

HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Right-of-Way Status Update March 17, 2016

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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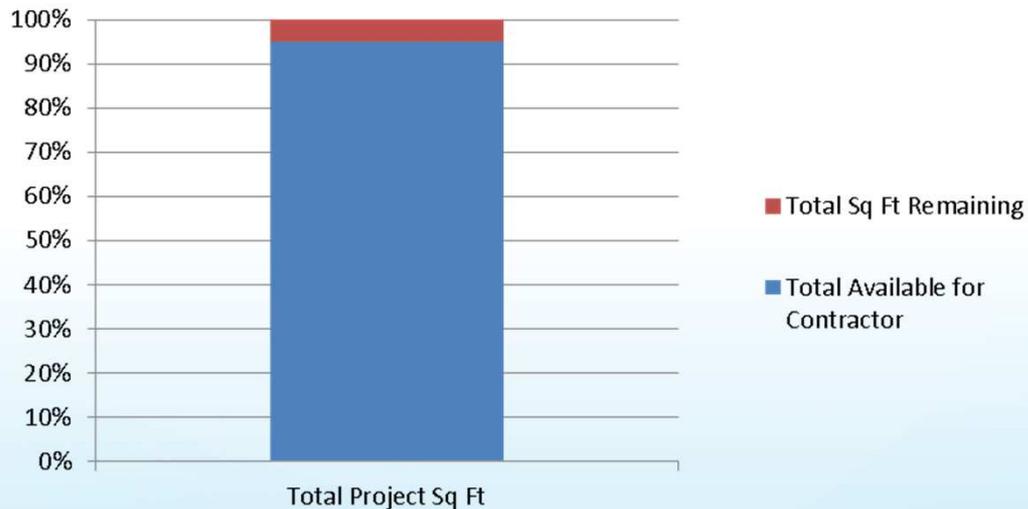
Meeting our Goals

- **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

- **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**
- **Current total site access available for contractor is 95% of the total area needed**
- **Eminent Domain pending**
 - **50 prior requests for authorization from HART Board**
 - **2 parcels for resubmission**
 - **2 parcels rejected by the City Council**
 - **5 cases filed**
 - **1 settled prior to trial**
 - **1 settled prior to trial, pending FTA approval**
 - **1 parcel disputed**
 - **2 friendly condemnations to resolve title issues**
 - **19 properties in escrow**

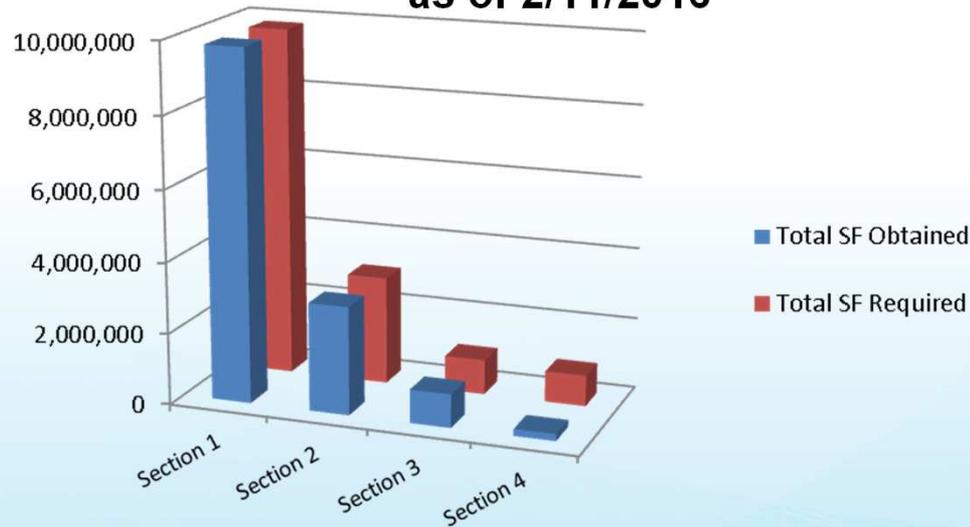
Progress Site Access Available by Land Area as of 2/11/2016



