

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT**  
November 2008

Program Managers

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## SECTION 1 EXECUTIVE SUMMARY

### PROJECT PROGRESS OVERVIEW November 2008

- *Fountain Heights* – The contractor has twenty-five (25) substantially complete houses. Closeout of the contract is in progress. To date, fourteen (14) houses have closed.
- *Infrastructure Services* – Construction is progressing. Approximately 54% of the contract has been expensed.
- *Rental Units Construction* – Capstone Building Corporation has been issued a notice to proceed and started construction. Site preparation for foundation installation has begun.
- *Tax Credit Closing* – the Program Management Team is working with RBC to prepare for the closing, expected to occur in early January 2009.

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## SECTION 2 STATUS REPORTS

### RESIDENT RELOCATION AND RETURNS

*November 2008:*

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 updates regarding homeownership opportunities. Relocated residents will receive updates on the transition process back to the new development, upon the complete development of the return criteria.

Plans to provide the residents with an updated overview of the program, status updates of the infrastructure and housing construction projects, and the development of the return criteria need to be revisited. The procurement of a Property Manager for the development is being evaluated.

HABD staff has resumed meetings with former residents of the Tuxedo Court community in preparation of returning to the site.

### COMMUNITY AND SUPPORTIVE SERVICES - CSS

*November 2008:*

JCCEO continues to collect data through case management and assist residents by providing CSS services. JCCEO hosts activities to assist residents towards financial independence and are meeting the needs and family goals for the families. JCCEO utilizes its Outcome Results System (ORS) for capturing statistics of assessments and focus groups. Residents continue to receive assistance with basic needs, job readiness training, educational assistance, entrepreneurial training sessions, and childcare assistance.

Offsite outreach efforts for former residents are continuing. JCCEO monitors the progress of residents towards goals of self-sufficiency. The current case load includes eighty-three (83) former Tuxedo Court residents.

JCCEO case workers provided services to address the following needs of families from Tuxedo Court: prepared sixty-one (61) service referrals for thirty-five (35) Tuxedo Court residents for employment, basic needs, financial, medical, and childcare assistance. Twenty (15) residents are currently enrolled in the Employment preparation/placement program. Four (4) residents are enrolled in the job skills training program. Two (2) residents gained employment; currently, fifty-five (55) residents of the current caseload are employed. **An updated progress report from JCCEO has been requested.**

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## PROJECT PROGRESS OVERVIEW

*November 2008:*

### 1. Project Implementation

#### A. *Off-Site Development – Fountain Heights Homeownership Component*

- a. 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.
- b. Signage promoting homeownership opportunities are posted in and around the Fountain Heights neighborhood, and near Interstate 65 in the Fountain Heights area. Interested families are directed to contact the HABD Homeownership Coordinator.

#### I. *Site Acquisitions*

- a. HABD has site control of properties to build twenty-five (25) of the twenty-five (25) homes. Closings are continually being scheduled.

#### II. *Off Site Development Process – 25 Single Family Homes in Fountain Heights*

- a. KSH Construction is progressing with approximately 99% of the project complete. To date, the contractor has delivered twenty-five (25) houses as substantially complete.
- b. Currently, HABD staff has secured twenty-three (23) sales contracts for the homes being constructed. The HABD has closed with fourteen (14) homeowners and several closings are expected in the upcoming weeks, as a closing schedule is being developed.

#### III. *Market Studies*

- a. No additional activity at this time.

#### B. *On-Site Development – Tuxedo Court Property*

##### I. *Demolition*

- a. Services complete.

##### II. *Site Development / Public Improvements*

- a. USInfrastructure, Inc. 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. US Infrastructure has evaluated the bids to certify the lowest responsible, responsive bidder. The HABD Board of Commissioners elected to reject all bids submitted for this project at its April 2007 board meeting. The project was rebid. The HABD Board of Commissioners elected to approve the lowest responsible, responsive bidder, Russo Corporation, at its June 2007 Board of Commissioners meeting. The contracts were executed by both parties. The HABD Board of Commissioners voted to terminate the contract executed with Russo Corporation at its November 2007 Board meeting due to the City's assessment of non-compliance in the procurement process. The project was re-advertised. Bids were opened in January 2008. Engineering Design Technologies, Inc. is the engineer of record for the re-bid process.
- b. In efforts to utilize the Jefferson County Commission as a funding source, and in association with comments Commissioner Langford expressed at the Tuxedo Court Groundbreaking ceremony, an interlocal agreement between the City and Jefferson County for funding for this project was approved by the Jefferson County Commission at its February 20, 2007 meeting. The interlocal agreement has been executed by both parties.
- c. The HABD/PMT Team is continuing to work and coordinate with the City regarding the infrastructure scope and budget. The Intergovernmental Agreement has been approved by the City Council and executed by the Mayor. An amendment to the Intergovernmental Agreement is being developed. The Program Management Team will meet with City Staff in early December 2008 regarding the amendment.

