

# HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

## Right-of-Way Status Update July 30, 2015

H O N O L U L U R A I L T R A N S I T P R O J E C T  
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**HART**  
HONOLULU AUTHORITY for RAPID TRANSPORTATION

# Meeting our Goals

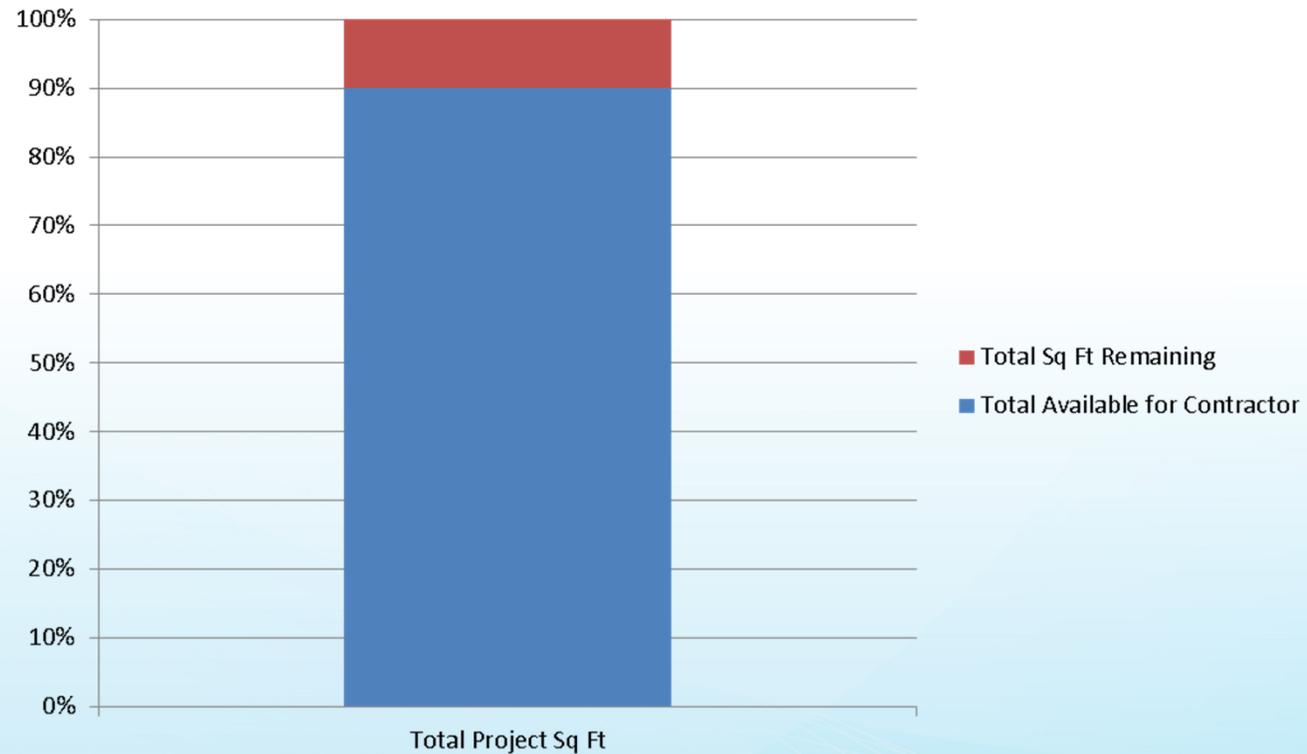
- **Balance respect for property owner with schedule needs and project budget**
- **Balance responsibility of staying within the budget in a changing real estate market**
- **Continue to communicate and educate effectively**
- **Negotiate fairly**
- **Meet requirements of the Uniform Act**

# Status Summary

- HART received programmatic construction Right-of-Entry from the U.S. Navy ahead of the anticipated date
- ROW team continues to meet the schedule for City Center acquisitions relative to program procurement needs
  - Intense focus on Airport and Dillingham Parcels to support upcoming procurement
- Eminent domain pending
- Current total site access available for contractor is 90.01%

