

Department of General Services
City of Los Angeles



A Year of Impact

2023-24
ANNUAL REPORT





Table of Contents

- 3** MISSION
- 4** EXECUTIVE STAFF AND DIVISION DIRECTORS
- 5** MESSAGE FROM THE GENERAL MANAGER
- 6** BY THE NUMBERS
- 9** ELECTED OFFICIALS
- 10** HOMELESS SERVICES
- 12** TECHNOLOGY
- 14** GOOD GOVERNMENT
- 20** SUSTAINABILITY
- 23** AWARDS & RECOGNITION

THE MISSION OF THE DEPARTMENT OF GENERAL SERVICES IS TO PROVIDE CITY LEADERSHIP IN MANAGING FACILITIES, EQUIPMENT, SUPPLIES, MAINTENANCE, AND OTHER SUPPORT SERVICES TO ELECTED OFFICIALS, DEPARTMENTS AND RESIDENTS IN A SAFE, RELIABLE, AND EFFICIENT MANNER.

A COMMITMENT TO QUALITY SERVICE BY QUALITY PEOPLE.



Executive Staff and Division Directors



TONY M. ROYSTER
General Manager

EMILY MAYEDA
Assistant General Manager

CESAR AVALOS
Custodial Services

ERIC ROBLES
Emergency Planning & Special
Services/Mail Services

ELIZABETH SALUMBIDES
Finance

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Office of Sustainability/Parking
Services

JOHN TREVGodA
Assistant General Manager

JUNG HO
Fleet Services

STEVEN HILLMAN
Fuel Services

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Assistant General Manager

PAUL MERRITT
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DANIEL RODRIGUEZ
Construction Forces

AMY BENSON
Real Estate Services

MARK LOPEZ
Integrated Asset Services

MELISSA YUSILON
Assistant General Manager

LANCE SHOHO
Management Information Systems

RICARDO VILLACORTA
Materials Testing

GERALD ST. ONGE
Publishing Services

MAIYO LARA
Supplier and Customer Relations

TROY LEE
Supply Services

TINA FERMIN
Executive Administrative Assistant

LYDIA MARQUEZ
Executive Administrative Assistant

REBECCA ALVARADO
Executive Administrative Assistant

Message from the General Manager

**I AM PROUD TO
PRESENT THE 2023-
24 DEPARTMENT OF
GENERAL SERVICES
(GSD) ANNUAL REPORT
ON BEHALF OF OUR
HARDWORKING TEAM
OF EMPLOYEES.**

At GSD, our mission is to provide excellent services that empower our customers to effectively serve the residents of Los Angeles. GSD supports nearly every City employee, department, and elected office, and is driven by our commitment to enhancing City operations through outstanding customer service.

The 2023-24 Annual Report outlines GSD's achievements over the past year, showcasing GSD's dedication to the City and the communities that rely on the services provided by the departments we support.

GSD focused on key initiatives in sustainability and technology, intensified our efforts to address homelessness, and improved service delivery. The determination of the GSD team enabled us to successfully navigate the challenges of 2023-24, and is highlighted within this report.

I appreciate Team GSD for your hard work and contributions that define us as the "Heart of the City." I am excited about what we can achieve together in the years to come.

