

HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Right-of-Way Status Update June 16, 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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HONOLULU AUTHORITY for RAPID TRANSPORTATION

Meeting our Goals

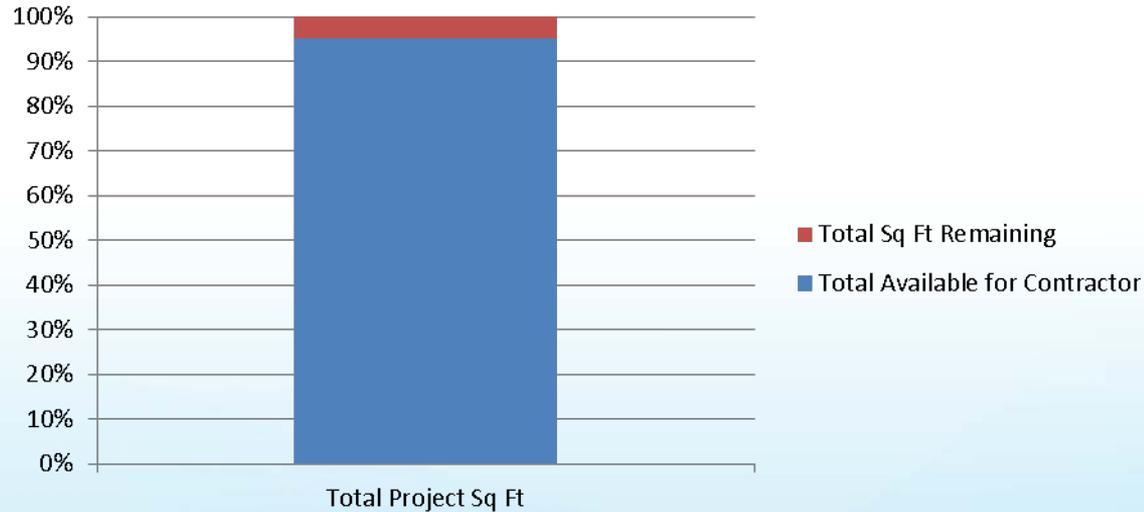
- **Balance respect for property owner with schedule needs and project budget**
- **Balance responsibility of staying within the budget in a changing real estate market**
- **Continue to communicate and educate effectively**
- **Negotiate fairly**
- **Meet requirements of the Uniform Act**

Status Summary

- **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**
- **Council's position on Eminent Domain**
 - HART Board authorized 54 requests
 - 6 eminent domain cases filed with court
 - 2 settled prior to trial
 - 2 parcels disputed
 - 2 condemnations to resolve title issues
 - 40 properties in escrow

Progress Site Access Available by Land Area

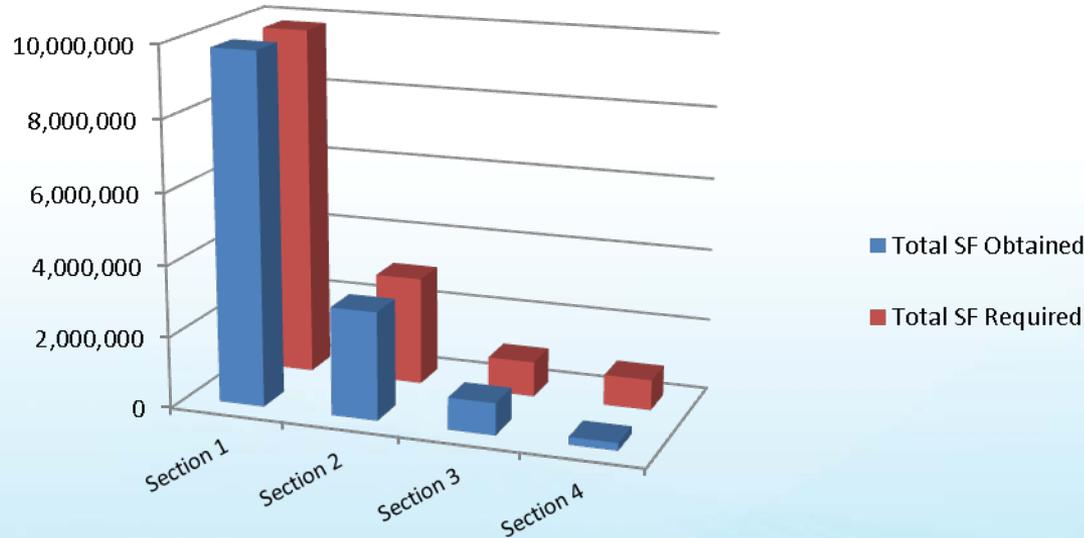
as of 5/9/2016



Total Project Sq Ft	Total Sq Ft Requirement	14,665,681
	Total Available for Contractor	13,938,894
	Total Sq Ft Remaining	726,787
	% Available for Contractor	95%
	Reported Last Month	95%

