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# CITY OF LOS ANGELES

CALIFORNIA



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October 10, 2023

The Honorable Katy Yaroslavsky, Chair  
Energy and Environment Committee  
Los Angeles City Council

c/o Eric Villanueva  
Office of the City Clerk  
Room 395, City Hall  
Los Angeles, CA 90012

**COUNCIL FILE NOS. 21-1039 & 21-0683: 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.**

**COUNCIL FILE NOS. 21-1039-S2: Relative to ensuring all future city owned sites facilities or park-sites are built to be net-zero projects that maximize solar energy generation and battery energy storage on site.**

**COUNCIL FILE NOS. 22-0530: Relative to conducting an analysis on the electrical load impact and upgrades needed for all city (municipal), in order to prepare all city buildings and facilities for full electrification and decarbonization.**

On December 10, 2022, the Mayor and City Council approved various recommendations included in the Bureau of Engineering (BOE) Report dated November 23, 2022, on Council File No. 21-1039. Technical revisions to some of the BOE Report recommendations in that report are required by the Office of the Controller and are provided below. These require Mayor and City Council approval:

1. Authorize the Controller to transfer \$100,150 from the Fiscal Year(FY) 2023-24 Budget for the Office of the City Administrative Officer, Department 10, Fund 100 Account No. 003040, Contractual Services; and transfer \$149,850 from the Fiscal Year (FY) 2023-24 Unappropriated Balance (UB) Fund No. 100/58, Account No. 580404, Decarbonization and Development of Solar on City Facilities, to existing accounts in the Bureau of Engineering (BOE) Special Services Fund No. 682, Department No. 50, Account No.



50VVHE, Building Decarbonization Workplan, for BOE project implementation costs including project engineering, design, construction, and other associated program costs.

2. AUTHORIZE the Controller to transfer \$112,350 from the FY 2023-24 Budget for the Office of the City Administrative Officer, Department 10, Fund 100 Account No. 003040, Contractual Services, to the Department of Recreation and Parks (RAP) Fund No. 302, Department No. 89, Account No. 89737W, Decarbonization Work Plan, to provide RAP with six-months funding for two resolution authority positions approved in the FY2023-24 Adopted Budget.

3. AUTHORIZE the Controller to transfer \$375,000 from the FY 2023-24 Budget for the Office of the City Administrative Officer, Department 10, Fund 100 Account No. 003040, Contractual Services, to the RAP Fund No. 302, Department No. 89, Account No. 89737W, Decarbonization Work Plan, to provide funding to the RAP for costs associated with seven (7) Asset Management System (AMS) user licenses, AMS maintenance, and as-needed AMS support services.

4. AUTHORIZE the Controller to transfer \$112,500 from the FY 2023-24 Budget for the Office of the City Administrative Officer, Department 10, Fund 100 Account No. 003040, Contractual Services, to the General Services Department (GSD) Fund No. 100, Department No. 40, Account No. 006010, for Office & Administrative Expense (\$32,500) and Account No. 007340, and to Transportation Equipment (\$80,000), to purchase a vehicle for field use on maintenance activities.

In addition to the four revised recommendations above, the following recommendation on Council File No. 21-1039 also requires Mayor and City Council approval to transfer the UB funds to five separate project accounts and to the Decarbonization Work Plan contingency account within the BOE Special Services Fund No. 682:

5. AUTHORIZE the Controller to transfer \$22,609,938 from the Fiscal Year 2023-24 UB, Fund No. 100/58, Account No. 580404, Decarbonization and Development of Solar on City Facilities, to the following accounts in the BOE Special Services Fund No. 682, Department No. 50, for BOE project implementation costs including project engineering, design, construction, and other associated program costs, as shown in the table below.

<b>Fund</b>	<b>Dept</b>	<b>Appr Unit</b>	<b>Appr Title</b>	<b>Amount</b>
682	50	TBD	West Valley Municipal Building	\$2,400,000
682	50	TBD	West Valley Police Station, Parking & Repair Garage Bldgs.	\$8,000,000
682	50	TBD	Ritchie Valens Recreation Center	\$2,200,000
682	50	TBD	Evergreen Recreation Center	\$5,800,000
682	50	TBD	Northridge Branch Library	\$3,100,000
682	50	50VVHE	Other Building Decarbonization Work Plan Costs, Including 1% for Art, and Program Contingency	\$1,109,938

## **Background:**

The purpose of this report is to obtain Mayor and City Council approval for the five recommendations above in reference to Council File No. 21-1039, as well as provide an update on the status of the Building Decarbonization Workplan; status of the Pilot Decarbonization and Distributed Energy Generation Systems - Phase I Projects; and provide the revised Phase II proposed pilot projects reflective of the budget allocation. Additionally, to report on the status of Council File No. 21-1039-S2 and Council File No. 22-0530.