# Progress Site Access Available by Land Area

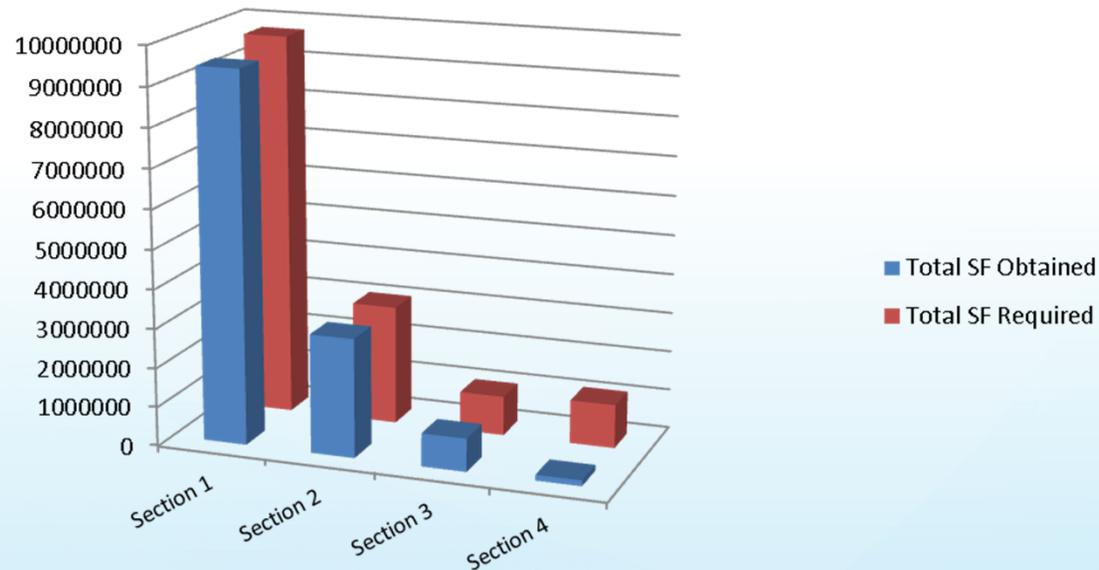
as of 6/17/2015



Total Project Sq Ft	Total Sq Ft Requirement	14,923,102
	Total Available for Contractor	13,432,238
	Total Sq Ft Remaining	1,490,864
	% Available for Contractor	90.01%
	Reported Last Month	88.40%

