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February 23, 2023

Matthew W. Szabo, Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
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STATUS UPDATE ON YEAR ONE OF DEFERRED MAINTENANCE PROGRAM AND CONTINUING NEEDS

The Office of the City Administrative Officer (CAO) has requested that the Department of General Services (GSD) provide an update on the status of Year One of the Deferred Maintenance Program. GSD's Building Maintenance Division (BMD) maintains approximately 590 facilities Citywide. Preventive and deferred maintenance at these facilities has occurred due to prior year budget reductions.

BACKGROUND

Deferred maintenance is the practice of postponing maintenance activities such as repairs in order to save costs, meet budget funding levels, or realign available budget monies. The failure to perform needed repairs can lead to asset deterioration and ultimately asset impairment. Generally, a policy of continued deferred maintenance may result in higher costs, asset failure, and in some cases, health and safety implications. Addressing deferred maintenance issues reduces the City's overall liability in this area and lowers the cost of replacement equipment.

During the adoption of the Fiscal Year 2021-2022 Budget, Council requested GSD report back to the Information, Technology, and General Services Committee (ITGS) on deferred maintenance and capital needs at City facilities.

GSD prepared and presented a written report to ITGS on January 13, 2022. The report identified \$49.6 million in deferred maintenance projects throughout the City. The committee directed GSD to phase the projects across five years and report back. The resulting report back to ITGS was issued on March 30, 2022 and included descriptions of the work by facility with a year one cost of \$9,902,903. The \$49.6 million in deferred maintenance outlined in the report represents the most critical deferred maintenance needs at City facilities, but does not address all of the deferred maintenance issues. The majority of the projects are at critical public safety facilities, namely fire and police stations, and support facilities such as Mt. Lee, the EOC and the 911 Center.

In FY 2022-23, GSD received \$9,150,000 in MICLA funding and \$898,330 in 003160 Maintenance Material funding for this program.



UPDATE

The \$9.15 million in MICLA funding for Deferred Maintenance projects was included in the 1st Construction Projects Report (CPR) and was processed in FMS on September 6, 2022. As of December 31, 2022, \$7.45 million or 81 percent of the total MICLA funding has been encumbered. The remaining \$1.7 million in projects are ready to encumber upon MICLA approval which is expected shortly. Also, 59 percent of the \$898K included in the 003160 Maintenance Materials account has been encumbered. It is anticipated that a majority of the projects will be complete by October of 2023.

While waiting for the MICLA funding to be reauthorized by Council in September 2022, staff developed scopes of work, reviewed and negotiated estimates, conducted site visits with vendors as appropriate and received final pricing for equipment and repairs. As soon as the funds were available, these projects were encumbered. Items indicated at 5% completion have been encumbered and BMD staff are waiting on parts, equipment or vendor scheduling.

Certain items were removed from the list due to redesign, use of alternate funding or they did not qualify for MICLA funding and are reflected on the attached matrix. Likewise, certain projects were added to the list this year. Some of these projects were moved up from next year's deferred maintenance list, while others were added due to the critical nature of the needed repairs. BMD is currently working with the CAO on up to nine additional projects to ensure that they meet the stringent MICLA guidelines.

CHALLENGES

BMD has experienced supply chain issues and long lead times acquiring components throughout the last three years. For example, most of the HVAC manufacturers currently have a 30-52 week lead time for the delivery of HVAC units once purchased. It is imperative, therefore, that deferred maintenance items like these are funded and encumbered so the equipment is ordered to ensure there is sufficient time to avoid equipment failure. Identification of additional vendors is ongoing to alleviate the pressure created by limited supply chain issues.

The cost of materials for deferred maintenance projects has risen significantly over the last couple of years due to inflation, with HVAC, roll up doors, and electrical equipment experiencing cost increases of up to 50%. This has caused a corresponding increase in project costs. BMD staff continue to value engineer scope and estimates by vendors to ensure competitive pricing on equipment and vendor services.

The management of an additional ten million dollars in deferred maintenance projects has placed an additional workload on existing BMD personnel. BMD currently has 36 vacancies due to exodus of staff to higher paying DWP positions and slower hiring processes and lack of eligible lists. However, 33 of the 36 positions are in the process of being filled with interviews scheduled and medical clearance underway. The division is expecting these positions to be filled this fiscal year which will set the division up for continued success for next year's deferred maintenance program.

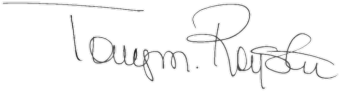
NEXT STEPS

BMD will continue to work on completing these projects. As stated, currently 81 percent of the \$9.15 million in MICLA funding and 59 percent of the 003160 funding has been encumbered. BMD anticipates that all of the MICLA and 003160 funding will be encumbered by the middle of March 2023. BMD will work with the CAO on the projects to be included in the second year of the

Deferred Maintenance Program. BMD will also continue to provide monthly updates on the status of the projects to the Government Operations Committee.

RECOMMENDATION

That the Municipal Facilities Committee note and file this status report.

A handwritten signature in black ink, appearing to read "Tony M. Royster". The signature is written in a cursive style with a horizontal line above the first few letters.