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- 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 has forwarded a fee proposal from the architect to the City. The City is preparing contract documents for the design.
- e. The City has elected to not fund the infrastructure construction due to its assessment of non-compliance in the procurement process. The City has agreed to provide funding contingent upon the HABD re-bidding the infrastructure construction in compliance with the intergovernmental agreement. The City has approved the current re-bid process.
- f. The infrastructure construction was re-bid in order to receive the funding from the City. The proposed schedule for re-bid was:
  - Advertisement begins: December 9, 2007
  - Pre-Bid Conference: December 18, 2007
  - Bid Opening: January 15, 2008
- g. The infrastructure work is ongoing. Russo Corporation is approximately 54% complete with infrastructure services.
- h. The ALDOT has provided approval for work in the 20<sup>th</sup> Street (Highway 269) right-of-way.
- i. The HABD Board of Commissioners awarded the design services for the Tuxedo Court HOPE VI Community Center and Daycare Center to Herrington/TRI Joint Venture. A kick off meeting was held. Programs for design services are finalized. The architect has completed schematic design and is awaiting approval from HABD.
- j. Bhate Geosciences is providing geotechnical services for the infrastructure construction.

### **III. Site Acquisitions**

- a. No activity at this time.

### **IV. Rental Units Development – Phase I Housing**

- a. The Architectural/Engineering Team of Williams Blackstock Architects has distributed construction documents for the housing development at the Tuxedo Court site. The project schedule is as follows:
  - Advertisement begins: December 18, 2006
  - Pre Bid Conference: January 10, 2007
  - Bid Opening: February 1, 2007

The bid submitted by Trawick Contractors was recommended to and approved by the HABD Board of Commissioners for award at the March 2007 Board Meeting. The contract has been signed by Trawick Contractors and returned to the HABD for signature.

- 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 LIHTC application for this project was submitted to Alabama Housing Finance Authority on March 14, 2007. Tax credits were not awarded for this project. An out-of-cycle application was submitted. Tax credits were awarded in August 2007. The HABD has requested proposals for a financial entity to purchase the tax credits. The RFP for these services were submitted to the HABD on September 10, 2007. A recommendation

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to the HABD Board of Commissioners was made and approved at the October 2007 meeting. Boston Capital was approved for this process.

- d. The HABD Board of Commissioners approved the termination of the contract for construction services with Trawick Contractors.
- e. No construction activity to date.

## **V. Rental Units Development – Phase II Housing**

- a. The Architectural/Engineering Team of Williams Blackstock Architects has distributed construction documents for the Phase II Rental units at the Tuxedo Court site. The project schedule is as follows:

Advertisement begins	December 9, 2007
Pre Bid Conference	December 18, 2007
Bid Opening	January 17, 2008

- b. The Housing Authority of the Birmingham District Board of Commissioners approved the contract for Phase II – Rental Units with Trawick Contractors.
- c. The LIHTC application for this project was submitted to Alabama Housing Finance Authority in March 2008. Additional information has been requested by the Alabama Housing Finance Authority. This information was forwarded on April 11, 2008.
- d. Tax credits for the Phase II Housing project were awarded by the AHFA on June 17, 2008
- e. The HABD Board of Commissioners approved the rejection of bids received for this project.
- f. The rental housing development phases have been advertised for bid as one project including the 220 rental units of the project. The project schedule is as follows:

Advertisement begins	June 22, 2008
Pre Bid Conference	July 15, 2008
Bid Opening	August 5, 2008
- g. No construction activity to date.

## **VI. Rental Units Development – Phase I and Phase II Housing**

- a. Bids were received on August 5, 2008. Three (3) companies submitted bids – Capstone Building Corporation, White-Spunner Construction, and Wild Builders.
- b. At its August 2008 regular Board Meeting, the HABD Board of Commissioners approved the contract for construction services of the Rental Units Phase I and Phase II with Capstone Building Corporation. The contracts have been signed by all parties.
- c. A Notice to Proceed was issued to Capstone in early November 2008.
- d. Capstone has started construction including site preparation for foundation installation. Work on Block 10 has begun.
- e. Bhate Geosciences is providing geotechnical services for the rental units' construction.

