

Questions/Information Requests of the SPHA on Jordan Park Renovation

From October 2, 2018 CAC Meeting

- ***Provide the physical needs assessment report that is the basis for the renovation scope.***

Response: The physical needs assessment report conducted on April 4, 2016, as prepared by, EMG, is attached. As part of the credit underwriting review process, we reasonably anticipate that an updated report may be required before/ pursuant to financial closing.

(The referenced Physical Needs Assessment report can be accessed via the link noted below.) **See also Attachment 1 included in City staff's transmittal email.**

<https://www.dropbox.com/s/kgceuhwt70qzhnf/118891.15R000-001.052Text3%28Final%29.pdf?dl=0>

- ***Identify the construction companies involved with the redevelopment of Jordan Park during the early 2000s.***

Response: SPHA was not lead Developer at the time Jordan Park was redeveloped in or about 2001. Accordingly, SPHA does not have the requested information.

- ***Identify the local vendors, suppliers or contractors that have worked with the SPHA on Jordan Park and the dollar value of those services. "Local" is defined as a company whose business address is within St. Petersburg's city limits.***

- **Response:** Duly noting that first quarter records for 2017, are transitional from prior management, SPHA has provided a listing of SPHA local contracting, from March 2017.
- Magnolia – Landscaping
- ACO – Cleaning, painting and afterhours emergencies
- AA Glass – Window replacement
- Wheelwright – Electrician
- Clearwater Plumbing
- Accurate Electronics
- Supreme Cleaning – Cleaning and painting
- Freedom Green Clean – Carpet Cleaning
- KM Installation – Carpet Installation
- Frankinstalled, Inc – Carpet Installation
- AIR Zone – AC
- Go Green – Pest Control
- Chisolm Holding (Tommy's Auto)
- Drew Roofing
- Quality Roofing
- People Ready Florida (temp labor)

- ***Describe the methods/processes by which minority vendors, suppliers, and contractors***

Response: SPHA and Jordan Park co-developer, Norstar US, through their respective consultants, Elle Resources, Inc., and Ariel Business Group, Inc., are aggressively reaching out to WMBEs doing business in the construction industry, with project information and administrative assistance, delivered through “Readiness” workshops, e-mail blasts, local news outlets, hand delivered fliers, community organizations, local trade groups and construction industry training sponsors such as P-TEC.

Two locally advertised and well-attended Project Readiness Workshops, have been conducted to date, with plans for a “Pre-Bid” Workshop next month. A robust continuum of WMBE support, including but not limited to guided business-to-business parings with local vendors and suppliers to the trade, offering such products and services as insurance, bonding, financing, and the like, is also in process.

In addition, The City’s Greenhouse, as well as companion Pinellas County, Tampa and Hillsborough County administrative resources have been, and will continue to be, engaged at various levels of participation and support for WMBE certification, the circulation of evolving trade information and the posting of evolving project opportunities, as well as future workshops, all with the reasonable expectation that so engaged WMBE trades and collaborative partners, will become and or remain well poised for the Jordan Park project, as well as future St. Petersburg development opportunities, per local custom, as well as national trends and services.

Outreach is directed to active and or certified WMBEs in the Bay Area, with extended reach to regional trades, vendors and suppliers, as well as recent trade school graduates, and Southside community co-harts, through social media outlets and such business-to-business co-harts as Placement Works, Inc. Voc Rehab, Urban League and other similarly postured community service providers, with the reasonable expectation that current Jordan Park residents, as well as the city at large, can benefit by and through the collaborations.

- ***Provide a list of funds expended for remediation of Jordan Park since 2016.***

Response: SPHA Funds expended from March, 2017, is captured under two separate and attached lists, the first of which shows expenditures through December 31, 2017, and the other shows expenditures from January 1, 2018 to October 22, 2018.

- ***When and how did SPHA determine the cost of rehabbing, demolishing and building new units in Jordan Park?***

Response: Firm cost projections will be available on completion of the formal bidding process, which is currently targeted for late November/early December, 2018. Prior estimates were developed by co-developer, Norstar US and their preferred prime contractor, as reviewed by SPHA its building consultant.