Progress Site Access Available to Contractors by Land Area by Section

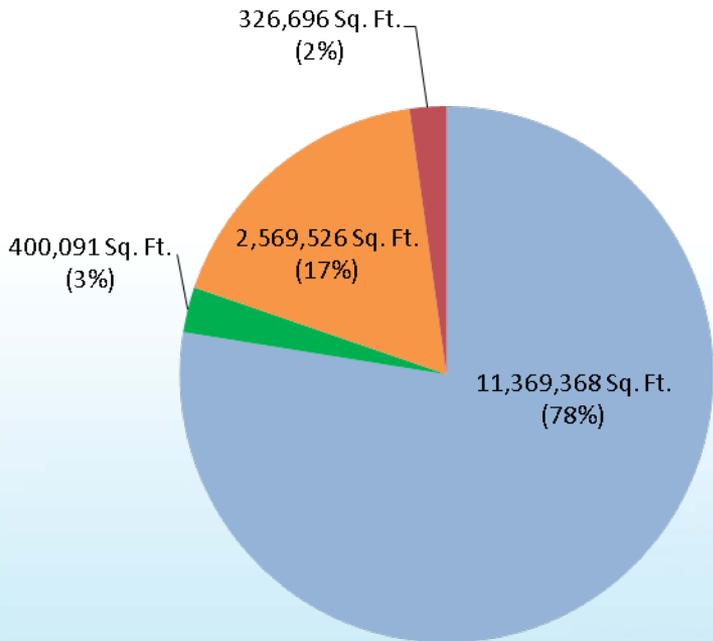
as of 5/9/2016



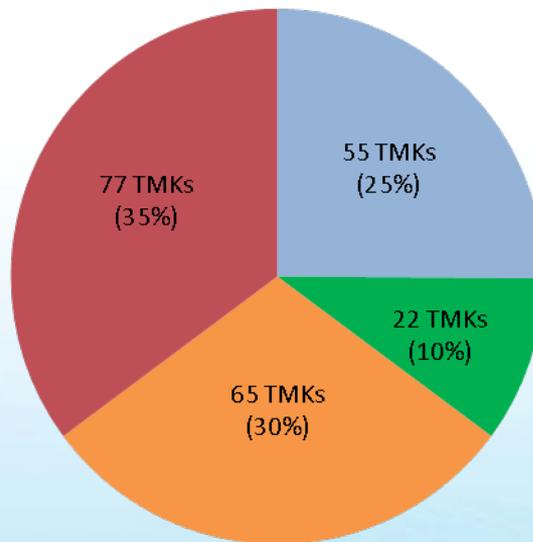
	Section 1	Section 2	Section 3	Section 4
Total SF Obtained	9,808,840	3,023,851	892,857	213,346
Total SF Required	9,808,840	3,027,319	979,875	849,647
% Progress	100.00%	99.89%	91.12%	25.11%

