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NOTES:
1. New information or text that has changed since the previous month’s report is identified by a (◇) diamond bullet.
2. Text that is the same as the previous month’s report is identified by a (■) square bullet.
1.1 Background & Summary

- This Status Report summarizes the overall activities and progress for the new Taylor Yard G2 River Park Project for August 2017. It provides updates on schedule, budget, expenditure plan and current project status.

- 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 (CF 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 (CF 13-1641) approved the purchase of the Taylor Yard G2 parcel for the LARER Project. This approximately 42-acre parcel is located at 2850 Kerr Street, Los Angeles 90039 in Council District 1.

- 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 G2 parcel, the 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 DTSC approved remedial action plan. Approval of this remediation by the California Department of Toxic Substances Control (DTSC) is required to receive the reimbursement.

- An Addendum, as certified by the City Council, to the LARER Integrated Feasibility Report (IFR) and its Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR), provides compliance with the California Environmental Quality Act (CEQA) for the acquisition of this parcel.
The Taylor Yard G2 River Park Project includes the following scope and project elements:

<table>
<thead>
<tr>
<th>Taylor Yard G2 River Park Project</th>
<th>Scope &amp; Major Elements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scope:</strong></td>
<td>The Taylor Yard G2 parcel is an approximately 42-acre parcel of the former UP rail yard and adjacent to the soft bottomed portion of the Los Angeles River. The scope includes a phased remediation and potentially phased development including interim uses which could align with the long term goals to restore ecosystem values in and along an 11-mile corridor of the river from Griffith Park to Downtown Los Angeles.</td>
</tr>
<tr>
<td><strong>Focus:</strong></td>
<td>The objective is to address required remediation in phases as funding is available while allowing more immediate public use of portions of the site along with identifying and potentially implementing interim and long term site uses.</td>
</tr>
<tr>
<td><strong>Environmental Issues:</strong></td>
<td>Due to known site contamination, all phased uses for the site are contingent on the approval of the DTSC.</td>
</tr>
</tbody>
</table>

### 1.2 Master Project Schedule

A Master Project Schedule will include a phased approach of Project development, remediation, design and construction as scope and funding are identified. A preliminary draft Project schedule is included in Section 2.0.

### 1.3 Project Budget & Staffing

The overall Taylor Yard G2 River Park Project budget and staffing will be incrementally implemented in phases as remediation, development, and funding sources are identified and approved.
1.4 Project Status

The Taylor Yard G2 River Project is in pre-design

- Land acquisition escrow was closed on March 1, 2017 (CF 13-1641).
- The Bureau of Engineering (BOE) issued a Task Order Solicitation (TOS) to Geosyntec for an annual groundwater contamination monitoring. Notice to Proceed was issued on June 1, 2017 in the amount of $14,879. Work was accepted by the DTSC.
- The BOE released TOS No. 13 on June 26, 2017 for the implementation plan, site assessments & interim development design services. Five proposals were received on August 14, 2017, and are being evaluated.
- The Board of Public Works will authorize the award of TOS No. 13 to a Pre-Qualified On-Call Wastewater & Environmental Engineering Consultant for the implementation plan, site assessments & interim development design services.

On July 26, 2017, the Board of Public Works authorized, subject to approval by the City Council and the Mayor, a $700,000 loan from the Public Works Trust Funds to cash flow and front fund the $2 million California State Coastal Conservancy (SCC) grant which is disbursed monthly on a reimbursement basis. On August 16, 2017, this authorization was reviewed and approved by the Public Works and Gang Reduction Committee (CF 14-1158-S3). Review and approval by the Arts, Entertainment, Parks and River Committee is pending.

On July 26, 2017, the Board of Public Works acknowledged the City Council Motion and Mayoral Action (CF 14-1158-S3) authorizing the City Engineer to accept, negotiate, execute and submit all grant documents, including but not limited to, agreements and amendments subject to the approval of the City Attorney as to form, which may be necessary to receive funding from the SCC for the implementation plan for the Taylor Yard G2 River Park Project not to exceed $2 million.

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 (CF 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.

A draft voluntary clean-up agreement (VCA) under the California Land Reuse & Revitalization Act (CLRRA) was drafted by the DTSC to guide the City remediation of the site under the DTSC
The VCA is under review by the BOE, the City Attorney, the Chief Legislative Analyst’s Office and the Office of the City Administrative Officer. City Council action is required to authorize negotiation and execution of this agreement (CF 13-1641).

