



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners
DeJuana L. Thompson, Chairwoman
Abra A. Barnes, Vice-Chair
Anthony C. Hood, Commissioner
D. G. Pantazis, Jr., Commissioner
Alyshia Cook, Commissioner

February 7, 2025

Ms. DeJuana L. Thompson, Chairwoman
Ms. Abra A. Barnes, Vice-Chair
Mr. Anthony C. Hood, Commissioner
Mr. D.G. Pantazis, Jr., Commissioner
Ms. Alyshia Cook, Commissioner
Birmingham, AL 35233

NOTICE OF THE REGULAR MEETING

Notice is hereby given that the regular session of the Board of Commissioners of the Housing Authority of the Birmingham District will be held at **11:30 a.m. on Thursday, February 20, 2025**, at the George W. McCoy Facility, located at 1301 25th Avenue North, Birmingham, Alabama 35204. The meeting will be live-streamed via Zoom. To access the meeting, go to HABD.org for more information.

Sincerely,

Dontrelle Young Foster
President/CEO

DYF: ab

******TIME CHANGE****TIME CHANGE***TIME CHANGE***TIME CHANGE*******



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Regular Meeting of the Board of Commissioners

**George W. McCoy Building
1301 25th Avenue North
Birmingham, AL 35204**

Board of Commissioners

DeJuana L. Thompson, Chairwoman
Abra A. Barnes, Vice-Chair
Anthony C. Hood, Commissioner
D. G. Pantazis, Jr., Commissioner
Alyshia Cook, Commissioner

Thursday, February 20, 2025

11:30 a.m.

Agenda

I. Call to Order

II. Roll Call

III. Adoption of Agenda

IV. Consent Agenda

- a. Approval of Minutes, Regular Meeting, January 16, 2025
- b. President/CEO's Report
- c. Presentation of Cumulative Low-Income Housing Finance Report for the Period Ended January 31, 2025
- d. Resolution 2025 - 12765, Approval of Charge-Offs for Period Ended January 31, 2025

V. Old Business

VI. New Business

1. Youthbuild and Apprenticeship Program Update

VII. Finance

1. Approval of the Individual Relief Policy for Severe Heat

VIII. Housing Operations

1. Approval of Award of Contract for On-Call Plumbing, Sewer & Drain Services

IX. Real Estate Development

1. Approval of Award of Contract for Loveman Daycare Renovations

X. Presentation(s) by Person(s) Desiring to Speak Before HABD Board of Commissioners

XI. Executive Session

XII. Adjournment

**MINUTES OF THE ANNUAL MEETING AND REGULAR MEETING OF THE
COMMISSIONERS FOR THE HOUSING AUTHORITY OF
THE BIRMINGHAM DISTRICT
HELD ON JANUARY 16, 2025**

The Commissioners of the Housing Authority of the Birmingham District met in the annual meeting and regular session at 1:30 p.m. on January 16, 2025, at the George W. McCoy Facility located in Birmingham, Alabama. The meeting was called to order by Chairman Pantazis, and upon roll call, those present and absent were as follows:

PRESENT:

DeJuana L. Thompson, Chairwoman
Abra A. Barnes, Vice-Chairwoman
Anthony C. Hood, Commissioner
D.G. Pantazis, Jr., Commissioner
Alyshia Cook, Commissioner

ABSENT:

None

ALSO, PRESENT:

Dontrelle Young Foster, President/CEO
Seth Embry, Senior Advisor and Chief Strategist
Denita Bearden, Chief Administrative Officer
Josephine Banks, Chief Human Resources Officer
Melanie Baker, Director of Finance
Larry Williams, Chief Housing Programs Officer
Ken Foreman, Director of Public Safety
Roger Malone, Public Safety Assistant
Keaira Turner, Director of Strategic Communications
Lauren Woods, Public Relations Coordinator
Jennifer Leonard, Interim Director of Housing Choice Voucher Program
Torraine Clausell, Director of IT Infrastructure & Operations
Darryl Washington, Director of Property Operations
Melanie Bimbo, CNI Director
Courtney French, General Counsel
Mary Jackson, Executive Assistant
Alicia Bibbs, Executive Office Coordinator

Chairman Pantazis declared a quorum was present.

Adoption of Agenda

Chairman Pantazis acknowledged the adoption of the agenda. Commissioner Hood requested that the agenda be amended to include an executive session after the presentation of speakers. Upon motion by Commissioner Hood and seconded by Commissioner Barnes, it was affirmed that the agenda be adopted as amended.

Election of Officers for Calendar Year 2025

Chairman Pantazis acknowledged the Election of Officers for the calendar year 2025. The floor was opened for nominations for the office of chairman. Commissioner Hood nominated DeJuana Thompson for chair, and no other nominations were made. The floor was closed on DeJuana Thompson. Upon motion by Commissioner Hood and seconded by Commissioner Barnes, the Board unanimously voted in favor of DeJuana Thompson as Chairwoman of the Board for the calendar year 2025.

The nominations for the office of Vice Chair were opened next. Chairwoman Thompson nominated Abra Barnes for the position. The floor was closed for nomination on Abra Barnes with no further nominations. Following a motion by Commissioner Hood, which was seconded by Commissioner Pantazis, the Board unanimously voted in favor of Abra Barnes as Vice-Chairwoman for the calendar year 2025.

Commissioner Pantazis then relinquished the gavel to Chairwoman Thompson, who presided over the rest of the meeting. Chairwoman Thompson and Vice-Chairwoman Barnes thanked the board for the opportunity to serve the board.

Consent Agenda

Chairwoman Thompson acknowledged the approval of the consent agenda and asked if any items needed to be removed. There were no objections to the consent agenda, and upon motion by Commissioner Hood and seconded by Commissioner Pantazis, the consent agenda was approved.

- a. The Regular Meeting Minutes of November 21, 2024, were approved.
- b. The President/CEO's Report was accepted.
- c. The Cumulative Low-Income Housing Finance Report for the Period Ending December 31, 2024, was approved.
- d. **Resolution** 2025 - 12755 RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off, as of November 30, 2024, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----\$ 794.50

Southtown Court, Ala. 1-4R-----	0.00
Marks Village, Ala. 1-6-----	0.00
Smithfield Court, Ala. 1-9-----	0.00
Tom Brown Village, Ala. 1-10-----	13,973.00
Morrell Todd Homes, Ala. 1-11-----	3,490.00
Collegeville Center, Ala. 1-13-----	960.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala. 1-16-----	9,902.00
Cooper Green Homes, Ala. 1-17-----	401.00
Kimbrough Homes, Ala. 1-18-----	2,118.00
Benjamin Green Village, Ala. 1-23-----	1,217.43
Roosevelt City, Ala. 1-30-----	0.00
Tuxedo I Ala 1-34-----	1,610.00
Tuxedo II Ala 1-35-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Freedom Manor Ala 1-21-----	0.00
Total \$	34,465.93

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to charge off, as of December 31, 2024, the following resident accounts, which were up to 30 days old or more and considered uncollectible.

Elyton Village, Ala. 1-1-----	\$ 848.00
Southtown Court, Ala. 1-4R-----	0.00
Marks Village, Ala. 1-6-----	3,473.00
Smithfield Court, Ala. 1-9-----	9,863.00
Tom Brown Village, Ala. 1-10-----	14,917.00
Morrell Todd Homes, Ala. 1-11-----	0.00
Collegeville Center, Ala. 1-13-----	1,006.00
Harris Homes, Ala. 1-14-----	0.00
North Birmingham Homes, Ala. 1-16-----	1,259.55
Cooper Green Homes, Ala. 1-17-----	1,683.00
Kimbrough Homes, Ala. 1-18-----	10,858.00
Benjamin Green Village, Ala. 1-23-----	183.00
Roosevelt City, Ala. 1-30-----	0.00
Mason City I Ala 1-40-----	0.00
Mason City III Ala 1-42-----	0.00
Tuxedo I Ala 1-34-----	0.00
Tuxedo II Ala 1-35-----	0.00
Tuxedo Homes Ala 1-44-----	0.00
Freedom Manor Ala 1-21-----	0.00
Total \$	44,090.55

When called upon, the following voted as indicated:

YEANAYABSTAINED

Chairwoman Thompson
 Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

Old Business

For the old business, President Foster called on Ms. Melanie Bimbo, Choice Neighborhoods Director, to provide a brief update on the Choice Neighborhoods initiatives for Smithfield Community. Ms. Bimbo highlighted three key components: Housing, People, and the Neighborhood Plan. She stated that the housing authority's team is collaborating with the developer to stay on track and deliver quality projects to the residents and stakeholders.

