

HOUSING AUTHORITY of the BIRMINGHAM DISTRICT

TUXEDO COURT

**PROGRESS REPORT
October 2006**

Program Managers

BOULEVARD GROUP INC.

484 Boulevard SE
Atlanta, GA. 30312

Tel. 404.622.7879
fax 404.622.9395

2323 – 1st Avenue North
Birmingham AL 35203

Tel. 205.327.2702
fax 205.327.2704

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SECTION 1 STATUS REPORTS

RESIDENT RELOCATION AND RETURNS

October 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

October 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 is providing information, job referral, and employment opportunities to former Tuxedo Court residents for the ongoing Demolition Services project at the Tuxedo Court site.

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.

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PROJECT PROGRESS OVERVIEW

October 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.
- 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. To date, we have received completed applications from sixty-eight (68) potential applicants. Potential 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. Two (2) properties remain to be acquired, through City initiatives or via HABD direct procurement. The HABD acquired one (1) additional property during the month of October 2006. The City of Birmingham has plans to transfer one (1) property with a request for demolition lien waiver to the HABD at the November 7, 2006 City Council Meeting. To date, HABD has site control of properties to build twenty-three (23) of the twenty-five (25) homes.
- II. Off Site Development Process – 25 Single Family Homes in Fountain Heights
 - a. The Board of Commissioners approved the recommendation to award the contract for the construction of 25 homes to Curtis White Companies, the lowest responsible and responsive bidder.
 - b. Curtis White Companies cannot meet the contract requirements of bonding. The HABD Board of Commissioners has requested that the project be re-bid. 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.
 - c. The tentative schedule for re-bidding the project as developed by HABD staff is as follows:

Advertisement	November 18, 2006
Bid Opening	December 12, 2006
HABD Board Approval	December 18, 2006
- III. Marketing Studies
 - a. No additional activity at this time.

B. On-Site Development – Tuxedo Court Property

- I. Demolition
 - a. National Salvage and Services Corporation has been recommended and approved for award of the contract for demolition services at Tuxedo Court. The contract has been prepared and signed by both parties. The Notice to Proceed was issued in April 2006.
 - b. The demolition of buildings is currently ongoing with the completion of demolition of the existing buildings on ten (10) of the eleven (11) blocks on site. Demolition is approximately 75% complete on the remaining block. The contractor is removing debris and grading the site upon completion of demolition. Seeding has begun on eight (8) of the eleven blocks. The project is approximately 90% complete overall.
 - c. Work forces for National Salvage & Services are expected to complete demolition services during the week of November 6, 2006. Equipment will be moved offsite during

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- the week of November 13, 2006. Seeding and clean-up of the site will be complete by November 30, 2006.
- d. Efforts to secure a historically underutilized and/or disadvantaged business enterprise to complete associated sewer capping services is complete. Coordination with the Birmingham Construction Industry Authority (BCIA) identified three (3) contractors to perform the required work. A Request for Written Quotes (RFQ) for this work was issued to three (3) qualified contractors and quotes were received on July 10, 2006. The received quotes were evaluated by the engineer of record, USInfrastructure, Inc. Of the quotes received, the most responsive and responsible firm was recommended to the Executive Director. On July 17, 2006, the HABD Board of Commissioners awarded the contract to the recommended firm, Real Thorough Contractors. The notice to proceed was issued effective August 1, 2006. Real Thorough Contractors is complete with the sewer capping services.
- 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 90% complete. Plans are approximately 90% complete.
 - 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. Discussions regarding the funding are ongoing.
 - 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 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. Documentation to purchase the property owned by the Birmingham City Schools was submitted to the school board. The property is located at the northwest corner of the Tuxedo Elementary School property and consists of approximately 0.20 acres with frontage on 20th Street Ensley, and is needed in order to maintain the proposed street grid system. Dr. Shiver requested that HABD purchase this property in lieu of the

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- requested transfer deeding of the property; the HABD Board agreed to offer to purchase the property and has modified that offer based upon an appraisal that has also been forwarded to Dr. Shiver. The PMT has coordinated with the legal team for the School Board regarding the revised offer and property staking.
- b. 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.
- 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 has prepared and submitted Design Development documents. Upon review and approval of the documents submitted, Williams Blackstock Architects was authorized to commence with the development of the Construction Documents. Williams Blackstock Architects is modifying the Construction Development documents to include comments from the PMT/HABD. One hundred percent (100%) Construction Development documents are expected in November 2006.
- 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. Presentations necessary to meet neighborhood approval and subdivision approval occurred during October 2006. The architectural/engineering team will present to the City's Zoning Board and the Planning Commission on November 16, 2006 and December 6, 2006 respectively.
- d. 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 20th Place Ensley and Avenue O (AME Church property). The PMT is awaiting approval from the Alabama Historic Commission regarding an assessment of historical value.
- 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 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%

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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

- ❖ October 3 Demolition Services Project Status Meeting
- ❖ October 9 Coordination Meeting w/BRIC regarding 25 Single Family Homes in Fountain Heights
Tuxedo Area Neighborhood Association Meeting
- ❖ October 14 Fountain Heights Neighborhood Association Meeting
- ❖ October 10 Alabama Power Coordination Meeting
- ❖ October 11 PMT Team Conference Call/Meeting
- ❖ October 16 HABD Board of Commissioners Monthly Meeting
- ❖ October 23 Homeownership Meeting
- ❖ October 25 PMT Conference Call/Meeting
City of Birmingham Subdivision Hearing

3. Procurements Status

None

4. Document Submissions and Notices

- ❖ September 2006 Program Report

PROJECT LOOK AHEAD

30 – 60 Day Look Ahead:

- ❖ Phase I – Construction services commencement
- ❖ Phase II/III – Construction Development Phase Architectural/Engineering services submittal
- ❖ Infrastructure Construction Documents
- ❖ Intergovernmental coordination with the City/County

FINANCIAL REVIEW

October 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 #4
- b. Williams Blackstock, Pay Request #11

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SECTION 2 INFORMATIONAL PHOTOGRAPHS



TUXEDO COURT DEMOLITION SERVICES ON BLOCK 2

Photograph taken on October 23, 2006 (looking northwest from 20th Place Ensley)

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TUXEDO COURT DEMOLITION SERVICES ON BLOCK 1

Photograph taken on October 23, 2006 (looking north along 20th Place)

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TUXEDO COURT
A.M.E. CHURCH LOCATED ON BLOCK 1
Photograph taken on October 23, 2006 (looking north along 20th Place)

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TUXEDO COURT DEMOLITION SERVICES ON BLOCK 3

Photograph taken on October 23, 2006 (looking north along 20th Place)