

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**PARK PLACE**



**PROGRESS REPORT  
December - 2004**

**Program Managers**

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January 8, 2004

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## **SECTION 1 STATUS REPORTS**

### **GRAND OPENING – OPEN HOUSE**

December 2004

On December 16<sup>th</sup>, the Metropolitan Gardens Developers orchestrated an Open House event, inviting a number of local dignitaries and residents to participate, to celebrate the completion and initial occupancy of residents into the new units.

Local media, HABD Board members and staff, MGD staff and former Metropolitan Gardens attend the event that was house in a tent set up on Block 'B' North.

### **RESIDENT RELOCATION AND RETURNS**

December 2004

The resident population of Metro Block A is twenty-eight households. Three households have been relocated to the new units.

The HABD is continuing to review options to temporarily relocate the remaining Block 'A' residents who are scheduled to move into the new development later in 2005, including holding meetings with the residents to hear their thoughts and opinions. . The HABD is concerned that the safety and security of the remaining residents is increasingly jeopardized, as the population continues to decrease on this block.

To date the Property Manager has stated that leases have been signed for all units in Building's 14, 15 & 17 and two units in Building 16 are leased.

### **COMMUNITY and SUPPORTIVE SERVICES - CSS**

December 2004:

The United Way is in the process of completing their contractual obligation and providing a services close-out summary to the HABD. This summary is also to identify impediments incurred in providing CSS services.

### **HOME OWNERSHIP PROGRAM**

December 2004:

The HABD had re-issued a Request for Qualifications, in an effort to identify and secure a real estate entity (or entities) to assist in the process of identifying additional potential properties for Homeownership sites/acquisitions. Based on the responses received and approval by the Board of Commissioners, the contract has been prepared and forwarded to the vendors for execution.

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## **SECTION 1 STATUS REPORTS**

In Mason City, additional appraisals are being procured for review by the HABD Legal staff. Twenty-three offer letters have been issued. Three positive sell responses have been received from that initial distribution. Additional attempts are planned to contact and secure a response from the property owners in this area. The PMT will be working with the newly hired HABD Homeownership coordinator regarding these efforts.

The HABD Home Ownership program is continuing. The program is working to solicit for additional persons for the program, working with the City Homes program and preparing to solicit marketing materials to promote this endeavor.

### **PROJECT PROGRESS OVERVIEW**

December 2004:

#### **1. Project Implementation**

##### **A. Phase 3 Design Development and Construction Documents**

The development of financial and design strategies towards implementation of the Block 'A' revitalization, also in concert with efforts to work with Jefferson County are currently being studied and reviewed by the Development team.

##### **B. Demolition Project**

Phase 1 Demolition and Phase 2A Demolition, Blocks B, C, D, E, F work is complete and Close-out and final payments have been processed.

The Block 'A' demolition will commence upon completion of relocation of the current residents into the new development housing.

##### **C. Project Construction Progress**

###### **I. Infrastructure-Street Improvements Project-Sanitary Sewer Project:**

Pursuant to documentation dated September 26, 2004, this portion of the Infrastructure Project achieved Substantial Completion. Currently the Developer is coordinating with the Infrastructure Contractor and the Housing Component Contractor, issues related to damage of approved infrastructure elements by the Housing Contractors.

###### **a. Payment Applications:**

MGD Invoice #24 – Infrastructure Construction Pay Application.

###### **b. Requests For Proposal:**

None Outstanding

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## SECTION 1 STATUS REPORTS

**c. Change Orders** issued to date:

To date, Ten Change Orders have been issued.

The original contract amount was \$ 5,453,715.00

Net change by Change Orders \$ 371,270.96

Current Contract Value \$ 5,824,985.96

**d. Minority Participation and Section 3 Resident Employment**

A Section 3 Plan which encompasses the Infrastructure Project has been submitted to HABD and HUD by MGD.

**e. Construction Progress**

Construction services have been completed.

**II. Phase 1 - New Rental Units Construction;**

**a. Payment Applications:** The HUD inspector reviewed the project this month and Partial Payment Request #11 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

❖ MGD Housing Invoice #11 was submitted to HABD for payment in December.