Work is ongoing for Phase I and Phase II. Phase I, known as the Veranda at Graymont, is located at the former JCCEO headquarters. This phase includes 16 units along with 88 new construction units designated for seniors. The Housing Authority of the Birmingham District (HABD) has submitted a 4% tax credit application, with an expected approval date in March 2025.

Phase II consists of 151 units situated north of Parker High School and is also designated for seniors. Although the developers have encountered some environmental issues, they are actively working to resolve them.

The Ascent Project leads the People component, and they actively collaborate with HABD's property management department on various initiatives. The City of Birmingham oversees the Neighborhoods component and is working to develop the Critical Community Improvement Plan, which includes the connected streets initiative and creative placemaking initiatives. HABD expects to close on Phases I and II by the end of 2025, and construction is anticipated to begin immediately afterward. This ended Ms. Bimbo's update.

Following Ms. Bimbo's update, the board requested that they receive a quarterly written report on the Choice Neighborhoods Grant for Smithfield. Additionally, they requested a report on the Southtown Redevelopment as well.

Next, President Foster called upon Mr. Seth Embry, Senior Advisor and Chief Strategist for old business. Mr. Embry gave an update on the Birmingham Tech Hub Designation and Grant. He indicated that Birmingham was awarded a \$44 million Tech Hub grant. This hub is designed to attract diverse participants for biotech research studies in Birmingham. In this connection, the Housing Authority of Birmingham District (HABD) will collaborate with the Biotech Center in workforce development to support resident participation and affordable housing and to serve as a key community stakeholder. This ended Mr. Embry's update.

New Business

There was no new business for discussion.

Housing Operations

1. Approval of Award of Contract for Vacant Unit Preparation

Chairwoman Thompson acknowledged the Approval of Award of Contract for Vacant Unit Preparation. Mr. Darryl Washington, Director of Property Operations, indicated that the purpose of this request is to obtain board approval to proceed with the recommended contractor to provide vacant unit preparation services. HABD issued an Invitation For Bid (IFB) solicitation to secure vacant unit preparation contractors. The IFB was advertised in the Birmingham Times, the Housing Agency Marketplace, HABD's website, and social media.

Fifty-five (55) contractors viewed the solicitation. Nine (9) individuals/firms submitted bids. SharaBo Associates, LLC submitted the lowest responsive and responsible bid. Therefore, management recommended awarding a contract to SharaBo Associates, LLC, to provide vacant unit preparation services. If SharaBo Associates cannot provide timely services, HABD will proceed to the next lowest bidder. Upon motion by Commissioner Pantazis and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12756

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with SharaBo Associates, LLC, to provide vacant unit preparation services.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

2. Approval of Award of Contract for On-Call Tree Maintenance Services

Chairwoman Thompson acknowledged the Approval of Award of Contract for On-Call Tree Maintenance Services. Mr. Washington indicated that the purpose of this request is to obtain board approval to proceed with awarding a contract for on-call maintenance service.

HABD issued an Invitation For Bid (IFB) for on-call tree maintenance services. The IFB solicitation was advertised in the Birmingham Times, the Housing Agency Marketplace, HABD's website, and social media.

Twenty-eight (28) contractors viewed the solicitation. Two (2) firms submitted bids. Green's Complete Lawncare, LLC, submitted the lowest responsive and responsible bid. Therefore, management recommended awarding a contract to Green's Complete Lawncare, LLC, for on-call tree maintenance services. Upon motion by Commissioner Pantazis and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12757

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with Green's Complete Lawncare, LLC, to provide on-call tree maintenance services.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

NAY

ABSTAINED

Chairperson Thompson indicated that said motion carried.

Commissioner Hood requested that the board receive more information about the organization's principals on the recommended contractor to avoid any potential conflict.

Housing Choice Voucher Program

1. Approval for Revision to the Administrative Plan for the Housing Choice Voucher Program – Cooper Green PBV Waiting List

Chairwoman Thompson acknowledged the approval of revisions to the Administrative Plan for the Housing Choice Voucher (HCV) Program regarding the Cooper Green waiting list. Ms. Jennifer Leonard, Interim Director of the Housing Choice Voucher Program, indicated that this request is to obtain board approval to revise the Housing Choice Voucher Administrative Plan in order to establish a waiting list for Cooper Green Homes. This waiting list will give preference to public housing residents in properties designated for redevelopment. Upon motion by Commissioner Hood and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12758

WHEREAS, The U.S. Department of Housing and Urban Development requires that PHA admit families to the Housing Choice Voucher program from a waiting list, and

WHEREAS, HABD maintains site-based waiting lists for each of its PBV properties and

WHEREAS, HABD seeks to ensure that residents at risk for displacement from future public housing redevelopment have ample options for relocation and maintaining stable housing; and

WHEREAS, PBV HAP contracts are effective February 1, 2025 for Cooper Green Homes.

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to amend the Administrative Plan for the Housing Choice Voucher Program to create a waiting list for Cooper Green Homes, including a preference for public housing residents of properties designated for redevelopment.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

2. **Approval for Revisions to the Administrative Plan for the Housing Choice Voucher Program- Preference for the Southtown Senior Waiting List**

Chairwoman Thompson acknowledged the approval of revisions to the Administrative Plan for the Housing Choice Voucher Program for preference for the Southtown Senior waiting list. Ms. Jennifer Leonard, Interim Director of the Housing Choice Voucher Program, indicated that this request is to obtain board approval to revise the Housing Choice Voucher (HCV) Administrative Plan to institute a preference for existing public housing residents for occupancy at Southtown Senior. This preference will provide an opportunity for residents to move into new affordable housing in the near future. Upon motion by Vice-Chairwoman Barnes and seconded by Commissioner Pantazis, the following resolution was unanimously adopted.

RESOLUTION NO. 12759

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to revise the Administrative Plan for the Housing Choice Voucher Program preferences for Southtown Court and Southtown Senior, including any additional necessary minor or grammatical revisions.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

Real Estate Development

1. Approval of Award of Contract for Commercial Real Estate Brokerage Services

Chairwoman Thompson acknowledged the Approval of Award of Contract for Commercial Real Estate Brokerage Services. Mr. Seth Embry, Senior Advisor and Chief Strategist, indicated that HABD issued a Request for Proposal (RFP) to solicit proposals from commercial real estate brokerage firms to provide real estate services to facilitate the purchase or sale of commercial property, to assess vacant land, and other real estate services to inform development strategies and support HABD's overall development plans. The RFP solicitation was advertised in the Birmingham Times, the Housing Agency Marketplace, HABD's website, and social media.

Twenty-four (24) firms viewed the solicitation, and three (3) firms submitted proposals. The proposals were reviewed and evaluated. NAI Chase Commercial received the highest score and submitted a responsive and responsible proposal. Therefore, management recommended awarding a contract to NAI Chase Commercial. Upon motion by Commissioner Pantazis and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12760

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute contracts for commercial real estate brokerage services to NAI Chase Commercial.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
 Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

2. **Approval of Revisions to the Business Terms and Development Agreement, Development Services Agreement, and Pre-Development Loan Agreement with Zimmerman for Collegeville Redevelopment**

Chairwoman Thompson acknowledged the approval of revisions to business terms with Zimmerman for Collegeville redevelopment. Mr. Seth Embry indicated that in the year 2021, the HABD Board approved Zimmerman Properties, SE, LLC to redevelop the Collegeville Center community. The Authority's Board approved the business terms, which are now proposed for revision to reflect the changes in the development plan.

Zimmerman's original development plan for Collegeville has changed due to unexpected funding issues. The redevelopment plan has decreased, and HABD seeks to revise the Business Terms to reflect the projected plan. The revised business terms also require revisions to HABD's standard MDA and DSA, while the terms of the PDLA are generally the same. After a brief discussion, upon motion by Commissioner Hood and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12761

WHEREAS, the Board of Commissioners of HABD authorized the President and CEO to execute a Master Development Agreement with Zimmerman Properties SE, LLC, to serve as the Developer for Collegeville Center and,

WHEREAS, HABD now seeks to revise the Board-approved Business Terms that will govern the terms of the Master Development Agreement and all other Agreements with the Developer;

RESOLVED that the Board of Commissioners of the Housing Authority of the Birmingham District authorize the President/CEO to execute revised Business Terms, a Master Development Agreement, Developer Services Agreement, and a Predevelopment Loan Agreement with Zimmerman Properties SE, LLC for the redevelopment of Collegeville Center in a final legal format as approved by the Real Estate Legal Counsel.

When called upon, the following voted as indicated:

YEA
 Chairwoman Thompson

NAY

ABSTAINED

Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

3. **Approval of Revisions to Business Terms and Development Agreement, Development Services Agreement, and Pre-Development Loan Agreement with The Parks Companies for Kimbrough Redevelopment**

Chairwoman Thompson acknowledged the approval of revisions to the business terms, master development agreement, development service agreement, and pre-development loan agreement with The Parks Companies for the Kimbrough Redevelopment. On November 18, 2021, the Authority Board of Commissioners approved the selection of The Parks Companies to redevelop the Kimbrough Homes housing community. The Authority Board approved business terms, which are not proposed for revision. Mr. Embry indicated that the purpose of this request is to obtain approval for the updated Business Terms, Master Development Agreement (MDA), Development Services Agreement (DSA), and Pre-Development Loan Agreement (PDLA) with The Parks Companies for the redevelopment of Kimbrough Homes.

The revisions allow for a "fee developer" relationship with The Parks Companies instead of a "developer partner." This change aims to enhance the Housing Authority of the Birmingham District (HABD)'s capacity, as the proposal will provide HABD with a larger share of fees and a managing member role following the stabilization of the project, which is expected to occur approximately three years after its completion. The revised business terms also require revision to HABD's standard MDA and DSA, while the terms of the PDLA remain generally unchanged. Upon motion by Commissioner Pantazis and seconded by Commissioner Cook, the following resolution was unanimously adopted.

RESOLUTION NO. 12762

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a developer agreement and a predevelopment loan agreement with The Parks Companies for the redevelopment of Kimbrough Homes in a final legal format as approved by the Real Estate Legal Counsel.

When called upon, the following voted as indicated:

YEA

NAY

ABSTAINED

Chairwoman Thompson
 Vice-Chairwoman Barnes
 Commissioner Hood
 Commissioner Pantazis
 Commissioner Cook

Chairwoman Thompson indicated that said motion carried.

4. **Approval to Submit a Low-Income Housing Tax Credit Application for the Redevelopment of Marks Village Phase I**

Chairwoman Thompson acknowledged the approval to submit a Low-Income Housing Tax Credit application for the redevelopment of Marks Village Phase I. Mr. Seth Embry indicated that the purpose of this request is to obtain board approval to submit a 9% tax credit application to the Alabama Housing Finance Agency for the redevelopment of Marks Village Phase I. Additionally, it seeks authorization for the President/CEO to execute all necessary documents to support the submission.

HABD, along with the developers Gorman & Company, has identified a vacant parcel of land adjacent to the Park Place development as a viable site for the Phase I redevelopment of Marks Village. Preliminary plans call for the construction of approximately 60 units in a three-story multifamily building on a portion of the site. HABD also intends to use the remaining portion of the site for future mixed-income development. Upon motion by Commissioner Pantazis and seconded by Vice-Chairwoman Barnes, the following resolution was unanimously adopted.

RESOLUTION NO. 12764

RESOLVED that the President and CEO of HABD is authorized to execute the documents required to submit a Low-Income Housing Tax Credit application to AHFA on behalf of HABD and to take such further actions as may be necessary and proper to accomplish the submission of the LIHTC application for Marks Village Phase I to the Alabama Housing Finance Authority.

When called upon, the following voted as indicated:

YEA

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cook

NAY

ABSTAINED

Chairwoman Thompson indicated that said motion carried.

Presentation of Person(s) Desiring to Speak Before the Board of Commissioners

There were no persons desiring to speak before the Board of Commissioners.

Executive Session

Chairwoman Thompson acknowledged the executive session. Attorney French indicated that the subject matter was appropriate for an executive session under Alabama Code 36-25A-7A-1. Upon motion by Commissioner Hood and seconded by Commissioner Pantazis, the Board went into executive session for approximately fifteen minutes.

When called upon, the following voted as indicated:

YEANAYABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cooks

Chairwoman Thompson indicated that said motion carried.

After the executive session, Chairwoman Thompson called the meeting back to order.

When called upon, the following voted as indicated:

YEANAYABSTAINED

Chairwoman Thompson
Vice-Chairwoman Barnes
Commissioner Hood
Commissioner Pantazis
Commissioner Cooks

Chairwoman Thompson indicated that said motion carried.

There was no further business to come before the Board; upon motion, the meeting was duly adjourned.

Chairman

ATTEST:

Secretary



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

Board of Commissioners
DeJuana L. Thompson, Chairwoman
Abra A. Barnes, Vice-Chair
Anthony C. Hood, Commissioner
D. G. Pantazis, Jr., Commissioner
Alyshia Cook, Commissioner

February 20, 2025

President/CEO's Report

1. On Tuesday, February 4, 2025, HABD leadership continued its HABD Strategic Plan communication plan efforts by appearing on Talk of Alabama. The discussion highlighted the agency's two strategic pillars - propelling people and transforming communities, the guiding theme of the plan. For the next following months, leadership will continue to share the final plan with key stakeholders and partners in the community.
2. On Saturday, February 1, 2025, HABD leadership and staff partnered with Woodlawn United to host the Choice Neighborhood Planning grant kickoff celebration for the Rev. Dr. Morell Todd Homes community and surrounding Kingston and Woodlawn neighborhoods. The event hosted food and festivities for the residents and community to create awareness around the future plans for the neighborhood and how to remain engaged.
3. On Tuesday, January 28, 2025, HABD, Paces Preservation Partners and SOHO Housing Partners Cooper Green held the Cooper Green Rehabilitation Kickoff to celebrate the upcoming phase, substantial rehab for the 227-unit-community. The plan includes interior appliances upgrades and exterior community upgrades. The event welcomed residents, community members, partners and local elected officials.
4. On January 17 - 19, 2025, leadership, staff and residents traveled to the 2025 SERC MLK Day tournament in Columbia, South Carolina where basketball and cheer teams competed with other housing authorities. The annual event hosted by the Columbia Housing Authority provided an opportunity for the kids to build skills, foster teamwork, and create lasting memories.
5. The Office of Constituent Concerns (OCC) received a total of forty-three (43) concerns for the month of January 2025. The Housing Choice Voucher Program/Section 8 received thirty (30) concerns related to New Applications, non-payment of rent, landlord inquiries, and inspections. Public Housing received a total of eleven (11) concerns, three (3) from Property Operations related to maintenance and outstanding rent payments, and eight (8) from Intake. Two (2) concerns related to Procurement and a general inquiry regarding collections. A completion rate of 100% was achieved.

