projects that will be funded from the UB.

The projects will utilize a combination of the three solar agreement types with LADWP and will result in LADWP investments. The three agreement types are: Net-Energy Metered (NEM); Resiliency Generation Systems (RGS); and Grid Connected Systems (GCS). These proposed solar agreement types with LADWP are identified in the draft Memorandum of Understanding (MOU) under development between the GSD and LADWP. There is an existing MOU between Recreation and Parks and LADWP for solar, and a proposed MOU between LA Zoo and LADWP for solar.

As part of the 2021-22 Adopted Budget, \$30M was set aside for Renewable Energy Projects citywide. Below is a summary of the total \$30M in UB funding for decarbonization, including allocations for the proposed pilot project funding and for associated program costs, and proposed LADWP investment.

	Facility/Project Name	Scope of Work	UB Cost Not to Exceed	LADWP Investment
	BOE Building Decarbonization Workplan Development & Solar Project Staff Support Previously Allocated (C.F. 21-1039)		\$ 500,000	
	GSD NEM Building Maintenance Staff, Training and Supplies Previously Allocated (C.F. 21-1039)		\$ 350,000	
	GSD EV Master Plan & Staff Support Previously Allocated (C.F. 21-0890)		\$ 561,000	
CD 6	Balboa Sports Complex <i>17015 Burbank Blvd</i>	Electrification + Solar + Energy Storage	\$ 2,100,000	\$ 28,500,000
CD 14	Benjamin Franklin Branch Library <i>2200 1st St</i>	Partial Electrification +Solar + Energy Storage	\$ 2,200,000	
CD 1	Cypress Park Branch	Electrification + Solar	\$ 3,150,000	

	Library 1150 Cypress Ave	+ Energy Storage		
CD 6	Old Fire Station No. 39 14415 Sylvan St	Electrification + Solar + Energy Storage	\$ 1,800,000	\$ 2,200,000
CD 9	Green Meadows Recreation Center 2201 E Washington Blvd	Electrification + Solar + Energy Storage	\$ 1,600,000	\$ 3,500,000
CD 13	Las Palmas Senior Citizen Center 1820 N Las Palmas Ave	Electrification + Solar + Energy Storage	\$ 3,500,000	
CD 13	Silverlake Branch Library 2411 Glendale Blvd	Electrification	\$ 1,040,000	
CD 2	Valley Plaza Recreation Center 12240 Archwood St	Electrification + Solar + Energy Storage	\$ 3,600,000	\$ 5,900,000
CD 4	LA Zoo Solar PV System 5333 Zoo Drive	Solar + Energy Storage	\$ 8,000,000	\$ 30,000,000
	1% Art (Cultural Affairs)		\$ 300,000	
	Additional BOE Staff Funding		\$ 164,941	
	Program Contingency		\$ 1,134,059	
	GRAND TOTAL		\$ 30,000,000	\$ 70,100,000

Respectfully submitted,

Gary Lee Moore, PE, ENV SP
City Engineer

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cc: Lauren Faber O'Connor, Office of the Mayor
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