Taylor Yard G2 River Park Project
Status Report - 3rd Qtr 2017/18-Jan thru Mar

Municipal Facilities Committee (MFC) Members
Richard H. Llewellyn, Chair, Interim 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 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 3rd 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

- On October 24, 2017, the Bureau of Engineering (BOE) and WSP identified preliminary tasks for establishing a detailed schedule, creating a stakeholder engagement plan, and site investigation work 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 was issued through a TOS issued to Geosyntec on June 1, 2017, and is now complete.

- 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 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 State Wildlife Conservation Board is scheduled to meet on February 22, 2018 to consider allocation of $5,015,000 (Prop 84) 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.)

- 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 Trail Track License Agreement

- 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 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.
Community Site Tours of Taylor Yard G2 Parcel
Saturday January 20, 2018 • 10:00 a.m. to 1:00 p.m.
(last tour leaves at 12:45 p.m.)

What: We will be providing self-guided walking tours of the gated site and river.
Where: Access to the tour is off San Fernando Road (access road—marked “Metrolink Central Maintenance Facility”—is between Chaucer Street and Rio de Los Angeles State Park entrance). Parking is available on site. Participants must wear closed toe shoes and long pants.
RSVPs are encouraged at www.facebook.com/pg1BureauEngineering/events

Community Meeting/
Preliminary Design Workshop
Wednesday January 24, 2018 • 6:00 p.m. to 8:00 p.m.

What: This meeting will provide background information about the project and the site and will also be an opportunity for the public to share design and programming ideas and visions for the interim and long-term uses on the site.
Where: Sotomayor Learning Academies Gymnasium, 2500 N. San Fernando Road, Los Angeles, CA 90065
For more information go to http://eng.lacity.org/divisions/lr-river-projects1
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 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 (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 $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

A. No key issues at this time

Action: None at this time
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.
LAND ACQUISITION

PREDESIGN / SITE ASSESSMENTS

DESIGN: Interim Uses

RIGHT OF WAY: Interim Uses

BID & AWARD

CONSTRUCTION: Interim Uses

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; (&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 (CF 13-1641) MICLA 298/40/40/29L</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>66,752.92</td>
</tr>
<tr>
<td>Contaminated Soils Fund</td>
<td></td>
<td>14,879</td>
<td></td>
</tr>
<tr>
<td>State Coastal Conservancy Grant 682/501/bd-Taylor Yard G2: PWTP Cash Flow</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>EPA 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>242,910.00</td>
</tr>
<tr>
<td>Contaminated Soils Fund</td>
<td></td>
<td>14,879</td>
<td></td>
</tr>
<tr>
<td>State Coastal Conservancy Grant 682/501/bd-Taylor Yard G2: PWTP Cash Flow</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>EPA Brownfield</td>
<td></td>
<td>50,000</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>Future Federal USACE</td>
<td></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 1/6/2017 per CF 13-1641)</td>
<td>$252,156,235</td>
<td>62,077,549</td>
<td>44,909,663</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>Funding is identified for G2 improvements</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 1/25/2018, the AOC approved adding the $12.4 million Prop O funds into the Prop O Program Contingency, with a set-aside 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

3.2 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>
<th>Project is in Pre-Design:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Design Services: WSP, USA Inc.</td>
<td>Funding: MICLA, Contaminated Soils Fund, State Coastal Conservancy, City Brownfield Program</td>
<td>- A voluntary clean-up agreement under CLRRA (CLRRA Agreement) was executed to guide the City remediation of the site under the DTSC supervision on 1/16/2018</td>
</tr>
<tr>
<td>Contractor: TBD</td>
<td></td>
<td></td>
<td>- Community site tours of the G-2 parcel were conducted on 1/20/2018</td>
</tr>
<tr>
<td>Project Manager: Katherine Doherty</td>
<td></td>
<td></td>
<td>- A Community meeting / preliminary design workshop was held on 1/24/2018</td>
</tr>
<tr>
<td>Project Engineer: Lyndsay Naish</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(213) 847-0395</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Constr. Estimate: $TBD</th>
<th>Bid Amount: $</th>
<th>CO's to date: $ (0.00%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constr. Contract: $</td>
<td>Payment to Date: $ (0.0%)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>45% Pre-Design</th>
<th>Acquire Site</th>
<th>Pre-Design</th>
<th>Bid &amp; Award</th>
<th>Constr</th>
<th>Post-Constr</th>
</tr>
</thead>
</table>

The Bureau of Engineering