

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**METROPOLITAN GARDENS**  
**HOPE VI GRANT PROGRAM**

**PROGRESS REPORT**  
**May 2006**

Program Managers \_\_\_\_\_

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June 9, 2006

# PARK PLACE DOWNTOWN NORTHWEST

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## SECTION 1 STATUS REPORTS

### I. HOME OWNERSHIP PROGRAM

May 2006

ReMax scope of services contract, to locate and identify other potential properties for homeownership sites/acquisition, has been executed.

In Mason City, additional property appraisals have been clarified and the HABD, has been continuing to make offers to homeowners, and identifying additional properties for acquisition. To date six properties have been acquired.

In Southhampton, the contractor has been issued a notice to proceed on the construction of nine homes, in association with the HABD lease/purchase program. To date, five of the units under construction have been enclosed, another two units have been roughed-in and an additional unit has the foundation poured. The revised schedule has a July completion.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program.

### II. PARK PLACE - PROJECT PROGRESS OVERVIEW

May 2006

#### 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 yet to be processed.
  1. **Payment Applications:**  
None submitted.

#### B Project Construction Progress

- i. **Infrastructure-Street Improvements Project-Sanitary Sewer Project:**  
The first phase of the Infrastructure improvements has been completed.

The as-built drawings are being prepared prior to close out of this phase.

- 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 May 31, 2005.

Infrastructure services were minimized during this period due to coordination with the rental unit's construction activity.

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1. **Payment Applications:**  
None submitted.
- iii. **Phase I - New Rental Units Construction;**
1. **Construction Progress** – Approximately 100% complete, based on the total construction contract value;
- |  |  |
|--|--|
| <b><u>Block 'B' - South</u></b><br>○ 100% Complete | <b><u>Block 'C' - South</u></b><br>○ 100% Complete |
| <b><u>Block 'C' - North</u></b><br>○ 100% Complete | <b><u>Block 'F' - West</u></b><br>○ 100% Complete  |
2. **Payment Applications:**  
None submitted.
- iv. **Phase II - New Rental Units Construction;**
1. **Construction Progress** – Approximately 79% complete, based on the total construction contract value;

Contractual Date of Substantial Completion – August 30, 2006

**Block 'D'**

**Building 10 (Type 3C)**

- |                               |                              |
|-------------------------------|------------------------------|
| ○ Masonry - 95%               | ○ Plumbing & Hot Water – 75% |
| ○ Roofing – 95%               | ○ Air Conditioning – 80%     |
| ○ Doors – 80%                 | ○ Electrical – 85%           |
| ○ Appliances – 10%            |                              |
| ○ Painting & Decorating – 10% |                              |

**Building 11 (Type 04)**

- |                               |                              |
|-------------------------------|------------------------------|
| ○ Masonry - 15%               | ○ Appliances – 5%            |
| ○ Finish Carpentry – 100%     | ○ Plumbing & Hot Water – 75% |
| ○ Roofing – 80%               | ○ Air Conditioning – 70%     |
| ○ Doors – 80%                 | ○ Electrical - 85%           |
| ○ Drywall – 95%               |                              |
| ○ Painting & Decorating – 75% |                              |

**Building 12 (Type 3C)**

- |                    |                              |
|--------------------|------------------------------|
| ○ Masonry - 95%    | ○ Plumbing & Hot Water - 65% |
| ○ Roofing - 90%    | ○ Air Conditioning – 80%     |
| ○ Doors – 30%      | ○ Electrical – 57%           |
| ○ Drywall – 15%    |                              |
| ○ Appliances – 10% |                              |

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### **Building 13 (Type 3C)**

- Masonry - 95%
- Roofing - 90%
- Doors – 30%
- Drywall – 15%
- Appliances – 10%

### **Building 14 (Type 3C)**

- Masonry - 50%
- Roofing - 90%
- Doors – 30%
- Drywall – 15%
- Appliances – 10%

### **Building 15 (Type 08)**

- Masonry - 20%
- Roofing – 90%
- Doors – 30%
- Drywall – 15%
- Appliances – 3%

### **Building 16 (Type 04)**

- Roofing - 95%
- Doors – 30%
- Drywall – 15%
- Appliances – 5%

### **Block 'E'**

#### **Building 04 (Type 03)**

- Painting & Decorating – 90%
- Appliances – 20%

#### **Building 05 (Type 06)**

- Roofing – 98%
- Painting & Decorating – 90%
- Appliances – 5%

#### **Building 06 (Type 3A)**

- Masonry – 98%
- Finish Carpentry – 95%
- Roofing – 98%
- Painting & Decorating – 80%

- Plumbing & Hot Water – 65%
- Air Conditioning – 80%
- Electrical – 57%

- Plumbing & Hot Water – 60%
- Air Conditioning – 70%
- Electrical – 57%

- Plumbing & Hot Water - 75%
- Air Conditioning – 75%
- Electrical – 82%

- Plumbing & Hot Water - 75%
- Air Conditioning – 75%
- Electrical – 79%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Appliances – 25%
- Plumbing & Hot Water – 85%
- Air Conditioning – 85%
- Electrical – 85%

