

CITY OF LOS ANGELES

CALIFORNIA



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Agenda Item No. 8

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STATUS UPDATE ON YEARS THREE AND FOUR OF DEFERRED MAINTENANCE PROGRAM AND CONTINUING NEEDS

The Office of the City Administrative Officer (CAO) has requested the Department of General Services (GSD) to provide an update on the Deferred Maintenance Program. GSD's Building Maintenance Division (BMD) maintains more than 600 City facilities supporting critical operations including Fire, Police, Libraries, communication sites, and municipal buildings. Due to prior year budget reductions and decades of underinvestment in capital renewal and maintenance resources, a significant portion of this infrastructure is at or beyond its useful life, resulting in growing deferred maintenance needs across City facilities.

BACKGROUND

Deferred maintenance is the postponement of necessary preventive maintenance, repairs, replacements, and facility upgrades due to limited funding or resources. While delaying maintenance activities may provide short-term budget relief, it often results in accelerated asset deterioration, reduced equipment reliability, shortened asset life cycles, increased operational disruptions, and higher long-term repair and replacement costs. Deferred maintenance can also increase the City's exposure to health, safety, and liability risks associated with failing infrastructure and emergency equipment outages.

Proactive maintenance and planned end-of-life infrastructure replacement are significantly more cost-effective than reactive emergency repairs. As deferred maintenance backlogs grow, manageable maintenance needs can develop into substantial financial liabilities requiring larger capital investments to restore facility conditions and operational reliability.



In 2022, based on the deferred maintenance and capital improvement needs identified at City facilities, GSD prepared a report to the City Council's Information, Technology, and General Services (ITGS) Committee identifying approximately \$49.6 million in deferred maintenance projects. Following review of the report, the Committee directed GSD to phase the projects over a five-year period. In February 2024, GSD's Building Maintenance Division (BMD) provided the Municipal Facilities Committee (MFC) with a status update on Years One and Two of the Deferred Maintenance Program. This report provides an update on the progress of Years Three and Four of the program.

YEAR THREE UPDATE

In the FY24-25 budget, BMD received \$10.37 million for the Deferred Maintenance Program projects. Of this amount, BMD received \$3.48 million in funding in the CTIEP General Fund account and \$6.89 million in the CTIEP MICLA account. The Deferred Maintenance Year Three projects include the replacement of chill water coils/condensate pans at City Hall East, the replacement of fire main at C Erwin Piper Technical Center (Piper Tech), the replacement of rolling steel door at Pacoima Neighborhood City Hall, the replacement of fire alarm system at 77th Street Community Police Station, the replacement of chiller pump at Van Nuys Community Police Station, the replacement of cooling towers and chiller at Main City Hall, the replacement of roofs and apparatus doors at various fire stations, the replacement of automatic transfer switch at City Hall East, and other facility maintenance or upgrade projects. To date, all the projects have been scoped and estimated. Overall, 92% of Year 3 projects have been completed.

YEAR FOUR UPDATE

In the FY25-26 budget, BMD received \$10 million for the Deferred Maintenance Program projects. This included \$3.26 million in funding in the CTIEP General Fund account and \$6.74 million in the CTIEP MICLA account. The Deferred Maintenance Year Four projects include the replacement of HVAC equipment at Fire Station #6, the upgrade of gas detection system at North Hollywood Repair Facility, the replacement of chiller and fire alarm system at C Erwin Piper Technical Center (Piper Tech), the replacement of roof at City Hall South, the replacement of cooling tower at Police Administration Building (PAB), the repair of chiller at 77th Street Community Police Station, and other municipal facility maintenance projects. To date, 62% of the CTIEP and MICLA projects in the Year Four Deferred Maintenance program have been completed.

PROJECTS COMPLETED

FIRE STATION 112 WASTELINE REPIPE



BEFORE



AFTER

CITY OF LOS ANGELES | SAN PEDRO CD 15

FIRE STATION 25 APPARATUS DOOR



BEFORE



AFTER

CITY OF LOS ANGELES | COUNCIL DISTRICT 15

MAIN CITY HALL HVAC CHILLERS



CITY OF LOS ANGELES | COUNCIL DISTRICT 15

CHALLENGES

One of the challenges BMD experienced during the Year Three and Year Four Deferred Maintenance Program was delayed availability of CTIEP MICLA funding. In both fiscal years, MICLA funding was available mid to late September, resulting in approximately three-month delays to projects that were originally planned to begin at the start of the fiscal year.

BMD also continues to experience significant procurement and supply chain challenges affecting building maintenance and construction projects. Key infrastructure components, including electrical gear, HVAC equipment, rooftop units, specialty HVAC components, roofing materials, and custom-fabricated equipment, are experiencing extended lead times often ranging from 20 to 30 weeks or longer. Regional infrastructure demands and ongoing supply chain constraints continue to impact equipment availability and project schedules.

Additionally, inflation and rising material and labor costs continue to reduce the purchasing power of deferred maintenance funding, limiting the number of projects that can be completed annually. These factors increase the risk of equipment failures, operational disruptions, and more costly emergency repairs.

According to the Building Owners and Managers Association (BOMA) and the U.S. Department of Energy's *Operations and Maintenance Best Practices: A Guide to Achieving Operational Efficiency (2023)*, a reactive "run-to-failure" maintenance approach can cost approximately three to five times more than a proactive maintenance and replacement program. Deferred maintenance often results in emergency repairs, temporary equipment rentals, operational disruptions, expedited procurement costs, and collateral damage to related building systems.

Examples of these increased costs include the prolonged rental of a temporary portable fluid cooler associated with the P5 fluid cooler failure, as well as emergency repairs to the Broadway cooling tower and the associated rental costs for temporary cooling equipment required to maintain operations during the outage. These types of reactive repairs and temporary operational measures significantly increase lifecycle costs compared to planned maintenance and scheduled end-of-life replacements.

BMD estimates that a proactive citywide end-of-life infrastructure replacement program would require approximately \$52 million annually to adequately address aging municipal assets, reduce deferred maintenance liabilities, improve operational reliability, and minimize costly emergency failures and temporary system replacements. Stable and predictable long-term funding is critical to improving project delivery efficiency, reducing lifecycle costs, and maintaining reliable City operations.

NEXT STEPS

GSD will continue advancing the remaining Year Four Deferred Maintenance Program projects and prioritizing critical infrastructure replacements based on operational risk, equipment condition, facility impacts, and public safety needs. GSD will continue focusing on end-of-life building systems including HVAC equipment, fire life safety systems, roofs, electrical infrastructure, emergency power systems, cooling systems, and other critical facility assets.

GSD will also continue evaluating citywide deferred maintenance needs and refining long-term capital replacement planning to improve asset reliability, operational efficiency, and lifecycle management. Priority will continue to be given to facilities supporting essential City operations including Fire, Police, emergency response, communication, and municipal service functions.

To improve program effectiveness and reduce lifecycle costs, GSD will continue pursuing proactive maintenance and planned end-of-life replacement strategies in lieu of reactive emergency repairs whenever feasible. Stable and predictable long-term funding will remain critical to reducing deferred maintenance liabilities, minimizing operational disruptions, and maintaining reliable City services.

GSD estimates that approximately \$52 million annually is necessary to sustainably address citywide end-of-life infrastructure replacement needs and prevent continued growth of deferred maintenance backlogs. GSD appreciates the City's investment and support of the Deferred Maintenance Program, which has been critical in addressing aging infrastructure and

improving facility reliability across City operations. As the current Deferred Maintenance Program is scheduled to conclude in FY 26-27, GSD hopes to continue working collaboratively with the CAO and City leadership to evaluate future long-term infrastructure funding strategies necessary to reduce deferred maintenance liabilities and maintain safe, reliable, and operationally efficient City facilities.

RECOMMENDATION

That the Municipal Facilities Committee:

1. Note and file this report; and
2. Request GSD and the CAO to continue evaluating long-term deferred maintenance and end-of-life infrastructure funding necessary to maintain operational reliability and reduce growing deferred maintenance liabilities across City facilities.



Tony M. Royster
General Manager and City Purchasing Agent

Attachment:

FY25 DEFERRED MAINTENANCE MICLA PROJECTS

FY 25 DEFERRED MAINTENANCE MICLA \$ 6,888,586 40A44M									
CD	BLDG #	BUILDING NAME	PROJECT DESCRIPTION	ESTIMATE	ENCUMBERED	ACCT TYPE	% COMPLETE	START DATE	COMPLETE DATE
14	01002	Main City Hall	Cooling tower 2A and 2B	\$ 1,238,371	\$ 1,238,371	M	100%	10/10/24	3/6/26
4	05083	Fire Station 83	Roof replacement	\$ 129,818	\$ 129,111	M	100%	11/13/24	03/07/25
7	05077	Fire Station 77	Roof replacement	\$ 277,475	\$ 277,475	M	100%	11/14/24	03/27/25
15	05040	Fire Station #40	Roof replacement	\$ 263,455	\$ 263,455	M	100%	11/13/24	08/15/25
12	05028	Fire Station 28	Roof replacement	\$ 149,417	\$ 149,417	M	100%	11/13/24	04/14/25
1	05044	Fire Station #44	Roof replacement	\$ 212,786	\$ 212,786	M	100%	01/02/25	03/27/25
1	05011	Fire Station 11	HVAC (equipment upgrade)	\$ 139,931	\$ 140,095	M	100%	10/24/24	08/29/25
11	05005	FIRE STATION #5	APPARATUS DOOR FRONT	\$ 224,329	\$ 170,346	M	100%	10/24/24	09/23/25
12	05070	FIRE STATION #70	APPARATUS DOOR FRONT	\$ 138,635	\$ 122,445	M	100%	10/24/24	08/18/25
15	05065	Fire Station 65	Replace 2 package units with heat pumps	\$ 140,093	\$ 140,093	M	100%	11/20/24	7/7/2025
3	05084	Fire Station 84	Roof replacement 3/3	\$ 444,148	\$ 539	M	100%	01/25/24	11/12/24
15	47087	Bradley Milken Family	Roof replacement	\$ 271,124	\$ 271,124	M	100%	10/24/24	12/20/25
6	19011A	Sun Valley Youth Arts	Replace HVAC	\$ 31,837	\$ 31,837	M	100%	10/3/24	12/12/24
14	01014	City Hall East	REPLACE ASCO 400A ATS	\$ 190,596	\$ 190,596	M	100%	1/29/24	12/12/25
6	19011A	Sun Valley Youth Arts	Replace HVAC equipment	\$ 26,832	\$ 26,832	M	100%	10/24/24	5/7/25
14	27002	Personnel	REPLACE split AC UNITS	\$ 53,770	\$ 53,770	M	100%	10/24/24	3/06/26
14	01014	City Hall East	Replace fire doors and jams	\$ 25,843	\$ 25,843	M	100%	4/18/25	03/06/26
15	47087	Bradley Milken Family	Replace 4 package gas A/C units with heat	\$ 353,111	\$ 29,692	M	100%	1/8/25	12/10/2025
14	01026	LA Mall 10A	Doors	\$ 10,178	\$ 10,178	M	100%	02/10/25	02/11/25
14	01014	City Hall East	Replace Steam line	\$ 127,170	\$ 127,310	M	100%	1/16/25	3/6/26
9	09007	77TH STREET	RELACE FIRE ALARM SYSTEM	\$ 263,590	\$ 263,590	M	100%	N/A	8/4/2025
12	08027	Topanga District Street	Roof replacement 2/2	\$ 185,491	\$ 37,045	M	100%	10/02/25	11/25/25
8	08004	SW District	GARAGE ROOF REPLACEMENT (2/2 SPLIT	\$ 131,695	\$ 91,168	M	100%	12/03/25	2/19/26
14	01011	City Hall South	cooling tower pump change order	\$ 64,787	\$ 64,787	M	100%	1/15/25	06/07/25
14	01002	Main City Hall	Overtime cost for Main City Hall Chiller	\$ 8,651	\$ 8,651	M	100%	3/8/26	4/28/16
11	05051	FIRE STATION #51	LIGHTING INVERTER REPLACEMENT 1/2 (SPLIT	\$ 32,849	\$ 5,733	M	100%	03/24/26	3/25/26
14	01040	EL Sereno Constituent	Replace fire alarm	\$ 24,100	\$ 24,100	M	98%	11/20/24	
14	01002	Main City Hall	CHILLER REPLACEMENT	\$ 2,726,444	\$ 2,726,444	M	95%	12/7/24	
12	09017	DEVONSHIRE	chilled water pump replacement 1/4	\$ 71,547	\$ 62,492	M	10%	3/3/26	
M&C TOTAL				\$ 12,433,869	\$ 6,895,325		97%	Average	MICLA
TOTAL BUDGET				\$ 6,888,586					
MICLA FY 25 TOTALS				\$ 7,958,072					
MICLA BUDGET				\$ 6,888,586					
MICLA BALANCE				\$0.00					

FY25 DEFERRED MAINTENANCE MICLA PROJECTS

FY 25 DEFERRED MAINTENANCE CTIEP \$ 3,481,940 00A941									
CD	BLDG #	BUILDING NAME	PROJECT DESCRIPTION	ESTIMATE	ENCUMBERED	ACCT TYPE	% COMPLETE	START DATE	COMPLETE DATE
12	09083	Valley 911	(ATS 2-1 -END OF LIFE) TEMP ATS RENTAL	\$ 58,231	\$ 28,422	C	100%	01/07/26	01/07/26
14	01014	City Hall East	P-3 LIFT STATION PUMP FAILURE	\$ 30,002	\$ 14,180	C	100%	10/3/24	1/7/25
14	01014	City Hall East	replace chill water coils/condensate pans	\$ 206,250	\$ 206,250	C	100%	10/24/24	2/26/25
14	01014	City Hall East	Site 8" Storm Drain Pipe Lining	\$ 41,955	\$ 41,955	C	100%	8/24/24	9/30/24
9	09007	77th St PD	Replace Cracked Window	\$ 22,725	\$ 22,725	C	100%	3/1/25	4/8/25
14	01002	Main City Hall	Replace loose tiles flashing and cap sheet 11th	\$ 27,704	\$ 11,718	C	100%	12/10/24	2/21/25
14	01018	C ERWIN PIPER	REPLACE FIRE MAIN	\$ 1,438,676	\$ 1,438,676	C	100%	1/15/25	4/24/26
14	01010	EOC Communications	COORDINATION STUDY	\$ 25,350	\$ 25,350	C	100%	1/8/25	1/5/26
14	09035	Metro 911	COORDINATION STUDY	\$ 37,593	\$ 37,635	C	100%	1/9/25	3/16/26
15	48087	Bradley Milken Family	Replace 4 package gas A/C units with heat	\$ 353,111	\$ 7,272	C	100%	1/8/25	12/10/25
6	09001	Van Nuys Community	replace porcelain toilets in jail section with	\$ 239,601	\$ 5,874	C	100%	6/15/24	7/30/25
14	01014	CITY HALL EAST	TEMP. COOLING UNIT	\$ 42,000	\$ 42,000	C	100%	4/26/25	8/25/25
14	01014	City Hall East	Replace Tube Bundles 1/6	\$ 571,854	\$ 16,637	C	100%	4/25/25	3/16/26
14	01014	City Hall East	Replace Tube Bundles 1/6	\$ 40,534	\$ 40,534	C	100%	6/10/25	11/12/25
14	01002	Main City Hall	CHILLER REPLACEMENT	\$ 4,499	\$ 4,499	C	100%	12/7/24	3/16/26
7	01101	PACOIMA	Replace rolling steel door	\$ 65,591	\$ 36,558	C	100%	4/17/25	9/30/2025
12	05028	Fire Station 28	FIRE SPRINKLER MAIN REPLACEMENT	\$ 50,650	\$ 50,650	C	100%	4/12/25	4/16/26
9	09007	77TH STREET	Fire Alarm Replacement	\$ 180,310	\$ 180,310	C	100%	4/2/26	4/3/26
14	05004	Fire Station # 4	Replacement of lighting control panel and	\$ 12,089	\$ 12,089	C	100%	11/6/22	
14	01011	City Hall South	HH Funding 25	\$ 150,000	\$ 150,000	C	100%	10/10/24	11/14/24
14	01014	CITY HALL EAST	HH Funding for FY 26 \$250,000	\$ 250,000	\$ 511,312	C	100%	N/A	
14	01002	Main City Hall	REMOVE OLD SEALANT AND RESEAL JOINT	\$ 40,905	\$ 40,905	C	99%	12/6/24	
11	09009	Pacific PD	Replacement of 2 chillers 2004 3/3	\$ 326,589	\$ 40,015	C	95%	4/17/25	
12	05087	Fire station 87	fire alarm corrections: ON CONTRACT ITEMS	\$ 7,294	\$ 5,641	C	95%	4/8/26	
12	05087	Fire station 87	fire alarm corrections: PERMIT AFE	\$ 1,500	\$ -	C	95%	4/8/26	
12	05107	Fire Station 107	CMU Wall Repair	\$ 35,674	\$ 35,674	C	10%	5/4/26	
6	09001	Van Nuys PD	Chiller Pump replacement	\$ 142,185	\$ 142,185	C	10%	4/14/26	
14	9063	POLICE	CHILLER #1 & 2 REPAIR	\$ 63,341	\$ 63,341	C	60%	04/02/26	
6	01005	Van Nuys Muni	condensor pad movemnet part of the roofing	\$ 9,582	\$ 9,587	C	10%	4/8/26	
M&C TOTAL				\$ 12,433,869	\$ 3,221,995		89%	Average	CTIEP
TOTAL BUDGET				\$ 3,481,940					
CTIEP FY 25 TOTALS				\$ 4,475,797					
CTIEP BUDGET				\$ 3,481,940					
CTIEP BALANCE				\$ 259,945					

FY26 DEFERRED MAINTENANCE MICLA PROJECTS

FY 26 DEFERRED MAINTENANCE MICLA 40C44M \$ 6,743,045									
CD	BLDG #	BUILDING NAME	PROJECT DESCRIPTION	ESTIMATE	ENCUMBERED	ACCT TYPE	% COMPLET	START DATE	COMPLET E DATE/
14	01018	Piper Tech	REPLACE test header on fire main	\$ 26,281.07	\$ 26,281.07	M	100%	12/30/25	2/26/26
13	05006	Fire Station #6	REPLACE HVAC EQUIPMENT	\$ 191,655.04	\$ 191,655.04	M	100%	10/21/25	12/24/25
12	01072	Hollywood Repair	REPLACE HVAC LNG/CNG CONTROLS	\$ 212,729.40	\$ 212,729.40	M	10%	10/2/25	
12	01072	Hollywood Repair	REPLACE HVAC LNG/CNG CONTROLS	\$ 129,666.78	\$ 129,666.78	M	10%	10/2/25	
14	01002	LOS ANGELES CITY HALL	replacement of Fire Pump #4.	\$ 229,945.59	\$ 229,945.59	M	10%	3/2/26	
14	01018	PIPER TECH	CHILLER REPLACEMENT	\$ 2,109,846.64	\$ 2,109,846.64	M	10%	2/18/26	
14	09063	POLICE ADMINISTRATION BUILDING (PAB)	COOLING TOWER REPLACEMENT 3/5	\$ 2,908,491.38	\$ 224,425.83	M	10%	5/5/26	
14	09063	POLICE ADMINISTRATION BUILDING (PAB)	COOLING TOWER REPLACEMENT: CONTROLS	\$ 177,366.46	\$ 177,366.46	M	10%	5/5/26	
14	01011	CITY HALL SOUTH	ROOF REPLACEMENT 4/4	\$ 519,556.00	\$ 189,855.53	M	30%	4/14/26	
14	01018	C Erwin Piper Technical Center	Replace fire alarm	\$ 303,345.26	\$ 303,345.26	M	5%	3/17/26	
12	09017	Devonshire LAPD	Upgrade Outdated BAS	\$ 110,000.00	\$ -	M	0%		
9	09006	Newton Station	Replace Main Entrance Sliding Gate	\$ 75,000.00	\$ -	M	0%		
14	09093	Metro Transport	Roll Up Grilled	\$ 43,049.00	\$ -	M	0%		
3	09071	Topanga PD	HVAC (equipment replacement) 2006 units	\$ 519,838.00	\$ -	M	0%		
11	01046	WEST LA SERVICE CENTER (SAWTELLE)	Replacing HVAC Controls and 2001 units	\$ 130,000.00	\$ -	M	0%		
14	01011	CITY HALL SOUTH	CHILLER REPLACEMENT	\$ 272,000.00	\$ -	M	0%		
7	09041	Mission PD	Replace obsolete Honeywell BAS system	\$ 300,000.00	\$ -	M	0%		
14	09044	Metro Detention Center	6" Fire Main Maintenance	\$ 20,850.00	\$ -	M	0%		
99	22035	SAN PEDRO HILL COMMUNICATION SITE	Replace UPS	\$ 409,030.33	\$ -	M	0%		
10	19018	NATE HOLDEN PERFORMING ARTS CENTER	IPS RELACEMENT	\$ 91,719.61	\$ -	M	0%		
14	09044	Detention Center	CHILLER REPLACEMENT	\$ 486,000.00	\$ -	M	0%		
9	05077	Fire Station #77	Replace Fire Alarm	\$ 160,000.00	\$ -	M	0%		
DEFERRED MAINTENANCE TOTAL ESTIMATES				\$ 13,903,754.71	\$ 3,795,117.60		13%	Average	MICLA
MICLA ESTIMATES				\$ 9,426,370.56					
MICLA BUDGET				\$ 6,743,045.00					
MICLA BALANCE				\$ 2,947,927.40					

