



**HOUSING AUTHORITY of COLUMBUS GEORGIA**

**PEABODY APARTMENTS  
HOPE VI REVITALIZATION**

**PROGRESS REPORT  
October 2005**

**Project Website – [www.peabodyhopevi.org](http://www.peabodyhopevi.org)**

BG/WRT Program Management Team



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November 09, 2005

# PEABODY APARTMENTS HOPE VI REVITALIZATION

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## PROJECT IMPLEMENTATION

## SECTION 1 STATUS REPORTS

### Predevelopment – General Summary

October 2005

#### **Administration:**

Peabody Phase I Closing – the Closing date has been re-scheduled for November 16 and 17. The date change has been initiated in response to an extended review and approval period required by HUD Headquarters. As of month end – HUD remains in the process of finalizing approval for Evidentiary Documents.

HUD has approved the third Predevelopment Funds Authorization which will allow the expenditure of HOPE VI funds for the Site Remediation project as well as the predevelopment costs for the Peabody Phase II On-Site Development.

Project Teams have initiated documentation for the Phase II Predevelopment Loan.

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

#### **Soil Remediation:**

The Rental Term Sheet and Funds Authorization having been approved by HUD; the Soil Remediation Project is now able to proceed. As of October 24, HACG and Integral have executed the Construction Services Agreement for the Soil Remediation Project in the Phase I Development Area. Work is scheduled to commence on site in early November.

**Homeownership Closing:** no progress to report.

**Homeownership Construction:** no progress to report. Waiting for completion of the Infrastructure Permitting process and relocation of existing overhead power services which conflict with development for the Samson Street properties.

**Peabody Design:** City of Columbus Building Permit review and approval is complete. Building Permits have been conditionally issued pending receipt of full payment. The Developer will conclude the Permitting process subsequent to Closing.

**Infrastructure Construction for the Public Right-Of-Way:** Dorsch Construction has completed installation of Combined Sewer Line A in Midland Avenue and Combined Sewer Line B connecting to the existing combined sewer aligned with the new park, Midland Boulevard.

Work Scope and Contract negotiations with Alexander Contracting have been completed. Alexander will commence work on site as of November 07.

Infrastructure Invoice #4 was submitted to City Engineering for review and approval as of October 24.

An Amendment to the HACG-Integral Construction Services Agreement has been drafted. The PMT and Integral are in process of assembling Exhibits to complete the Agreement.

**Peabody Phase I Development; HUD Closing:** Phase I Closing is currently scheduled for November 16 and 17.

**Phase I Amended Revitalization Plan:** has been approved by HUD.

**Peabody Phase I Mixed Finance Proposal (RTS):** has been approved by HUD.

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**BG**  
Program Management

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## PROJECT IMPLEMENTATION

General Summary - continued

## SECTION 1 STATUS REPORTS

**Disposition Application:** has been approved by HUD.

**Identity of Interest Waiver:** has been approved by HUD as of November 03.

**Peabody Phase I Evidentiary Documents:** HUD Legal remains in process of final review and approval.

**Mentoring Plan:** the final document is ready for execution pending completion of the Legal Agreement which will define HACG-Integral payment terms.

**Peabody Phase II DCA Tax Credit Award:** as of October 28, Integral has filed an appeal with Georgia Department of Community Affairs.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### I ADMINISTRATION

October 2005

**Phase I Pre-Development Loan Agreement** – there were no Predevelopment Loan invoices or payments during the month of October. The Phase I Agreement will be officially concluded and payment amounts reconciled as of the Phase I Closing process.

**Phase II Pre-Development Loan Agreement** – HUD has approved the Predevelopment Funds Authorization which will allow for expenditure of HOPE VI funds for the purposes of predevelopment costs for the Phase II Development. Project activities will be initiated as soon as the Phase I Closing has been concluded.

Legal Teams will draft the Phase II Loan Agreement as soon as Phase I Closing has been completed. The Developer Team has already incurred costs applicable to the Phase II Project including; the Tax Credit Application, Masterplanning, architectural drawings, civil engineering consulting services.

**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 November 16 and 17. HACG will complete signatures on November 16.

