

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

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

**PROGRESS REPORT**  
**September 2006**

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

**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

October 1, 2006

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

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## TABLE OF CONTENTS

### **SECTION 1**

#### **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 I New Rental Units Construction
    - iv. Phase II New Rental Units Construction
    - v. Phase 1 Site Remediation Project Blocks B south, C, F west
    - vi. Phase 2 Site Remediation Project Blocks D, E, F east
    - vii. MBE/DBE and Section 3 Participation
  - C Property Management Recap
  - D Phase 3 Design Development and Construction Documents
  - E Developer Work in Progress
  - F Approvals Status
  - G Project Related Meetings
  - H Document Submissions and Notices
  - I Key Project Issues

### **SECTION 2**

#### **Off-Site Development Status Reports**

- I. Off-Site Development - Project Progress Overview
  - A Project Related Meetings
  - B Document Submissions and Notices
  - C Key Project Issues

### **SECTION 3**

#### **Grant Program Financial Status - Status Reports**

### **SECTION 4**

#### **Appendix**

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

---

## SECTION 1 STATUS REPORTS

### I. HOME OWNERSHIP PROGRAM

September 2006

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 seven properties have been acquired, and the HABD has proceeded with the preparation of construction documents for houses on these parcels. The construction bid opening is forecast to occur in October.

In Southhampton, the contractor has installed all of the driveways and sidewalks and is approximately 80% complete with all grading work, the contractor has also completed the installation of the exterior vinyl siding as well as interior painting, flooring and cabinetry work has been completed.

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

September 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 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, irrigation system components and landscaping elements throughout the three blocks.

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

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

SECTION 1  
STATUS REPORTS

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

1. **Construction** - 100% complete. Close-out and HABD final payments have been processed.

**Block 'B' - South**

- o 100% Complete

**Block 'C' - North**

- o 100% Complete

**Block 'C' - South**

- o 100% Complete

**Block 'F' - West**

- o 100% Complete

2. **Payment Applications:**

None Submitted

iv. **Phase II - New Rental Units Construction;**

1. **Construction Progress** – Approximately 93% complete, based on the total construction contract value;

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.

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 July 2006.

	<u>Participating Companies</u>	<u>% of Total Contract Value</u>
Housing Construction Services – Phase II		
MBE Entities	11%	14.0 %
Section 3 Entities	9%	9.0 %
Local Companies	N/A%	N/A%

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

---

## SECTION 1 STATUS REPORTS

### **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 October 2006.

Occupied Units:

Phase I: One hundred eighty-two, of the one hundred ninety-seven units are currently occupied (93% 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.

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.

### **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.

# PARK PLACE OFF-SITE DEVELOPMENT

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

---

## SECTION 1 STATUS REPORTS

### **G Project Related Meetings**

September 01

Phase III – Mixed Finance Proposal Coordination Conference Call:

September 06

Phase III – Closing Coordination Conference Call:

HABD Progress Review Meeting:

September 11

Owner Architect Contractor (OAC) Update Meeting:

Progress Review Meeting:

September 18

HABD Board of Commissioners Meeting:

September 20

Phase III – Closing Coordination Conference Call:

September 25

Phase II Housing Pay Application Review Meeting:

Owner Architect Contractor (OAC) Update Meeting:

Progress Review Meeting:

September 27

Phase III – Closing Coordination Conference Call:

Project Monthly Executive's Meeting:

### **H Document Submissions and Notices**

- o August Progress Report submitted to HABD by PMT.
- o Phase III – ALTA Survey
- 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.

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

---

SECTION 2  
STATUS REPORTS

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

September 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 has successfully negotiated a contract with the entity owner of the south metro Birmingham parcel. The Developer is moving forward with development of the necessary planning towards implementation to finance and construct the proposed development.

**A Project Related Meetings**

September 06

HABD Progress Review Meeting:

September 18

HABD Board of Commissioners Meeting:

September 27

Project Monthly Executive's Meeting:

**B Document Submissions and Notices**

- o None Submitted

**C Key Project Issues**

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

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT

PROGRESS REPORT No. 75  
September 2006

---

SECTION 3  
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.

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

**PARK PLACE**  
**OFF-SITE DEVELOPMENT**

**HOUSING AUTHORITY  
of the BIRMINGHAM DISTRICT**

**PROGRESS REPORT No. 75  
September 2006**

---

SECTION 4  
APPENDIX

- HUD HOPE VI REVITALIZATION GRANT PROGRAM: FINANCIAL SUMMARY REPORT, reporting period; 2nd Quarter, Calendar Year 2006
  
- SITE UPDATE PHOTOS.
  
- KEY PROJECT ACTIVITIES SCHEDULE, 30 September 2006.
  
- 60-DAY WORK IN PROGRESS SCHEDULE, updated to 30 September 2006.
  
- PARK PLACE: PHASE 2 PROJECT IMPLEMENTATION SCHEDULE, updated to 30 September 2006.