Sincerely,

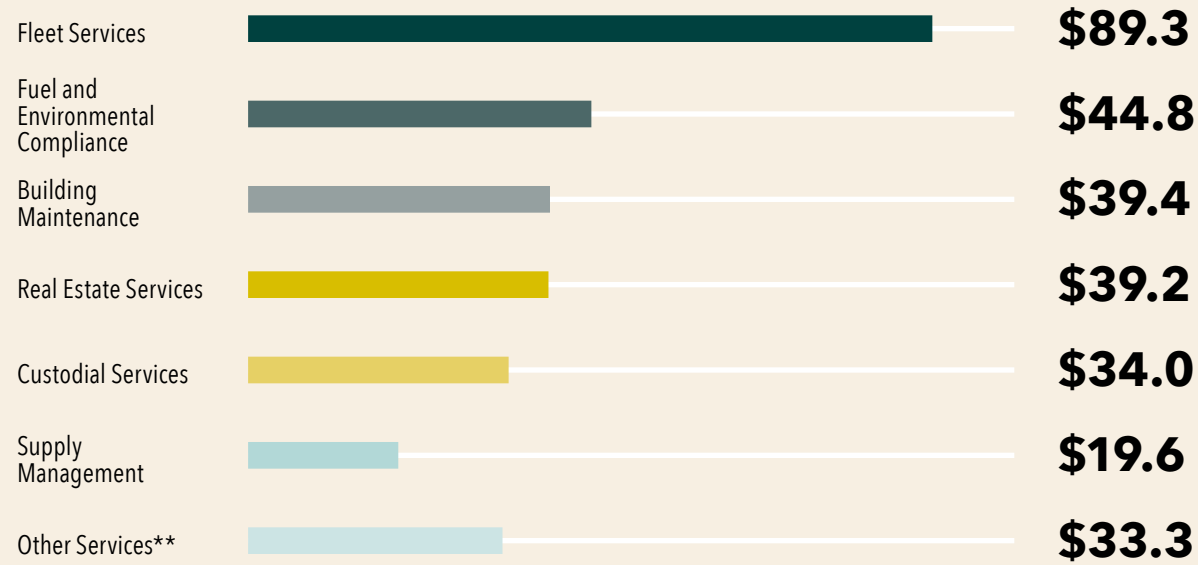


TONY M. ROYSTER
General Manager and City Purchasing Agent

By the numbers

BUDGET SUMMARY

\$299.7 million



* In millions.

** Other divisions include: Standards, Mail, Parking, Special Operations, Integrated Asset Services, Construction Forces, Sustainability, and GASP.



FISCAL YEAR 2023-24



\$299.7 million
Budget



\$48 million
Revenue



1,503
Positions

13.1 million

Pieces of Mail Processed

\$28.8 million

Construction Projects Completed

170,244

Material Tests Performed

18 million

Gallons of Fuel Purchased

5,668

Parking Spaces Managed

1,384 lane miles

Rehabilitated Through the Pavement Preservation Program

402

Electric Vehicle Chargers Installed for Public, Employee, and City Fleet Use

10,000+

Units of Autos, Trucks, Aircraft and Equipment Maintained

28,090

Metric Tons of CO2e
Reduced through the
Use of Renewable
Diesel

**11.1
million**

sq ft City Facilities
Cleaned

**\$60.6
million**

Property
Acquisitions

\$2.8 million

Surplus
Property Sales

**976,000
gallons of water**

Saved Annually From 2023-24
Municipal Buildings Energy
And Water Management and
Conservation Projects

1.1 million kWhs

Saved Annually from 2023-24
Municipal Buildings Energy
and Water Management and
Conservation Projects

Completed and Re-established
Post-Covid Compliance for All
9 City High-rise Facilities
and Conducted
18 High-rise Emergency Drills

1,064

Moves Completed

Elected Officials

OFFICE

Mayor **Karen Bass**
City Attorney **Hydee Feldstein Soto**
City Controller **Kenneth Mejia**

CITY COUNCIL

District 1 **Eunisses Hernandez**
District 2 **Paul Krekorian**
District 3 **Bob Blumenfield**
District 4 **Nithya Raman**
District 5 **Katy Yaroslavsky**
District 6 **Imelda Padilla**
District 7 **Monica Rodriguez**
District 8 **Marqueece Harris-Dawson**
District 9 **Curren D. Price, Jr.**
District 10 **Heather Hutt**
District 11 **Traci Park**
District 12 **John Lee**
District 13 **Hugo Soto-Martinez**
District 14 **Kevin de León**
District 15 **Tim McOsker**





