



SIXTH STREET VIADUCT REPLACEMENT PROJECT

MONTHLY EXECUTIVE MEETING REPORT

FEBRUARY 2013



TABLE OF CONTENTS

Project Manager Report	4
Program Management Consultant Report	8
▪ Attachments	12
Right-of-Way Report	19

SIXTH STREET VIADUCT REPLACEMENT PROJECT

PROJECT MANAGER'S REPORT

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date February 19, 2013

To: Sixth St Viaduct Replacement Project Executive Committee

From: Alfred L. Mata, P.E.
 Program Manager

Subject: Sixth Street Viaduct Replacement Project – Monthly Report

1. Program Management
 - a. We reviewed budget tables with staff from the Office of the City Administrative Officer (CAO) and made additional revisions. We will continue to meet to further review and include updated information, as necessary.

2. Design Consultant Procurement:
 - a. Negotiations were completed with HNTB's revised proposal of 1/15.
 - b. We finalized the contract language and the draft Board Report recommending contract award to HNTB.
 - c. The Board Report recommending award of the contract to HNTB was reviewed by the Bureau of Engineering (BOE) Administration Services Division, BOE Project Award and Control Division, the Bureau of Contract Administration Office of Contract Compliance, Board of Public Works Office of Accounting, and the Department of Transportation.
 - d. On 2/5, the final signed Board Report was transmitted to the Board of Public Works for scheduling on the next available Board of Public Works meeting agenda. However, on 2/8 the City Attorney rendered an opinion that the entire Board of Public Works is disqualified from acting on the contract and that the matter be transferred to the Board of Referred Powers. On 2/13, the Board Report was submitted to the Office of the City Clerk, so that this matter will be scheduled for the Board of Referred Powers. The Board of Referred Powers is comprised of the following City Councilmembers: Wesson, Krekorian, Huizar, Reyes, Rosendahl.
 - e. We will plan to hold a kick-off meeting with the Design Aesthetic Advisory Committee following contract execution.

3. Construction Manager General Contractor (CMGC):
 - a. After reviewing the RFP with their final RFP comments incorporated, on 1/22, FHWA issued their letter of concurrence approving the CMGC RFP and work plan.
 - b. We completed working with the BOE Project Award and Control Division in developing the RFP with attachments.
 - c. The draft Board Report recommending authorization to issue the RFP is being processed for approval. Two reviews are pending before the final will be issued for signature.
 - d. We incorporated comments from BOE Executive Division review of the RFP.
 - e. The Bureau of Contract Administration is continuing to develop the project labor agreement, which will likely be issued as an addendum to the CMGC RFP.

4. Department of Cultural Affairs Coordination
 - a. We transmitted a memo to the Department of Cultural Affairs (DCA) with our recommendation on the project costs that are applicable to the Public Works Improvements Arts Program (1% for the Arts Program). We then met with DCA and CAO staff and agreed on the applicable costs for our project. DCA will transmit a letter detailing the agreement.

- b. On 10/3/12, Councilmember Huizar's introduced a motion (CF 11-1789-S1) for the Department of Cultural Affairs to provide recommendations for establishing an Arts Advisory Committee for the Sixth Street Viaduct Replacement project:
 - i. On 12/4, the Arts, Parks, Health and Aging Committee Chair (Councilmember Alarcón) recommended approval of the motion and transmitted the Council File to the Public Works Committee for consideration.
 - ii. Cultural Affairs is working on recommendations to establish a Public Arts Advisory Committee for the Sixth Street Viaduct Replacement project and will prepare a report to City Council with their recommendations.
 - c. Following establishment of the Public Arts Advisory Committee for this project, DCA will initiate the RFP process to select an artist to work with HNTB to incorporate art into the design of the project. The process to select an artist needs to begin in March so that the artist can work with the design team during the early stages of design, which will facilitate the process of incorporating the art into the design of the project.
5. Right-of-Way: Real Estate – BOE-Real Estate Division to provide report.
6. Right-of-Way: Utility Coordination
 - a. We identified a 40th utility agency and all 40 agencies have responded to our requests for as-built information.
 - b. We are scheduled to meet with Caltrans utility manager on 3/15 to discuss the first utility pre-authorization request package.
 - c. Contacting utilities to arrange site visit meetings.
 - d. Updating Utility Conflict Exhibit.
 - e. Caltrans utility manager approved draft claim letter for DWP overhead power line relocations.
7. Right-of-Way: Railroad Coordination
 - a. We met with Metro and CD 14 to discuss Metro's project to construct a rail maintenance facility adjacent to the Viaduct. A follow up meeting will be scheduled to further discuss coordination of these two projects.
 - b. Initiating coordination with the railroads for viaduct demolition plan over the tracks.
8. Environmental Mitigation: Traffic
 - a. Completed draft Advanced Planning Studies for 8 intersections near the viaduct east of the river. DOT to review.
 - b. Surveying and mapping activities for the intersections continues. 5 intersections remain.
 - c. Preparing materials for the public meeting to present the planned intersection improvements.
9. Environmental Mitigation: Historic
 - a. Layout and writing of historic documentation book is continuing.
 - b. For the video, scheduled and completed interviews with the City's Project Managers of Los Angeles River bridge improvement projects. Interviews with others are ongoing.
10. Technical Advisory Committee
 - a. Preparing draft scope of work for Technical Advisory Committee.