DYF/db

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
Board of Commissioners' Meeting
Agenda Item
Control Document

HABD Staff Representative: Melanie Baker, Director of Finance

Date: Thursday, February 10, 2025

Department Finance

Board of Commissioners' Meeting Date: Thursday, February 20, 2025, at 11:30 a.m.

Board Agenda Item(s):

1. Monthly Financial Report
2. Charge Off's for January 2025
3. Approval of the Individual Relief Policy for Severe Heat
4. Contract Register

Board of Commissioners' Committee Meeting Date/Time: Monday, February 10th, at 10:00 a.m.

Approved by:

Dontrelle Young Foster
Dontrelle Young Foster
President/CEO/Contracting Officer

2/7/2025
Date

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative):

Extract from Minutes of Committee Meeting:

Specimen copy of the HABD Attorney's opinion relative to the form, content, and legality of the proposed agenda item(s), if applicable (*attached*). Yes / No (*circle one*)

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items, together with the related and supportive documents, and have found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HABD Board Committee Member: Vice-Chairwoman Barnes

Date: 2/10/2025

HABD Board Committee Member: Commissioner Pantázis

Date: 2/10/2025

HABD Staff Member: Melanie Baker, CPA

Date: 2/10/2025



President and CEO
Dontrelle Young Foster

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

February 20, 2025

Board of Commissioners

D.G. Pantazis, Jr., Chairman
DeJuana L. Thompson, Vice-Chairperson
Anthony C. Hood, Commissioner
Abra A. Barnes, Commissioner
Alyshia Cook, Commissioner

RESOLUTION

RESOLVED by the Commissioners of the Housing Authority of The Birmingham District that the President/CEO is hereby authorized to charge-off as January 31, 2025, the following resident accounts, which are up to 30 days old and considered uncollectible, detailed as per attached sheet.

Development	No.	Amount
Elyton	ALA 1-1	\$6,573.08
Southtown	ALA 1-4	\$0.00
Marks Village	ALA 1-6	\$2,670.37
Smithfield Court	ALA 1-9	\$0.00
Tom Brown Village	ALA 1-10	\$6,719.00
Morrell Todd	ALA 1-11	\$0.00
Collegeville Center	ALA 1-13	\$10,470.00
Harris Homes	ALA 1-14	\$0.00
North Birmingham Homes	ALA 1-16	\$9519.00
Cooper Green Homes	ALA 1-17	\$0.00
Kimbrough Homes	ALA 1-18	\$14,459.00
Benjamin Greene	ALA 1-23	\$343.00
Roosevelt City	ALA 1-30	\$0.00
Mason City I & III	ALA 1-40/1-42	\$0.00
Tuxedo I	ALA 1-34	\$15,126.31
Tuxedo II	ALA 1-35	\$0.00
Tuxedo Trace Homes	ALA -1-44	\$0.00
Tuxedo Homes	ALA 146	\$0.00
Freedom Manor	ALA 621	\$0.00
Total		\$65,879.76

Disclosure Note: HUD regulations allow all vacated account balances that are in excess of 30 days to be charged off. Approval of these charge-offs by the Board of Commissioners enables the Authority to turn these vacated accounts over for collection. All accounts with balances that are \$200.00 or more are turned over for collection.

TENANTS ACCOUNTS CHARGED TO COLLECTION LOSS
(TO BE CHARGED OFF AS OF FEBRUARY 20, 2025)

FOR PERIOD ENDED JANUARY 31, 2025

Development Name	No. of Tenants per Site	Rent Amount	Late Fees	Maintenance Charges	Legal Fees	Retro Rent	Less Security Deposit	Fees Incurred after Issuance of WRIT	Total	Previous Month
Elyton AL 1-1	4	6,498.08	-	300.00	-	-	(225.00)	-	6,573.08	848.00
Southtown AL 1-4R	0	-	-	-	-	-	-	-	-	-
Marks Village AL 1-6	1	2,670.37	-	-	-	-	-	-	2,670.37	3,473.00
Smithfield Court AL 1-9	0	-	-	-	-	-	-	-	-	9,863.00
Tom Brown AL 1-10	2	6,769.00	-	100.00	-	-	(150.00)	-	6,719.00	14,917.00
Morell Todd AL 1-11	0	-	-	-	-	-	-	-	-	-
Collegeville AL 1-13	2	10,359.00	-	261.00	-	-	(150.00)	-	10,470.00	1,006.00
Harris Homes AL 1-14	0	-	-	-	-	-	-	-	-	-
North Birmingham AL 1-16	7	6,729.00	-	2,790.00	-	-	-	-	9,519.00	1,259.55
Cooper Green AL 1-17	0	-	-	-	-	-	-	-	-	1,683.00
Kimbrough AL1-18	2	13,598.00	-	1,011.00	-	-	(150.00)	-	14,459.00	10,858.00
Benjamin Greene AL 1-23	1	393.00	-	-	-	-	(50.00)	-	343.00	183.00
Roosevelt City AL 1-30	0	-	-	-	-	-	-	-	-	-
Tuxedo Court I AL-134	3	15,315.31	-	261.00	-	-	(450.00)	-	15,126.31	-
Tuxedo Court II AL-135	0	-	-	-	-	-	-	-	-	-
Mason City Homes III AL-142	0	-	-	-	-	-	-	-	-	-
Freedom Manor AL-621	0	-	-	-	-	-	-	-	-	-
Grand Total	22	62,331.76	-	4,723.00	-	-	(1,175.00)	-	65,879.76	44,090.55

	No. Accts Charged Off Prior Year	Amount of Charge Off Prior Year	No. Accts Charged off Current Year	Amount of Charge Off Current Year	Amount Collected by HABD General Counsel	No. Accts Charged Sent for Collection	Amount Sent for Collection	Amount Intercepted by MIS System	Net Amount
August 2023	30	60,973.64	40	94,608.77	3,583.79	40	94,608.77	-	91,024.98
September 2023	23	33,390.07	36	86,380.50	813.18	36	86,380.50	-	85,567.32
October 2023	30	41,691.41	36	99,568.27	275.89	36	99,568.27	-	99,292.38
November 2023	25	62,676.13	20	109,535.11	1,157.40	20	109,535.11	-	108,377.71
December 2023	19	21,076.91	13	32,479.71	1,582.00	13	32,479.71	-	30,897.71
January 2024	62	94,617.31	22	88,948.16	3,395.26	22	88,948.16	-	85,552.90
February 2024	32	54,328.81	24	59,179.87	11,027.30	24	59,179.87	-	48,152.57
March 2024	19	37,872.40	39	58,907.13	8,271.68	39	58,907.13	-	50,635.45
April 2024	20	50,123.94	28	117,648.41	2,048.33	28	117,648.41	-	115,600.08
May 2024	20	59,180.13	36	76,534.32	4,568.87	36	76,534.32	-	71,965.45
June 2024	25	42,829.57	21	47,745.57	1,308.37	21	47,745.57	-	46,437.20
July 2024	39	104,396.01	55	165,348.66	2,817.91	55	165,348.66	-	162,530.75
August 2024	40	94,863.77	34	72,799.83	3,159.11	34	72,799.83	-	69,640.72
September 2024	36	86,380.50	29	76,595.80	5,640.31	29	76,595.80	-	70,955.49
October 2024	17	99,568.27	17	71,467.00	2,664.19	17	71,467.00	-	68,802.81
November 2024	20	109,535.11	19	34,465.93	47.00	19	34,465.93	-	34,418.93
December 2024	14	32,479.71	20	44,090.55	2,705.20	20	44,090.55	-	41,385.35
January 2025	22	88,948.16	22	65,879.76	-	-	-	-	65,879.76
									-
									-

Running Year Total		1,174,931.85	511	1,402,183.35	55,065.79	489	1,336,303.59	-	1,347,117.56
--------------------	--	--------------	-----	--------------	-----------	-----	--------------	---	--------------

Dontrelle Young-Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF THE INDIVIDUAL RELIEF POLICY FOR SEVERE HEAT

February 20, 2025

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) recognizes the increasing frequency and severity of extreme heat events, which pose significant health risks to residents, particularly the elderly, ill, disabled, and families with young children. The U.S. Department of Housing and Urban Development (HUD) has issued Notice PIH 2024-20, titled "Responding to Extreme Heat in Public Housing – Eligible Expenses and Individual Relief for Excess Utilities Consumption," which provides guidance on addressing extreme heat in public housing. HABD is committed to ensuring the health, safety, and well-being of its residents by providing necessary support during periods where air conditioning is required for occupant comfort and safety.