# Progress Site Access Available to Contractors by Land Area by Section

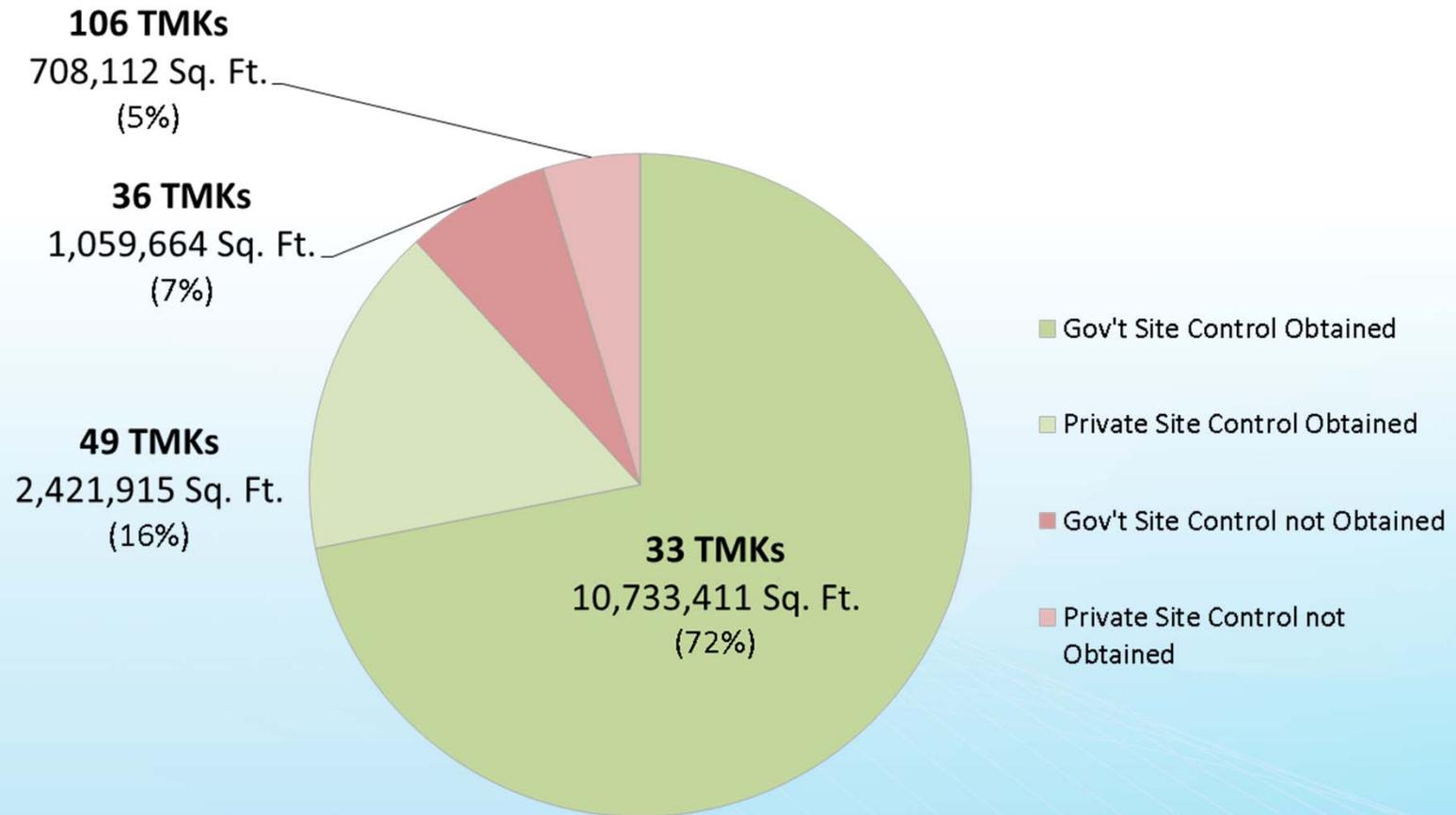
as of 6/17/2015



	Section 1	Section 2	Section 3	Section 4
<b>Total SF Obtained</b>	9,421,499	3,023,851	841,322	145,566
<b>Total SF Required</b>	9,822,219	3,027,020	965,870	1,107,993
<b>% Progress</b>	95.92%	99.90%	87.11%	13.14%

