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Honorable Nithya Raman
Chair, Information, Technology, and General Services Committee
c/o Office of the City Clerk
Room 395, City Hall
Los Angeles, CA 90012
Mail Stop 160

Attention: Michael Espinosa, Legislative Assistant

**DEPARTMENT OF GENERAL SERVICES RESPONSE TO COUNCIL FILE 21-0600-S14 -
DEFERRED MAINTENANCE AND CAPITAL NEEDS AT CITY FACILITIES**

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

GSD's Building Maintenance Division (BMD) maintains approximately 590 facilities Citywide. Preventive and deferred maintenance at these facilities has been delayed due to budget reductions. Addressing the maintenance priorities outlined below will reduce the City's overall liability in this area and lower the cost of replacement equipment.

GSD estimates that there is \$49.6 million in deferred maintenance throughout the City. The costs are broken down by Building Maintenance District with descriptions of the work by facility. This work can be phased over five years.

Civic Center – \$25,100,000

- Los Angeles City Hall: Duct cleaning, repipe aging water lines, replace main doors, replace fire alarm panels, repainting of common areas, apply top coat to landing, repipe aging sewer and storm mains, tile repair (exterior and interior), replace water pump condenser and drive, replace fire pressure release valves, infrared (IR) scan all electrical panels, switchgear, motor control centers (MCCs) and transformers, replace garage carbon monoxide exhaust controls, variable frequency drive (VFD) maintenance
- City Hall East: Replace 18-fan walls and VFD's, duct cleaning, replace obsolete breakers in generator gear, upgrade of generator gear, repipe aging sewer and storm mains, replace garage carbon monoxide control system, replace garage exhaust fan VFDs, house pump and controller replacement, sewer lift station maintenance, install Reg4 compliant

signage, IR scan all electrical panels, switchgear, MCCs and transformers, replace six steam pressure reducing valves

- Police Administration Building: Duct cleaning, replace fire alarm panel, replace fire damper actuators in the air conditioning (A/C) system throughout the building, replace hot water system expansion tank bladder, window replacement, IR scan all electrical panels, switchgear, MCCs and transformers, replace Spring Street door, UPS backups on all the fire smoke controls tied to fire control panel, replace shaft and bearings on cooling towers
- City Hall South: Seal planters, repair boiler refractory, duct cleaning, replace fire controls, replace blowdown valves on boilers, IR scan all electrical panels, switchgear, MCCs and transformers, replace aging outdated plumbing fixtures, VFD maintenance, recalibrate hot deck and cold deck dampers on air handlers
- Fire Station # 4: Replace slate tile throughout building, building automation system (BAS) upgrade, duct cleaning, replacement of lighting control panels and devices, IR scan all electrical panels, switchgear, MCCs and transformers, repair damaged interceptor exit piping, replace operator for overhead apparatus door, install in line booster for roof water line, maintenance of sewer lift station
- Emergency Operations Center: Repair main water service leak, BAS upgrade, duct cleaning, IR scan all electrical panels, switchgear, MCCs and transformers, VFD maintenance, install drain access points to clear blockages, perform tank inspections and maintenance
- Metro Detention Center: Replace chiller, replace and upgrade controls on the heating, ventilation, and air conditioning (HVAC) system, upgrade BAS, duct cleaning, replace VFDs on air handlers and multizone units, maintenance and repair of all doors, IR scan all electrical panels, switchgear, MCCs and transformers, maintenance of six-inch fire main
- Personnel Building: Upgrade BAS, IR scan all electrical panels, switchgear, MCCs and transformers
- Los Angeles Mall: Repipe aging sewer and storm mains, reinsulate chilled and hot water piping, duct cleaning, repair north end leak, replace inefficient lighting with light emitting diode (LED), IR scan all electrical panels, switchgear, MCCs and transformers, replace heat pump valves
- Medical Services Building: Upgrade BAS, duct cleaning, IR scan all electrical panels, switchgear, MCCs and transformers
- Metro 911 Center: Duct cleaning, modernize electrical gear, install early warning detection system for underground O2 and domestic water emergency backup system, IR scan all electrical panels, switchgear, MCCs and transformers, lift station maintenance, VFD maintenance, water heater maintenance

- Little Tokyo Library: Duct cleaning, electric strip heater controls and safety upgrade, IR scan all electrical panels, switchgear, MCCs and transformers
- Metro Transport: IR scan all electrical panels, switchgear, MCCs and transformers, service garage exhaust system
- Emergency Operations Center (EOC) Communication Building and Tower: IR scan all electrical panels, switchgear, MCCs and transformers, install electric blinds, upgrade BAS