HIGHLIGHTS

23
EXECUTED MOTEL
AGREEMENTS
FOR TEMPORARY
HOMELESS
HOUSING

\$8.5 M
INVESTMENT FOR
THE RENOVATION
OF THE MAYFAIR
HOTEL

3,313
HOURS OF
MAINTENANCE
OF CITY SHELTER
FACILITIES

Homeless Services

Acquisition and Renovation of the Mayfair Hotel

At the beginning of fiscal year 2023-24, GSD completed the \$60 million acquisition of the Mayfair Hotel located in Council District 1. To prepare the Mayfair for occupancy, the City invested over \$8.5 million in renovating the facility. The work by GSD consisted of preparing the rooms for occupancy, reinforcement of hollow clay tiles in the stairwells, build-out of administration offices, security and check in, lobby reception, and medical services on the first and second floors. Further projects included installation of laundry facilities, conversion of the pool deck to a pet park and ADA upgrades as well as mechanical, electrical and plumbing projects.

This hotel has been transformed into a permanent interim housing to support the City's Inside Safe Initiative program. This acquisition and renovation is instrumental in meeting the requirement to offer adequate housing and shelter interventions for 60% of the unsheltered population, excluding those who suffer from serious mental illness. As part of its commitment, the City must provide 12,915 new units of interim or permanent housing by 2027.

Ongoing Maintenance of City Shelter Facilities

GSD plays a crucial role in managing and maintaining a network of facilities throughout the City, which includes 33 A Bridge Home (ABH) sites, Tiny Home Villages, and Navigation Centers. These specialized living environments, aimed at addressing homelessness and providing shelter, consist of living spaces with laundry facilities and restrooms, office space, and other amenities for residents. In 2023-24, GSD allocated significant resources to upkeep these facilities, performing a total of 3,313 hours of maintenance. The maintenance work cover a variety of repair and upkeep tasks, including electrical, plumbing, and heating, ventilation, and air conditioning systems, as well as carpentry and fire life safety inspections. The effective maintenance of these facilities is critical not only for the physical structures but also for the residents who rely on them for shelter and support services. A well-maintained environment enhances the effectiveness of programs for individuals transitioning out of homelessness while fostering dignity and respect, positively influencing their mental and emotional well-being.

Final Phase of Project Roomkey

Under the direction of the Mayor's Office, GSD has officially ramped down operations at the L.A. Grand Hotel, the last remaining site under the Project Roomkey (PRK) Initiative, on July 21, 2024. PRK provided critical temporary housing solutions for individuals experiencing homelessness during the COVID-19 pandemic.

GSD actively collaborated with the hotel management, conducted final inspections and addressed any outstanding issues that arose from the facility's transition. It ensured that all safety and compliance standards were met, facilitating a seamless handover and preparing the site for its next use. GSD's commitment extended beyond simply closing the site; it included thorough engagement with stakeholders to safeguard the well-being of those who have benefited from the PRK program and ensured that the lessons learned from this initiative inform future housing strategies in the region.

Inside Safe Initiative Agreements

In 2023-24, GSD, in collaboration with the Office of the Mayor, executed 23 and managed 42 motel agreements for temporary homeless housing as part of Mayor Bass' Executive Directive No. 2, the Inside Safe Initiative (ISF). The goals of ISF include eliminating street encampments, promoting long-term housing for the homeless, increasing access to mental health and substance abuse treatment, reducing the incidence of deaths on the streets, and enhancing neighborhood safety and hygiene. Additionally, the City has partnered with nonprofit homeless service providers to facilitate participant intake and book rooms as needed.



HIGHLIGHTS

47

NEW FUEL
CONTROL
TERMINALS
INSTALLED

+3 M

UNITS PRODUCED
IN OFFSET,
COPY, AND
LARGE FORMAT
PRINTING

7,300

VENDORS
BENEFITED FROM
THE UPGRADE
OF THE CITY'S
FINANCIAL
PLATFORM

Technology

Upgrade of FMS4LA from Advantage 3.10 to Advantage 4

GSD, in collaboration with CGI, Controller, and ITA, successfully executed the Citywide upgrade from Advantage 3.10 to Advantage 4 (FMS4LA) on November 7, 2023. **It provides a modern platform that enhances the City's financial management services and integrates financial, procurement, and reporting operations.** Key improvements include CGI Advantage's integration platform for real-time connectivity to services like Salesforce and AWS, a business roles feature for tailored user experiences, a modernized Enterprise Resource Planning (ERP) system, and an updated eProcurement system that digitizes purchasing information. **The upgrade also allowed for the elimination of 130 customizations and outdated legacy systems,** resulting in increased productivity, improved accessibility, and streamlined vendor interactions for the City's 7,300 vendors.

