I-5 Carpool Lane and Freeway Widening Project Orange County Line to I-5/I-605 Interchange

Status Report Update

Mike Miles Caltrans District 7 Director

Brent Green, Division Chief, Right of Way & Land Surveys

December 14, 2011

Metro

Caltrans

U.S. Department of Transportation
Federal Highway Administration

JPA

I-5 Schedule Overview

Project Segment	Parcels	Number of RONS anticipated or actual	R/W Certification Date	AWARD	CMIA FUNDING	TOTAL FUNDING
Alondra Segment 1 CMIA	8	3	**Certified 3W May 19, 2011**	**Jan 2012**	**$73.3 M**	**$109.52 M**
Shoemaker Segment 3 CMIA	45	12	**Target 3W Certification March 2012**	**Aug. 2012**	**$147 M**	**$214.42 M**
Imperial Hwy Segment 4 CMIA	189	64	**Target 3W Certification March 2012**	**Aug. 2012**	**$167.7 M**	**$302.16 M**
Valley View Segment 2	59	45	**Target 3W Certification Jan. 2013**	**June 2013**	**NONE**	**$406.2 M**
Florence Segment 5	53	25	**Target 3W Certification Jan. 2013**	**June 2013**	**NONE**	**$198.2 M**
TOTAL	354	149			**$387 M**	**$1.24B**

Overall Scope of I-5 South Segments 3 & 4 (CMIA funded)

- 234 total parcels
- 205 Residential Property
- 18 Commercial/Industrial
- 11 Other

Segment 3 – Shoemaker

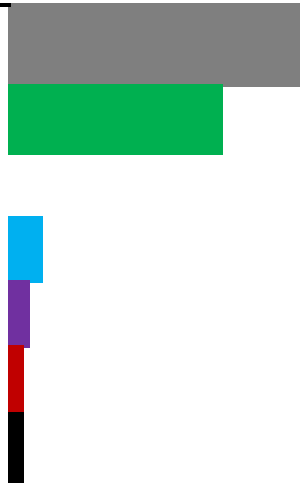
Parcels Required	**45**
Residential	38
Commercial/Industrial	7
Others	0
Completed Residential Appraisals	38
Completed Commercial Appraisals	4
Completed Others Appraisals	0
First Written Offers (Residential)	38
First Written Offers (Commercial)	3
First Written Offers (Others)	0
Residential Parcels in Caltrans' control	32
Commercial Parcels in Caltrans' control	1
Others Parcels in Caltrans' control	0
Parcels to Acquire	**12**

Segment 4 – Imperial Highway

Parcels Required	**189**
Residential	167
Commercial/Industrial	11
Others	11
Completed Residential Appraisals	167
Completed Commercial Appraisals	4
Completed Others Appraisals	11
First Written Offers (Residential)	166
First Written Offers (Commercial)	4
First Written Offers (Others)	10
Residential Parcels in Caltrans' control	125
Commercial Parcels in Caltrans' control	0
Others Parcels in Caltrans' control	0
Parcels to Acquire	**64**

Segment 3 – Schedule for RONs

	Parcels	Percentage
Total Parcels	45	
Parcels in Control	32	71%
December RONs		
January RONs	5	11%
February RONs	3	7%
March RONs	2	4%
April RONs	2	4%



RONs by Parcel Type

	December	January	February	March	April	Total
Residential		5	1			6
Commercial			2	2	2	6
Other						
Total		5	3	2	2	12

Segment 4 – Schedule for RONs

	Parcels	Percentage
Total Parcels	189	
Parcels in Control	125	66%
December RONs	2	1%
January RONs	17	9%
February RONs	35	19%
March RONs	6	3%
April RONs	4	2%

RONs by Parcel Type

	December	January	February	March	April	Total
Residential	2	16	24			42
Commercial		1	3	3	4	11
Other			8	3		11
Total	2	17	35	6	4	64

Types of Right of Way Certifications That Provide for Award

- Cert #1 – Advertise, Open Bids, Award
- Cert #2 – Advertise, Open Bids, Award
- Cert #3 – Advertise
- Cert #3W – Advertise, Open Bids, Award

Departments Perspective on Cert #3Ws

- Preference is Cert #1 or Cert #2
- Cert #3Ws are relatively rare.
- Cert #3W is a Tool
- Provided for by FHWA as an “Every Day Counts” initiative.
- Provided for in State Policy

