

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

PARK PLACE

**PROGRESS REPORT
May 2005**

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June 13, 2005

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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 sixty-seven

Market Rate Units – Sixty-one

Affordable Units – Thirty-three

Authority Assisted Units – Seventy-three

Applications Pending/Approved

Market Rate Units – Two / Four

(w/ no additional applicants currently on Waiting List)

Affordable Units – Fourteen / Twenty-Eight

(w/ an additional twenty-two applicants on the Site Based Waiting List)

Authority Assisted Units – Sixteen / 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. A Notice To Proceed will be issued in early June.

In Mason City, additional property appraisals have been completed and are being reviewed by the HABD Legal staff, in advance of additional offers being presented.

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

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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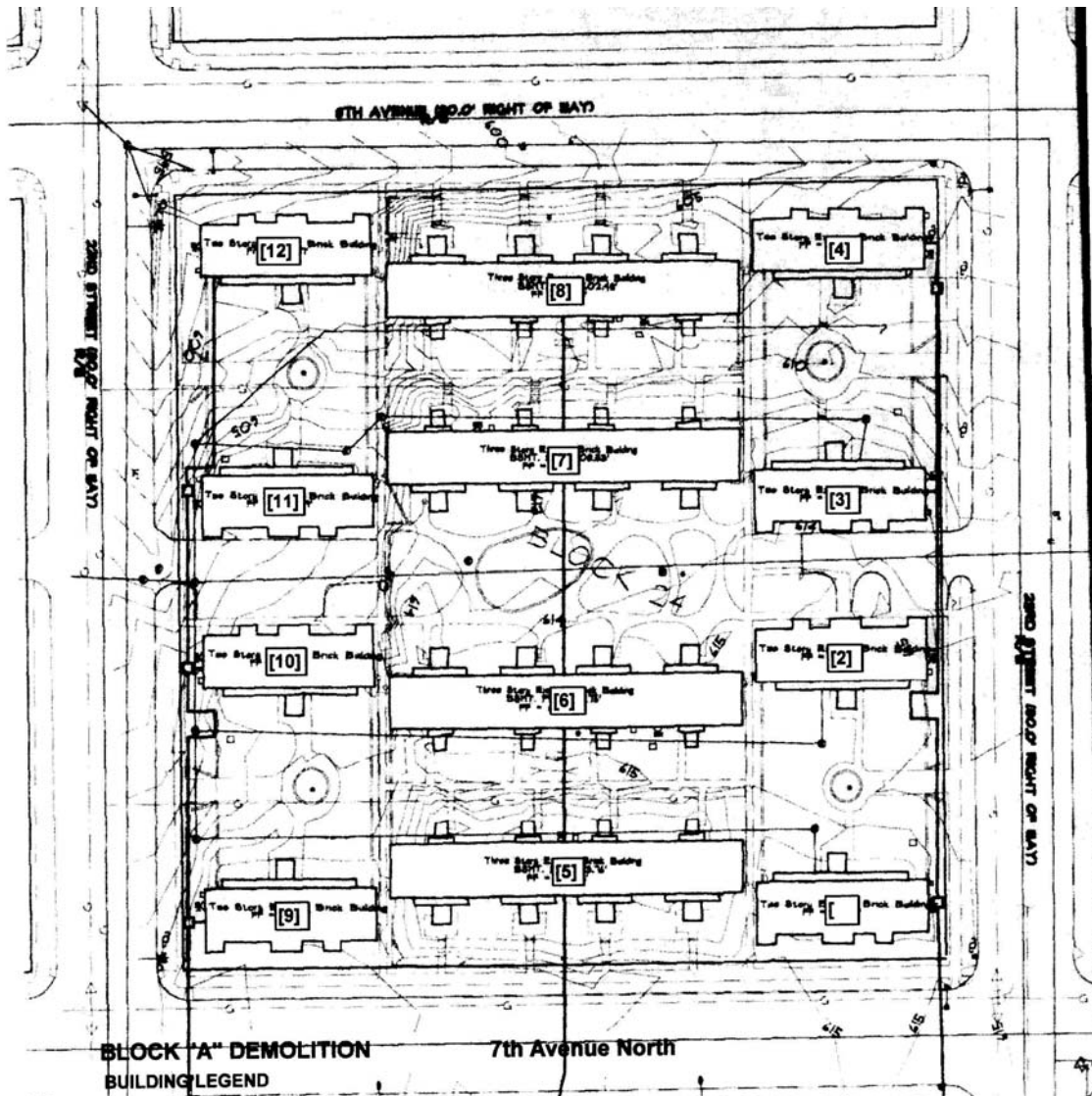
SECTION 1 STATUS REPORTS