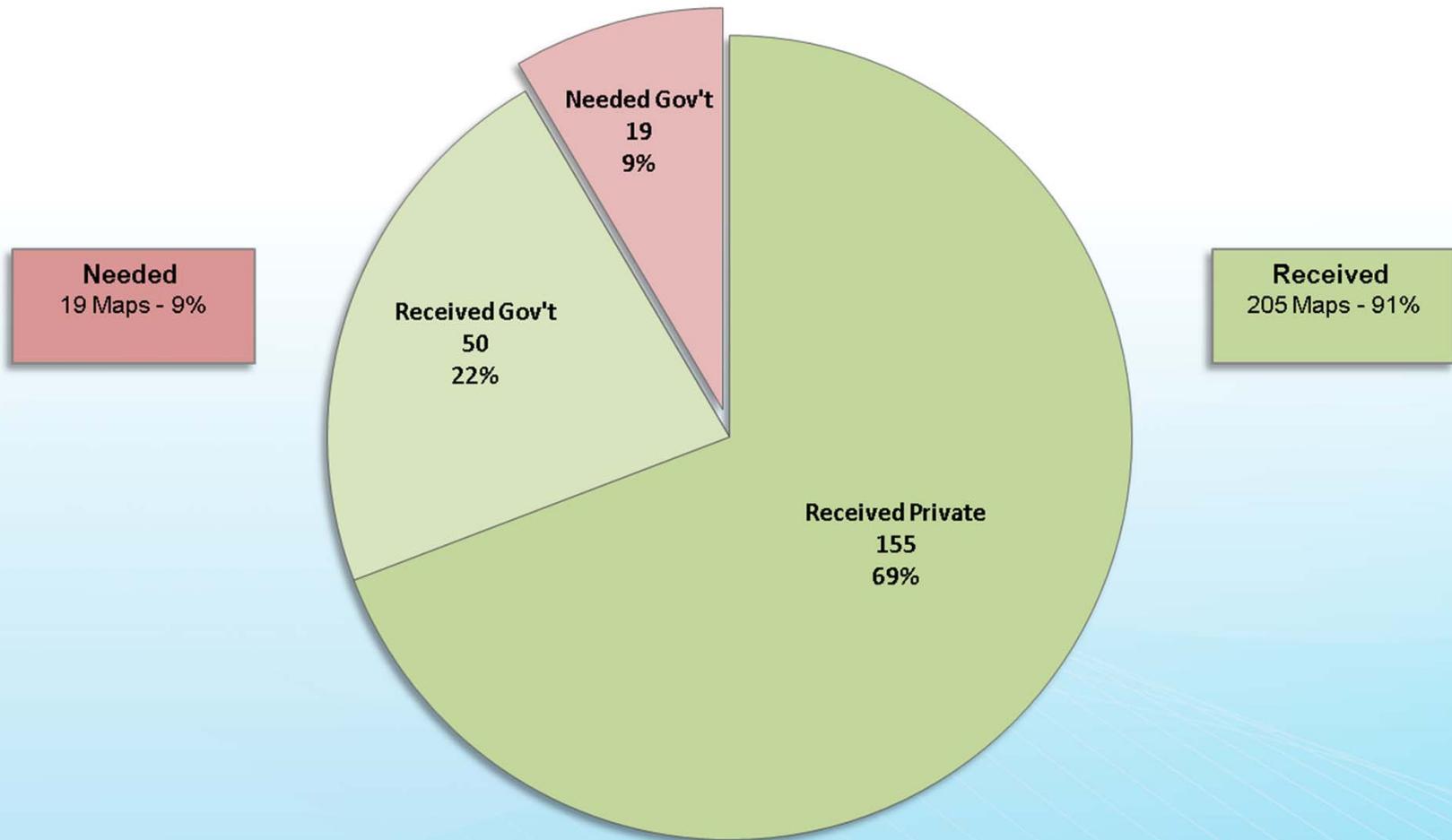
# Parcel Site Control Status

as of 6/17/2015



# Survey Maps

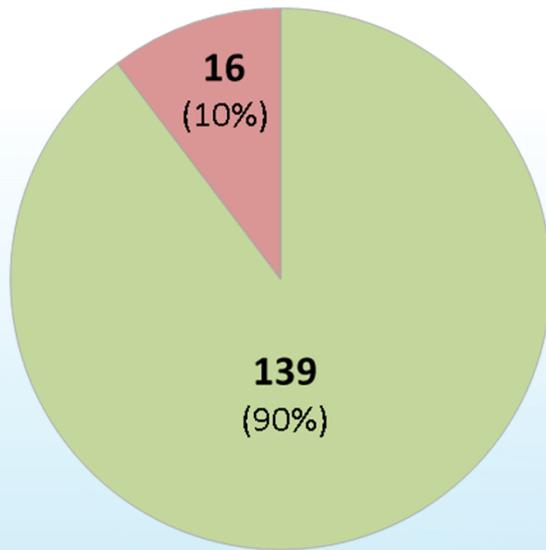
(Privately Owned + Government Parcels)  
as of 6/17/2015



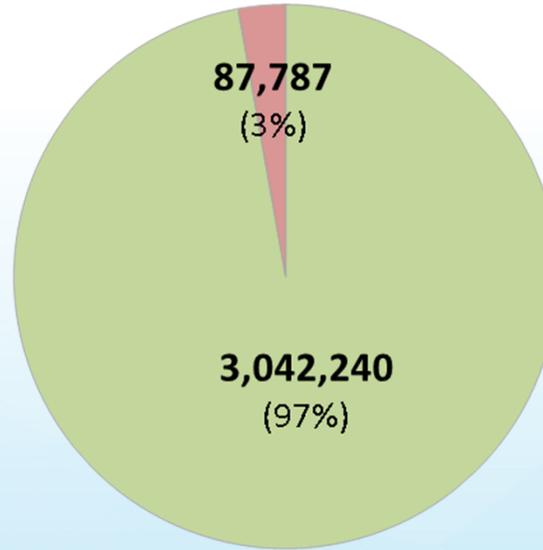
# Appraisal Status

## Privately Owned Parcels

as of 6/17/2015



Tax Map Keys

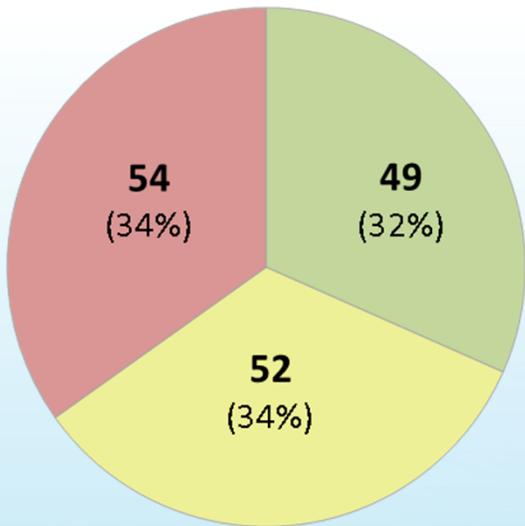


Square Footage

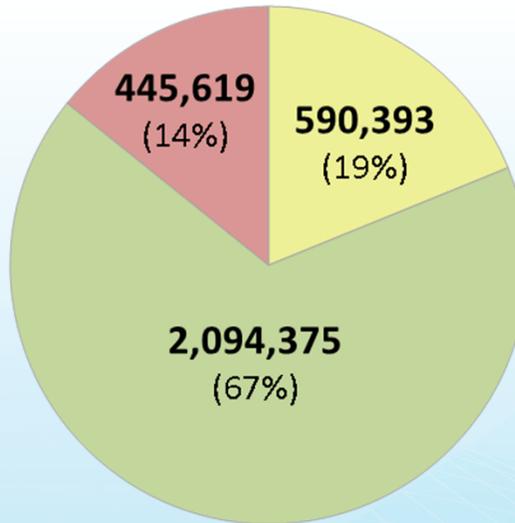
■ Appraisals Complete  
■ Appraisals in Preparation

