

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**PARK PLACE**

**PROGRESS REPORT  
March 2005**

**Program Managers**

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April 8, 2005

# PARK PLACE

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PROGRESS REPORT No. 56  
March 2005

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## **SECTION 1 STATUS REPORTS**

### **RESIDENT RELOCATION AND RETURNS**

March 2005

The resident population of Metro Block A is approximately sixteen households.

The Housing Authority residents, that are scheduled to move into the new Development after April 1<sup>st</sup>, are being relocated to other HABD housing sites. These residents will be moved into the new Development when construction of their units is completed. This move allows demolition of Block 'A' to begin and also insures an additional level of safety and security for these few remaining residents on this block.

### **PROPERTY MANAGEMENT RECAP**

March 2005

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 seventy-five units have been released to the property manger.

Buildings acquired from the contractor;

Phase I: Buildings 6, 8, 9, 10, 12, 13, 14, 15, 16 & 17

Phase II: None

Occupied Units: Forty-three

Market Rate Units – Nineteen

Affordable Units – Nine

Authority Assisted Units – Fifteen

Applications Pending/Approved

Market Rate Units – Ten/Two

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

Affordable Units – Twenty-Four /Fifteen

(w/ an additional forty-one applicants on the Site Based Waiting List)

Authority Assisted Units – Five /Fifty-one

(w/ an additional three hundred fifty-one applicants on the Site Based Waiting List)

### **COMMUNITY and SUPPORTIVE SERVICES - CSS**

March 2005:

The United Way has completed their contractual obligation and provided a services close-out summary to the HABD.

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## **SECTION 1 STATUS REPORTS**

### **HOME OWNERSHIP PROGRAM**

March 2005:

The contract with the real estate entities, procured to identify other potential properties for homeownership sites/acquisition, required additional adjustments.

In Mason City, additional appraisals are being procured for review by the HABD Legal staff. Twenty-three offer letters have been issued. Three positive sell responses have been received from that initial distribution. Additional attempts are planned to contact and secure a response from the property owners in this area.

The HABD Home Ownership program is continuing. The program is working to solicit for additional persons for the program, working with the City Homes program and to solicit marketing materials to promote this endeavor.

### **PROJECT PROGRESS OVERVIEW**

March 2005:

#### **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, also in concert with efforts to work with Jefferson County are currently being studied and reviewed by the Development team.

Options have been presented and are currently being refined. The Tax Credit application to AHFA was scheduled to be submitted on April 1<sup>st</sup>.

##### **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 Block 'A' demolition is planned to commence in mid-April after relocation of the remaining Block 'A' residents.

##### **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. Retainage fees to the contractor are being processed.

###### **a. Payment Applications:**

None Submitted

###### **b. Requests For Proposal:**

None Outstanding

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## SECTION 1 STATUS REPORTS

c. **Change Orders** issued to date:

To date, Ten Change Orders have been issued.

The original contract amount was	\$ 5,453,715.00
Net change by Change Orders	\$ 371,270.96
Current Contract Value	\$ 5,824,985.96

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

a. **Payment Applications:** The HUD inspector reviewed the project this month and Partial Payment Request #14 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

❖ MGD Housing Invoice #14 was submitted to HABD for payment in March.

b. **Construction Progress** – Approximately 87% 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 – 99%

**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%

**Block C - South**

**General Items**

- 

**Building 18 (Leasing Office)**

- Masonry Install – 85%
- Flooring – 10%
- Painting & Decorating – 20%

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## **SECTION 1 STATUS REPORTS**

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

- Finished Carpentry – 90%
- Doors – 95%
- Painting & Decorating – 85%
- Flooring – 100%
- Cabinets – 100%
- Electrical – 90%

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

- Building Completion – 100%

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

- Finished Carpentry – 100%
- Doors – 100%
- Painting & Decorating – 100%
- Carpet – 50%
- Electrical – 100%
- Plumbing & Hot Water – 100%

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

- Rough Carpentry – 100%
- Masonry – 20%
- Flooring – 10%

### **Block F - West**

#### **General Items**

○

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

- Metals – 85%
- Finished Carpentry – 70%
- Cabinets – 100%
- Doors – 80%
- Painting & Decorating – 25%

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

- Masonry Installed – 97%
- Doors – 50%
- Painting & Decorating – 20%
- Drywall – 100%

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

- Masonry Installed – 95%
- Electrical Rough-in – 80%
- Finish Carpentry – 25%
- Drywall – 85%
- Painting & Decorating – 20%

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## **SECTION 1 STATUS REPORTS**

### **c. Minority Participation and Section 3 Resident Employment**

A Section 3 Plan which encompasses the Infrastructure Project has been submitted to HABD and HUD by MGD. HABD staff continues to work with the contractor and attend weekly meetings with the sub-contractor promoting participation.