## **VII. Real Estate**

- a. Negotiations are continuing with the property owners in the general vicinity of the defined Tuxedo Court revitalization area.

## **VIII. Market Studies**

- a. The HABD Board of Commissioners awarded a contract for Market Studies and As-Built Appraisals to Baker Valuation at the January 2008 board meeting. A notice to proceed has been issued for these services.
- b. Baker Valuation has completed the Market Study and As-Built Appraisal for Phase I Rental Units within the required schedule.
- c. Baker Valuation has completed the Phase II As-Built Appraisal.

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## **IX. Equity Provider**

- a. The procurement for tax credit equity provider was issued. Proposals were received on August 19, 2008. Best and final offers from firms submitting proposals were received on August 29, 2008. The evaluation team reviewed the received proposals and provided a recommendation. The HABD Board of Commissioners approved RBC Capital as the equity provider at its September 2008 Board meeting.
- b. The Program Management Team is working with RBC in preparation for the January 2009 tax credit closing. Weekly progress meetings identifying due diligence are ongoing.

## **2. Construction Progress**

*Fountain Heights* – Completion to date, November 30, 2008.

- a. All houses included in the Fountain Heights project are substantially complete. Punch list items remain for Lot 5.

## **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.

	<u>% of Total Contract Value</u>
❖ Professional Services Contracts	
MBE/DBE/WBE Entities	32.0%
Local Companies	88.0%
❖ Demolition Services Contracts	
MBE/DBE/WBE Entities	9.0%
Local Companies	3.4%
❖ Sewer Capping Services Contracts	
MBE/DBE/WBE Entities	100.0%
Local Companies	100.0%
❖ Infrastructure Services Contracts	
MBE/DBE/WBE Entities	45.7%
Local Companies	100.0%
❖ Community and Daycare Centers Design Contract	
MBE/DBE/WBE Entities	50.0%
Local Companies	100.0%
❖ Rental Units Construction Services Contract	
MBE/DBE/WBE Entities	25.3%
Local Companies	85.7%

The following companies are participating in the Section 3 program as noted. Miles College with one (1) employee; JCCEO with one (1) employee; KSH with two (2) employees via its subcontractors; Russo with one (1) employee; and Williams Blackstock Architects, Engineering Design Technologies, Herrington/TRI and Klein-Hornig are participating in the scholarship program.

**3. Project Related Meetings**

- ❖ November 4 Infrastructure Progress Meeting
- ❖ November 5 PMT Team Conference Call/Meeting
- ❖ November 6 Tax Credit Closing Conference Call
- ❖ November 12 PMT Team Conference Call/Meeting
- ❖ November 13 Tax Credit Closing Conference Call
- ❖ November 17 HABD Board of Commissioners Board Meeting
- ❖ November 20 Tax Credit Closing Conference Call
- ❖ November 26 Tax Credit Closing Conference Call

**4. Procurements**

- ❖ None

**5. Document Submissions and Notices**

- ❖ October 2008 Program Report

**PROJECT LOOK AHEAD**

30 – 60 Day Look Ahead:

- ❖ Intergovernmental/Interlocal Agreements coordination with the City
- ❖ AHFA Supporting Documentation
- ❖ Fountain Heights Homeownership Closings
- ❖ Construction of Multifamily Rental Units
- ❖ Equity Provider Coordination/Tax Credit Closing

**FINANCIAL REVIEW**

*November 2008*

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

**1. Payment Applications**

- a. Russo Pay Request #8
- b. EDT Pay Request #11

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**SECTION 3  
INFORMATIONAL PHOTOGRAPHS**



**TUXEDO COURT  
INFRASTRUCTURE CONSTRUCTION PROGRESS  
CURB AND GUTTER INSTALLATION**



**TUXEDO COURT  
INFRASTRUCTURE CONSTRUCTION PROGRESS  
CLOSING THE 20<sup>TH</sup> STREET MEDIAN**

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TUXEDO COURT  
RENTAL UNITS CONSTRUCTION PROGRESS  
SILT FENCE INSTALLATION



TUXEDO COURT  
RENTAL UNITS CONSTRUCTION PROGRESS  
SITE PREPARATION