

CITY OF LOS ANGELES

CALIFORNIA

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Matthew W. Szabo, Chair
Municipal Facilities Committee
200 N. Main Street, Suite 1500
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STATUS UPDATE ON YEARS ONE AND TWO 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 updates on the status of Years One and Two of the Deferred Maintenance Program. GSD's Building Maintenance Division (BMD) maintains approximately 607 facilities Citywide. 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. For Year Two, BMD received \$9.4 million in the FY23-24 budget. BMD received funding in the CTIEP general fund account, as well as CTIEP MICLA account.

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 February 23, 2024, \$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, 42 of the 52 of the projects have been completed for

an overall 89% completion rate. The projects pending completion primarily include replacing fire alarm panels at Main City Hall, replacing HVAC equipment at Mt. Lee Communication Center (set for completion on March 14, 2024), and replacing upgrading BAS systems. These remaining projects include a long lead time for items, currently on order, such as HVAC equipment and Fire Alarm System components.



Little Tokyo Public Safety
AC Change Out

Piper Tech
AFFP System

Central Police Department
New Chillers

YEAR TWO UPDATE

BMD received \$9.4 million in the FY23-24 budget. BMD received \$3.5 million in funding in the CTIEP General Fund account, as well as \$5.9 million in funding in the CTIEP MICLA account. The \$5.9 million in MICLA funding for Deferred Maintenance projects was included in the 1st Construction Projects Report (CPR) and was processed in FMS and available in December 2023. The Deferred Maintenance Year Two projects include the replacement of three 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. To date, 100% of the CTIEP and MICLA projects have been scoped, estimated and the funds encumbered and 14% of the projects are complete.

YEAR THREE UPDATE

BMD has identified fourteen tentative projects for Year Three of the Deferred Maintenance Program. These projects were chosen because the systems are near end of life resulting in a high number of maintenance work requests and increased maintenance costs.

CHALLENGES

BMD has experienced challenges in Year Two project completion due to the delay in receiving CTIEP MICLA funding. In 2022-23, MICLA funding was authorized in September, but in 2023-24, the MICLA funding was not authorized until December, causing a three-month delay to some Year Two projects.

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 will continue to work on completing the projects included in the approved list of Year Two Projects. The list of Year Two Projects is included in this 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.



Tony M. Royster
General Manager

Attachment

**BMD DEFERRED MAINTENANCE PROJECTS
YEAR TWO**

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Actual/Anticipated Completion Date
1	1700 Stadium Way Los Angeles 90012	Frank Hotchkin Memorial Training Center	Replace Automatic Fire Sprinkler System-Basement-Phase 1/3	\$1,171,947	\$1,171,947	5%	1/25
1	498 W SOLANO AVE LOS ANGELES, CA 90012	Communications tower	400 amp triple switch installation	\$98,787	\$98,787	5%	TBD
2	12544 SATICOY ST SOUTH LOS ANGELES, CA 91605	Valley area Parking enforcemnet	Replace 1 Mini SPlit A/C unit.	\$19,742	\$19,742	5%	TBD
3	9980 Carroll Canyon Rd Los Angeles 94042	MT LUKENS	Replace UPS and batteries.	\$193,948	\$193,948	5%	TBD
7	12760 Osborne St Pacoima 91331	Foothill Police Station	Replace HVAC Unit AH3.	\$558,067	\$558,067	5%	1/25
9	310 N Main St. Los Angeles, CA 90012	Los Angeles Mall	Replace 8" Fire Main Line. Phase 2/5	\$211,361	\$211,361	2%	TBD
9	310 N Main St. Los Angeles, CA 90012	Los Angeles Mall	8 inch corridor valves 3/5	\$77,409	\$77,409	5%	TBD
9	7600 S Broadway Los Angeles, CA 90003	77th Street Community Police Station	Replace Fire Alarm System	\$625,170	\$625,170	5%	TBD
9	310 N Main St. Los Angeles, CA 90012	Los Angeles Mall	Replace 8" Fire Main Line Located In Mall Corridor Phase 1/5	\$88,743	\$88,743	5%	TBD
10	4861 W. Venice Blvd Los Angeles 90019	Wilshire Police Station	Replace obsolete BAS Honeywell system	\$230,192	\$69,102	5%	TBD
12	23001 ROSCOE BLVD LOS ANGELES, CA 91304	Valley 911	Replace 3-HVAC Chillers with York Machines	\$1,047,774	\$1,047,774	5%	1/25
12	10124 Balboa Blvd. Los Angeles, CA 91344	Fire Station 87	Replace Fire alarm	\$57,189	\$57,189	5%	TBD
12	23001 ROSCOE BLVD LOS ANGELES, CA 91304	Valley 911	REPLACE GATE OPERATOR	\$28,207	\$28,207	5%	TBD
14	700 E Temple St. Los Angeles, CA 90012	Personnel Building	Controller on VAV, boilers and units end of life cycle	\$624,000	\$624,000	2%	1/25
14	555 Ramirez Los Angeles, CA 90012	C Erwin Piper Technical Center	Replace Halon System	\$620,487	\$389,040	5%	1/25
14	2201 E. Washington Blvd Los Angeles, CA 90021	CLARTS	Replace fire sprinkler piping 3/3	\$181,000	\$181,000	5%	TBD
14	2513 24th St Los Angeles 90012	CENTRAL REFUSE 24th Street Refuse Yard	Replace gas detection system	\$117,050	\$117,050	5%	6/24

