

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**PARK PLACE**

**PROGRESS REPORT  
June 2005**

**Program Managers**

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July 8, 2005

# PARK PLACE

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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 one hundred sixty-seven units have been released to the property manager.

Buildings acquired from the contractor;

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

Phase II: None

Occupied Units: One hundred twenty-two w/ forty-three units pre-leased

Market Rate Units – Thirty-nine

Affordable Units – Twenty-five

Authority Assisted Units – Fifty-eight

Applications Pending

Market Rate Units – Five

(w/ no additional applicants currently on Waiting List)

Affordable Units – Eighteen

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

Authority Assisted Units – Fifty-one

(w/ an additional three hundred twenty one 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 forwarded to the respective entities for execution. ReMax has signed and returned their contract.

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.

### **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 and reviewed by the Development team.

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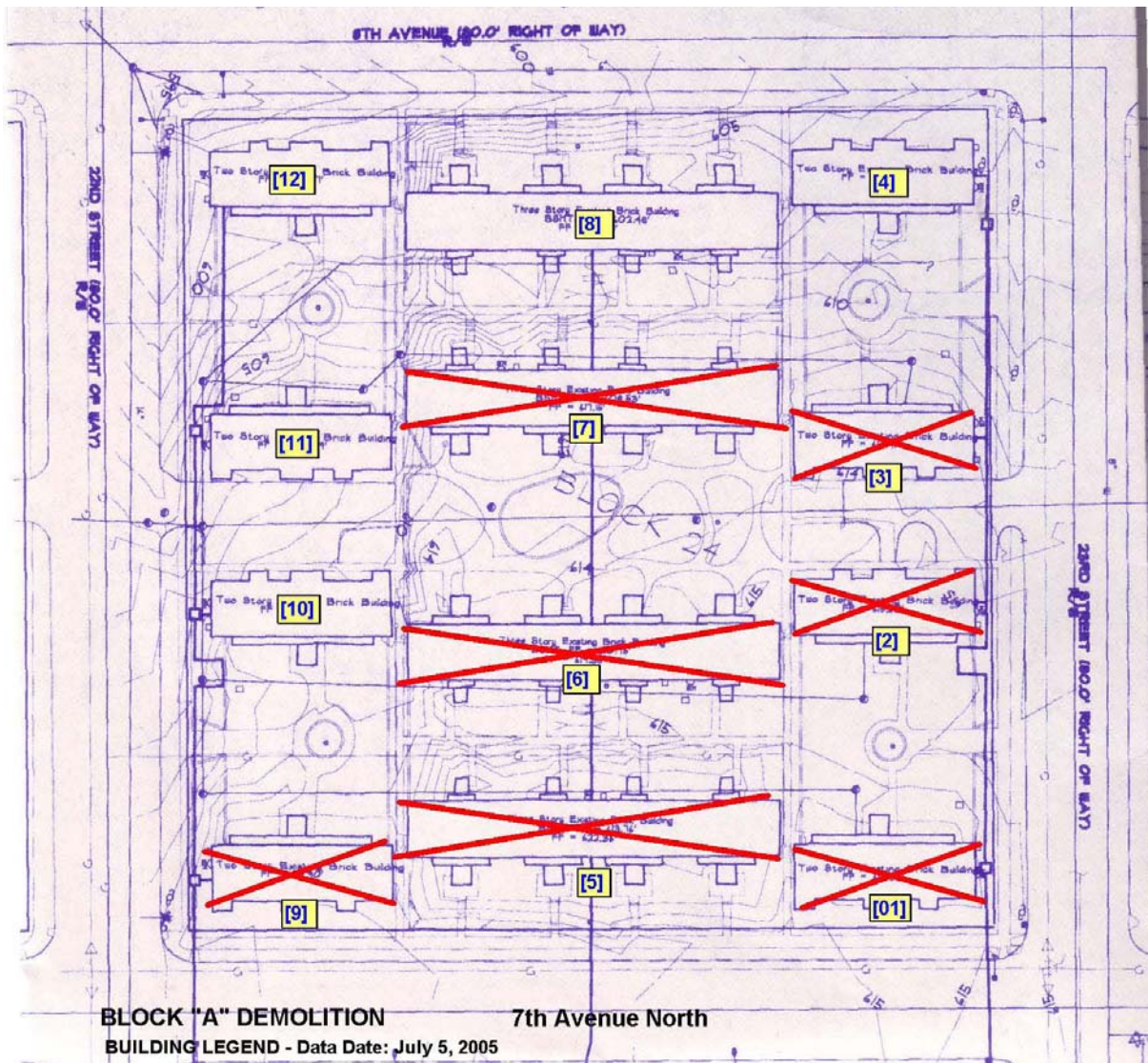
## SECTION 1 STATUS REPORTS