Advancing the City's Fuel Automation System

GSD continued with Phase II of the Fuel Automation System (FAS) upgrade, which focuses on replacing outdated Fuel Control Terminals (FCTs) with advanced Internet of Things (IoT) FCTs that facilitate real-time communication and are fully integrated with the new software that was installed during Phase I. The display screens feature fuel dispensing volumes and pump status indicators, enhancing the user experience. Additionally, the IoT FCTs enable instant remote fueling authorizations, diagnostics, and updates while providing increased memory and storage capacity. These terminals interface seamlessly with the City's gasoline, diesel, RCNG, RLNG, propane, and other fuel and fluid dispensing devices. In 2023-24, GSD installed 47 new FCTs. To date, 94 of the 170 terminals scheduled for replacement have been replaced. **The upgrade provides a more stable and reliable system, significantly improving real-time reporting capabilities for departmental analysis.**

State-of-the-Art Machines: Elevating Quality and Efficiency in Printing

GSD invested in five cutting-edge machines, transforming its printing operations by significantly boosting efficiency, automation, and speed. Each of the new machines play a crucial role in reinforcing GSD's commitment to delivering exceptional service. The Automatic Grommet Machine effortlessly creates strong, professional banners and signs, speeding up production. The Epson SureColor S60600L delivers stunning color accuracy, making printed materials more vibrant and eye-catching. The Graptec Cutting Pro FC9000 allows for precise cuts on detailed designs, adding flexibility to the projects. The Heidelberg Suprasetter streamlines prepress processes, resulting in sharp and clear prints, and the Xante Impressia Enterprise boosts digital printing speed without compromising quality. **Together, these advancements not only accelerated the workflow but also elevated the quality of GSD's printing services.** It also enabled GSD to adopt the latest technological advancements and enhanced its capability to serve the City of Los Angeles with a broader array of high-quality printing services. In 2023-24, GSD produced over 3 million units in offset, copy, and large format printing.



Good Government



Renewable Diesel (R99)

The City purchased 2.8 million gallons of renewable diesel in 2023-24, resulting in a total reduction of 71,724 metric tons of CO2e emissions since GSD began purchasing renewable diesel.

HIGHLIGHTS

2,597
REGISTRANTS
FOR OUTREACH
EVENTS

170,244
MATERIAL TESTS
PERFORMED

2.8 M
GALLONS OF
RENEWABLE
DIESEL
PURCHASED

Pacoima City Hall

GSD and Council District 7 collaborated to enhance security and aesthetics at the Pacoima City Hall. A state-of-the-art video surveillance system was installed, featuring high-definition cameras, infrared technology, and smart video analytics. The system is equipped with a virtual fence that triggers alerts to computers and cell phones in case of unauthorized access, creating a fortified perimeter.

Additionally, LED lights replaced existing fixtures to improve visibility around the property. Stainless-steel perforated fence extensions with mountain silhouettes were installed to match the main gates. The landscaping was revamped with water-wise elements like succulents, decorative rocks, and evergreen vines. Palm trees were trimmed, cleaned, and two dead trees were removed to enhance the overall appearance of the property.



Renovation of Taxco Theater

Following a \$2 million renovation by GSD, the Taxco Theater, located at 7242 Owensmouth Avenue in Canoga Park, reopened on February 26, 2024.

Key enhancements included renovation of restrooms, addition of a new break room, and replacement of plumbing fixtures. GSD also installed new flooring, featuring carpet and hardwood maple sprung floors, and a lighting system with emergency backup.

