

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

METROPOLITAN GARDENS
HOPE VI GRANT PROGRAM

PROGRESS REPORT
October 2006

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November 1, 2006

PARK PLACE OFF-SITE DEVELOPMENT

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SECTION 1 STATUS REPORTS

I. HOME OWNERSHIP PROGRAM

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In Mason City, additional property appraisals have been clarified and the HABD has been continuing to make offers to homeowners. An additional ten properties have been identified as potential for acquisition and to date seven properties have been acquired. The HABD has proceeded with the preparation of construction documents for houses on these seven parcels. The Advertisement for construction services for these houses is scheduled for November 12, with the bid opening forecast to occur on December 5th.

In Southhampton, final electrical inspections on three houses have been completed and additional plumbing and lighting fixture services are being completed. The contractor anticipates securing the final inspections and City issued Certificate of Occupancy, for all of the units in early November.

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

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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.

The contractor has been working to install the sidewalks, site lighting, irrigation system components and landscaping elements throughout the three blocks.

1. **Payment Applications:**
None Submitted.

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- iii. **Phase I - New Rental Units Construction;**
 - 1. **Construction** - 100% complete. Close-out and HABD final payments have been processed.

- iv. **Phase II - New Rental Units Construction;**
 - 1. **Construction Progress** – Approximately 96% complete, based on the total construction contract value;

Block 'D'

Building 10 (Type 3C)

- Roofing – 100%
- Appliances – 18%
- Painting & Decorating – 90%

Building 11 (Type 04)

- Roofing – 100%
- Painting & Decorating – 75%
- Appliances – 10%

Building 12 (Type 3C)

- Roofing – 100%
- Painting & Decorating – 80%
- Appliances – 18%

Building 13 (Type 3C)

- Roofing - 100%
- Doors – 100%
- Painting & Decorating – 80%
- Cabinets – 100%

Building 14 (Type 3C)

- Roofing - 100%
- Doors – 99%
- Painting & Decorating – 75%
- Cabinets – 100%

Building 15 (Type 08)

- Roofing – 100%
- Doors – 100%
- Painting & Decorating – 75%
- Appliances – 5%

- Plumbing & Hot Water – 95%
- Air Conditioning – 85%
- Electrical – 95%

- Plumbing & Hot Water – 95%
- Air Conditioning – 85%
- Electrical - 95%

- Plumbing & Hot Water - 95%
- Air Conditioning – 85%
- Electrical – 95%

- Appliances – 18%
- Plumbing & Hot Water – 95%
- Air Conditioning – 85%
- Electrical – 95%

- Appliances – 18%
- Plumbing & Hot Water – 95%
- Air Conditioning – 85%
- Electrical – 95%

- Plumbing & Hot Water - 98%
- Air Conditioning – 95%
- Electrical – 95%

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Building 16 (Type 04)

- Roofing – 100%
- Doors – 100%
- Painting & Decorating – 75%
- Cabinets – 100%
- Appliances – 10%
- Plumbing & Hot Water – 95%
- Air Conditioning – 85%
- Electrical – 85%

Block 'E'

Building 04 (Type 03)

- Painting & Decorating – 95%
- Carpet – 75%
- Plumbing & Hot Water – 100%
- Air Conditioning – 100%
- Electrical – 100%

Building 05 (Type 06)

- Painting & Decorating – 95%
- Plumbing & Hot Water – 100%
- Air Conditioning – 100%
- Electrical – 100%

Building 06 (Type 3A)

- Painting & Decorating – 95%
- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

Building 07 (Type 3A)

- Finish Carpentry – 100%
- Painting & Decorating – 95%
- Plumbing & Hot Water – 98%
- Air Conditioning – 98%
- Electrical – 98%

Building 08 (Type 04)

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

Building 09 (Type 04)

- Finish Carpentry – 100%
- Painting & Decorating – 95%
- Plumbing & Hot Water – 100%
- Air Conditioning – 100%
- Electrical – 100%

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Block 'F' - East

Building 1 (Type 3C)

- Building Construction Services - 100% Complete

Building 2 (Type 3)

- Building Construction Services - 100% Complete

Building 3 (Type 3C)

- Building Construction Services - 100% Complete

2. Payment Applications:

Phase II, Building Construction Pay Application No. 19

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.

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 November 2006.

Occupied Units:

Phase I: One hundred eighty, of the one hundred ninety-seven units are currently occupied (92% occupied).

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.

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On the northeast quadrant of Block 'B', the Development team has procured an Architect to assist in their planning and document development process. A seventy-six unit mid-rise is being planned for this area. Construction documents have been forwarded to the City for permit review and are anticipated to be approved in mid-October and closing for this phase is anticipated to occur within the next sixty to ninety days, pending HABD and HUD review/approvals processes. The Rental Term Sheet and Evidentiary Documents are expected to be submitted to HUD for review and approval in early November.

E Developer Work in Progress

MGD is currently focused on the following activities:

- i. Phase I, Final Endorsement coordination with FHA.
- 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 Building Permit Approval & Closing.
- 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

Phase III; Building Permit.

G Project Related Meetings

October 04

Phase III – Closing Coordination Conference Call:

October 09

Owner Architect Contractor (OAC) Update Meeting:

Progress Review Meeting:

October 10

Block F – Substantial Completion Buildings Walk Thru

October 11

Phase III – Closing Coordination Conference Call:

October 13

Phase III – Closing Coordination Conference Call:

October 16

HABD Board of Commissioners Meeting:

October 18

Phase III – Closing Coordination Conference Call:

HABD HOPE VI Progress Review Meeting

October 20

Phase III – Closing Coordination Conference Call:

October 23

Owner Architect Contractor (OAC) Update Meeting:

Progress Review Meeting:

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October 25

Project Monthly Executive's Meeting:

October 27

Phase III – Closing Coordination Conference Call:

October 31

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

H Document Submissions and Notices

- o September Progress Report submitted to HABD by PMT.
- o Phase II, Building Construction Pay Application No. 19

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

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III. OFF-SITE DEVELOPMENT - 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 has successfully negotiated a contract with the entity owner of the south metro Birmingham parcel. The Developer is moving forward with site investigation services (i.e. environmental & geotechnical investigations, a property (ALTA) survey and topographic documentation of the property), master plan development, budgetary analyses and development phasing planning in anticipation of a submission to AHFA for tax credits.

A Project Related Meetings

October 11

Project Status Conference Call:

October 16

HABD Board of Commissioners Meeting:

October 18

HABD HOPE VI Progress Review Meeting

October 25

Project Monthly Executive's Meeting:

B Document Submissions and Notices

- o Marketing Study
- o Master Plans
- o Project Schedule

C Key Project Issues

- i. Project Budget
- ii. Development Plan
- iii. Amended Revitalization 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.

- Phase II, Building Construction Pay Application No. 19.

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APPENDIX

- HUD HOPE VI REVITALIZATION GRANT PROGRAM: FINANCIAL SUMMARY REPORT, reporting period; 3rd Quarter, Calendar Year 2006

- SITE UPDATE PHOTOS.

- KEY PROJECT ACTIVITIES SCHEDULE, 31 October 2006.

- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 31 October 2006.

- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 31 October 2006.