Central District - \$13,500,000

- Los Angeles Police Department
 - 77th Police Station: Replace heating hot water system piping, reseal windows, replace fire alarm, replace bifolding doors at main entrance
 - Central Facilities Building: Replace chillers
 - Southeast Police Station: Repair shower pans in locker room
 - Hollenbeck Police Station: Repair broken glass panels
 - Newton Police Station: Replace sliding gate at main entrance
- Los Angeles Fire Department
 - Fire Station # 02: Replace four A/C units
 - Fire Station # 03: Replace six A/C units
 - Fire Station # 14: Replace four A/C units
 - Fire Station # 17: Replace five A/C units, replace apparatus doors
 - Fire Station # 21: Replace obsolete toilets
 - Fire Station # 25: Replace apparatus doors
 - Fire Station # 35: Replace apparatus doors
 - Fire Station # 65: Replace fire sprinkler system, replace obsolete toilets, repair shower pans in locker room
- Mt. Lee Communication Center: Replace PETRA HVAC units
- Piper Technical Center: Replace chillers, retrofit Halon chemical fire life safety, retrofit aqueous film forming foam chemical system with non-hazardous chemical, repair expansion joints, install second floor guard rail, polycoat parking lot
- North Central Animal Shelter: Install new misting system in kennels
- Bradley Milken Family Center: Replace four A/C units
- Boyle Heights Youth Center: Replace roof, replace seven A/C units
- 7th Street Consolidated Facility: Replace obsolete hand washing sinks
- Central Refuse Equipment Repair Yard: Replace roof
- Lucille Roybal Center: Replace damaged graffiti film on windows
- San Fernando Road Sanitation Facility: Modernize elevators, replace six A/C units, install 400-amp triple switch
- Department of Transportation (DOT) Exposition Yard: Modernize elevators
- Communications Tower: Install 400-amp triple switch
- Central Los Angeles Recycling: Update domestic hot water system
- West Valley Refuse Yard: Upgrade liquified natural gas (LNG) detection system

North District - \$7,500,000

- Los Angeles Police Department
 - Van Nuys Police Station: Upgrade BAS, replace service bay electric doors
 - North Hollywood Police Station: Upgrade BAS
 - West Valley Police Station: Upgrade BAS, replace five A/C units, replace three ductless split A/C units
 - Foothill Police Station: Upgrade BAS
 - Devonshire Police Station: Upgrade BAS
 - Topanga Police Station: Replace fire alarm panel, upgrade fire system
 - Valley 911 Center: Replace three HVAC chillers
 - Emergency Vehicle Operations Center: Replace chilled and hot water fan coils
- Los Angeles Fire Department
 - Fire Station # 108: Replace three split A/C units
 - Fire Station # 114: Replace four A/C units, replace apparatus doors and controls
- Van Nuys Municipal Building: Upgrade BAS, duct cleaning, upgrade obsolete interior lighting controls and panels
- Marvin Braude Constituent Service Center: Replace water cooled, self-contained chillers, upgrade obsolete exterior lighting controls and panels
- East Valley Animal Shelter: Install new fire life safety panel and integrate fifteen rooftop package units with duct detectors into panel


South District - \$3,500,000

- Los Angeles Police Department
 - Wilshire Police Station: Replace roof
 - Harbor Police Station: Replace delaminating windows
- Los Angeles Fire Department
 - Fire Station # 05: Replace outdated HVAC controls
 - Fire Station # 13: Replace outdated HVAC controls
 - Fire Station # 27: Replace roof
 - Fire Station # 36: Replace outdated HVAC controls
 - Fire Station # 37: Replace hot and cold-water pipes
 - Fire Station # 40: Replace roof
 - Fire Station # 41: Replace roof
 - Fire Station # 43: Replace outdated HVAC controls
 - Fire Station # 57: Replace roof
 - Fire Station # 61: Replace fire alarm system
 - Fire Station # 63: Replace roof
 - Fire Station # 66: Replace roof
 - Fire Station # 79: Replace apparatus door, replace sewer pump and controls, replace three package units
 - Fire Station # 85: Replace roof: replace gas package units
 - Fire Station # 101: Replace five package units

- West Los Angeles Municipal Building: Replace electrical switchgear
- West Los Angeles Street Maintenance Yard: Replace two package units
- South West District Street Maintenance Yard: Replace roof
- Warner Grand Theater: Replace electrical switchgear
- Western District Sanitation Yard: Replace roof
- West Los Angeles Sewer Maintenance Yard: Replace roof
- Various City Offices: Replace outdated HVAC equipment and controls

Additional Hiring Hall, Maintenance Materials and Supplies, and Contractual Services funding will be needed to address these priorities.

For additional information, please contact Melody McCormick, Assistant General Manager, at (213) 928-9566.


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