# Offer Status

## Privately Owned Parcels as of 6/17/2015



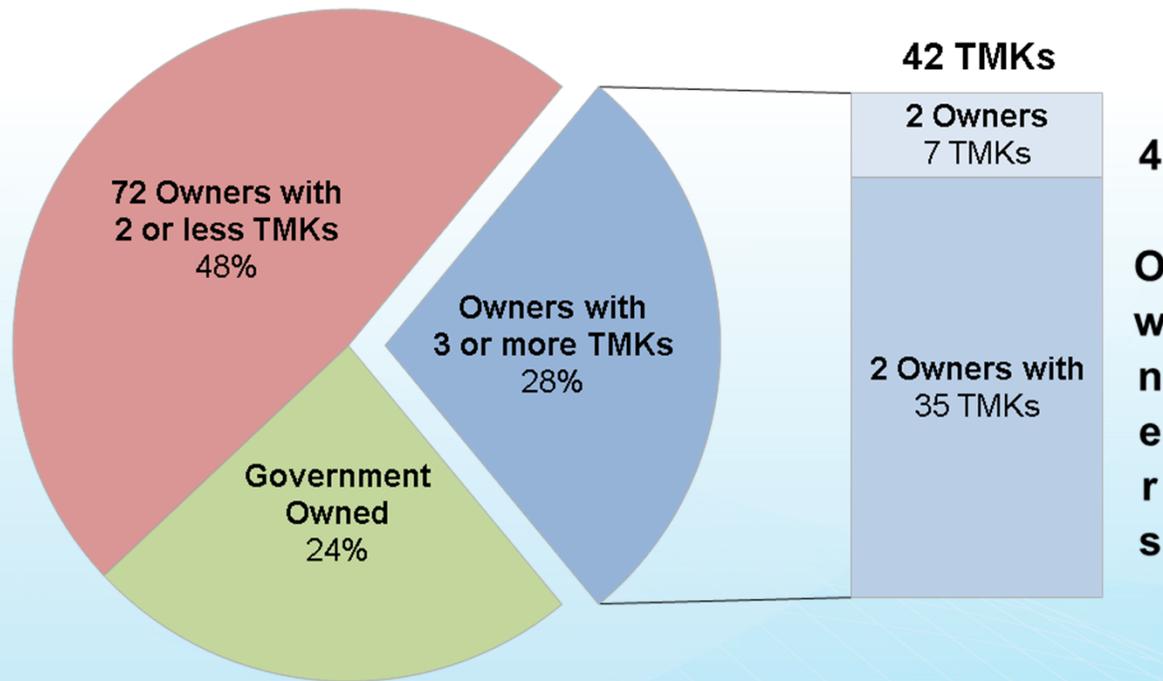
**Tax Map Keys**



**Square Footage**

- Offers Accepted
- Offers Sent and Pending
- Offers in Preparation

# Parcels to be Acquired by Tax Map Key (TMK) (Privately Owned + Government Parcels) as of 6/17/2015



# Right-of-Way Cost Estimate Update

## as of 6/17/2015

	Budget	Expended	Remaining Budget Balance	Estimate at Completion	Forecast Variance
Acquisition	\$201.70	\$74.90	\$126.80	\$112.50	\$14.30
Relocation	\$20.50	\$7.80	\$12.70	\$17.20	(\$4.50)
Total (Million)	\$222.20	\$82.70	\$139.50	\$129.70	\$9.80

### Notes:

- ❖ Administrative overhead costs aggregated with the Acquisition and Relocation numbers
- ❖ Estimate at completion based on offers, appraisals or assessed values

# Right-of-Way Risks to Budget

- **Volatility of Real Estate Market, especially in the Kakaako-Ala Moana area**
- **Managing the number of conversions from partial acquisition to full acquisition**
- **Unanticipated relocation costs for complex relocations, particularly unexpected full takes**