FY26 DEFERRED MAINTENANCE CTIEP PROJECTS

FY 26 DEFERRED MAINTENANCE CTIEP 00C941 \$3,256,955									
CD	BLDG #	BUILDING NAME	PROJECT DESCRIPTION	ESTIMATE	ENCUMBERED	ACCT TYPE	% COMPLET	START DATE	COMPLET E DATE/
6	09001	Van Nuys Community PD	Replace porcelain toilets with stainless steel toilets in the jail.	\$ 7,924.77	\$ 7,924.77	C	100%	1/28/25	7/29/25
15	07004	Harbor Animal Shelter	Roof coating	\$ 12,435.21	\$ 12,435.21	C	100%	2/10/24	11/12/24
4	01009	MT LEE COMMUNICATION SITE	BAS REPAIR AND MODIFICATION	\$ 24,772.88	\$ 24,772.88	C	100%	10/21/25	2/3/26
9	09007	77th PD	Chiller repair	\$ 91,150.73	\$ 91,150.73	C	100%	9/9/25	10/9/25
12	05087	Fire Station 87	Replace Fire alarm	\$ 14,512.20	\$ 14,512.20	C	100%	4/5/26	4/6/26
11	01008	West LA Muni	Cooling Tower	\$ 30,734.69	\$ 30,734.69	C	100%	9/9/25	12/10/25
9	09007	77th PD	recircump failure	\$ 30,936.19	\$ 30,936.19	C	100%	9/9/25	9/18/25
13	09002	NORTHEAST COMMUNITY POLICE STATION	ATS REPLACEMENT	\$ 27,498.80	\$ 27,498.80	C	100%	1/3/26	3/4/26
15	05111	FIRE STATION 111	REPLACE ALL CAST IRON SANITARY WASTE BELOW FLOOR/ABOVE WATER	\$ 786,231.00	\$ 786,231.00	C	10%	9/11/25	
15	05112	FIRE STATION 112	REPLACE ALL CAST IRON SANITARY WASTE BELOW FLOOR/ABOVE WATER	\$ 828,663.00	\$ 828,663.00	C	99%	9/11/25	
15	05112	FIRE STATION 112	CHANGE ORDER: SEWER PIPE INCREASE	\$ 11,061.00	\$ 11,061.00	C	100%	3/17/26	5/12/26
15	05112	FIRE STATION 112	CHANGE ORDER: Additional Insurance	\$ 24,436.00	\$ 24,436.00	C	100%	3/18/26	5/12/26
11	09026	AHMANSON RECRUIT TRAINING CENTER (ARTC)	REFRIGERANT LEAK REPAIR	\$ 74,653.86	\$ 74,653.86	C	80%	4/9/26	
12	05107	Fire Station 107	CMU Wall Repair CFD	\$ 35,674.00	\$ -	C	2%		
14	01011	City Hall South	BASEMENT MAIN SWITCHGEAR BREAKERS	\$ 55,650.00	\$ -	C	0%		
14	01014	CITY HALL EAST	Replace Mickow generator controls <i>-Pending updated quote</i>	\$ 1,015,640.44	\$ -	C	0%		
15	05111	FIRE STATION #111	GUTTER CLEANING	\$ 113,499.38	\$ -	C	0%		
14	01018	PIPER TECH	CHILLER REPLACEMENT	\$ 821,910.00	\$ 821,910.00	C	2%		
			FY 26 HH Funding 4th CPR	\$ 470,000.00	\$ 470,000.00	C	100%		
DEFERRED MAINTENANCE TOTAL ESTIMATES				\$ 13,903,754.71	\$ 3,256,920.33		68%	Average	CTIEP
CTIEP ESTIMATES				\$ 4,477,384.15					
CTIEP BUDGET \$633K transferring 4th cpr				\$ 3,256,955.00					
CTIEP BALANCE				\$ 34.67					