

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA
AUTHORIZING THE GENERAL MANAGER OF GLENDALE WATER & POWER
DEPARTMENT, OR HIS DESIGNEE, TO PREPARE A REQUEST FOR PROPOSALS
UTILIZING THE ENGINEER, PROCURE, CONSTRUCT (EPC) PROJECT DELIVERY
METHOD FOR THE SOLAR PHOTOVOLTAIC SYSTEM AT EIGHT PROPOSED
SITES, AND DIRECTING THE CITY CLERK TO ADVERTISE FOR PROPOSALS**

WHEREAS, the General Manager of Glendale Water & Power Department (“GWP”) has proposed the design and construction of the solar photovoltaic system at the following eight proposed sites: 1) Glendale Sports Complex Parking Lot, 2) Montrose Parking Lot 3, 3) Utility Operations Parking Lot, 4) Brand Landfill, 5) Fire Station 21, 6) Glendale Central Library 7) GWP Perkins Building, and 8) Dunsmore Park Parking Lot (collectively “Projects”) which will provide an estimated 4.4 MW of solar power representing 31% of the total estimated 14 MW of viable solar installations on City owned properties, with a total estimated annual output of 7.3 million kWh, which is equivalent to the average annual electric consumption of 656 homes; and

WHEREAS, the proposed Projects will improve and expand GWP’s commitment to alternate source for power as well as meet GWP’s requirements as set by state mandates; and

WHEREAS, GWP’s recommendation is to utilize the Engineer Procure Construct (“EPC”) method an alternative project delivery method - instead of the traditional design then bid and procure and then build delivery method - authorized under Chapter 4.13 of the Glendale Municipal Code (“GMC”); and

WHEREAS, on February 3, 2023, the General Manager of GWP prepared a memorandum to the City Manager, as required by GMC Section 4.13.070(A)(1), describing the Projects’ attributes, and stating the reasons and justifications for proposing the EPC method of project delivery; and

WHEREAS, the memorandum, which is attached as an exhibit to the General Manager of GWP’s March 7, 2023 report to the City Council, states that:

1. The utilization of an alternative project delivery method for the Projects will meet the Project’s need for overall schedule acceleration [GMC Section 4.13.060(A)(7)], and meet GWP’s obligation to maintain, and improve, the level of service it provides to its customers, as well as the Projects benefitting from early contractor involvement by avoiding delays and engineering and construction and reducing the completion time for the Projects [GMC Section 4.13.060(A)(4); and
2. The EPC delivery method achieves or improves the Project by:
 - A. Minimizing the Projects delivery time, [GMC 4.13.060(B)(1)(a)], by reducing the research and design phases by enabling early contractor involvement to allow design and construction schedules to overlap and reduce the time needed for separate and consecutive research and design phases which occurs using the traditional design-bid-build method; and

B. Minimizing the Project's overall cost [GMC Section 4.13.060(B)(2)], by minimizing through:

- i. The Projects designer and builder team having early coordination of the construction means, methods, and materials, thereby minimizing Projects' costs and maximizing each Project's budget; and
- ii. Constant communication and coordination between the team members to have fewer design errors, constructions mistakes, and change orders, thereby enabling them to complete the Projects on budget; and

WHEREAS, the City Manager, as required by GMC Section 4.13.070(A)(2), has reviewed the Projects and, on February 14, 2023, approved the use of the EPC delivery method for all eight proposed Projects; and

WHEREAS, having received the City Manager's approval and having satisfied one or more reasons under GMC Section 4.13.060(A), and one or more justifications under GMC Section 4.13.060(B), the Projects meet the procedural and substantive requirements for using an alternative project delivery method.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE:

1. The foregoing facts are deemed to be true and correct, and are a basis for authorizing the use of the EPC delivery method on each of the subject eight Projects as further described in the Report dated March 7, 2023, by the General Manager of GWP.
2. The General Manager of GWP, or a designee, shall prepare the Projects' plans, specifications, and contract documents and issue them through the Request For Proposals ("RFP") process and solicit proposals.
3. The City Clerk is hereby directed to advertise the RFP for proposals for the Projects' design, construction, equipment, and materials, as described in the Specification. The RFP containing the specification and all pertinent related documents will be on file in GWP's Electric Engineering counter.
4. The General Manager of GWP is directed to return to the City Council upon the conclusion of the RFP process with a recommendation, or recommendations, for the award of the any contract(s) for an EPC contractor. The approval or disapproval of the proposed Projects and the award of an EPC contract(s) are subject to the City Council's approval.
5. The City Council hereby finds that the adoption of this Resolution is not a "project" under the California Environmental Quality Act ("CEQA"), because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14 California Code of Regulations, Section 15378(b)(4).

Adopted this _____ day of _____, 2023

Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

I, Suzie Abajian PhD, City Clerk of the City of Glendale, do certify that the foregoing Resolution No. _____ was adopted by the Council of the City of Glendale, California, at a regular meeting held on the _____ day of _____, 2023, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk