



HOUSING AUTHORITY of COLUMBUS GEORGIA

**PEABODY APARTMENTS
HOPE VI REVITALIZATION**

**PROGRESS REPORT
September 2005**

Project Website – www.peabodyhopevi.org

BG/WRT Program Management Team



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October 10, 2005

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PROJECT IMPLEMENTATION

SECTION 1 STATUS REPORTS

Predevelopment – General Summary

September 2005

Administration:

Peabody Phase I Closing – the Closing date has been re-scheduled for October 25 and 26. The Date change has been necessary in order to provide sufficient time for HUD FHA and GMAC to complete the review and approval for the Developer's Mortgage Application and also to accommodate HUD Headquarters for review and approval of the Rental Term Sheet, Evidentiaries, Amended Revitalization Plan, Budget Revision and Construction Drawings.

HUD Regional has approved the Integral/IMS Property Management Plan.

CSS Program: Project remains ongoing. Client caseload continues to slowly decline.

Peabody Demolition: The Demolition Project is complete. All Close-out Documents have been received.

Soil Remediation:

The Soil Remediation Project has been identified in the Rental Term Sheet Submission as an Extraordinary Site Condition. HACG and Integral have requested HUD to approve the Project for contract expenditures outside the limits of the TDC/HCC spending limits. The Soil Remediation Project cannot proceed until HUD has approved the Rental Term Sheet Submission.

Homeownership Closing: no progress to report.

Homeownership Construction: no progress to report.

Peabody Design: the PMT and Developer prepared a narrative response to the HUD September 06 Design Review Comments. The narrative reply was submitted to HUD as of September 21. Revised architectural drawings in response to the HUD Review Comments were submitted October 06.

The Design Team has completed all architectural revisions for City of Columbus Building Permit approval. City of Columbus remains in process of reviewing civil engineering construction documents for the infrastructure to be constructed within the property boundaries.

Infrastructure Construction for the Public Right-Of-Way: as of September 30, the City Infrastructure Project has been divided into 3 subcontracts. Alexander Contracting will provide construction for the overall Peabody Site except for the work on the Combined Sewer. Dorsch Construction (Atlanta) will do construction work for the Combined Sewer on the Peabody Site and Dorsch Construction will also do Right-Of-Way infrastructure construction for the East Wynnton Site.

In order to expedite the project as quickly as possible in advance of new building construction; Integral/IBG executed a Construction Contract with Dorsch Construction as of September 27 and immediately issued a Notice To Proceed dated September 12. Dorsch Construction mobilized on site in early September, in advance of execution of the Contract, ordered material and started trenching work for the combined sewer in the new Midland Ave as of September 19.

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General Summary - continued

Peabody Phase I Development; HUD Closing: Phase I Closing has been re-scheduled for October 25 and 26, 2005.

Amended Revitalization Plan: a HUD approval letter was ready for signature as of September 29.

Peabody Phase I Mixed Finance Proposal (RTS): waiting for final HUD approval. At the request of HUD; the PMT and Developer Team have been providing additional clarifications and substantiating documents concerning the Identity of Interest Waiver Request.

Peabody Phase I Evidentiary Documents: the Evidentiary document package was submitted to HUD as of September 07. HUD Legal is currently in process of final review and approval.

Disposition Application: HACG is currently waiting to receive the final Approval letter from HUD Headquarters.

Property Management Plan: HUD has issued a letter of approval for the Property Management Plan. HACG and Integral/IMS are in the process of completing some minor modifications in order to coordinate the Document with the Regulatory and Operating Agreement.

Mentoring Plan: the document is in the process of further revisions to coordinate with the Regulatory and Operating Agreement.

Peabody Phase II DCA Tax Credit Award: in correspondence addressed to HACG dated October 04; Integral has advised HACG that the Peabody Phase II, May 2005, Tax Credit Application has been unsuccessful. Integral will not receive a tax credit Award from Georgia Department of Community Affairs. Integral has indicated they will appeal the decision.

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I ADMINISTRATION

Phase I Pre-Development Loan Agreement – there was one Predevelopment Loan Invoice submission during the month of September. The Invoice applies to Developer Overhead expense for Building Permit Fees.

Phase II Pre-Development Loan Agreement – The Budget Revision for the Phase II Predevelopment Loan was submitted to HUD Headquarters as of August 11. To date, HUD has not approved the Budget Revision.

Payments for Developer Overhead Costs and 3rd party Costs pertaining to the Peabody Phase II Development will not be made until the Phase II Predevelopment Loan Budget has been approved and an Agreement has been executed.

HOPE VI Program Evaluation – the CSU Interim Report has not yet been received.

Peabody Phase I Closing –Phase I Closing has been re-scheduled for October 25 and 26.

II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

Wynnton Site: subsequent to the Subdivision Plat issue identified in the August Report; City of Columbus indicated additional problems with the Subdivision Plat for the Part 1 Subdivision, noting that 3 lots did not comply with Subdivision regulations for lot width as a result of the lot layout around the cul-de-sac. A Variance Application and Variance Approval is required in order to resolve the situation; the Variance Hearing was completed October 05. In order to avoid further delay, the Developer and engineering consultants requested and received approval for further dividing the site; the East Wynnton project now consists of 3 separate Subdivision Parts. The expectation was that this would allow progress on the initial 3 lots fronting to Samson Street. The Developer submitted a new Subdivision Plat for approval of the 3 Samson Lots; however, the City identified a problem with the Plat concerning lack of notation for compliance with the City Tree Ordinance requirements. The Developer was required to resubmit another Subdivision Plat for City approval. City review and approval is in process to approve a Subdivision Plat for the 3 Samson Street Lots.

From last Report; City Departments have indicated approval for City of Columbus to assume ownership and control of the easement required to contain the storm water detention pond. City will access the detention pond from the adjoining park area to the east of the property. The Developer is in the process of preparing a revised Subdivision Plat for submission to City.

Peabody Site: The Master Development Agreement stipulates that HACG is responsible for ensuring the site is in a Buildable Condition prior to start of new building construction. The current soils conditions do not allow for this and a Site Remediation Project will be implemented upon approval of the Rental Term Sheet by HUD. Soil Remediation is identified as an Extraordinary Site Condition in the RTS in order to approve expenditure of HOPE VI funds for this item.

III PEABODY MASTER PLANNING and BUILDING DESIGN

Masterplan – There have been no further refinements to the Masterplan.

Building Design –The Design Team has completed all Architectural and Engineering revisions required by the City review process. City is in process of completing review of on-site infrastructure construction drawings.

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IV INFRASTRUCTURE

September 2005

The HACG-Integral Infrastructure Construction Services Agreement is currently in process of Amendment in order to account for actual construction costs and contractors.

As approved by City Council, Integral/IBG has been proceeding with a process of dividing the overall project into smaller contracts and negotiating with qualified contractors. Alexander Contracting will perform the overall Peabody Infrastructure construction excluding the Combined Sewer main and associated work. Alexander has indicated they do not have the expertise to perform this work and has been unsuccessful in securing a subcontractor to do this aspect of the project. Integral/IBG are currently in the process of cost and budget clarifications with Alexander. As of month end a Contract has not yet been executed.

Integral/IBG have broken out the Combined Sewer Work Scope as a separate project and have executed a Contract with Dorsch Equipment to do the work. The Dorsch Bid Work Scope included construction of new Combined Sewer Line A on Midland Avenue and associated demolition work for a cost of \$489,000.00. Dorsch has mobilized on site and started the work as of mid-September. At month end approximately 300 linear feet of Line A has been installed in the new Midland Avenue.

In order to comply with the fixed City Budget, it has been necessary to delete from the overall Project Scope, installation of the new Combined Sewer Line A located in Talbotton Road. This work was originally designated to be part of the City 12th Avenue Project and was added into the Peabody Infrastructure Project at the request of the City. Deletion of the Talbotton Road Combined Sewer Main has been accounted for as a credit to the Dorsch Construction Contract in the amount of \$104,000.00.

The Integral/IBG process of seeking a contractor and construction cost for the Combined Sewer Main involved a formal Invitation for Bid and a defined work scope. Mistakenly, the Work Scope did not include the total required scope of combined sewer construction which is Combined Sewer Line A and Line B. Integral/IBG incorrectly assumed that Alexander was including a portion of the work in their cost proposal but Alexander did not include any costs for any combined sewer construction. The defined work scope directed to Dorsch did not cover the Combined Sewer Line B in Midland Boulevard. The net result has been an extra to the Dorsch Construction Contract in the amount \$168,024.00.

