

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
May 2008

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June 2, 2008

PARK PLACE
GLENBROOK AT OXMOOR

**HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT**

**PROGRESS REPORT No. 95
May 2008**

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PARK PLACE GLENBROOK AT OXMOOR

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SECTION 1 EXECUTIVE SUMMARY

PROJECT PROGRESS OVERVIEW

Park Place

- **Phase III – 76 Unit Mid-Rise Building Construction;**
 - **Construction Progress** – 91% complete, The contractor has completed the underground site utilities installations services; masonry services are 100% complete; metal related services inclusive of metal stairs and railings are 97% complete; wood related services inclusive of rough hardware, framing for walls and roofing and finish carpentry services are 100% complete; roofing related services are 98% complete; doors and windows related services are 82% complete; drywall services inclusive of painting are 88% complete; elevator work is 60% complete; HVAC and plumbing services are 95% complete; and electrical related services are 95% complete.
- **Property Management Recap**
 - Occupied Units:
 - Phase I: One hundred eight-six, of the one hundred ninety-seven units are currently occupied = 94% occupied.
 - Phase II: One hundred ninety-four, of the available one hundred ninety-eight are currently occupied = 98% occupied.
- **Document Submissions and Notices**
 - April Progress Report submitted to HABD by PMT.
 - Park Place Phase III, Construction Payment Application No. 8

Glenbrook at Oxmoor

- **Phase I**
 - The Developer submitted the Site Acquisition Proposal that was forwarded to HUD for approval. A revised budget has been submitted by the Developer and is being reviewed and the developer is continuing to submit appropriate documentation to AHFA, as they proceed towards a mid June, Phase I closing.
- **Phase II**
 - The Developer is awaiting a response regarding the submitted tax credit application to the AHFA, for the second rental phase of the development. The AHFA Board meeting is June 17th.
- **Document Submissions and Notices**
 - AHFA Tax Credit Application, Phase II
 - Phase II PDLA, Partial Payment Application No. 1

Financial Submittals

- **Grant Program Financial Submittals**
 - Park Place Phase III, Construction Payment Application No. 8

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SECTION 2
STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

May 2008

In Mason City, three separate initiatives are in progress;

- ❖ Phase A, a four house construction procurement with BRIC Construction providing services, the contract was executed in August 2007. BRIC has the four houses framed and closed-in with interiors framed and drywall installed. The project sequencing is currently scheduled to be completed June 30, 2008.
- ❖ Phase B, a sixteen (16) house construction solicitation IFB was issued and KSH was the recommended contractor to be awarded this contract. The contract has been fully executed and the NTP issued. The schedule of values has been submitted by the contractor.
- ❖ Phase C, is the identification of an additional six to ten lots by HABD staff, for a third construction phase. The staff is currently verifying ownership criteria; and property appraisals are being prepared.

In Southhampton, all of the houses have been certified as substantially complete and City of Birmingham Certificates Of Occupancy have been issued. All nine houses have closed.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program and marketing the houses just recently completed.

II. PARK PLACE - PROJECT PROGRESS OVERVIEW

May 2008

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.

B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**
The first phase of the Infrastructure improvements has been completed. Close-out and final payments have been processed.
- 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.

Services are 100% complete. Close-out and HABD final payments have been processed

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SECTION 2
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- iii. **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.
- iv. **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.
- v. **Phase I - New Rental Units Construction;**
Construction - 100% complete. Close-out and HABD final payments have been processed. Final Endorsement closing with FHA occurred on May 25, 2007.
- vi. **Phase II - New Rental Units Construction;**
1. **Construction Progress** – 100% complete, based on the total construction contract value. Payment of the construction retainage funds is pending per the Final Endorsement closing process with FHA.
2. **Payment Applications:**
None submitted during this reporting period. Final retainage release is still outstanding
- vii. **Phase III – 76 Unit Mid-Rise Building Construction;**
1. **Construction Progress** – 91% complete, Capstone Construction is the contractor building this facility. The planned construction duration is 270 days and the NTP was issued on October 1, 2007.

The contractor has completed the underground site utilities installations services; masonry services are 100% complete; metal related services inclusive of metal stairs and railings are 97% complete; wood related services inclusive of rough hardware, framing for walls and roofing and finish carpentry services are 100% complete; roofing related services are 98% complete; doors and windows related services are 82% complete; drywall services inclusive of painting are 88% complete; elevator work is 60% complete; HVAC and plumbing services are 95% complete; and electrical related services are 95% complete.
2. **Payment Applications:**
Park Place Phase III, Construction Payment Application No. 8.

