

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

PARK PLACE

**PROGRESS REPORT
January 2005**

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February 8, 2005

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

January 2005

The resident population of Metro Block A is twenty-seven households. Four 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. Based upon the anticipated move-in schedule into the new development of these residents, as submitted by the property manager, the HABD is additionally 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.

PROPERTY MANAGEMENT RECAP

January 2005

The Property Manager reports that speculative traffic has become increasingly stronger over the past few weeks. Upon issuance of the PTO (Permission To Occupy) certification from the HUD inspector, the keys to the units are released to the property manager from the contractor. To date forty units have been released to the property manger.

Buildings acquired from the contractor;
Phase I: Buildings 14, 15 & 17
Phase II: None

Occupied Units: Twenty
Market Rate Units – Ten
Affordable Units – Four
Authority Assisted Units – Six

Applications Pending
Market Rate Units – Ten
Affordable Units – Twenty-eight
Authority Assisted Units – Thirty-four w/ an additional three hundred seventeen applicants on the Site Based Waiting List
A total of ninety-two units are pre-leased and/or occupied, which represents 53% of the Phase I portion (197 total units) of the community.

COMMUNITY and SUPPORTIVE SERVICES - CSS

January 2005:

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.

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HOME OWNERSHIP PROGRAM

January 2005:

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.

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 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 to solicit marketing materials to promote this endeavor.

PROJECT PROGRESS OVERVIEW

January 2005:

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.

Options have been presented and are currently being refined.

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:

The first phase of the Infrastructure improvements have been completed. The next phase is anticipated to commence during the month of February.

a. Payment Applications:

MGD Invoice #25 – Infrastructure Construction Pay Application.

b. Requests For Proposal:

None Outstanding

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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 I - New Rental Units Construction;

a. Payment Applications: The HUD inspector reviewed the project this month and Partial Payment Request #12 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

❖ MGD Housing Invoice #12 was submitted to HABD for payment in January.

b. Construction Progress – Approximately 75% 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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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 Installation - 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 Installation - 100%

Building 12 (Type 04)

- Sanitary Sewer Tie-in - 100%
- Waterproofing - 35%
- Drywall Install & Textured Ceilings - 100%
- Carpet (Materials on-site) - 100%
- Cabinet Installation (Material - 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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Building 06 (Type 3A)

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

Block C - South

General Items

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Building 18 (Leasing Office)

- Framing Package - 100%
- Roof - 100%

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

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) - 100%
- Ext. Door & Windows - 20%
- HVAC (Rough-In) - 100%

Building 01 (Type 3D)

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

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III. Phase II - New Rental Units Construction;

- a. **Construction Progress** – Approximately 01% complete, based on the total construction contract value;

IV. 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 January.
- b. **Requests For Proposal** in process to date:
None submitted in January.

D. Approvals Status

- I. For Building 17; TCO from City, PTO from HUD Inspector.

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 I, Building Construction Project.
 - III. Phase II, Infrastructure Project planning/implementation.
 - IV. Block 'A' Development and coordination with Jefferson County/HABD.
 - V. Coordination with City of Birmingham Parks and Recreation Department regarding Marconi Park.
 - VI. 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 8th. The Pre-proposal Conference was held September 23rd. Ten proposer entities were represented at this meeting which was chaired by the PMT.

One proposal was received on September 30th, 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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4. Project Related Meetings

- January 4
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- January 10
Phase III Development Review Meeting: MGD / PMT
- January 11
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- January 12
Monthly Financial Reconciliation Process Meeting: HABD / PMT
Phase III Development Update Meeting: HABD / PMT
- January 18
PTO Walk of Building 17: HABD / PMT / MGD
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- January 19
HABD Board of Commissioners Meeting
- January 24
Weekly Progress Review Meeting: MGD / PMT
- January 25
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- January 26
Project Monthly Executive Level Meeting: HABD / MGD / PMT
- January 28
Operating Subsidy Clarification Conference Call: HABD / PMT / MGD
- January 31
Weekly Progress Review Meeting: MGD / PMT
Phase 1 Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD / PMT

5. Document Submissions and Notices – January 2005

- December Progress Report submitted to HABD by PMT.
- HUD QPR Coordination, Production & Financial
- Updated Section 3 / MBE Report – Housing Sub Contractors
- Pay Applications
 - MGD Infrastructure Invoice #25
 - MGD Housing Units Phase I; Invoice #12
 - MGD Housing Units Phase II; Invoice #1

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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 I; Building Construction Payment Request #12 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II; Building Construction Payment Request #1 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase 1 Infrastructure Payment Request #25 has been reviewed and approved by MGD and the PMT.

SCHEDULE REVIEW

- ❖ Relocation
Block 'A' population is 27 households.
Four 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 Services.

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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. 25.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 31January 04.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31January04.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31January04.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31January04.