Total Project Sq Ft	Total Sq Ft Requirement	14,681,528
	Total Available for Contractor	13,959,846
	Total Sq Ft Remaining	721,682
	% Available for Contractor	95%
	Reported Last Month	95%

Progress Site Access Available to Contractors by Land Area by Section

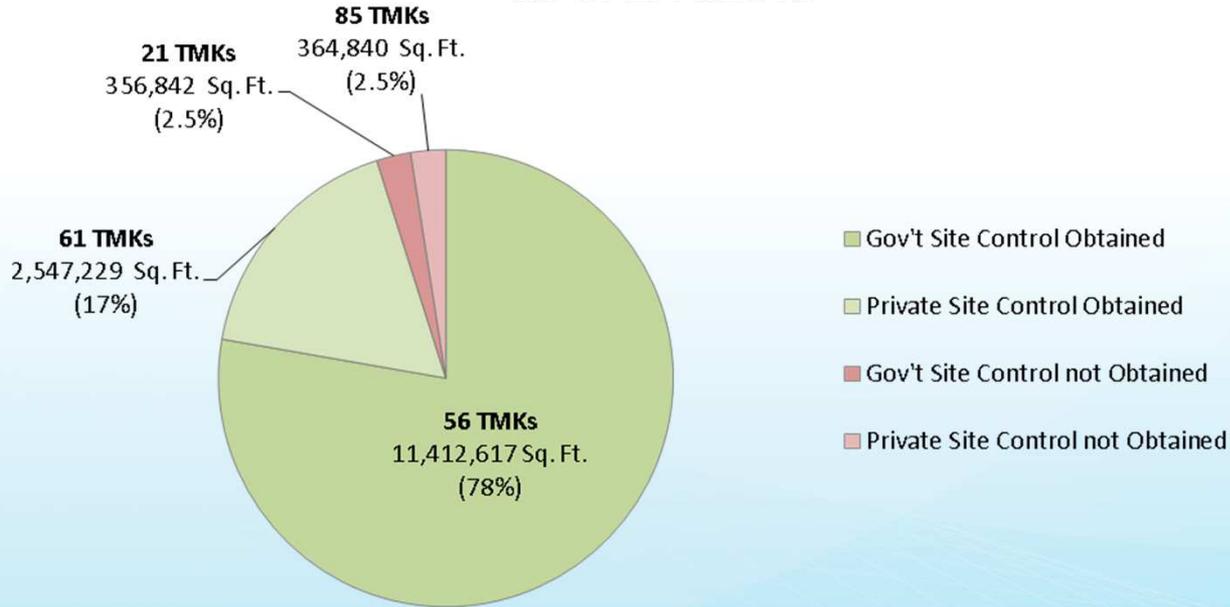
as of 2/11/2016



	Section 1	Section 2	Section 3	Section 4
Total SF Obtained	9,808,840	3,023,851	934,401	192,754
Total SF Required	9,808,840	3,027,319	979,875	865,494
% Progress	100.00%	99.89%	95.36%	22.27%

