

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

PARK PLACE

**PROGRESS REPORT
August 2005**

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

September 12, 2005

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

TABLE OF CONTENTS

SECTION 1

Status Reports

- Property Management Recap
- Home Ownership Program
- Project Progress Overview
 1. Project Implementation
 - A. Phase 3 Design Development and Construction Documents
 - B. Demolition Project
 - C. Project Construction Progress
 - I. Infrastructure-Street Improvements Project-Sanitary Sewer Project
 - II. Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II)
 - III. Phase I New Rental Units Construction
 - IV. Phase II New Rental Units Construction
 - V. Phase 1 Site Remediation Project Blocks B south, C, F west
 - VI. Phase 2 Site Remediation Project Blocks D, E, F east
 - VII. MBE/DBE and Section 3 Participation
 - D. Approvals Status
 2. MGD Work in Progress
 3. Off-Site Developer RFP
 4. Project Related Meetings
 5. Document Submissions and Notices
- Project Financial Status
- Schedule Review

SECTION 2

Outstanding Issues

- Key Project Issues

SECTION 3

Appendix

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

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 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

Phase II: None

Occupied Units: One hundred sixty-one w/ twenty-four of the remaining units pre-leased

Market Rate Units – Fifty-six (fourteen vacant, two pre-leased)

Affordable Units – Thirty (ten vacant, all pre-leased)

Authority Assisted Units – Seventy-five (twelve vacant, all pre-leased)

Applications Pending

Market Rate Units – Twelve

(w/ no additional applicants currently on Waiting List)

Affordable Units – Nine

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

Authority Assisted Units – Thirteen

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

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

- o 85% occupied by August 31, 2005.
- o Increased marketing at various local businesses (UAB, AmSouth Bank, Regions Bank etc.) through flyers and hand-outs
- o Open House/Gala event scheduled for October 1, 2005 in order to improve community image and awareness.

HOME OWNERSHIP PROGRAM

The contract with the real estate entities, procured to locate and identify other potential properties for homeownership sites/acquisition, has been delayed, pending negotiations and processing of an amendment to their services.

In Mason City, additional property appraisals have been completed and the HABD, through ReMax, is preparing second offers at the selected properties.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program. Also, it is anticipated that an additional nine homes will start construction in October 2005. The construction contract is expected to be fully executed in early September, with the Building Permit process to follow.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

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 reviewed and are likely to be modified by the Development team.

B. 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'** building is currently 100% complete.

- ❖ The demolition contractor is removing the hazmat materials associated with the steam tunnels in the northern portion of the block.
- ❖ Demolition contractor services are scheduled to be completed in September.

a. **Payment Applications:**

None submitted.

C. Project Construction Progress

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

The first phase of the Infrastructure improvements has been completed.

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.

Dunn completed the concrete curb and gutter, and roadway repairs in the block B, C and F Green Streets. No work was engaged in blocks D and E because Dunn is waiting for the building contractor to complete lateral tie in work. Projected work for next month includes the resumption of road work in block D (installation of curbs and gutters, finish grading of roadway and installation of asphalt binder).

III. Phase I - New Rental Units Construction;

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

Block 'B' - South

- 100% Complete

Block C - North

- 100% Complete

Block C - South

- 100% Complete

Block F - West

- 100% Complete

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

- a. **Payment Applications:**
None Submitted
- IV. **Phase II - New Rental Units Construction;**
Construction Progress – Approximately 4% complete, based on the total construction contract value;
 - a. **Payment Applications:**
None Submitted
- 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 total construction value earned to date is \$ 612,000.00 or 90% of the contract value.
 - a. **Payment Applications:**
Invoice Report #6.
 - 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 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.
 - a. **Payment Applications:**
None Submitted
 - b. **Requests For Proposal** in process to date:
None Submitted

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

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. The 'Housing Construction Services – Phase I' section only, has been updated since last month.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
❖ Remedial Sitework Services		
MBE Entities	50%	3%
Section 3 Entities	50%	3%
Local Companies	100%	100%
❖ Block A Demolition Services		
MBE Entities	67%	27%
Section 3 Entities	0%	0%
Local Companies	100%	100%
❖ Phase II Infrastructure Construction Services		
MBE Entities	67%	27%
Section 3 Entities	0%	0%
Local Companies	100%	100%
❖ Housing Construction Services – Phase I		
MBE Entities	25%	35%
Section 3 Entities	30%	40%
Local Companies	70%	57%
❖ Housing Construction Services – Phase II		
MBE Entities	13%	16%
Section 3 Entities	6%	11%
Local Companies	N/A%	N/A%

