City Council Meeting
09-28-26
Item
7.A

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Tatiana Holden, Assistant Public Works Director/City Engineer
Tracey Rossine, Environmental Programs Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: August 31, 2026 Meeting date: September 28, 2026

Subject: City Hall Solar Power Project

RECOMMENDED ACTION: 1) Receive an update from staff and a presentation from the Clean Power Alliance on the Power Ready Round 2 Program and the proposed City Hall Solar and Battery Energy Storage Project; and 2) Direct staff to continue coordination with Clean Power Alliance to advance the project.

FISCAL IMPACT: No additional appropriation is required at this time. Clean Power Alliance (CPA), through its Power Ready Round 2 Program, will provide upfront and ongoing funding for eligible project costs associated with the proposed solar photovoltaic and battery energy storage systems, including engineering, construction, permitting, operations, and maintenance. Accordingly, there are no upfront or additional costs to the City for the solar and battery energy storage components proposed through the Power Ready Program.

The proposed project also includes electric vehicle (EV) charging infrastructure. The City is eligible for up to $250,000 through CPA's Energized Communities Community Charging Pathway to support eligible EV charging improvements. Eligible expenses may include charging equipment, installation, feasibility studies, infrastructure upgrades, and related technical services.

CPA has identified optional technical services totaling $52,195, which, if selected by the City, would be paid from the City's $250,000 Community Charging Pathway allocation, leaving approximately $197,805 available for eligible EV charging equipment and installation cost.

STRATEGIC PRIORITY: This item supports the City's 2025-2028 Strategic Plan Goal 3: Advance Infrastructure Resilience.

Goal 3: Advance Infrastructure Resilience
Objective 3.1: Develop and fund a comprehensive Infrastructure Resilience Plan.
Strategy: Develop local clean generation infrastructure in response to outages, power shutoffs and wildfire risk.

DISCUSSION: The City Hall Solar Power Project has been a long-standing City initiative intended to reduce energy consumption and operating costs, increase the use of renewable energy, and improve the sustainability of City Hall operations. The project was originally included in the City's Capital Improvement Program in 2017, and design plans were completed in 2018. The original project included solar carport structures in the upper City Hall parking lot and EV charging stations.

Following completion of the original design, the project was placed on hold due to funding constraints and competing City priorities associated with recovery from the Woolsey Fire. Funding was subsequently restored, and in 2023 the City initiated a process to update the previous design to reflect current codes and available technology. In February 2024, rather than proceeding directly with redesign, the City Council directed staff to first conduct a feasibility analysis of the project. In June 2024, the City Council authorized an agreement with Kimley-Horn and Associates to complete that analysis.

Since that time, staff have continued evaluating opportunities to advance the City's renewable energy and resiliency goals, including looking into options from the CPA. The City Council voted to become a member of the CPA in December 2017, and CPA began providing electricity services to Malibu customers in February 2019. Since then, the City's participation in CPA has provided access to programs and incentives supporting renewable energy, energy efficiency, electrification, EV charging, and community resiliency.

Through its membership in CPA, the City became eligible to participate in Power Ready Round 2 Program, a program that provides CPA member agencies and critical community facilities with on-site solar generation and battery energy storage systems. The program is designed to provide clean backup power during outages while supporting broader clean energy and resiliency goals.

CPA evaluated Malibu City Hall and developed a preliminary project scope that includes a solar carport on the northern portion of the upper parking lot, a battery energy storage system, and EV charging infrastructure. The preliminary system includes approximately 48 kW AC of solar capacity and a 43 kW/170 kWh battery system capable of providing approximately eight hours of backup power to selected critical loads. Critical functions identified for the project include the Emergency Operations Center, public broadcast,

information technology, and Sheriff's Department operations. The existing emergency generator would continue to serve its designated loads in parallel with the proposed system.

Participation in Power Ready Round 2 Program presents a different project delivery approach from the City's previously contemplated capital project. Under the program, CPA would provide upfront and ongoing funding for eligible solar and battery system costs and would manage engineering, procurement, construction, operations, maintenance, and system performance. CPA indicates that participating agencies would have no upfront or additional costs for the Power Ready solar and battery system. CPA would maintain and operate the system during the 20-year program term. At the end of the term, the City would have the option to purchase the system at fair-market value; otherwise, the system would be removed at no cost to the City.

The proposed project also provides an opportunity to expand EV charging infrastructure at City Hall. The preliminary scope anticipates three Level 2 EV chargers and one EV-capable space associated with the solar carport. Additional EV charging improvements may be supported separately through CPA's Energized Communities Program. Through that program, Malibu has access to up to $250,000 for eligible community charging activities, including charging equipment, installation costs, feasibility studies, and infrastructure upgrades. The implementation of these charging facilities at City Hall would enable the City to transition to more electric vehicles for the City fleet, if it so chooses.

In addition to advancing the City's renewable energy objectives, the Power Ready Round 2 Program would strengthen the resiliency of City Hall by providing solar-powered battery-supported power for selected critical operations during power outages and Public Safety Power Shutoff events. This approach is also consistent with the City's 2025-2028 Strategic Plan objective to develop local, self-sufficient clean generation infrastructure capable of supporting critical services during outages, power shutoffs, and wildfire-related emergencies.

The Power Ready Round 2 Program scope remains preliminary and may be modified as the project advances through design and implementation. CPA's current schedule anticipates selection of the Round 2 project portfolio followed by execution of an MOU and Site Lease Agreement with participating agencies, consultant/vendor procurement, pre-construction activities, and construction. Based on the current preliminary schedule, construction is anticipated between the third quarter of 2028 and second quarter of 2029, with operations and maintenance beginning in the third quarter of 2029.

Staff believe participation in the Power Ready Round 2 Program provides an opportunity to advance a long-standing City priority while significantly reducing the City's responsibility for the capital cost, implementation, and long-term maintenance of the solar and battery systems. The program would also expand the original project from primarily an energy and

sustainability initiative into a broader resiliency project capable of supporting critical City Hall operations during power disruptions.

Next Steps: If directed by the City Council, staff will continue coordinating with CPA to advance the City Hall project through the Power Ready Round 2 Program. CPA will present the portfolio of recommended projects to its Board of Directors for approval. If the City Hall project is selected to move forward, staff will work with CPA to finalize the project scope and review the required Memorandum of Understanding (MOU) and Site Lease Agreement.

Staff will return to the City Council, as necessary, for consideration of the agreements and any other approvals required to proceed with implementation. Following execution of the required agreements, CPA will manage the subsequent engineering, procurement, construction, and operations and maintenance process for the solar and battery energy storage systems.

Staff will also continue coordinating with CPA regarding opportunities available through the Energized Communities Program to support the proposed EV charging improvements at City Hall. The final project scope, schedule, and associated agreements will be presented to the City Council as the project progresses.

ATTACHMENTS: None