◆ On March 1, 2017, the acquisition of the Taylor Yard G2 parcel from the UP was completed under the terms of the Purchase and Sale Agreement with the UP.

◆ On February 16, 2017, the BOE and the City Attorney initiated discussions with the DTSC for a proposed VCA to govern clean-up of the site.

◆ On February 2, 2017, the BOE recorded the CEQA Notice of Determination for the G2 parcel land acquisition.

◆ On January 27, 2017, City Council (CF 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.

1.5 Project Management Activities

◆ The Project Management Team (PMT) continues to coordinate and follow-up on issues on two Metrolink Tail Track issues on the G2 parcel:

1. 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.

2. A Purchase and Sale Agreement (“PSA”) under which Metrolink will purchase additional width area for its existing Easement form the City (at FMV) 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.

◆ The annual groundwater monitoring for 2017 was issued through a TOS issued to Geosyntec on June 1, 2017, and is now complete.

◆ The PMT continues to coordinate and follow-up on issues on the proposed Santa Monica Mountains Conservancy (SMMC)/Mountain Recreation and Conservation Authority (MRCA) Easement Agreement. Negotiations with the MRCA on the size and location of the easement area are ongoing. The Easement Agreement will include a Memorandum of Understanding (MOU) that will outline the duties and responsibilities of the MRCA and the City in the remediation and development of this easement area. A draft easement agreement with the Wildlife Conservation Board is on the agenda for August 24, 2017.

◆ Per the Purchase and Sale Agreement with the UP, the City is to enter described VCA with the DTSC. The PMT has applied to enter the VCA under CLRRA authority with the DTSC to clean the site to industrial standards as a bona-fide purchaser of the site.
The PMT continues to coordinate and follow-up on issues on site security. The Fencing Covenant in the Purchase and Sale Agreement with the UP requires the City to fence and secure Metrolink's Tail Track Easement Area. In addition, the City has 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.

On August 14, 2017, the BOE received five TOS proposals from the Pre-Qualified On-Call Wastewater & Environmental Engineering Consultants List. Interviews, selection, negotiation, and notice to proceed to follow over the next five weeks.

On August 2, 2017, final Addendum No. 6 was issued for the TOS for site assessments, implementation plan/pre-design report & detailed design for interim uses.

On July 6, 2017 a Pre-Proposal meeting and site walk were held for the 24 firms on the Pre-Qualified On-Call Wastewater & Environmental Engineering Consultants, and interested sub-consultants.

On June 26, 2017, the TOS was released for site assessments, implementation plan/pre-design report & detailed design for interim uses with proposals due on August 14, 2017.

On May 30, 2017, a pre-solicitation informational briefing was held for all Pre-Qualified On-Call Wastewater & Environmental Engineering Consultants.

On May 22, 2017, security fencing and sign fabrication and installation were initiated through the Department of Recreation and Parks (RAP) and General Services Division (GSD), respectively.

### 1.6 Key Items for the MFC

| **A. Issue: Request for authorizations and approval** |
| **Status:** A request was submitted to the MFC and approved on July 27, 2017 authorizing the following: |
| 1. Authorize the City Engineer, with the assistance from the City Attorney’s Office, to negotiate a California Land Reuses and Revitalization Act (CLRRA) Agreement with the Department of Toxic Substances Control (DTSC) and forward this recommendation to City Council. |
| 2. Authorize BOE to conduct environmental site investigations and report back with the results and recommendations on the level of cleanup for the Taylor Yard G2 Parcel, and forward this recommendation to City Council. |
| 3. Authorize BOE as the Project Manager and lead for implementation at the Taylor Yard G2 Parcel. |
| **Action:** For Council approval (CF 13-1641) |
2.0 SCHEDULE

2.1 Master Schedule

◆ This Preliminary Schedule indicates Major Tasks/Phases of the Project. The dotted vertical bar is the current date as of this report.

