



# **SIXTH STREET VIADUCT REPLACEMENT PROJECT**

## **MONTHLY EXECUTIVE MEETING REPORT**

**OCTOBER 2012**



**TABLE OF CONTENTS**

<b>Project Manager Report</b>	<b>4</b>
<b>Program Management Consultant Report</b>	<b>7</b>
<b>Right-of-Way Report</b>	<b>10</b>

# **SIXTH STREET VIADUCT REPLACEMENT PROJECT**

## **PROJECT MANAGER'S REPORT**

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: October 16, 2012

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. On 9/24, we met with BOE LA River Office team to discuss potential grant funding from the Greater Los Angeles County Integrated Regional Water Management Plan for greening under the viaduct.
  - b. Program Management Consultant Contract: The CAO report on Contract Amendment No. 2 to extend the CH2M Hill contract duration and increase the cost ceiling was approved by the Public Works Committee at their meeting on 10/10. They will forward their recommendation to City Council for approval.
  
2. Design Consultant Procurement:
  - a. Following the last public presentation on 9/18, the models were displayed in the Public Works Building Lobby from 9/19 through 10/12.
  - b. Deemed unnecessary, we did not hold follow up technical interviews with the design teams.
  - c. On 9/20, we met with the DAAC to receive their input on the final selection of a design team. Eight DAAC members attended.
  - d. On 10/4, we met with the Controller's Office and agreed they would perform the pre-award audit for the design consultant contract.
  - e. We had our Program Management Consultant review the construction cost estimates for all 3 proposed design concepts. All 3 appear to exceed the \$140 million target budget for the viaduct.
  - f. As requested, HNTB provided additional info on their proposed design, including scope items that could be deferred in the event we need to reduce costs to stay within budget.
  - g. On 10/10, via conference call, we briefed 7 DAAC members on the construction cost estimate review results. All 7 reaffirmed their favored design concept despite potential scope/cost reductions.
  - h. We will complete the final scoring and schedule the announcement of the selected team with the Mayor's Office and Council District 14 Office.
  
3. Department of Cultural Affairs Coordination
  - a. Cultural Affairs is preparing a draft proposal for incorporating the public art component into the project.
  
4. Construction Manager General Contractor (CMGC):
  - a. The CAO's report on draft ordinance to allow CMGC will be on the 10/24 Public Works Committee meeting agenda.
  - b. We met with Caltrans and FHWA to get feedback on the draft CMGC work plan. We are incorporating feedback and will transmit to both agencies for review and approval.
  - c. We continue to work on developing the CMGC RFP and will issue upon adoption of the ordinance.
  - d. We are planning a meeting with Caltrans District 7 Director to discuss use of CMGC.