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**Building 07 (Type 3A)**

- Masonry – 95%
- Rough Carpentry – 100%
- Finish Carpentry – 95%
- Roofing – 98%
- Painting & Decorating – 67%

**Building 08 (Type 04)**

- Masonry – 100%
- Painting & Decorating – 98%
- Appliances – 15%

**Building 09 (Type 04)**

- Finish Carpentry – 95%
- Masonry – 90%
- Roofing – 98%
- Doors – 80%
- Drywall – 100%
- Painting & Decorating – 67%

**Block 'F' - East**

**Building 1 (Type 3C)**

- Painting & Decorating – 98%
- Appliances – 100%

**Building 2 (Type 3)**

- Cabinets – 100%
- Plumbing & Hot Water – 98%
- Appliances – 100%

**Building 3 (Type 3C)**

- Painting & Decorating – 95%
- Appliances – 100%

- Appliances – 10%
- Plumbing & Hot Water – 85%
- Air Conditioning – 85%
- Electrical – 85%

- Plumbing & Hot Water – 95%
- Air Conditioning – 95%
- Electrical – 95%

- Appliances – 5%
- Plumbing & Hot Water – 85%
- Air Conditioning – 85%
- Electrical – 80%

- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

- Air Conditioning – 98%
- Electrical – 98%

- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

2. **Payment Applications:**  
Phase II – Housing Pay Application No. 14

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**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. Construction services have been completed.

**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. Construction services have been completed.

**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. This update is current as of April 2006.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
Housing Construction Services – Phase II		
MBE Entities	33%	16.2%
Section 3 Entities	31%	11.6%
Local Companies	N/A%	N/A%

**C Property Management Recap**

The Property Manager reports that speculative traffic/activity continues to be strong. In excess of one hundred persons continue to either call or visit the property each month. 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. 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 & Leasing Center

Phase II: First building/units availability is June 2006.

Occupied Units:

Phase I: One hundred eighty-nine, of the one hundred ninety-seven units are currently occupied (96% occupied).

Phase II: Pending Market Rate applications – 19

Community Initiatives/Events:

Resident/Management Community Meeting, June 1<sup>st</sup>.

Resident Appreciation "Backyard Bar-B-Q", June 24<sup>th</sup>.

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## SECTION 1 STATUS REPORTS

### **D Phase 3 Design Development and Construction Documents**

The development of financial and design strategies towards implementation of the Block 'A' and Block 'B' North revitalization's are currently being modified by the Development team. The Development team has procured an Architect to assist in their planning process and a pre-development budget from the developer is expected to be submitted. The Development team submitted a tax credit application to the AHFA, for phase 3.

### **E Developer Work in Progress**

MGD is currently focused on the following activities:

- i. Close-out of Phase I, Building Construction Project.
- ii. Phase II, Infrastructure Project Construction services.
- iii. Phase II, Building Construction Project.
- iv. Phase III Block 'A' & Block 'B' North Development.
- v. Phase III Tax Credit Application submittal status.
- 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.

### **F Approvals Status**

- i. Phase III Tax Credit Application / Award of Tax Credits

### **G Project Related Meetings**

May 3

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

May 8

Owner Architect Contractor (OAC) Update Meeting: HABD / MGD / Contractor / Architect / PMT

Progress Review Meeting: MGD / PMT

May 17

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

May 22

Owner Architect Contractor (OAC) Update Meeting: HABD / MGD / Contractor / Architect / PMT

Progress Review Meeting: MGD / PMT

May 23

HABD Board of Commissioners Meeting: HABD / PMT

May 24

Phase II Housing Pay Application Review Meeting: HUD / HABD / Design Team / MGD / PMT

May 31

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

Project Monthly Executive's Meeting: HABD / MGD / PMT

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**H Document Submissions and Notices**

- April Progress Report submitted to HABD by PMT.
- Park Place Pay Applications  
Phase II – Housing Pay Application No. 14

**I Key Project Issues**

- i. Phase 2 Infrastructure Project –Construction Services Phase.
- ii. Phase 2 Housing Units Project –Construction Services Phase.
- iii. Home Ownership Program
- iv. Phase 3 – Tax Credit Application
- v. Block 'A' & Block 'B' North conceptual design coordination.

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**III. OFF-SITE DEVELOPMENT - PROJECT PROGRESS OVERVIEW**

May 2006

**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 23<sup>rd</sup>. 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 is currently refining the project master plan and project budget, based upon negotiations with the entity owner of the south metro Birmingham parcel. The Developer anticipates a successful commencement of the negotiations in June.

**A Project Related Meetings**

May 3

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

May 17

Project Planning Session/Conference Call: HABD / P-FM / PMT

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

May 23

HABD Board of Commissioners Meeting: HABD / PMT

May 31

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT

Project Monthly Executive's Meeting: HABD / MGD / PMT

**B Document Submissions and Notices**

- o None submitted

**C Key Project Issues**

- i. Project Budget
- ii. Acquisition Plan / Land Acquisitions
- iii. Development Plan
- iv. Amended Revitalization Plan

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SECTION 3  
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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.

- o Phase II – Housing Pay Application No. 14

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APPENDIX

- SITE UPDATE PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 31 May 06.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 May 06.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31 May 06.