V PEABODY DEMOLITION & SITE REMEDIATION

Demolition: September 2005

The Demolition Project is complete on site. Close-Out Documentation has been received. Total Project Cost including Integral/IBG fees and Engineering Fees was \$2,730,047.80

Site Remediation: September 2005

The Developer Team has submitted a complete Project Scope, firm Cost, subcontractor contracts. Construction Start is awaiting HUD approval of the Revised Program Budget and Rental Term Sheet which identifies the soil conditions and ground vapour venting as Extraordinary Site Conditions to be remediated for a cost which outside the scope of TDC/HCC limitations. Total cost is set as 'not-to-exceed' \$500,000.00.

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VI RESIDENT RELOCATION

There are no Resident Relocation issues to report. The Developer Team, HACG and PMT will provide a presentation to Residents in November concerning the Phase I Development construction schedule and resident return issues.

VII COMMUNITY & SUPPORTIVE SERVICES

Case management services are ongoing.

VIII HOMEOWNERSHIP PROGRAM

The Homeowner Training/Counselling Program is ongoing.

IX WYNNTON PROJECT

Homeownership Closing

No progress to report.

Homeownership Construction

No progress to report.

X PEABODY TAX CREDIT APPLICATION

Integral have received notice from DCA that they have been unsuccessful in their Phase II Tax Credit Application. Integral indicate they will appeal the decision.

XI PEABODY PHASE I DEVELOPMENT - CLOSING

HUD Closing has been re-scheduled for October 25 and 26. This date may be revised again in order to accommodate the HUD approvals process. As of October 06, HUD indicated they remain in the review and approval process. In particular, approval for the Identity of Interest Waiver may require additional time.

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XII PROJECT RELATED MEETINGS – September 2005

- September 01 General Progress Review Meeting – HACG, Integral, PMT
- September 02 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- September 09 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- September 15 General Progress Review Meeting – HACG, Integral, PMT
- September 16 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- September 15 Infrastructure Budget Review Meeting – City – Integral/IBG – JJG - PMT
- September 22 Infrastructure Construction Progress Meeting – IBG – Dorsch – PMT – Greg Dyson ESA
Independent Civil Engineering inspection.
- September 23 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- September 30 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- September 30 Conference Call Meeting – Infrastructure – Integral, Legal Counsel, PMT, HACG

XIII DOCUMENT SUBMISSIONS AND NOTICES – September 2005

- September 07 Evidentiary Document submission to HUD
- September 20 Phase I Predevelopment Loan Payment Request #14 submitted to HACG by PMT
- September 21 Integral submit Site Remediation Cost/Scope to PMT
- September 21 Narrative Response to HUD Design Review Comments submitted to HUD
- September 22 Integral submit Site Remediation Project Scope, Cost and subcontractor agreements to PMT
- September 22 Financing Fees clarification submitted to HUD
- September 22 RTS clarifications submitted to HUD
- September 23 RTS - Identity of Interest Waiver clarification submitted to HUD
- September 26 RTS - Identity of Interest Waiver clarification submitted to HUD
- September 26 Mentoring Plan clarifications submitted to Integral/IMS
- October 05 Integral letter to HACG regarding unsuccessful Phase II Tax Credit Award
- October 05 RTS - Identity of Interest Waiver clarification submitted to HUD
- October 05 Revised Architectural Drawings submitted to HUD

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September 2005:

As the project progresses, the PMT will monitor the overall project financial status through HACG Finance Department.

Phase I Predevelopment Loan Payment Application #14 was processed during the month of September. The Payment Request pertained to Developer Overhead expense for Building Permit costs.

Demolition Request for Payment – no payment application submitted for month of September. HACG is paid up to date for this project which is now complete. The PMT expect that Integral/IBG may submit one additional Payment Request in order to reconcile Fee Amounts payable to Integral/IBG in view of approved contract change orders.

Infrastructure Request for Payment – no payment application submitted for month of September.