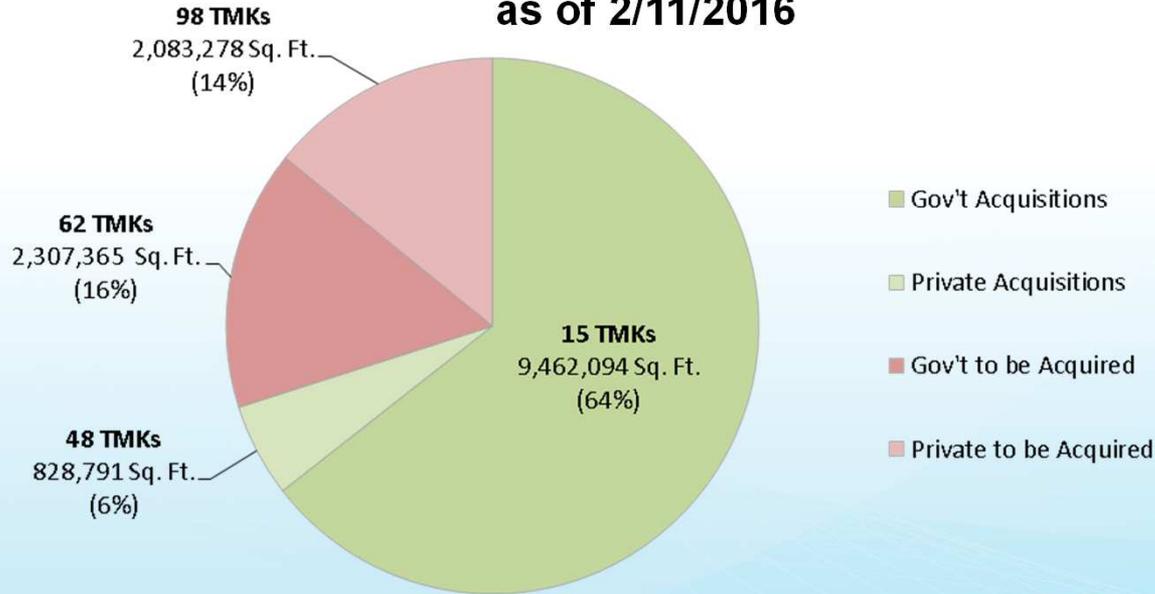
Parcel Site Control Status by Land Area and Ownership Type

as of 2/11/2016



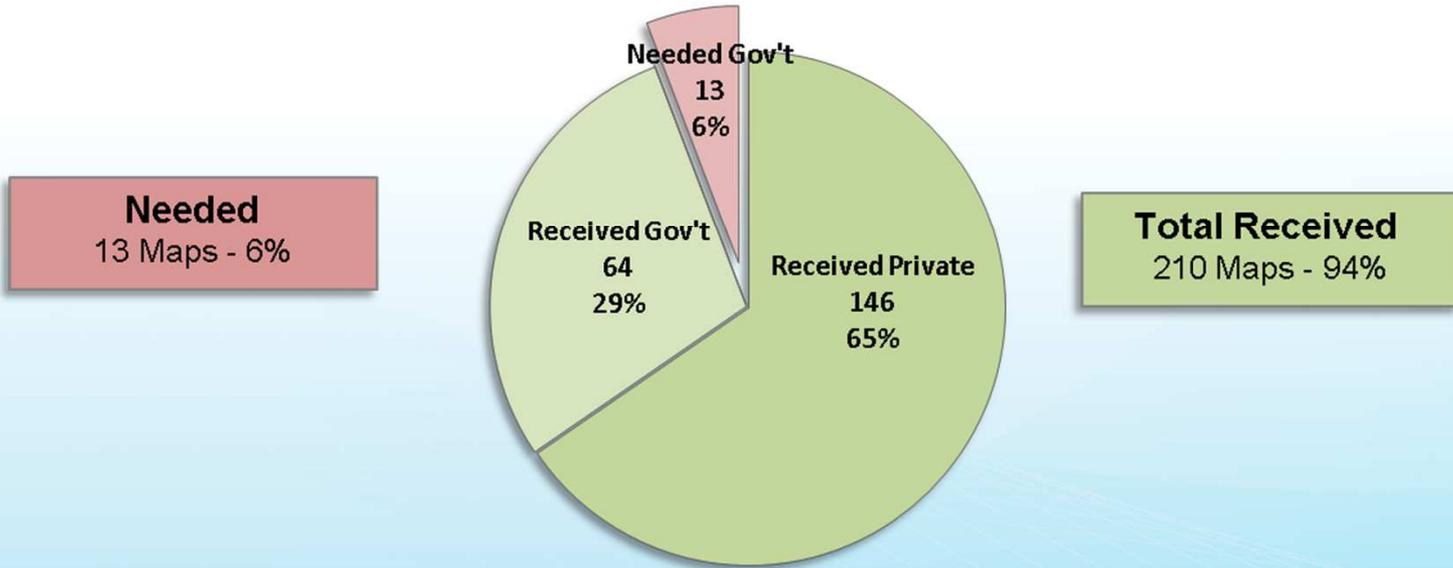
Acquisition Status by Land Area and Ownership Type

