

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
November 2005**

Program Managers

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December 2, 2005

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

November 2005:

All residents of Tuxedo Court have been relocated to other housing communities and locations selected by the residents as of November 15, 2005.

The HABD staff will coordinate with the relocated residents of Tuxedo Court regarding the status of the progress of this revitalization program providing status updates on HUD coordination's and related requirements, updates regarding program procurements, and also updates regarding homeownership opportunities.

### **COMMUNITY AND SUPPORTIVE SERVICES - CSS**

November 2005:

Regarding CSS services provided by JCCEO, they are continuing to collect data regarding the residents and their needs; they are hosting activities to assist residents towards financial independence and are meeting the needs and family goals for the families through case management. JCCEO continues to utilize their Outcome Results System (ORS) for capturing their statistics of assessments and focus groups. Residents continue to receive assistance with job skills training, educational assistance, and childcare assistance.

The JCCEO Family Development Center has developed an outreach program to publicize the availability of community and supportive services for former Tuxedo Court residents. Initial mailings to former residents were forwarded in August 2005 and October 2005. To date, twenty-nine (29) previously relocated residents have responded and requested CSS services. An additional informational mailing to these residents is planned to occur in December.

### **PROJECT PROGRESS OVERVIEW**

November 2005:

#### **1. Project Implementation**

- A. Off-Site Development – Fountain Heights Homeownership Component
  - a. The City is continuing the process of completing the necessary procedures to facilitate the planned property transfers. There are seven (7) properties in the process of being transferred to the HABD for utilization in the off-site development.
  - b. The PMT has developed a brochure to be used to identify potential homeowners interested in relocating to the historic Fountain Heights neighborhood. The brochure has been distributed to HABD staff, the Birmingham Homeownership Center, Birmingham Urban League, and other potential homeowners.
  - c. Homeownership opportunities in Fountain Heights are being promoted with the distribution of the Magic City Housing Development Corporation Homeownership brochure. To date, we have received completed brochures from sixty-three (63) potential applicants. Subsequently, we provide detailed information on the process required for homeownership under the Magic City Housing Development Corporation. Potential

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applicants are referred to the Birmingham Homeownership Center and/or the Birmingham Urban League to participate in homeownership classes, credit counseling, mortgage information, and other assistance programs, related to the home-buying process. Classes are held monthly.

- I. Site Acquisitions
    - a. No additional properties for the off-site development have been acquired.
  - II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
    - a. Surveying of the HABD deeded parcels has concluded under the direction of Adams Design. The properties are required to be surveyed in association with the Subdivision submittal process with the City. Additionally, Adams Design has prepared Construction Documents for the off-site development.
    - b. The HABD/PMT will coordinate the construction of the off-site development with the construction of the City of Birmingham Drainage and Street Improvements project currently underway in the vicinity of 16<sup>th</sup> Street North near 15<sup>th</sup> Avenue North.
    - c. Two (2) bids were submitted in response to the invitation for bids for the construction of 25 homes in Fountain Heights held on November 15, 2005. The submitted bids were deemed nonresponsive and therefore rejected. The construction of 25 homes in Fountain Heights will be re-advertised based on the following schedule:

Advertise	December 11, 2005
Plans Available	December 12, 2005
Pre-Bid Conference	December 20, 2005
Bid Opening	January 10, 2006
    - d. A coordination meeting with the Birmingham Construction Industry Authority (BCIA) was held.
  - III. Marketing Studies
    - a. Land Development Analysts submitted the revised market study for the off-site development.
- B. On-Site Development – Tuxedo Court Property
- I. Demolition
    - a. USInfrastructure, Inc. has developed the construction bid package (specifications and plans) for demolition of the Tuxedo Court. The bid schedule for on-site demolition is as follows:

Advertise	September 18, 2005
Plans Available	September 26, 2005
Pre-Bid Conference	October 5, 2005
Bid Opening	November 1, 2005

Eleven (11) general contractors submitted bids in response to the invitation for bids. A recommendation to award the contract for demolition services at Tuxedo Court is forthcoming.
    - b. No construction activity to date.
    - c. Local landscaper, Omega Landscaping, requested and was approved to remove shrubbery at Tuxedo Court prior to demolition and for replanting at other housing communities. Omega Landscaping is to provide a plan of action for the plantings to HABD staff.
  - II. Site Development / Public Improvements
    - a. USInfrastructure, Inc. is currently developing the construction bid package (specifications and plans) for infrastructure improvements at Tuxedo Court, in coordination with the housing units design, being developed by Williams-Blackstock Architects. Specifications are approximately 40% complete. Plans are approximately 35% complete.
    - b. An application for Jefferson County Environmental Services Department requesting County participation with infrastructure related costs has been prepared by the PMT/USInfrastructure, Inc. for submittal to the Environmental Services Department.

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Jefferson County's PMT is currently preparing a cost analysis for the requested funding. Supporting documentation including the master plan, cost estimates, and engineered plans have been submitted to Burk-Kleinpeter, Inc. for this process.