Tony M. Royster
General Manager

Attachment

BMD DEFERRED MAINTENANCE PROJECTS

ATTACHMENT

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Comments
1	108 N. Fremont Ave. Los Angeles CA 90012	Fire Station # 03	Replace six (6) A/C Units	\$190,000	\$104,883	10%	
2	11640 Burbank Blvd. Los Angeles, CA 91601	North Hollywood Community Police Station	Upgrade outdated BAS	\$140,000	\$145,120	5%	
3	21501 Schoenborn St. Los Angeles, CA 91304	Topanga Community Police Station	Replace fire alarm panel and upgrade fire systems	\$200,500	\$271,636	5%	
4	3800 Mount Lee Dr. Los Angeles, CA 90068	Mt. Lee Communication Center	Replace Mt. Lee PETRA HVAC units	\$444,218	\$492,102	10%	
4	1327 N. Cole Ave. Los Angeles, CA 90028	Fire Station #27	Roof replacement	\$230,000	\$215,306	5%	
5	12520 Mulholland Dr. Los Angeles, CA 90210	Fire Station #108	Replace three (3) split A/C system	\$98,000	\$81,837	5%	
6	16617 Arminita St Los Angeles, CA 91406	Fire Station #114	Replace four (4) rooftop HVAC units	\$160,000	\$302,615	5%	
6	16617 Arminita St Los Angeles, CA 91406	Fire Station #114	Replace four (4) apparatus doors and controls	\$489,950	\$444,985	5%	
7	12760 Osborne St Los Angeles, CA 91331	Foothill Community Police Station	Upgrade outdated BAS controls	\$150,000	\$148,704	5%	
8	145 W 108th Street Los Angeles, CA 90061	Southeast Police Station	Repair shower pans in women's locker room	\$98,000	\$55,300	100%	
9	1192 E 51st St. Los Angeles, CA 90011	Fire Station # 21	Replace Caroma Toilets	\$650,000	\$185,300	100%	
9	3401 S. Central Ave. Los Angeles, CA 90011	Fire Station # 14	Replace five (5) A/C units	\$125,000	\$74,262	10%	
9	251 E. 6th St. Los Angeles, CA 90014	Central Facilities Building	Replace two (2) chillers	\$650,000	\$254,276	10%	
10	3690 S. Motor Ave. Los Angeles, CA 90034	Fire Station #43	Replace outdated HVAC control system	\$70,000	\$104,189	5%	
11	8900 Emerson Ave. Los Angeles, CA 90045	Fire Station #5	Replace outdated HVAC control system	\$45,000	\$180,710	5%	
12	12001 Blucher Ave. Los Angeles, CA 91344	EVOC	Replace twenty-five (28) chilled/hot water fan coils	\$300,000	\$342,160	5%	
13	2144 Sunset Blvd Echo Park, CA 90026	Fire Station # 20	Repair shower pans in men's locker room	\$98,000	\$160,500	100%	
13	1601 N. Hillhurst Ave. Los Angeles, CA 90027	Fire Station # 35	Replace Apparatus Doors	\$110,000	\$148,184	35%	

BMD DEFERRED MAINTENANCE PROJECTS

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Comments
14	450 E. Temple St Los Angeles, CA 90012	Fire Station #4	HVAC Duct Cleaning	\$150,000	\$150,000	100%	
14	450 E. Temple St Los Angeles, CA 90012	Fire Station #4	IR Scan on all electrical panels, switchgear, MCCs and transformers	\$50,000	\$50,000	100%	
14	450 E. Temple St Los Angeles, CA 90012	Fire Station # 4	Replacement of lighting control panel and devices	\$60,000	\$32,283	5%	
14	450 E. Temple St Los Angeles, CA 90012	Fire Station #4	Dig up and repair damaged interceptor exit piping	\$15,030	\$46,873	100%	
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	MCH Replace Fire Alarm Panels	\$532,632	\$735,505	5%	
14	111 E 1st Street Los Angeles, CA 90012	City Hall South	Sealing of Planters to prevent water damage	\$370,000	\$370,000	5%	
14	200 N Main Street Los Angeles, CA 90012	City Hall East	Removal of expired chemicals/Hazardous waste.	\$7,500	\$37,740	100%	
14	500 E. Temple St. Los Angeles, CA 90012	EOC	BAS upgrade(for Fire station 4, EOC, and Medical) All three buildings are on the same control system	\$300,000	\$325,525	5%	
14	100 N. Los Angeles St. Los Angeles, CA 90012	Metropolitan Communications Dispatch Center	Main Switch Gear Upgrade	\$150,000	\$606,508	5%	
14	100 W. 1st St. Los Angeles, CA 90012	Police Administration Building	Replace Fire Alarm Panel and upgrade the AFFF system for the Heliport	\$1,200,000	\$1,620,633	5%	
14	520 E. Temple St. Los Angeles, CA 90012	Medical Services	BAS upgrade(for Fire station 4, EOC, and Medical) All three buildings are on the same control system	\$300,000	\$154,394	5%	
14	1962 E. Cesar Chavez Ave. Los Angeles, CA 90033	Fire Station # 02	Replace four (4) A/C units	\$125,000	\$98,523	10%	
14	1601 S. Santa Fe Ave. Los Angeles, CA 90021	Fire Station # 17	Replace five (5) A/C Units	\$160,000	\$66,239	10%	
14	1600 E. 4th St. Los Angeles, CA 90033	Boyle Heights Youth Technology Center	Replace Roof	\$263,000	\$206,342	15%	
15	1005 N. Gaffey St. Los Angeles, CA 90731	Fire Station #36	Replace outdated HVAC controls	\$45,000	\$88,692	5%	