**b. Construction Progress** – Approximately 70% complete, based on the total construction contract value;

**Block 'B' - South**

**General Items**

○ Exterior Sidewalks = 100%

**Buildings 14 & 15 (Type 3A)**

○ Building Completion – 100%

**Building 17 (Type 6 West)**

○ MEP & Fire Protection rough-in = 100%

○ Concrete HVAC Pads = 100%

○ Sanitary Sewer Tie-in = 100%

○ Waterproofing = 100%

○ Interior Paint = 75%

○ Interior Trim Installation = 95%

○ VCT & Ceramic Tile Installation = 100%

○ Carpet = 100%

○ MEP Final Trim = 100%

○ Fire Protection Final Trim = 95%

○ Cabinet Installation = 100%

○ Mirrors, Doors & Hardware, Shelving = 90%

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## **SECTION 1 STATUS REPORTS**

### **Building 16 (Type 6 East)**

- Waterproofing = 100%
- Interior Paint = 40%
- Interior Trim Installation = 95%
- VCT & Ceramic Tile Installation = 100%
- MEP Final Trim = 90%
- Fire Protection Final Trim = 100%
- Cabinet Installations = 100%

### **Building 13 (Type 3C)**

- Drywall = 100%
- Waterproofing = 100%
- Interior Paint = 40%
- Interior Trim Installation = 95%
- VCT & Ceramic Tile Installation = 100%
- MEP Final Trim = 80%
- Fire Protection Final Trim = 100%
- Cabinet Installations = 100%

### **Building 12 (Type 04)**

- Sanitary Sewer Tie-in = 100%
- Waterproofing = 35%
- Drywall Install & Textured Ceilings = 100%
- Carpet (Materials on-site) = 100%
- Cabinet Installation (Materials on-site) = 100%

### **Block C - North**

#### **General Items**

- Parking Lot Installation = 50%

### **Building 10 (Type 04)**

- Masonry Install = 100%
- Sanitary Tie-In = 100%
- Insulation = 100%
- Drywall Install & Textured Ceilings = 50%
- Ornamental Metals = 15%

### **Building 09 (Type 3C)**

- Masonry Install = 100%
- Sanitary Tie-In = 100%
- Insulation = 100%
- Drywall Install & Textured Ceilings = 100%
- Ornamental Metals = 80%

### **Building 08 (Type 3A)**

- Masonry Install = 100%
- Sanitary Tie-In = 100%
- Insulation = 100%
- Drywall Install & Textured Ceilings = 100%

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## **SECTION 1 STATUS REPORTS**

### **Building 06 (Type 3A)**

- Masonry Install = 100%
- Sanitary Tie-In = 100%
- Drywall Install & Textured Ceilings = 100%

### **Block C - South**

#### **General Items**

○

### **Building 18 (Leasing Office)**

- Framing Package = 100%
- Roof = 100%
- Masonry (material on site) = 0%

### **Building 11 (Type 04)**

- Masonry Install = 100%
- Sanitary Tie-In = 100%
- Drywall (Stocked) = 100%
- Ornamental Metals = 15%

### **Building 07 (Type 3A)**

- MEP & Fire Protection Rough-in = 100%

### **Building 05 (Type 3A)**

- MEP & Fire Protection Rough-in = 100%

### **Building 04 (Elevator Building)**

- Lower slab elevations excavated, elevator pit & lower stair = 100% (excavation)
- Slab Edge Forms = 90%
- Underground Plumbing Rough = 100%

### **Block F - West**

#### **General Items**

- All Ext. Doors for all bldgs. this ½ block; All Windows on site except
- Storage relocated from Block B North

### **Building 03 (Type 04)**

- Framing Packing = 100%
- Roof = 100%
- Ext. Door & Windows = 80%
- Masonry = 65%
- Plumbing = 40%

### **Building 02 (Type 03)**

- Framing Packing = 100%
- Roof (Felt installation) = 100%
- Ext. Door & Windows = 20%
- HVAC (Rough-In) = 100%

### **Building 01 (Type 3D)**

- Framing Packing = 100%
- Roof (Felt installation) = 20%
- Ext. Door = 25% & Ext. Windows = 80%
- HVAC (Rough-In) = 100%
- Misc. Metal Installation = 40%

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## **SECTION 1 STATUS REPORTS**

### **III. Phase 1 Site Remediation Project Blocks B south, C, F west**

Funds for the Site Preparation Project are included within the HABD Capital Funds commitment for Demolition - Site Preparation pursuant to the Master Developer Agreement, Exhibit D. The project contract is a GMP construction contract in the amount of \$680,000.00 for construction plus MGD construction management fees.

