

**CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION**

DATE: June 4, 2021

TO: Roubik R. Golanian, City Manager

FROM: John Takhtalian, Interim General Manager - GWP

SUBJECT: GWP Clean Energy Programs Update

The report provides an update on the progress/schedule GWP has established for finalizing various GWP Clean Energy Programs (CEP), including updates on demand response programs, commercial customer programs, Glendale's proposed Virtual Power Plant, electric Cost of Service Analysis (COSA) and the clean energy and storage at City facilities program. This report includes prior updates for December 2020, January 2021, February 2021 as reported to the City Council on March 2, 2021, March 2021, and work completed during April 2021. Of particular note during this update is the progress on the Lime program (paragraph 2e), Sunrun program (paragraph 3e), COSA project (paragraph 4e), Solar/ Storage on City-Owned Property program (paragraph 6e), and RFP for Structural Upgrade of Civic Center Parking Structure project (paragraph 8e).

The following additional updates are provided:

1. **Franklin Contract (Demand Response)**. This program will provide commercial and residential Demand Response, a smart thermostat program and an online marketplace for a four-year term, for a total agreement amount not to exceed \$7,658,363, plus annual rebate funding for energy efficiency products purchased through the online store. By year four, the program will offer up to 10 MW of demand response capacity during up to 15 peak load events per year. (The capacity of the program is expected to ramp up over the four-year term as additional customers enroll).
 - a. **December 2020 Update**. GWP hopes to finalize the Franklin agreements by the end of December and secure the needed temporary support staff to initiate the programs. The scheduled "go" date was the first week of January 2021. On track to meet deadlines. All outstanding issues have been resolved, and the contract is currently being finalized.
 - b. **January 2021 Update**. The contract has been executed and implementation efforts are already underway. The formal kickoff meeting occurred on January 21, 2021.
 - c. **February 2021 Update**. On March 2, 2021 GWP reported to City Council on the progress of the Franklin Demand Response program through February 2021. GWP reported that the contract has been executed and implementation efforts are

already underway. The program launch for customer enrollment was set for April 5, 2021.

- d. **March 2021 Update.** After internal discussions among the team, the launch date was moved from April 5 to April 19, 2021. Franklin concluded that they would be unable to meet the original April 5, 2021 launch date due to technology requirement changes with their subcontractors and also additional thermostat requirements from thermostat manufacturers. The new date was set for April 19. The new launch date will not impact the start of the program season for June through October of 2021. Updated implementation schedule is as follows:

e. **April 2021 Update.**

Phase I: Program launched on April 19.

- Program website launched
- Program Press Release issued
- Franklin's Customer Care staff ready to receive calls
- Online enrollment set up for Ecobee thermostats is active
- Online program Interest Form is active and has received 521 forms
- Outreach to business customers is underway

Phase II will start on May 12.

- Online enrollment set up for Nest thermostats
- Online enrollment set up for Energate, Carrier, Honeywell, and Emerson thermostats will be phased in late May as these are the smallest share of the market
- Continue with business and residential customer outreach
- AutoGrid training for Power Management staff prior to season start

f. **May 2021 Update.**

- Online program Interested Form is active and has received over 600 forms.
- By June 7th GWP will have the ability to control most of the participating residential thermostats that represent the largest share of the market - Nest and Ecobee thermostats.
 - Currently 210 residential customers pre-enrolled
- GWP will have the ability to control the other eligible thermostats which represent the smallest share of the market by early July - Energate, Carrier, Honeywell, and Emerson thermostats.
 - Ceiva program thermostats estimated control date of mid-June pending contracting between Franklin Energy and CEIVA.
- Participating commercial customers (C&I) will be ready by June 7th
 - Currently 1 commercial customer enrolled.
- The estimated operational/control date for the online Marketplace has been moved to mid-July as contractor experienced integration issues.

- Completed AutoGrid training for Power Management staff to schedule peak day events.
- Business and residential customer outreach is continuing as outlined in the marketing plan.
 - Direct emails to 88,000 residential customers
 - Direct emails to top 200 commercial customers
 - Direct phone calls to commercial customers by GWP and Franklin
 - Municipal bill envelope message
 - Bill inserts
 - Posted on social media platforms
 - Website banner
 - Initiated program enrollment messaging by thermostat manufacturers to a list of 7,000 registered users
 - 10 commercial customers have expressed interest

2. **Lime Contract (Commercial Energy Efficiency)**. This program will provide energy efficiency upgrades to all commercial businesses in GWP's service territory. The program will be implemented over a seven-year term with the energy efficiency savings of the installed energy efficiency measures expected to last an average of 12.5 years. Energy efficiency savings are expected to reach 35,500 kilowatt-hours per year by year seven of the program.