### II SITE INVESTIGATION – EXISTING CONDITIONS – ENVIRONMENTAL ASSESSMENT

**Wynnton Site:** the Subdivision Variance applicable to the lots on the cul-de-sac has been approved. Subdivision Approval is complete for the 3 Samson Street properties.

**Peabody Site:** The Site Remediation Project is scheduled to commence in early November; refer to Part V of this report.

### 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 revisions required by City of Columbus and FHA. Building Permits for Phase I have been approved.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### IV INFRASTRUCTURE - October 2005

The Amendment to the HACG-Integral Infrastructure Construction Services Agreement has been drafted. The PMT and Integral are in process of assembling the required Exhibits.

Baseline Construction Contracts are as follows:

Dorsch Equipment - Combined Sewer Line A:	\$ 489,000.00
Alexander Contracting - General Infrastructure:	\$ 3,401,460.00
Dorsch Equipment – East Wynnton Infrastructure:	\$ 341,000.00
IBG Construction Services – Landscaping:	\$ 100,000.00
Consulting Services, Integral/IBG Fees, Contingency:	<u>\$ 1,236,637.00</u>
Total	\$ 5,568,097.00

As noted in the September Progress Report; Change Orders #1 and #2 have been issued for the Infrastructure Project – Dorsch Contract; these pertain to additions and deletions for the Combined Sewer Contract scope of work.

Weather conditions during the month of October were ideal for infrastructure construction. Dorsch Equipment made extremely good progress, completing installation of Combined Sewer Line A and Line B with contingent manholes. Initial problems with achieving required soil compaction specifications were resolved to the satisfaction of inspecting engineers.

The Dorsch Combined Sewer Contract Scope is complete as of October 31. The Contract is in the Close-out process.

A Preconstruction Meeting for the General Infrastructure Project was completed November 02. Alexander Contracting will commence work on site effective November 07.

Payment Requests to date are as follows:

Payment Application	Notes	Date Integral Submit Invoice to PMT	PMT Approved Amount	Date PMT Submit to HACG	Date HACG submit to City of Columbus
1	Approved – engineering fees	May 09-05	\$77,595.66	May 10-05	May 12-05
2	Approved – engineering fees	June 27-05	\$18,916.61	June 30-05	July 01-05
3	Approved – engineering fees	August 08-05	\$24,678.25	August 10-05	August 11-05
4	Approved – construction and engineering fees.	October 17-05	\$97,949.22	October 20-05	October 24-05

City of Columbus and HACG have completed payments to Integral for Invoices 1, 2, 3.

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## SECTION 1 STATUS REPORTS

### V PEABODY SITE REMEDIATION

#### **Site Remediation:** October 2005

The Construction Services Agreement for the Site Remediation Project has been executed as of October 24. Contractors will start to mobilize on site as of November 07.

The Project will include work performed by the following subcontractors:

JJG – survey and staking

BESI - testing

Cline Construction – excavation, backfill and grading

Santana Group – design of foundation system to suit soil conditions for each building

Wright Engineering – verify engineering for foundation system designed by Santana group

Professional Plumbing – install vapour retardant barrier and ground venting at selected locations

Considering the uncertain nature of subsurface soil conditions; the total cost for the remediation work at the Phase I Site Development Area has been budgeted for a maximum, not-to-exceed cost of \$520,000.00

### VI RESIDENT RELOCATION

There are no Resident Relocation issues to report. The Developer Team, HACG and PMT will provide a presentation to Residents November 10 concerning the Phase I Development construction schedule and resident return process.

### 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 has filed documentation to appeal the decision.

### XI PEABODY PHASE I DEVELOPMENT - CLOSING

The HUD and FHA Closings are now scheduled for November 16 and 17.