- c. The HABD/PMT Team is continuing to work and coordinate with the City to clarify City concerns regarding the conceptual master site plan and the infrastructure scope and budget.
- d. The HABD/PMT Team along with Williams Blackstock Architects and subconsultants prepared documentation to be submitted to the Alabama Department of Transportation (ALDOT) Transportation Enhancement (TE) Program through the City of Birmingham's Planning and Engineering Department. Annually, the ALDOT makes the TE Project available to cities and municipalities with request for proposals. The proposal included schematic design efforts for the proposed linear park at on-site Tuxedo Court and enhancements along the Interstate 20/59 corridor in the vicinity of Tuxedo Court. Notification of approval from ALDOT is anticipated in January/February 2006.

### III. Site Acquisitions

- a. Documentation for property owned by the Birmingham City Schools was submitted to the school board with an offer to purchase the property in order to maintain the proposed street grid system. The property is located at the northwest corner of the Tuxedo Elementary School property and consists of approximately 0.20 acres with frontage on 20<sup>th</sup> Street Ensley. Dr. Shiver has requested that HABD purchase this property in lieu of the requested transfer deeding of the property; the HABD Board agreed to offer to purchase the property.

### IV. Rental Units Development – Phase II Housing For Sale Development – Phase III Housing

- a. The Architectural/Engineering Team of Williams Blackstock Architects is continuing with housing development design for the Tuxedo Court site. The Schematic Design submittal was forwarded to the HABD/PMT for review and approval. Due to budget concerns, the SD submittal was not approved. Williams Blackstock Architects submitted documentation to revise the outstanding budget issues and are proceeding with the Design Development submittal. The impact on the schedule is minimal.
- b. Coordination between the architectural/engineering team, the engineering team, HABD staff, City staff, and the PMT is ongoing, including design and strategic coordination efforts.
- c. No construction activity to date.

### V. Real Estate

- a. Discussions with the real estate entity, ReMax Realty, are underway for potential negotiations and purchases of properties in the vicinity of the defined Tuxedo Court revitalization area.
- b. Negotiations are continuing with the property owners in the general vicinity of the defined Tuxedo Court revitalization area.

### C. MBE/DBE and Section 3 Participation

The following is a breakdown of MBE/DBE/Section 3 company's participation in the current active project contracts.

	<u>% of Total Contract Value</u>
❖ Professional Services Contracts	
MBE Entities	32%
Section 3 Entities	0%
Local Companies	88%

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## 2. Project Related Meetings

- ❖ November 1 Demolition Services Bid Opening
- ❖ November 2 PMT In-House Team Meeting  
HOPE VI Projects Update Meeting
- ❖ November 8 Alabama Power Project Coordination Meeting
- ❖ November 9 Architectural/Engineering Budget Review Meeting with Williams  
Blackstock Architects
- ❖ November 10 PMT In-House Budget Review Meeting
- ❖ November 15 PMT In-House Team Meeting  
Bid Opening for the Construction of 25 Homes in Fountain Heights
- ❖ November 16 HOPE VI Projects Update Meeting  
Fountain Heights Neighborhood Redevelopment Team Meeting  
Sewer Participation Walk-through with USInfrastructure and Jefferson  
County Environmental Services Department staff
- ❖ November 17 "How to Do Business with the HABD" seminar
- ❖ November 21 HABD Board of Commissioners Monthly Meeting
- ❖ November 22 BCIA Coordination Meeting
- ❖ November 29 On-Site Housing Architectural/Engineering Design Development  
Coordination Meeting with Williams Blackstock Architects
- ❖ November 30 PMT In-House Team Meeting

## 3. Procurements Status

No procurements were made during the month of November 2005.

## 4. Document Submissions and Notices

- ❖ October Program Report
- ❖ Bid Opening for Demolition Services at Tuxedo Court
- ❖ Bid Opening for the Construction of 25 Homes in Fountain Heights
- ❖ Architectural/Engineering Budget Revision Analysis from Williams Blackstock

## PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Coordination with the City on acquisition of Fountain Heights properties
- ❖ Phase II – Demolition Bid Award
- ❖ Phase II – Demolition services commencement
- ❖ Phase I – Bid Advertisement
- ❖ Phase I – Bid Opening
- ❖ Intergovernmental coordination with the City/County

## FINANCIAL REVIEW

November 2005:

The PMT is currently working with the HABD staff to reconcile on a monthly basis the project's financial information.

### 1. Payment Applications

- a. USInfrastructure Invoice #2 for Site Engineering Services

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## SECTION 2 INFORMATIONAL PHOTOS



TUXEDO COURT  
CONSTRUCTION PROGRESS AT THE NORTHERN TRIANGLE IN THE  
FOUNTAIN HEIGHTS NEIGHBORHOOD

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TUXEDO COURT  
CLEARING LOTS FOR HOME CONSTRUCTION PREPARATION  
IN THE FOUNTAIN HEIGHTS NEIGHBORHOOD