

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
March 2006

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April 10, 2006

PARK PLACE DOWNTOWN NORTHWEST

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I. HOME OWNERSHIP PROGRAM

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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 three properties have been acquired.

In Southhampton, the contractor has been issued a notice to proceed on the construction of nine homes, in association with the HABD lease/purchase program. The contractor is currently working on the footings and foundations for the units, the project is on schedule.

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

March 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 yet to be processed.
 1. **Payment Applications:**
None submitted.

B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**
The first phase of the Infrastructure improvements has been completed.

The as-built drawings are being prepared prior to close out of this phase.
- 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.

Infrastructure services were minimized during this period due to the rental units construction activity.
 1. **Payment Applications:**
None submitted.

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

1. **Construction Progress** – Approximately 99% 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 63% complete, based on the total construction contract value;

Contractual Date of Substantial Completion – August 30, 2006

Block 'D'

Building 10 (Type 3C)

- o Windows – 100%
- o Doors – 100%
- o Plumbing & Hot Water – 65%
- o Air Conditioning – 80%
- o Electrical – 70%

Building 11 (Type 04)

- o Finish Carpentry – 8%
- o Plumbing & Hot Water – 65%
- o Air Conditioning – 70%
- o Electrical - 70%

Building 12 (Type 3C)

- o Rough Carpentry – 100%
- o Plumbing & Hot Water - 65%
- o Air Conditioning – 80%
- o Electrical – 43%

Building 13 (Type 3C)

- o Concrete Work – 100%
- o Rough Carpentry – 100%
- o Plumbing & Hot Water – 65%
- o Air Conditioning – 80%
- o Electrical – 43%

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Building 14 (Type 3C)

- Rough Carpentry – 100%
- Plumbing & Hot Water – 40%
- Air Conditioning – 70%
- Electrical – 43%

Building 15 (Type 08)

- Rough Carpentry – 100%
- Windows – 100%
- Plumbing & Hot Water - 65%

- Air Conditioning – 70%
- Electrical – 50%

Building 16 (Type 04)

- Rough Carpentry – 100%
- Plumbing & Hot Water - 65%
- Air Conditioning – 70%
- Electrical – 37%

Block 'E'

Building 04 (Type 03)

- Finish Carpentry – 95%
- Doors – 95%
- Painting & Decorating – 65%

- Plumbing & Hot Water – 75%
- Air Conditioning – 90%
- Electrical – 75%

Building 05 (Type 06)

- Finish Carpentry – 71%
- Roofing – 98%
- Doors – 30%
- Drywall – 67%

- Plumbing & Hot Water – 75%
- Air Conditioning – 69%
- Electrical – 75%

Building 06 (Type 3A)

- Finish Carpentry – 88%
- Roofing – 95%
- Doors – 44%

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

Building 07 (Type 3A)

- Rough Carpentry – 98%
- Finish Carpentry – 64%
- Roofing – 95%
- Doors – 44%

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

Building 08 (Type 04)

- Doors – 85%
- Drywall – 100%
- Plumbing & Hot Water – 75%

- Air Conditioning – 75%
- Electrical – 75%

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Building 09 (Type 04)

- Finish Carpentry – 85%
- Roofing – 98%
- Windows – 100%
- Plumbing & Hot Water – 75%
- Air Conditioning – 80%
- Electrical – 75%

Block 'F' - East

Building 1 (Type 3C)

- Finish Carpentry – 98%
- Masonry – 95%
- Cabinets – 98%
- Painting & Decorating – 85%
- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 95%

Building 2 (Type 3)

- Finish Carpentry – 98%
- Masonry – 95%
- Cabinets – 95%
- Doors – 95%
- Plumbing & Hot Water – 90%
- Air Conditioning – 95%
- Electrical – 95%

Building 3 (Type 3C)

- Finish Carpentry – 98%
- Masonry – 70%
- Doors – 100%
- Painting & Decorating – 45%
- Plumbing & Hot Water – 90%
- Air Conditioning – 95%
- Electrical – 95%

2. Payment Applications:

Phase II – Housing Pay Application No. 12

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.

