Taylor Yard G2 River Park Project
Status Report - 4th Qtr 2017/18-April thru June

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

( Photo: Geophysical Survey to Locate Unknown Buried Structures at Taylor Yard G2 )

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 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.
1.0 EXECUTIVE SUMMARY

1.1 Background & Summary

- This Status Report summarizes the overall activities and progress for the new Taylor Yard G2 River Park Project for 4th Quarter 2018. 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 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 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 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 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 (CF 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 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 Development and Activities

**Implementation Plan, Site Assessments & Interim Development**

- Site assessments are scheduled to begin in June 2018. The duration will be approximately three months.
On April 13, 2018, WSP completed the annual groundwater monitoring for 2018.

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

The Project Management Team and the WSP consultant team have been coordinating the pre-design effort with concept design workshops in January and March 2018, to develop project goals and objectives, site design approach, soil remediation, site design options, implementation phasing for interim and long term uses, G2 access points, utility issues, and the coordination with the ARBOR Study. An in-house design charrette is scheduled for June 20, 2018 to discuss interim and long term concepts based on feedback from a survey of the community’s wants and needs. The survey feedback is currently being tabulated.

The U.S. Army Corps of Engineers has requested a right of entry from the General Services Department to haul river sediments through the G2 parcel. This would minimize impacts to the neighboring communities. The planned river sediment haul is scheduled to begin in the Fall of 2018 for a period of three months. The Council Office has been informed of the planned scope and process and has been provided a community engagement plan.

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 Department of Toxic Substances Control (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 Project Management Team (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 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. The General Services Department (GSD) provided sign fabrication.

Department of Toxic Substances Control (DTSC) Coordination

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. Approval of the remaining 27 acres is anticipated in May/June 2018.

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 (CF 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 Easement Agreement & MOU**

- The latest Draft MRCA Easement Agreement is in final review with the goal of finalizing the details this summer 2018.

- On February 22, 2018, The State Wildlife Conservation Board allocated $5.015 million to assist in the cooperative project with the Santa Monica Mountains Conservancy (SMMC)/Mountain Recreation and Conservation Authority (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.

  - (The $5 million is referenced in Section 3.2 Potential Sources of Funds as identified in CF 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 Memorandum of Understanding (MOU) will outline the duties of the MRCA and the City in the remediation and development of the easement area (9.275 acres) and will require City Council approval.

**Metrolink Tail Track Issues and License Agreement**

- Various options on the type and terms of agreement are being explored and a request for the Municipal Facility Committee for authorization and negotiation will be forthcoming for discussion.

- 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:
  
  - 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.

  - 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.

- The 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 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.

Community and Stakeholder Involvement

◆ 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.

On March 9, 2018, BOE closed 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 of the results will be provided as the report is finalized. It will provide clarification of the City’s goals for the G2 parcel.
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: www.tayloryardg2.com

The next public meeting is tentatively scheduled for late summer 2018 with preliminary soil results and preliminary design concepts for the park design based on input received from the public to be presented.

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

On May 18, 2018, City Council (CF 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.

The first two SCC Requests for Disbursement for Proposition 1 Bond grant reimbursements have been submitted to the SCC. The first reimbursement of $190,267 has been received and appropriated by the City for the first full cycle of the grant and cash flow process.

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:

Acknowledged the May 31, 2017 Council approval (CF 14-1158-S3), authorizing the City Engineer, to negotiate and execute an agreement with the State Coastal Conservancy
(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 (OAA) to release the PWTF Loan as soon as the SCC grant award is received from BOE.

- The OAA 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 OAA 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 SCC to be deposited in the Engineering Special Services Fund and subsequently to be transferred back to 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 (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.

1.5 Key Items for the MFC

<table>
<thead>
<tr>
<th>A. Issue: Metrolink Trail Track License Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Status:</strong></td>
</tr>
<tr>
<td>A report from General Services Department will be presented for MFC recommendation on potential license and lease options for a new agreement with Metrolink for the Trail Track area located at the Taylor Yard G2 parcel.</td>
</tr>
<tr>
<td><strong>Action:</strong> For MFC discussion &amp; approval</td>
</tr>
</tbody>
</table>
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.
2.2 Master Schedule

(Preliminary Draft
(For review purposes only - Revisions Pending Implementation Plan Approval)

Taylor Yard G2 River Park Project

ID Task Name
1 LAND ACQUISITION
2 PREDESIGN / SITE ASSESSMENTS
3 DESIGN: Interim Uses
4 RIGHT OF WAY: Interim Uses
5 BID & AWARD
6 CONSTRUCTION: Interim Uses
7 POST CONSTRUCTION: Interim Uses
## 3.0 BUDGET

### 3.1 Project Budgets and Use of Funds

- The following table outlines the proposed budget (CF 13-1641), current allocated funding, and the total expenditures to date:

- 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.

