Taylor Yard G2 Parcel
Status Report - 1st Quarter FY 19/20
July - September 2019

Municipal Facilities Committee (MFC) Members
Richard H. Llewellyn, Chair, City Administrative Officer
Sharon M. Tso, Chief Legislative Analyst
Miguel Sangalang, Office of the Mayor

Prepared by the
Project Management Team
Bureau of Engineering
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NOTES:
1. New information or text that has changed since the previous quarter’s report is identified by a (◆) diamond bullet.
2. Text that is the same as the previous quarter’s report is identified by a (◼) square bullet.
1.0 EXECUTIVE SUMMARY

1.1 Background & Summary

- This Status Report summarizes the activities and project progress for the Taylor Yard G2 Parcel for 1st Quarter Fiscal Year 2020 (July-September 2019). It provides updates on schedule, budget, expenditure plan and current project status.

- The development of the Taylor Yard G2 Parcel will be implemented as a series of four stand-alone projects, subject to approval by the City Council and the Mayor:
  - Habitat Viewing Platform Project
  - Vista del Rio Project
  - Water Quality and Initial Park Improvements Project
  - Taylor Yard G2 River Park Project

- The Taylor Yard G2 River Park Project develops the approximately 42-acre Taylor Yard G2 Parcel of the former Union Pacific Railroad Company (UP) rail yard.

- The Taylor Yard G2 Parcel site is Project No. 165 of the City Council adopted Los Angeles River Revitalization Master Plan (C.F. 07-1342) and is described in the U.S. Army Corps of Engineers (USACE) Los Angeles River Ecosystem Restoration (LARER) Integrated Feasibility Report (also known as the ARBOR or “Area with Restoration Benefits and Opportunities for Revitalization” Study). As a key opportunity area, Taylor Yard G2 is identified as a cornerstone site of the LARER. The Taylor Yard G2 Parcel is situated in Reach 6 of the ARBOR Study and is adjacent to the soft-bottomed portion of the Los Angeles River.

- On January 27, 2017, Los Angeles City Council (C.F. 13-1641) approved the purchase of the Taylor Yard G2 Parcel for the LARER Project in the amount of $59,315,000, plus related costs not to exceed $60 million. This approximately 42-acre parcel is located at 2850 Kerr Street, Los Angeles 90039 in Council District 1.

- On February 2, 2017, the BOE recorded the California Environmental Quality Act (CEQA) Notice of Determination for the Taylor Yard G2 Parcel land acquisition.

- On March 1, 2017, the City purchased the Taylor Yard G2 Parcel for approximately $60 million with Municipal Improvement Corporation of Los Angeles (MICLA) Commercial Paper. As part of the Purchase and Sale Agreement for the Taylor Yard G2 Parcel, UP deposited sale proceeds of $14.715 million into a Remediation Escrow Account to be used to reimburse the City its costs to remediate soil contamination of the Taylor Yard G2 Parcel to industrial standards based on the existing California Department of Toxic Substances Control (DTSC) approved remedial action plan. Approval of this remediation by the DTSC is required to receive the reimbursement.

An Addendum, as certified by the City Council (C.F. 13-1641), to the LARER Integrated Feasibility Report (IFR) and its Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR), provides compliance with the CEQA for the acquisition of this parcel.
The Taylor Yard G2 Parcel implementation includes the following projects:

<table>
<thead>
<tr>
<th>Taylor Yard G2 Parcel Projects</th>
<th>Scope &amp; Major Elements</th>
</tr>
</thead>
</table>
| Habitat Viewing Platform Project | • Goal to open by Spring 2020  
                                   • Viewing platform with interpretive and interactive signage |
| Vista del Rio Project | • 2-3 year timeline  
                         • Targeted remediation, public events, river activation |
| Water Quality and Initial Park Improvements Project | • 5 year timeline  
                                                       • Additional remediation, stormwater quality improvement feature, youth activities and training opportunities |
| Taylor Yard G2 River Park Project | • 10 year timeline  
                                         • Full remediation, habitat, recreation |

1.2 Master Project Schedule

◆ A preliminary draft Master Schedule for the series of projects at Taylor Yard G2 that include separate remediation, design and construction efforts is included in Section 2.0.

1.3 Project Budget & Staffing

◆ A pre-application has been submitted for a $250,000 Proposition 68 grant through the Wildlife Conservation Board’s Public Access Program for planning of Early Activation.

◆ On June 7, 2019, the Year-End Financial Status Report (FSR) from the Office of the City Administrative Officer was approved by the City Council (C.F. 18-0600-S169). The report recommended the use of $2 million in MICLA for Taylor Yard G2.

◆ On June 5, 2019, the United States Environmental Protection Agency awarded a Brownfield Cleanup grant in the amount $500,000 for remediation at the Taylor Yard G2 Parcel.

