

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
December 2007

Program Managers _____

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PARK PLACE GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 90
December 2007

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SECTION 1
STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

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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; the project sequencing is currently behind schedule.
- ❖ 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 forwarded to the recommended contractor for execution.
- ❖ 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; approval to precede with the property acquisitions is anticipated within a few weeks.

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

December 2007

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.

All services have been completed but an outstanding balance has yet to be invoiced.

1. Payment Applications:

None submitted during this reporting period.

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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** – 21% complete, Capstone Construction is the contractor building this facility. The planned construction duration is two hundred seventy days (270) days and the NTP was issued on October 1, 2007.

The contractor has completed the foundation and footings installations services, inclusive of the installation of underground electrical and plumbing utility components. The framing for the walls on the first floor were completed and installation of the floor joists for the second floor level have been completed.
2. **Payment Applications:**
Park Place Phase III, Construction Payment Application No. 3.

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.

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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-five, of the one hundred ninety-seven units are currently occupied (94% occupied).

Phase II: One hundred eight-nine, of the available one hundred ninety-eight are currently occupied (96% occupied).

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

December 17

HABD Board of Commissioners Meeting:

December 18

Infrastructure Costs Reconciliation Meeting w/ MGD

December 19

Phase III Construction Status Meeting – Partial Payment Application Progress Review

G Document Submissions and Notices

- o November Progress Report submitted to HABD by PMT.
- o Park Place Phase III, Construction Payment Application No. 3

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
- vi. Reconciliation of Infrastructure costs as related to the City of Birmingham's financial commitment.

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III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW

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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 earlier this year. Based upon preliminary feedback from the AHFA, the application was withdrawn. In September 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 proceed towards a March 2008 Phase I closing.

A Project Related Meetings

December 17

HABD Board of Commissioners Meeting:

B Document Submissions and Notices

- o Site Acquisition Proposal
- o Revised Project Budget

C Key Project Issues

- i. Project Budget
- ii. Development Plan
- iii. AHFA Tax Credit Award submissions
- iv. Land Acquisition Approval Process via HUD

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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. 3

SECTION 4
APPENDIX

- SITE; UPDATE PHOTOS
- IMS WEEKLY REPORT; PARK PLACE PHASE I, 30 December 2007
- IMS WEEKLY REPORT; PARK PLACE PHASE II, 30 December 2007
- KEY PROJECT ACTIVITIES SCHEDULE, updated to 31 December 2007.
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 December 2007.