

13-0259
Related CF 10-2440

HOUSING, COMM & ECON. DEVELO.

MOTION

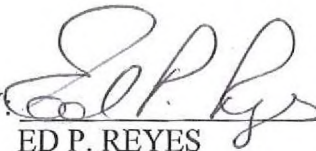
On March 18, 2011, the Council authorized the Community Development Department (CDD) to provide Community Development Block Grant (CDBG) funds in the amount of \$500,000 to the Taylor Yard Transit Village Project (Project) as part of its consideration of the 2011-12 (37th Program Year) Consolidated Plan (C.F. 10-2440). The Council further instructed CDD to provide a timeline and budget for the Project (Attachments A and B).

The developer was not identified in the Council action of March 18, 2011, inasmuch as the necessary legal entity to construct the Project had not yet been created. At this time, the entity has been identified and the CDD is currently finalizing a contract with Taylor Yard Master Association, a California nonprofit mutual benefit corporation (Developer) to construct the project and utilize the \$500,000. To allow this matter to move forward in a timely manner, the Council should authorize the CDD to execute a contract with the Developer to allow the previously-approved CDBG funds to be used for the Project.

I THEREFORE MOVE that the City Council, subject to the approval of the Mayor, to authorize the General Manager of the Community Development Department, or his designee, to:

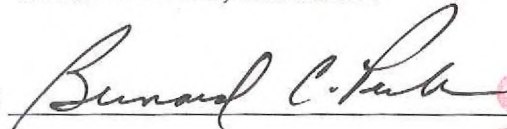
1. Execute a contract and ancillary documents with Taylor Yard Master Association, a California nonprofit mutual benefit corporation, for up to \$500,000 in Community Development Block Grant Funds previously approved as part of the 2011-12 37th Program Year Consolidated Plan in accordance with the City's Policy and Code of Federal Regulations, subject to City Attorney review as to form and legality.
2. Prepare Controller instructions and/or make any technical adjustments that may be necessary and are consistent with this action, subject to the approval of the City Administrative Officer, and authorize the Controller to implement these instructions.

PRESENTED BY:

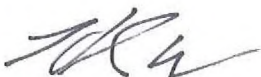


ED P. REYES
Councilmember, 1st District

SECONDED BY:



BMR



MAR 1 2013

ORIGINAL

Attachment A

PERFORMANCE SCHEDULE

Activity/Milestone	Month/Year Completed	Number/Type/FTE
Site Control – JDA for Mixed-Use Project	04/08	
Environmental Due Diligence	02/06 – 07/12	
Geotechnical Due Diligence	11/05; 05/08; 06/11	
Planning and CEQA Approvals	11/08 & 08/12	
Public Improvements (Infrastructure) Project Design Work	05/11 – 08/12	
Public Improvements (Infrastructure) Project Plan Check Submittal	03/12	
Public Improvements (Infrastructure) Project Plan Check Fees Paid	03/12 & 08/12	
Public Improvements (Infrastructure) Project Plan Check Approval	08/12	
Public Improvements (Infrastructure) Project CDBG Contract	11/12	
Public Improvements (Infrastructure) Project START DATE	November, 2012 (8 mos)	
Public Improvements (Infrastructure) Project COMPLETION DATE	July, 2012	
Lot 3 (1 st Vertical Phase) TCAC Award	12/11	
Lot 3 Construction Start	11/12 (12 mos)	
Lot 3 Substantial Completion	11/13	4 FTE Positions (Housing)
Lot 1 (2 nd Vertical Phase) TCAC Award	06/12	
Lot 1 Construction Start	12/12 (14 mos)	
Lot 1 Substantial Completion	02/14	4 FTE Positions (Housing)
Lot 4 (3 rd Vertical Phase) Construction Start	07/13 (12 mos)	
Lot 4 Substantial Completion	07/14	
Lot 5 (4 th Vertical Phase) Construction Start Mixed Use with Retail of 30,000 sf	Projected: 11/13 (16 mos)	
Lot 5 Substantial Completion	Projected: 03/15	4 FTE Positions (Housing)
Retail Lease-up period (est. 6-7 mos)	Projected: 09/15	15 FTE Positions (Retail) minimum
Lot 2 (5 th Vertical Phase) Construction Start	07/15	
Lot 2 Substantial Completion (Phase 1)	07/16	
Lot 2 Substantial Completion (Phase 2)	12/16	

Attachment B

TAYLOR YARD - SITE IMPROVEMENTS (INFRASTRUCTURE) HARD COSTS & PERMITS BUDGET

	TOTAL COSTS	HCD COSTS	CDBG COSTS
CITY FEES/PERMITS & STUDIES			
Plan Check/Clearance/Permit Fees	\$ 87,185		\$ 87,185
Impact Fees (Final Map Recording)	\$ -		
Surveys & Soils	\$ -		\$ -
Environmental - Phase I, Phase II	\$ -	\$ -	\$ -
Environmental - Additional Scope	\$ -		
Environmental - Remediation	\$ -		\$ -
MTA Const Inspect Fees/Dep Insp	\$ -		\$ -
Architecture & Engineering Fees	\$ -		
Design	\$ -	\$ -	\$ -
Plan Review	\$ -	\$ -	\$ -
Reimbursables	\$ -		\$ -
Arch & Eng Fees Subtotal:	\$ -	\$ -	\$ -
City Fees/Permits & Studies Contingency	\$ -	\$ -	\$ -
TOTAL FEES/PERMITS & STUDIES	\$ 87,185	\$ -	\$ 87,185
OTHER			
DIRECT CONSTRUCTION COSTS:			
Site Improvement - Hard Costs	\$ 4,308,684	\$ 4,308,684	
Site Improvement - Indirect Costs	\$ 515,197	\$ 515,197	
Public Utility - Water Domestic	\$ 277,815		\$ 277,815
Public Utility - Water Recycled	\$ 20,000		\$ 20,000
Public Utility - Power to Site	\$ 115,000		\$ 115,000
Public Utility - Gas Main	\$ -		
Lot 1 Residential Parking	\$40,000	\$ -	
Signage Allowance	\$ -		
Lot 7 & 8 Landscape Allowance	\$8	\$ -	
Lot 6 Club House, Pools	\$0	\$ -	
Prevailing Wage Increase	\$0	\$ -	
Subtotal:	\$ 5,236,696	\$ 4,823,881	\$ 412,815
P&P Bond Premium	1.5%	\$ 72,358	\$ -
Insurance		\$ -	
Contractor Overhead/Profit		\$ -	
Subtotal:	\$ 72,358	\$ 72,358	\$ -
Off-Site Improvements		\$ -	
Construction Contingency	12.5%	\$ 612,000	\$ -
TOTAL DIRECT CONSTRUCTION COSTS	\$ 5,921,054	\$ 5,508,239	\$ 412,815
SUBTOTAL	\$ 6,008,239	\$ 5,508,239	\$ 500,000
TOTAL DEVELOPMENT COSTS	\$ 6,008,239	\$ 5,508,239	\$ 500,000
	TOTAL	HCD	CDBG