**BMD DEFERRED MAINTENANCE PROJECTS
YEAR TWO**

CD	Address	Building Name	Short Project Description	Estimated Cost (Planned)	Revised Cost	Project % Complete	Actual/Anticipated Completion Date
14	2310 E 7TH ST LOS ANGELES, CA 90023	Fleet Headquarters	Triple Switch	\$75,591	\$75,591	5%	TBD
14	2513 24th St Los Angeles 90012	CENTRAL REFUSE 24th Street Refuse Yard	Replace gas detection system HVAC controls	\$72,497	\$72,497	5%	TBD
14	423 N Main St Los Angeles 90012	El Pueblo De Los Angeles Plco House	Chiller controls	\$12,419	\$12,419	5%	TBD
14	424 N Main St Los Angeles 90012	El Pueblo De Los Angeles Plco House	Replace Chiller 2/2	\$904,090	\$904,090	5%	TBD
14	555 Ramirez Los Angeles, CA 90012	C Erwin Piper Technical Center	Replace Halon System	\$620,487	\$231,447	5%	TBD
14	200 N Main Street Los Angeles, CA 90012	City Hall East	REPLACE STORM DRAIN PARTIALLY COLLAPSED	\$573,608	\$573,608	5%	TBD
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	Henry Lions Doors	\$139,150	\$139,150	100%	TBD
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	FIRE ALARM SYSTEM REPLACEMENT	\$36,119	\$36,119	5%	TBD
14	200 N Main Street Los Angeles, CA 90012	City Hall East	REPLACE FIREWORKS STATION	\$32,283	\$32,283	5%	TBD
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	REPLACE DRAIN LINE FOR AHU 11	\$26,953	\$26,953	5%	TBD
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	GARAGE EXHAUST SYSTEM ACTUATORS	\$26,065	\$26,065	5%	TBD
14	111 E 1st Street Los Angeles, CA 90012	City Hall South	REBUILD AND BALANCE COMBUSTION FAN IMPELLER RF MCDONALD	\$14,742	\$14,742	100%	TBD
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	Henry Lions Doors	\$13,762	\$13,762	75%	TBD
14	111 E 1st Street Los Angeles, CA 90012	City Hall South	Cooling Tower Replacement and Dynamic Water Install	\$1,148,484	\$1,148,484	5%	1/25
14	200 N. Spring St. Los Angeles, CA 90012	Main City Hall	REPAIR LEAKS AT EXPANSION JOINT	\$122,767	\$122,767	5%	TBD
15	18030 S VERMONT AVE LOS ANGELES, CA 90248	Fire Station #79	Replace Apparatus Door	\$52,480	\$52,480	5%	TBD
15	1400 N GAFFEY ST LOS ANGELES, CA 90731	Gaffey Street Yard	Replace aging and failed water line	\$18,850	\$18,850	5%	TBD
15	1400 N GAFFEY ST LOS ANGELES, CA 90731	Gaffey Street Yard	Replace aging and failed sewer line	\$11,850	\$11,850	5%	TBD

TOTAL

\$9,853,270

\$9,071,692