### 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 demolition of Block 'A' is on-going. Currently 75% complete. (see below site plan)

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



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## **SECTION 1 STATUS REPORTS**

**a. Payment Applications:**

Block 'A' Demolition – Payment Application No. 14

**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.

During this reporting period, storm structures / manholes have been installed, damaged infrastructure elements and irrigation components in Phase I have been and are in the process of being repaired

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

**Construction Progress** – Approximately 99% 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)**

- Building Completion – 100%

**Building 16 (Type 6 East)**

- Building Completion – 100%

**Building 13 (Type 3C)**

- Building Completion – 100%

**Building 12 (Type 04)**

- Building Completion – 100%

**Block C - North**

**General Items**

- Parking Lot Installation - 100%

**Building 10 (Type 04)**

- Building Completion – 100%

**Building 09 (Type 3C)**

- Building Completion – 100%

**Building 08 (Type 3A)**

- Building Completion – 100%

**Building 06 (Type 3A)**

- Building Completion – 100%

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## **SECTION 1 STATUS REPORTS**

### **Block C - South**

#### **General Items**

- Parking Lot Installation - 100%

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

- Doors – 76%
- Windows – 100%
- Drywall – 100%
- Cabinets & Appliances – 100%
- Electrical – 100%

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

- Building Completion – 100%

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

- Building Completion – 100%

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

- Building Completion – 100%

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

- Building Completion – 100%

### **Block F - West**

#### **General Items**

- Parking Lot Installation - 75%

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

- Building Completion – 100%

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

- Building Completion – 100%

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

- Building Completion – 100%

- a. **Payment Applications:** The HUD inspector reviewed the project this month and Partial Payment Request #17 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.
  - ❖ MGD Housing Invoice #17 was submitted to HABD for payment in June.
- IV. **Phase II - New Rental Units Construction;**  
**Construction Progress** – Approximately 1.5% complete, based on the total construction contract value;
  - a. **Payment Applications:** The HUD inspector reviewed the project this month and Partial Payment Request #6 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.
    - ❖ MGD Housing Invoice #6 was submitted to HABD for payment in June.
- 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.

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## **SECTION 1 STATUS REPORTS**

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 commenced. The project contract is a GMP construction contract in the amount of \$ 1,084,000.00 for construction plus MGD construction management fees.

- a. **Payment Applications:**  
Phase II - Remedial Sitework Payment Application No. 1  
Phase II - Remedial Sitework Payment Application No. 2
- b. **Requests For Proposal** in process to date:  
None Submitted

### **D. Approvals Status**

- I. For Building 4, 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. 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.

## **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. One proposal was received on September 30<sup>th</sup>, from Pennrose Properties, LLC/Formation Methods, LLC.

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

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## **SECTION 1 STATUS REPORTS**

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

- June 6
  - Weekly Progress Review Meeting: MGD / PMT
  - Bi-Weekly Progress Meeting: HABD / PMT
- June 8
  - Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
- June 10
  - IMS New Staff Introductions Meeting: HABD / PMT / IMS
- June 13
  - Weekly Progress Review Meeting: MGD / PMT
  - Phase III, Parking Issues Clarification Meeting w/ Bill Gilchrist: HABD / PMT / City
- June 15
  - HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- June 20
  - Weekly Progress Review Meeting: MGD / PMT
  - Bi-Weekly Progress Meeting: HABD / PMT
  - Board of Commissioners Meeting
- June 22
  - Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
  - Project Monthly Executive Level Meeting: HABD / MGD / PMT
- June 27
  - Weekly Progress Review Meeting: MGD / PMT
- June 29
  - HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- June 30
  - In-Town Inc. Board Meeting: HABD / PMT / MGD

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

- May Progress Report submitted to HABD by PMT.
- PTO, TCO & AIA Substantial Completion Forms  
For Buildings 1 & 2
- Pay Applications
  - MGD Housing Units Phase I; Invoice #17
  - MGD Housing Units Phase II; Invoice #6
  - Phase II - Remedial Sitework Payment Application No. 1
  - Phase II - Remedial Sitework Payment Application No. 2
  - Block 'A' Demolition – Payment Application No. 14
- Stage 6 HAP Contracts

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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 I; Building Construction Payment Request #17 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II; Building Construction Payment Request #6 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II - Remedial Sitework Payment Application No. 1 has been reviewed and approved by MGD and the PMT.
- ❖ Phase II - Remedial Sitework Payment Application No. 2 has been reviewed and approved by MGD and the PMT.

### **SCHEDULE REVIEW**

- ❖ Phase 1 - Housing Units Construction
- ❖ 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 – Commencement of Construction Services.
- ❖ 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, 30June05.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 30June05.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 30June05.
- ❖ BLOCK 'A' DEMOLITION, updated to 30June05.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 30June05.