

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**METROPOLITAN GARDENS**  
**HOPE VI GRANT PROGRAM**

**PROGRESS REPORT**  
**June 2006**

Program Managers \_\_\_\_\_

**BOULEVARD GROUP INC.**

484 Boulevard SE  
Atlanta, GA. 30312

Tel. 404.622.7879  
fax 404.622.9395

2323 – 1<sup>st</sup> Avenue North  
Birmingham AL 35203

Tel. 205.327.2702  
fax 205.327.2704

July 7, 2006

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

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## TABLE OF CONTENTS

### **SECTION 1**

#### **Park Place Status Reports**

- I. Home Ownership Program
- II. Park Place - Project Progress Overview
  - A Demolition Project
    - i. Phase 1 Demolition and Phase 2a Demolition
    - ii. Demolition of Block 'A'
  - B Project Construction Progress
    - i. Infrastructure-Street Improvements Project-Sanitary Sewer Project
    - ii. Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II)
    - iii. Phase I New Rental Units Construction
    - iv. Phase II New Rental Units Construction
    - v. Phase 1 Site Remediation Project Blocks B south, C, F west
    - vi. Phase 2 Site Remediation Project Blocks D, E, F east
    - vii. MBE/DBE and Section 3 Participation
  - C Property Management Recap
  - D Phase 3 Design Development and Construction Documents
  - E Developer Work in Progress
  - F Approvals Status
  - G Project Related Meetings
  - H Document Submissions and Notices
  - I Key Project Issues

### **SECTION 2**

#### **Off-Site Development Status Reports**

- I. Off-Site Development - Project Progress Overview
  - A Project Related Meetings
  - B Document Submissions and Notices
  - C Key Project Issues

### **SECTION 3**

#### **Grant Program Financial Status - Status Reports**

### **SECTION 4**

#### **Appendix**

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

## SECTION 1 STATUS REPORTS

### I. HOME OWNERSHIP PROGRAM

June 2006

ReMax scope of services contract, to locate and identify other potential properties for homeownership sites/acquisition, has been executed.

In Mason City, additional property appraisals have been clarified and the HABD, has been continuing to make offers to homeowners, and identifying additional properties for acquisition. To date six properties have been acquired.

In Southhampton, all of the nine houses have been 'closed in'. Electrical and HVAC rough-ins are proceeding and the HVAC inspections have been completed and accepted by the City. The revised schedule has a July completion.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program.

### II. PARK PLACE - PROJECT PROGRESS OVERVIEW

June 2006

#### 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.
  1. **Payment Applications:**  
MGD Demolition Pay Application No. 22 (Final).

#### B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**  
The first phase of the Infrastructure improvements has been completed.
  1. **Payment Applications:**  
MGD Infrastructure Phase I Pay Application No. 28 (Final).
- 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.

Infrastructure services were minimized during this period due to coordination with the rental unit's construction activity.

1. **Payment Applications:**  
MGD Infrastructure Phase II Pay Application No. 9.

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

## SECTION 1 STATUS REPORTS

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

1. **Construction Progress** – Approximately 100% complete, based on the total construction contract value;

**Block 'B' - South**

- o 100% Complete

**Block 'C' - North**

- o 100% Complete

**Block 'C' - South**

- o 100% Complete

**Block 'F' - West**

- o 100% Complete

2. **Payment Applications:**

None submitted.

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

1. **Construction Progress** – Approximately 88% complete, based on the total construction contract value;

Contractual Date of Substantial Completion – August 30, 2006

**Block 'D'**

**Building 10 (Type 3C)**

- o Masonry - 100%
- o Roofing – 95%
- o Doors – 100%
- o Drywall – 95%
- o Appliances – 18%

- o Painting & Decorating – 10%
- o Plumbing & Hot Water – 85%
- o Air Conditioning – 85%
- o Electrical – 85%

**Building 11 (Type 04)**

- o Masonry - 100%
- o Roofing – 95%
- o Doors – 100%
- o Drywall – 100%
- o Painting & Decorating – 75%