as of 2/11/2016



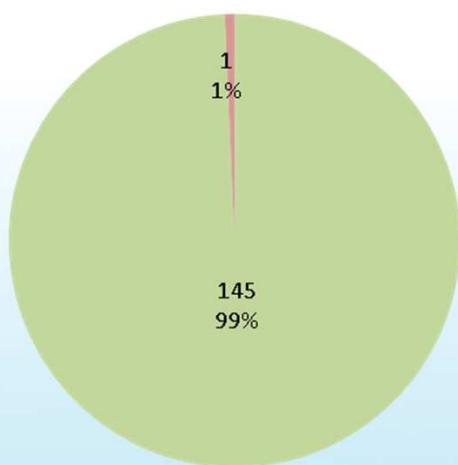
Survey Maps

(Privately Owned + Government Parcels)
as of 2/11/2016



Appraisal Status

Privately Owned Parcels as of 2/11/2016



Tax Map Key

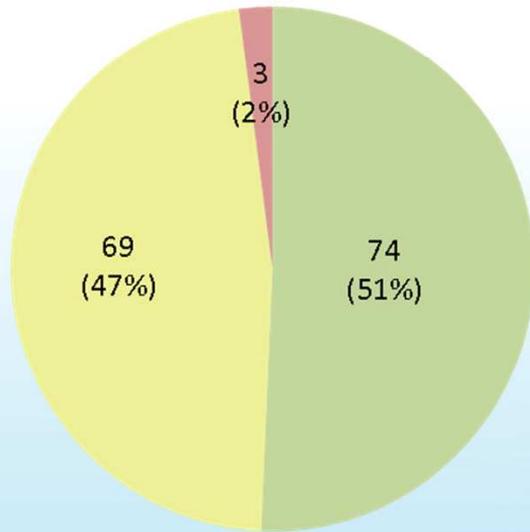


Square Footage

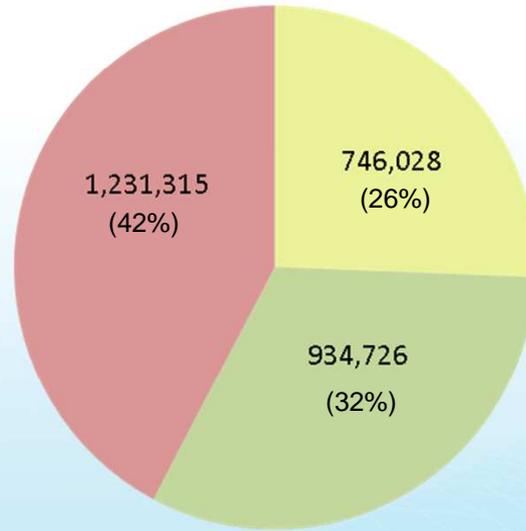
- Appraisals Complete
- Appraisals in Preparation