11. Budget

- a. We further revised the budget table as discussed with CAO staff and are making some additional revisions, which will be discussed with CAO staff.
- b. There are no changes to the overall project budget.

12. Schedule

- a. The master schedule was updated for the month of January. See Program Manager Consultant Report for specific information about the project status relative to the master schedule.

13. Outreach

- a. Updated the outreach plan.
- b. Planning for a community meeting in March to discuss off-site intersection improvements.
- c. Continuing to manage project website.
- d. Developing draft public meeting calendar.

SIXTH STREET VIADUCT REPLACEMENT PROJECT

PROGRAM MANAGEMENT CONSULTANT REPORT

**CITY OF LOS ANGELES
SIXTH STREET VIADUCT REPLACEMENT PROJECT**

Date February 19, 2013

To: Alfred L. Mata, P.E.
SIX Division Manager

From: Rick Luebbers, P.E.
PMC Project Manager

Subject: PROGRAM MANAGEMENT CONSULTANT: MONTHLY PROGRESS REPORT

Program Management Activities:

1. The task order for support services of three full take parcels was approved.
2. The task order for additional services for Design Consultant procurement was approved.
3. The task order for CMGC contract development services is being processed.
4. Authorization of selected Phase 2 tasks is in process.
5. Continued development of a proposal for a geo-based reference system.
6. Sent stipends to the design consultants who participated in the design competition process.

Schedule and Budget:

1. The Master Schedule was updated through the end of January. (see Condensed Schedule Chart). A significant adjustment to the schedule will be made when the Design Consultant's schedule is received. General schedule observations:
 - a. The critical path continues to be through Design Consultant contracting, design process and viaduct construction (see Critical Path Chart).
 - b. The NTP for the Design Consultant is approaching three months behind the original Master Schedule. The planned start of the viaduct construction has not been changed, primarily because the shift to CMGC contracting will allow small construction packages to start earlier and there was originally about 5 months of time between the end of design and the start of viaduct construction to allow for conventional bidding. With CMGC, less time will be needed from the end of design to viaduct construction, however there is not much float left in the schedule.
 - c. The procurement process for the CMGC contract remains near the critical path. It will become the critical path if the time between execution of the Design Consultant contract and the CMGC contract exceeds three months.
 - d. The schedule for relocation of the BSS facility is currently controlled by the acquisition process for a new site.
 - e. The appraisal process for partial take properties continues to be delayed due to the lack of a finalized ROW map. This is approaching four months behind the original schedule and is delaying legal descriptions and plat maps for partial takes. The partial take acquisition work will continue to slip on a day for day basis until this is resolved. The delay is not a critical path issue at this time but will become so within about three months.
 - f. The utility inventory process is essentially complete. Responses have been received from all 40 agencies contacted. The identification of conflicts associated with the new

viaduct design will continue until the 35% design submittal (expected third quarter 2013). Not seen as a critical path issue at this time.

- g. Access to railroad properties is being coordinated and right-of-entry permits are being submitted. The construction and maintenance agreements are being programmed to align with expected design activities.
2. The Baseline Budget was updated in response to comments from SIX and CAO. General observations:
 - a. The Design Consultant fees have been incorporated in the Final Design, Right-of-Way and Construction budgets.
 - b. Projections of City staff costs have been incorporated into the Project budget, including the recent DCA budget and provisions for CONAD staff (discussions continue).
 - c. Current Project activities have required use of some PMC contingency budget.
 - d. Early appraisals indicate that right-of-way costs may be lower than budgeted, which may offset costs for the three new full take parcels.
 - e. A funding source for some of the BSS relocation costs remains an issue. The magnitude of the additional funding is dependent on the final site.
3. The Baseline Budget summary tables were revised in response to CAO and SIX comments. (see Budget Summary). Completion awaits final results of SIX and CONAD discussions.
4. Actual costs shown on the Budget Summary now include City staff costs. Costs to date continue to be under planned expenditures. Earned Value charts are included for the overall Project and for Right-of-Way. Additional EV charts for utilities, design and construction will be added as the work progresses.

