

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
November 2006**

Program Managers

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December 1, 2006

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

November 2006:

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 continue to coordinate with the relocated residents of Tuxedo Court, providing status updates regarding the progress of this revitalization program; updates on HUD coordination's and related requirements; updates regarding program procurements; and also updates regarding homeownership opportunities. An upcoming meeting with residents will be scheduled to provide a project status update to returning residents and interested parties.

In conjunction with the approved CSS Work Plan, the HABD staff is preparing the documentation establishing resident return criteria and the means to advise the affected residents.

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

November 2006:

Regarding the 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 readiness training, educational assistance, entrepreneurial training sessions, and childcare assistance.

JCCEO continues its offsite outreach efforts for former residents and monitors the progress of residents towards goals of self-sufficiency. The current case load included sixty-one (61) former Tuxedo Court residents.

JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared thirty-four (34) service referrals for forty-six (46) Tuxedo Court residents for employment, basic needs, financial, medical, and childcare assistance; assisted three (3) disabled Tuxedo Court residents with services including GED classes, Medicaid, food stamps, Section 8, and entrepreneurial training; and assisted eight (8) Tuxedo Court residents with transportation. Twelve (12) Tuxedo Court residents completed the Entrepreneurial Training Program and two (2) Tuxedo Court residents completed the Job Readiness Training course.

### **PROJECT PROGRESS OVERVIEW**

November 2006:

#### **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.

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- b. Homeownership opportunities in Fountain Heights are being promoted through the HABD staff with the distribution of the revised HABD Homeownership brochure, highlighting photographs and information about the homeownership program.
  - I. Site Acquisitions
    - a. One (1) property remains to be acquired, through City initiatives or via HABD direct procurement. The City of Birmingham has plans to transfer one (1) property with a request for demolition lien waiver to the HABD at an upcoming City Council Meeting. To date, HABD has site control of properties to build twenty-four (24) of the twenty-five (25) homes.
  - II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
    - a. HABD staff is coordinating the re-bid of the Construction of 25 Single Family Homes in Fountain Heights with the architect of record, Adams Design under the leadership of Paul Roderick.
    - b. The tentative schedule for re-bidding the project as developed by HABD staff is as follows:

Advertisement begins	November 18, 2006
Pre-Bid Conference	December 5, 2006
Bid Opening	December 19, 2006
  - III. Marketing Studies
    - a. No additional activity at this time.
  - B. On-Site Development – Tuxedo Court Property
    - I. Demolition
      - a. Work forces for National Salvage & Services completed demolition services during the week of November 13, 2006. Equipment was moved offsite during the week of November 20, 2006. Clean-up of the site was complete by November 30, 2006. Remaining work include replacement of two (2) manhole covers damaged during demolition and seeding on blocks 1, 2, and 3.
    - II. Site Development / Public Improvements
      - a. USInfrastructure, Inc. has developed 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. The project schedule is as follows:

Advertisement begins	December 3, 2006
Pre Construction Conference	December 11, 2006
Bid Opening	January 4, 2007
      - b. In efforts to explore other measures to utilize the Jefferson County Commission as a funding source, and in association with comments Commissioner Langford expressed at the Tuxedo Court Groundbreaking ceremony, the PMT has coordinated with the City of Birmingham to draft a letter to the Jefferson County Commission. The draft letter has been forwarded to the Mayor for execution and follow-up. HABD Executive Staff presented to the Jefferson County Commission on October 18, 2006 regarding the requested funding for Tuxedo Court. An interlocal agreement for this funding between the City and Jefferson County has been prepared and is being reviewed by City staff.
      - 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. Follow up meetings to the City's Administration, Budget, and Finance Committee were held on February 1, 2006; February 6, 2006; February 13, 2006; and February 27, 2006 to resolve outstanding issues regarding the City's commitment to provide infrastructure funding for this project. Funding for the project was approved by the Administration, Budget, and Finance Committee on May 1, 2006 and at the City Council

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Meeting on May 9, 2006. The City has also prepared and forwarded a draft of the proposed Intergovernmental Agreement. The HABD provided comments to the Mayor and City staff for execution. The Intergovernmental Agreement is currently in the City's Legal Department awaiting execution.