◆ On January 27, 2019, the Santa Monica Mountains Conservancy (SMMC) awarded a Proposition 1 Grant to the City in the amount of $1,500,000 for the planning, design, and environmental review and documentation for the first projects on-site referred to as Early Activation, and environmental review and documentation to satisfy the long-term objectives of the Taylor Yard G2 Parcel.
On November 6, 2018, the City Council authorized the transfer $1,035,000 within the Capital Improvements Expenditure Program (CIEP) Fund No. 100/54 from the Los Angeles River Ecosystem Restoration Project Account to the Taylor Yard G2 Project Account (C.F. 14-1158-S4).

The overall budget and staffing for the Taylor Yard G2 Parcel will be incrementally implemented as the separate projects and funding sources and are identified and approved.

1.4 Project Development & Activities

Implementation Plan, Site Assessments & Development

- A draft Implementation Plan/Pre-Design Report for the Taylor Yard G2 River Park Project and the Water Quality and Initial Park Improvements Project was received by the Project Management Team (PMT) on July 12, 2019. The draft is under review by the PMT. The report will not be recommending a design concept, but rather, will be recommending further studies. In addition, the PMT is looking at ways to partner with the Mountains Recreation and Conservation Authority (MRCA) and the California Department of Parks and Recreation (State Parks) for a unified and coordinated effort in the vicinity of G2. This potential partnership may affect the project schedules as shown in Section 2.0 of this report.

- In addition to the Taylor Yard G2 parcel activities, BOE is managing the design and current construction of the Taylor Yard Pedestrian & Bikeway Bridge over the L.A. River Project. The project consists of a new landmark and iconic pedestrian bridge with a bikeway connecting the existing bikeway along the west bank of the L.A. River to the existing roadway at the Taylor Yard G2 site on the east side of the L.A. River. The new bridge will be approximately 400 feet long with a 17-foot bikeway. The bridge design will focus on visual aesthetics and an at-grade railroad crossing. The overall intent will be the eventual connection of a bike path at San Fernando Road with the L.A. River bikeway.
  - Construction started and is scheduled to be completed in Spring 2021.
  - A groundbreaking ceremony was held on June 10, 2019.
  - On May 22, 2019, to seal a breach that had occurred in the water diversion structure for the construction of the Taylor Yard Pedestrian & Bikeway Bridge over the L.A. River Project, the contractor removed river rocks being stored on the G2 site and placed them along the bank to stabilize the channel.
  - The contractor has imported gravel and has installed dust-protection fencing to mitigate dust due to construction activities. Piles in the North and South Abutments and the River are complete.

- On April 9, 2019, WSP completed the annual groundwater monitoring for 2019.

- The PMT and the WSP consultant team continue to coordinate the pre-design effort, and have incorporated feedback from community meetings and discussions into the design concepts for the Taylor Yard G2 River Park Project. The Pre-Design Report will include project goals and objectives, site design approach, soil remediation, site design options, site constraints, and the coordination with the ARBOR Study.
The three Taylor Yard G2 River Park Project design concepts called “Island”, “Soft Edge”, and “The Yards” are shown below:
On January 22, 2019, Council approved the following recommendations (C.F. 14-1158-S5) and was followed by the approval of the Mayor on February 4, 2019. The Municipal Facilities Committee (MFC) approved the report on November 15, 2018.

- Authorize the BOE to proceed with planning, design, and environmental documentation of Early Activation at the G2.
- Authorize the BOE to use the Capital Improvement Expenditure Plan funds in the amount of $1,035,000 for site assessments, remediation, and phased development of G2, including Early Activation.
- Instruct the BOE to report back to the Municipal Facilities Committee following completion of the design, to present the Early Activation Project scope, budget and timeline, before proceeding with the construction of the project.

On December 5, 2018, the City Council (C.F. 14-1158-S6) approved a Motion to authorize the City Engineer to apply for the SMMC Proposition 1 Grant in the amount of $1,500,000 for the planning, design, and environmental review and documentation for the first projects at G2, referred to as Early Activation, and environmental review and documentation to satisfy the long-term objective of the Taylor Yard G2 Parcel located at 2850 Kerr Street in Council District 1. It further instructed the City Engineer to report to Council with terms of the grant agreement prior to accepting the grant, if awarded, as well as the remaining source of funds for the above tasks.

- The grant was awarded on January 27, 2019.
Environmental site assessments fieldwork began on June 4, 2018 and was completed on September 21, 2018. A total of 452 soil gas readings were taken at various depths in 228 locations throughout the site. A total of 645 soil samples have been collected from various depths at 78 locations. 14 small test pits were also excavated to more closely investigate areas of concern based on visual and geophysical observations.

The General Services Department (GSD) provided daily security from June 4, 2018 to August 31, 2018 while site assessments crews were working due to a consistent presence of trespassers on and around the site.

The PMT provided a briefing on the Project status and progress on the design concept development to the Mayor and his staff on June 20, 2018.

GSD granted a right of entry to the USACE to haul river sediments through the G2 parcel. This minimizes impacts to the neighboring communities. The BOE completed the environmental document for the right of entry on August 7, 2018.
  o The river sediment haul began in September 2018 and was completed in December 2018.

On April 13, 2018, WSP completed the annual groundwater monitoring for 2018.

On April 2, 2018, a geophysical survey of the site began, and concluded on April 26, 2018.