The building's interior and exterior were refreshed with new paint, and visibility was improved with a digital message board and an LED backlit sign. Additional upgrades included exterior waterproofing, the replacement of HVAC units with efficient electric heat pumps, and the addition of a decorative screen to enhance the theater's aesthetic appeal.

This comprehensive project transformed the theater into the only publicly-owned arts hub in the area, offering local artists, nonprofit organizations, community groups, and performing arts students opportunities to develop and produce new work.



Outreach Events for Local Businesses

In 2023-24, GSD engaged in six outreach events, attracting over 2,597 registrants, 89 Zoom participants, and 1,368 in-person attendees to learn about doing business with the City of Los Angeles.

Key events included:

- Los Angeles Business & Financial Empowerment Summit (October 14, 2023): Held at BMO Stadium, this event featured a presentation on navigating the LA Vendor Self Service (LAVSS) site, registration, and business strategy development.
- Small Business Webinar for Commodity Contracting (December 6, 2023): This webinar provided essential information on accessing City commodity opportunities through LAVSS and LA RAMP.
- Los Angeles Region Small Business Summit (April-May 2024): Four separate events across the city (Los Angeles Coliseum, Los Angeles Mission College, Cal State LA, Long Beach) reached numerous participants eager to learn about City business opportunities.



ITA CHE P4 Office Renovation

GSD collaborated with the Information Technology Agency (ITA) to revamp the open office in City Hall East (CHE) P4, creating a modern space with a bright, spacious, and highly efficient office with renewed aesthetics. **GSD installed a partition wall with windows that matched the existing design, as well as a curved wall to accommodate multiple television monitors.** GSD also upgraded the lighting fixtures, repainted the walls, and installed new carpeting. New workstations were procured ensuring a seamless installation process.

Tonopah Street Pedestrian Tunnel

GSD, in collaboration with the California Department of Transportation, secured an encroachment permit for the revitalization of the Tonopah pedestrian tunnel located under the I-5 and I-170 freeways between Vena Avenue and Cranford Avenue. Originally intended to provide a safe passage for students and residents, the tunnel had become a significant health and safety concern for the surrounding community due to its neglected state. To address this issue, **GSD crews embarked on a thorough renovation, removing all trash and debris, painting over existing graffiti, and installing custom-fabricated gates crafted in-house at the metal shop.** The renovated tunnel was completed in April 2024.



Personnel Medical Building

In order to **address security and privacy issues at the Personnel Medical building**, the GSD team replaced the windows with new ones that have solar cool reflective gray tempered glass, featuring a LOW-E component layered on top of laminated safety glass. The gray and silver reflective design creates a mirrored effect from the exterior, while allowing for clear visibility from inside. Furthermore, the glass is designed with a security feature akin to that of a car windshield, ensuring that even in the event of breakage, the glass remains intact and prevents unauthorized access to the premises.

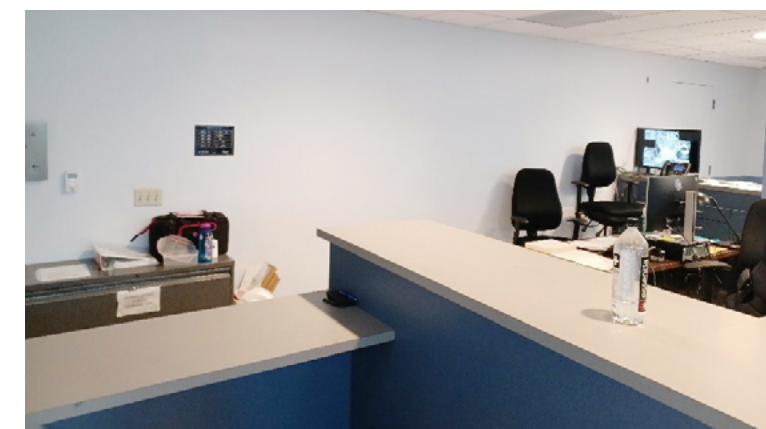
John Muir Front Desk Restoration

A fire occurred at the front desk of the John Muir library, prompting the need for restoration and enhancement of the area. **GSD was tasked with leading the rebuilding efforts**, working closely with the cabinet shop to ensure the new work matched the original design. Through careful measurements and attention to detail, the team was able to seamlessly integrate the new elements. Additionally, in cooperation with the Library Department, new swing gates with locking mechanisms were installed to enhance security and provide controlled access to the librarian's area.