D. Approvals Status

- I. None Pending/Required

2. MGD Work in Progress

- A. MGD is currently focused on the following activities:
 - I. Completion of Phase I, Building Construction Project.
 - II. Phase II, Infrastructure Project construction services.
 - III. Phase II, Site Remediation Project construction services.
 - IV. Phase II, Building Construction Project.
 - V. Phase III Block 'A' & Block 'B' North Development.
 - 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.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

3. Off-Site Developer - Request for Proposals (RFP)

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.

The Board of Commissioners approved the negotiated Business Terms and Master Development Agreement, pending incorporation of a few comments at the July Board meeting. A kick-off meeting with the Development Entity is scheduled for early September.

4. Project Related Meetings

August 1

Weekly Progress Review Meeting: MGD / PMT
Bi-Weekly Progress Meeting: HABD / PMT

August 8

Weekly Progress Review Meeting: MGD / PMT

August 10

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Board of Equalization Valuation Protest Hearing, Prep-Meeting

August 11

MBE/DBE/Section 3 Meeting w/ BCIA: BCIA / PMT
Integral-Doster Procurement Concerns Meeting: HABD / PMT / MGD / IntegralDoster /
BCIA / T&F

August 15

Weekly Progress Review Meeting: MGD / PMT
Board of Commissioners Meeting

August 17

Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
Phase II Infrastructure Services Update Team Meeting: HABD / PMT / MGD / Dunn
Const. Co.

August 22

Weekly Progress Review Meeting: MGD / PMT
Board of Commissioners Special Meeting

August 24

HUD/DOJ Information Request Meeting: HABD / PMT
HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT
Project Monthly Executive Level Meeting: HABD / MGD / PMT

August 26

OAC Meeting: HABD / MGD / PMT

August 31

Block 'A' Demolition, Team Meeting: HABD / PMT / MGD / Demolition Team
Phase II Infrastructure Services Update Team Meeting: HABD / PMT / MGD / Dunn
Const. Co.

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 1 STATUS REPORTS

5. Document Submissions and Notices

July Progress Report submitted to HABD by PMT.

Pay Applications

Phase I - Remedial Sitework Payment Application No. 6

Phase II – Infrastructure Payment Application No. 1

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.

The financial reconciliation submitted to HUD for the quarter ending June 30, 2005, is attached.

- ❖ Phase I - Remedial Sitework Payment Application No. 6, has been reviewed and approved by the HUD Inspector, MGD and the PMT.
- ❖ Phase II – Infrastructure Payment Application No. 1, has been reviewed and approved by the HUD Inspector, MGD and the PMT.

SCHEDULE REVIEW

- ❖ Phase II – Site Remediation Construction Services
- ❖ Phase II – Infrastructure Improvements
- ❖ Phase 2 – Housing Units Construction

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 2 OUTSTANDING ISSUES

KEY PROJECT ISSUES

- ❖ Phase 2 Infrastructure Project –Construction Services Phase.
- ❖ Phase 2 Housing Units Project –Construction Services Phase.
- ❖ Home Ownership Program
- ❖ Block 'A' & Block 'B' North conceptual design coordination.
- ❖ Off-Site Developers RFP - implementation

PARK PLACE

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 61
August 2005

SECTION 3 APPENDIX

- ❖ HUD HOPE VI REVITALIZATION GRANT PROGRAM: FINANCIAL SUMMARY REPORT, reporting period April – June, 2nd Quarter 2005

- ❖ SITE UPDATE PHOTOS.

- ❖ KEY PROJECT ACTIVITIES SCHEDULE, 31August05.

- ❖ PHASE 1 CONSTRUCTION SCHEDULE, updated to 31August05.

- ❖ PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31August05.

- ❖ BLOCK 'A' DEMOLITION, updated to 31August05.

- ❖ 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31August05.