On October 20, 2017, the Board of Public Works authorized the issuance of Task 1 and 2 of Task Order Solicitation (TOS) No. 13 to WSP to provide engineering services, including the implementation plan, site assessments and interim development design services. Notice to Proceed (NTP) was issued on November 14, 2017.

DTSC Brownfield grant work for site investigation in Area-A was completed in October by the Wood Group, a consultant under the DTSC. This is the 2-acres south of the future Kerr Rd. The results of this work will be incorporated into WSP’s site-wide analysis by summer 2018.

The annual groundwater monitoring for 2017 completed by Geosyntec.

The PMT continues to coordinate and follow-up on issues on site security. The Fencing Covenant in the Purchase and Sale Agreement (PSA) with the UP requires the City to fence and secure Metrolink's Tail Track Easement Area. On May 22, 2017, the BOE and Department of Recreation and Parks secured the perimeter of the site to secure it from public access until it is assessed, remediated, and deemed safe for public access by the DTSC. GSD provided sign fabrication.

**Department of Toxic Substances Control (DTSC) Coordination**

◆ The final phase II environmental site assessments report, called the “Report of Findings”, was submitted to DTSC on June 20, 2019. The Report of Findings is based on the completed fieldwork and laboratory analysis of samples from the site assessments that took place last year. The draft report is available publicly on the Taylor Yard G2 project website (http://www.tayloryardg2.com/remediation/reports.aspx) and the DTSC’s comments are available on their online database called

◆ The PMT has established regular coordination meetings with the DTSC to discuss upcoming activities and to coordinate outreach efforts.

- Following the DTSC’s recommendation to apply a dust suppressant to the uncovered areas of the site, BOE applied Soil Sement© from April 16 to April 19, 2019 to the 28 acres of bare soil. Soil Sement© is non-toxic and California Environmental Protection Agency Air Resources Board Pre-certified compound. The compound will last for a period of twelve months.

- In February 2019, the DTSC has requested that the BOE facilitate reproduction, assembly, and mailing of their Community Profile Survey to residents and businesses in the vicinity of Taylor Yard G2. The BOE continues discussions with the DTSC to determine the exact scope of the mailings.

- On March 14, 2018, the DTSC approved the Environmental Investigation Work Plan for approximately 15 acres of the site, allowing work to begin with the pre-investigation geophysical survey. On June 1, 2018, the DTSC approved the Environmental Investigation Work Plan for the remaining 27 acres of the site.

- On January 16, 2018, a California Land Reuse and Revitalization Act (CLRRA) voluntary clean-up agreement was executed to guide the City remediation of the site under the DTSC supervision.

- On October 3, 2017, the City Council approved the following recommendations (C.F. 13-1641). These recommendations were previously approved by the MFC on July 27, 2017, the Arts, Entertainment, Parks, and River Committee on August 23, 2017, and the Energy, Climate Change and Environmental Justice Committee on September 19, 2017:
  - Authorize the City Engineer, with the assistance from the City Attorney’s Office, to negotiate CLRRA Agreement with the DTSC.
  - Authorize the BOE to conduct environmental site investigations and report with the results and recommendations on the level of cleanup for the Taylor Yard G2 Parcel.

**MRCA Coordination**

◆ Bi-weekly meetings with the MRCA are ongoing to coordinate planning, remediation, and development.

- On April 19, 2019, escrow closed on the 12.5-acre Multipurpose Easement to the Mountains Recreation and Conservancy Authority (MRCA) over the Taylor Yard G2 Parcel. The proceeds from the sale totaled $26,942,857.99 after closing costs, of which, $20,000,000 has been used to pay down the MICLA purchase of the property, and $6,941,407.99 has been re-appropriated to the Taylor Yard G2 Project Account fund 100/54/00R639.
On December 5, 2018, the City Council (C.F. 13-1641-S3) adopted an ordinance authorizing and providing for City’s grant of the easement to the MRCA. The Multipurpose Easement is sold to MRCA without calling for bids because public interest and necessity is served by the grant of such easement to the MRCA. The Mayor approved the ordinance on December 7, 2018 and it became effective on January 16, 2019.

On August 31, 2018, the City Council (C.F. 13-1641-S3) approved a report from the Office of the Chief Legislative Analyst (CLA) to grant a 12.5-acre easement to the MRCA on the Taylor Yard G2 Parcel. A MOU outlining the duties of the MRCA and the City in the remediation and development of the easement area is included in the report. This report was approved by the Arts, Entertainment, Parks and River Committee on August 22, 2018.

On February 22, 2018, the State Wildlife Conservation Board allocated $5.015 million to assist in the cooperative project with the SMMC/MRCA to expend by up to 3.225 acres, for a total of 12.5 acres, a multipurpose easement for habitat restoration, open space preservation and to provide future wildlife-oriented public use opportunities.
  
  o The $5 million is referenced in Section 3.2 Potential Sources of Funds as identified in C.F. 13-1641, for G2 improvements. It is now intended to be used by the MRCA to purchase a larger easement at G2.