Southwest Police Station

GSD worked closely with LAPD in restoring and enhancing the functionality of the Southwest police station that was significantly damaged by a fire. GSD installed new windows, frames, and doors made of bullet proof glass. They are covered with vandalism film and reflective privacy tint to protect them from scratches, create a mirror effect, and increase privacy for those inside. For better accessibility, the doors feature a new hands-free ADA door opening device on the wall replacing the old push button. The new front counter installed was custom built by GSD at its shop. It is made of bullet proof panels throughout for protection. The doors behind the counter are also equipped with an electrical power supply kill switch for added level of security.

In addition, GSD installed energy efficient LED light fixtures throughout the station; replaced the stucco and wall tiles; painted the lobby, hallway, and blue tiles outside the station; and polished the existing terrazzo flooring to remove the baked-on smoke damage caused by the fire.



A Resource Center for Fire-Impacted Local Businesses

On November 11, 2023, a fire on the 10 freeway displaced several small businesses. **GSD immediately collaborated with the owners of Young's Market and the Office of the City Attorney, and secured a lease for space at Young's Market**, located at 500 S. Central Avenue within a few days. The leased area was transformed into a pop-up business resource center to support small businesses affected by the fire that shut down one of the nation's busiest freeways.

GSD also collaborated with Council District 14, the Economic and Workforce Development Department, and the Emergency Management Department, in establishing a Local Business Assistance Resource Center, a comprehensive hub where affected businesses can access financial assistance, services, and resources from government agencies and non-profit organizations. The resource center operated until December 2023.

Acquisition of the Watts Tower Art Center

GSD successfully completed the acquisition of the property located at 1703 East 107th Street in Council District 15 that will house the Watts Towers Conservation Office. The acquisition was carried out on behalf of the Department of Cultural Affairs. **The newly acquired property will provide much-needed space for the growing campus and allow for more efficient management and preservation of the iconic Watts Towers.**



Expanding Taxiway D at Los Angeles World Airports

The extension of Taxiway D at the Los Angeles World Airports (LAX) is a major project aimed at **meeting Federal Aviation Administration design standards and enhancing airfield safety**. This initiative will reduce passenger wait times, decrease emissions from idling aircraft, and provide better access to new concourse and terminal facilities. With a budget of \$84 million, it plays a crucial role in LAX's broader multi-billion-dollar modernization efforts in anticipation of the 2028 Olympic and Paralympic Games.

GSD worked closely with engineers and inspectors from LAX to conduct quality assurance testing on soils, concrete, and asphalt pavement, providing essential engineering expertise throughout the process. From its inception in February 2023 to its completion in June 2024, GSD maintained a continuous presence on-site, deploying two primary field engineers supported by an extensive laboratory staff. Notably, **GSD also undertook an additional phase of the project that extended beyond the original scope, successfully accomplishing it within the project's original budget.**

Transforming the Tom Bradley International Terminal

The Tom Bradley International Terminal Core and Automated People Mover Interface Project at LAX serves as a new "front door" to the Tom Bradley Terminal, incorporating vertical circulation options such as elevators and escalators and providing a direct connection to the Automated People Mover train system. **It is part of a \$490 million initiative aimed at enhancing the passenger experience at LAX by ensuring convenient access between terminals and parking areas, reducing congestion, and improving the overall aesthetics of the airport.**

Since the project's inception in 2020 and through its scheduled completion in Spring 2024, GSD has delivered essential geotechnical engineering services, conducted ultrasonic testing of weldments on the new steel structure, and performed quality assurance testing on soil, concrete, rebar, and fireproofing materials. Despite facing the challenges of staffing a project that operates 24/7, with most construction occurring at night, GSD successfully managed all phases with a consistent team of 10 field personnel and an equal number of supporting laboratory staff.