# Private Property Acquisition Summary as of 6/17/2015

No	TMK	Take	Address	Recordation Date	Total Acquisition (\$)	FFGA Budget	Note	Remaining Balance in Budget
1	1-1-016-005	Full	2676 Waiwai Loop	7-Mar-14	4,924,144	6,173,973		1,249,829
2	1-1-016-006	Full	2668 Waiwai Loop	28-Mar-14	3,918,089	4,648,445		730,356
3	1-1-016-014	Full	479 Lagoon Drive	21-Mar-14	2,843,274	3,930,328		1,087,055
4	1-1-016-015	Full	515 Lagoon Drive	3-Jun-13	3,551,508	5,067,659		1,516,151
5	1-2-003-016	Full	1819 Dillingham Boulevard	21-Apr-14	1,106,416	1,741,689		635,273
6	1-2-003-017	Partial	1815 Dillingham Boulevard	11-May-15	151,758	111,258		-40,500
7	1-2-003-082	Full	1825 Dillingham Boulevard	31-Jul-14	984,299	1,596,625		612,326
8	1-2-009-001	Full	1901 Dillingham Boulevard	16-Aug-12	2,805,135	2,814,000		8,865
9	1-2-009-017	Full	1953 Dillingham Boulevard	16-Dec-14	2,257,359	436,620	**	-1,820,739
10	1-2-009-018	Full	1927 Dillingham Boulevard	18-Nov-14	804,686	261,258	**	-543,428
11	1-2-010-068	Full	1900 Dillingham Boulevard	4-Dec-12	1,831,279	2,529,000		697,721
12	1-5-007-021	Full	545 Kaaahi Street	11-Oct-14	2,285,004	2,819,500		534,496
13	1-5-007-023	Full	533 Kaaahi Street	23-Apr-10	2,850,000	2,850,000	*	0
14	1-7-002-026	Full	902 Kekaulike Street	1-Nov-12	5,219,351	4,927,000	**	-292,351
15	2-3-004-048	Full	1156 Waimanu Street	21-Mar-12	1,730,578	1,730,578		0
16	2-3-004-069	Full	1168 Waimanu Street	10-Feb-12	2,660,398	2,658,317		-2,081
17	2-3-007-033	Full	1169 Kona Street	13-Oct-14	5,825,106	10,102,669		4,277,563
18	2-3-007-036	Full	1174 Waimanu Street	8-Oct-14	1,407,845	1,951,386		543,541
19	2-3-007-044	Full	1201 Kona Street	3-Oct-14	1,357,540	1,751,700		394,160
20	2-3-007-054	Full	1246 Kona Street	15-May-15	1,105,634	1,439,263		333,629
21	9-4-017-011	Full	94-818 Moloalo Street	4-Aug-11	870,000	870,000	*	0
22	9-4-019-050	Full	94-819 Farrington Highway	1-Aug-12	1,004,277	1,005,000		723
23	9-4-047-008	Partial	94-144 Farrington Highway	13-Mar-15	898,742	743,278		-155,464
24	9-4-048-046	Full	94-119 Farrington Highway	25-Jul-11	3,159,142	3,159,142	*	0
25	9-4-048-047	Full	94-136 Leonui Street	25-Jul-11	2,749,142	2,749,142	*	0
26	9-6-003-012	Full	96-171 Kamehameha Highway	29-Jun-11	287,030	287,030	*	0
27	9-6-003-013	Full	96-165/169 Kamehameha Highway	7-Sep-11	455,588	455,588	*	0
28	9-6-003-014	Full	96-157 Kamehameha Highway	27-Jun-11	1,216,787	1,216,787	*	0
29	9-6-003-015	Full	96-159 Kamehameha Highway	10-Aug-11	53,304	53,304	*	0
30	9-6-003-016	Full	96-149A Kamehameha Highway	10-Aug-11	22,304	22,304	*	0
31	9-6-003-017	Full	96-149 Kamehameha Highway	15-Sep-11	559,914	559,914	*	0
32	9-6-003-018	Full	96-137 Kamehameha Highway	25-Jan-12	1,017,915	1,017,915	*	0
33	9-6-004-002	Full	96-93 Kamehameha Highway	5-May-11	790,000	790,000	*	0
34	9-6-004-017	Full	Kamehameha Highway	29-Jun-11	90,000	90,000	*	0
35	<b>9-7-023-008</b>	<b>Partial</b>	<b>945 Kamehameha Highway</b>	<b>26-May-15</b>	<b>300,000</b>	<b>151,344</b>		<b>-148,656</b>
36	9-8-009-017	Full	98-077 Kamehameha Highway	14-Jun-13	2,509,030	3,512,500		1,003,470
37	9-8-010-002	Full	98-080 Kamehameha Highway	1-May-12	6,027,021	6,027,021	*	0
38	9-9-003-068	Full	99-140 Kohomua Street	13-Sep-11	993,783	993,783	*	0
					72,623,381	83,245,321		10,621,940