Construction Manager/General Contractor:

1. Incorporated comments from FHWA, Caltrans and SIX and finalized the CMGC Workplan.
2. Incorporated comments from FHWA, Caltrans and SIX and prepared a final version of the CMGC RFP, lacking only dates for release, pre-proposal meeting and proposal submittal.
3. Completed the construction contract materials (Bid Proposal, General Conditions and General Requirements) to accompany the RFP.
4. Updated the Industry Notice, lacking only a release date.
5. Coordinated Project Award and Control Division's review of RFP and contract attachments and plans for BAVN posting.
6. Updated the E-76 construction funding application.

Right-of-Way: Acquisition Support

1. Right-of-Way acquisition status:
 - The status of activities for the acquisition of each parcel is provided in the attached Right-of-Way Acquisition Summary
2. Accomplishments in the last month:
 - Continued support of the 11 full take offers and relocation plans.
 - Began activities on the 3 new full take parcels.
 - Continued business interviews.
 - Revised and submitted the 3W Right-of-Way Certification package.
 - Reached agreement to two parcels.

3. Issues needing attention:

- Awaiting final Right-of-Way Map
- Awaiting legal descriptions & plats from City for all part takes.
- Awaiting City's decision of memorandum for appraisals on railroad takes.
- Awaiting "Life of Structure" language for fee take parcels.
- Awaiting Notice to Proceed for Preliminary Title Report invoice.

Right-of-Way: Utility Coordination

1. Accomplishments in the last month:

- Received a response from Western Union and now have heard from all 40 utilities.
- Arranging and conducting field meetings with utility companies
- Prepared claim letter for DWP for known aerial line relocations
- Preparing pre-authorization packages for the 7 known DWP relocations.
- Received Caltrans' approval of draft claim letter to DWP.
- Updating utility mapping files.
- Coordinating with City Survey for topo mapping (which is incomplete).
- Arranging for potholing and ground penetrating radar services
- Coordinating plans for investigations on railroad right-of-way.
- Overlaying the new viaduct plans to analyze utility conflicts.

Right-of-Way: BSS Relocation

1. Conducted the feasibility study to relocate the existing BSS yard under the Sixth Street viaduct.

- Met with BSS, City Architecture, and Building and Safety to obtain baseline information.
- Visited sites to assess existing conditions.
- Confirmed that the fuel tanks formerly at the existing BSS yard had been properly removed.

Railroads

1. Prepared Right-of-Entry applications for UPRR, BNSF, SCRRA and Amtrak.
2. Met with Metro to discuss acquisition and use of proposed property.
3. Confirmed land ownership of railroad properties.
4. Conducted safety training for Amtrak and BNSF.
5. Began coordination of viaduct demolition plan over tracks.
6. Coordinating plans for utility investigations on railroad properties.
7. Reviewing Design Service Agreement requirements.
8. Defining the PUC application process.

Technical Advisory Committee

1. Potential committee members identified. Seeking one additional candidate.
2. Drafted the scope of work for the Technical Advisory Committee.

Environmental Mitigation: Traffic

1. Coordination with the City's surveying and mapping activities for the intersections is continuing. About 5 intersection surveys remain to be completed.
2. Coordinated with City Survey for specific site information at parcels 20 and 22 to identify potential impacts with the new viaduct.
3. Submitted the draft Traffic Study for the West Side for review.
4. Draft APS's for the 8 intersections on the East Side were prepared.
5. Preparing materials for the public meeting to present the planned intersection improvements.