- a. **December 2020 Update**. GWP hoped to finalize the Lime agreements by the end of December and secure the needed temporary support staff to initiate the programs. The schedule "go" date is the first week of January 2021. After reviewing penetration data from our existing Small Business program, Lime requested that GWP consider modifying the program to include large business customers to meet proposed energy-saving goals. We suggested they send the new proposal for consideration.
- b. **January 2021 Update**. This program will provide energy efficiency upgrades to commercial businesses in GWP's service territory. The program will be implemented over a seven-year term with the energy efficiency savings of the installed energy efficiency measures expected to last an average of 12.5 years. In October of 2020, the City Council approved this program as a small to medium business program, with energy efficiency savings of 35,000 kilowatt-hours per year of energy efficiency improvements in commercial buildings over the course of seven years with an expected average 12.5-year life for the installed energy efficiency measures. The not-to-exceed amount of the Lime Energy contract is \$18,900,000¹.

¹ Total program cost, including contract, internal labor, and marketing is estimated at \$19,111,253.

After the City Council's approval, due to Lime Energy's concerns about the impact of COVID-19 on their ability to sign up commercial customers, Lime Energy requested that GWP consider revising certain commercial terms of the program. Including allowing Lime Energy to include commercial customers of any size rather than small/medium only. Lime submitted a proposal to GWP to add large commercial customers to its energy efficiency program offering.

GWP is amenable to adding large customers to the program, provided that Lime will guarantee the energy savings it will deliver, backed by a penalty for non-performance. We are working with Lime to solidify the guarantee and penalty amounts. We are in constant meetings with Lime Energy through the end of January 2021 and anticipate finalizing the revised offering's negotiations by the end of January 2021. Thereafter, the revised program adding large commercial customers will be presented to City Council for its consideration by March 2021, with the Lime Energy program's implementation to commence in March/April 2021.

- c. **February 2021 Update.** On March 2, 2021 GWP reported to City Council on the progress of the Lime Energy Efficiency program through February 2021, and presented City Council with a motion to extend the program to large commercial customers. GWP reported that the addition of large commercial customer participants in the program would result in an estimated 5.0% reduction in the total contract amount from \$18,900,000 to \$17,955,000. Additionally, marketing and internal GWP labor costs are not expected to change. City Council approved the motion and GWP began the task of adding the necessary terms to the draft contract to add large commercial customers into the program. Significant progress has been made, and GWP estimates the program will launch on or about May 2021.
- d. **March 2021 Update.** Progress continues on the final contract. GWP has a meeting to finalize the Statement of Work on April 6th. Program launch is still expected on or about May 2021.
- e. **April 2021 Update.** Contract has been sent via DocuSign to Lime. Once signed via DocuSign, the contract will move through the Munis system for finalization. Program is set to launch on or about August 2, 2021.
- f. **May 2021 Update.**
 - Contract was fully executed on 5/10/2021
 - General kickoff meeting completed on 5/27/2021
 - Marketing team kickoff meeting scheduled for 6/2/2021
 - Business systems team kickoff meeting scheduled for 6/3/2021
 - Press release preparation is in progress
 - Program launch scheduled for 8/23/2021

3. **Sunrun Virtual Power Plant Program.** This program would deploy a Virtual Power Plant (VPP) to approximately 3,400 single-family and multifamily residential rooftop solar and battery energy storage systems within Glendale territory. The VPP would provide up to 25.25 MW of dispatchable capacity over a two-hour period to help GWP manage existing and emerging load conditions on its grid.

- a. **December 2020 Update.** GWP continued negotiations with Sunrun. However, per discussions amongst staff, outside legal counsel, and the Sunrun team, several issues are to be resolved to meet the City Council's direction to solidify the best deal possible for the City. Discussions continued with all of the parties involved to accelerate the schedule if possible, but some outstanding technical issues have been resolved.
- b. **January 2021 Update.** City staff and the Sunrun team are working to develop the program and power purchase agreement. Thus far, the GWP and Sunrun teams have been meeting 2-3 times a week, with GWP holding additional weekly internal meetings on the project. We are making good progress, and several outstanding technical issues have been resolved. One key issue that remains to be resolved is guidance from the California Energy Commission (CEC) regarding the metering configuration for the solar/ storage assets and the mechanism to achieve Portfolio Content Category 1 eligibility for the renewable energy credits. Sunrun and GWP met with the CEC the week of January 25, 2021.