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. (see below site plan)

- ❖ Buildings demolished: 2 & 3
- ❖ Exterior stairwells and railings removed at buildings: 5, 6, 7 & 8.
- ❖ Interior courtyards cleared between buildings 6 & 7.
- ❖ Demolition of building 11 has begun.
- ❖ APCO has completed removal of their transformers.



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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.

III. Phase I - New Rental Units Construction;

a. Payment Applications: The HUD inspector reviewed the project this month and Partial Payment Request #16 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

❖ MGD Housing Invoice #156 was submitted to HADB for payment in May.

b. Construction Progress – Approximately 96% 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%

Block C - South

General Items

- Parking Lot Installation - 75%

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Building 18 (Leasing Office)

- Drywall – 75%
- HVAC – 90%
- Electrical – 90%

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)

- Masonry – 50%
- Elevators – 50%
- Windows – 95%
- Plumbing & Hot Water – 55%
- HVAC – 55%
- Electrical – 55%

Block F - West

General Items

- Parking Lot Installation - 50%

Building 03 (Type 04)

- Building Completion – 100%

Building 02 (Type 03)

- Building Completion – 100%

Building 01 (Type 3D)

- Building Completion – 100%

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

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
❖ Remedial Sitework Services		
MBE Entities	50%	20%
Section 3 Entities	50%	20%
Local Companies	100%	100%
❖ Housing Construction Services		
MBE Entities	24%	34%
Section 3 Entities	24%	30%
Local Companies	62%	62%

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IV. Phase II - New Rental Units Construction;

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

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 commenced. The project contract is a GMP construction contract in the amount of \$729,000.00 for construction plus MGD construction management fees.

- a. **Payment Applications:**
None Submitted
- b. **Requests For Proposal** in process to date:
None Submitted

D. Approvals Status

- I. For Building's 1, 2, & 3, 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.

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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

- May 2 Weekly Progress Review Meeting: MGD / PMT
- May 4 HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- May 9 Weekly Progress Review Meeting: MGD / PMT
- May 10 RFP 05-04 For Mixed-Finance Housing Units, Evaluation Team Meeting
- May 11 Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
- May 16 Weekly Progress Review Meeting: MGD / PMT
HABD Board of Commissioners Meeting
- May 17 PTO Walk of Buildings 3 & 4: MGD / HUD Inspector
- May 18 RFP 05-04 For Mixed-Finance Housing Units, Clarifications Conference Call
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Project Monthly Executive Level Meeting: HABD / MGD / PMT
HUD Energy Checklist Review Meeting: HABD / PMT
- May 19 HUD Birmingham FHA Issues Meeting
- May 23 Weekly Progress Review Meeting: MGD / PMT
Weekly Progress Review Meeting: HABD / PMT
- May 25 Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
Financial Reconciliation Meeting
- May 31 Phase 1 Housing Pay Application Review Meeting/ PTO Walk of Building 1 & 2: HUD /
HABD / Design Team / MGD / PMT

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5. Document Submissions and Notices

April Progress Report submitted to HABD by PMT.
PTO, TCO & AIA Substantial Completion Forms
For Building 03
Pay Applications
MGD Housing Units Phase I; Invoice #16
MGD Housing Units Phase II; Invoice #5
Remedial Sitework Preparation Contracts
HUD Energy Conservation Study

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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 #16 has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II; Building Construction Payment Request #5 has been reviewed and approved by the HUD Inspector, 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
- ❖ Public Housing Resident Relocations into new Development.

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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, 31May05.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31May05.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31May05.
- ❖ BLOCK 'A' DEMOLITION, updated to 31May05.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31May05.