The total construction value earned to date is \$ 454,492.08 or 67% of the contract value.

#### **a. Payment Applications:**

None submitted in November.

#### **b. Requests For Proposal in process to date:**

None submitted in November.

### **D. Phase 2 Project Low Income Housing Tax Credit Application**

MGD had completed required submissions to AHFA as of February 16. AHFA has approved an extension to allow MGD time to complete HUD and FHA Closing processes.

### **E. Approvals Status**

I. Phase II Closing Documents and Budget were approved by HUD.

## **2. MGD Work in Progress**

A. MGD is currently focused on the following activities:

- I. Completion of Phase 1 Site Preparation-Soil Remediation Project.
- II. Phase 1 Building Construction Project.
- III. Phase 2 Infrastructure Project planning/implementation.
- IV. Block 'A' Development and coordination with Jefferson County/HABD.
- V. Property Management services, including marketing and coordination/interaction with residents.

## **3. Off-Site Developer - Request for Proposals (RFP)**

The RFP was released and forwarded to potential proposers, September 8<sup>th</sup>.

The Pre-proposal Conference was held September 23<sup>rd</sup>. Ten proposer entities were represented at this meeting which was chaired by the PMT.

One proposal was received on September 30<sup>th</sup>, from Pennrose Properties, LLC. Formal evaluation of the proposals has been authorized to proceed. A recommendation to negotiate will be pending the result of the evaluation process.

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## **SECTION 1 STATUS REPORTS**

### **4. Project Related Meetings**

- December 1  
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- December 6  
Weekly Progress Review Meeting: MGD / PMT
- December 7  
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- December 13  
Weekly Progress Review Meeting: MGD / PMT
- December 14  
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- December 15  
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT  
HABD Board of Commissioners Meeting
- December 16  
Grand Opening - Open House Event
- December 20  
Community Affairs Meeting: HABD / PMT
- December 21  
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- December 22  
Weekly Progress Review Meeting: MGD / PMT  
Phase 1 Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD / PMT

### **5. Document Submissions and Notices**

- November Progress Report submitted to HABD by PMT.
- PMT Certificate of Liability Insurance.
- Amendment to Authority Note 'A' – Executed by all parties.
- Infrastructure Change Order No. 10
- HAP contract for Building #15
- HUD Approval of the Phase II Evidentiary Package and budget
- Pay Applications
  - MGD Housing Units Invoice #11

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## **SECTION 1 STATUS REPORTS**

### **PROJECT FINANCIAL STATUS**

The PMT, Project Accountant, Dennis Mobley, continues to monitor the overall project financial status through HABD Finance Department. To date expenditures are in compliance with Approved Predevelopment Budget expectations for Relocation, HABD Administration, Program Management fees and MGD costs including: Demolition, Infrastructure, MGD project management, Pre-Development Loan Agreement pertaining to Third Party Costs and Advance against Developer Fees.

- ❖ Phase 1 Building Construction Payment Request #11 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase 1 Infrastructure Payment Request #24 has been reviewed and approved by MGD and the PMT.

### **SCHEDULE REVIEW**

- ❖ Relocation  
Block 'A' population is 28 households.  
Three Block 'A' households have been relocated into the new development.
- ❖ Phase 1 Building Construction  
In progress.
- ❖ Public Housing Resident Relocations into new Development.
- ❖ Public Housing Resident Relocations away from Block 'A'.
- ❖ Implementation of leasing new units.
- ❖ Phase 2 – Building Construction  
Construction Mobilization.

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## **SECTION 2 OUTSTANDING ISSUES**

### **KEY PROJECT ISSUES**

- ❖ Phase 2 Infrastructure Project – completion of Construction Documents, Construction Bid-Out.
- ❖ Home Ownership Program
- ❖ Block 'A' conceptual design coordination and MOU with Jefferson County.
- ❖ Implementation of on-site Property Management Program and Marketing
- ❖ Off-Site Developers RFP - procurement

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## **SECTION 3 APPENDIX**

- ❖ SITE UPDATE PHOTOS.
- ❖ MGD INFRASTRUCTURE PROGRESS PAYMENT SUMMARY No. 24.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 31December 04.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31December04.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31December04.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31December04.