On August 24, 2017, the State Wildlife Conservation Board approved the $20 million State Proposition 84 Grant and the Draft Easement Agreement the MRCA. The easement agreement and the MOU will require City Council approval.

**Metrolink Tail Track Coordination**

◆ On April 26, 2018, the Los Angeles County Metro Board approved allocating funds that will have an impact on the future design and construction of the Metrolink Tail Track, including:
  
  o Allocating $950,000 of Metro’s surplus funds to fund Metro’s portion of the Central Maintenance Facility (CMF) West Entrance project design cost included in Metrolink FY19 Capital Budget contingent upon matching funds from other member agencies.
  o Partner with Metrolink and other member agencies to identify grant funding opportunities for the estimated $9.7 million construction cost of the CMF West Entrance project.

  o GSD has issued a Right-of-Entry to Metrolink to begin survey and planning efforts for this project.

◆ The PMT continues to coordinate and follow-up on issues on two Metrolink Tail Track issues on the G2 parcel:
  
  o A short-term License Agreement (“License”) to allow the City and Metrolink to co-use the current Tail Track Lease area while Metrolink is building-out its Tail Track Easement areas. The co-uses of this area will be the City’s environmental remediation and build out of initial public improvements, and Metrolink’s periodic railcar parking on the area. The Subject area lies along the Western boundary of G2 near the L.A. River. On June 6, 2019, GSD received comments
back from Metrolink regarding the License Agreement. The revised License Agreement is under review by the City Attorney.

- A PSA under which Metrolink will purchase additional width area for its existing Easement from the City (at fair market value) following a City determination that Metrolink’s widened operation will not conflict with adjoining oil and fiberoptic pipelines. The subject area lies along the Eastern boundary of G2 near the UP owned rail tracks.

- On September 5, 2018, the City Council (C.F. 13-1641-S2) approved a report from MFC recommending the following. The report was approved by the Information, Technology, and General Services Committee on June 19, 2018 and the Arts, Entertainment, Parks, and River Committee on August 22, 2018.
  - Authorize GSD to negotiate and execute a new license agreement with the Southern California Rail Road Authority (SCRRA), aka Metrolink, located at Taylor Yard G2 Parcel for the Tail Track area located along the southwest portion of the site. The proposed license will be for an automatically renewing one-year term. The rate will begin at $15,000 per year and increase annually by three percent. The license will include a 90-day right of termination by either party.

## Community and Stakeholder Involvement

- The BOE continues with monthly small site tours:
  - May 15, 2019 – Spanish-speaking community members
  - June 19, 2019 – Neighborhood Council representatives
  - July 17, 2019 – Recreational organization stakeholders
  - August 21, 2019 – Advisory Stakeholder Committee Members
  - September 25, 2019 – Indigenous tribe stakeholders

- On May 18, 2019, a community meeting was held with approximately 150 community members in attendance. The agenda included:
  - Results from the site assessments (presented jointly with DTSC)
  - Review of the three refined design concepts
  - Workshop to review and comment on the three design concepts being considered

- On April 29, 2019, a joint meeting of the Technical Advisory Stakeholder Committee and Community Leadership Committee was held at the Media Center. The presentation is available on the Taylor Yard G2 project website (http://www.tayloryardg2.com/involved/past_meetings.aspx). The meeting focused on a review of the three refined preliminary design concepts for the site.

- On March 7, 2019, a joint meeting of the Technical Advisory Stakeholder Committee and Community Leadership Committee was held at the Public Works Building. The presentation is available on the Taylor Yard G2 project website (http://www.tayloryardg2.com/involved/past_meetings.aspx). The meeting provided the most current project information including:
  - Results of the environmental site assessments and how these results inform potential remediation strategies for the site
o Preliminary analysis of river hydrology and hydraulics
o Review of the project phasing and timelines moving forward.
o A focus on technical analyses commencing on the project

- On December 5, 2018, a Community Discussion on Site Assessments was held to provide information on soil sampling soil gas and groundwater testing at the Taylor Yard G2 site. Questions and answers as well as open house station discussions followed. The community’s discussion focused on air quality during soil disturbance activities such as environmental site assessments fieldwork. The agenda included:
  o Project Summary & Overview
  o Taylor Yard G2 Parcel History
  o Site Remediation Overview
  o Site Sampling and Analysis
  o Health and Safety Plan and Procedures
  o Project Next Steps
  o Success Stories of Similar Sites

- On November 6, 2018, an Advisory Stakeholder Committee Meeting was held. Approximately 50 members from various stakeholder groups, including Friends of the Los Angeles River, Los Angeles County Flood Control District, California State Coastal Conservancy (SCC), USACE, Los Angeles Department of Water and Power, Department of Recreations and Parks, DTSC, Los Angeles Bureau of Sanitation (LASAN), Sotomayor Center for Arts & Science, The City Project, Atwater Neighborhood Council, UCLA, LA River State Parks Partners, LAR Kayak Safari, Biocitizen LA, The River Project, Urban Waters Federal Partnership, Anahuak Youth Sports Association, and Mujeres de la Tierra were in attendance for the habitat restoration overview. The meeting included presentations by USACE, LASAN, and the BOE consultant team, followed by group discussion and questions. The agenda included:
  o Project Objectives
  o ARBOR Objectives
  o Los Angeles Biodiversity Index
  o Habitat Restoration Methods
  o Three Preliminary Design Concepts

- On October 4, 2018, a community meeting was held with approximately 300 community members in attendance. The community’s discussion focused on active recreation, adequate notification of the site assessments, and recreation opportunities for youth organizations.

