

**HOUSING AUTHORITY of the BIRMINGHAM DISTRICT**

**TUXEDO COURT**

**PROGRESS REPORT  
September 2006**

Program Managers

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**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 2, 2006

# TUXEDO COURT

HOUSING AUTHORITY  
of the Birmingham District

PROGRESS REPORT No. 27  
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## TABLE OF CONTENTS

### **SECTION 1**

#### **Status Reports**

- Resident Relocation and Returns
- Community and Supportive Services – CSS
- Project Progress Overview
  1. Project Implementation
  2. Project Related Meetings
  3. Procurements Status
  4. Document Submissions and Notices
- Project Look Ahead
- Financial Review
  1. Payment Applications

### **SECTION 2**

#### **Informational Photographs**

# TUXEDO COURT

**HOUSING AUTHORITY  
of the Birmingham District**

**PROGRESS REPORT No. 27  
September 2006**

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## SECTION 1 STATUS REPORTS

### **RESIDENT RELOCATION AND RETURNS**

September 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**

September 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.

# TUXEDO COURT

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## PROJECT PROGRESS OVERVIEW

September 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. Four (4) properties remain to be acquired for the off-site development.
  - c. The PMT has developed an application to be used to identify potential homeowners interested in relocating to the historic Fountain Heights neighborhood. The application has been distributed to HABD staff, the Birmingham Homeownership Center, Birmingham Urban League, and other potential homeowners.
  - d. Homeownership opportunities in Fountain Heights are being promoted 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. Four (4) properties remain to be acquired, through City initiatives or via HABD direct procurement.
- 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 is submitting documentation to the City of Birmingham to acquire building permits.
  - c. The HECA construction loan closed on August 22, 2006. The notice to proceed for construction was issued to the contractor effective September 25, 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 seven (7) of the eleven (11) blocks on site. Demolition is approximately 90% complete and 75% complete respectively on two (2) blocks fronting 20<sup>th</sup> Street Ensley. Two (2) blocks remain to be demolished; Block 1 along 20<sup>th</sup> Street and Block 11, along Avenue Q. The contractor is removing debris and grading the site upon completion of demolition. Seeding has begun on six (6) of the eleven blocks. The project is approximately 80% complete overall.
    - c. 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

# TUXEDO COURT

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 approximately 95% complete with the sewer capping services to date.

- 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 75% complete. Plans are approximately 75% complete.
  - b. Contacts with Burk-Kleinpeter informed the PMT that Jefferson County Commission will not provide funding for the project under its Sewer Extension/Expansion Program. A change in the current policy has eliminated the possibility for funding. 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.
  - 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 presentations 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, which is currently being reviewed by HABD staff.
  - 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 20<sup>th</sup> 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 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. A meeting with Dr. Sims is to be scheduled.
- 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

# TUXEDO COURT

HOUSING AUTHORITY  
of the Birmingham District

PROGRESS REPORT No. 27  
September 2006

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. 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 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%

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.

# TUXEDO COURT

HOUSING AUTHORITY  
of the Birmingham District

PROGRESS REPORT No. 27  
September 2006

---

## 2. Project Related Meetings

- ❖ September 5 Demolition Services Project Status Meeting
- ❖ September 11 Tuxedo Neighborhood Association Meeting
- ❖ September 12 AHFA/Multifamily Design Update Meeting
- ❖ September 13 PMT Team Conference Call/Meeting
- ❖ September 18 HABD Board of Commissioners Monthly Meeting  
Alabama Historical Commission Meeting with Victor Blackledge  
Surveying Services Meeting with USInfrastructure
- ❖ September 19 Demolition Services Project Status Meeting
- ❖ September 26 Community Task Force Meeting
- ❖ September 27 PMT Conference Call/Meeting

## 3. Procurements Status

None

## 4. Document Submissions and Notices

- ❖ August 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

September 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 #3

# TUXEDO COURT

HOUSING AUTHORITY  
of the Birmingham District

PROGRESS REPORT No. 27  
September 2006

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## SECTION 2 INFORMATIONAL PHOTOGRAPHS



**TUXEDO COURT**  
**DEMOLITION SERVICES ON BLOCK 3**  
Photograph taken on September 18, 2006 (looking north) – Above  
Photograph taken on September 29, 2006 (looking northwest) – Below



# TUXEDO COURT

HOUSING AUTHORITY  
of the Birmingham District

PROGRESS REPORT No. 27  
September 2006

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## T TUXEDO COURT DEMOLITION SERVICES ON BLOCK 2

Photograph taken on September 18, 2006 (looking northwest along 20<sup>th</sup> Place) – Above  
Photograph taken on September 29, 2006 (looking southeast along 20<sup>th</sup> Place) – Below