- ***Was SPHA aware that Wedding and Associates provided a report conducted by Sheldon Home Inspection to HUD as though the report was performed by the Wedding group?***

Response: SPHA is aware that a power point presentation created by Wedding Architects included photographs from a prior Sheldon report, as duly acknowledged by the principal of Wedding Architects. A copy of the referenced power point is attached.

- ***Was SPHA aware that Wedding and Associates had "obviously" not conducted an inspection of Jordan Park's Senior Village when they submitted their "findings" regarding the conditions of the Senior Village to include language that suggested the structures were "wood frame?"***

Response: SPHA is aware that the roofing structure, in the Historic Village buildings is wooden, and that an early report, from Wedding Architects, did not fully distinguish wall materials from roofing materials, in part, thereby leaving room for lay confusion, absent a full and informed reading of the entire report. To clarify, the roof trusses are, in fact, both wooden and largely infested with termites. Text and presentations have been aptly amended with fully descriptive terminology.

- ***What evidence was provided at the point of HUD submission validated proposed cost for rehab versus building new?***

Response: See attached Disposition Application to HUD and the responsive HUD approval. **See Attachment 2 included in City staff's transmittal email.**

- ***Please confirm the name of the resident whom Tony Love stated in CAC he visited in their home?***

Response: Ms. Delores Fletcher

- ***Describe the process by which Norstar was selected as the developer and include what other developers were evaluated and where they are located.***

Response: SPHA conducted a HUD prescribed procurement process commencing with agency publication of a project specific RFP, to which SPHA received multiple, timely filed and complete submissions, as of the published due date, which was, Thursday, July 20, 2017 at 2:00 p.m. All submissions were equitably submitted to formal review by an evaluation committee comprised of seasoned SPHA consultants and senior staff. Norstar US and BlueSky Communities were both selected for live interview, with Norstar emerging as the preferred candidate. On proper notice and committee recommendation, to the SPHA Board of Housing Commissioners, the Board formally confirmed the staff supported committee recommendation.

Competing firms and their principal corporate locations are as follows:

Pantheon Development Group
1079 Mulberry Way
Boca Raton, FL 33486
Darren Smith
561-859-8520

dsmith@smithhenzy.com

Urban America, LLC
2500 NE Green Oaks Blvd.
Arlington, TX 76006
Brian K. Dennison
212-612-9100
bdennison@urbanamerica.com

McCormack Baron Salazar, Inc.
720 Olive Street, Suite 2500
St. Louis, MO 63101
Vincent R. Bennett, Pres; 314-621-3400
Contact: Eric Iglesias, Assoc. PM, Biz Develop
314-425-8978
Eric.iglesias@mccormackbaron.com

- ***Detail all public outreach that the SPHA has undertaken to identify local contractors to participate in the Jordan Park renovation project. Provide dates of meetings, notifications and/or announcements of the meetings, the companies that have been contacted or attended the meetings and their addresses.***

Response: Working through and with Ariel Business Group, Inc., two trade 'Readiness' Workshops have been conducted to date, on September 20 and October 17, 2018, respectively, with a 'Pre-bid' Workshop in process, for next month, on or about November 7, 2018. SPHA has also established skills training collaborations with P-TEC, Urban League, and Placement Works, Inc., for outreach to Jordan Park residents, WMBEs and the community at-large. Through its Community Relations consultant, and resident interest staffing, SPHA is also working with multiple City and County administered programs and co-harts supporting WMBE, Economic Development and Affordable Housing initiatives, along with such community service organizations as The New Deal, Urban League, several neighborhood churches, and other community co-harts providing services supportive of the SPHA mission to foster resident self-sustainability. P-TEC has specifically committed to transport, counsel, and train willing and eligible residents in construction and self-sustainability related pursuits. Additionally, Placement Works, Inc, has committed to open its job placement and readiness coaching support services to the same endeavor.

Norstar US, through its prime contractor, has also committed to identify opportunities for resident training and employment under the project with team trades, vendors and suppliers, all with the reasonable expectation of fostering a resident sense of ownership and pride in successful project outcomes, as well as the long term sustainability of a revitalized Jordan Park community providing market sensitive and affordable homes.