- e. On 10/12, we will meet with Caltrans right-of-way staff to discuss how to obtain the right-of-way certification prior to acquiring all of the right-of-way. Typically, the right-of-way certification is required before the construction phase is authorized (E76 authorization). This approach is based on the traditional design-bid-build project delivery. Under the CMGC project delivery method, we need the construction authorization early in the design phase to allow the CMGC to be under contract and participate in the design development. This will be prior to acquiring all of the right-of-way for the project. We need to establish a clear understanding with Caltrans how to obtain an early right-of-way certification so that we can obtain construction authorization and let the CMGC (construction) contract.
5. Environmental Mitigation: Traffic
    - a. Tech Memo on truck traffic circulation: Revised exhibit for 2-way circulation between Santa Fe and Mesquit along the 6<sup>th</sup> St Frontage Rd. Final memo is expected week of 10/15.
    - b. Advanced Planning Studies for all intersections continues. Completed two additional draft plans. Sample Advanced Planning Study sheets are under review.
    - c. Surveying and mapping activities for the intersections continues. 2 intersections are complete.
  6. Environmental Mitigation: Historic
    - a. The documentarian prepared a short video from design competition public presentations, which was posted on the project website. This is expected to be a segment of the documentary.
    - b. City Engineer was interviewed on 9/24 by the documentarian.
  7. Right-of-Way: Real Estate – BOE-Real Estate Division to provide report.
  8. Right-of-Way: Utility Coordination
    - a. Received as-builts for 12 of 36 utilities. Continuing to follow up with utility companies on outstanding requests for as-builts.
    - b. Reviewing as-builts and facility maps from MCI, Kinder Morgan, Southern California Edison, Exxon Mobil and Plains All American Pipeline
    - c. Continuing to verify and update utility base map file for sewer, gas, water, oil, electrical and communication facilities.
  9. Right-of-Way: Railroad Coordination
    - a. We are scheduling meetings with the individual railroads to initiate discussions regarding our project crossing the railroads and provide guidance for the team to draft construction and maintenance agreements.
    - b. We held a meeting with Union Pacific on 9/19.
    - c. We held a meeting with Amtrak on 10/5.
    - d. We expect to meet with BNSF the week of 10/22.
    - e. We will hold a conference call with California High Speed Rail Authority on 10/15.
    - f. We are working on scheduling a meeting with SCRRRA and Metro.
  10. Budget
    - a. We prepared a draft budget table with a detailed breakdown, which we will review at the 10/16 monthly executive meeting.
  11. Schedule
    - a. We will review the program master schedule at the 10/16 monthly executive meeting.
  12. Outreach
    - a. Outreach consultant submitted a summary of the feedback received from the social media sites and from the public presentations.

**SIXTH STREET VIADUCT REPLACEMENT PROJECT**

**PROGRAM MANAGEMENT CONSULTANT REPORT**

## SIXTH STREET VIADUCT REPLACEMENT PROJECT

Date            October 16, 2012

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

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

**Subject:        PROGRAM MANAGEMENT CONSULTANT – PROGRESS REPORT**

### **Program Management Activities:**

1. Weekly Coordination Meetings are being held and the Action Item list is routinely updated. A Meeting List has been developed and is currently under review.
2. Reviewing the design consultant's cost estimate for each design concept.
3. A task order for right-of-way support services for the parcel between Mesquit and Santa Fe (Lumary's Tire) has been drafted.
4. A task order is being prepared to cover additional services associated with the Design Consultant selection a process.
5. A task order is being prepared for CMGC contract development support services.
6. Attended Metro FTIP meeting to prepare for new online funding application process. As a result, the requested amount of advance construction funding will be increased.

### **Schedule and Budget:**

1. Master Schedule was revised and prepared for discussion at the First Tuesday Meeting (Oct 2). With concurrence at that meeting, the schedule will be adopted for use in the project control system.
2. The Baseline Budget was reviewed by SIX and prepared for discussion at the First Tuesday Meeting (Oct 2). With concurrence at that meeting, the budget will be adopted for use in the project control system.
3. Regular reporting on schedule and budget progress will begin in October.

### **Construction Manager General Contractor:**

1. Continued to work with SIX staff to advance the development of the contract and necessary attachments for the RFP.
2. Started process to complete the CMGC pre-construction and construction agreements.
3. Based on meeting with Caltrans and FHWA, started preparing CMGC Workplan to submit to both agencies.
4. BOE is planning a meeting with Caltrans District 7 Director to discuss use of CMGC.

### **Right-of-Way: Acquisition Support**

1. Full Take Properties: All appraisal reports have been received and are under review by the appraisal reviewers. Completion date expected to be 10/15/12.
2. Part Take Properties: Revised Property impact Statements are completed and appraisers have started their appraisal work for the non-railroad parcels. The appraisers will need a right of entry for the railroad properties before proceeding with appraisals.
3. Phase 1 Environmental Site Assessment: Five reports are in QC review, one report is 80% complete, one report is 90% complete.

4. We are awaiting the revised Right of Way map and legal descriptions and plats for part takes.
5. Waiting for the NTP from the City for full take parcel 33, Park, Shil and Minah (TRS).

