

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

PARK PLACE



**PROGRESS REPORT
November - 2004**

Program Managers

BOULEVARD GROUP INC.

484 Boulevard SE
Atlanta, GA. 30312

Tel. 404.622.7879
fax 404.622.9395

2323 – 1st Avenue North
Birmingham AL 35203

Tel. 205.327.2702
fax 205.327.2704

December 8, 2004

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

TABLE OF CONTENTS

SECTION 1

Status Reports

- Phase II Closing
- Resident Relocation and Returns
- Community and Supportive Services - CSS
- Home Ownership Program
- Project Progress Overview
 1. Project Implementation
 - A. Phase 2 Closing
 - B. Phase 2 Design Development and Construction Documents
 - C. Demolition Project
 - D. Project Construction Progress
 - I. Infrastructure-Street Improvements Project-Sanitary Sewer Project
 - II. Phase 1 New Construction
 - III. Phase 1 Site Remediation Project Blocks B south, C, F west
 - E. Phase 2 Project Low Income Housing Tax Credit Application
 - F. Approvals Status
 2. MGD Work in Progress
 3. Off-Site Developer RFP
 4. Project Related Meetings
 5. Document Submissions and Notices - November 2004
- Project Financial Review
 1. Phase II - Pre-Development Loan Financial Report
- Schedule Review

SECTION 2

Outstanding Issues

- Key Project Issues

SECTION 3

Appendix

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

PHASE II CLOSING

November 2004

On November 30th, the financial transaction associated with the Closing of Phase II was achieved by the HABD and its development partner, Metropolitan Gardens Developers (MGD). This closing allows MGD the legal ability to move forward with the development of the one hundred ninety eight on-site rental units to be built on Blocks 'D', 'E' and the eastern half of Block 'F'. Construction of these units is now authorized, with anticipated completion in late 2005.

RESIDENT RELOCATION AND RETURNS

November 2004

The resident population of Metro Block A is thirty-one households.

The first occupancy of the new buildings commenced in November. Following issuance of the Permission To Occupy (PTO) certificate by the HUD inspector for Building 14, the first residents to move in did so on November 21st. The first 'Public Housing' residents are scheduled to be moved into their new units December 4th. In the first group of two buildings, six of the units are designated for 'Public Housing' residents.

The HABD is continuing to review options to temporarily relocate the remaining Block 'A' residents who are scheduled to move into the new development after January 2005, including holding meetings with the residents to hear their thoughts and opinions. . The HABD is concerned that the safety and security of the remaining residents is increasingly jeopardized, as the population continues to decrease on this block.

To date the Property Manager has stated that leases have been signed for all units in Building's 14, 15 & 17 and two units in Building 16 are leased.

COMMUNITY and SUPPORTIVE SERVICES - CSS

November 2004:

The United Way is in the process of completing their contractual obligation and providing a services close-out summary to the HABD. This summary is also to identify impediments incurred in providing CSS services.

HOME OWNERSHIP PROGRAM

November 2004:

The HABD had re-issued a Request for Qualifications, in an effort to identify and secure a real estate entity (or entities) to assist in the process of identifying additional potential properties for Homeownership sites/acquisitions. Based on the responses received and approval by the Board of Commissioners, the contract has been prepared and forwarded to the vendors for execution.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

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 PMT will be working with the newly hired HABD Homeownership coordinator regarding these efforts.

The HABD Home Ownership program is continuing. The program is working to solicit for additional persons for the program. There are currently ten families enrolled in the program.

PROJECT PROGRESS OVERVIEW

November 2004:

1. Project Implementation

A. Phase 2 Closing

The documents associated with the HUD portion of the Phase 2 Closing, had previously been completed and executed and on November 30th the financial portion of the Closing was also completed.

B. Phase 2 Design Development and Construction Documents

The Phase 2 Construction Documents are complete and were submitted to FHA and the Building Department for the permit review process on June 6th. The Building Department issued the Phase II Building Permits on September 9th.

C. 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 will commence upon completion of relocation of the current residents into the new development housing.

