

CITY OF LOS ANGELES

CALIFORNIA

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GENERAL MANAGER
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Agenda Item No. 5

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Matthew W. Szabo, Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
Los Angeles, CA, 90012

SECOND 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) provides updates on the status of Year One of the Deferred Maintenance Program. GSD's Building Maintenance Division (BMD) maintains approximately 607 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 a written report to ITGS on January 13, 2022 identifying \$49.6 million in deferred maintenance projects and the committee directed GSD to phase the projects across five years. In the FY22-23 budget, GSD received \$9,150,000 in MICLA funding and \$898,330 in 3160 Maintenance and Material funding for this program.

YEAR ONE 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 May 31, 2023, \$9.15 million or 100 percent of the total MICLA funding has been encumbered. Also, 100 percent of the \$898K included in the 3160 Maintenance Materials account has been encumbered. To date, 71% of the projects have been completed. The projects pending completion primarily include replacing fire alarm panels at Main City Hall, replacing HVAC



equipment at Mt. Lee Communication Center, and replacing two Chillers at the Central Facilities Building. These remaining projects include long lead orders for items such as HVAC equipment and Fire Alarm System components. It is anticipated that a majority of the projects will be completed by October of 2023.



LAPD Topanga Station
New Fire Alarm System



Fire Station #35 Apparatus
Door Replacement



Fire Station #2
HVAC Replacement

CHANGES FROM THE FEBRUARY 2023 UPDATE TO MFC

The following are changes made to the projects list from the February 2023 report:

- BMD removed one project because the apparatus doors at FS #114 were repaired and are no longer a Deferred Maintenance Program priority.
- One project at the Metro 911 center to upgrade the main switchgear was removed because it did not qualify for MICLA financing. It is currently under evaluation for future Deferred Maintenance Program inclusion utilizing General Fund CTIEP funding.
- Three projects that were listed under MICLA review on the original list were added.
- Three projects that were not on the original list, but were prioritized based on fire life safety issues were also added.

CHALLENGES

BMD is still experiencing long lead times acquiring equipment, especially HVAC and Fire Alarm System components. For example, most of the HVAC manufacturers currently have a 30-52 week lead time for the delivery of HVAC units once purchased.

The cost of materials for deferred maintenance projects also keeps increasing due to inflation, with HVAC, roll up doors, and electrical equipment experiencing the highest cost increases. BMD staff continue to value engineer scope and estimates by vendors to ensure competitive pricing on equipment and vendor services.

NEXT STEPS

For Year One, BMD will continue to work on completing these projects. BMD staff are tracking the delivery dates of equipment items to ensure they are on track for replacement.

For Year Two, BMD received \$9.95 million in the FY23-24 budget. BMD received funding in the CTIEP general fund account, as well as CTIEP MICLA account. BMD also received funding in the 1010 Salaries account for positions to support the program. BMD worked with the CAO on MICLA eligibility for the projects. The Deferred Maintenance Year Two projects include the replacement of 3-HVAC Chillers at the Valley 911 Center, the replacement of water-cooled self-

contained Chillers at the Braude Building, and the replacement of a roof at the Western District Refuse Yard. The approved list of Year Two Projects will be included in the next update to MFC. 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 it.

Tony M. Royster
General Manager

Attachment

**BMD DEFERRED MAINTENANCE PROJECTS
YEAR ONE**

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Actual/Anticipated Completion Date
1	108 N. Fremont Ave. Los Angeles CA 90012	Fire Station # 03	Replace six (6) A/C Units	\$190,000	\$104,883	100%	5/23
2	11640 Burbank Blvd. Los Angeles, CA 91601	North Hollywood Community Police Station	Upgrade outdated BAS	\$140,000	\$145,120	10%	10/23
3	21501 Schoenborn St. Los Angeles, CA 91304	Topanga Community Police Station	Replace fire alarm panel and upgrade fire systems	\$200,500	\$271,636	45%	12/23
4	3800 Mount Lee Dr. Los Angeles, CA 90068	Mt. Lee Communication Center	Replace Mt. Lee PETRA HVAC units	\$444,218	\$492,102	10%	12/23
4	1327 N. Cole Ave. Los Angeles, CA 90028	Fire Station #27	Roof replacement	\$230,000	\$215,306	100%	5/23
5	12520 Mulholland Dr. Los Angeles, CA 90210	Fire Station #108	Replace three (3) split A/C system	\$98,000	\$81,837	10%	9/23
5	5821 W. 3rd St. Los Angeles, CA 90036	Fire Station #61	Replace hot and cold water pipes	\$205,000	\$345,000	100%	1/23
5	5821 W. 3rd St. Los Angeles, CA 90036	Fire Station #61	Replace Fire Main	\$38,500	\$38,500	100%	3/23
6	16617 Arminita St Los Angeles, CA 91406	Fire Station #114	Replace four (4) rooftop HVAC units	\$160,000	\$302,615	10%	10/23
7	12760 Osborne St Los Angeles, CA 91331	Foothill Community Police Station	Upgrade outdated BAS controls	\$150,000	\$148,704	10%	10/23
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%	8/22
9	1192 E 51st St. Los Angeles, CA 90011	Fire Station # 21	Replace Caroma Toilets	\$650,000	\$185,300	100%	12/22
9	3401 S. Central Ave. Los Angeles, CA 90011	Fire Station # 14	Replace five (5) A/C units	\$125,000	\$74,262	25%	7/23
9	251 E. 6th St. Los Angeles, CA 90014	Central Facilities Building	Replace two (2) chillers	\$650,000	\$254,276	10%	11/23
10	3690 S. Motor Ave. Los Angeles, CA 90034	Fire Station #43	Replace outdated HVAC control system	\$70,000	\$104,189	100%	4/23
11	8900 Emerson Ave. Los Angeles, CA 90045	Fire Station #5	Replace outdated HVAC control system	\$45,000	\$180,710	100%	5/23
12	12001 Blucher Ave. Los Angeles, CA 91344	EVOC	Replace twenty-five (28) chilled/hot water fan coils	\$300,000	\$342,160	80%	8/23
13	2144 Sunset Blvd Echo Park, CA 90026	Fire Station # 20	Repair shower pans in men's locker room	\$98,000	\$160,500	100%	10/22
13	1601 N. Hillhurst Ave. Los Angeles, CA 90027	Fire Station # 35	Replace Apparatus Doors	\$110,000	\$148,184	100%	2/23
14	450 E. Temple St Los Angeles, CA 90012	Fire Station #4	HVAC Duct Cleaning	\$150,000	\$150,000	100%	11/22