Council File No. 21-1039 and Council File No. 21-0683, both ask the BOE to develop a building decarbonization workplan for the City's existing municipal building stock and identify pilot projects to implement. Council File No. 21-1039 provided funds to develop a building decarbonization workplan and implement nine (9) Phase I Pilot Projects.

## **Discussion:**

In Los Angeles, municipal buildings account for about 32% of the City's operational emissions. Per the Mayoral goal and City Council motion, the BOE is developing the City's Existing Building Decarbonization Workplan (Workplan). The Workplan is a multi-year plan to move towards a carbon-neutral future for all existing municipal facilities owned by non-proprietary departments by 2035, with the goal of electrifying all city facilities and providing all energy from renewable sources and reducing operating energy costs. The following is the status of the Workplan, funded pilot projects, and various activities led by the BOE.

### **1. Status of the BOE Existing Building Decarbonization Workplan (CF 21-1039 & CF 21-0683):**

On May 27, 2022, the City Council approved an allocation of \$500,000 of Unappropriated Balance (UB) Renewable funds to develop a Building Decarbonization Workplan for existing municipal facilities directed by the action of Council File No. 21-1039. An additional \$250,000 was allocated on December 9, 2022, for the Workplan database maintenance and other costs associated with the Decarbonization Workplan. Task Order Solicitation (TOS) No. 65 for the City of Los Angeles Building Decarbonization Workplan was issued on June 22, 2022, and the Board of Public Works authorized the City Engineer to award TOS No. 65 to Tetra Tech with a budget authority of \$436,300, including contingency on March 24, 2023. The BOE issued the Notice to Proceed for TOS No. 65 to Tetra Tech on April 24, 2023.

As of September 2023, the development of the Workplan with the consultant is in progress and is approximately 25% complete. The project team is completing an analysis of all

facility data for nearly 1150 existing buildings from GSD's Asset Management System (AMS) and through separate meetings with each City department representative for facility management. Along with a foundational analysis of decarbonization strategies, the preliminary deliverable includes a building data gap summary and a summary of the extent of project types, cost considerations, energy savings, and incentive opportunities for each decarbonization strategy. Mitigation for the building data gaps will be addressed through add service with the current consultant. All findings and recommendations will be summarized in a report for consideration for the further development of the Workplan.

## **2. Status of Pilot Decarbonization and Distributed Energy Generation Systems - Phase I Projects (CF 21-1039 & CF 21-0683):**

On May 27, 2022, the City Council approved the allocation of \$28,589,000 of UB Renewable funds from Fiscal Year 2021-2022 to fund building decarbonization work for nine (9) pilot City facilities directed by the action of Council File No. 21-1039. Subsequently, on December 9, 2022, the City Council allocated an additional \$2,407,965 to address recent construction cost escalation.

The scope of work for these projects is a combination of full building electrification, solar photovoltaic (PV) installations, battery energy storage installations, lighting upgrades, building envelope upgrades, new roofing, and ADA compliance where applicable. BOE commenced preliminary work in July 2022, with the design start dates staggered to meet in-house staff availability in 2023. Attachment 1 shows the current status of the nine Phase I Pilot projects.

## **3. Revised Phase II Proposed Pilot Decarbonization and Distributed Energy Generation Systems Projects (CF 21-1039 & CF 21-0683)**

In the BOE report to the City Council dated April 25, 2023, on Council File No. 21-1039, a Phase II project list with a total project budget of \$52,152,000 was included. However, in June 2023, the City Council approved a budget allocation of \$22,759,788 for pilot projects; therefore, the BOE was required to reassess the Phase II project list based on the funding allocated and our revised estimates using the most up-to-date cost information.

The selection process of the pilot projects included consideration of projects with high community value, an initial assessment of project feasibility, special priority to buildings in disadvantaged communities, the potential for additional Los Angeles Department of Water and Power (LADWP) investments, immediate maintenance needs, and solar potential. Attachment 2 shows the revised list of Phase II projects.