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain board approval to develop and implement an Individual Relief Policy for Severe Heat. This policy would allow residents to request a utility allowance that covers electric utility expenses associated with cooling costs of a reasonable household, as defined by HABD.

DESCRIPTION AND JUSTIFICATION

For the purposes of this policy, "severe or extreme heat" shall be defined as any period when outdoor temperature reaches a point where the indoor space, based on its design and occupancy, cannot maintain an adequate temperature range without mechanical cooling. Adequate temperature range shall be defined by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 55 - Thermal Environmental Conditions for Human Occupancy.

All residents of HABD properties under the Public Housing program are eligible to apply for individual relief for severe heat once a site-specific severe heat utility allowance has been developed and adopted by HABD. HABD shall provide a streamlined application form to facilitate the request process for residents. Approved requests will result in adjustments to the resident's utility allowance to account for increased cooling costs during the specified period. Alternatively, HABD may waive surcharges for excess utility consumption directly attributable to the use of air conditioning or other cooling systems during the severe heat period.

HABD shall notify all residents of the availability of this Individual Relief Policy, including eligibility criteria and application procedures, through multiple channels such as community meetings, postings in common areas, and digital communications, once a site-specific severe

heat utility allowance has been developed and adopted. Information about the policy will also be provided to new residents upon admission.

POLICY IMPACT

This policy shall be reviewed annually to assess its effectiveness and to incorporate any new guidance from HUD, changes in local climate patterns, material changes to a site's physical characteristics, or material changes to electric utility tariff rates. Any revisions to the policy will be communicated to residents with at least 60 days' notice before implementation.

ECONOMIC IMPACT/FUNDING SOURCE

Initially, this policy will have minimal impact on the cash flow of Public Housing upon implementation due to the increase in tenant-paid utility costs. Since the operating subsidy is based on prior operational financial data, the increase in cost will be reported to HUD through our annual operating subsidy report. As HUD looks back at the historical cost of operating public housing, the reported tenant-paid utility cost will translate into an increase in operating subsidy. The cash flow impact will be reimbursed from HUD in future operating funding to cover the tenant's paid utility cost.

ATTACHMENTS

Notice PIH 2024-20 Responding to Extreme Heat in Public Housing – Eligible Expenses and Individual Relief for Excess Utility Consumption.

ALTERNATIVE


None

RECOMMENDATION

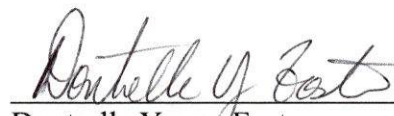
The President/CEO recommends the adoption of this Resolution.

CERTIFICATION

The requested action is in conformance with all legal, policy and regulatory requirements.



Melanie Baker, CPA
Director of Finance



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2025-12766

Resolution Authorizing the Adoption of the Individual Relief Policy for Serve Heat

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to establish and adopt a policy for Extreme Heat in Public Housing – Eligible Expenses and Individual Relief for Excess Utility consumption.

Adopted this 20^h day of February 2025

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
Board of Commissioners' Meeting
Agenda Item
Control Document

HABD Staff Representative: Larry Williams, Chief Housing and Programs Officer

Date: February 5, 2025

Department Department of Housing Operations

Board of Commissioners' Meeting Date: Thursday, February 20, 2025 at 11:30 a.m.

Board Agenda Item(s):

1. Approval for Award of Contract for On-Call Plumbing, Sewer & Drain Services

Board of Commissioners' Committee Meeting Date/Time: Wednesday, February 12, 2025 at 1:00 p.m.

Approved by: Dontrelle Young Foster / 2/7/2025
Dontrelle Young Foster / Date
President/CEO/Contracting Officer

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative): Selection of on-call plumbing services.

Extract from Minutes of Committee Meeting:

Specimen copy of the HABD Attorney's opinion relative to the form, content, and legality of the proposed agenda item(s), if applicable (*attached*). Yes / No (*circle one*)

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items and the related and supportive documents and found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HABD Board Committee Member: Commissioner Pantazis Date: 2/12/25

HABD Board Committee Member: Commissioner Cook Date: 2/12/25

HABD Staff Member: Larry Williams Date: 2/12/25

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF AWARD OF CONTRACT FOR ON-CALL PLUMBING, SEWER & DRAIN SERVICES

February 20, 2025

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) requested proposals from qualified firms or individuals to provide on-call plumbing services at various Housing Communities throughout the City of Birmingham. In addition, the contractor will provide Plumbing, Sewer, and Drain Services as needed for the HABD's Central Administration Office and Leased Housing/Section 8 Office.

PURPOSE / OBJECTIVE

The purpose of this request is to obtain board approval to award a contract for on-call plumbing, sewer, and drain services. This action is intended to supplement our current plumbing contractor and ensure that we have sufficient resources to address any urgent or unexpected plumbing issues that may arise for various public housing sites, Central Office, and the McCoy Building. Exterior and interior services provided include but are not limited to routine service calls, emergency service calls, after-hours, and holiday service calls.

Plumbing-related work will include, but is not limited to, repairing, removal, and replacing plumbing fixtures such as toilets, sinks, bathtubs, drain systems, and water and sewer lines.

Sewer drainage-related work includes but is not limited to, excavation of sewer lines, hydro-jet pumping, holding tank pumping, and sewage pump repair and installation.

DESCRIPTION AND JUSTIFICATION

HABD issued an Invitation for Bid (IFB) B25012 for On-Call Plumbing Sewer and Drain Services on December 20, 2024. The IFB was published in the Birmingham Times, The Housing Agency Marketplace, HABD's website, and on social media. The Housing Agency Marketplace reported twenty-four (24) contractors viewed the solicitation. Three (3) contractors submitted bids. The bids were deemed responsive and responsible. Therefore, management recommends awarding contracts to all three bidders: The M. Mitchell Group Plumbing Services, J&J Drain Works, and Supreme Clean.

ECONOMIC IMPACT/FUNDING SOURCE

The source of these funds is Property Operations.

ATTACHMENTS

- Invitation for Bids IFB B25012
- Bid Form: List of Contractors
- Bid Summary

ALTERNATIVES


N/A

RECOMMENDATIONS

The President/CEO recommends adoption of this Resolution.

CERTIFICATION

The requested action is in conformance with all legal, policy and regulatory requirements.



LARRY WILLIAMS
Chief Housing Programs Officer



DONTRELLE YOUNG FOSTER
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2025-12768

Resolution Authorizing to Award a Contract for On-Call Plumbing, Sewer & Drain Services

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to enter into a contract with the M. Mitchell Group, J&J Drain Works, and Supreme Clean.

Adopted this 20th day of February 2025

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
Board of Commissioners' Meeting
Agenda Item
Control Document

HABD Staff Representative: Seth Embry, Senior Advisor and Chief Strategist
James Hawkins, Construction Manager

Date: February 6, 2025

Department: Real Estate Development

Board of Commissioners' Meeting Date: Thursday, February 20, 2025 at 11:30 a.m.

Board Agenda Item(s):

1. Approval of Award of Contract for Loveman Village Daycare Renovations

Board of Commissioners' Committee Meeting Date/Time: Tuesday, February 11, 2025 at 11:00 a.m.

