

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
January 2008

Program Managers _____

BOULEVARD GROUP INC.

484 Boulevard SE
Atlanta, GA. 30312

Tel. 404.622.7879
fax 404.622.9395

2323 – 1st Avenue North
Birmingham AL 35203

Tel. 205.327.2702
fax 205.327.2704

February 4, 2008

PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 91
January 2008

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SECTION 1
STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

January 2008

In Mason City, three separate initiatives are in progress;

- ❖ Phase A, a four house construction procurement with BRIC Construction providing services, the contract was executed in August 2007. BRIC has the four houses framed; the project sequencing is currently on schedule.
- ❖ Phase B, a sixteen (16) house construction solicitation IFB was issued and KSH was the recommended contractor to be awarded this contract. The contract has been forwarded to the recommended contractor for execution.
- ❖ Phase C, is the identification of an additional six to ten lots by HABD staff, for a third construction phase. The staff is currently verifying ownership criteria; approval to precede with the property acquisitions is anticipated within a few weeks.

In Southhampton, all of the houses have been certified as substantially complete and City of Birmingham Certificates Of Occupancy have been issued. All nine houses have closed.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program and marketing the houses just recently completed.

II. PARK PLACE - PROJECT PROGRESS OVERVIEW

January 2008

A Demolition Project

- i. **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.
- ii. **Demolition of Block 'A'** is complete. Close-out and final payments have been processed.

B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**
The first phase of the Infrastructure improvements has been completed. Close-out and final payments have been processed.
- ii. **Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II):**
Dunn Construction Company was procured to provide services and a Notice to Proceed was issued, effective June 31, 2005.

All services have been completed but an outstanding balance has yet to be invoiced.

1. Payment Applications:

None submitted during this reporting period.

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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. Construction services have been completed.
- iv. **Phase 2 Site Remediation Project Blocks D, E, F east**
Site Remediation services related to the Phase 2 development has been completed. The project contract was a GMP construction contract in the amount of \$1,084,000.00 for construction plus MGD construction management fees. Construction services have been completed.
- v. **Phase I - New Rental Units Construction;**
Construction - 100% complete. Close-out and HABD final payments have been processed. Final Endorsement closing with FHA occurred on May 25, 2007.
- vi. **Phase II - New Rental Units Construction;**
1. **Construction Progress** – 100% complete, based on the total construction contract value. Payment of the construction retainage funds is pending per the Final Endorsement closing process with FHA.
2. **Payment Applications:**
None submitted during this reporting period. Final retainage release is still outstanding
- vii. **Phase III – 76 Unit Mid-Rise Building Construction;**
1. **Construction Progress** – 36% complete, Capstone Construction is the contractor building this facility. The planned construction duration is two hundred seventy days (270) days and the NTP was issued on October 1, 2007.

The contractor has completed the underground site utilities installations services, is 90% complete with building framing services (roof framing, interior and exterior wall framing members), 10% complete with elevator components installations and has begun plumbing installation services throughout the lower floors of the building.
2. **Payment Applications:**
Park Place Phase III, Construction Payment Application No. 4.

C Property Management Recap

The Property Manager reports that speculative traffic/activity continues to be strong. All of the phase I, one hundred ninety-seven units and phase II, one hundred ninety-eight units are being managed by the property manager.

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**SECTION 1
STATUS REPORTS**

Buildings being managed by the property manager;

Phase I: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & Leasing Center
Phase II: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

Occupied Units:

Phase I: One hundred seventy-six, of the one hundred ninety-seven units are currently occupied (89% occupied).

Phase II: One hundred ninety-one, of the available one hundred ninety-eight are currently occupied (96% occupied).

D Developer Work in Progress

MGD is currently focused on the following activities:

- i. Phase II, Final Endorsement coordination with FHA.
- ii. Phase III Block 'A' Development.
- iii. Coordination via the non-profit Carraway CDC, with the City of Birmingham, City of Birmingham Parks and Recreation Department, and area neighborhood groups / organizations regarding Marconi Park.
- iv. Property Management services, including marketing, maintenance and coordination/interaction with residents.

E Approvals Status

None Pending

F Project Related Meetings

January 09

HABD HOPE VI Progress Review Meeting

January 28

HABD Board of Commissioners Meeting:

G Document Submissions and Notices

- o December Progress Report submitted to HABD by PMT.
- o Park Place Phase III, Construction Payment Application No. 4
- o Capstone Certified Payrolls

H Key Project Issues

- i. Phase 3 Mid-Rise Project – Construction Services Phase
- ii. Home Ownership Program
- iii. Block 'A' & Block 'B' North conceptual design coordination.
- iv. Community Center Programming Coordination
- v. Marconi Park Planning Process w/ City of Birmingham
- vi. Reconciliation of Infrastructure costs as related to the City of Birmingham's financial commitment.

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SECTION 2
STATUS REPORTS

III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW

January 2008

I. Off-Site Development - Project Progress Overview

The RFP was released and forwarded to potential proposers, September 8, 2004, with the Pre-proposal Conference, held on September 23rd. Ten proposer entities were represented at this meeting. One proposal was received on September 30, 2004, from Pennrose Properties, LLC/Formation Methods, LLC (P/FM). The Master Development Agreement was executed on September 13, 2005.

The Developer did submit an 'out-of-cycle' tax credit application to the AHFA earlier this year. Based upon preliminary feedback from the AHFA, the application was withdrawn. In September the Developer submitted an enhanced application in advance of the October AHFA Board meeting. The AHFA Board approved the application for funding at the October 10th Board meeting.

The Developer submitted the Site Acquisition Proposal that was forwarded to HUD for approval. A revised budget has been submitted by the Developer and is being reviewed and the developer is continuing to submit appropriate documentation to AHFA, as they proceed towards an April 30, 2008 Phase I closing.

The Rental Term Sheet is anticipated to be submitted in February for review in advance of being forwarded to HUD for approval.

A Approvals Status

Site Acquisition Proposal – Being Reviewed by HUD

B Project Related Meetings

January 09

HABD HOPE VI Progress Review Meeting

Budget Clarification Conference Call

January 24

Budget Clarification Conference Call

January 28

HABD Board of Commissioners Meeting:

C Document Submissions and Notices

None during this Time Period

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D Key Project Issues

- i. Project Budget
- ii. Development Plan
- iii. Phase I - AHFA Tax Credit Award submissions
- iv. Land Acquisition Approval Process via HUD
- v. Phase I – Closing
- vi. Phase II – AHFA Tax Credit Application

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SECTION 3
STATUS REPORTS

IV. GRANT PROGRAM 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.

- Park Place Phase III, Construction Payment Application No. 4

SECTION 4
APPENDIX

- SITE; UPDATE PHOTOS
- IMS WEEKLY REPORT; PARK PLACE PHASE I, 28 January 2008
- IMS WEEKLY REPORT; PARK PLACE PHASE II, 28 January 2008
- HUD HOPE VI REVITALIZATION GRANT PROGRAM: FINANCIAL SUMMARY REPORT, reporting period; 4th Quarter, Calendar Year 2007
- KEY PROJECT ACTIVITIES SCHEDULE, updated to 31 January 2008.
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 January 2008.