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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. The contractor will be updating this information to the HABD on a quarterly basis.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
Phase II Infrastructure Construction Services		
MBE Entities	67%	28.4%
Section 3 Entities	0%	0%
Local Companies	100%	100%
Housing Construction Services – Phase II		
MBE Entities	13%	13%
Section 3 Entities	9%	9%
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 either called or visited the property during the 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 April 2006.

Occupied Units: One hundred eighty-six, of the one hundred ninety-seven units are currently occupied (94% occupied).

Market Rate Units – Sixty-three of the designated seventy.

Affordable Units – Thirty-nine of the designated forty.

Authority Assisted Units – Eighty-four of the designated eighty-seven.

Applications Pending/Renewals

Market Rate Units – Six/Six

(w/ no additional applicants currently on Waiting List)

Affordable Units – One/Four

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

Authority Assisted Units – Three/Ten

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

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The following are Marketing/Leasing Goals and initiatives established by the Property Manager:

- o Marketing Flyers have been sent to the Jefferson County Sheriff's Department and the Birmingham City Police North Precinct advertising the specials currently available. Currently, Park Place has five law enforcement officers living onsite.
- o Marketing emphasis has been actively placed on the University of Alabama Birmingham nurses and students as the spring semester comes to an end and students' current leases begin to expire. Brochures and "The Sweetest Deal In Town" flyers are the main tools being used in this UAB "campaign". Management is also looking into the cost of advertising in the school's news and event publication *Kaleidoscope*.
- o Increased marketing at various local businesses (UAB, AmSouth Bank, Regions Bank etc.) through flyers and hand-outs. We are currently in the process of implementing marketing efforts as outlined in the marketing plan derived by Pat Thomas. This task is key when considering lease-up of Phase II which is currently slated for building receipt beginning May 2006.
- o The Authority Assisted Site-Based Waiting List is now being compiled by the Atlanta-based accounting firm of Babush, Neiman, Kornman & Johnson, LLP. Through utilizing the pre-screening interview and selection method, the Park Place staff will be able to expedite the application process of obtaining qualified applicants for Phase II units.

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, for phase 3.

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

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G Project Related Meetings

March 8

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Subsidy Issues Clarification Meeting: IMS / MGD / PMT

March 13

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

Weekly Progress Review Meeting: MGD / PMT

March 14

Inspection of Phase I Units by HUD Birmingham staff: HUD / HABD / IMS / PMT

March 20

HABD Board of Commissioners Meeting: HABD / PMT

March 22

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

March 27

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

Weekly Progress Review Meeting: MGD / PMT

March 28

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

March 29

Infrastructure Funding Strategy Meeting: MGD / PMT
Project Monthly Executive's Meeting: HABD / MGD / PMT

H Document Submissions and Notices

- o February Progress Report submitted to HABD by PMT.
- o Park Place Pay Applications
 - Phase II – Housing Pay Application No. 12

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. Block 'A' & Block 'B' North conceptual design coordination.

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III. DOWNTOWN NORTHWEST - PROJECT PROGRESS OVERVIEW

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I. Downtown Northwest - Project Progress Overview

The RFP was released and forwarded to potential proposers, September 8th 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 is currently refining the Project Master Plan, identifying parcels for acquisition; coordinating with the City their possible assistance to acquire parcels and participation in this project, prioritizing parcels based on an implementation schedule and anticipated cost to acquire. P/FM is also preparing a project budget, schedule and phasing plan.

The Developer is also researching site opportunities on a parcel of land owned by single entity in the south Birmingham metro area.

A Project Related Meetings

March 1

Project Planning Session/Conference Call: HABD / P-FM / PMT

March 8

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

March 15

Project Planning Session/Conference Call: HABD / P-FM / PMT

March 20

HABD Board of Commissioners Meeting: HABD / PMT

March 22

Project Planning Session/Conference Call: HABD / P-FM / PMT

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

March 29

Project Monthly Executive's Meeting: HABD / PFM / 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

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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.

- Phase II – Housing Pay Application No. 12

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SECTION 4
APPENDIX

- SITE UPDATE PHOTOS.

- KEY PROJECT ACTIVITIES SCHEDULE, 31 March 06.

- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 March 06.

- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31 March 06.