- On September 6, 2018 a meeting with the Community Leadership Committee and Technical Advisory Stakeholder Committee were held. Approximately 12 members were in attendance. The agenda included:
  o Results from the community survey
  o Review of three preliminary designs for the parcel
  o Update on the site assessments
  o Presentation on water quality improvement opportunities
The online survey opened on January 24, 2018 and closed on March 9, 2018. The online survey focused on gathering the Community’s input and ideas on project design components for site development and project implementation. Over 1,300 survey responses were received and are currently being tabulated into a report to show the results that will help influence the design and implementation of the site. A summary report of the results has been finalized and posted on the project website, www.tayloryardg2.com. It will provide clarification of the City’s goals for the G2 parcel.

On April 28, 2018, a presentation on the Taylor Yard G2 River Park Project was made at the Environmental Summit 2018 at the Sonia Sotomayor Center for Arts and Sciences.

On April 21, 2018, the BOE attended the L.A. River CleanUp organized by the Friends of the Los Angeles River to discuss the status of the Taylor Yard G2 River Park Project.

On March 21, 2018, a presentation on the Taylor Yard G2 River Park Project was made by Studio MLA at the Mujeres de la Tierra Leadership Circle.

The Taylor Yard G2 River Park project website is up and running with project updates, public meetings, facts, videos, news and press releases. The address is http://www.tayloryardg2.com/

On January 24, 2018, a preliminary design workshop was conducted to obtain community input and ideas on project design components for site development and implementation. Approximately 300 community members actively participated and provided their ideas.

On January 20, 2018, Community self-guided site tours were conducted with staffed information stations along the route. Over 200 community members participated in the on-site tours of the G2 parcel.

The PMT has coordinated the formation of a Community Leadership Committee and a Technical Advisory Stakeholder Committee. One will focus on community stakeholders and the other on technical stakeholders. A kick-off meeting for each of the two groups was held on December 6, 2017 to introduce the project history, scope and current status.

Members of the PMT participated in the Mujeres de la Tierra’s Dia de los Muertos event along the Los Angeles River on November 1, 2017. Informational flyers were provided and sign-up for future information was provided to the community.

On October 23, 2017, the Mayor’s Office and the BOE hosted a site visit as part of a L.A. River bus tour offered by the Urban Land Institute’s Fall Conference.

State Coastal Conservancy (SCC) Grant Funding

◆ As of September 2019, eight reimbursements have been received from SCC totaling $1,342,725.

◆ On May 18, 2018, City Council (C.F. 17-0924-S3) authorized a new cash flow account to be established in the amount of $250,000 for Taylor Yard within CIEP Fund 100/54/TBD on a revolving basis.
On October 20, 2017, the SCC provided official written approval of all conditions precedent of Grant Agreement 16-119 for the $2 million Prop 1B funding. This approval allows for the implementation of the project work plan and selected consultant, WSP and its subcontractors, to proceed.

On September 6, 2017, the City Council, and the Mayor, authorized the following (CF 14-1158-S3). This was previously reviewed and approved by the Arts, Entertainment, Parks, and River Committee on August 23, 2017, the Public Works and Gang Reduction Committee on August 16, 2017, and the Board of Public Works (BPW) on July 26, 2017:

- Acknowledge the May 31, 2017 Council approval (C.F. 14-1158-S3), authorizing the City Engineer, to negotiate and execute an agreement with the SCC for a grant award of Proposition 1 Bond in the amount of $2,000,000 as a source of funds.
- A loan from the Public Works Trust Fund (PWTF), Fund No. 834/50 in the amount of $700,000, to front fund the Taylor Yard G2 River Park project until sufficient SCC grant funds are received to repay the loan.
- The Office of Accounting (OOA) to release the PWTF Loan as soon as the SCC grant award is received from BOE.
- The OOA to assess and collect monthly interest on the loans at a rate that the Office of Finance is using to allocate interest to various investment pools. Any unpaid interest at the end of the year will be added to the principal amount of the loan.
- The OOA to transfer $700,000 from the PWTF Fund No. 834/50 to the Engineering Special Services Fund, Fund No. 682/50 and to appropriate said amount in the Engineering Special Services Fund, Fund No. 682/50 to a new Appropriation Unit entitled Taylor Yard G2 and to make payments for the completion of the Taylor Yard G2 River Park Project.
- Reimbursements in the amount of $700,000 from the PWTF as directed by the City Engineer.
- The Controller to make technical corrections as necessary.

On June 15, 2017, the SCC granted an agreement for $2 million in Proposition 1 funds to perform environmental site assessments and develop an Implementation Plan with recommended concepts for both interim uses of the site and long-term development that could be consistent with the ARBOR Study.

