

FILE:

PREPARED BY: Bob Merryman
O.R. Colan and Associates, Inc.

DATE: January 15, 2010

SUBJECT: City and County of Honolulu
Honolulu High-Capacity Transit Corridor Project
Real Estate Acquisition and Management Plan, Revision 3

REFERENCE: Project Management Oversight Contractor Services for US DOT/FTA
FTA Contract: DTFT60-09-D-00012 / FTA Project: DC-27-5140
JN C1X29503 / Sub-CLIN 0002A

A. INTRODUCTION

This Federal Transit Administration (FTA) Project Management Oversight Contractor (PMOC) Job Memorandum provides review comments for Revision 3 of the Real Estate Acquisition and Management Plan (RAMP) submitted by the City and County of Honolulu for the Honolulu High-Capacity Transit Corridor Project.

These comments are based on one reading of the RAMP, and they should be viewed as a brief and high-level and not a detailed listing of findings. This abbreviated review process was used since a subsequent version of the RAMP is currently in production.

B. REVIEW COMMENTS

Section 6.14 – The language regarding the alternative valuation methods is not precisely correct. The payment due a tenant in specific circumstances is the greater of the contributory value or the salvage value.

Section 6.24 – There is a “recommendation” that a realty-personalty report be jointly prepared by the appraiser and relocation agent. This should be a requirement when the complexity of the appraisal demands such. This can be incorporated into the Scope of Work for the given parcel.

Chapter 6 – One would expect a detailed discussion of the Scope of Work process since this is a relatively new requirement involving input from both the appraiser and Agency. However, the issue appears largely omitted. Who will perform this task? When will it be done?

Section 6.25.3 – The language appears contradictory. The City may wish to review this paragraph and clarify the approach.

Sections 6.27.1 and 6.27.2 – The initial page of this revision contains a summary of revisions. It lists purported changes in Sections 6.27.1 and 2; however, no such sections could be found.

Section 9.1 – The status of the relocation plan discussed in Section 9.1 is unclear. There is a relocation plan shown in Appendix K, but it was not reviewed since the base data was not available.

Section 9.4 – There is a reference to Appendix N which is purported to contain the relocation procedures. There were two pages in this appendix and no procedures.

The PE Entry Readiness Report, dated June 2009 lists additional concerns regarding staffing and scheduling. However, it is difficult to review these qualities in a report without additional knowledge of the Project.

- c: K. Nguyen (FTA Headquarters)
- M. Smith-Fisher (FTA Headquarters)
- N. Tahir (FTA Region 9)
- C. Luu (FTA Region 9)
- T. Mantych (Jacobs)
- W. Tsiforas (Jacobs)