**4. Summary of all Decarb-Related Funds allocated to BOE (CF 21-1039, CF 21-1039-S1 & CF 22-0530):**

The City Council allocated various building decarbonization-related funding to the BOE in addition to the Workplan development and the Phase I pilot projects. Attachment 3 itemizes all of the funding allocated via BOE's efforts and the distribution.

**5. Analyze existing and future City-owned sites to be net-zero projects that maximize solar and energy storage on-site (21-1039-S2):**

Council File 21-1039-S2 asks the BOE and LADWP "to report to Council on the necessary steps to implement the elements found within the 2022 California Building Energy Efficiency Standards update, and then make further recommendations to ensure that all future city-owned sites, facilities or park-sites are built to be net-zero projects that maximize solar energy generation and storage on-site." The motion also asks, "the Bureau of Engineering further incorporates the components in the above instructions related to maximization of ground-mount and roof-top solar within CF: 21-1039 (Decarbonization WorkBook) for all future related projects".

The BOE is engaging the services of Glumac-Tetra Tech for the LA's Existing Building Decarbonization Workplan (21-1039). This Council file (21-1039-S2) and 21-1039 have overlapping work areas. Using the same contract and task order will streamline the process for completing the work. A fee proposal was agreed upon, and BOE is preparing the Board Report to request approval of the additional services.

**6. Grid Impact Study (22-0530):**

Council File 22-0530 asks, "the Bureau of Engineering, with the assistance of the Department of Water and Power, General Services Department and City Administrative Office, conduct an analysis on the electrical load and upgrades needed for all city and city-proprietary departments, in order to prepare all city buildings and facilities for full electrification and decarbonization, and report back with partnership opportunities with all City agencies related to commercial electrification."

The BOE is engaging the services of Glumac-Tetra Tech for the LA's Existing Building Decarbonization Workplan (21-1039). This Council file (22-0530) and 21-1039 also have overlapping work areas. Using the same contract and task order will streamline the process for completing the work. A fee proposal was agreed upon to conduct an analysis on the electrical load and upgrades needed for the municipal buildings, excluding proprietary departments. BOE is preparing the Board Report to request approval of the additional services.

Respectfully submitted,

 Electronically Signed by Deborah Weintraub  
on 10/10/2023 11:35:54 AM

Deborah Weintraub, AIA, LEEDAP  
Chief Deputy City Engineer

Attachments: 1. Phase I Pilot Projects  
2. Phase II Pilot Projects  
3. Summary of All Decarbonization Related Funds Allocated to BOE

DW/ZA:ja

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cc: Randall Winston, Office of the Mayor  
Nancy Sutley, Office of the Mayor  
Ryan Jackson, Office of the Mayor  
Michael Samulon, Office of the Mayor  
David Giron, Council District 3  
Jackson Guze, Council District 5  
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Matthew W. Szabo, Office of the City Administrative Officer  
Yolanda Chavez, Office of the City Administrative Officer  
Patty Huber, Office of the City Administrative Officer  
Sharon Tso, Office of the Chief Legislative Analyst  
Matias Farfan, Office of the Chief Legislative Analyst  
Ted Allen, Bureau of Engineering  
Zohra Akhter, Bureau of Engineering

## ATTACHMENT 1

### Phase I Pilot Projects

	Facility/Project Name	Scope of Work	Lead Agency	Current Status
<b>CD 6</b>	Balboa Sports Complex <i>17015 Burbank Blvd</i>	Electrification + Solar + Energy Storage	BOE	60% Design Complete
<b>CD 14</b>	Benjamin Franklin Branch Library <i>2200 1st St</i>	Partial Electrification + Solar + Energy Storage	BOE	10% Design Complete
<b>CD 1</b>	Cypress Park Branch Library <i>1150 Cypress Ave</i>	Electrification + Solar + Energy Storage + Energy Upgrade	BOE	90% Design Complete
<b>CD 6</b>	Old Fire Station No. 39 <i>14415 Sylvan St</i>	Electrification + Solar + Energy Storage + Energy Upgrade	BOE	90% Design Complete
<b>CD 9</b>	Green Meadows Recreation Center <i>2201 E Washington Blvd</i>	Electrification + Solar + Energy Storage	BOE	This project will be replaced with a new project due to recently installed HVAC systems.
<b>CD 13</b>	Las Palmas Senior Citizen Center <i>1820 N Las Palmas Ave</i>	Electrification + Solar + Energy Storage	BOE	70% Design Complete
<b>CD 13</b>	Silverlake Branch Library <i>2411 Glendale Blvd</i>	Electrification	BOE	70% Design Complete
<b>CD 2</b>	Valley Plaza Recreation Center <i>12240 Archwood St</i>	Electrification + Solar + Energy Storage	BOE/ LADWP	40% Design Complete
<b>CD 4</b>	LA Zoo Solar PV System <i>5333 Zoo Drive</i>	Solar + Energy Storage	BOE/ LADWP	Design-Build project. 50% Pre-design complete