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## PROJECT PROGRESS OVERVIEW

## SECTION 1 STATUS REPORTS

### **XII PROJECT RELATED MEETINGS – October 2005**

- October 05 Infrastructure Construction Progress Meeting – IBG – Dorsch – PMT – Greg Dyson ESA Independent Civil Engineering inspection.
- October 05 East Wynnton – Zoning Variance Hearing – City of Columbus; Integral; JJG; HACG; PMT
- October 06 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC.
- October 07 Conference Call Meeting – Phase I Payment Procedures – HACG; PMT.
- October 07 Conference Call Meeting – Infrastructure – Integral; PMT
- October 10 Conference Call Meeting – Phase I Payment Procedures – Integral; PMT. Legal Counsel
- October 12 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC
- October 12 Conference Call Meeting – Infrastructure – Integral; Georgia Power; PMT.
- October 13 General Progress Review Meeting – HACG, Integral, PMT
- October 14 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC.
- October 14 Conference Call Meeting – Phase I Payment Procedures/Disbursement Agreement – Integral; PMT. Legal Counsel
- October 19 Infrastructure Construction Progress Meeting – IBG – Dorsch – PMT – Greg Dyson ESA Independent Civil Engineering inspection.
- October 19 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC.
- October 21 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC.
- October 26 Conference Call Meeting – Phase I Closing – Integral, Legal Counsel, PMT, Boston Capital, GMAC.
- October 27 General Progress Review Meeting – HACG, Integral, PMT
- October 27 Phase I Construction Review Meeting – Integral; JRA; PMT.
- October 27 Phase I Construction Review Meeting – Integral; PMT.

### **XIII DOCUMENT SUBMISSIONS AND NOTICES – October 2005**

- 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
- October 12 Phase I Building Permits received from City
- October 12 HUD approval received for Amended Revitalization Plan
- October 12 HUD approval received for RTS
- October 19 HUD approval received for Predevelopment Funds Authorization
- October 24 HACG-Integral Site Remediation Construction Services Agreement

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## SECTION 1 STATUS REPORTS

October 2005:

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

There were no payment requests received pertaining to the Phase I Predevelopment Loan..

**Demolition Request for Payment** – Payment Application #14 was received, reviewed and issued to HACG for payment as of October 21. The payment request in the amount of \$2,071.88 was a reconciliation of eligible Integral Fee amounts relative to the final cost of the Demolition Project. The final payment to Integral and the amount are in compliance with the Master Development Agreement. **Total Cost for the Demolition Project, including Integral Fees and Construction Management costs was \$2,732,119.68**

**Infrastructure Request for Payment** – Payment Application #4 in the amount of \$97,949.22 was received, reviewed and submitted to HACG Finance as of October 21. On October 24, City of Columbus, Engineering Department requested additional information to substantiate the work completed by Dorsch Equipment; the information was received from the Construction Manager as of November 03 and submitted to the City. At month end, the Payment Request remains in process with City of Columbus.

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## PROJECT FINANCIAL REVIEW

## SECTION 1 STATUS REPORTS

### PROGRESS PAYMENT SUMMARY PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

#### DEVELOPER 3<sup>RD</sup> PARTY COSTS ----- update for October 2005 **No Change**

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

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## SECTION 1 STATUS REPORTS

### PROGRESS PAYMENT SUMMARY PHASE 1 PREDEVELOPMENT LOAN AGREEMENT

**DEVELOPER ADVANCES FOR OVERHEAD MILESTONES- update for October 2005 No Change**  
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
<b>Subtotal</b>	<b>\$300,000.00</b>		\$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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## PROJECT FINANCIAL REVIEW

## SECTION 1 STATUS REPORTS

### PROGRESS PAYMENT SUMMARY Peabody Infrastructure Project - Payment Request #4 Integral Properties LLC/Integral Building Group (IBG) - Contract period ending September 30, 2005