Launch of New eLearning Course

On March 26, 2024, GSD announced the launch of a new online commodity procurement eLearning course for employees, FMS4LA 60, accessible through Cornerstone. **This course is designed to provide users with a comprehensive overview of the City's procurement policies and procedures, outline end-user roles and responsibilities, and offer training on creating various commodity procurement transactions.** Effective April 15, 2024, this online course became mandatory for users seeking new authorization for both receiver and requester roles in the Financial Management System (FMS).

Reinforcing Security in City Parking

In January 2024, GSD oversaw the installation of a high-speed roll-up gate on Temple Street, featuring an upgraded key card and camera access system to enhance security at the City Hall East complex. **The installation was essential for ensuring that access to the parking area and related facilities is restricted to authorized individuals with the appropriate badges.** GSD manages ten public and five employee parking facilities, offering a total of 5,668 parking spaces across the city.

Garland Building Relocation

GSD successfully finalized the termination of a 20-year lease for the Garland Building, located at 1200 W. 7th Street, Los Angeles. On February 29, 2024, a final walkthrough was conducted with building management to ensure that the decommissioning process was completed to satisfaction.

GSD worked closely with six affected departments, the Los Angeles Housing, Economic Workforce Development, Community Investment for Families, Youth Development, Personnel, and the Office of Finance, and contracted vendors to facilitate information technology systems, moving logistics, and space planning. During the transition, the six departments were temporarily relocated to several sites, primarily at 444 So. Flower Street. **Negotiations are underway for a long-term lease and tenant improvements to accommodate multiple options.**



Sustainability



HIGHLIGHTS

1.1
MILLION KWH
PRODUCED BY
SOLAR ENERGY

600
FACILITIES WITH
HIGHEST CARBON
EMISSIONS
IDENTIFIED

4
NEW EV BUS
CHARGERS
INSTALLED

17
SOLAR SITES
MANAGED

Energy Solutions to Decarbonizing City Facilities

GSD, in collaboration with the Bureau of Engineering (BOE), has assessed over 600 facilities to identify those with the highest carbon emissions. **As part of the Building Decarbonization Work Plan, these evaluations focus on the integration of Distributed Energy Systems, including electrification, battery storage, and grid stabilization.** An external consultant has been hired to develop a prioritized 10-year workbook that systematically categorizes the City's facilities for implementing these energy solutions. To support these initiatives, the Asset Management System (AMS) was configured to centralize energy consumption data and facilitate reporting for the identified facilities.

Currently, GSD and BOE are actively working to decarbonize two facilities while launching a pilot program that adopts an end-of-life strategy to assess costs and installation challenges. This pilot focuses on **replacing natural gas water heaters with electric alternatives and converting gas-electric air conditioning systems to heat pumps**, setting a precedent for future decarbonization efforts.



Optimizing Solar Energy

GSD's Solar Maintenance Program currently manages 17 solar sites, with numerous additional systems underway and set to go live throughout the City of Los Angeles. These sites incorporate a blend of net energy metering (NEM), grid-connected, and grid-resilient systems. **Eight of the 17 sites are NEM facilities, which produce approximately 1.1 million kWh annually**, and nine are owned by DWP.

In 2023-24, GSD's dedicated team successfully repaired and reactivated two existing solar installations at the South Sewer Maintenance Yard and the CD9 Field Office, restoring their power production capabilities. The team conducted an annual cleaning of the solar panels, ensuring consistent and enhanced energy generation.