Approved by: Dontrelle Young Foster / 2/19/2025
Dontrelle Young Foster Date
President/CEO/Contracting Officer

Duration of Presentation: 10 Minutes

Board Agenda Topic (Narrative): None

Extract from Minutes of Committee Meeting: None

Specimen copy of the HABD Attorney's opinion relative to the form, content and legality of the proposed agenda item(s), if applicable (*attached*). Yes / No (*circle one*)

Department's Committee's Certification:

We have reviewed the above-referenced Board of Commissioners' agenda items and the related and supportive documents and found them satisfactory. We further concur with the Staff's recommendation to place them on the approved, final agenda to be presented to the Board for appropriate action with respect to the adoption of the resolution(s) approving and/or authorizing the execution of the said action(s).

HABD Board Committee Member: Chairwoman Thompson Date:

HABD Board Committee Member: Vice-Chairwoman Barnes Date:

HABD Staff Member: Seth Embry Date:

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

REQUEST FOR BOARD ACTION

APPROVAL OF AWARD OF CONTRACT FOR LOVEMAN DAYCARE RENOVATIONS

February 20, 2025

INTRODUCTION

The Housing Authority of the Birmingham District (HABD) plans to remodel the daycare and gymnasium buildings at the former Loveman Village public housing community (rebuilt as the Villas at Titusville). HABD has completed the solicitation process for a general contractor and now seeks authorization to award a contract to perform the required work.

PURPOSE AND OBJECTIVE

HABD plans to renovate the Loveman daycare building, which has been vacant and unused for several years. Renovating the Loveman daycare building into a fully functioning childcare center will complete the redevelopment of the Loveman Village site, offer another critical amenity for residents of Villas at Titusville, and provide needed early learning classrooms to the Birmingham community. HABD has partnered with the Birmingham City Schools, which will lease and operate the center.

The project will include improvements to both the interior and exterior of the facility to create a safe, engaging, and nurturing environment for the children it serves. In order to have the facility ready for operation in the fall of 2025, HABD is beginning with the renovation to the daycare facility and planning to renovate the remainder of the building and the gym in the coming months.

The proposed enhancements encompass a complete demolition of the existing interior space, followed by the installation of modern materials that will not only improve safety and usability but also create a welcoming environment for children. Additionally, we plan to revamp the exterior by replacing the existing brick façade with a new, visually appealing design that aligns with the daycare's mission of providing a nurturing atmosphere.

DESCRIPTION AND JUSTIFICATION

HABD solicited an Invitation For Bid (IFB) on January 15, 2025, and forty-nine (49) contractors viewed the solicitation. The bids were advertised in various media outlets such as the Birmingham Times, AL.com, PHADA, The Housing Agency Marketplace, and HABD Website.

The bids opened on February 14, 2025, at HABD's Central Office. Four (4) contractors submitted bids, and after evaluation, M. Mitchell Group submitted a responsive and responsible bid. Therefore, HABD recommends awarding the contract to the M. Mitchell Group for the renovations of the Loveman Village Daycare.

POLICY IMPACT

None.

ECONOMIC IMPACT/FUNDING SOURCE

The total budget for this phase of the renovation is \$2,821,535.00. The funding sources are the 2022 Capital Fund Budget and HABD obtained grants from Councilor Crystal Smitherman (\$600,000) and Congresswoman Terri Sewell (\$1,000,000) to support completion.

ATTACHMENTS

- Invitation for Bid (IFB)
- List of Contractors
- Bid Summary
- Photos and architectural drawings of the Loveman Daycare building

ALTERNATIVE

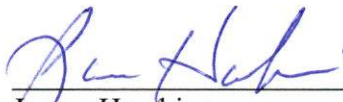
None.

RECOMMENDATION

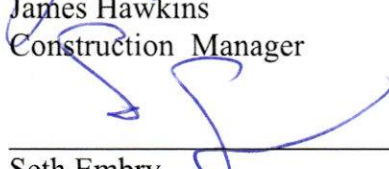
The President/CEO recommends the adoption of this Resolution.

CERTIFICATION

The requested action conforms with all legal, policy, and regulatory requirements.



James Hawkins
Construction Manager



Seth Embry
Senior Advisor and Chief Strategist



Dontrelle Young Foster
President/CEO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

RESOLUTION NO. 2025-12767

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR LOVEMAN
DAYCARE RENOVATIONS**

RESOLVED by the Board of Commissioners of the Housing Authority of the Birmingham District that the President/CEO is hereby authorized to execute a contract with M. Mitchell Group or the next lowest responsive and responsible bidder if an alternative is required for the renovation of the Loveman Village daycare project.

Adopted this 20th day of February 2025

Attest:

Chairperson

Dontrelle Young Foster, Secretary

(Seal)







HABD LOVEMAN VILLAGE DAYCARE RENOVATION

248 1ST AVENUE SW BIRMINGHAM, AL 35211

PHASE I

PROJECT TEAM

OWNER
HABD LOVEMAN VILLAGE DAYCARE
248 1ST AVENUE SW
BIRMINGHAM, AL 35211
PROJECT CONTACT: CHRISTIE HILLARD
EMAIL: CHILLARD@HABD.NET
PHONE: 205-631-6655

ARCHITECT
CCR ARCHITECTURE & INTERIORS
205 1ST AVENUE SOUTH
BIRMINGHAM, AL 35211
PROJECT CONTACT: ROMAN ROMAN
EMAIL: ROMAN@CCRARCHITECTURE.COM
PHONE: 205-634-8864

CIVIL ENGINEER
ENGINEERING DESIGN TECHNOLOGIES, INC.
215 19TH STREET NORTH SUITE 201
BIRMINGHAM, AL 35203
PROJECT CONTACT: JALE SMITH
EMAIL: JALE@EDTINC.NET
PHONE: 205-751-4028

LANDSCAPE ARCHITECT
LAKESIDE LANDSCAPE DESIGN
4400 3RD AVENUE SOUTH
BIRMINGHAM, AL 35222
PROJECT CONTACT: LISA ANN MACDONALD
EMAIL: LAMACDONALD@LAKESIDEDESIGN.COM
PHONE: 205-924-4180

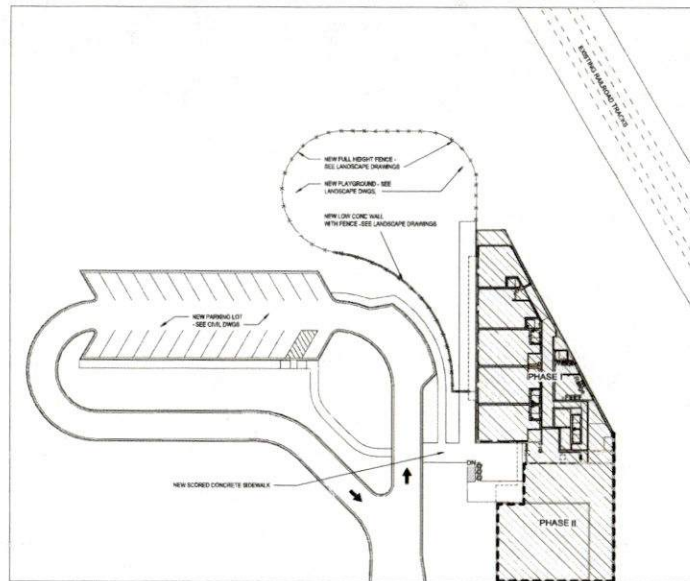
STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP, INC.
300 CHASE PARK SOUTH
BIRMINGHAM, AL 35244
PROJECT CONTACT: CRAIG WINK
EMAIL: COWINK@SDGILL.COM
PHONE: 205-924-3258

MECHANICAL & PLUMBING ENGINEER
MICHAELS ENGINEERING
1000 PARK LAKE DRIVE
MOBILE, AL 36688
PROJECT CONTACT: KEN MICHAELS
EMAIL: KEN@MICHAELSENGINEERING.NET
PHONE: 205-655-1352