GWP is working to solidify the City's best possible deal and met with Sunrun on January 19 to negotiate a price reduction for the program. While we are making good progress, we are behind schedule to be completed by February 2021. We will be proposing to Sunrun to increase our meetings' duration and frequency to accelerate the completion of the negotiations and bring final contracts to the Council in the March/April 2021-time frame.

- c. **February 2021 Update.** On March 2, 2021 GWP reported to City Council on the progress of the Sunrun VPP program through February 2021, and proposed next steps for the parties to complete drafting and negotiate the program agreements, including the Power Purchase Agreement, Co-Marketing Agreement, and Interconnection Agreement. In addition, GWP reported that Sunrun was working to obtain CEC certification, and the GWP was working with Sunrun to accelerate the schedule for completing the agreements, and anticipated that negotiation of the contracts to be completed by the summer of 2021.
- d. **March 2021 Update.** Progress continues on the final contract and other supporting documents. We believe that we are on track to complete the final negotiations and have the necessary contracts in place to launch the program in the summer of 2021.

- e. **April 2021 Update.** On April 13, 2021, the City received a copy of a letter from the CEC to Sunrun stating that if the proposed virtual power plant meets all applicable requirements for facility eligibility as stated in the CEC's current RPS eligibility guidebook, the facilities would be aligned with RPS certification requirements. The letter notes that pre-certification is not available and that the CEC's response is not a final decision; regulatory guidance is subject to change. The City is negotiating the Power Purchase Agreement with Sunrun has been meeting multiple times a week, both internally and in meetings with Sunrun, in an attempt to work through the document and align on key terms. GWP will be reverting a draft of the PPA to Sunrun next week along with a draft of the Master Interconnection Agreement for Sunrun's review. GWP awaits a draft of a Co-Marketing Agreement from Sunrun. Separately, GWP staff has been meeting with Sunrun each week to discuss cybersecurity requirements as well as engineering and technical details of the program.
- f. **May 2021 Update.** GWP reverted the redlined PPA to Sunrun on May 4th, and awaits Sunrun's response to the draft PPA. Pending receipt of the PPA, GWP has completed the draft Interconnection Agreement for Sunrun's review and comment. Sunrun has canceled recent PPA negotiation calls with GWP as it works through the PPA redline internally. Sunrun and GWP continue to meet frequently to discuss cybersecurity risk allocation and marketing protocols and GWP awaits a draft of the Marketing Agreement from Sunrun.
4. **Cost of Service Analysis (COSA).** The Scope of Services for the new Electric COSA is separated into four phases. **Phase I: Financial Forecast** will develop the long-term financial planning model using a Microsoft Excel-based electric utility financial model that will forecast potential rate, debt, and capital impacts, including the impacts of the proposed new Clean Energy Programs (CEP). **Phase II: Cost of Service Analysis** will allocate the total costs to operate the utility to each of the customer classes served by GWP. This will determine if current rates are adequately recovering the class' costs on the system. **Phase III: Rate Design and Customer Usage Analysis** will design the rates for each customer class aligned with the results of Phase II. This will also include the development of potential new rates or rate changes, such as:
- Customer Cogeneration and microgrid rates
 - Net Energy Metering (NEM) successor
 - Feed in Tariff (FIT)
 - Green Tariff rates
 - Electric Vehicle (EV) Rate
 - Demand Response Incentive for large customers
- Phase IV: Report and Presentations** will include a draft and final report, and virtual presentations to the Community, GWP Commission, and City Council.
- a. **December 2020 Update.** The COSA and the various rate and incentive options undertaken by NewGen Strategies and Solutions, LLC are estimated to be completed by June 2021. The contract amendment has been completed, and data

collection is 85% complete. This effort is on-schedule. Once the COSA has been completed, we will proceed with the community outreach process. Once that has been completed, we will present our report/findings to the GWP Commission in August 2021 and finally to the City Council in September 2021.