Offer Status

Privately Owned Parcels as of 2/11/2016



Tax Map Key

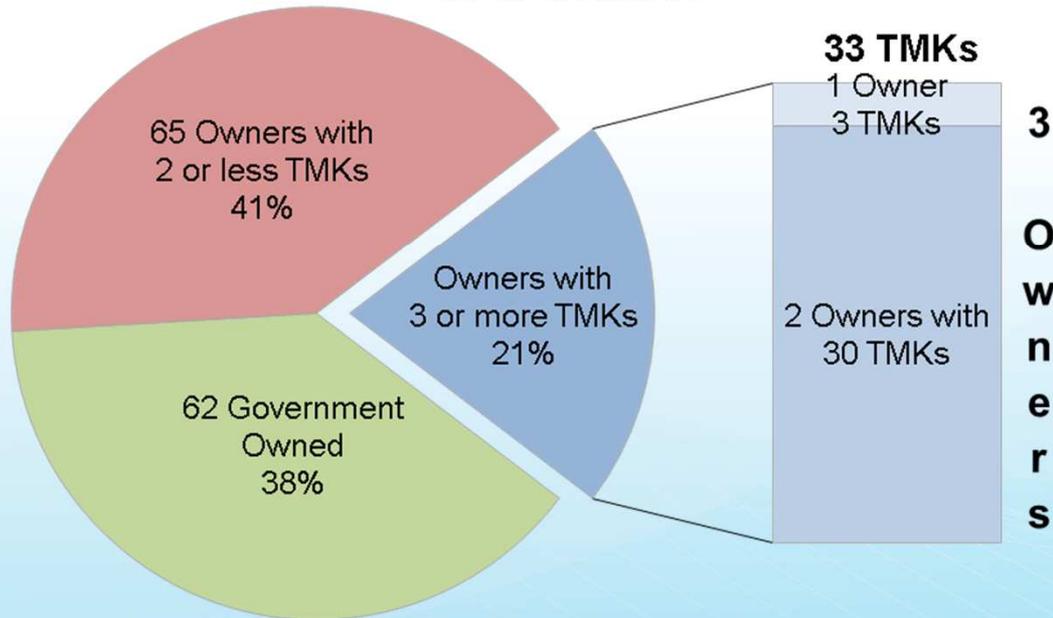


Square Footage

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

Parcels to be Acquired by Tax Map Key (TMK)

(Privately Owned + Government Parcels)
as of 2/11/2016



Right-of-Way Cost Estimate Update

as of 2/11/2016

	Budget	Expended	Remaining Budget Balance	Estimate to Completion	Forecast Variance
Acquisition	\$201.70	\$86.00	\$115.70	\$102.60	\$13.10
Relocation	\$20.50	\$10.40	\$10.10	\$16.10	(\$6.00)
Total (Million)	\$222.20	\$96.40	\$125.80	\$118.70	\$7.10

Notes:

- ❖ Administrative overhead costs aggregated with the Acquisition and Relocation numbers
- ❖ Estimate to 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 2/11/2016

