

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

PARK PLACE

**PROGRESS REPORT
July 2005**

Program Managers

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August 8, 2005

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SECTION 1 STATUS REPORTS

PROPERTY MANAGEMENT RECAP

The Property Manager reports that speculative traffic/activity continues to be strong. 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 all of the phase I, one hundred ninety-seven units have been released to the property manager.

Buildings acquired from the contractor;

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

Phase II: None

Occupied Units: One hundred seventy-one w/ seventeen of the remaining units pre-leased

Market Rate Units – Sixty-five

Affordable Units – Thirty-three

Authority Assisted Units – Seventy-three

Applications Pending

Market Rate Units – One

(w/ no additional applicants currently on Waiting List)

Affordable Units – Seven

(w/ an additional fifteen applicants on the Waiting List)

Authority Assisted Units – Thirty-one

(w/ an additional one hundred ten applicants on the Site Based Waiting List)

HOME OWNERSHIP PROGRAM

The contract with the real estate entities, procured to locate and identify other potential properties for homeownership sites/acquisition, has been delayed, pending negotiations and processing of a potential amendment to their services.

In Mason City, additional property appraisals have been completed and the HABD, through ReMax, is preparing second offers at the selected properties.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program. Also, it is anticipated that an additional 9 homes will start construction in the month of September 2005, subject to Board approval of the contract award at the August 05 Board meeting.

PROJECT PROGRESS OVERVIEW

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 are currently being studied reviewed and are likely to be modified by the Development team.

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B. 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'** building is currently 98% complete.

- ❖ Buildings demolished: 1, 2, 3, 4, 5, 6, 7, 9, 10 & 11. Portions of Buildings 8 & 12 remain.
- ❖ Exterior stairwells and railings removed at buildings: All buildings.
- ❖ Basements of buildings are scheduled to be demolished after upper portion of building has been demolished, debris removed and hazmat materials removed.

a. **Payment Applications:**

Block 'A' Demolition – Payment Application No. 17

C. Project Construction Progress

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

The first phase of the Infrastructure improvements has been completed. The next phase is anticipated to commence soon.

a. **Payment Applications:**

None Submitted

b. **Requests For Proposal:**

None Outstanding

II. **Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II):**

The procurement process for a contractor to provide services was held during May, with Dunn Construction Company, being issued a Notice to Proceed, effective May 31, 2005.

Phase II Infrastructure work is in progress at 25% complete. The contractor has installed 98% of the storm sewer pipe and formed/poured all inlet/manhole bases. The contractor also placed the new roadway subgrade material and installed a temporary stone base for access to the building areas. The Contractor will soon begin installing the finish grade material, curbs and gutters and asphalt binder. The contractor under this contract is also providing repair services to damaged phase I area work items.

III. **Phase I - New Rental Units Construction;**

Construction Progress – Approximately 99% complete, based on the total construction contract value;

Block 'B' - South

- 100% Complete

Block C - North

- 100% Complete

Block C - South

- 100% Complete

Block F - West

- 100% Complete

a. **Payment Applications:**

None Submitted

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- IV. Phase II - New Rental Units Construction;**
Construction Progress – Approximately 1.5% complete, based on the total construction contract value;
- a. Payment Applications:**
None Submitted
- V. 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 Contractor is in the process of executing contracts towards commencement of the next phase of services.
- The total construction value earned to date is \$ 454,492.08 or 67% of the contract value.
- a. Payment Applications:**
None Submitted
- b. Requests For Proposal** in process to date:
None Submitted
- VI. 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.
- a. Payment Applications:**
None Submitted
- b. Requests For Proposal** in process to date:
None Submitted

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VII. MBE/DBE and Section 3 Participation

The following is a breakdown of MBE/DBE/Section 3 company's participation in the various active project segments.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
❖ Remedial Sitework Services		
MBE Entities	50%	3%
Section 3 Entities	50%	3%
Local Companies	100%	100%
❖ Block A Demolition Services		
MBE Entities	67%	27%
Section 3 Entities	0%	0%
Local Companies	100%	100%
❖ Phase II Infrastructure Construction Services		
MBE Entities	67%	27%
Section 3 Entities	0%	0%
Local Companies	100%	100%
❖ Housing Construction Services – Phase I		
MBE Entities		
Section 3 Entities		
Local Companies		
❖ Housing Construction Services – Phase II		
MBE Entities	13%	16%
Section 3 Entities	6%	11%
Local Companies	N/A%	N/A%

D. Approvals Status

- I. None Pending/Required

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. Completion of Phase I, Building Construction Project.
 - III. Phase II, Infrastructure Project construction services.
 - IV. Phase II, Site Remediation Project construction services.
 - V. Phase II, Building Construction Project.
 - VI. Phase III Block 'A' & Block 'B' North Development.
 - VII. Coordination with City of Birmingham Parks and Recreation Department, and vicinity entities regarding Marconi Park.
 - VIII. Property Management services, including marketing, maintenance and coordination/interaction with residents.

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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. One proposal was received on September 30th, from Pennrose Properties, LLC/Formation Methods, LLC.

Negotiation of business terms to potentially secure Master Developer services are currently preceding.

4. Project Related Meetings

July 5

Infrastructure Phase II Status Meeting

July 11

Weekly Progress Review Meeting: MGD / PMT

July 13

HOPE 6 Projects Financial Reconciliation / Issues Clarification Meeting: HABD / PMT
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team

July 18

Weekly Progress Review Meeting: MGD / PMT
Bi-Weekly Progress Meeting: HABD / PMT
Board of Commissioners Meeting

July 20

Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team

July 25

Weekly Progress Review Meeting: MGD / PMT

July 26

Project Monthly Executive Level Meeting: HABD / MGD / PMT

5. Document Submissions and Notices

June Progress Report submitted to HABD by PMT.

PTO, TCO & AIA Substantial Completion Forms For Building 4

Pay Applications

MGD Housing Units Phase I; Invoice #18

Phase I - Remedial Sitework Payment Application No. 5

MGD Community Center Payment Application No. 2

Block 'A' Demolition – Payment Application No. 17

HUD QPR System Coordination

MDA Term Sheet and Business Terms for Off-Site Developer Project

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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 #18 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ MGD Community Center Payment Application No. 2 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase I - Remedial Sitework Payment Application No. 5 has been reviewed and approved by MGD and the PMT.
- ❖ Block 'A' Demolition Payment Application No. 17 has been reviewed and approved by MGD and the PMT.

SCHEDULE REVIEW

- ❖ Phase II – Site Remediation Construction Services
- ❖ Phase II – Infrastructure Improvements
- ❖ Phase 2 – Housing Units Construction
- ❖ Phase 3 – Master Developer Agreement

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SECTION 2 OUTSTANDING ISSUES

KEY PROJECT ISSUES

- ❖ Phase 2 Infrastructure Project –Construction Services Phase.
- ❖ Phase 2 Housing Units Project –Construction Services Phase.
- ❖ Home Ownership Program
- ❖ Block 'A' & Block 'B' North conceptual design coordination.
- ❖ Off-Site Developers RFP - procurement

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SECTION 3 APPENDIX

- ❖ SITE UPDATE PHOTOS.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 31July05.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31July05.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31July05.
- ❖ BLOCK 'A' DEMOLITION, updated to 31July05.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31July05.