**BMD DEFERRED MAINTENANCE PROJECTS
YEAR ONE**

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Actual/Anticipated Completion Date
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%	12/22
14	450 E. Temple St Los Angeles, CA 90012	Fire Station # 4	Replacement of lighting control panel and devices	\$60,000	\$32,283	60%	7/23
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%	9/22
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	MCH Replace Fire Alarm Panels	\$532,632	\$735,505	10%	12/23
14	111 E 1st Street Los Angeles, CA 90012	City Hall South	Sealing of Planters to prevent water damage	\$370,000	\$370,000	10%	11/23
14	200 N Main Street Los Angeles, CA 90012	City Hall East	Removal of expired chemicals/Hazardous waste.	\$7,500	\$37,740	100%	11/22
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	30%	10/23
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	20%	2/24
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	30%	10/23
14	1962 E. Cesar Chavez Ave. Los Angeles, CA 90033	Fire Station # 02	Replace four (4) A/C units	\$125,000	\$56,997	100%	4/23
14	1601 S. Santa Fe Ave. Los Angeles, CA 90021	Fire Station # 17	Replace five (5) A/C Units	\$160,000	\$66,239	100%	5/23
14	1600 E. 4th St. Los Angeles, CA 90033	Boyle Heights Youth Technology Center	Replace Roof	\$263,000	\$206,342	100%	3/23
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	30%	10/23
14	500 E. Temple St. Los Angeles, CA 90012	EOC	Install in line booster for roof water line	\$12,540	\$12,540	100%	2/23
14	307 E. 1st St. Los Angeles CA 90012	Little Tokyo Public Safety Assoc. LAPD Substation	Replace HVAC Equipment	\$81,362	\$83,339	25%	11/23

**BMD DEFERRED MAINTENANCE PROJECTS
YEAR ONE**

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Actual/Anticipated Completion Date
14	555 Ramirez Los Angeles, CA 90012	C Erwin Piper Technical Center	Replace Chilled Water Supply Lines	\$38,373	\$38,373	100%	5/23
14	555 Ramirez Los Angeles, CA 90012	C Erwin Piper Technical Center	Replace AFFF fire suppression system	\$1,724,317	\$1,724,317	10%	12/23
14	200 N Main Street Los Angeles, CA 90012	City Hall East	Replace VFD's for the parking garage Carbon Monoxide removal fans	\$257,000	\$257,000	20%	12/23
14	2201 E. Washington Blvd Los Angeles, CA 90021	CLARTS	Replace fire sprinkler piping 1/2	\$170,000	\$170,000	100%	4/23
15	1005 N. Gaffey St. Los Angeles, CA 90731	Fire Station #36	Replace outdated HVAC controls	\$45,000	\$88,692	100%	4/23
15	18030 S. Vermont Ave. Los Angeles, CA 90248	Fire Station #79	Replace three (3) A/C package units	\$48,000	\$55,048	100%	2/23
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	10%	9/23
15	1414 W. 25th St. Los Angeles, CA 90732	Fire Station #101	Replace five (5) HVAC package units	\$85,000	\$74,662	10%	6/23

Sub-Total \$10,189,446 \$10,200,404

Removed Projects

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Comments
6	16617 Arminita St Los Angeles, CA 91406	Fire Station #114	Replace four (4) apparatus doors and controls	\$489,950			Item Removed. The apparatus doors were repaired and are no longer a Deferred Maintenance Program priority.
14	100 N. Los Angeles St. Los Angeles, CA 90012	Metropolitan Communications Dispatch Center	Main Switch Gear Upgrade	\$150,000			Item Removed because it did not qualify for MICLA financing. It is currently under evaluation for future Deferred Maintenance Program funding.

Total \$639,950