

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, *Chief Executive Officer*

Memo

TO: MEMBERS OF THE ARHA REDEVELOPMENT WORK GROUP
FROM: ROY PRIEST, CEO ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
DATE: SEPTEMBER 23, 2017
SUBJECT: UPDATE ON THE REDEVELOPMENT OF RAMSEY HOMES
CC: MARK JINKS, KARL MORITZ, HELEN MCILVAINE



ENVIRONMENTAL REVIEW

The Section 106 process, which is required as part of the Environmental Review (ER), is now complete and on September 13, 2017 HUD has executed Form HUD-7015.16 which certifies to the completion of the 24 CFR Part 58 environmental assessment process. We have subsequently, resubmitted the Disposition Application to the HUD Special Applications Center for approval, noting that the ER is now complete as well as responding to some minor comments received on the initial submission.

HISTORIC INTERPRETATION AND ARCHAEOLOGY

Staff published an RFP for a consultant to provide Phase III archeology consulting services as required per the Development and Special Use Permit (DSUP) conditions, approved by the City Council on November 12, 2016 and as further detailed in the Archaeological Evaluation and Resource Management Plan previously prepared. See "CONSTRUCTION" below for additional information related to this item. Responses were received and a request to enter into contract with the most responsive and responsible bidder is included in the Board package for the September Board meeting.

HUD DISPOSITION APPLICATION

The HUD Disposition Application had been submitted to the HUD Special Applications Center (SAC) previously. SAC had placed a hold on our application until the ER was certified; the ER was delayed by the Section 106 activities. With the conclusion of the ER (9/13/2017), we have requested that SAC resume its review with the understanding that they will not release the Disposition Application approvals without HUD Office of Public Housing Investments (PHI) approval of the Mixed-finance Proposal. We also responded to some minor comments on the Application received by SAC in its initial review.

MIXED-FINANCE PROPOSAL

The Mixed-finance Proposal was submitted to the PHI on August 11, 2017; minor comments were returned on August 17, 2017. Both the Field Office of HUD and the PHI have committed to reach out to SAC to advocate for an expedited review of our Disposition Application. We are working through the initial comments received on the Mixed-Finance Proposal from the HUD PHI.

DESIGN

We have submitted to the Parker Gray Board of Architectural Review (BAR), a request for Final Review and Approval of Conditions and Details. The Certificate of Appropriateness was approved on December



14, 2016, with the condition that certain elements return to the BAR for final approval. These include limiting the number of wall mounted exhaust vents, precast stone and mortar color selection, incorporating patterned brick in selected areas, selection of the metal picket fence design, modification to the floating brick piers, detailing of the horizontal siding, brick selection, and material selection for the pergolas. We have worked very closely with city staff to address these elements and therefore do not anticipate that any additional meetings before this body will be required. The BAR hearing is scheduled for September 27, 2017. The meeting has been publicized per the city requirements for meeting notices.

Prior to commencement of construction and per the DSUP conditions, a mock wall will be constructed to include a representation of all materials on the project. This mock wall is subject to approval by city staff and will be the final step in the process of selecting material colors and patterning.

The 3rd submission of the Final Site Plan was submitted to the City on September 1, 2017, along with a Comment Response Letter, that responded to city comments generated as result of the initial Final Site Plan submission. We expect this to be the final submission and with approval of the Final Site Plan, we can move forward with obtaining building permits.

PERMITS

The permit set of construction documents are complete and were submitted for an Advanced Plan Review on September 1, 2017. This follows a pre-submission meeting for the architectural drawings that was held on August 10, 2017 with city code enforcement staff to introduce them to the Ramsey project and familiarize them with technical aspects of the project in advance of the formal permit set submission. By requesting this Advanced Plan Review for comments and addressing the comments at this stage, our permit application will be expedited when submitted by the General Contractor.

RELOCATION

With both the HUD Mixed-Finance Proposal and Disposition application now under review, we anticipate the relocation process to begin at the end of November. As required by HUD, General Information Notices have been delivered to each household. All residents have been briefed in person and also surveyed as to their preference for the Tenant Protection Voucher (TPV) or Public Housing programs. Resident income eligibility for the tax credit program has also been confirmed by Asset Management staff and will be updated once we have a clearer indication of when we can expect Disposition Application approval. We cannot apply for TPVs without Disposition Application approval, nor can we relocate households without Disposition Application approval. Consideration of a request for TPVs takes 30 -60 days per the HUD Field Office. They are trying to assist with expediting where they have the authority.

CONSTRUCTION

The Construction-Manager-at-Risk (CMAR) has begun competitive bidding on the permit set of construction documents. He is required to provide not less than 3 bids for all costs that exceed \$100,000. Once he has completed his pricing, he will deliver his bid books to ARHA for review by a 3rd party cost estimator. This vetted estimate will become the basis for a Guaranteed Maximum Price contract. The CMAR has been part of the team since 2015 and has assisted with estimating and value engineering during the Schematic Design, Design Development, 50% Construction Document phases and now the building permit submission level construction documents. We will be advertising an RFP for professional

cost estimating services for the purpose of reviewing the submitted CMAR pricing prior to the financial closing.

Additionally, the GC is preparing a plan to carry out the required careful deconstruction and exploratory demolition per the RMP. This will include gutting two apartments to the structural concrete shell, exposing the concrete floor, walls and roof, after which, the interiors and exteriors of the entire building shall be documented with either 3-D laser scanning and/or photogrammetry to capture the structural components of the two gutted units.

Additionally, per the RMP, the archeological data recovery will have to be performed. This will include mechanical excavation of 5 test trenches with all discovered artifacts to be classified and labeled, sampling and mitigating of the surface soil surrounding the buildings, examination of the soil underneath the building foundations, and sampling of any significant subsurface cultural features located.

Both the careful deconstruction and exploratory demolition and the data recovery are expected to add approximately 60 days to the construction schedule initially presented by the CMAR.

ABBREVIATED SCHEDULE

With the award of the 2017 Low Income Housing Tax Credit (LIHTC) funding now secured, staff has developed an abbreviated closing schedule with the aim of recovering some of the loss of time. The below schedule currently targets a closing date of December 22, 2017. However, we will not be able to begin construction until resident relocation is complete and the site is vacated. The schedule is anticipated to be fluid and will be updated monthly as the project advances.

RAMSEY HOMES REDEVELOPMENT SCHEDULE		
TASK/PHASE	DUE	COMMENTS
Final Tax Credit Ranking	Complete	
Environmental Review	Complete	
Permit Set of Plans	Complete	
BAR Final Review and Approval of Conditions and Details	9/27/2017	
Final Site Plan Approval	10/14/17	
Building Permit Approval	11/17/2017	
Construction Bid Binders Vetted by 3 rd Party Cost Estimator	12/15/2017	
Disposition Application Approval	11/30/2017	
Mixed Finance Proposal Approval	11/30/2017	

Application for Tenant Protection Vouchers	11/30/2017	
Begin Relocation*	01/01/2018	
LIHTC Reservation Agreement Executed	12/15/2017	
Financial Closing	12/22/2017	
Complete Relocation	2/28/2018	
Archeological Work Commencement	3/1/2018	
Construction Commencement	4/1/2018	
Construction Completion	10/1/2019	

* Anticipates that ARHA will be successful in its application for TPVs and that the HUD Field Office is able to approve TPVs closer to the 30 day end of the approval spectrum.