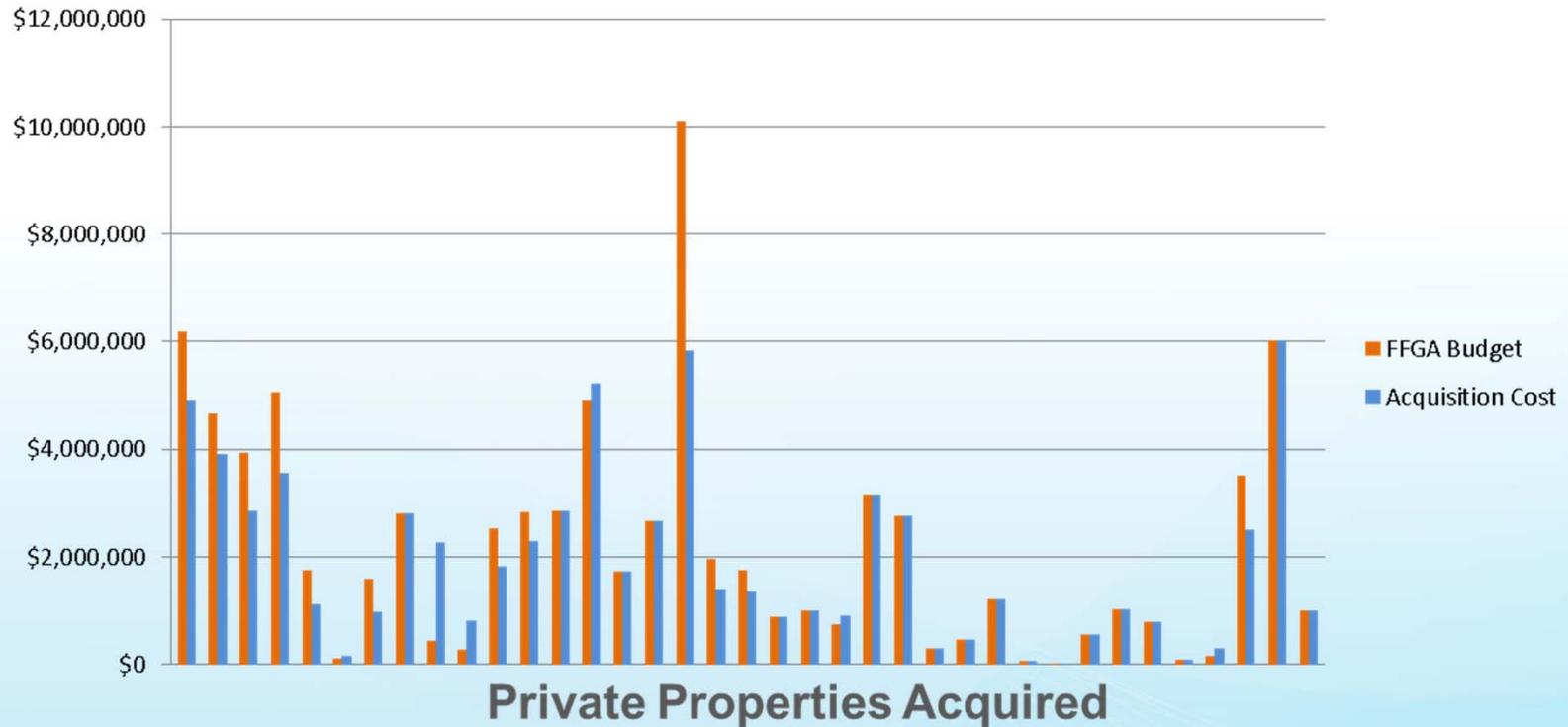
**Notes:**

\* Baseline assumes zero variance (budget = actual) during FFGA approval process.

\*\* Cost exceeded budgeted amount due to conversion from partial to full acquisition.

Bold print reflects most recent acquisition

# Private Property Acquisition Cost as of 6/17/2015



*Mahalo!*



*HONOLULU RAIL TRANSIT*

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