- b. **January 2021 Update.** The COSA and the various rate and incentive options continue to be undertaken by NewGen Strategies and Solutions, LLC are estimated to be completed by May/June 2021. The COSA includes an evaluation of GWP's distributed energy rates, including the feed-in-tariff. The COSA analysis remains on schedule. Once the COSA has been completed, we will proceed with the community outreach process. Once that has been completed, we will present our report/findings to the GWP Commission and finally the City Council in August/September of 2021.
- c. **February 2021 Update.** On March 2, 2021 GWP reported to City Council on the progress of COSA. Among items discussed were the two key variables that will have the most effect on the COSA results. This first is the capital plan, both bonded and PayGo. What and how much do we fund with bonds, and what and how much do we fund with Paygo each year will need to be determined in order to finalize the COSA analysis. The more we can fund with bonds, the lower the impact on the COSA and the quicker we can get priority projects completed. We have made some assumptions for the first COSA run to get a baseline for future discussions.

Another key variable discussed was our projected O&M costs, including power supply costs. Our goal is to keep non-power supply O&M increases to a minimum, and we are currently working with Ascend Analytics to update our power supply cost projections.

Once we have the preliminary results we can share those with City Council to get policy direction that will inform the assumptions made in the COSA. GWP's goal is to meet City Council's policy objectives with minimal impact on customer bills.

- d. **March 2021 Update.** Working continues on the COSA. The first draft of Community Outreach Plan has been complete. At this point it is assumed that all community meetings will be virtual. This project remains on schedule.
- e. **April 2021 Update.** NewGen is reviewing the final power supply data developed by Ascend for use within the COSA model. Goal is to have this done by Friday, May 7th. Work on the full COSA continues in parallel. We expect to have initial COSA results mid to late May for review. Project is slightly behind schedule due to delays in receiving power supply data. Original completion date was set for May 27th.

- f. **May 2021 Update.** This project continues to be slightly behind schedule. NewGen plans to have for revenue requirements completed the week of June 1st, and the initial COSA results by class by the end of the following week. Once the revenue requirements and initial COSA results are completed, NewGen will provide GWP draft PowerPoint describing results for GWP's review. GWP anticipates that the COSA and suggested rate changes will be presented to City Council in October 2021.

5. **Transmission Negotiations with LADWP.** Confidential.

6. **Solar/ Storage on City-Owned Property.** This program will identify and ultimately develop local solar and (where cost-effective and feasible) energy storage at City-owned properties within the City of Glendale.

- a. **December 2020 Update.** GWP incorrectly reported receiving seven responses to our Request for Proposal (RFP) to analyze and potential development of clean energy projects on City-owned properties. (In fact, GWP received nine responses). The technical review panel planned to evaluate and rank the successful respondents and interview the top three proposers in December. It was hoped to present the recommendation of the awarded contract to the City Council in January 2021.
- b. **January 2021 Update.** The GWP technical review panel evaluated and ranked the successful respondents and interviewed the top three proposers during the week of January 11, 2021. The recommendation for the award of a contract is expected to go to the City Council on March 9, 2021.
- c. **February 2021 Update.** On March 2, 2021 GWP reported to City Council that it had selected an Owner's Engineering firm to assess, and develop plans and specifications for potential PV solar, and energy storage – where feasible and needed – at City-owned properties, as well as assessments of the GWP distribution grid to ensure that no distribution grid section is overloaded due to the addition of new distributed energy resources. The proposed contract award would be presented to City Council on March 9, 2021 for its consideration.
- d. **March 2021 Update.** On March 9, 2021, City Council approved a four-year Professional Services Agreement with Black & Veatch Corporation for the analysis and site feasibility of clean energy solar + battery storage on City-owned property, and to conduct Distributed Energy Resources penetration impact studies on GWP's electric distribution system. GWP staff and Black & Veatch are finalizing contract documents. In March, staff held a meeting to assign key personnel to assist in executing the contract by May 2021.
- e. **April 2021 Update.** The Black & Veatch Contract has been approved by Legal and submitted to GWP Admin, and was approved by GWP Utility Finance Section. It will be entered into the City's MUNIS Workflow System for approvals throughout

the City (Finance, Legal, City Manager), then signatures (Contractor) will be gathered electronically. GWP anticipates the contract to be active early June, 2021. Contract scope includes: 1) Assist the City with a conceptual plan and preparation of specifications for developing solar and battery energy storage facilities on City-owned properties in the City of Glendale and 2) Conduct an initial study, assessing the current level of (Distributed Energy Resources) DER penetration and identify feeders with potential future DER growth and recommend corresponding distribution system upgrades/ Provide a roadmap for future resource decisions, covering issues with future renewable resource additions and storage.