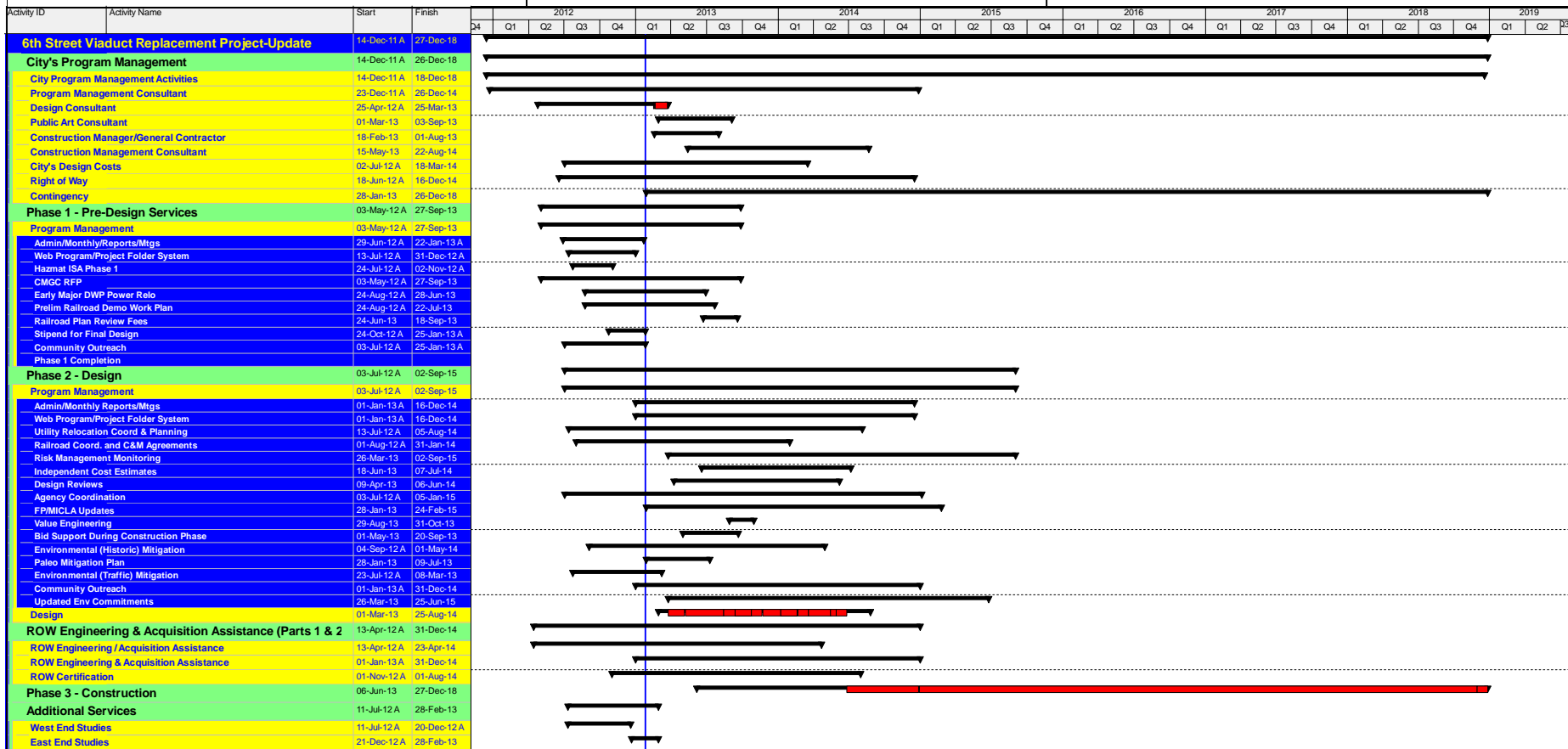
Environmental Mitigation: Historic

1. Layout and writing of historic documentation book is continuing.
2. Began conducting interviews for the historic video.
3. Preparing draft list and schedule for SHPO requirements.
4. Began development of Paleo Mitigation Plan.
5. Drafted a letter to Caltrans regarding NPS requirements for documenting the existing viaduct structure.
6. Finalizing the proposed plan for documenting the design process.

Outreach

1. Updated the draft Outreach Plan.
2. Planning for public meeting(s) in February/March to discuss intersection improvements.
3. Coordinating scope of future activities to align outreach services with design team activities.
4. Continuing to manage project (Nationbuilder) website, including recording questions from public.
5. Developing draft public meeting calendar, to be finalized based on discussions with the project team.

ATTACHMENTS



Remaining Level of Effort
 Primary Baseline
 Actual Work
 Actual Level of Effort
 Remaining Work
 Critical Remain...