- ***Document the SBE/local business participation rate for Norstar's five most recent construction projects of similar type and scope as the Jordan Park***

renovation. This should include the local prime contractors and subcontractors as a percentage of those hired as well as the dollar value of those contracts as a percentage of the total construction value.

Response: Norstar has an excellent Section 3 and WMBE participation record, as evidenced by its most recent and on-going experience with Ariel Business Group, Inc., at Pinellas Heights and Landings at Cross Bayou, wherein Norstar US achieved a 41.5% WMBE participation rate and a 32% utilization rate for Pinellas County Subs and suppliers. At Venetian Walk I, in Venice, FL Norstar US also achieved 35.5% with WMBEs.

- ***Describe the workforce training efforts mentioned at the CAC meeting that the SPHA will undertake as part of the Jordan Park renovation.***

Response: SPHA is developing formal collaborations with P-TEC, Urban League and Placement Works, Inc., for resident skills and employability training, at virtually all ages, which started with a communitywide expo of products and services held on the P-TEC campus this month. SPHA residents can now call P-TEC to schedule sponsored transportation, to and from the campus, to explore eligibility and construction and job readiness related curriculum interests. Additional and similar opportunities are in research and development with Placement Works, Inc., which is an agency that offers companion on-the-job coaching for eligible candidates seeking job placement through that agency and its partners, such as Voc Rehab and Goodwill Industries. Tamps based, V.H. Jr. & Associates, is in process with on demand cross-training for WMBEs in need of training and or the placement of required insurance and bonding, products for the construction industry. SPHA also has an in-house summer youth training and development program which offers OJT in landscaping, facilities and services maintenance and general office administration which is currently being reviewed for articulation with P-TEC. The October ribbon cutting for P.A.L. at Jordan Park addresses youth development through after school programs to improve articulation with law enforcement, and companion self-discipline, positive role modeling, as well as exposure to other community service programs and opportunities typically beyond the reach of low income households.

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- ***What work has been assigned and completed by YouthBuild in Jordan Park, and what has been the turn-around time?***

Response: Please see the attached copy of the Youth Build grant and SPHA's letter of support. **See Attachment 3 included in City staff's transmittal email.**

- ***When will SPHA/Norstar begin hiring companies for the renovation project? Will these companies be involved for the duration of the project or will others be hired for later phases?***

Response: TBD

- ***CAC members discussed requiring the following items as conditions for approving the funding request for the Jordan Park renovation. What is SPHA's position on them?***

- ***extending the City's inspection process to 10 years.*** This would impose a significant administrative burden and intrude on tenants. If this is a requirement then we would respectfully request that the process be sensitive to the noted concerns.
- ***requiring low-flow toilets, up-to-code insulation and impact and energy compliant windows for all units inspected by the SPHA under the Section 8 voucher program.*** It is outside the purview of the SPHA to verify compliance with or applicability of City Code provisions that are not otherwise part of the HUD requirements for Section 8 voucher units. The SPHA can agree that all units at Jordan Park will be compliant with these 3 items, as well as all other applicable provisions of the City Code.
- ***specifying 30 percent SBE/local business participation in the project providing 30 percent MBE participation in the project.*** SPHA can potentially agree to a combined goal of 30% MBE/SBE and or "Section 3" participation. Further, SPHA will detail the efforts undertaken to satisfy the goal.
- ***Return any unspent amount from the contingency fund to the City of St. Petersburg to offset its public investment in the project.*** SPHA understands that CRA funding will be disbursed on a reimbursement of actual cost basis. As such, there would be no contingency for refund.
- ***Commitment to not using contractors from the Jordan Park redevelopment project from the early 2000s.*** SPHA can require contractors to disclose prior work performed at Jordan Par, from 2001 to the current date.