Requirements of Cert #3W

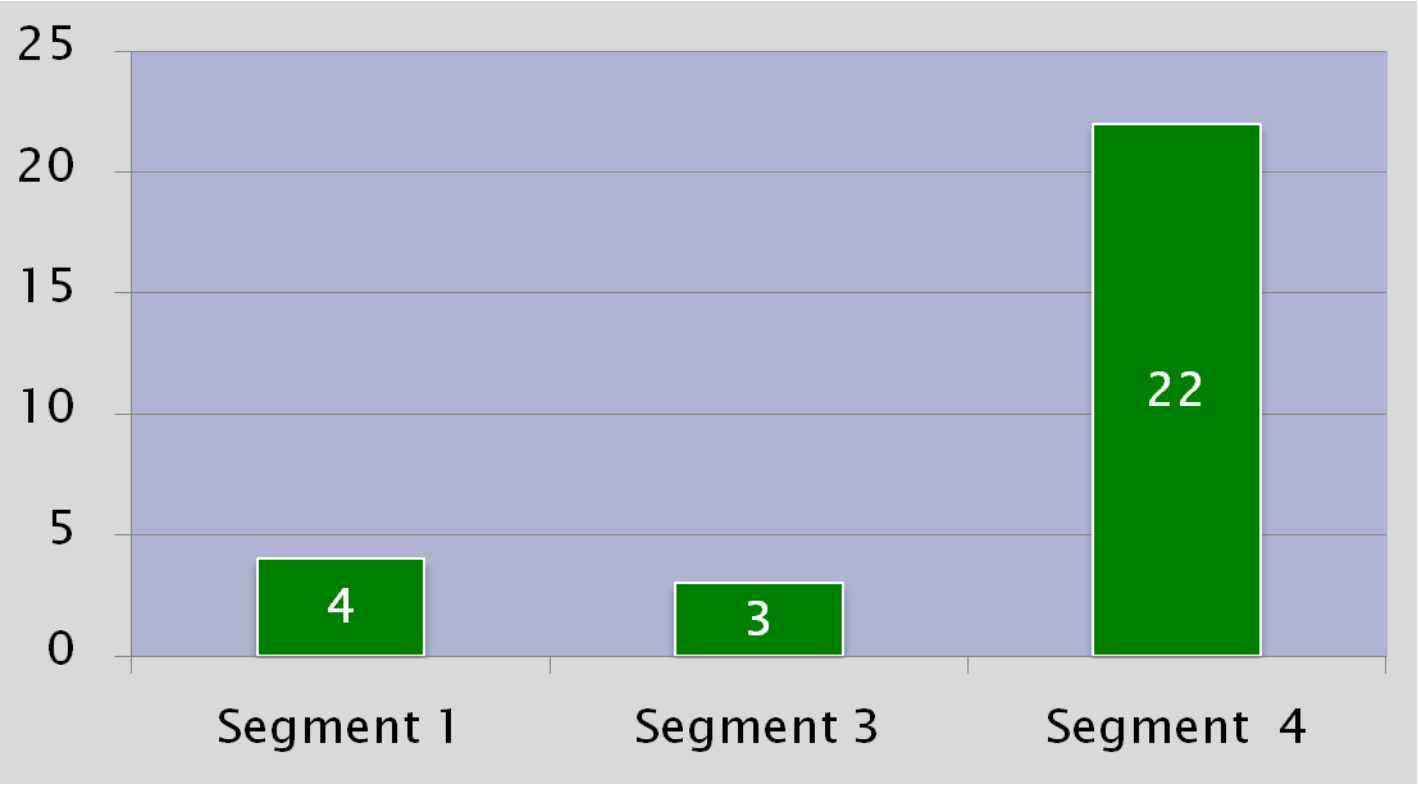
- Unusual Circumstances
- Exception Not the Rule
- Use When there is a critical need to advertise and Award the project

- I-5 South Segments 3 & 4 Meet These Requirements

Resolutions of Necessity, the Use of Cert #3Ws, & Risk Mitigation

- Prefer all RONs pre-Cert
- Risk Mitigation
- Viable Work-around
- Initiation of Negotiations Complete
- Notice of Intent to Condemn Provided

CMIA Funded Business RAP Segments 1, 3, & 4



All Commercial parcels with potential business relocation have been provided the claim forms for loss of goodwill and no claims have been made to date.

Summary

•Appraisal

96% complete for CMIA funded segments (3 & 4)

- 100% residential & 44% commercial & 100% others

• First Written Offers

94% complete for CMIA funded segments (3 & 4)

- 99.5% residential & 39% commercial & 91% others

• Legal Control

68% complete for CMIA funded segments (3 & 4)

- 77% residential & 6% commercial & 0% others

• Contaminated Parcels

0% in control for CMIA funded segments (3 & 4)

• On track to meet CMIA commitment

• Back-up Plan B