- f. **May 2021 Update.** The Black & Veatch Contract has been edited to include negotiated minor exceptions. The DocuSign process has been reinstated in the City's MUNIS Workflow System and the Contract is expected to be executed by the end of the month. The project will begin in July 2021.

7. **Partnership with Commercial Customers.** The purpose of this project is to generate conversation with GWP's top 100 commercial customers in order to gauge their interest in partnering with GWP on future Clean Energy projects. The initial step was to send out a survey to the top 100 Commercial customers to assess their level of interest and to start up the conversation and have further discussions of how to commence this partnership and the level of involvement, and what would they like to explore with regards to energy efficiency, Distributed Energy Resources (DER), demand response, electric vehicle uses and charging, etc.

- a. **December 2020 Update.** GWP reported it had sent out a survey to all commercial customers seeking input, asking them what they would like to explore regarding energy efficiency, Distributed Energy Resources (DER), demand response, electric vehicle use, and charging, etc. Eight companies expressed interest in looking further into programs for their businesses and working with GWP to partner on those efforts.
- b. **January 2021 Update.** GWP sent out a survey to the top 100 commercial customers seeking input on areas they are involved in now or would like to explore regarding energy efficiency, DER, demand response, EV use, and charging, etc. A copy of the survey questions is available at <https://www.surveymonkey.com/r/6VR8PB6>

The survey was open for approximately two months. GWP sent the original survey on 07/29/2020 and provided one reminder on 08/20/2020 to commercial customers to respond. We had eight firms express interest in looking further into programs for their businesses and in working with GWP to partner on those efforts.

Staff reached out to representatives of our ten largest customers (which included most of the eight firms that had responded to the survey and expressed interest) to discuss the possibility of agreeing to a formal demand response plan for future peak heat events. While we had a few firms interested initially, there was limited

interest mainly due to concerns with maintaining office environments and operational requirements. Financial incentives did not appear to change that sentiment. Once the (COVID-19) circumstances improve and there is some normalcy/stability, staff will reach out to these firms to pursue further talks and work with our rate analyst to see if we can generate more interest.

- c. **February 2021 Update.** No new updates.
- d. **March 2021 Update.** No new updates. However, large commercial customers are eligible for the Franklin Energy demand response program, which will launch in April 2021, and are now also eligible for the Lime Energy direct install energy efficiency program, which is expected to launch this summer. GWP has negotiated a provision in the Lime Energy contract to allow GWP to cross-market its other clean energy programs to its customers at the same time as the customers are approached for enrollment in the Lime Energy program.
- e. **April and May 2021 Updates.** No new updates.

8. **RFP for Structural Upgrade of Civic Center Parking Structure.** The City Council has directed all departments to leverage available City owned structures and facilities to install solar PV systems to augment clean energy production to meet state requirements for renewable energy production. Glendale Water & Power (GWP) has plans to utilize the Civic Center Parking Garage for this purpose. GWP wants to ensure that a new solar PV system can be safely installed on the roof without compromising the structural integrity of the parking structure. To accomplish this goal, the City has retained an engineering consultant to evaluate the structure and prepare specifications to strengthen the structure for the future installation of a solar array/ canopy.

- a. **December 2020 Update.** GWP received eleven responses to the RFP to evaluate the structural integrity of the Civic Center Parking structure and develop plans and specifications for its reinforcement with the overall intent to stabilize the structure for the installation of a “solar+battery” project. GWP was planning to evaluate, rank, and award the contract to restart the process to bring that project to fruition. You may recall that we had issued an RFP previously to complete the full project (structural evaluation, upgrade, and installation of solar and battery storage), but unfortunately, the pandemic struck, and after several extensions, we received only one bid. When we reviewed the response closely, it was clear the firm had not included the requisite and critical structural review and consequently withdrew their proposal. We then decided to complete the structural assessment separately by hiring a structural analysis design firm. We were expecting the recommendation to award the structural analysis contract to the City Council in January 2021. The engineering/structural analysis of the Civic Center Parking Garage and specifications are expected to be completed by August 2021, once the firm is hired.