Parcel Site Control Status by Land Area and Parcels

as of 5/9/2016



Square Footage

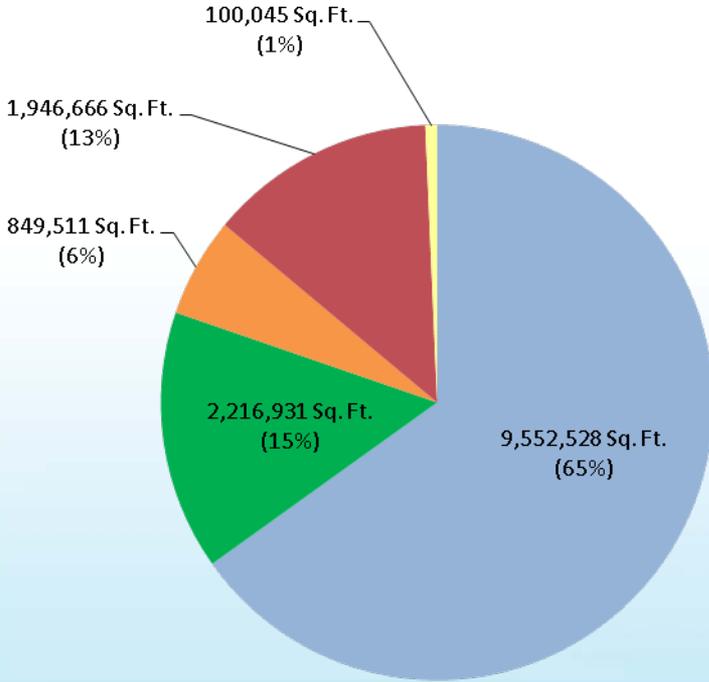


Tax Map Key

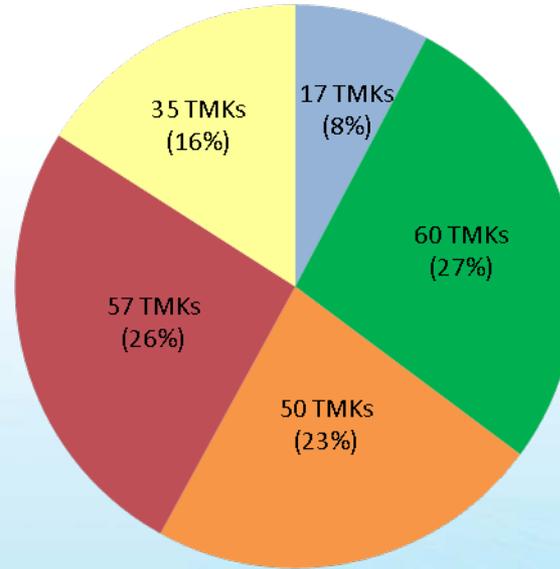
- Gov't Site Control Obtained
- Gov't Site Control not Obtained
- Private Site Control Obtained
- Private Site Control not Obtained

Acquisition Status by Land Area and Parcels

as of 5/9/2016



Square Footage



Tax Map Key

- Gov't Acquisitions Completed
- Gov't to be Acquired
- Private Acquisitions Completed
- Private to be Acquired
- In Escrow

Recent Accomplishments

- Acquisition for owner of 13 parcels - 12 in escrow and 1 escrow closed
- 6 Land Court Subdivisions Maps approved
- Civic Center Station site acquired
- Navy Pearl Harbor Station site acquired
- 2 HECO utility relocation right-of-entry executed
- 7 Possession and Use Agreement executed
- 2 properties gained access via right-of-entry

Right-of-Way Cost Estimate Update

as of 5/9/2016

	Budget	Expended	Remaining Budget Balance	Estimate to Completion	Forecast Variance
Acquisition	\$201.70	\$90.80	\$110.90	\$97.80	\$13.10
Relocation	\$20.50	\$11.50	\$9.00	\$15.00	(\$6.00)
Total (Million)	\$222.20	\$102.30	\$119.90	\$112.80	\$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**
- **Conversions from partial acquisition to full acquisition**
- **Unanticipated relocation costs for complex relocations, particularly unexpected full takes**
- **Uncertainty around project design and completion**