D. Project Construction Progress

I. Infrastructure-Street Improvements Project-Sanitary Sewer Project:

Pursuant to documentation dated September 26, 2004, this portion of the Infrastructure Project achieved Substantial Completion.

a. Payment Applications:

MGD Invoice #23 – Infrastructure Construction Pay Application.

b. Requests For Proposal:

None Outstanding

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

c. Change Orders issued to date:

To date, Nine Change Orders have been issued.

The original contract amount was	\$ 5,453,715.00
Net change by Change Orders	\$ 359,998.96
Current Contract Value	\$ 5,813,713.96

d. 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.

e. Construction Progress

Construction services have been completed.

II. Phase 1 - New Rental Units Construction;

a. Payment Applications: The HUD inspector reviewed the project this month and Partial Payment Request #10 was submitted by the Contractor and reviewed and approved by the HUD Inspector, Developer, Architect, and PMT.

❖ MGD Housing Invoice #10 was submitted to HABD for payment in November.

b. Construction Progress – Approximately 66% complete, based on the total construction contract value;

Block 'B' - South

General Items

- Concrete Parking Lot Installation = 100%

Buildings 14 & 15 (Type 3A)

- Building 14 Turn-over – 100%
- Building 15 Turn-over – 95 %

Building 17 (Type 6 West)

- Electrical Trim = 100%
- Plumbing Trim = 100%
- Fire Protection Trim = 100%
- HVAC Trim = 100%
- Interior Trim Installation = 100%
- Interior Paint (Primer = 80%)
- Electrical Temp Power Connection = 100%

Building 16 (Type 6 East)

- VCT = 100%
- Cabinet = 100%
- Interior Paint (Primer = 25%)
- Interior Trim Installation = 100%

Building 13 (Type 3C)

- Interior Paint = 50%)
- Interior Trim Installation = 100%
- Cabinet = 100%
- Electrical Final Trim = 25%

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

Building 12 (Type 04)

- Drywall Stock (Material = 100%)
- Drywall = 65%
- Insulation = 100%
- Masonry Install = 100%
- Ornamental Metals = 100%
- Fire Protection rough-in = 100%
- Siding & Trim Installation = 100%

Block C - North

General Items

- Pre-cast Wall Caps Materials for Block C = 100%
- Dumpster Pad Material (miscellaneous metals on-site) = 100%

Building 10 (Type 04)

- Masonry Install = 100%
- Siding & Trim Installation = 100%
- Fire Protection rough-in = 100%
- Windows Installation = 100 %
- Drywall Stock (Material = 100%)

Building 09 (Type 3C)

- Ornamental Metals = 60%
- Drywall = 100%

Building 08 (Type 3A)

- Masonry Installation = 100%
- Siding & Trim Installation = 100%
- FP rough-in = 100 %
- Ornamental Metals = 100%
- Drywall Stock (Material = 100%)

Building 06 (Type 3A)

- Ornamental Metals = 100%
- Fire Protection rough-in = 100 %
- Drywall Stock (Material = 100%)
- Exterior Windows & Doors Installation = 100%

Block C - South

General Items

- All Exterior Doors & Windows on site for bldg. this half block
- Elevator Building Installation has been released for construction

Building 18 (Leasing Office)

- Tyvek = 100%
- Roof (Felt = 100%)
- Windows Installation = 95%; Exterior Doors Installation = 90%

Building 11 (Type 04)

- Roof = 100%
- Masonry Installation = 90%
- Windows Installation = 85%; Exterior Doors Installation = 100%
- ME & Fire Protection Rough In= 100%; P = 35%

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

Building 07 (Type 3A)

- Plumbing Rough-in = 100%

Building 05 (Type 3A)

- Siding & Trim Installation = 100%
- Masonry (material on site) = 100%
- Exterior Windows & Doors Installation = 100%
- M & P rough-in = 100%; E = 50%; FP = 0%

Building 04 (Elevator Building)

- Lower slab elevations excavated, elevator pit & lower stair = 100% (excavation)
- Slab Edge Forms = 90%

Block F - West

General Items

- All Ext. Doors for all bldgs. this ½ block; All Windows on site except
- Storage relocated from Block B North

Building 03 (Type 04)

- Tyvek = 100%
- Roof = 95%
- Windows Installation = 80%; Exterior Doors Installation = 80%
- HVAC Rough- In = 80%

Building 02 (Type 03)

- 1st, 2nd & 3rd Floor Wall Panels Installation = 100%; Roof Trusses (Materials = 100%)

-

Building 01 (Type 3D)

- Framing Package = 100%

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.

