

# HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

## Right-of-Way Status Update August 8, 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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**HART**

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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

- **At Board's Direction**

- Before Middle Street Station

- ✓ Processing all transactions

- Beyond Middle Street Station

- ✓ No new eminent domain actions filed in court
    - ✓ Continue only with transactions that have been agreed to with landowner in writing and where landowner is amenable to proceeding

- **City Council Resolution 16-169**, urges HART to “suspend all eminent domain and other real property acquisitions” (*introduced but not taken up by Council*)

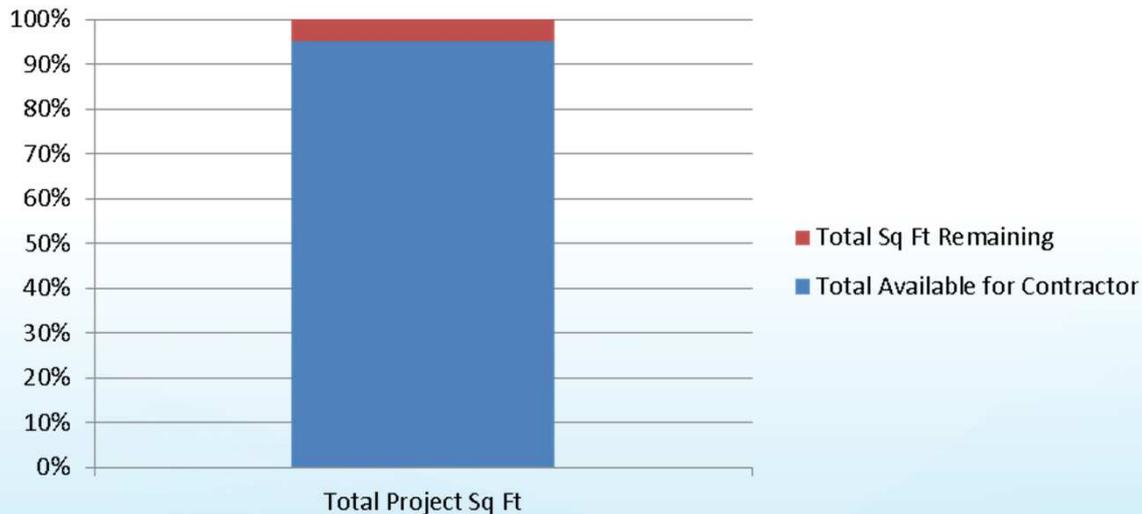
- **Eminent Domain**

- HART Board authorized 54 requests

- 7 eminent domain cases filed with court

# Progress Site Access Available by Land Area

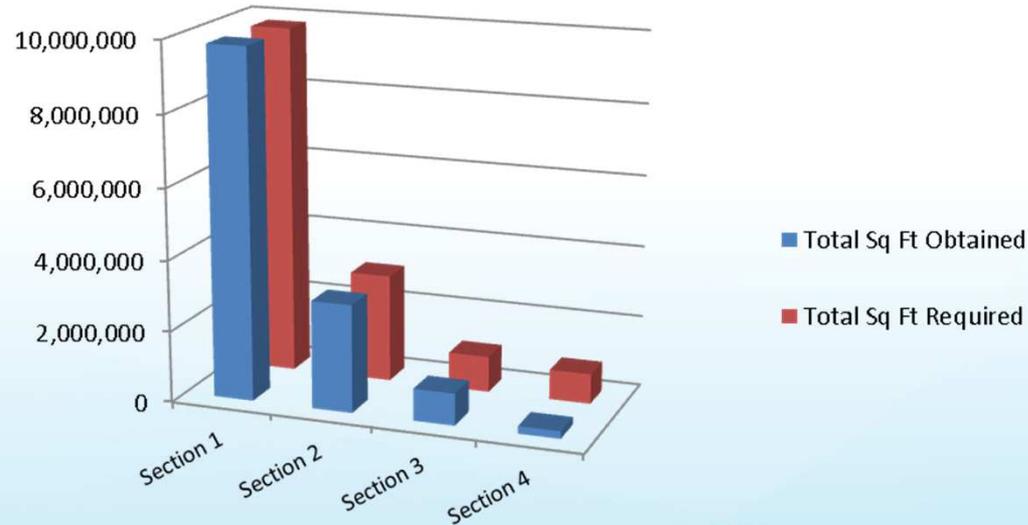
as of 7/6/2016



Total Project Sq. Ft.	<b>Total Sq Ft Requirement</b>	<b>14,685,192</b>
	<b>Total Available for Contractor</b>	<b>13,976,512</b>
	<b>Total Sq Ft Remaining</b>	<b>708,680</b>
	<b>% Available for Contractor</b>	<b>95%</b>
	<b>Reported Last Month</b>	<b>95%</b>