Private Property Acquisition Summary as of 5/9/2016

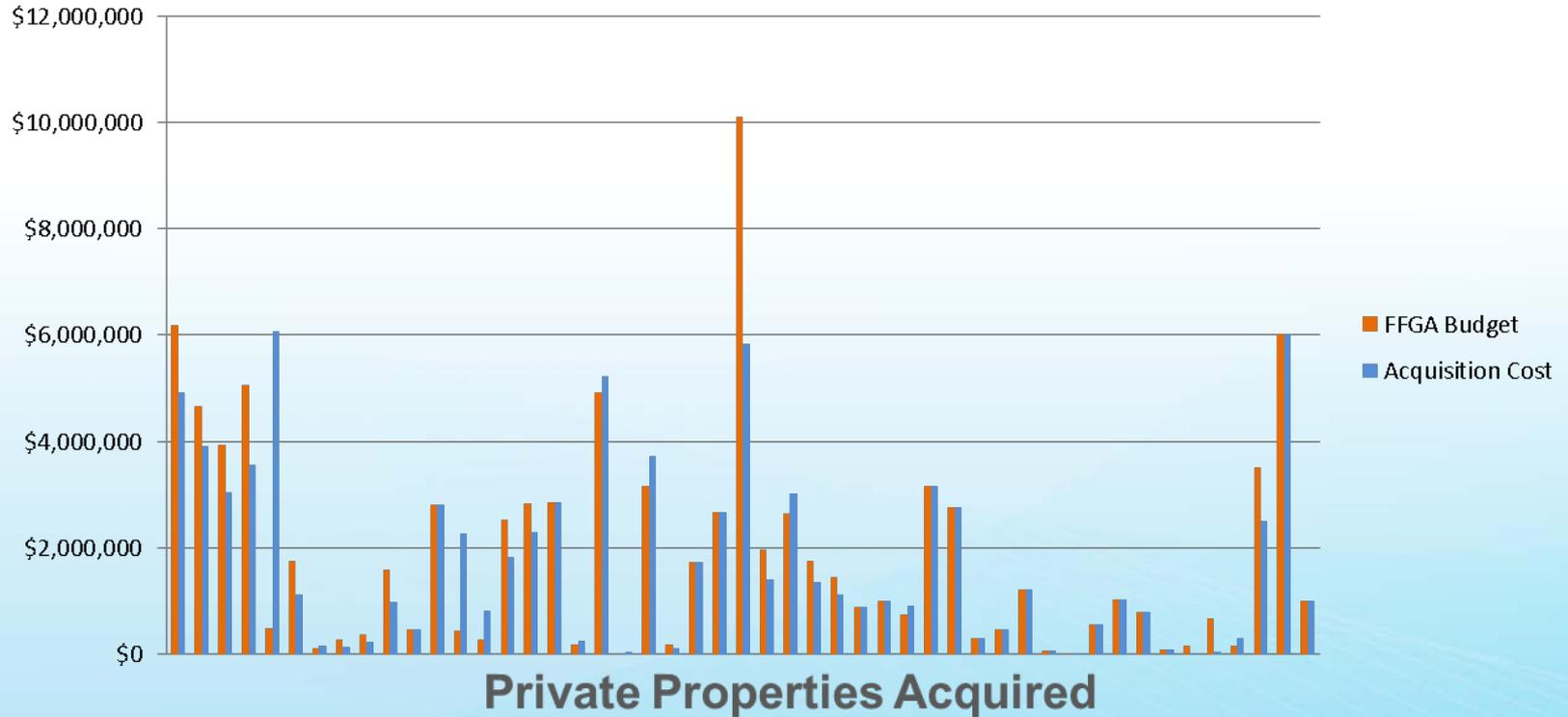
No	TMK	Take	Address	Owner	Recordation Date	Total Acquisition (\$)	FFGA Budget	Note	Remaining Balance in Budget
1	1-1-016-005	Full	2676 Waiwai Loop	2676 Waiwai Loop LLC	7-Mar-14	4,924,144	6,173,973		1,249,829
2	1-1-016-006	Full	2668 Waiwai Loop	Alert Holding Group	28-Mar-14	3,918,089	4,648,445		730,356
3	1-1-016-014	Full	479 Lagoon Drive	Chevron USA Inc	21-Mar-14	3,042,274	3,930,328		888,055
4	1-1-016-015	Full	515 Lagoon Drive	Brewer Trust	3-Jun-13	3,551,508	5,067,659		1,516,151
5	1-1-016-016	Full	2613 Waiwai Loop	International Express Inc	5-Jan-16	6,062,548	472,448	2	-5,590,100
6	1-2-003-016	Full	1819 Dillingham Boulevard	Strain	21-Apr-14	1,106,416	1,741,689		635,273
7	1-2-003-017	Partial	1815 Dillingham Boulevard	Hernandez	11-May-15	151,758	111,258		-40,500
8	1-2-003-018	Partial	1803 Dillingham Boulevard	Rosebud Holdings Ltd	14-Aug-15	142,407	261,258		118,851
9	1-2-003-020	Partial	1727 Dillingham Boulevard	Elum Two LLC	7-Dec-15	220,540	364,465		143,925
10	1-2-003-082	Full	1825 Dillingham Boulevard	Ngyuen	31-Jul-14	984,299	1,596,625		612,326
11	1-2-003-101	Partial	1701 Dillingham Boulevard	Fuji Trustee	16-Nov-15	458,234	463,178		4,944
12	1-2-009-001	Full	1901 Dillingham Boulevard	Sebastian LLC	16-Aug-12	2,805,135	2,814,000		8,865
13	1-2-009-100	Full	1953 Dillingham Boulevard	Sebastian LLC	16-Dec-14	2,257,359	436,620	2	-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	Rodriguez/Hinch	18-Nov-14	804,686	261,258	2	-543,428
16	1-2-010-068	Full	1900 Dillingham Boulevard	Kam Trust	4-Dec-12	1,831,279	2,529,000		697,721
17	1-5-007-021	Full	545 Kaaahi Street	Nuuanu Auto	11-Oct-14	2,285,004	2,819,500		534,496
18	1-5-007-023	Full	533 Kaaahi Street	KWA/ Abrams	23-Apr-10	2,850,000	2,850,000	1	0
19	1-5-028-073	Partial	1617 Dillingham Boulevard	Fuji Trustee	13-Oct-15	258,439	179,373		-79,066
20	1-7-002-026	Full	902 Kekaulike Street	902 Partners Ltd	1-Nov-12	5,219,351	4,927,000	2	-292,351
21	2-1-030-050	Easement	573 Halekuwila Street	Henry Domen Trust	25-Feb-16	46,930		0	-46,930
22	2-1-030-053	Partial	555 South St	Bishop Estates	7-Apr-16	3,715,787	3,166,007		-549,780
23	2-1-031-002	Easement	598 Halekauwila Street	Aoyagi Trust	18-Dec-15	102,406	179,517	3	77,111
24	2-3-004-048	Full	1156 Waimanu Street	Young	21-Mar-12	1,730,578	1,730,578		0
