

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

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

**PROGRESS REPORT**  
**November 2005**

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

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December 12, 2005

# PARK PLACE DOWNTOWN NORTHWEST

HOUSING AUTHORITY  
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SECTION 1  
STATUS REPORTS

**I. HOME OWNERSHIP PROGRAM**

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ReMax scope of services contract, to locate and identify other potential properties for homeownership sites/acquisition, has been executed. ReMax is currently proceeding to procure properties in the Mason City area.

In Mason City, additional property appraisals have been clarified and the HABD, through ReMax, has been making offers to homeowners.

The HABD Home Ownership program is continuing. The staff is working to solicit for additional persons for the program. The construction contract for the nine homes project has been executed, but the contractor has yet to proceed with services due to bonding issues.

**II. PARK PLACE - PROJECT PROGRESS OVERVIEW**

November 2005

**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):**  
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.

During this period, Dunn completed street light repairs at various locations throughout the property, in Block F, additional road way striping and the asphalt seal coat were completed, in Block's D & E, curb and gutters and dense grade base were installed and additionally, driveways were installed in Block D.

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1. **Payment Applications:**  
MGD Invoice No. 4, 4a, 5 & 6
  
- iii. **Phase I - New Rental Units Construction;**
  1. **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
  
  2. **Payment Applications:**  
None Submitted
  
- iv. **Phase II - New Rental Units Construction;**
  1. **Construction Progress** – Approximately 19% complete, based on the total construction contract value;
    - Block 'D'**
      - Building 10 (Type 3C)**
        - Concrete Work – 100%
        - Plumbing & Hot Water (underground work) – 20%
        - Electrical – 16%
      - Building 11 (Type 04)**
        - Concrete Work – 100%
        - Plumbing & Hot Water (underground work) – 20%
        - Electrical - 10%
      - Building 12 (Type 3C)**
        - Concrete Work – 100%
        - Plumbing & Hot Water (underground work) – 20%
        - Electrical – 16%
      - Building 13 (Type 3C)**
        - Concrete Work – 81%
        - Plumbing & Hot Water (underground work) – 20%
        - Electrical – 16%
      - Building 14 (Type 3C)**
        - Concrete Work – 100%
        - Plumbing & Hot Water (underground work) – 20%
        - Electrical – 16%

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**Building 15 (Type 08)**

- Concrete Work – 100%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 16%

**Building 16 (Type 04)**

- Plumbing & Hot Water (underground work) – 20%
- Electrical – 10%

**Block 'E'**

**Building 04 (Type 03)**

- Rough Carpentry – 90%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 14%

**Building 05 (Type 06)**

- Rough Carpentry – 50%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 9%

**Building 06 (Type 3A)**

- Rough Carpentry – 50%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 17%

**Building 07 (Type 3A)**

- Rough Carpentry – 40%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 17%

**Building 08 (Type 04)**

- Rough Carpentry – 50%
- Plumbing & Hot Water (underground work) – 20%
- Electrical – 10%

**Building 09 (Type 04)**

- Plumbing & Hot Water (underground work) – 20%
- Electrical – 10%

**Block 'F' - East**

**Building 1 (Type 3C)**

- Rough Carpentry – 98%
- Roofing – 95%
- Doors – 50%
- Windows – 100%
- Plumbing & Hot Water – 75%
- Electrical – 65%

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**Building 2 (Type 3)**

- Rough Carpentry – 98%
- Roofing – 90%
- Windows – 10%
- Plumbing & Hot Water – 75%
- Electrical – 50%

**Building 3 (Type 3C)**

- Rough Carpentry – 98%
- Roofing – 95%
- Plumbing & Hot Water – 75%
- Electrical – 10%

**2. Payment Applications:**

Phase II – Housing Pay Application No. 8

**v. Phase 1 Site Remediation Project Blocks B south, C, F west**

Funds for the Site Preparation Project are included within the HADB 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.

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**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.