On May 26, 2017, the City Council adopted a motion (C.F. 14-1158-S3) to authorize the City Engineer to negotiate and execute an agreement with the SCC for a grant award of Proposition 1 Bond in the amount of $2,000,000 as a source of funds.
2.0 SCHEDULE

2.1 Master Project Schedule

- This Preliminary Schedule indicates the current phase for each of the projects that are planned for the Taylor Yard G2 Parcel. The dotted vertical bar is the current date as of this report.

- The Taylor Yard G2 Parcel will become fully activated following implementation of several projects on the site. The planned projects for the site include the Habitat Viewing Platform Project, the Vista del Rio Project, and the River Park Project. An additional anticipated project, called the Water Quality and Initial Park Improvements Project, will be scheduled upon project approval by the City Council and the Mayor.
<table>
<thead>
<tr>
<th>CD</th>
<th>CIP #s</th>
<th>Project Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LAR04</td>
<td>Taylor Yard G2 Habitat Viewing Platform Project</td>
</tr>
<tr>
<td>1</td>
<td>LAR02</td>
<td>Taylor Yard G2 Vista del Rio Project (Construction Ends 09/21)</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Taylor Yard G2 Water Quality and Initial Park Improvements Project*</td>
</tr>
<tr>
<td>1</td>
<td>LAR01</td>
<td>Taylor Yard G2 River Park Project (Construction Ends 03/2028)</td>
</tr>
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**Status Date:** Mon 9/30/19

- **PreDesign**
- **Design**
- **BidAward**
- **Cons**
- **PostCons**
- **RightOfWay**
- **Design By Others (Schedule Not Controlled By Prop O**
- **Progress**
## 3.0 BUDGET

### 3.1 Project Budgets and Use of Funds

- The following table outlines the proposed budget for the improvements at the Taylor Yard G2 Parcel (C.F. 13-1641), current allocated funding, and the total expenditures to date:

<table>
<thead>
<tr>
<th>BUDGET ITEM</th>
<th>PROPOSED BUDGET (CF 13-1641)</th>
<th>CURRENT ALLOCATED FUNDING</th>
<th>TOTAL EXPENDITURES TO DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition &quot;As Is&quot; (&quot;As Is&quot; budget of $44,600,000 = $59,315,000 - 14,715,000)</td>
<td>$44,600,000</td>
<td>$24,600,000.00</td>
<td>$24,600,000.00</td>
</tr>
</tbody>
</table>

  - Site Acquisition (CF 13-1641) MCLA 298/40/040/L
    - MCLA Reimbursement (MRCA easement sale) (CF 13-1641-S3): (20,000,000) (20,000,000)
    - Remediation to Industrial Standards (UPRC Remediation Escrow Account): (14,715,000) (14,715,000)

| Site Assessments, Pre-Design, Design, Construction | $14,100,000 | $12,434,918.18 | $2,123,124.40 |

  - CIEP FY18/19 100/54/00R643 CF 18-0829 (from contaminated soils): $100,000.00 100,000.00
  - CIEP FY18/19 100/54/00R639 CF 14-1158/64: $1,035,000.00 -
  - CIEP FY18/19 100/54/00R639 (MRCA easement sale) CF 13-1641-S3: $6,941,407.99 82,538.39
  - CIEP FY18/19 100/54/00R657 CF 18-0829-S1 (from contaminated soils): $229,127.19 229,127.19
  - Contaminated Soils Fund (Geotechnical): $14,879.00 14,879.00
  - State Coastal Consensus Grant 82/50PV/CP-Taylor Yard G2, 100/54/00P300 CIEP: 500.00 1,632,075.62
  - City Brownfield Program: DTSC Brownfield $50,000.00 50,000.00
  - EPA Brownfield 526/50: $14,504.00 14,504.00
  - EPA Brownfield 526/LMWA: $50,000.00 50,000.00
  - MCLA from FSR CF 18-0600-S169: $2,000,000.00 -

| Site Remediation | $120,739,898 | $15,362,670.00 | $292,224.52 |

  - Site Management: MCLA 298/40/040/L: 647,670 292,225
  - Remediation to Industrial Standards (UPRC Remediation Escrow Account): 14,715,000 -
  - EPA Grant - Brownfields: 500,000 -

| Fish & Wildlife Habitat Restoration & Recreation Improvements | Future Federal USACE: $25,401,187 | - | - |

| Other Site Improvements for Future Phases | $13,877,563 | - | - |

| Project Contingency & Escalation | $33,437,587 | - | - |

| TOTAL PROPOSED BUDGET (as of 1/6/2017 per CF 13-1641) | $252,156,235 | $52,397,588 | $27,015,349 |
3.2 Potential Sources of Funds

The following potential funding sources were identified in C.F. 13-1641:

<table>
<thead>
<tr>
<th>Approximate Potential Funding Sources</th>
<th>Comments/Status</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Prop 1 State Water Bond</td>
<td>Awarded through grant programs. Pending application and area allocations</td>
<td>$25,000,000</td>
</tr>
<tr>
<td>2. Mountain Recreation Conservation Authority (MRCA): Prop 84</td>
<td>Grant &amp; Draft Easement Agreement approved by Wildlife Conservation Board on 8/24/2017. Escrow has closed.</td>
<td>$20,000,000</td>
</tr>
<tr>
<td>3. State Prop 84 through SMMC - Development</td>
<td>On 4/22/2018, the State Wildlife Conservation Board allocated $5.015M to assist the MRCA to expand the easement by up to 3.25 acres for a total of 12.5 acres.</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>4. LA County Measure A</td>
<td>To be awarded through grant program, pending guidelines. Annual allocation application requires processing</td>
<td>$12,000,000</td>
</tr>
<tr>
<td>5. State Cap &amp; Trade Proceeds</td>
<td>Grant application processes through multiple State programs</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>6. Private Sponsorship &amp; Philanthropy</td>
<td>Grant application processes to seek funding from multiple organizations</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>7. Proposition O</td>
<td>On 4/10/2018 City Council (CF 13-1526) allocated a $12.4 million set-aside from Prop O Contingency for a Taylor Yard Water Quality project pending development and approval of a concept report for a water quality project. Scope &amp; budget is pending future development.</td>
<td>$12,400,000</td>
</tr>
<tr>
<td>8. Other Federal Sources</td>
<td>Potential grants or partnerships with: US Bureau of Reclamation, National Park Service, Environmental Protection Agency, etc.</td>
<td>$5,000,000</td>
</tr>
</tbody>
</table>

APPROXIMATE POTENTIAL FUNDING $94,400,000
3.3 Additional Potential Funds in Investigation or Process

- The following potential funding sources are being investigated or pursued by the PMT. Blue indicates a source of funds identified since C.F. 13-1641 was approved.

<table>
<thead>
<tr>
<th>Potential Funding Source</th>
<th>Amount</th>
<th>City Shared Costs</th>
<th>Comments/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Prop 1 State Water Bond</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Ocean Protection Council Prop 1 Grant Program</td>
<td>$4,560,000</td>
<td>N/A</td>
<td>Application submitted on 2/23/2018, City grant was not selected.</td>
</tr>
<tr>
<td>Santa Monica Mountains Conservancy Prop 1 Grant Round</td>
<td>$1,500,000</td>
<td>$1,667,000</td>
<td>For Early Activation planning and design, Application submitted 11/30/2018. Council approved 12/5/2018. SMMC approved 1/27/2019. Council acceptance approval is pending.</td>
</tr>
<tr>
<td>2. Mountains Recreation and Conservation Authority (MRCA)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MRCA Easement Acquisition</td>
<td>$20,000,000</td>
<td>N/A</td>
<td>Escrow closed, reimbursed MICLA.</td>
</tr>
<tr>
<td>3. State Prop 84 through SMMC - Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MRCA Easement Acquisition</td>
<td>$5,015,000</td>
<td>N/A</td>
<td>CIEP for closing costs, remediation, and development at Taylor Yard G2.</td>
</tr>
<tr>
<td>State Prop 1 through SMMC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MRCA Easement Acquisition and Project Implementation Funding</td>
<td>$10,000,000</td>
<td>N/A</td>
<td>$1,937,770 - CIEP for closing costs, remediation, and development at Taylor Yard G2 $8,062,230 - MRCA implementation funding for a project within their easement area.</td>
</tr>
<tr>
<td>5. State Cap &amp; Trade Proceeds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>California Coastal Conservancy Climate Ready Round 5 Grant</td>
<td>$700,000</td>
<td>$700,000</td>
<td>Application submitted 7/2/2018, City grant was not selected.</td>
</tr>
<tr>
<td>7. Proposition O</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposition O Clean Water Bond</td>
<td>$12,400,000</td>
<td>N/A</td>
<td>Application/Concept Report in progress</td>
</tr>
<tr>
<td>8. Other Sources</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National Park Service Land &amp; Water Conservation Fund</td>
<td>$750,000</td>
<td>$750,000</td>
<td>State pre-application submitted 7/6/2018, City grant was not selected.</td>
</tr>
<tr>
<td>EPA Brownfields Cleanup Grant</td>
<td>$500,000</td>
<td>$100,000</td>
<td>Grant awarded on June 5, 2019.</td>
</tr>
<tr>
<td>State Prop 68 Parks, Environment, and Water Bond</td>
<td>TBD</td>
<td>TBD</td>
<td>Preliminary review</td>
</tr>
<tr>
<td>LA County Measure W Water Quality Proceeds</td>
<td>TBD</td>
<td>TBD</td>
<td>Voter approved in November 2018, pending guidelines</td>
</tr>
<tr>
<td>Prop 68 Wildlife Conservation Board Public Access Program Grant</td>
<td>$250,000</td>
<td>N/A</td>
<td>For Early Activation planning and design</td>
</tr>
</tbody>
</table>
The PMT is utilizing a global grant seeking strategy to seek out grant opportunities from various sources to fill in the funding gaps for all project scope activities.