The total construction value earned to date is \$ 454,492.08 or 67% of the contract value.

a. Payment Applications:

None submitted in November.

b. Requests For Proposal in process to date:

None submitted in November.

E. Phase 2 Project Low Income Housing Tax Credit Application

MGD had completed required submissions to AHFA as of February 16. AHFA has approved an extension to allow MGD time to complete HUD and FHA Closing processes.

F. Approvals Status

- I. Phase II Closing Documents

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

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 1 Building Construction Project.
 - III. Phase 2 Infrastructure Project planning/implementation.
 - IV. Block 'A' Development and coordination with Jefferson County/HABD.
 - V. Property Management services, including marketing and coordination/interaction with residents.

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 which was chaired by the PMT.

One proposal was received on September 30th, from Pennrose Properties, LLC. Formal evaluation of the proposals has been authorized to proceed. A recommendation to negotiate will be pending the result of the evaluation process.

4. Project Related Meetings

- November 1
Weekly Progress Review Meeting: MGD / PMT
Building 14 / 15 Inspection's: PMT / HABD
- November 2
Section 3 Housing Subcontractor Certification Session
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams
- November 3
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- November 5
Block 'A' Jefferson County / Developer Clarification of Issues Conference Call: MGD / IMS / PMT / HABD
- November 8
Phase 2 Conference Call Meeting: MGD / PMT / Legal Teams
Weekly Progress Review Meeting: MGD / PMT
- November 9
Building 14 & 15 PTO Walk Thru w/ HUD Inspector: MGD / IMS / PMT / HABD
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- November 15
Weekly Progress Review Meeting: MGD / PMT
HABD Board of Commissioners Meeting
- November 16
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
- November 17
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
- November 18
Project Monthly Executive Level Meeting: HABD / MGD / PMT

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

- November 19
Block 'A' Jefferson County / Developer Clarification of Issues Conference Call: MGD /
IMS / PMT / HABD
- November 23
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
Weekly Progress Review Meeting: MGD / PMT
- November 29
Park Place – Residents Meeting regarding Block 'A'
- November 30
Park Place – Phase II Closing
Property Management Conference Call Meeting: MGD / IMS / PMT / HABD
Phase 1 Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD /
PMT

5. Document Submissions and Notices

- October Progress Report submitted to HABD by PMT.
- Section 3 Certification Package to HUD
- Amendment to Authority Note 'A'
- Permission To Occupy Certifications for Buildings 14 & 15
- Pay Applications
 - MGD Housing Units Invoice #10

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 1 Building Construction Payment Request #10 has been reviewed and approved by the HUD Inspector, MGD and the PMT.

1. Phase II - Pre-Development Loan Financial Report

The amount approved for predevelopment activities associated with the Phase II development shall not exceed \$1,044,093.00 of which \$776,789.00 will be evidenced as cost reimbursables to the developer.

I. Payment Applications:

- a. Payment Application No. 1 – June 1st, \$ 689,449.46.
- b. Payment Application No. 2 – June 9th, \$ 47,860.24.
- c. Current Outstanding Balance \$ 306,783.55.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 1 STATUS REPORTS

SCHEDULE REVIEW

- ❖ Relocation
Block A population is 31 households.
- ❖ 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 Mobilization.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 2 OUTSTANDING ISSUES

KEY PROJECT ISSUES

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

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 52
November 2004

SECTION 3 APPENDIX

- ❖ SITE UPDATE PHOTOS.
- ❖ MGD INFRASTRUCTURE PROGRESS PAYMENT SUMMARY November 04.
- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 06December 04.
- ❖ PHASE 1 CONSTRUCTION SCHEDULE updated to 30November 04.
- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE updated to 30November 04.
- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, 06December 04.