<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;</td>
<td>$44,600,000</td>
<td>$44,600,000.00</td>
<td>$44,600,000.00</td>
</tr>
<tr>
<td>Site Acquistion (CF 13-1641) MCLA 286/40/40n29L</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remediation to Industrial Standards (UPPRC Remediation Escrow Account)</td>
<td>(14,715,000)</td>
<td></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>$524,645.81</td>
</tr>
<tr>
<td>Contaminated Soils Fund</td>
<td>14,879</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Coastal Conservancy Grant 682/50PVCP</td>
<td>2,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Brownfield Program: DTSC Brownfield 526/50MLWA</td>
<td>50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA Brownfield</td>
<td>50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Remediation</td>
<td>$120,739,898</td>
<td>$16,362,670.00</td>
<td>$242,910.00</td>
</tr>
<tr>
<td>Contaminated Soils Fund</td>
<td>14,879</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Brownfield Program: DTSC Brownfield 526/50MLWA</td>
<td>50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA Brownfield</td>
<td>50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fish &amp; Wildlife Habitat Restoration &amp; Recreation Improvements</td>
<td>$25,401,187</td>
<td>$ -</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 1/1/2017 per CF 13-1641)</td>
<td>$252,156,235</td>
<td>$62,077,549</td>
<td>$45,367,556</td>
</tr>
</tbody>
</table>
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>1. 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>2. Mountain Recreation Conservation Authority (MRCA): Prop 84</td>
<td>Grant &amp; Draft Easement Agreement approved by Wildlife Conservation Board on 8/24/2017. MOU &amp; Council approval pending.</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 $12.4 million set-aside from Prop O Contingency for a Taylor Yard Water Quality project pending development and approval of a concept report for a water quality project. Scope &amp; budget is pending future development.</td>
<td>12,400,000</td>
</tr>
<tr>
<td>8. Other Federal Sources</td>
<td>Potential grants or partnerships with: US Bureau of Reclamation, National Park Service, Environmental Protection Agency, etc.</td>
<td>5,000,000</td>
</tr>
<tr>
<td><strong>APPROXIMATE POTENTIAL FUNDING</strong></td>
<td></td>
<td><strong>$ 94,400,000</strong></td>
</tr>
</tbody>
</table>

3.3 Additional Potential Funds

◆ City Council (CF 13-1641-S1) authorized the City Engineer to apply for the California Ocean Protection Council’s Proposition 1 Grant Program in the amount of $4.56 million for the environmental documentation and detailed design for interim uses of the Taylor Yard G2 parcel. BOE has submitted the application and the status is pending.

◆ Additional EPA Brownfield funding for site assessments in the amount of $14,504 is pending authorization allocation.

3.4 Public Works Trust Fund Interest

◆ City Council (CF 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 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>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Services: WSP, USA Inc.</td>
<td>Project is in Pre-Design:</td>
<td></td>
</tr>
<tr>
<td>Contractor: TBD</td>
<td>○ The on-line survey that collected over 1,300 survey community responses on project design components for site development and project implementation closed on 3/9/2018</td>
<td></td>
</tr>
<tr>
<td>Project Manager: Katherine Doherty (213) 847-0395</td>
<td>○ Geophysical survey was completed on 4/26/2018.</td>
<td></td>
</tr>
<tr>
<td>Project Engineer: Lyndsay Naish (213) 847-2023</td>
<td>○ Site assessments are scheduled to begin in June 2018</td>
<td></td>
</tr>
<tr>
<td>Funding: MICLA, Contaminated Soils Fund, State Coastal Conservancy, City Brownfield Program</td>
<td>Constr. Estimate: $TBD</td>
<td></td>
</tr>
</tbody>
</table>

Bid Amount: $ 
CO’s to date: $ (0.00%) 
Constr. Contract: $ 
Payment to Date: $ (0.0%)