- o Appliances – 10%
- o Plumbing & Hot Water – 80%
- o Air Conditioning – 80%
- o Electrical - 85%

**Building 12 (Type 3C)**

- o Masonry - 100%
- o Roofing - 95%
- o Doors – 100%
- o Drywall – 70%
- o Painting & Decorating – 25%

- o Appliances – 18%
- o Plumbing & Hot Water - 75%
- o Air Conditioning – 80%
- o Electrical – 75%

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

## SECTION 1 STATUS REPORTS

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

- Masonry - 100%
- Roofing - 90%
- Doors – 30%
- Drywall – 15%
- Appliances – 18%

### **Building 14 (Type 3C)**

- Masonry - 100%
- Roofing - 95%
- Doors – 30%
- Drywall – 15%
- Appliances – 18%

### **Building 15 (Type 08)**

- Masonry - 85%
- Roofing – 90%
- Doors – 90%
- Drywall – 95%
- Painting & Decorating – 30%

### **Building 16 (Type 04)**

- Masonry - 70%
- Roofing – 95%
- Doors – 65%
- Drywall – 90%
- Appliances – 10%

### **Block 'E'**

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

- Painting & Decorating – 90%
- Appliances – 80%

#### **Building 05 (Type 06)**

- Roofing – 100%
- Painting & Decorating – 90%
- Appliances – 30%

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

- Masonry – 100%
- Finish Carpentry – 100%
- Roofing – 100%
- Painting & Decorating – 80%

- Plumbing & Hot Water – 65%
- Air Conditioning – 80%
- Electrical – 57%

- Plumbing & Hot Water – 65%
- Air Conditioning – 70%
- Electrical – 65%

- Appliances – 5%
- Plumbing & Hot Water - 85%
- Air Conditioning – 85%
- Electrical – 85%

- Plumbing & Hot Water - 75%
- Air Conditioning – 75%
- Electrical – 80%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Appliances – 50%
- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

## SECTION 1 STATUS REPORTS

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

- Masonry – 100%
- Finish Carpentry – 95%
- Roofing – 100%
- Painting & Decorating – 67%
- Appliances – 50%

### **Building 08 (Type 04)**

- Masonry – 100%
- Painting & Decorating – 98%
- Appliances – 50%

### **Building 09 (Type 04)**

- Finish Carpentry – 95%
- Masonry – 100%
- Roofing – 100%
- Doors – 100%
- Painting & Decorating – 90%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

- Appliances – 45%
- Plumbing & Hot Water – 90%
- Air Conditioning – 90%
- Electrical – 90%

### **Block 'F' - East**

#### **Building 1 (Type 3C)**

- Painting & Decorating – 98%
- Carpet – 98%

#### **Building 2 (Type 3)**

- Carpet – 98%
- Plumbing & Hot Water – 98%
- Appliances – 100%

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

- Carpet – 98%
- Painting & Decorating – 98%

- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

- Air Conditioning – 98%
- Electrical – 98%

- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

## **2. Payment Applications:**

Phase II – Housing Pay Application No. 15

Phase II – Housing Pay Application No. 16

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

SECTION 1  
STATUS REPORTS

**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. Construction services have been completed.

**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. Construction services have been completed.

**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. The contractor will be updating this information to the HABD on a quarterly basis. This update is current as of April 2006.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
Housing Construction Services – Phase II		
MBE Entities	33%	16.2%
Section 3 Entities	31%	11.6%
Local Companies	N/A%	N/A%

**C Property Management Recap**

The Property Manager reports that speculative traffic/activity continues to be strong. In excess of one hundred persons continue to either call or visit the property each month. 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. 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 & Leasing Center

    Phase II: First building/units availability is August 2006.

Occupied Units:

    Phase I: One hundred eighty-nine, of the one hundred ninety-seven units are currently occupied (96% occupied).