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**SECTION 2
STATUS REPORTS**

C Property Management Recap

The Property Manager reports that speculative traffic/activity continues to be strong. All of the phase I, one hundred ninety-seven units and phase II, one hundred ninety-eight units are being managed by the property manager.

Buildings being managed by the property manager;

Phase I: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & Leasing Center

Phase II: Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

Occupied Units:

Phase I: One hundred eight-six, of the one hundred ninety-seven units are currently occupied / 94% occupied.

Phase II: One hundred ninety-four, of the available one hundred ninety-eight are currently occupied / 98% occupied.

Regarding the Phase III Mid-Rise, the Property Manager plans to populate this facility from the waiting list developed in association with the two rental phases.

D Developer Work in Progress

MGD is currently focused on the following activities:

- i. Phase II, Final Endorsement coordination with FHA.
- ii. Phase III Block 'A' Development.
- iii. Coordination via the non-profit Carraway CDC, with the City of Birmingham, City of Birmingham Parks and Recreation Department, and area neighborhood groups / organizations regarding Marconi Park.
- iv. Property Management services, including marketing, maintenance and coordination/interaction with residents.

E Approvals Status

None Pending

F Project Related Meetings

May 14

HABD HOPE VI Progress Review Meeting

May 19

HABD Board of Commissioners Meeting:

G Document Submissions and Notices

- o April Progress Report submitted to HABD by PMT.
- o Park Place Phase III, Construction Payment Application No. 8

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SECTION 2
STATUS REPORTS

H Key Project Issues

- i. Phase 3 Mid-Rise Project – Construction Services Phase
- ii. Home Ownership Program
- iii. Block 'A' & Block 'B' North conceptual design coordination.
- iv. Community Center Programming Coordination
- v. Marconi Park Planning Process w/ City of Birmingham, ONB and Community Neighbors
- vi. Clarification of the City of Birmingham's remaining financial commitment towards the infrastructure implementation.

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III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW

May 2008

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 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 did submit an 'out-of-cycle' tax credit application to the AHFA in early 2007. Based upon preliminary feedback from the AHFA, the application was withdrawn. In September 2007, the Developer submitted an enhanced application in advance of the October AHFA Board meeting. The AHFA Board approved the application for funding at the October 10th Board meeting.

The Developer submitted the Site Acquisition Proposal that was forwarded to HUD for approval. A revised budget has been submitted by the Developer and is being reviewed and the developer is continuing to submit appropriate documentation to AHFA, as they precede towards a Phase I closing. A resolution was approved by the HABD Board of Commissioners to proceed with the Oxmoor Phase I closing.

The Rental Term Sheet associated with the first rental phase has been submitted and reviewed by the PMT and HABD HOPE VI attorney's. The final RTS package has been forwarded to HUD for approval, as well as the Phase I Environmental Review Report.

A Approvals Status

Site Acquisition Proposal – Being Reviewed by HUD
Phase I Environmental Review - Being Reviewed by HUD

B Project Related Meetings

May 14
HABD HOPE VI Progress Review Meeting
May 19
HABD Board of Commissioners Meeting:
May 22
Oxmoor Budget Coordination Conference Call
May 27
Oxmoor Budget Coordination Conference Call
May 28
HABD HOPE VI Progress Review Meeting
Oxmoor Budget Coordination Conference Call

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SECTION 3
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C Document Submissions and Notices

AHFA Tax Credit Application, Phase II
Phase II PDLA, Partial Payment Application No. 1

D Key Project Issues

- i. Phase I - AHFA Tax Credit Award submissions
- ii. Site Acquisition Approval Process via HUD
- iii. Phase I – Closing
- iv. Phase II – AHFA Tax Credit Application - Status

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SECTION 4
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.

- Park Place Phase III, Construction Payment Application No. 8
- Glenbrook at Oxmoor, Phase II PDLA, Partial Payment Application No. 1

SECTION 5
APPENDIX

- SITE; UPDATE PHOTOS
- IMS WEEKLY REPORT; PARK PLACE PHASE I, 27 May 2008
- IMS WEEKLY REPORT; PARK PLACE PHASE II, 27 May 2008
- KEY PROJECT ACTIVITIES SCHEDULE, updated to 02 June 2008.
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 02 June 2008.