#### **Right-of-Way: Utility Coordination**

1. No additional as-builts were received this week in response to the notice letters.
2. Have received as-builts from twelve of the thirty-six utility entities. Continuing follow-up with utility owners that have not sent in as-builts.
3. Reviewing as-builts or facility maps from MCI, Kinder Morgan, SCE, Exxon Mobile, and plains all American Pipeline.
4. Verifying and updating utility base file for sewer, gas, water, oil, electrical, and communication at 6<sup>th</sup> Street and Mateo/Imperial/Santa Fe/S Mission.

#### **Railroads**

1. Amtrak coordination meeting took place on 10/5.
2. Initial BNSF coordination meeting tentatively scheduled for week of 10/22.
3. Conference call with High-Speed Rail Authority is scheduled for 10/15.
4. Contact with the other railroads (SCRRA, Metro) is ongoing to coordinate individual meetings.

#### **Environmental Mitigation: Traffic**

1. Revised exhibit for two-way circulation between Santa Fe and Mesquit and along the 6<sup>th</sup> Street Frontage Road to eliminate some of the property impacts. Will finalize technical memorandum by 10/15.
2. Coordination with surveying and mapping activities for the intersections is continuing. Two intersections were completed. Preparing FTP system for survey files.
3. The APS work for the offsite intersections continues and two additional draft plans were completed. Sample APS sheets under City review.

#### **Environmental Mitigation: Historic**

1. Video from Design Competition public presentations was posted on Nationbuilder website.

#### **Outreach**

1. Submitted documentation of public feedback on social media regarding the design competition.
2. Submitted summary of attendance, questions, and comments from public presentations.
3. Provided feedback to Gabrielle Newmark regarding coordination of tree planting grant and proposed improvements on west end of the viaduct.



# **SIXTH STREET VIADUCT REPLACEMENT PROJECT**

## **RIGHT-OF-WAY REPORT**

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 16, 2012

To: Sixth Street Viaduct Replacement Project Executive Committee

From: Uriel Jimenez, Division Manager  
Real Estate Division

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

1. PROPERTY ACQUISITION SUMMARY

To date, appraisal inspections have taken place for ten of thirteen full-take properties. Twenty of the twenty six draft appraisals have been received, review appraisals, are due by the middle October. Within 10 days of receipt and approval of appraisals, offers will be made to property owners for the acquisition of properties. Ten full-take offers are anticipated to be completed by the end of November, with the exception of three properties, which have been added to the acquisition list as a result of further project refinements, and new information that has come to light regarding the business activity at one of the properties.

Cal-Fiber is a recycling business that was proposed as a part-take in order to minimize the displacement of business in the area, but as a portion of the property would be located under the new bridge, a full acquisition will be required. A full acquisition will be required because there is high probability of fire and explosion in the building & business that has a history of fires.

As Cal-Fiber is being added as a full take, due to health and safety reasons, the project will apply for addition funding to cover the acquisition and relocation of this business and property.

2. FINAL RIGHT OF WAY MAP

The final right of way map has been completed but will need revisions to reflect the new acquisitions noted above. Notices to proceed with the part-take appraisals, was issued on some properties. With the completion of the final appraisals, the remaining acquisition offers are anticipated to be completed by the end of December.

Negotiations will continue until to March or April 2013, at which time the decision to exercise eminent domain will be made to continue with the acquisition of property rights will be made.

3. RELOCATION OF BSS

A notice has been given to the underlying fee owner of the land under the 4<sup>th</sup> Street Bridge and a meeting was scheduled to hear the owner's comments regarding the removal of an illegal fence across the City right of way. A class C estimate is being completed on the adjoining property (to the 4<sup>th</sup> Street Bridge); for the acquisition which will be necessary to be able to accommodate BSS at this site. A preliminary estimate of \$300,000-\$400,000, has been provided.



Prepared by the  
Project Management Team