25	2-3-004-069	Full	1168 Waimanu Street	Cody Prop LLC	10-Feb-12	2,660,398	2,658,317		-2,081
26	2-3-007-033	Full	1169 Kona Street	Kakaako Associates	13-Oct-14	5,825,106	10,102,669		4,277,563
27	2-3-007-036	Full	1174 Waimanu Street	McArthur Trust/Hideko	8-Oct-14	1,407,845	1,951,386		543,541
28	2-3-007-039	Full	1163 Kona Street	Nelson Family Trust	1-Dec-15	3,010,960	2,644,402		-366,558
29	2-3-007-044	Full	1201 Kona Street	ROKH Holdings Inc	3-Oct-14	1,357,540	1,751,700		394,160
30	2-3-007-054	Full	1246 Kona Street	Taran Trust	15-May-15	1,105,634	1,439,263		333,629
31	94-017-011	Full	94-818 Moloalo Street	Okazaki	4-Aug-11	870,000	870,000	1	0
32	94-019-050	Full	94-819 Farrington Highway	Min	1-Aug-12	1,004,277	1,005,000		723
33	94-047-008	Partial	94-144 Farrington Highway	Robinson LLC	13-Mar-15	898,742	743,278		-155,464
34	94-048-046	Full	94-119 Farrington Highway	Cutter Dev.	25-Jul-11	3,159,142	3,159,142	1	0
35	94-048-047	Full	94-136 Leonui Street	Cutter Dev.	25-Jul-11	2,749,142	2,749,142	1	0
36	96-003-012	Full	96-171 Kamehameha Highway	Alpha Omega	29-Jun-11	287,030	287,030	1	0
37	96-003-013	Full	96-165/169 Kamehameha Highway	Reid	7-Sep-11	455,588	455,588	1	0
38	96-003-014	Full	96-157 Kamehameha Highway	Bala	27-Jun-11	1,216,787	1,216,787	1	0
39	96-003-015	Full	96-159 Kamehameha Highway	Bala	10-Aug-11	53,304	53,304	1	0
40	96-003-016	Full	96-149A Kamehameha Highway	Bala	10-Aug-11	22,304	22,304	1	0
41	96-003-017	Full	96-149 Kamehameha Highway	Fairnas	15-Sep-11	559,914	559,914	1	0
42	96-003-018	Full	96-137 Kamehameha Highway	Aliipio/Solmirin	25-Jan-12	1,017,915	1,017,915	1	0
43	96-004-002	Full	96-93 Kamehameha Highway	Kawano	5-May-11	790,000	790,000	1	0
44	96-004-017	Full	Kamehameha Highway	Suenaga	29-Jun-11	90,000	90,000	1	0
45	96-004-023	Partial	Waihona Street	Bishop Estates	4-Aug-15	24,476	157,965		133,489
46	97-023-008	Partial	945 Kamehameha Highway	Stuart Plaza Inv	26-May-15	300,000	151,344		-148,656
47	97-024-034	Easement	1000 Kamehameha Highway	ABP Pearl Highlands LLC	19-Jan-16	42,837	679,106	3	636,269
48	98-009-017	Full	98-077 Kamehameha Highway	Continental Inv. Ltd	14-Jun-13	2,509,030	3,512,500		1,003,470
49	98-010-002	Full	98-080 Kamehameha Highway	50th State Prop.	1-May-12	6,027,021	6,027,021	1	0
50	99-003-068	Full	99-140 Kohomua Street	RCJ	13-Sep-11	993,783	993,783	1	0
						86,907,945	91,813,040		4,905,094

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 5/9/2016



Mahalo!