- b. **January 2021 Update.** The RFP response was excellent: we received proposals from 11 structural engineering firms. Staff evaluated all proposals and came up with a list of the top three proposers based on the price, their relevant experience, approach and understanding of the project, and their ability to comply with the contract requirements. Staff conducted interviews with the top three proposers and selected a local Glendale firm to take on the project. We will be seeking to award the contract by the end of February 2021. The structural analysis and design work for any upgrades is expected to take about seven months to complete.
- c. **February 2021 Update.** Staff worked on preparing the contract documents for Professional Services Agreement (PSA) with Pcubed Associates, a structural consulting firm, based in Glendale. Staff also sought current insurance documents, W9 form from the consultant and also set up a new vendor ID in Munis. Set up contract requisition in Munis. Since the total contract amount is less than \$150,000, this contract does not need City Council approval.
- d. **March 2021 Update.** The PSA contract with Pcubed was fully executed this month. Staff held a meeting to assign key personnel to assist the consultant in executing the project. Staff is working with the consultant to set up a kick-off meeting to keep the project moving. A preliminary schedule was prepared by the consultant that indicates an expected completion date for this project by first week of October, 2021. The scope of work includes, but is not limited to, the following:
 - i. Structural evaluation of the existing structure
 - ii. Designs for upgrading the structure to take on the mechanical load of the future solar PV system
 - iii. Design of the structural canopy for installing the panels.
 - iv. Design for the parking lights and sprinkler system in the affected area.
 - v. Construction plans and cost estimate or installing any required upgrades to the structure and the structural canopy for the solar panels.
 - vi. Tier I seismic analysis.

The project kick-off meeting with consultant Pcubed Associates Inc. was held on Wednesday, 3/31/2021.

- e. **April 2021 Update.** GWP and Pcubed have started investigations to assess the structural integrity of Parking Structure to take on the mechanical load of the future solar PV system. The consultant had initial discussions with the City's Building and Safety Official regarding the project:
 - During the field check several upgrades were suggested by the City. This includes bringing up to code the perimeter hand railing, concerns about ADA compliance etc. Building and Safety expressed concerns about the structural strength of the ramp area on the 4th floor that has been damaged during the 1994 Northridge earthquake and subsequently repaired. Adding an elevator(s) was also discussed.

- Many of the above items are beyond the scope of the original plan for this project and further funding will be required to incorporate any or all of these upgrades.
 - Building Official expressed satisfaction about the competence of the consultant (Pcubed) who has worked with City Building Officials on prior projects.
- f. **May 2021 Update.** Key project personnel from GWP, Building and Safety, and Pcubed held a meeting to discuss the progress of the consultant's work.
- The consultant provided a schedule for their work that shows an expected completion of their work by first week of October.
 - The consultant also prepared a preliminary Capital Improvement Plan (CIP) that lists several items that will help improve the longevity of the structure. The high priority items will cost \$346,000 in ten years including \$240,000 in 2021 alone.
 - The preliminary estimate for installing a solar canopy and solar panels is \$1.65 million.
 - With the planned removal of the concrete planters, the net load addition from the proposed solar canopy and solar panels will be a meagre 21,000 pounds. The removal of the planters and blast/clean and re-seal of the façade will cost \$120,000 in 2021.
 - The consultant took concrete core samples from several columns and determined that the concrete strength is >7,500psi while the design strength value is 6,000psi.
 - The GWP project team had a meeting with the Director of Public Works and his team to discuss the project and the details about the 10 year CIP. PW team will review the CIP details to identify the line items that are to be prioritized and get back to the project team in a few weeks.
 - Based upon a preliminary analysis, Glendale City Building and Safety Section indicated replacing the existing Parking Structure with a similar structure (that meets all current building and seismic codes) would cost an estimated \$ 35 M.
 - Based on the preliminary estimates from Pcubed, the Solar/Structure System would cost \$1.65M (with a 25-year life), Seismic/Code upgrades to the existing Parking Structure would cost about \$7 M (which should extend the life of the building substantially). A new ADA compliant elevator would cost an estimated \$1 M. For approximately \$8 M the existing structure could be brought up to code and extend its life.
 - Thus, based upon preliminary estimates, for \$10 M the exiting Civic Parking Structure can become a fully updated/code compliant Parking Structure with an 800KW Solar Canopy. Costs allocations between GWP and PW would need to be agreed upon.
 - Final note: As mentioned above, the Pcubed structural assessment is expected to be completed by the first week of October, 2021. Thereafter, subject to City Council authorization, the work of completing the structural upgrades and installing a solar array would be bid out and constructed via subsequent contracts.

We will continue to keep you updated and apprised of our efforts on Clean Energy Programs and any new endeavors we embark on in the future.

Please let me know if you have any questions.



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