	<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%
Phase II Infrastructure Construction Services		
MBE Entities	67%	27%
Section 3 Entities	0%	0%
Local Companies	100%	100%
Housing Construction Services – Phase II		
MBE Entities	12%	16%
Section 3 Entities	12%	12%
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 either called or visited the property during the 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: None

Occupied Units: One hundred ninety-five w/ one of the remaining units pre-leased

    Market Rate Units – Sixty-nine of the designated seventy (the remaining unit is pre-leased)

    Affordable Units – Thirty-nine of the designated forty

    Authority Assisted Units – Eighty-seven of the designated eighty-seven

Applications Pending

    Market Rate Units – One

        (w/ no additional applicants currently on Waiting List)

    Affordable Units – None

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

    Authority Assisted Units – None

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

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## SECTION 1 STATUS REPORTS

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

- o 100% occupancy by 12/15/2005
- o Increased marketing at various local businesses (UAB, AmSouth Bank, Regions Bank etc.) through flyers and hand-outs. The Property Management staff is currently in the process of implementing marketing efforts as outlined in the marketing plan.
- o Open House/Gala event rescheduled for December 2005 in order to improve community image and awareness. This event will also serve as a "kick-off" event for the pre-leasing of Phase II units.

### **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 is resolving issues related to the Phase I & Phase II of the Development prior to proceeding with Phase III.

### **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. Coordination with City of Birmingham Parks and Recreation Department, and vicinity entities regarding Marconi Park.
- vi. Property Management services, including marketing, maintenance and coordination/interaction with residents.

### **F Approvals Status**

- i. None Pending Currently

### **G Project Related Meetings**

November 2

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

Infrastructure Services Update Meeting: HABD / MGD / Contractor / Architect / PMT

November 7

Weekly Progress Review Meeting: MGD / PMT

November 8

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

November 14

Weekly Progress Review Meeting: MGD / PMT

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November 16

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT  
Infrastructure Services Update Meeting: HABD / MGD / Contractor / Architect / PMT  
Meeting with newly appointed IMS Regional Director: HABD / MGD / PMT

November 17

How to Do Business with the HABD Seminar/Workshop  
Project Status Meeting with the HABD E.D.: HABD / PMT

November 21

Owner Architect Contractor (OAC) Update Meeting: HABD / MGD / Contractor / Architect / PMT  
Weekly Progress Review Meeting: MGD / PMT  
HABD Board of Commissioners Meeting: HABD / PMT

November 28

Weekly Progress Review Meeting: MGD / PMT

November 29

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

November 30

Infrastructure Services Update Meeting: HABD / MGD / Contractor / Architect / PMT  
Project Monthly Executive Meeting: HABD / MGD / PMT

**H Document Submissions and Notices**

- October Progress Report submitted to HABD by PMT.
- Park Place Pay Applications
  - Phase II – Housing Pay Application No. 8
  - Phase II – Infrastructure Pay Application' No. 4
  - Phase II – Infrastructure Pay Application' No. 4A
  - Phase II – Infrastructure Pay Application' No. 5
  - Phase II – Infrastructure Pay Application' No. 6
- MBE / DBE Quarterly Report

**I Schedule Review**

- Phase II – Infrastructure Improvements
- Phase 2 – Housing Units Construction

**J 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. Block 'A' & Block 'B' North conceptual design coordination.

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**III. DOWNTOWN NORTHWEST - PROJECT PROGRESS OVERVIEW**

November 2005

**I. Downtown Northwest - 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, identifying parcels for acquisition; coordinating with the City their possible assistance to acquire parcels and participation in this project, prioritizing parcels based on an implementation schedule and anticipated cost to acquire. P/FM is also preparing a project budget, schedule and phasing plan.

The Pre-development Budget is anticipated to be forwarded for review/approval in November.

**A Project Related Meetings**

November 2

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

November 9

Project Planning Session: HABD / P-FM / PMT

November 16

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

November 21

HABD Board of Commissioners Meeting: HABD / PMT

**B Document Submissions and Notices**

- o Market Study

**C Key Project Issues**

- i. Project Budget
- ii. Acquisition Plan
- 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.

- Phase II – Housing Pay Application No. 8
- Phase II – Infrastructure Pay Application' No. 4
- Phase II – Infrastructure Pay Application' No. 4A
- Phase II – Infrastructure Pay Application' No. 5
- Phase II – Infrastructure Pay Application' No. 6

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SECTION 4  
APPENDIX

- SITE UPDATE PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 30November05.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 30November05.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 30November05.