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PROGRESS PAYMENT SUMMARY PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

DEVELOPER 3RD PARTY COSTS ----- update for September 2005 **FINAL**

pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 75% of Developer Invoice

item	Total Budget	Developer Obligated Contract Amount	Developer Total Invoice To Date	Developer Invoice for 09-30-05	HACG Obligated Budget Amount 75%	Invoice Amount to HACG This Month Invoice	HACG Total Invoice to Date	HACG Paid to Date
Master Planning - Rees Design	\$ 30,000.00	Rees- hourly	\$ 13,950.00	\$ 0.00	\$ 22,500.00	\$ 0.00	\$10,462.50	\$ 10,462.50
Architect & Engineer	\$300,000.00		\$271,737.87	\$ 0.00	\$225,000.00	\$ 0.00	\$203,803.41	\$203,803.41
Survey - JYG	\$ 35,000.00	JYG - \$26,000.00	\$30,779.79	\$ 0.00	\$ 26,250.00	\$ 0.00	\$23,085.22	\$23,085.22
Soil Testing	\$ 40,000.00		\$ 26,371.25	\$ 0.00	\$ 30,000.00	\$ 0.00	\$ 19,777.50	\$ 19,777.50
Environmental	\$37,444.07		\$37,444.07	\$ 0.00	\$ 28,083.25	\$ 0.00	\$ 28,083.25	\$ 28,083.25
Market Study	\$ 8,000.00		\$ 6,250.00	\$ 0.00	\$ 6,000.00	\$ 0.00	\$ 4,687.50	\$ 4,687.50
Appraisal	\$ 8,500.00		\$ 0.00	\$ 0.00	\$ 6,375.00	\$ 0.00	\$ 0.00	\$ 0.00
Tax Credit Application Fee	\$ 32,000.00		\$ 792.00	\$ 0.00	\$ 24,000.00	\$ 0.00	\$ 594.00	\$ 594.00
Public Relations	\$ 10,000.00		\$ 0.00	\$ 0.00	\$ 7,500.00	\$ 0.00	\$ 0.00	\$ 0.00
Other Consultants	\$ 27,555.93		\$17,500.00	\$ 0.00	\$ 20,666.75	\$ 0.00	\$ 15,516.30	\$ 15,516.30
ALTA Survey-JYG		JYG \$5500.00	\$5,500.00	\$ 0.00		\$ 0.00	\$ 4,125.00	\$ 4,125.00
TOPO Survey-JYG		JYG \$7000.00	\$7,000.00	\$ 0.00		\$ 0.00	\$ 5,250.00	\$ 5,250.00
Phase I Boundary Survey - JYG		JYG \$6800.00	\$6,800.00	\$ 0.00		\$ 0.00	\$ 5,100.00	\$ 5,100.00
Enviro Update - S&ME		S&ME \$1,100.00	\$1,100.00	\$ 0.00		\$ 0.00	\$ 825.00	\$ 825.00
Re-stake bore locations- JYG		JYG \$288.40	\$ 288.40	\$ 0.00		\$ 0.00	\$ 216.30	\$ 216.30
Sub-Total 3 rd Party	\$528,500.00		\$408,013.38	\$ 0.00	\$396,375.00	\$ 0.00	\$306,009.68	\$306,009.68
HACG 3 rd Party Payments Not to Exceed					\$396,375.00			
Total Amount Invoice this Month for 3 rd Party						\$ 0.00		
Total 3 rd Party HACG Invoice to Date							\$306,009.68	
Total 3 rd Party HACG Paid to Date								\$306,009.68

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PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

DEVELOPER ADVANCES FOR OVERHEAD MILESTONES- update for September 2005 FINAL
pursuant to MDA and Predevelopment Loan Agreement: HACG payment for 100% of Developer Invoice