ELECTRICAL ENGINEER
BETA ENGINEERING
8000 CYPRESS TRACE
BIRMINGHAM, AL 35244
PROJECT CONTACT: JOSEPH KUMU
EMAIL: JOE.KUMU@BETAENGINEERING.COM
PHONE: 205-622-7506



VICINITY MAP
NTS



3 SITE PLAN
1" = 30'-0"

GENERAL NOTES FOR PROJECT

1. CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT PROPERTY TO VERIFY EXISTING CONDITIONS, DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PRICE OR BID.
2. WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING APPLICABLE BUILDING CODES AND ORDINANCES.
3. ALL MATERIALS AND EQUIPMENT REFERRED TO IN NOTES AND KEYNOTE LEGENDS SHALL BE NEW AND FURNISHED UNDER THE WORK OF THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING OR TO BE FURNISHED AND/OR INSTALLED BY OWNER.
4. CONTRACTORS AND/OR SUBCONTRACTORS SHALL EMPLOY SKILLED WORK MEN TO PERFORM ALL WORK IN ACCORDANCE WITH THE BEST STANDARDS OF WORK FOR ALL CATEGORIES OF WORK IN THE PROJECT.
5. CONTRACTOR AND/OR SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS TO FACILITATE A SMOOTH WORK PROGRESSION.
6. CONTRACTOR AND/OR SUBCONTRACTORS SHALL SECURE THE OWNER'S APPROVAL OF SUBSTITUTIONS PRIOR TO INSTALLATION. OWNER SHALL SUPPLY TO CONTRACTOR SUBSTITUTIONS IN PROMPT ATTENTIVENESS TO THE PROGRESSION OF WORK.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED PERMITS AND APPROVALS AND SHALL NOTIFY AND SCHEDULE REQUIRED INSPECTIONS AND APPROVALS WITH AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE PROTECTION FOR EMPLOYEES AND THE PUBLIC AND OCCUPANTS DURING THE COURSE OF WORK, COMPLYING WITH APPLICABLE JOB SAFETY REGULATIONS.
9. SUBCONTRACTORS SHALL REMOVE SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM THEIR OPERATIONS. DISPOSE OF THIS MATERIAL LEGALLY. CONTRACTOR WILL BE RESPONSIBLE FOR FEES ASSOCIATED WITH DEMO REMOVAL AND DISPOSAL. SUBCONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A NEAT AND SAFE CONDITION AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES AND COLOR SELECTION FOR ARCHITECT'S APPROVAL.
11. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
12. FURNISH ACCESS PANELS IN WALLS AND CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL EQUIPMENT IS REQUIRED. ACCESS PANELS SHALL BE FIRE RATED EQUAL TO THE SURFACE IN WHICH THEY OCCUR.
13. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT 30 FEET O.C. OR PER MANUFACTURER'S RECOMMENDATIONS, OR PER SPECIFICATIONS, WHICHEVER IS MORE EXTENSIVE. WHERE POSSIBLE, LOCATE CONTROL JOINTS ABOVE DOOR FRAMES.
14. PROVIDE MOISTURE RESISTANT GYPSUM BOARD WHERE GYPSUM BOARD IS NOTED IN TOILETS, JANITORS CLOSETS, SHOWERS, TUBS AND OTHER AREAS SUBJECT TO MOISTURE AND OTHERWISE NOTED ON PLANS.
15. THE SHAPES AND SIZES OF STRUCTURAL MEMBERS SHOWN ON ARCHITECTURAL FLOOR PLANS, SECTIONS AND DETAILS ARE DIAGNOSTIC ONLY. SEE THE STRUCTURAL DRAWINGS FOR THE ACTUAL SHAPE AND SIZE OF EACH STRUCTURAL MEMBER.