Activity ID	Activity Name	Start	Finish	Activity % Complete	Remaining Duration	Responsibility	Gantt Chart (2013-2019)											
6th Street Viaduct Replacement Project-Update							[Summary bar: 15-Feb-13 to 27-Dec-18]											
City's Program Management							[Summary bar: 15-Feb-13 to 25-Mar-13]											
Design Consultant							[Summary bar: 15-Feb-13 to 25-Mar-13]											
PCDC0080	Board of Public Works Approval	15-Feb-13*	18-Feb-13	0%	2	City	[Task bar: 15-Feb-13 to 18-Feb-13]											
PCDC0085	City Council Approval	19-Feb-13	22-Mar-13	0%	24	City	[Task bar: 19-Feb-13 to 22-Mar-13]											
PCDC0090	Issue Design NTP		25-Mar-13	0%	0	City	[Task bar: 25-Mar-13 to 25-Mar-13]											
Phase 2 - Design							[Summary bar: 26-Mar-13 to 25-Jun-14]											
Design							[Summary bar: 26-Mar-13 to 25-Jun-14]											
Viaduct Replacement Design							[Summary bar: 26-Mar-13 to 25-Jun-14]											
Viaduct Replacement GAD Preparation							[Summary bar: 26-Mar-13 to 06-May-13]											
P2DCD51010	GAD Preparation	26-Mar-13	06-May-13	0%	30	DC	[Task bar: 26-Mar-13 to 06-May-13]											
Viaduct Replacement 35% Design							[Summary bar: 07-May-13 to 14-Aug-13]											
P2DCD51040	Viaduct Replacement 35% Design/Bridge Type Selection Preparation	07-May-13	14-Aug-13	0%	70	DC	[Task bar: 07-May-13 to 14-Aug-13]											
Viaduct Replacement 65% Design							[Summary bar: 15-Aug-13 to 21-Nov-13]											
P2DCD51060	Viaduct Replacement 65% Design	15-Aug-13	24-Oct-13	0%	50	DC	[Task bar: 15-Aug-13 to 24-Oct-13]											
P2DCD51070	Draft 65% Estimate	13-Sep-13	24-Oct-13	0%	30	DC	[Task bar: 13-Sep-13 to 24-Oct-13]											
P2DCD51080	Draft 65% Specifications	13-Sep-13	24-Oct-13	0%	30	DC	[Task bar: 13-Sep-13 to 24-Oct-13]											
P2DCD51090	City Review	25-Oct-13	21-Nov-13	0%	20	City	[Task bar: 25-Oct-13 to 21-Nov-13]											
Viaduct Replacement 90% Design							[Summary bar: 22-Nov-13 to 19-Mar-14]											
P2DCD51120	Viaduct Replacement 90% Design	22-Nov-13	19-Feb-14	0%	60	DC	[Task bar: 22-Nov-13 to 19-Feb-14]											
P2DCD51130	Draft 90% Estimate	07-Jan-14	19-Feb-14	0%	32	DC	[Task bar: 07-Jan-14 to 19-Feb-14]											
P2DCD51140	Draft 90% Specifications	07-Jan-14	19-Feb-14	0%	32	DC	[Task bar: 07-Jan-14 to 19-Feb-14]											
P2DCD51150	City Review	20-Feb-14	19-Mar-14	0%	20	City	[Task bar: 20-Feb-14 to 19-Mar-14]											
Viaduct Replacement 100% Design							[Summary bar: 20-Mar-14 to 25-Jun-14]											
P2DCD51170	Viaduct Replacement Initial 100% Design	20-Mar-14	14-May-14	0%	40	DC	[Task bar: 20-Mar-14 to 14-May-14]											
P2DCD51180	City Review	15-May-14	29-May-14	0%	10	City	[Task bar: 15-May-14 to 29-May-14]											
P2DCD51200	Viaduct Replacement Final 100% Design	30-May-14	25-Jun-14	0%	19	DC	[Task bar: 30-May-14 to 25-Jun-14]											
Phase 3 - Construction							[Summary bar: 26-Jun-14 to 27-Dec-18]											
Construction (CMGC)							[Summary bar: 26-Jun-14 to 27-Dec-18]											
Enabling Projects							[Summary bar: 26-Jun-14 to 26-Dec-14]											
Demolition							[Summary bar: 26-Jun-14 to 26-Dec-14]											
P3GC0009	Demolition and Detour	26-Jun-14	26-Dec-14	0%	127	CMGC	[Task bar: 26-Jun-14 to 26-Dec-14]											
Viaduct Construction							[Summary bar: 29-Dec-14 to 27-Dec-18]											
P3GC0020	Viaduct Construction	29-Dec-14	28-Nov-18	0%	996	CMGC	[Task bar: 29-Dec-14 to 28-Nov-18]											
P3GC0030	Construction Close Out	29-Nov-18	27-Dec-18	0%	20		[Task bar: 29-Nov-18 to 27-Dec-18]											

