

LOS ANGELES FIRE DEPARTMENT



JAIME E. MOORE
FIRE CHIEF

September 24, 2026

BOARD OF FIRE COMMISSIONERS
FILE NO. 26-053

TO: Board of Fire Commissioners

FROM:  Jaime E. Moore, Fire Chief

SUBJECT: GSD-LAFD FACILITIES MAINTENANCE REPAIR SERVICE DELAYS

FINAL ACTION:	☐ Approved	☐ Approved w/Corrections	☐ Withdrawn
	☐ Denied	☐ Received & Filed	☐ Other

SUMMARY

On Tuesday, September 15, 2026, the Board of Fire Commissioners requested a report back regarding long-delayed service requests for fire station repair service requests. This report presents three months of work order data—including work categories, volume, and status—and provides detailed updates on two specific matters: (1) the shower leak and mold-related repairs in progress at Fire Station 69 and (2) the HVAC outage at Fire Station 74 that took more than two months to repair. The information in this report was extracted from the General Services Department (GSD) system as of September 15, 2026.

RECOMMENDATION

That the Board: Receive and file.

DISCUSSION

GSD-LAFD Facilities Requirements Overview

Mandate & Division Roles –

- **Centralized City Mandate:** Per the City Charter and Administrative Code, GSD centralizes property management to ensure compliance with prevailing wage laws, standard contracting requirements, and uniform municipal building standards.
- **GSD Building Maintenance Division (BMD):** Handles routine, day-to-day repairs and operational upkeep (roof/plumbing leaks, HVAC, apparatus doors, electrical) across all 107+ fire facilities.
- **GSD Construction Forces Division (CFD):** Acts as the internal general contractor for major infrastructure updates and overhauls.
- **External Vendors:** Engaging external contractors involves an extensive approval process requiring Council and budgetary authorization due to

established City policies, labor agreements, and GSD's legal framework. Furthermore, GSD does not assume maintenance oversight for repairs executed by third-party vendors. A current exception is the Memorandum of Understanding (MOU) established with the Los Angeles Fire Department Foundation, which applies specifically to painting, flooring, and non-electrical security barriers.

Cost & Backlog Response –

- **High Costs and Contingency:** Concerns regarding GSD CFD's elevated costs across several departments are currently under official review. CFD estimates incorporate a 20–30% contingency for unexpected expenses to allow work to proceed without interruptions and delays due to the need for additional fund transfers.
- **Delays & Backlog:** GSD attributes their delays to staffing shortages. The Office of the City Administrative Officer (CAO) is actively collaborating with GSD to implement solutions and reduce the backlog this fiscal year.

GSD-LAFD Facilities Maintenance Repair Service Requests

The General Services Department (GSD) Building Maintenance Division (BMD) provides the majority of maintenance and repair services at no cost to the LAFD, such as the HVAC system repair at Fire Station 74. The work orders discussed in this report primarily fall under GSD BMD. In contrast, capital projects require separate funding and management through BMD's Project Group and/or GSD's Construction Services Division (CFD), to which the persistent shower pan leak and reconstruction project at Fire Station 69 was referred.

More than 400 repair requests are submitted directly by fire stations via the GSD portal each month. The Fire Facilities Section and GSD's Work Control Center review and approve these requests before a work order is generated.

A three-month query (June 15, 2026, to September 15, 2026) highlights a substantial volume of work orders and their current status. During the three-month timeframe, 1,185 repair service work orders were generated across the ten most common categories. Plumbing, HVAC, electrical, and apparatus doors accounted for the highest number of requests, as well as the majority of emergency and critical repairs. The combination of high-volume urgent requests and ongoing staffing shortages across GSD has led to delays on several crucial repairs. Note that this three-month dataset reflects only newly created work orders and does not account for the preexisting backlog.

Table 1 on the next page shows a breakdown of the total number of work orders by category and status as of September 15, 2026.

Table 1: GSD-LAFD Facilities Maintenance Work Order Status & Volume (3-Month Query)

Work Order Categories	Total	CLOSED	OPEN			
		COMPLETED	WORK DONE	IN-PROGRESS	ASSIGNED	NEW
PLUMBING	419	336	39	22	18	4
HVAC	270	145	34	36	30	25
ELECTRICAL	184	118	14	9	36	7
APPARATUS DOOR	143	84	20	15	17	7
CARPENTRY	96	53	7	6	20	10
AUTOMATIC GATE	48	38	6		3	1
FENCING	9	8	1			
ROOFING	9	5	2		2	
WELDING	4	1	1		1	1
CONCRETE	3		0		1	2
Grand Total	1185	788	124	88	128	57

Table 2 below summarizes the total number of work orders by priority. During the three-month period, 75 emergency requests and 121 critical requests were submitted.

Table 2: GSD-LAFD Facilities Maintenance Work Order Volume by Priority (3-Month Query)

Job Priority	Work Order Count
1-EMERGENCY	75
2-VIP CRITICAL	121
3-REGULATORY	26
4-ROUTINE	962
5-CALENDAR	1
Grand Total	1185

Table 3 details the high-priority work order volume by category, focusing on plumbing, apparatus doors, and HVAC systems. Between June 15 and September 15, high-priority repair requests totaled 65 for plumbing, 58 for apparatus doors, and 37 for HVAC systems.