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

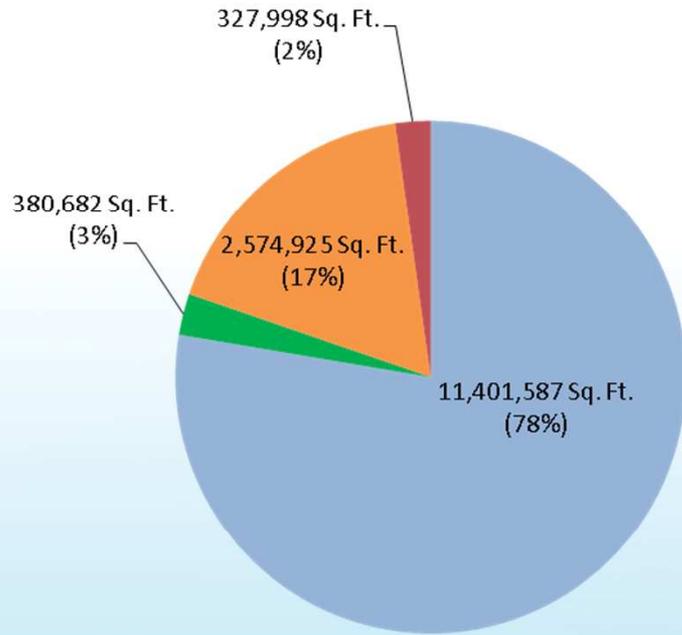
as of 7/6/2016



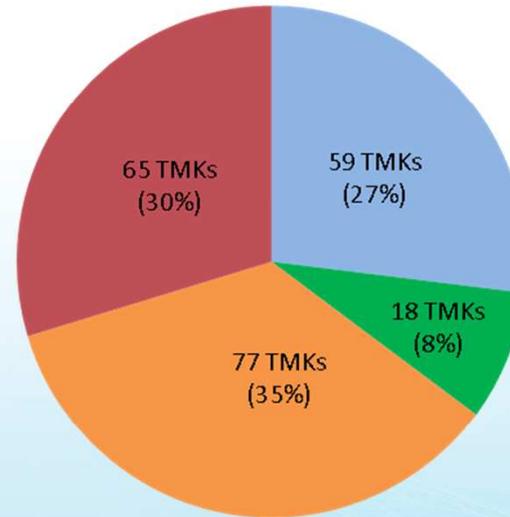
	Section 1	Section 2	Section 3	Section 4
<b>Total Sq Ft Obtained</b>	9,808,840	3,023,851	915,141	228,680
<b>Total Sq Ft Required</b>	9,808,840	3,027,319	1,007,392	841,641
<b>% Progress</b>	100.00%	99.89%	90.84%	27.17%