- 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 was received. The PMT met with the City's engineering staff regarding the status of the ALDOT grant. The PMT is awaiting additional information and direction from the City's engineering staff.

### III. Site Acquisitions

- a. Mr. Ruggs met with Dr. Mims and provided an overview of the Tuxedo Court project and a status update. The Development Team is awaiting feedback from Dr. Mims regarding the status of the property purchase.
- b. The Birmingham City School Board approved the sale of the property to the HABD. The HABD/PMT is working with the attorneys for the school board to prepare the sales contract and acquire the title report.

### 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. Williams Blackstock Architects is modifying the Construction Development documents to include comments from the PMT/HABD and meet requirements of the Alabama Housing Finance Authority. The project schedule is as follows:

Advertisement begins	December 18, 2006
Pre Construction Conference	January 4, 2007
Bid Opening	January 23, 2007

- 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. The architectural/engineering team presented to the City's Zoning Board on November 16, 2006 and will follow up with revised dumpster locations at its December 2006 meeting. A presentation to the Planning Commission is schedule for December 6, 2006. 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. The HABD has acquired property at the corner of 20<sup>th</sup> Place Ensley and Avenue O (formerly Grady Temple AME Church). The Alabama Historic Commission (AHC) forwarded its historical value assessment of this property; AHC has no objections to the demolition of this property.

### 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 to date.

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	<u>% of Total Contract Value</u>
❖ Professional Services Contracts	
MBE Entities	32.0%
Local Companies	88.0%
❖ Demolition Services Contracts	
MBE Entities	9.0%
Local Companies	3.4%
❖ Sewer Capping Services Contracts	
MBE Entities	100.0%
Local Companies	100.0%

The following companies are participating in the Section 3 program as noted. Miles College with one (1) employee; USInfrastructure with one (1) employee; JCCEO with one (1) employee and providing referral assistance for National Salvage and Services; National Salvage and Services with four (4) employees; Williams Blackstock Architects hired one (1) Section 3 company for janitorial services; Boulevard Group with one (1) employee; and Klein-Hornig/Gaines LLC is participating in the scholarship program.

## 2. Project Related Meetings

- ❖ November 3 Progress Meeting with USInfrastructure
- ❖ November 8 PMT Team Conference Call/Meeting
- ❖ November 16 City of Birmingham Zoning Board Authority Hearing
- ❖ November 20 Progress Meeting with USInfrastructure  
HABD Board of Commissioners Monthly Meeting
- ❖ November 21 PMT Team Conference Call/Meeting  
Williams Blackstock Bid Process Coordination Meeting
- ❖ November 28 Project Update Meeting with Rick Miles
- ❖ November 29 PMT Conference Call/Meeting

## 3. Procurements Status

- ❖ An RFQ for demolition services of the property located at 1436 20<sup>th</sup> Place Ensley (formerly Grady Temple AME Church) is distributed. Quotes from qualified contractors are anticipated on December 4, 2006.

## 4. Document Submissions and Notices

- ❖ October 2006 Program Report

## PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase I – Construction services commencement
- ❖ Intergovernmental coordination with the City/County
- ❖ Demolition services - 1436 20<sup>th</sup> Place Ensley
- ❖ Infrastructure Bid Opening
- ❖ Phase II – Housing Development Bid Opening

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- ❖ Phase III – Construction Development Phase Architectural/Engineering services submittal

## **FINANCIAL REVIEW**

November 2006:

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

### **1. Payment Applications**

- a. National Salvage & Services, Pay Request #5
- b. Williams Blackstock, Pay Request #12

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SECTION 2  
INFORMATIONAL PHOTOGRAPHS



**TUXEDO COURT**  
**DEMOLITION SERVICES**  
**Block 5**  
(looking northwest from 21<sup>st</sup> Street Ensley)

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**TUXEDO COURT  
DEMOLITION SERVICES  
Blocks 2 and 5**  
(looking northwest along 20<sup>th</sup> Place)

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**TUXEDO COURT**  
**Block 4**  
(looking north along 21<sup>st</sup> Street)