

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
JANUARY 2009

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PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

TABLE OF CONTENTS

SECTION 1 Executive Summary

SECTION 2 Park Place Status Reports

- I. Home Ownership Program
- II. Park Place - Project Progress Overview
 - A Demolition Project
 - i. Phase 1 Demolition and Phase 2a Demolition
 - ii. Demolition of Block 'A'
 - B Project Construction Progress
 - i. Infrastructure-Street Improvements Project-Sanitary Sewer Project
 - ii. Infrastructure-Street Improvements Project-Sanitary Sewer Project (Phase II)
 - iii. Phase 1 Site Remediation Project Blocks B south, C, F west
 - iv. Phase 2 Site Remediation Project Blocks D, E, F east
 - v. Phase I New Rental Units Construction
 - vi. Phase II New Rental Units Construction
 - vii. Phase III 76-unit Mid-rise Building
 - C Property Management Recap
 - D Developer Work in Progress
 - E Approvals Status
 - F Project Related Meetings
 - G Document Submissions and Notices
 - H Key Project Issues

SECTION 3 Glenbrook at Oxmoor Status Reports

- I. Glenbrook At Oxmoor - Project Progress Overview
 - A Approvals Status
 - B Project Construction Progress
 - i. Phase I New Rental Units Construction
 - C Project Related Meetings
 - D Document Submissions and Notices
 - E Key Project Issues

SECTION 4 Grant Program Financial Status - Status Reports

SECTION 5 Appendix

PARK PLACE GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

SECTION 1 EXECUTIVE SUMMARY

PROJECT PROGRESS OVERVIEW

Park Place

- Property Management Recap

Occupied Units:

Phase I: One hundred seventy-seven of the one hundred ninety-seven units are currently occupied / 90% occupied.

Phase II: One hundred seventy-two of the available one hundred ninety-eight are currently occupied / 87% occupied.

Phase III: Seventy-five of the available seventy-six units are currently occupied / 99% occupied.

Glenbrook at Oxmoor

- **Phase I**

- **Project Construction Progress**

- **Phase I - New Rental Units Construction;**

- **Construction Progress** – The project contains six rental unit buildings and a management building. The project is 70% complete, NTP issued June 15, 2008, 357 day construction services contract. The first residents are planned to be moved in May.

PARK PLACE GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

SECTION 2 STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

January 2009

In Mason City, three separate initiatives are in progress;

- ❖ Phase A, a four (4) 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 was scheduled to be completed by June 30, 2008. HABD staff, architect, BRIC and BCIA met in November to coordinate a resolution of the contractor's obligation to complete the construction contract. The group will complete a review of the four houses to document the completed items and work remaining to be completed as soon as possible.
- ❖ 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 contractor has completed the excavation for the installation of the footings and foundation walls at several lots. The authority/architect has not received the revised construction schedule from the contractor that was previously requested.
- ❖ Phase C, is the identification of an additional ten lots by HABD staff, for a third construction phase. The authority's staff has completed verifying ownership of the properties and has made sale offers.

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

January 2009

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.

PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

SECTION 2
STATUS REPORTS

- 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 Status - 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;**
Construction Status – 100% complete. Close-out and HABD final payments have been processed. Final Endorsement closing with FHA occurred on July 17, 2008.
- vii. **Phase III – 76 Unit Mid-Rise Building Construction;**
Construction Status - 100% complete. Close-out and HABD final payments were processed in September.

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, the phase II, one hundred ninety-eight units and the seventy-six unit mid-rise 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.
- Phase III: Mid-rise Building

Occupied Units:

- Phase I: One hundred seventy-seven of the one hundred ninety-seven units are currently occupied / 90% occupied.
- Phase II: One hundred seventy-two of the available one hundred ninety-eight are currently occupied / 87% occupied.
- Phase III: Seventy-five of the available seventy-six units are currently occupied / 99% occupied.

PARK PLACE
GLENBROOK AT OXMOOR

**HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT**

**PROGRESS REPORT No. 103
January 2009**

**SECTION 2
STATUS REPORTS**

D Developer Work in Progress

MGD is currently focused on the following activities:

- i. Phase III Block 'A' Development.
- ii. Coordination with the City of Birmingham, City of Birmingham Parks and Recreation Department, and area neighborhood groups / organizations regarding Marconi Park.
- iii. Property Management services, including marketing, maintenance and coordination/interaction with residents.

Marconi Park

In association with the revitalization program, enhancements to this green space had been envisioned during the project Master Plan phase. Whether these enhancements resulted in an active athletic type park and/or a passive park with quiet green areas throughout, this resultant has been discussed via various developer initiatives and non-profit concerns working on behalf of the Developer.

Regarding long term plans for the Park, The Park Board accepted our request to make a presentation at their October 1st Board meeting. At that time the HABD, Developer and PMT presented an overview of the Metropolitan Gardens HOPE VI Program, the Park Place development and a desire to work with the Park Board to enhance the Marconi Park for the benefit of all potential users.