        Market Rate Units: 96%

        Tax Credit Units: 93%

        Authority Assisted Units: 99%

    Phase II: Pending applications;

        Market Rate Units: 14

        Tax Credit Units: 13

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

## SECTION 1 STATUS REPORTS

### Key Management Initiatives

- Sustain occupancy of 95% or better.
- Maintain the integrity of the security patrol measures, throughout the property, especially the monitoring and maintenance of the temporary parking lot located in Block 'A'.
- Marketing emphasis has been placed on local universities and colleges.

### **D Phase 3 Design Development and Construction Documents**

The development of financial and design strategies towards implementation of the Block 'A' and Block 'B' North revitalization's are currently being modified by the Development team. The Development team has procured an Architect to assist in their planning process and a pre-development budget from the developer is expected to be submitted.

The Development team submitted a tax credit application to the AHFA, and received confirmation of award of credits for this phase, pending clarification of a couple of expressed concerns.

### **E Developer Work in Progress**

MGD is currently focused on the following activities:

- i. Close-out of Phase I, Building Construction Project.
- ii. Phase II, Infrastructure Project Construction services.
- iii. Phase II, Building Construction Project.
- iv. Phase III Block 'A' & Block 'B' North Development.
- v. Phase III Tax Credit Application submittal status.
- vi. Coordination with City of Birmingham Parks and Recreation Department, and vicinity entities regarding Marconi Park.
- vii. Property Management services, including marketing, maintenance and coordination/interaction with residents.

### **F Approvals Status**

- i. Phase III Tax Credit Application / Award of Tax Credits

### **G Project Related Meetings**

June 2

Block A / Phase III Coordination Meeting: MGD / PMT

June 5

Owner Architect Contractor (OAC) Update Meeting: HABD / MGD / Contractor / Architect / PMT

Progress Review Meeting: MGD / PMT

June 19

Owner Architect Contractor (OAC) Update Meeting: HABD / MGD / Contractor / Architect / PMT

Progress Review Meeting: MGD / PMT

June 21

HABD Board of Commissioners Meeting: HABD / PMT

June 27

Phase II Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD / PMT

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

## SECTION 1 STATUS REPORTS

June 28

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT  
Project Monthly Executive's Meeting: HABD / MGD / PMT

### **H Document Submissions and Notices**

- o May Progress Report submitted to HABD by PMT.
- o Park Place Pay Applications
  - MGD Demolition Pay Application No. 22 (Final).
  - MGD Infrastructure Phase I Pay Application No. 28 (Final).
  - MGD Infrastructure Phase II Pay Application No. 9.
  - Phase II – Housing Pay Application No. 15
  - Phase II – Housing Pay Application No. 16

### **I Key Project Issues**

- i. Phase 2 Infrastructure Project –Construction Services Phase.
- ii. Phase 2 Housing Units Project –Construction Services Phase.
- iii. Home Ownership Program
- iv. Phase 3 – Tax Credit Application
- v. Block 'A' & Block 'B' North conceptual design coordination.

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

SECTION 2  
STATUS REPORTS

**III. OFF-SITE DEVELOPMENT - PROJECT PROGRESS OVERVIEW**

June 2006

**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 23<sup>rd</sup>. 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 is currently refining the project master plan and project budget, based upon negotiations with the entity owner of the south metro Birmingham parcel. The Developer anticipates a successful commencement of the negotiations in July.

**A Project Related Meetings**

June 21

HABD Board of Commissioners Meeting: HABD / PMT

June 28

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

Project Monthly Executive's Meeting: HABD / MGD / PMT

**B Document Submissions and Notices**

- o None submitted

**C Key Project Issues**

- i. Project Budget
- ii. Acquisition Plan / Land Acquisitions
- iii. Development Plan
- iv. Amended Revitalization Plan

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

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.

- MGD Demolition Pay Application No. 22 (Final).
- MGD Infrastructure Phase I Pay Application No. 28 (Final).
- MGD Infrastructure Phase II Pay Application No. 9.
- Phase II – Housing Pay Application No. 15
- Phase II – Housing Pay Application No. 16

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 71  
June 2006

---

SECTION 4  
APPENDIX

- SITE UPDATE PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 30 June 06.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 30 June 06.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 30 June 06.