Table 3: GSD-LAFD Facilities Maintenance High-Priority Work Order Volume (3-Month Query)

Job Priority	1-EMERGENCY	2-VIP CRITICAL	Total
PLUMBING	22	43	65
APPARATUS DOOR	28	30	58
HVAC	10	27	37
OTHER	15	21	36
Grand Total	75	121	196

Fire Station 74's A/C Repair Timeline and Delays

The following is a summarized timeline showing Fire Station 74's AC repair (Work Order or WO #27-10492675 for AC-2 affecting the kitchen and recreation room) from start to finish:

- **7/14/26–7/15/26:** FS74 reported rooftop HVAC failure following an explosion and smoke. Power was shut off to the unit. Fire Facilities requested "VIP-Critical" prioritization. GSD diagnosed severe burnout, blown fuses, and total refrigerant loss.
- **7/16/26–7/24/26:** Repair quotes were submitted for management approval. GSD placed parts orders with a 10-day lead time while portable cooling was arranged.
- **8/21/26–9/17/26:** Parts arrived, but installation was delayed due to GSD staffing shortages and the heatwave service backlog.
- **9/18/26–9/21/26:** Technicians flushed the system, installed new parts (compressor, TXV, drier, contactor, wiring), recharged refrigerant, and restored AC-2 to full operation.

The GSD HVAC Supervisor expressed repeatedly throughout this timeline that they are short-staffed and unable to keep pace with the high-volume of urgent repair requests. While GSD BMD typically responds to LAFD facilities promptly and provides portable cooling units when part delays occur, summer heatwaves have exhausted GSD's inventory. Consequently, Fire Station 74 could only be provided with a single portable cooling unit. As of September 21, 2026, the AC-2 unit is online and in operation.

Fire Station 69's Crew Shower Pan Repair Timeline and Delays

Fire Station 69 involves a more extensive issue than a delayed maintenance response. What began as a shower leak developed into a larger construction and reconstruction project. The following timeline summarizes the repair history, which remains in progress and was approximately 60% complete as of September 23, 2026:

- **9/30/24:** Leak diagnosed and repaired at 3rd shower valve in 2nd-floor crew bathroom. (WO #25-10393876)
- **10/3/24:** Damaged shower pan identified; full replacement required. (WO #25-10394338)
- **1/29/25:** Plumber noted that they checked with station personnel for any plumbing issues, and staff reported that there was none. (WO #25-10411345)
- **7/28/25:** Fire Station 69 submitted another repair request regarding the shower pan area / ceiling leaking.
- **8/6/25–8/22/25:** BMD Supervisor requested a repair estimate from the GSD Construction Forces Division (CFD). Intermediate grout repairs, sealing, and water testing were performed.
- **10/16/25–10/20/25:** Extensive ceiling removal noted; active leak traced from outside shower door seeping downstairs. (WO #26-10451426 and #26-

10451744)

- **4/14/26–4/21/26:** (CFD Estimate K225010E / WO #26-10478650) CFD provided an estimate (\$156,567) and a work order was created to rebuild 3 showers (backer board, tile, pans, fixtures, drains, doors), replace rotted lumber, repair ceilings, and perform mold treatment.
- **5/8/26:** BMD submitted the estimate to their Projects Group.
- **5/20/26:** CFD was issued Notice to Proceed.
- **7/28/26:** CFD conducted site visits to determine the repair schedule.
- **8/24/26:** CFD start date.
- **9/17/26:** CFD performed 24-hour pan testing prior to proceeding with thin-set and tile work.
- **9/23/26:** Project reached ~60% completion with ~4 weeks remaining. CFD is addressing Building & Safety corrections ahead of reinspection, tile installation, ceiling repairs, and full painting.

This project's main challenges and delays were due to staffing turnover and limited workforce capacity within GSD (both BMD and CFD are experiencing staff-shortages), as well as the time required to fully identify the extent of the damage, develop and approve the repair scope and estimate, identify a funding source (\$156,567), procure materials, complete required testing, address Building and Safety corrections, and schedule specialized construction work. For Fire Station 69, the repair evolved from a shower-valve and pan issue into a reconstruction project involving three showers, water-damaged structural materials, ceiling repairs, mold treatment, and final finish work. For Fire Station 74, the extended outage was driven by severe HVAC component failure, parts lead times, technician shortages, and a heatwave-related backlog of urgent HVAC repairs.

CONCLUSION

LAFD's emergency and critical facility repairs receive priority attention from the General Services Department, recognizing that fire stations operate 24 hours a day, seven days a week and require fully functional infrastructure to support emergency response and firefighter recovery between calls. However, GSD is currently navigating staffing shortages and reduced capital project funding compared to prior years. These constraints, combined with high volumes of emergency and critical requests, have contributed to delays in completing certain repairs.

The Fire Facilities Section continues to monitor outstanding work orders and maintain regular communication with GSD supervisors to advocate for timely repairs and interim measures to support the operational needs of LAFD fire stations and facilities.

Board Report prepared by Martin Mullen, Battalion Chief, and Christina Torres, Management Analyst, Fire Facilities Section, Training and Support Bureau.