No	TMK	Take	Address	Recordation Date	Settlement (\$)	Total Acquisition (\$)	FFGA Budget	Note	Remaining Balance in Budget
1	1-1-016-005	Full	2676 Waiwai Loop	7-Mar-14	4,900,000	4,924,144	6,173,973		1,249,829
2	1-1-016-006	Full	2668 Waiwai Loop	28-Mar-14	3,900,000	3,918,089	4,648,445		730,356
3	1-1-016-014	Full	479 Lagoon Drive	21-Mar-14	2,825,000	3,042,274	3,930,328		888,055
4	1-1-016-015	Full	515 Lagoon Drive	3-Jun-13	3,540,000	3,551,508	5,067,659		1,516,151
5	1-1-016-016	Full	2613 Waiwai Loop	5-Jan-16	5,936,000	6,062,548	472,448	**	-5,590,100
6	1-2-003-016	Full	1819 Dillingham Boulevard	21-Apr-14	1,100,000	1,106,416	1,741,689		635,273
7	1-2-003-017	Partial	1815 Dillingham Boulevard	11-May-15	150,308	151,758	111,258		-40,500
8	1-2-003-018	Partial	1803 Dillingham Boulevard	14-Aug-15	140,589	142,407	261,258		118,851
9	1-2-003-020	Partial	1727 Dillingham Boulevard	7-Dec-15	216,245	220,540	364,465		143,925
10	1-2-003-082	Full	1825 Dillingham Boulevard	31-Jul-14	980,000	984,299	1,596,625		612,326
11	1-2-003-101	Partial	1701 Dillingham Boulevard	16-Nov-15	455,000	458,234	463,178		4,944
12	1-2-009-001	Full	1901 Dillingham Boulevard	16-Aug-12	2,800,000	2,805,135	2,814,000		8,865
13	1-2-009-100	Full	1953 Dillingham Boulevard	16-Dec-14	2,250,000	2,257,359	436,620	**	-1,820,739
14	1-2-009-101		Subdivided TMK 1-2-009-017 into 100 and 101						
15	1-2-009-018	Full	1927 Dillingham Boulevard	18-Nov-14	800,000	804,686	261,258	**	-543,428
16	1-2-010-068	Full	1900 Dillingham Boulevard	4-Dec-12	1,825,000	1,831,279	2,529,000		697,721
17	1-5-007-021	Full	545 Kaaahi Street	11-Oct-14	2,275,000	2,285,000	2,819,500		534,496
18	1-5-007-023	Full	533 Kaaahi Street	23-Apr-10	2,850,000	2,850,000	2,850,000	*	0
19	1-5-028-073	Partial	1617 Dillingham Boulevard	13-Oct-15	255,000	258,439	179,373		-79,066
20	1-7-002-026	Full	902 Kekaulike Street	1-Nov-12	5,200,000	5,219,351	4,927,000	**	-292,351
21	2-1-031-002	Easement	598 Halekauwila Street	18-Dec-15	100,000	102,406	179,517	***	77,111
22	2-3-004-048	Full	1156 Waimanu Street	21-Mar-12	1,720,000	1,730,578	1,730,578		0
23	2-3-004-069	Full	1168 Waimanu Street	10-Feb-12	2,650,000	2,660,398	2,658,317		-2,081
24	2-3-007-033	Full	1169 Kona Street	13-Oct-14	5,800,000	5,825,106	10,102,669		4,277,563
25	2-3-007-036	Full	1174 Waimanu Street	8-Oct-14	1,400,000	1,407,845	1,951,386		543,541
26	2-3-007-039	Full	1163 Kona Street	1-Dec-15	3,000,000	3,010,960	2,644,402		-366,558
27	2-3-007-044	Full	1201 Kona Street	3-Oct-14	1,350,000	1,357,540	1,751,700		394,160
28	2-3-007-054	Full	1246 Kona Street	15-May-15	1,100,000	1,105,634	1,439,263		333,629
29	9-4-017-011	Full	94-818 Molaloalo Street	4-Aug-11	870,000	870,000	870,000	*	0
30	9-4-019-050	Full	94-819 Farrington Highway	1-Aug-12	1,000,000	1,004,277	1,005,000		723
31	9-4-047-008	Partial	94-144 Farrington Highway	13-Mar-15	887,816	898,742	743,278		-155,464
32	9-4-048-046	Full	94-119 Farrington Highway	25-Jul-11	3,155,000	3,159,142	3,159,142	*	0
33	9-4-048-047	Full	94-136 Leonui Street	25-Jul-11	2,745,000	2,749,142	2,749,142	*	0
34	9-6-003-012	Full	96-171 Kamehameha Highway	29-Jun-11	287,000	287,030	287,030	*	0
35	9-6-003-013	Full	96-165/169 Kamehameha Highway	7-Sep-11	454,000	455,588	455,588	*	0
36	9-6-003-014	Full	96-157 Kamehameha Highway	27-Jun-11	1,214,000	1,216,787	1,216,787	*	0
37	9-6-003-015	Full	96-159 Kamehameha Highway	10-Aug-11	53,000	53,304	53,304	*	0
38	9-6-003-016	Full	96-149A Kamehameha Highway	10-Aug-11	22,000	22,304	22,304	*	0
39	9-6-003-017	Full	96-149 Kamehameha Highway	15-Sep-11	558,000	559,914	559,914	*	0
40	9-6-003-018	Full	96-137 Kamehameha Highway	25-Jan-12	1,015,000	1,017,915	1,017,915	*	0
41	9-6-004-002	Full	96-93 Kamehameha Highway	5-May-11	790,000	790,000	790,000	*	0
42	9-6-004-017	Full	Kamehameha Highway	29-Jun-11	90,000	90,000	90,000	*	0
43	9-6-004-023	Partial	Waihona Street	4-Aug-15	22,300	24,476	157,965		133,489
44	9-7-023-008	Partial	945 Kamehameha Highway	26-May-15	300,000	300,000	151,344		-148,656
45	9-7-024-034	Easement	1000 Kamehameha Highway	19-Jan-16	28,345	29,983	679,106	***	649,123
46	9-8-009-017	Full	98-077 Kamehameha Highway	14-Jun-13	2,500,000	2,509,030	3,512,500		1,003,470
47	9-8-010-002	Full	98-080 Kamehameha Highway	1-May-12	6,010,000	6,027,021	6,027,021	*	0
48	9-9-003-068	Full	99-140 Kohomua Street	13-Sep-11	991,000	993,783	993,783	*	0
					82,510,603	83,132,374	88,647,033		5,514,658

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 2/11/2016



Mahalo!