BMD DEFERRED MAINTENANCE PROJECTS

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Comments
15	18030 S. Vermont Ave. Los Angeles, CA 90248	Fire Station #79	Replace three (3) A/C package units	\$48,000	\$55,048	5%	
15	1331 W. 253rd St. Los Angeles, CA 90710	Fire Station #85	Replace three (3)HVAC package units and one (1) split A/C system	\$75,000	\$75,845	5%	
15	1414 W. 25th St. Los Angeles, CA 90732	Fire Station #101	Replace five (5) HVAC package units	\$85,000	\$74,662	5%	

Sub-Total \$8,184,830 \$8,506,879

Added Projects

5	5821 W. 3rd St. Los Angeles, CA 90036	Fire Station #61	Replace hot and cold water pipes	\$205,000	\$345,000	100%	Item added, this was a misprint. Fire Station # 61 instead of # 37
14	450 E Temple St Los Angeles CA 90012	Fire Station #4	BAS upgrade(for Fire station 4, EOC, and Medical) All three buildings are on the same control system	\$117,474	\$117,474	5%	Item Added, should have been included with EOC and Medical All three buildings are on the same control system
14	500 E. Temple St. Los Angeles, CA 90012	EOC	Install in line booster for roof water line	\$12,540	\$12,540	100%	Item added, Critical facility

Sub-Total \$335,014 \$475,014

Projects Under MICLA Review

5	5821 W. 3rd St. Los Angeles, CA 90036	Fire Station #61	Replace Fire Main	\$38,500	\$38,500		
12	23001 Roscoe Blvd. Los Angeles CA 91304	Valley 911	Replace 3-HVAC Chillers with York Machines	\$872,880	\$872,880		
14	307 E. 1st St. Los Angeles CA 90012	Little Tokyo Public Safety Assoc. LAPD Substation	Replace HVAC Equipment	\$81,362	\$81,362		
14	555 Ramirez Los Angeles, CA 90012	C Erwin Piper Technical Center	Replace Chilled Water Supply Lines	\$38,373	\$38,373		
14	2225 Colorado Blvd Los Angeles, CA 90041	Center for the Arts Eagle Rock	Replace Storm Drain Piping	\$41,210	\$41,210		

Sub-Total \$1,072,325 \$1,072,325

Total \$9,592,169 \$10,054,218

Budget \$10,048,330 \$10,048,330

Difference \$456,161 (\$5,888)

BMD DEFERRED MAINTENANCE PROJECTS

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Comments

Removed Projects

1	2401 Pico Ave. Los Angeles CA 90006	Fire Station # 13	Replace Outdated HVAC Controls	\$60,000			Item removed, HVAC Controls were repaired without replacing
5	1090 Veteran Ave Westwood CA 90024	Fire Station #37	Replace hot and cold water pipes	\$205,000			Item removed, this was a misprint. Should have been Fire Station # 61 which was completed
5	5821 W. 3rd St. Los Angeles, CA 90036	Fire Station #61	Replace fire alarm system	\$40,577			Item Removed, Utilized Alternate funding
5	2801 Exposition Blvd Los Angeles CA 90018	Western Parking Enforcement	Elevator Modernization	\$180,000			Item removed by the CAO, does not qualify for MICLA
6	14410 Sylvan Street Van Nuys CA 91401	Van Nuys Municipal	10th Floor Liebert Split AC Unit	\$40,000			Item Removed, ITA to redesign cooling for room and fund project
14	450 E. Temple St Los Angeles, CA 90012	Fire Station # 4	Install in line booster for roof water line	\$9,800			Item Removed, Utilized Alternate funding
14	200 N Main Street Los Angeles, CA 90012	City Hall East	House pump 2 and 3, and controller replacement	\$120,536			Item Removed, Utilized Alternate funding
14	200 N Main Street Los Angeles, CA 90012	City Hall East	Upgrade of Generator Gear	\$327,000			Item Removed, Pending re-evaluation of project parameters
14	201 N Los Angeles Street Los Angeles CA 90012	LA Mall	LA Mall heat pump #15 various valves replacement	\$19,285			Item Removed, Utilized Alternate funding
14	500 E. Temple St. Los Angeles, CA 90012	EOC	Main water service leak repair	\$500,875			Item Removed, Utilized Alternate funding
15	1331 W. 253rd St. Los Angeles, CA 90710	Fire Station #85	Replace Aging Roof	\$215,000			Item Removed, Utilized Alternate funding

Total \$1,718,073