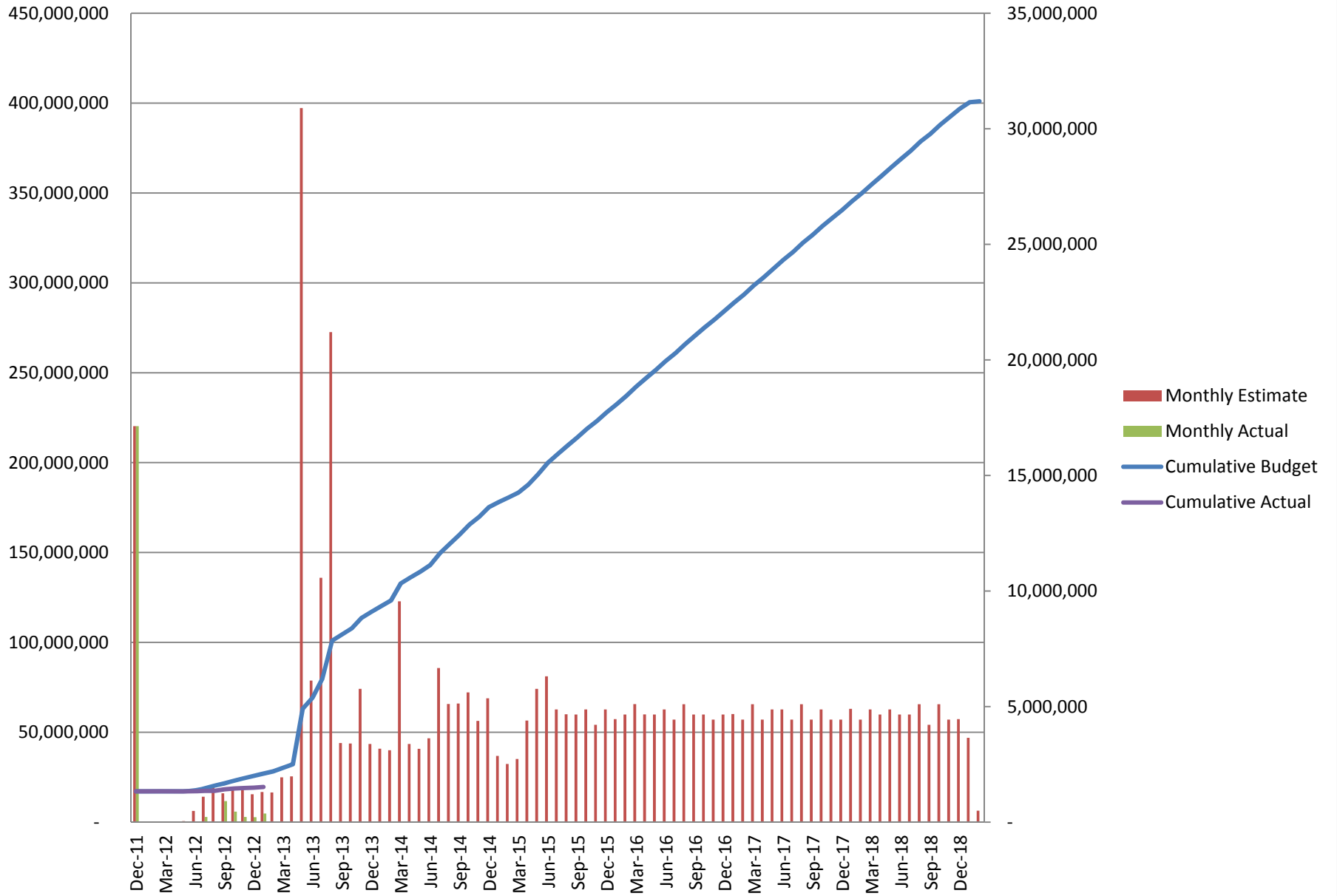
█ Remaining Level of Effort
 █ Remaining Work
 █ Critical Remaining Work
 ▶ Summary
█ Actual Level of Effort
 █ Actual Work
 ◆ Milestone
 █ Deliverable