# Parcel Site Access Status by Land Area and Parcels

as of 7/6/2016



Square Footage

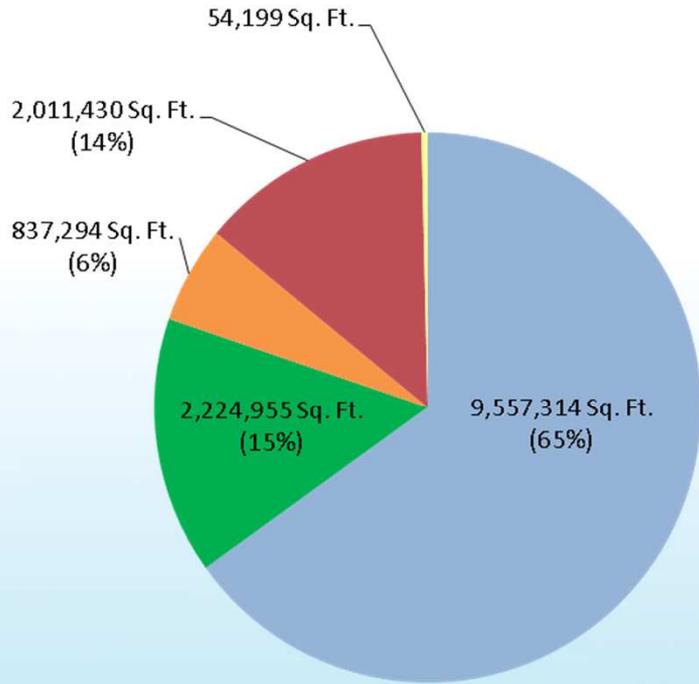


Tax Map Key

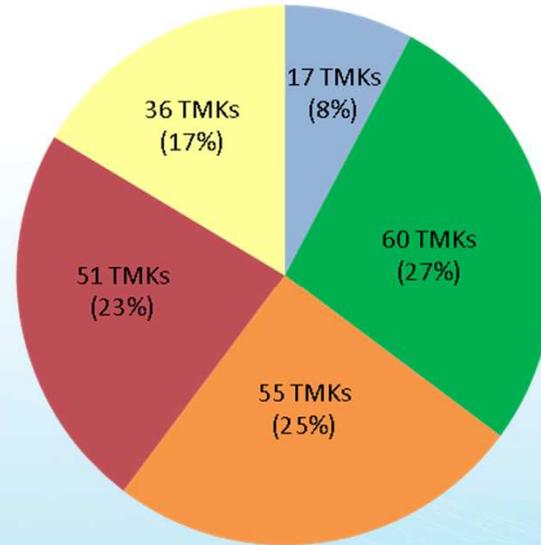
- Gov't Site Access Obtained
- Gov't Site Access not Obtained
- Private Site Access Obtained
- Private Site Access not Obtained

# Acquisition Status by Land Area and Parcels

as of 7/6/2016



Square Footage



Tax Map Key

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

# City Center Guideway and Station (Section 4) Parcels on Hold

City Center Guideway and Station parcels on hold	39 Tax Map Keys
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\*\*\* At the direction of the HART Board in executive session at its regular June 16, 2016 HART board meeting, the Right-of-Way Section is temporarily suspending certain acquisition transactions beyond the planned Middle Street Station, including any new eminent domain actions and negotiations that have not resulted in a signed agreement amongst the parties.

# Recent Accomplishments

- Acquisition for owner of 13 parcels - 12 in escrow and 1 escrow closed
- 5 Land Court Subdivisions Maps approved
- Civic Center Station site acquired
- Navy Pearl Harbor Station site acquired
- 2 HECO utility relocation right-of-entry executed
- 8 Possession and Use Agreement executed
- USPS appraisal completed

# Right-of-Way Cost Estimate Update

as of 7/6/2016

	Baseline Budget	Expended	Remaining Budget Balance	Estimate to Completion	Forecast Variance
Acquisition	\$201.70	\$91.50	\$110.20	\$97.10	\$13.10
Relocation	\$20.50	\$14.20	\$6.30	\$12.30	(\$6.00)
Total (Million)	\$222.20	\$105.70	\$116.50	\$109.40	\$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 7/6/2016