Repairs through 12/31/2017

Jordan Park Immediate and Short Term Repairs							
<u>HISTORIC (SENIOR) VILLAGE (31 UNITS)</u>							
Exceptions: The Historic Village buildings and units were submitted to HUD for disposition from the Public Housing Program in May 2017							
The application was approved by HUD in August 2017. A contract for replacement of the exterior doors was subsequently cancelled.							
A contract for AC replacements was implemented and 7 of the Historic Village units were replaced before the Historic Village replacements were deleted from the SOW. All Historic Village repairs were cancelled.							
Note: All Historic Village residents were relocated using Section 8 vouchers.							
<u>FAMILY UNITS (206 UNITS)</u>							
Note: The replacement of the AC Systems in the family units including the Mgmt Office was completed in December 2017. Appliances replaced on an as-needed basis by maintenance staff. Cabinet, countertop, vanity replacements deferred to rehab							
Repairs completed via work order and on the vacant unit turnover.							
Immediate Repairs: With the exceptions above, all repairs were completed by the Maintenance Staff or contractors							
				<i>Funding Sources</i>			
				Jordan Park/AMP3		Jordan Park	
				<u>Operating Budget</u>		<u>Reserve</u>	
				<u>Cost thru 12/31/17</u>	<u>CFP</u>		
Maintenance supplies/materials:				\$ 95,405.74	\$ 60,383.90	\$ 35,021.84	
Maintenance Labor:				\$ 185,899.10	\$ 185,899.10		
AC Systems Replacements (Credence)				\$ 750,792.59			\$ 750,792.59
AC Repairs/Replacements				\$ 23,538.00			\$ 23,538.00
Termite spot Treatments				\$ 620.00	\$ 620.00		
Electrical (replacement of gas WH with electric):				\$ 6,626.66	\$ 6,626.66		
Plumbing (use of contractors for repairs/upkeep):				\$ 13,133.28	\$ 13,133.28		
Appliances (stove, refrigerators, water heaters, dishwashers, etc.)				\$ 22,679.00		\$ 22,679.00	
Flooring				\$ 19,153.28	\$ 4,182.00	\$ 14,971.28	
Roof/Soffit Repairs				\$ 6,373.13	\$ 2,247.00	\$ 4,126.13	
Playground repair				\$ 5,888.32		\$ 5,888.32	
				\$ 1,130,109.10	\$ 273,091.94	\$ 82,686.57	\$ 774,330.59
							\$ 1,130,109.10
							\$ 364,000.00
							Bal 12-31-17

Repairs through 1/22/18

Jordan Park Immediate and Short Term Repairs - UPDATE 10/22/18									
HISTORIC (SENIOR) VILLAGE (31 UNITS)									
Exceptions: The Historic Village buildings and units were submitted to HUD for disposition from the Public Housing Program in May 2017									
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Note: All Historic Village residents were relocated using Section 8 vouchers.									
FAMILY UNITS (206 UNITS)									
Note: The replacement of the AC Systems in the family units including the Mgmt Office was completed in December 2017.									
Appliances replaced on an as-needed basis by maintenance staff.									
Cabinet, countertop, vanity replacements deferred to rehab									
Fascia and soffit repair deferred to rehab									
Maintenance Supplies/Materials includes contractor installation of flooring									
Repairs completed via work order and on the vacant unit turnover.									
Immediate Repairs: With the exceptions above, all repairs were completed by the Maintenance Staff or contractors									
				Funding Sources					
				Expenses 1-1-18 to	Jordan Park/AMP3		Jordan Park		
				10/22/2018	Operating Budget	CFP	Reserve		
Maintenance supplies/materials:				\$ 108,696.29	\$ 108,696.29				
Maintenance Labor:				\$ 207,391.74	\$ 207,391.74				
AC Repairs/Replacements				\$ 8,276.21	\$ 8,276.21				
Termite spot/Bed Bug Treatments				\$ 7,030.30	\$ 7,030.30				
Electrical (replacement of gas WH with electric):				\$ 7,406.19	\$ 7,406.19				
Plumbing (use of contractors for repairs/upkeep):				\$ 6,437.70	\$ 6,437.70				
Roof/Soffit Repairs				\$ 5,239.13	\$ 4,788.00	\$ 451.13			
Flooring				\$ 9,011.28	\$ -	\$ 9,011.28			
				\$ 359,488.84	\$ 350,026.43	\$ 9,462.41	\$ -	\$ 359,488.84	