Sixth Street Viaduct Replacement Project
Budget Summary

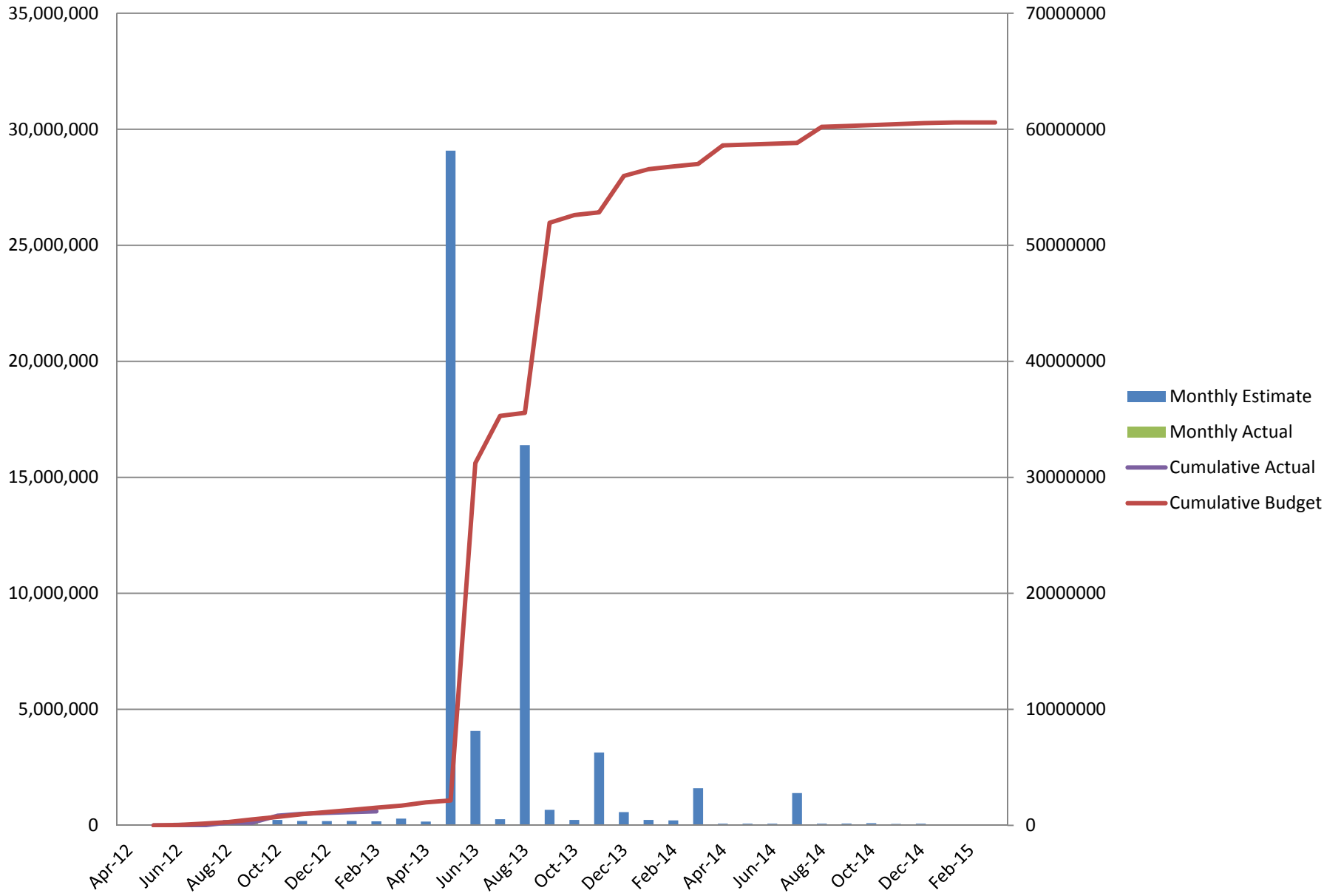
Date: 01/30/13

Task	Cost Estimate as of 12/21/12	Actual Cost to Date as of 1/25/13	Funding Sources				Original Budget	Current Budget
			ROW (100% MAP-21)	FD (11.47R/88.5 3MAP-21)	Con (11.471B/88. 53MAP-21)	Other		
PA/ED AND FINAL DESIGN PHASE								
PA/ED	\$ 17,136,356	\$ 17,136,356	\$ -	\$ 17,136,356	\$ -	\$ -	\$ 17,136,356	\$ 17,136,356
FINAL DESIGN	\$ 20,000,000	\$ 755,579	\$ -	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
PA/ED and Final Design Phase Subtotal	\$ 37,136,356	\$ 17,891,935	\$ -	\$ 37,136,356	\$ -	\$ -	\$ 37,136,356	\$ 37,136,356
RIGHT-OF-WAY PHASE								
ROW (Right-of-Way)	\$ 103,573,871	\$ 2,485,148	\$ 103,573,871	\$ -	\$ -	\$ -	\$ 98,605,000	\$ 103,573,871
Utilities	\$ 16,610,885	\$ -	\$ 16,610,885	\$ -	\$ -	\$ -	\$ 18,592,836	\$ 16,010,885
Utility Relocation Cost	\$ 4,788,950	\$ -	\$ 4,788,950	\$ -	\$ -	\$ -	\$ 12,584,000	\$ 4,788,950
Utility Contingencies	\$ 6,821,935	\$ -	\$ 6,821,935	\$ -	\$ -	\$ -	\$ 6,008,836	\$ 6,221,935
Utility Engineering and Design	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Railroad Coord. and C&M Agreements	\$ 9,087,000	\$ -	\$ 9,087,000	\$ -	\$ -	\$ -	\$ 9,087,000	\$ 9,087,000
ROW City Staff Cost	\$ 4,000,000	\$ 753,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
ROW Acquisition Costs (Acq., RAP, Clear/Demo, & Title/Escrow)	\$ 57,568,003	\$ -	\$ 57,990,593	\$ -	\$ -	\$ -	\$ 51,216,941	\$ 57,990,593
BSS Relocation	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
Railroad Shield	\$ 3,800,000	\$ -	\$ 3,800,000	\$ -	\$ -	\$ -	\$ 3,800,000	\$ 3,800,000
ROW Contingencies	\$ 4,507,983	\$ -	\$ 4,085,393	\$ -	\$ -	\$ -	\$ 7,908,223	\$ 4,685,393
Program Management Consultant (ROW)	\$ 6,500,000	\$ 1,732,148	\$ 6,500,000	\$ -	\$ -	\$ -	\$ 6,500,000	\$ 6,500,000
ROW FINANCING COSTS	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 5,968,871	\$ 1,000,000
Right-of-Way Phase Subtotal	\$ 104,573,871	\$ 2,485,148	\$ 104,573,871	\$ -	\$ -	\$ -	\$ 104,573,871	\$ 104,573,871
	\$ -	\$ -						
CONSTRUCTION PHASE	\$ -	\$ -						
Detour and Demo of Existing Viaduct	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 12,000,000	\$ -	\$ 12,083,627	\$ 12,000,000
Construction of Viaduct	\$ 220,091,660	\$ -	\$ -	\$ -	\$ 220,091,660	\$ -	\$ 220,008,033	\$ 220,091,660
Viaduct Construction	\$ 159,000,000	\$ -	\$ -	\$ -	\$ 159,000,000	\$ -	\$ 159,000,000	\$ 159,000,000
Enabling Projects	\$ 21,400,000	\$ -	\$ -	\$ -	\$ 21,400,000	\$ -	\$ 21,400,000	\$ 21,400,000
Construction Contingencies	\$ 19,691,660	\$ -	\$ -	\$ -	\$ 19,691,660	\$ -	\$ 19,608,033	\$ 19,691,660
Program Contingencies	\$ 20,000,000	\$ -	\$ -	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000	\$ 20,000,000
CE (Construction Support)	\$ 25,000,000	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -	\$ 25,000,000	\$ 25,000,000