No	TMK	Take	Address	Recordation Date	Total Acquisition (\$)	FFGA Budget	Note	Remaining Balance in Budget
1	1-1-016-005	Full	2676 Waiwai Lp	7-Mar-14	4,924,144	6,173,973		1,249,829
2	1-1-016-006	Full	2668 Waiwai Lp	28-Mar-14	3,918,089	4,648,445		730,356
3	1-1-016-014	Full	479 Lagoon Dr	21-Mar-14	3,042,274	3,930,328		888,055
4	1-1-016-015	Full	515 Lagoon Dr	3-Jun-13	5,651,508	5,067,659		1,516,151
5	1-1-016-016	Full	2613 Waiwai Lp	5-Jan-16	6,062,548	472,448	2	-5,890,100
6	1-2-003-016	Full	1819 Dillingham Blvd	21-Apr-14	1,106,416	1,741,689		635,273
7	1-2-003-017	Partial	1815 Dillingham Blvd	11-May-15	151,758	111,258		-40,500
8	1-2-003-018	Partial	1803 Dillingham Blvd	14-Aug-15	142,407	261,258		118,851
9	1-2-003-020	Partial	1727 Dillingham Blvd	7-Dec-15	220,540	364,465		143,925
10	1-2-003-082	Full	1825 Dillingham Blvd	31-Jul-14	984,299	1,596,625		612,326
11	1-2-003-101	Partial	1701 Dillingham Blvd	16-Nov-15	458,234	463,178		4,944
12	<b>1-2-003-106</b>	<b>Partial</b>	<b>1811 Dillingham Blvd</b>	<b>28-Jun-16</b>	<b>107,420</b>	<b>260,629</b>		<b>153,209</b>
13	1-2-009-001	Full	1901 Dillingham Blvd	16-Aug-12	2,805,135	2,814,000		8,865
14	1-2-009-005	Partial	1973 Dillingham Blvd	27-May-16	137,571	261,258		123,687
15	1-2-009-006	Partial	2009 Dillingham Blvd	27-May-16	137,572	261,258		123,686
16	1-2-009-016	Partial	1965 Dillingham Blvd	27-May-16	137,572	1,442,776	5	1,305,204
17	1-2-009-100	Full	1953 Dillingham Blvd	16-Dec-14	2,257,359	436,620	2	-1,820,739
18	1-2-009-101		Subdivided TMK 1-2-009-017 into 100 and 101					
19	1-2-009-018	Full	1927 Dillingham Blvd	18-Nov-14	804,686	261,258	2	-543,428
20	1-2-010-068	Full	1900 Dillingham Blvd	4-Dec-12	1,831,279	2,529,000		697,721
21	1-5-007-021	Full	545 Kaaahi St	11-Oct-14	2,285,004	2,819,500		534,496
22	1-5-007-023	Full	533 Kaaahi St	23-Apr-10	2,850,000	2,850,000	1	0
23	1-5-028-073	Partial	1617 Dillingham Blvd	13-Oct-15	258,439	179,373		-79,066
24	1-7-002-026	Full	902 Kekaulike St	1-Nov-12	5,219,351	4,927,000	2	-292,351
25	2-1-030-050	Easement	573 Halekuiwila St	25-Feb-16	46,930	0	4	-46,930
26	2-1-030-053	Partial	555 South St	7-Apr-16	3,715,787	3,166,007		-549,780
27	2-1-031-002	Easement	598 Halekuiwila St	18-Dec-15	102,406	179,517	3	77,111
28	2-3-004-048	Full	1156 Waimanu St	21-Mar-12	1,730,578	1,730,578		0
29	2-3-004-069	Full	1168 Waimanu St	10-Feb-12	2,660,398	2,658,317		-2,081
30	2-3-007-033	Full	1169 Kona St	13-Oct-14	5,825,106	10,102,669		4,277,563
31	2-3-007-036	Full	1174 Waimanu St	8-Oct-14	1,407,845	1,951,386		543,541
32	2-3-007-039	Full	1163 Kona St	1-Dec-15	3,010,960	2,644,402		-366,558
33	2-3-007-044	Full	1201 Kona St	3-Oct-14	1,357,540	1,751,700		394,160
34	2-3-007-054	Full	1246 Kona St	15-May-15	1,105,634	1,439,263		333,629
35	9-4-017-011	Full	94-818 Moloalo St	4-Aug-11	870,000	870,000	1	0
36	9-4-019-050	Full	94-819 Farrington Hwy	1-Aug-12	1,004,277	1,005,000		723
37	9-4-047-008	Partial	94-144 Farrington Hwy	13-Mar-15	898,742	743,278		-155,464
38	9-4-048-046	Full	94-119 Farrington Hwy	25-Jul-11	3,159,142	3,159,142	1	0
39	9-4-048-047	Full	94-136 Leonui St	25-Jul-11	2,749,142	2,749,142	1	0
40	9-6-003-012	Full	96-171 Kamehameha Hwy	29-Jun-11	287,030	287,030	1	0
41	9-6-003-013	Full	96-165/169 Kamehameha Hwy	7-Sep-11	455,588	455,588	1	0
42	9-6-003-014	Full	96-157 Kamehameha Hwy	27-Jun-11	1,216,787	1,216,787	1	0
43	9-6-003-015	Full	96-159 Kamehameha Hwy	10-Aug-11	53,304	53,304	1	0
44	9-6-003-016	Full	96-149A Kamehameha Hwy	10-Aug-11	22,304	22,304	1	0
45	9-6-003-017	Full	96-149 Kamehameha Hwy	15-Sep-11	559,914	559,914	1	0
46	9-6-003-018	Full	96-137 Kamehameha Hwy	25-Jan-12	1,017,915	1,017,915	1	0
47	9-6-004-002	Full	96-93 Kamehameha Hwy	5-May-11	790,000	790,000	1	0
48	9-6-004-017	Full	Kamehameha Hwy	29-Jun-11	90,000	90,000	1	0
49	9-6-004-023	Partial	Waihona St	4-Aug-15	24,476	157,965		133,489
50	<b>9-7-022-021</b>	<b>Partial</b>	<b>905 Kamehameha Hwy</b>	<b>27-Jun-16</b>	<b>142,214</b>	<b>249,961</b>		<b>107,747</b>
51	9-7-023-008	Partial	945 Kamehameha Hwy	26-May-15	300,000	151,344		-148,656
52	9-7-024-034	Easement	1000 Kamehameha Hwy	19-Jan-16	42,837	679,106	3	636,269
53	9-8-009-017	Full	98-077 Kamehameha Hwy	14-Jun-13	2,509,030	3,512,500		1,003,470
54	9-8-010-002	Full	98-080 Kamehameha Hwy	1-May-12	6,027,021	6,027,021	1	0
55	9-9-003-068	Full	99-140 Kohomua St	13-Sep-11	993,783	993,783	1	0
					<b>87,570,295</b>	<b>94,288,922</b>		<b>6,718,627</b>

## Notes:

- 1 Baseline assumes zero variance (budget = actual) during FFGA approval process.
- 2 Cost exceeded budgeted amount due to conversion from partial to full acquisition. Bold print reflects most recent acquisition.
- 3 Partial to Easement acquisition.
- 4 Post Record of Decision (ROD) addition.
- 5 Budgeted for full acquisition, settlement resulted in a partial take.



# *Mahalo!*

