

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

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

**PROGRESS REPORT**  
**October 2005**

**Program Managers**

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**BOULEVARD GROUP INC.**

484 Boulevard SE  
Atlanta, GA. 30312

Tel. 404.622.7879  
fax 404.622.9395

2323 – 1<sup>st</sup> Avenue North  
Birmingham AL 35203

Tel. 205.327.2702  
fax 205.327.2704

November 7, 2005

# PARK PLACE DOWNTOWN NORTHWEST

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**I. HOME OWNERSHIP PROGRAM**

The contract with the real estate entities, procured 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 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. The construction contract for the nine homes project has been executed and a notice to proceed issued to the contractor.

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

**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:**  
MGD Invoice No. 20

**B 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 roadway repair work at the intersection of 6<sup>th</sup> Ave. and 23<sup>rd</sup> St. North, and verified the status of the irrigation system in association with Phase I services and completed the roadway base preparation and irrigation, electrical and telephone/cable sleeving services in association with phase II.

1. **Payment Applications:**  
MGD Invoice No. 27

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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 9% complete, based on the total construction contract value;

**Block 'D'**

**Building 10 (Type 3C)**

- Concrete Work (footings) – 15%
- Plumbing & Hot Water (underground work) – 20%

**Building 11 (Type 04)**

- Concrete Work (footings) – 15%

**Building 12 (Type 3C)**

- Concrete Work (footings) – 25%
- Plumbing & Hot Water (underground work) – 20%

**Building 13 (Type 3C)**

- Concrete Work (footings) – 25%
- Plumbing & Hot Water (underground work) – 20%

**Building 14 (Type 3C)**

- Concrete Work – 40%
- Plumbing & Hot Water (underground work) – 20%

**Building 15 (Type 08)**

- Concrete Work (footings) – 15%

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**Building 16 (Type 04)**

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

**Block 'E'**

**Building 04 (Type 03)**

- Concrete Work – 100%
- Plumbing & Hot Water (underground work) – 20%
- Rough Carpentry – 2%

**Building 05 (Type 06)**

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

**Building 06 (Type 3A)**

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

**Building 07 (Type 3A)**

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

**Building 08 (Type 04)**

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

**Building 09 (Type 04)**

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

**Block 'F' - East**

**Building 1 (Type 3C)**

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

**Building 2 (Type 3)**

- Plumbing & Hot Water (underground work) – 20%
- Rough Carpentry – 21%

**Building 1 (Type 3C)**

- Plumbing & Hot Water (underground work) – 20%
- Rough Carpentry – 8%

**2. Payment Applications:**

Phase II – Housing Pay Application No. 7

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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.

	<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%

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**C 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 & Leasing Center

Phase II: None

Occupied Units: One hundred eighty-one w/ fourteen of the remaining units pre-leased

Market Rate Units – Sixty-nine of the designated seventy

Affordable Units – Thirty-three of the designated forty (six pre-leased)

Authority Assisted Units – Seventy-nine of the designated eighty-seven (eight pre-leased)

Applications Pending

Market Rate Units – None

(w/ no additional applicants currently on Waiting List)

Affordable Units – Six

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

Authority Assisted Units – Eight

(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 100% occupancy by 11/15/2005.
- o Increased marketing at various local businesses (UAB, AmSouth Bank, Regions Bank etc.) through flyers and hand-outs. Implementation of the marketing plan.

**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.

**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.

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**F Approvals Status**

- i. None Pending Currently

**G Project Related Meetings**

October 3

Weekly Progress Review Meeting: MGD / PMT

October 5

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT  
Infrastructure Services Update Meeting: HABD / MGD / Contractor / Architect / PMT

October 10

Weekly Progress Review Meeting: MGD / PMT

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

October 17

Weekly Progress Review Meeting: MGD / PMT

HABD Board of Commissioners Meeting: HABD / PMT

October 18

Project Budget Reconciliation Meeting: MGD / PMT

October 19

HABD Progress Review Meeting: HABD Executive / HABD Specialists / MGD / PMT  
Infrastructure Services Update Meeting: HABD / MGD / Contractor / Architect / PMT

October 24

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

Weekly Progress Review Meeting: MGD / PMT

October 25

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

October 26

Project Monthly Executive Meeting: HABD / MGD / PMT

October 31

Weekly Progress Review Meeting: MGD / PMT

**H Document Submissions and Notices**

- o August Progress Report submitted to HABD by PMT.
- o City of Birmingham issued Certificate of Occupancy for Phase I
- o Park Place Pay Applications
  - Phase II – Housing Pay Application No. 7
  - Phase I – Infrastructure Pay Application No. 27
  - Demolition Block ‘A’ – Pay Application No. 20

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**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**

**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; also prioritizing these 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**

October 5

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

October 11

Market Study Consultant Informational Meeting: Real Property Research Group / PMT

Project Planning Session: HABD / P-FM / PMT

October 17

HABD Board of Commissioners Meeting: HABD / PMT

October 19

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

October 26

Project Planning Session: HABD / P-FM / PMT

**B Document Submissions and Notices**

- o August Progress Report submitted to HABD by PMT.

**C Key Project Issues**

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

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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 II – Housing Pay Application No. 7
- Park Place Phase I – Infrastructure Pay Application No. 27
- Park Place Demolition Block 'A' – Pay Application No. 20

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**SECTION 4**  
**APPENDIX**

- SITE UPDATE PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 31October05.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31October05.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31October05.