EWM Commitment to Sustainability

In 2023-24, GSD's Energy and Water Management (EWM) team continued its commitment to energy and water conservation by completing 23 audits mandated by the Existing Buildings Energy & Water Efficiency (EBEWE) ordinance. **Highlights of their efforts include the LED conversion project at Piper Tech, as well as the installation of three new cooling towers and chemical-free Dynamic Water Systems at the Van Nuys Police Station, Barnsdall Park, and El Pueblo.** These Dynamic Water Systems will eliminate the use of chemicals in the cooling towers, enhancing GSD's commitment to environmentally responsible projects and significantly reducing water consumption. Additionally, the team executed 22 energy and water conservation measures and oversaw three turf removal projects aimed at water conservation. Overall, EWM's initiatives in 2023-24 saved approximately 976,000 gallons of water and 1.1 million kWh of electricity.



New EV Chargers Support LA's Clean Buses

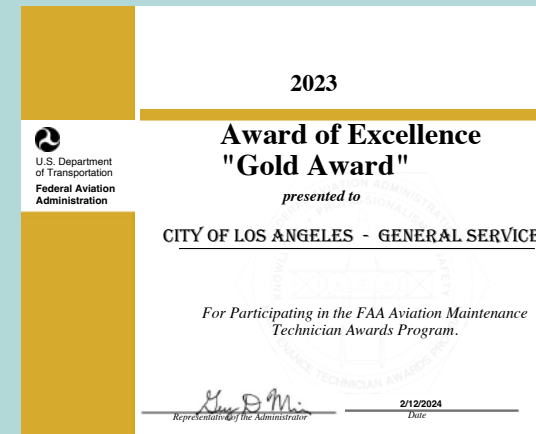
GSD partnered with the Office of the Mayor, LADOT, and LADWP to enhance the electrical infrastructure at the LADOT Washington Bus Yard, located at 1950 E Washington Blvd.

This collaboration resulted in the installation of four EV bus chargers, supported by a new 1600-amp main breaker and four 125-amp breakers to power each charger. GSD also performed the necessary conduit, wiring, connections, and installation of the EV chargers. The newly deployed buses, manufactured in California, are designed to meet Federal Motor Vehicle Safety standards and are ADA compliant. Notably, these eco-friendly vehicles eliminate the need for oil changes, and their batteries are 100% recyclable, contributing to a more sustainable transportation solution. This project represents a significant step forward in providing safe, accessible, and environmentally friendly solutions to meet Los Angeles' transportation needs.

Centralized Data Management for Building Decarbonization

The Asset Management System (AMS) was configured as the centralized data source for tracking projects related to the **12-year Citywide Building Decarbonization Workplan, which aims to address the urgent need for carbon reduction by decarbonizing the City's existing building stock.** The Bureau of Engineering (BOE), with the assistance of a consultant, has developed a data tracking tool that interfaces with the AMS. Both the Workplan and the Tracking Tool leverage key AMS property data, including building maintenance history, information on property and equipment assets, monthly electrical and gas utility usage, building square footage, and year of construction. Additionally, the AMS is equipped to monitor Building Decarbonization work orders for both BOE capital projects and BMD asset end-of-life projects.

Awards & Recognition



FAA 2023 Award of Excellence

GSD Fleet Services has been awarded the 2023 Federal Aviation Administration (FAA) "Gold Award" for the eleventh consecutive year. This prestigious annual program aims to enhance aviation safety across the nation by promoting key safety principles and practices through comprehensive training, outreach initiatives, and educational efforts. It is an honor to be recognized for GSD's commitment to safety and excellence in aviation operations.

Full Accreditation

GSD's Standards Division successfully fulfilled the new national "The NELAC Institute" (TNI) requirements to maintain its accreditation under the CA State Water Resources Control Board's "Environmental Laboratory Accreditation Program" (ELAP). This significant achievement is in accordance with the latest regulations mandated for all environmental testing laboratories across the nation, effective January 1st, 2024. As a laboratory that is fully accredited under the latest national regulations, GSD's Enviro-Chem Laboratory is equipped to offer client departments certified environmental testing on wastewater, industrial waste, sludge, and soil samples for metals, petroleum hydrocarbons, pesticides, and other semi-volatile organic compounds.



Department of General Services
City of Los Angeles

2023 - 24
ANNUAL REPORT

ACKNOWLEDGMENTS

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