Construction Management	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 5,000,000
City Staff Cost: CONAD	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ 4,000,000
City Staff Cost: BOE & Others	\$ 6,200,000	\$ -	\$ -	\$ -	\$ 6,200,000	\$ -	\$ 6,200,000	\$ 6,200,000
Design Support During Construction	\$ 8,000,000	\$ -	\$ -	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000	\$ 8,000,000
Program Management	\$ 1,800,000	\$ -	\$ -	\$ -	\$ 1,800,000	\$ -	\$ 1,800,000	\$ 1,800,000
Construction Financing Costs	\$ 2,194,340	\$ -	\$ -	\$ -	\$ 2,194,340	\$ -	\$ 2,194,340	\$ 2,194,340
Construction Phase Subtotal	\$ 259,286,000	\$ -	\$ -	\$ -	\$ 259,286,000	\$ -	\$ 259,286,000	\$ 259,286,000
TOTAL PROJECT AND FINANCING COSTS	\$ 400,996,227	\$ 20,377,083	\$ 104,573,871	\$ 37,136,356	\$ 259,286,000	\$ -	\$ 400,996,227	\$ 400,996,227

6th Street Project - Earned Value



6th St Project - ROW - Earned Value



SIXTH STREET VIADUCT REPLACEMENT PROJECT

RIGHT-OF-WAY REPORT

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: February 19, 2013

To: Sixth Street Viaduct Replacement Project Executive Committee

From: Uri Jimenez
BOE, Real Estate Division

Subject: **SIXTH STREET VIADUCT REPLACEMENT PROJECT – RIGHT-OF-WAY ACTIVITIES**

1. PROPERTY ACQUISITION SUMMARY

Two properties are in escrow. Two small remnant parcels have both been successfully negotiated!

Full take offers have been presented to 11 separate properties. 11 relocation interviews have been held with various occupants of the affected full take properties. Relocation activities have begun with all occupants that were interviewed. Proposed displaces have been given referrals regarding potential relocation sites, but only one displaced business knows where it will move to. Teva foods will be consolidating into existing locations outside of the project area.

Three additional properties have been approved for acquisition for the project. Offers for these properties will be presented upon completion of the appraisal and appraisal review process. The appraiser for these additional acquisitions has been identified and will start his appraisals within one week.

2. RELOCATION OF BSS

A study to evaluate the potential relocation of BSS is under way. The study will assess the needs of BSS, and determine what if any additional costs will be incurred as part of the relocation.

This study is also consider how much of the relocation costs may be reimbursable through FHWA and Caltrans.

3. ADDITIONAL RELOCATION BENEFITS

RED has met with both the mayor's office and CD 14 to discuss the possibility of extending potential tax benefits to displaced businesses that stay within the City as are extended to new businesses that move to the City of Los Angeles. CD 14 is considering proposing a motion for this purpose.



Prepared by the
Project Management Team