Item	Budget	Percent % complete to 06-30-05	Developer Total Invoice to Date	Developer Amount this Invoice	Invoice Amount to HACG this Month Invoice	HACG Total Invoice to Date	HACG Total Paid to Date
MDA Executed	\$ 30,000.00	100%	\$30,000.00	\$ 0.00	\$ 0.00	\$30,000.00	\$30,000.00
Predevelopment Consultant Procurement	\$ 30,000.00	100%	\$ 30,000.00	\$ 0.00	\$ 0.00	\$ 30,000.00	\$ 30,000.00
Stakeholder/ Community Meetings	\$ 15,000.00	100%	\$ 15,000.00	\$ 0.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00
Masterplan	\$ 30,000.00	100%	\$ 30,000.00	\$ 0.00	\$ 0.00	\$ 30,000.00	\$ 30,000.00
Design Schematic Approval	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00
Design Development Approval	\$ 15,000.00	100%	\$ 15,000.00	\$ 15,000.00	\$ 0.00	\$ 15,000.00	\$ 15,000.00
Tax Credit Application	\$ 45,000.00	100%	\$ 45,000.00	\$ 0.00	\$ 0.00	\$ 45,000.00	\$ 45,000.00
Tax Credit Award & Start Closing Documents	\$ 30,000.00	100%	\$ 30,000.00	\$ 0.00	\$ 0.00	\$ 30,000.00	\$ 30,000.00
Mixed Finance Proposal	\$ 30,000.00	10%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Evidentiary Documents <i>Building Permit</i>	\$ 60,000.00	20%	\$ 0.00	\$ 0.00	\$ 0.00 \$37,795.00	\$ 0.00 \$37,795.00	\$ 0.00 \$37,795.00
Subtotal	\$300,000.00		\$210,000.00	\$ 0.00	\$ 0.00	\$ 247,795.00	\$ 247,795.00
HACG Payment for Developer Overhead not to Exceed	\$300,000.00						
Total Amount Invoice #8 for Developer Overhead					\$ 0.00		
Total Developer Overhead Invoice to Date to HACG						\$ 247,795.00	
Total Developer Overhead Paid to Date by HACG						\$ 247,795.00	

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PROGRESS PAYMENT SUMMARY

Peabody Apartments Demolition Project - Final report

Integral Properties LLC/Integral Building Group (IBG) - Contract period ending August 31, 2005

Item	HUD BLI #	Approved Budget per MDA Exhibit D	Obligated Contract Amount To date	Approved change orders	Final Contract Value	Total Invoice to Date	Paid to Date
Demolition per MDA Exhibit D – source- HOPE VI Funds							
Demolition <i>Bianchi Industrial Services Inc</i>	BLI 1485	\$1,471,355.00	\$2,175,000.00	\$168,673.30 net extra	\$ 2,323,673.30	\$2,323,673.30	\$2,323,673.30
Soils testing	BLI 1485	\$35,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Tree Removal - <i>Star Contractors</i>	BLI 1485		\$45,000.00 plus fees	\$3,750.00 net extra	\$48,750.00	\$48,750.00	\$48,750.00
Demolition Design, Contract Documents & Contract Administration <i>Holley Consultants</i>	BLI 1485	\$125,005.00	\$124,275.00	\$0.00	\$124,275.00	\$124,275.00	\$124,275.00
Demolition Direct Project Management Costs <i>Integral Building Group Integral Properties</i>	BLI 1485	\$ 124,040.00	\$ 124,040.00	\$0.00	\$ 124,040.00	\$ 124,040.00	\$ 124,040.00
Demolition Construction Management Fee 4.25% <i>Integral Building Group</i>	BLI 1485	\$74,605.00	\$109,309.50 increase cost due to increased Demolition Contract value, change orders, tree removal extra	\$0.00	\$109,309.50	\$109,309.50	\$109,309.50
Contingency <i>Increased contract price</i>	BLI 1485	\$910,779.00					
Peabody Apartments Demolition TOTAL		\$2,740,779.00	\$2,577,624.50	\$172,423.30 net extra	\$2,730,047.80	\$2,730,047.80	\$2,730,047.80
Total Paid to Date						\$2,730,047.80	
Total Invoice to Date						\$2,730,047.80	
Final Contract amount					\$2,730,047.80		

HACG is paid up to date for total project

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Peabody Infrastructure Project - Payment Request #3

Integral Properties LLC/Integral Building Group (IBG) - Contract period ending June 30, 2005