Item	Obligated Contract Amount Peabody & Wynnton				Approved Invoice September 2005	Total Invoice to Date	HACG Paid to Date	
Infrastructure Design, Construction Administration, Survey & Testing, Project Management								
				Revised Contract Amount				
Engineering Design Construction Admin - JJG	\$ 166,479.00				\$ 1,193.82	\$ 122,384.34	\$ 121,190.52	
Staking & Testing – JJG & BESI	\$ 53,705.00							
Integral Direct Project Costs CM	\$ 276,078.00					\$13,120.80	\$ 0.00	
Integral Fee 4.25%	\$204,058.00					\$ 4,405.98	\$ 0.00	
HACG Independent Engineer ESA	\$ 50,668.00					\$ 0.00	\$ 0.00	
Contingency	\$ 307,369.00	Dorsch CO #1,2	Net change	Extra \$64,024.00	\$243,345.00	\$ 0.00	\$ 0.00	
Subtotal Design and CM	\$1,058,357.00				\$ 1,193.82	\$ 139,911.12	\$ 121,190.52	
Infrastructure Construction								
	Obligated Contract Amount				Approved changes to Date	Approved Invoice September 2005	Total Invoice to Date	HACG Paid to Date
	Dorsch Peabody	Alexander Peabody	Dorsch Wynnton	IBG				
Demolition	\$30,450.00	\$248,190.00	\$92,270.00					
General Requirements	\$26,656.00	\$200,800.00	\$11,935.00					
Erosion Control		\$90,200.00	\$10,000.00					
Site Work		\$483,970.00	\$50,000.00					
Sanitary Sewer		\$242,410.00	\$81,525.00					
CS- Line A	\$363,389.00				(\$104,000.00)	\$96,755.40	\$96,755.40	
CS- Line B					+\$168,024.00			
Storm Sewer		\$637,915.00						
Water	\$24,225.00	\$350,510.00	\$15,600.00		(\$24,225.00)			
Curb & Gutter		\$141,980.00						
Street-Asphalt Paving		\$547,450.00	\$12,670.00					
Specialty Paving				\$120,000.00				
Sidewalks		\$211,050.00						
Landscaping								
Landscaping Trees				\$60,780.00				
Landscaping Sod/ROW		\$1,200.00	\$15,000.00	\$37,500.00				
Street Lighting		\$61,885.00						
Electrical Underground								
Paint Stripe/Signage		\$28,900.00						
Utility Sleeves								
Resurface 24 <sup>th</sup> 25 <sup>th</sup> Streets								
Site Electrical				\$60,000.00				
Underground Electrical								
Storm Water Detention			\$51,000.00					
Staking		\$155,000.00						
Subtotal Construction	\$489,000.00	\$3,401,460.00	\$341,000.00	\$278,280.00		\$ 97,949.22	\$96,755.40	\$ 0.00
<b>City and HACG Paid to Date</b>							\$ 121,190.52	
<b>City and HACG Total Invoiced to Date</b>							\$ 236,666.52	
<b>City and HACG Total for Payment This Invoice</b>					\$ 97,949.22			

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## PROJECT SCHEDULE REVIEW

## SECTION 1 STATUS REPORTS

### CSS Program

October 2005

- Case management is ongoing.

### Homeownership Construction

October 2005

- No progress to report

### Administrative Issues

October 2005

- **Phase I Closing** –HUD approvals for RTS and IOI were complete as of month-end. Waiting for completion of HUD Approval for Evidentiary Documents.

### Infrastructure

October 2005

- Construction of Combined Sewer Line A is complete.
- Construction of Combined Sewer Line B is complete.
- Dorsch Contract for Combined Sewer Project is complete
- Alexander Contracting to start work on General Infrastructure as of November 07.

### Peabody Site Remediation

October 2005

- HUD approval of Rental Term Sheet and Predevelopment Funds Authorization is complete.
- Soil Remediation work to commence as of November 07.

### Peabody Design

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- All Construction Document revisions complete.
- Building Permits received.
- Construction is ready to start.

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## SECTION 2 OUTSTANDING ISSUES

### **Key Project Issues** October 2005

**Peabody Phase I Closing**  
**Right-Of-Way Infrastructure Construction**  
**Soil Remediation Project**  
**HUD approvals: Evidentiaries**  
**Peabody Phase I Construction**  
**Infrastructure Construction start at East Wynnton**  
**Homeownership Construction at Wynnton sites**

### **PMT Project Look Ahead** November, December 2005; January 2006

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

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## SECTION 3 ENCLOSURES

- Site Photos October 2005
  
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- INFRASTRUCTURE SCHEDULE update to October 31, 2005
  
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- 90-DAY WORK IN PROGRESS SCHEDULE  
November – December - January

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11-02-05 view looking to northeast from Ivy Avenue

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11-02-05 view looking south to north from Ivy Avenue

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PROGRESS REPORT- No. 30  
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11-02-05 view looking west to east from 26<sup>th</sup> Street entry near Hamilton Road