As suggested by the Park Board, a committee comprised of representatives from the Parks & Recreation staff and Board, the Phillips School Principal, the Birmingham Ravens, Central City Neighborhood Association, MGD and the HABD met in early November. This group discussed the parks current activities and user groups, along with potential optional locations that the users could relocate their programs/activities. Also, discussed were potential costs to minimally upgrade Marconi Park as is and the possible funding source(s) for the upgrade.

The resultant of this initial meeting were a number of investigative items to be pursued by Parks & Recreation and MGD, which include verification of programs currently functioning in other City parks, to determine if some of the current Marconi activities can be moved to another park. Also, MGD is to contact local non-profits as potential funding sources via procured grants; MGD expressed the opportunity may be available to have planners participation in a charrette type program, to do a master plan study of the park.

This group did resolve that plans regarding the future of Marconi will be prepared as a cooperative effort, and if any activities involving the athletic programs are relocated, the relocations will be to a 'permanent' location.

The next meeting of this group has yet to be scheduled.

PARK PLACE
GLENBROOK AT OXMOOR

**HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT**

**PROGRESS REPORT No. 103
January 2009**

SECTION 2
STATUS REPORTS

E Approvals Status

None pending

F Project Related Meetings

January 16

HABD Board of Commissioners Tour of Properties:

January 22

HABD Board of Commissioners Meeting:

G Document Submissions and Notices

- o December Progress Report submitted to HABD by PMT.

H Key Project Issues

- i. Home Ownership Units/Program
- ii. Block 'A' & Block 'B' North conceptual design coordination.
- iii. Community Center Programming Coordination
- iv. Marconi Park Planning Process w/ City of Birmingham and Community Neighbors
- v. Park Place Swimming Pool implementation.
- vi. Clarification of and receipt from the City of Birmingham, remaining financial commitments towards the infrastructure implementation.
- vii. HOPE VI Grant closure process.

PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

SECTION 3
STATUS REPORTS

III. GLENBROOK AT OXMOOR - PROJECT PROGRESS OVERVIEW

January 2009

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.

A resolution was approved by the HABD Board of Commissioners to proceed with the Oxmoor Phase I closing. The closing occurred on June 11th, and the contractor was issued a Notice to Proceed and construction services have commenced.

Regarding the Phase II AHFA tax credit application, the AHFA Board denied award of tax credits at the June 17th Board meeting for this cycle of credits. The Developer had submitted an out-of-cycle application for tax credits and again denied tax credits for this development phase. The Developer is planning another resubmission to coincide with the spring 2009 round of submissions.

A Approvals Status

None pending

B Project Construction Progress

i. Phase I - New Rental Units Construction;

- 1. Construction Progress** – The project contains six rental unit buildings and a management building. The project is 70% complete, NTP issued June 15, 2008, 357 day construction services contract. The first residents are planned to be moved in May.

General Note:

Most of the rental unit buildings are of a split level design to correspond with the site grading. The buildings are three level slab-on-grade buildings, but along the long axis, the buildings are shifted to have half of the building a level lower than the other half of the building, thus the buildings have a lower slab to be poured and an upper slab to be poured.

PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

SECTION 3
STATUS REPORTS

Building 1

Interior drywall has been installed and in some units a textured paint coat has been applied.

Building 2

Exterior hardie siding, trim and siding and the masonry installations have been completed. Interior electrical and plumbing rough-in services have been completed. Interior drywall has been installed and taping and sanding of joints is progressing.

Building 3

The masonry installation has been completed. Interior plumbing and electrical rough-ins have been completed. Interior drywall is installed in the building awaiting installation.

Building 4

The masonry installation is complete. Electrical and plumbing rough-in services are completed. Interior drywall installation has begun.

Building 5

The masonry installation is complete. Interior Electrical and plumbing rough-in services are completed.

Building 6

Framing for the upper level floors & roof decks have been completed, exterior hardie siding, trim and siding has been completed and masonry installation has been completed. Interior plumbing and electrical rough-in work is nearly complete.

Management Building

Exterior of the building has been completed. The interior drywall has been installed and painted and being prepared for painting and finishes.

2. Payment Applications:

None submitted

C Project Related Meetings

January 6

Oxmoor – Bi-Weekly Construction Status Meeting

January 16

HABD Board of Commissioners Tour of Properties:

January 20

Oxmoor – Bi-Weekly Construction Status Meeting

January 22

HABD Board of Commissioners Meeting:

D Document Submissions and Notices

None pending

E Key Project Issues

- i. Phase I - AHFA Tax Credit Award commitment letter submissions
- ii. Phase II - AHFA Tax Credit submission
- iii. Phase I – Construction Services

PARK PLACE
GLENBROOK AT OXMOOR

HOUSING AUTHORITY
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 103
January 2009

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.

- o None Submitted

SECTION 5
APPENDIX

- o SITE; UPDATE PHOTOS

- o IMS WEEKLY REPORT; PARK PLACE PHASE I, 20 January 2008

- o IMS WEEKLY REPORT; PARK PLACE PHASE II, 20 January 2008

- o IMS WEEKLY REPORT; PARK PLACE PHASE III, 20 January 2008