◆ The Taylor Yard G2 River Park Project has a phased master schedule for remediation, project development, and implementation, starting with site acquisition. This phased development approach will allow for current and future scope to be identified as funding and authorizations become available.
## Project Summary

**Task Name:** Taylor Yard G2 River Park Project  
**Date:** Thu 8/10/17

### External Tasks

<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Milestone</th>
<th>Project Summary</th>
<th>External Milestone</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>GENERAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Close Escrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Council Approval of MCLA Funding</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>SMMC/MRCA EASEMENT AGREEMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>STATE COASTAL CONSERVANCY PROP 1 GRANT</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>33</td>
<td>DTSC AGREEMENT</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>50</td>
<td>TOS: SITE ASSESSMENTS + INTERIM USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>60</td>
<td>SITE ASSESSMENTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>67</td>
<td>IMPLEMENTATION PLAN: INTERIM USES + ARBOR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>83</td>
<td>DETAILED DESIGN: INTERIM USES (Pending Council &amp; Mayoral Approval)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>101</td>
<td>CONSTRUCTION / Interim Uses: Schedule Pending</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**External Milestone:** PRELIMINARY DRAFT (For review purposes only - Revisions Pending)
## 3.0 BUDGET

### 3.1 Project Budgets and Use of Funds

- The overall Taylor Yard G2 River Park Project budget will be incrementally implemented in phases as remediation, development, and funding sources are identified and approved.

- The following table outlines the proposed budget (CF 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>$44,600,000.00</td>
<td>$44,600,000.00</td>
</tr>
<tr>
<td>Site Acquisition: MICLA 208/40/40/40/20L</td>
<td></td>
<td>59,315,000</td>
<td></td>
</tr>
<tr>
<td>Remediation to Industrial Standards (UPRRC Remediation Escrow Account)</td>
<td></td>
<td>(14,715,000)</td>
<td></td>
</tr>
<tr>
<td>Site Assessments, Pre-Design, Design, Construction for Interim Uses</td>
<td>$14,100,000</td>
<td>$2,114,879.00</td>
<td>$14,879.00</td>
</tr>
<tr>
<td>(Scope to be further defined through the future BOE Task Order Solicitation for implementation plan, site assessments, &amp; interim development design services)</td>
<td></td>
<td>14,879</td>
<td></td>
</tr>
<tr>
<td>Contaminated Soils Fund</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Coastal Conservancy Grant 682/90/10dtiy</td>
<td></td>
<td>2,000,000</td>
<td></td>
</tr>
<tr>
<td>City Brownfield Program: DTSC Brownfield</td>
<td></td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td>L.A. Brownfield</td>
<td></td>
<td>50,000</td>
<td></td>
</tr>
<tr>
<td>Site Remediation</td>
<td>$120,739,898</td>
<td>$15,362,670.00</td>
<td>$37,329.00</td>
</tr>
<tr>
<td>(Scope to be further defined through the future BOE Task Order Solicitation for implementation plan, site assessments, &amp; interim development design services)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Management: MICLA 208/40/40/40/20L</td>
<td></td>
<td>647,670</td>
<td>17,000</td>
</tr>
<tr>
<td>Remediation to Industrial Standards (UPRRC Remediation Escrow Account)</td>
<td></td>
<td></td>
<td>14,715,000</td>
</tr>
<tr>
<td>Fish &amp; Wildlife Habitat Restoration &amp; Recreation Improvements</td>
<td>Future Federal USACE</td>
<td>$25,401,187</td>
<td>$ -</td>
</tr>
<tr>
<td>Other Site Improvements for Future Phases</td>
<td>$13,877,563</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Project Contingency &amp; Escalation</td>
<td>$33,437,587</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>TOTAL PROPOSED BUDGET (as of 1/6/2017 per CF 13-1641)</td>
<td>$252,156,235</td>
<td>$62,077,549</td>
<td>$44,652,208</td>
</tr>
</tbody>
</table>

Footnotes:

1. As is budget $44,600,000 = $59,315,000 (Site Acquisition) - 14,715,000 (Escrowed Remediation)
### 3.2 Potential Sources of Funds

- Potential funding includes the following sources per CF 13-1641:

<table>
<thead>
<tr>
<th>Approximate Potential Funding Sources</th>
<th>Comments/Status</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prop 1 State Water Board</td>
<td>Awarded through grant programs. Pending application and area allocations</td>
<td>25,000,000</td>
</tr>
<tr>
<td>Mountain Recreation Conservation Authority (MRCA)</td>
<td>Earmarked. Negotiations with MRCA pending easement agreement</td>
<td>20,000,000</td>
</tr>
<tr>
<td>State Prop 84 through SMMC - Development</td>
<td>Funding is identified for G2 improvements</td>
<td>5,000,000</td>
</tr>
<tr>
<td>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>State Cap &amp; Trade Proceeds</td>
<td>Grant application processes through multiple State programs</td>
<td>10,000,000</td>
</tr>
<tr>
<td>Private Sponsorship &amp; Philanthropy</td>
<td>Grant application processes to seek funding from multiple organizations</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Proposition O</td>
<td>Set-aside. Pending reallocation from land acquisition to be implemented by Council</td>
<td>12,400,000</td>
</tr>
<tr>
<td>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
## 4.0 PROJECT STATUS

### 4.1 Project Status Detail

- The following table details each component of the overall Taylor Yard G2 River Park Project:

<table>
<thead>
<tr>
<th>Taylor Yard G2 River Park Project</th>
<th>Location: CD 1–Gil Cedillo</th>
<th>Consultant Services: TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Services: TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contractor: TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Manager: Katherine Doherty</td>
<td>(213) 847-0395</td>
<td></td>
</tr>
<tr>
<td>Project Engineer: Lyndsay Naish</td>
<td>(213) 847-2023</td>
<td></td>
</tr>
</tbody>
</table>

Site assessments, development of an implementation plan, design and construction of near term uses at the approximately 42-acre L.A. River-adjacent Taylor Yard G2 Parcel.

Size: approx. 42 acres

Funding: MICLA, Contaminated Soils Fund, State Coastal Conservancy, Prop O

Project is in Pre-Design:

- A pre-solicitation briefing for all Pre-Qualified On-Call Wastewater & Environmental Engineering consultants on 5/30/2017

- TOS No. 13 to the 13 pre-qualified on-call consultants for site assessments, implementation plan and pre-design for interim uses was released on 6/26/2017. A pre-proposal meeting and site walk was held on 7/6/2017.

- Addendum No. 6 was issued on 8/2/2017. Five proposals were received on 8/14/2017 and are under review.

- The perimeter of the G2 site has been secured with fencing & “No Trespassing” signage to prevent public access until it is assessed, remediated & deemed safe by DTSC

- The PMT continues to coordinate & follow-up on issues including the Metrolink Tail Track Lease, SMMC/MRCA Easement Agreement, DTSC coordination, SCC grant.

Constr. Estimate: $TBD

Bid Amount: $  
CO’s to date: $  
(0.00%)  
Constr. Contract: $

Payment to Date: $  
(0.0%)  

20% Pre-Design
5.1 DISTRIBUTION LIST

Richard H. Llewellyn Jr.,
Interim City Administrative Officer  Office of the City Administrative Officer (CAO)
Sharon Tso, Chief Legislative Analyst  Office of the Chief Legislative Analyst (CLA)
Miguel Sangalang, Deputy Mayor  Mayor’s Office
Barbara Romero  Mayor’s Office
Carol Armstrong  Mayor’s Office
Michael Affeldt  Mayor’s Office
Arturo Chavez  Council District 1
Christine Peters  Council District 13
Cheryl Banares Soriano  CLA
Maria Cardenas  CAO
Michael R. Davis  Board of Public Works (BPW)
Matias Farfan  CLA
Enid Gomez  General Services Department (GSD)
Adel H. Hagekhalil  BOS
David H. Hirano  CAO
Curt Holgiun  City Attorney’s Office
Joel Jacinto  BPW
Kevin James  BPW
Christopher F. Johnson  Bureau of Engineering (BOE)
Edward Jordan  City Attorney’s Office
Shahram Kharaghani  BOS
Blair Miller  CAO
Gary Lee Moore  BOE
Kenneth R. Redd  BOE
Heather Repenning  BPW
Luz Rivas  BPW
David Roberts  GSD
Victoria Santiago  BPW, Office of Accounting
Jacqueline Vernon Wagner  CAO
Deborah Weintraub  BOE
Enrique C. Zaldivar  Bureau of Sanitation (LASAN)

Comments or suggestions regarding the Taylor Yard G2 River Park Project Status Report may be directed to Christopher F. Johnson, BOE, at 213-485-1165 or email at Christopher.Johnson@lacity.org