Item	City Funding Project Budget	Obligated Contract Amount To date	Approved changes to Date	Approved Invoice For June 2005	Total Invoice to Date	HACG Paid to Date
	Peabody & Wynnton	Peabody & Wynnton				
Infrastructure Design, Construction Administration, Survey & Testing, Project Management						
Engineering Design Construction Admin - JJG	\$ 161,795.00	\$118,345.56	\$14,029.44	\$ 24,678.25	\$ 121,190.52	\$ 121,190.52
Survey & Testing - JJG	\$ 50,000.00	\$ 34,104.00				
Integral Direct Project Costs	\$ 382,945.00	\$382,945.00		\$ 0.00	\$13,120.80	\$ 0.00
Integral CM Fee				\$ 0.00	\$ 4,405.98	\$ 0.00
HACG Independent Engineer	\$ 70,000.00	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Contingency	\$ 480,823.00	\$480,823.00		\$ 0.00	\$ 0.00	\$ 0.00
Subtotal Design and CM	\$1,086,217.56			\$ 24,678.25	\$ 138,717.30	\$ 121,190.52
Infrastructure Construction						
Demolition	\$212,299.61	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
General Requirements	\$108,488.10	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Erosion Control	\$ 45,581.89	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Site Work	\$607,644.75	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Sanitary Sewer	\$459,622.14	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Storm Sewer	\$501,564.18	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Water	\$487,016.83	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Curb & Gutter	\$194,506.82	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Street-Asphalt Paving	\$396,181.46	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Sidewalks	\$211,184.79	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Landscaping	\$100,312.52	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Landscaping Trees	\$ 85,045.57	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Landscaping Sod/ROW	\$ 19,849.36	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Street Lighting	\$269,567.34	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Electrical Underground	\$ 9,924.68	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Paint Stripe/Signage	\$ 22,249.64	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Utility Sleeves	\$ 27,887.30	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Resurface 24 th 25 th Streets	\$250,782.09	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Site Electrical	\$200,625.83	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Underground Electrical	\$200,625.83	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Storm Water Detention	\$ 70,919.20	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Subtotal Construction	\$4,481,879.93			\$ 24,678.25	\$ 138,717.30	\$ 0.00
City and HACG Paid to Date						\$ 121,190.52
City and HACG Total Invoiced to Date					\$ 138,717.30	
City and HACG Total for Payment This Invoice				\$ 24,678.25		

Updated for Infrastructure Invoice #3 - HACG paid up to date as of August 23

NO INVOICE SUBMITTED month of SEPTEMBER

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PROJECT SCHEDULE REVIEW

SECTION 1 STATUS REPORTS

CSS Program

September 2005

- Case management is ongoing.

Homeownership Construction

September 2005

- No progress to report

Administrative Issues

September 2005

- **Phase I Closing** –waiting for HUD approval on Closing documentation and project budget.

Infrastructure

September 2005

- Construction on Combined Sewer Line A has commenced
- Integral/IBG to finalize contractor and cost for remaining infrastructure.

Peabody Demolition

September 2005

- Demolition Project Complete.
- Soil Remediation Project to proceed upon HUD approval of Rental Term Sheet Budget and Program Budget

Peabody Design

September 2005

- Building Permit and Construction Document revisions to be 100% complete for October 14.

PEABODY APARTMENTS HOPE VI REVITALIZATION

HOUSING AUTHORITY
of COLUMBUS, GEORGIA

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SECTION 2 OUTSTANDING ISSUES

Key Project Issues October 2005

Right-Of-Way Infrastructure Construction
Construction Start Soil Remediation Project
HUD approvals: ARP, RTS, Budget revision, Evidentiaries
Peabody Phase I Closing
Subdivision Approval at East Wynnton
Subdivision Approval at Peabody
Homeownership Construction at Wynnton sites

PMT Project Look Ahead October, November, December 2005

Phase I Closing
Soil Remediation Project – start work on site
Infrastructure Construction
East Wynnton – site development
Homeownership Construction
Peabody Phase I Development Construction Start
CSS Case Management
Homeownership counseling
Track schedule
Track Project Budget
Monitor Relocation, CSS, Homeownership

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SECTION 3 ENCLOSURES

- Site Photos September 2005

- SUMMARY SCHEDULE update to September 30, 2005

- INFRASTRUCTURE SCHEDULE update to September 30, 2005

- FINANCIAL ACTIVITY SCHEDULE update to September 30, 2005

- 90-DAY WORK IN PROGRESS SCHEDULE
October – November – December

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10-04-05

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10-04-05