Section 3 Participation	
Total project -	47%
Jefferson County Section 3 -	29%
Outside JeffCty Section 3 -	18%

### **III. Phase II - New Rental Units Construction;**

- a. Construction Progress** – Approximately 1.5% complete, based on the total construction contract value;

### **IV. 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 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

### **D. Approvals Status**

- I. For Building 6, 8 & 10, 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. Phase I, Building Construction Project.
  - III. Phase II, Infrastructure Project planning/implementation.
  - IV. Phase II, Building Construction Project.
  - V. Phase III Block 'A' Development and coordination with Jefferson County/HABD.
  - VI. Coordination with City of Birmingham Parks and Recreation Department regarding Marconi Park.
  - VII. Property Management services, including marketing and coordination/interaction with residents.

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## **SECTION 1 STATUS REPORTS**

### **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. Formal evaluation of the proposal has been authorized to proceed. Initial review of the proposal by the evaluation team has determined that the proposal is responsive to the RFP; in accordance with the requirements of the RFP, the Pennrose team will be invited to meet with the evaluation team and PMT to review the development proposal in detail, prior to the evaluation team making a recommendation to the HABD Board for developer selection.

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

March 7

Weekly Progress Review Meeting: MGD / PMT  
Phase III Development Conference Call Meeting: MGD / PMT

March 9

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

March 10

RFP 05-04 For Mixed-Finance Housing Units; Evaluation Team Meeting

March 14

Weekly Progress Review Meeting: MGD / PMT  
Phase III Development Conference Call Meeting: MGD / PMT

March 15

PTO Walk of Buildings 6 & 8: HABD / PMT / MGD HUD Inspector

March 16

Monthly Financial Reconciliation Process Meeting: HABD / PMT  
Owner / Architect / Contractor meeting at the project site. MGD / PMT / HABD  
HABD Board of Commissioners Meeting

March 21

Weekly Progress Review Meeting: MGD / PMT  
Phase III Development Conference Call Meeting: MGD / PMT

March 23

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

March 28

Weekly Progress Review Meeting: MGD / PMT  
Phase III Development Conference Call Meeting: MGD / PMT

March 29

RFP 05-04 For Mixed-Finance Housing Units; Evaluation Team Meeting

March 30

Phase 1 Housing Pay Application Review Meeting/ PTO Walk of Building 10: HUD /  
HABD / Design Team / MGD / PMT

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## **SECTION 1 STATUS REPORTS**

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

February Progress Report submitted to HABD by PMT.  
NTP to Virginia Wrecking for the demolition of Block 'A'  
HABD Phase III Tax Credit Application information/coordination  
PTO, TCO & AIA Substantial Completion Forms  
    For Building 06  
    For Building 08  
    For Building 10  
Pay Applications  
    MGD Housing Units Phase I; Invoice #14  
    MGD Housing Units Phase II; Invoice #3

## **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 #14 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II; Building Construction Payment Request #3 has been reviewed and approved by the HUD Inspector, MGD and the PMT.

## **SCHEDULE REVIEW**

- ❖ Phase 1 Building Construction  
    In progress.
- ❖ Public Housing Resident Relocations into new Development.
- ❖ Public Housing Resident Relocations away from Block 'A'.
- ❖ Implementation of leasing new units.
- ❖ Phase 2 – Building Construction  
    Construction Services.

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## **SECTION 2 OUTSTANDING ISSUES**

### **KEY PROJECT ISSUES**

- ❖ Phase 2 Infrastructure Project – completion of Construction Documents, Construction Bid-Out.
- ❖ Home Ownership Program
- ❖ Block 'A' conceptual design coordination and MOU with Jefferson County.
- ❖ Off-Site Developers RFP - procurement

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## **SECTION 3 APPENDIX**

- ❖ SITE UPDATE PHOTOS.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 31March05.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31March05.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31March05.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31March05.