Potential revenue sources that can be used to fund existing and future project scope and site maintenance are being explored. The PMT initiated an investigation of potential revenue from Film LA activities on Taylor Yard G2 and attended an informational meeting on May 17, 2018. This effort is currently on hold until a viable location within Taylor Yard G2 can be identified for filming activities.

### 3.4 Public Works Trust Fund Interest

City Council (C.F. 14-1158-S3) approved a $700,000 loan from the Public Works Trust Fund (PWTF) to cash flow the $2 million State Coastal Conservancy grant for site assessments and implementation plan for the project. The interest earned as assessed by Public Works, Office of Accounting will be paid back to the PWTF Fund 834 and directed by the City Engineer. The status of the interest earned will be reported here periodically as assessed. The current average annual interest rate is 1.174%.
## 4.0 PROJECT STATUS

### 4.1 Project Status Detail

- The following table details each project of the Taylor Yard G2 Parcel:

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>CONTACTS</th>
<th>PLANNED SCOPE</th>
<th>MONTHLY UPDATE</th>
<th>CONSTRUCTION COST</th>
<th>PERCENT COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat Viewing Platform</td>
<td>CD 1 - Gilberto Cedillo</td>
<td>Notice to Proceed: TBD</td>
<td>The project is in the pre-design phase.</td>
<td>Contract Duration:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Designer: WSP</td>
<td>View platform with interpretive signage</td>
<td>Contract Duration:</td>
<td>City Engineer's Est. (Class A):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contractor: N/A</td>
<td>View platform with interpretive signage</td>
<td>Contract Award Amount:</td>
<td>Contract Award Amount:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proj. Mgr.: Katie Doherty</td>
<td>View platform with interpretive signage</td>
<td>Contract Award + Contingency:</td>
<td>Contract Award + Contingency:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contact #: 213-847-0395</td>
<td>View platform with interpretive signage</td>
<td>CO's to date (#,%):</td>
<td>CO's to date (#,%):</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Board Acceptance Report Date: TBD</td>
<td>Award Amount + CO's Issued $</td>
<td>Award Amount + CO's Issued:</td>
<td>70%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Master Sch. Completion Date: JAN 2020</td>
<td>Master Sch. Completion Date:</td>
<td>Master Sch. Completion Date:</td>
<td></td>
</tr>
<tr>
<td>Vista del Rio</td>
<td>CD 1 - Gilberto Cedillo</td>
<td>Notice to Proceed: TBD</td>
<td>The project is in the pre-design phase.</td>
<td>Contract Duration:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Designer: WSP</td>
<td>Targeted remediation, public events, river activation</td>
<td>Contract Duration:</td>
<td>City Engineer's Est. (Class A):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contractor: N/A</td>
<td>Targeted remediation, public events, river activation</td>
<td>Contract Award Amount:</td>
<td>Contract Award Amount:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proj. Mgr.: Katie Doherty</td>
<td>Targeted remediation, public events, river activation</td>
<td>Contract Award + Contingency:</td>
<td>Contract Award + Contingency:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contact #: 213-847-0395</td>
<td>Targeted remediation, public events, river activation</td>
<td>CO's to date (#,%):</td>
<td>CO's to date (#,%):</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Board Acceptance Report Date: TBD</td>
<td>Award Amount + CO's Issued $</td>
<td>Award Amount + CO's Issued:</td>
<td>78%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Master Sch. Completion Date: MAR 2021</td>
<td>Master Sch. Completion Date:</td>
<td>Master Sch. Completion Date:</td>
<td></td>
</tr>
</tbody>
</table>
### Water Quality and Park Improvements

#### Taylor Yard G2 Parcel

<table>
<thead>
<tr>
<th>CD 1 - Gilberto Cedillo</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designer:</strong></td>
</tr>
<tr>
<td><strong>Contractor:</strong></td>
</tr>
<tr>
<td><strong>Proj. Mgr.:</strong></td>
</tr>
<tr>
<td><strong>Contact #:</strong></td>
</tr>
</tbody>
</table>

| Notice to Proceed: | TBD |
| Contract Duration: | TBD |
| City Engineer's Est. (Class A): | $ |
| Contract Award Amount: | $ |
| Contract Award + Contingency: | $ |
| CO's to date(#,%): | $ |

#### Board Acceptance Report Date

| Award Amount + CO's issued | $ |

| Master Sch. Completion Date: | TBD |

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### River Park

#### Taylor Yard G2

<table>
<thead>
<tr>
<th>CD 1 - Gilberto Cedillo</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designer:</strong></td>
</tr>
<tr>
<td><strong>Contractor:</strong></td>
</tr>
<tr>
<td><strong>Proj. Mgr.:</strong></td>
</tr>
<tr>
<td><strong>Contact #:</strong></td>
</tr>
</tbody>
</table>

| Notice to Proceed: | TBD |
| Contract Duration: | TBD |
| City Engineer's Est. (Class A): | $ |
| Contract Award Amount: | $ |
| Contract Award + Contingency: | $ |
| CO's to date(#,%): | $ |

#### Board Acceptance Report Date

| Award Amount + CO's issued | $ |

| Master Sch. Completion Date: | MAR 2028 |

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