**ATTACHMENT 2****Phase II Pilot Projects**

<b>Facility/ Project Name</b>		<b>City Scope of Work</b>	<b>Project Budget Not to Exceed</b>	<b>LADWP Investment</b>
<b>CD 3</b>	West Valley Municipal Building	Bldg Electri.+NEM* Solar+ Enrgy Eff.* Upgrades <sup>1</sup>	\$ 2,400,000	\$ 1,600,000
<b>CD 12</b>	Northridge Branch Library	Bldg Electri.+NEM Solar+ Enrgy Eff. Upgrades+ Battery Energy Storage	\$3,100,000	
<b>CD 3</b>	West Valley Police Station, Parking & Repair Garage	Bldg Electri.+NEM Solar +Enrgy Eff. Upgrades	\$ 8,000,000	\$ 19,700,000
<b>CD 7</b>	Ritchie Valens Recreation Center	Bldg Electri.+ NEM Solar + Enrgy Eff. Upgrades	\$ 2,200,000	\$ 7,200,000
<b>CD 14</b>	Evergreen Recreation Center Solar PV System	Bldg Electri.+ NEM Solar + Enrgy Eff. Upgrades	\$ 5,800,000	\$ 3,400,000
	1% Art (Cultural Affairs)		\$215,000	
	Program Contingency		\$1,044,788	
<b>GRAND TOTAL</b>			<b>\$ 22,759,788</b>	<b>\$31,900,000</b>

<sup>1</sup> Bldg Electri: Building Electrification; NEM: Net Energy Metering; Solar: Solar photovoltaic panels; Enrgy Eff. Upgrades: Energy Efficiency Upgrades



### ATTACHMENT 3

#### Summary of All Decarbonization Related Funds Allocated to BOE

Council File	Date Approved	Description	Funds Allocated by Council	Status
21-1039	05/03/22	Decarbonization Workplan TOS 65	\$500,000	25% work completed
21-1039	05/03/22	Decarb Pilot Project Funds	\$26,990,000	
		<i>Balboa Sports Complex Decarbonization</i>	<i>\$2,100,000</i>	<i>In Design</i>
		<i>Benjamin Franklin Library Decarbonization</i>	<i>\$2,200,000</i>	<i>In Design</i>
		<i>Cypress Park Branch Library Decarbonization</i>	<i>\$3,150,000</i>	<i>In Design</i>
		<i>Fire Station No. 39 Decarbonization</i>	<i>\$1,800,000</i>	<i>In Design</i>
		<i>Green Meadows Recreation Center Decarbonization</i>	<i>\$1,600,000</i>	<i>This project will be replaced with a new project</i>
		<i>Las Palmas Senior Citizen Center Decarbonization</i>	<i>\$3,500,000</i>	<i>In Design</i>
		<i>Silverlake Branch Library Decarbonization</i>	<i>\$1,040,000</i>	<i>In Design</i>
		<i>Valley Plaza Recreation Center Decarbonization</i>	<i>\$3,600,000</i>	<i>In Design</i>
		<i>LA Zoo Solar PV System Decarbonization (not managed by BOE)</i>	<i>\$8,000,000</i>	<i>In Design</i>
21-1039	05/03/22	Other Building Decarb Workplan Costs Including 1% for Art, BOE Staff Costs, and Program Contingency	\$1,599,000	
21-1039	11/23/22	Decarb Project Construction Cost Escalation	\$2,407,965	

21-1039	11/23/22	Database Maintenance	\$250,000	In- Progress
21-1039-S2	12/01/22	Analyze existing & future City-owned sites to be net-zero projects that maximize solar & energy storage on-site	\$50,000	In-Progress
22-0530	11/23/22	Grid Impact Study	\$100,000	In-Progress
GRAND TOTAL			\$31,896,965	