SCHEDULE OF ALTERNATES

SEE SPEC SECTION "121000 - ALTERNATES" FOR DETAILS & REQUIRED BID SUPPLEMENT FOR SUBMITTING ALTERNATE VALUES

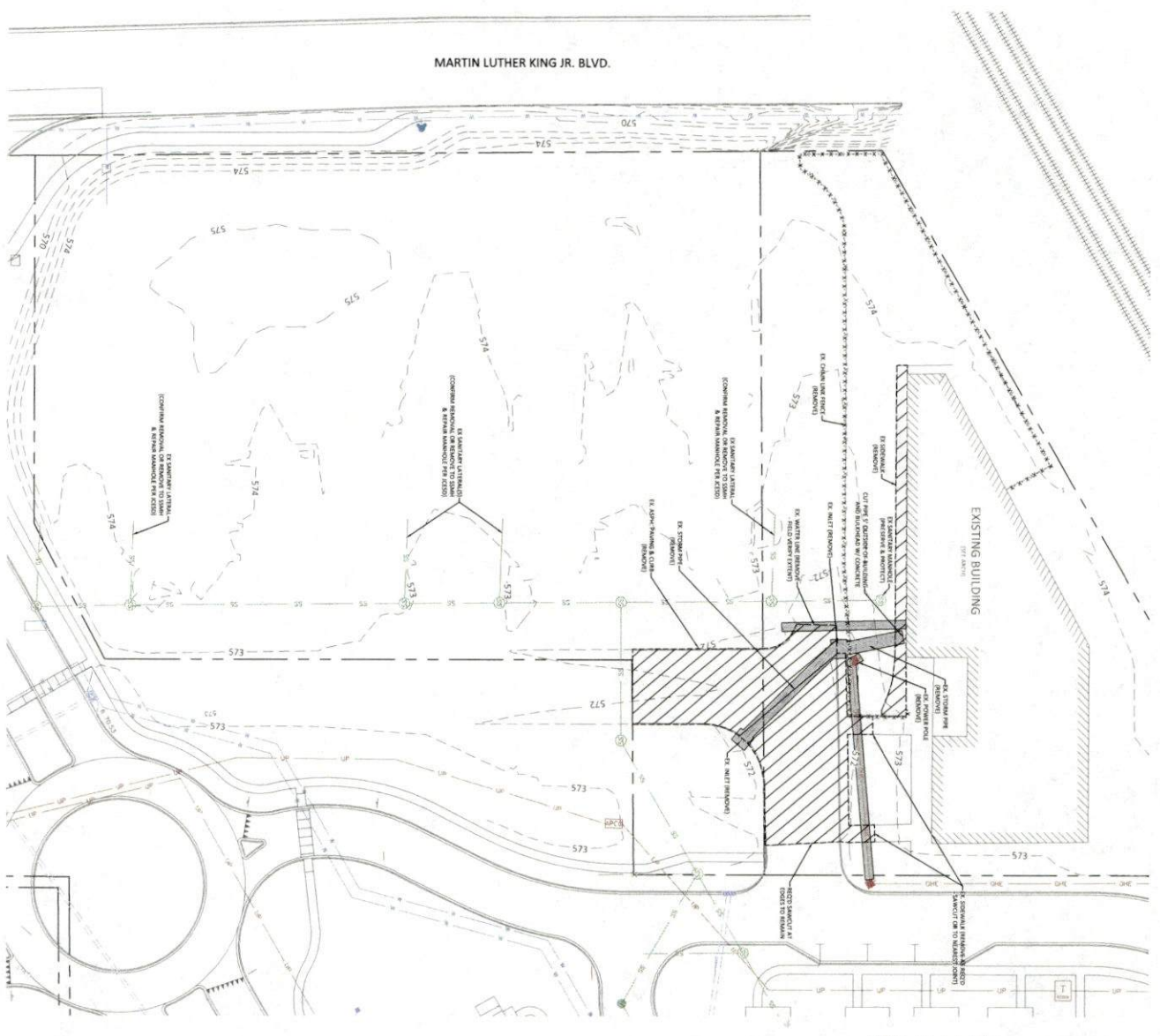
SCHEDULE OF ALLOWANCES


SEE SPEC SECTION "121000 - ALLOWANCES" FOR DETAILS & REQUIRED BID SUPPLEMENT FOR SUBMITTING ALLOWANCE VALUES


DRAWING INDEX

GENERAL	
G001	TITLE SHEET
G002	LIFE SAFETY PLAN & PARTITION SCHEDULE
G003	ACCESSIBILITY
CIVIL	
C1.0	SEMO PLAN
C2.0	SEITE PLAN
C3.0	UTILITY PLAN
C4.0	SEWAGING AND DRAINAGE PLAN
C5.0	EROSION CONTROL PLAN
C6.0	DETENTION BASIN
C6.1	DETENTION BASIN
C6.2	DETENTION BASIN
STRUCTURAL	
S1.1	GENERAL NOTES AND STRUCTURAL DETAILS
LANDSCAPE	
L000	NOTES AND DETAILS
L100	IRRIGATION PLAN
L101	IRRIGATION DETAILS
L102	HANDICAP AND NATURAL PLANTING PLAN
L103	PLANTED PLANT AND NATURAL PLANT
ARCHITECTURAL	
A000	CONSTRUCTION PLAN
A001	NEW CONSTRUCTION & REFLECTED CEILING PLAN
A002	REFLECTED CEILING PLAN
A003	INTERIOR ELEVATIONS
A004	ROOM FLOOR PLANS, SECTIONS
A005	INTERIOR ELEVATIONS, SCHEDULES, AND EXTERIOR ELEVATIONS
A006	INTERIOR ELEVATIONS, PLANS, AND INTERIORS
A007	INTERIOR ELEVATIONS, PLANS, AND INTERIORS
A008	INTERIOR ELEVATIONS, PLANS, AND INTERIORS
A009	INTERIOR ELEVATIONS, PLANS, AND INTERIORS
A010	DOOR FRAME, HARDWARE & WINDOW SCHEDULE
MECHANICAL	
M000	HVAC SCHEDULES AND CALCULATIONS
M001	HVAC FLOOR PLAN
M002	REFRIGERATION PLAN
M003	HVAC DETAILS
PLUMBING	
P000	PLUMBING SCHEDULES AND DETAILS
P001	PLUMBING PLAN AND WATER DIAGRAM
P002	PLUMBING PLAN AND WATER DIAGRAM
P003	PRESSURE RING FLOOR PLAN AND PLUMBING SCHEDULE PLAN
ELECTRICAL	
E100	ELECTRICAL LOADS, NOTES AND DETAILS
E101	ELECTRICAL SINGLE LINE DIAGRAM
E102	ELECTRICAL PANEL SCHEDULE
E103	ELECTRICAL PANEL SCHEDULE
E104	ELECTRICAL PANEL SCHEDULE
E105	ELECTRICAL PANEL SCHEDULE
E106	ELECTRICAL PANEL SCHEDULE
E107	ELECTRICAL PANEL SCHEDULE
E108	ELECTRICAL PANEL SCHEDULE
E109	ELECTRICAL PANEL SCHEDULE
E110	ELECTRICAL PANEL SCHEDULE
E111	ELECTRICAL PANEL SCHEDULE
E112	ELECTRICAL PANEL SCHEDULE
E113	ELECTRICAL PANEL SCHEDULE
E114	ELECTRICAL PANEL SCHEDULE
E115	ELECTRICAL PANEL SCHEDULE
E116	ELECTRICAL PANEL SCHEDULE
E117	ELECTRICAL PANEL SCHEDULE
E118	ELECTRICAL PANEL SCHEDULE
E119	ELECTRICAL PANEL SCHEDULE
E120	ELECTRICAL PANEL SCHEDULE
E121	ELECTRICAL PANEL SCHEDULE
E122	ELECTRICAL PANEL SCHEDULE
E123	ELECTRICAL PANEL SCHEDULE
E124	ELECTRICAL PANEL SCHEDULE
E125	ELECTRICAL PANEL SCHEDULE
E126	ELECTRICAL PANEL SCHEDULE
E127	ELECTRICAL PANEL SCHEDULE
E128	ELECTRICAL PANEL SCHEDULE
E129	ELECTRICAL PANEL SCHEDULE
E130	ELECTRICAL PANEL SCHEDULE
E131	ELECTRICAL PANEL SCHEDULE
E132	ELECTRICAL PANEL SCHEDULE
E133	ELECTRICAL PANEL SCHEDULE
E134	ELECTRICAL PANEL SCHEDULE
E135	ELECTRICAL PANEL SCHEDULE
E136	ELECTRICAL PANEL SCHEDULE
E137	ELECTRICAL PANEL SCHEDULE
E138	ELECTRICAL PANEL SCHEDULE
E139	ELECTRICAL PANEL SCHEDULE
E140	ELECTRICAL PANEL SCHEDULE
E141	ELECTRICAL PANEL SCHEDULE
E142	ELECTRICAL PANEL SCHEDULE
E143	ELECTRICAL PANEL SCHEDULE
E144	ELECTRICAL PANEL SCHEDULE
E145	ELECTRICAL PANEL SCHEDULE
E146	ELECTRICAL PANEL SCHEDULE
E147	ELECTRICAL PANEL SCHEDULE
E148	ELECTRICAL PANEL SCHEDULE
E149	ELECTRICAL PANEL SCHEDULE
E150	ELECTRICAL PANEL SCHEDULE
E151	ELECTRICAL PANEL SCHEDULE
E152	ELECTRICAL PANEL SCHEDULE
E153	ELECTRICAL PANEL SCHEDULE
E154	ELECTRICAL PANEL SCHEDULE
E155	ELECTRICAL PANEL SCHEDULE
E156	ELECTRICAL PANEL SCHEDULE
E157	ELECTRICAL PANEL SCHEDULE
E158	ELECTRICAL PANEL SCHEDULE
E159	ELECTRICAL PANEL SCHEDULE
E160	ELECTRICAL PANEL SCHEDULE
E161	ELECTRICAL PANEL SCHEDULE
E162	ELECTRICAL PANEL SCHEDULE
E163	ELECTRICAL PANEL SCHEDULE
E164	ELECTRICAL PANEL SCHEDULE
E165	ELECTRICAL PANEL SCHEDULE
E166	ELECTRICAL PANEL SCHEDULE
E167	ELECTRICAL PANEL SCHEDULE
E168	ELECTRICAL PANEL SCHEDULE
E169	ELECTRICAL PANEL SCHEDULE
E170	ELECTRICAL PANEL SCHEDULE
E171	ELECTRICAL PANEL SCHEDULE
E172	ELECTRICAL PANEL SCHEDULE
E173	ELECTRICAL PANEL SCHEDULE
E174	ELECTRICAL PANEL SCHEDULE
E175	ELECTRICAL PANEL SCHEDULE
E176	ELECTRICAL PANEL SCHEDULE
E177	ELECTRICAL PANEL SCHEDULE
E178	ELECTRICAL PANEL SCHEDULE
E179	ELECTRICAL PANEL SCHEDULE
E180	ELECTRICAL PANEL SCHEDULE
E181	ELECTRICAL PANEL SCHEDULE
E182	ELECTRICAL PANEL SCHEDULE
E183	ELECTRICAL PANEL SCHEDULE
E184	ELECTRICAL PANEL SCHEDULE
E185	ELECTRICAL PANEL SCHEDULE
E186	ELECTRICAL PANEL SCHEDULE
E187	ELECTRICAL PANEL SCHEDULE
E188	ELECTRICAL PANEL SCHEDULE
E189	ELECTRICAL PANEL SCHEDULE
E190	ELECTRICAL PANEL SCHEDULE
E191	ELECTRICAL PANEL SCHEDULE
E192	ELECTRICAL PANEL SCHEDULE
E193	ELECTRICAL PANEL SCHEDULE
E194	ELECTRICAL PANEL SCHEDULE
E195	ELECTRICAL PANEL SCHEDULE
E196	ELECTRICAL PANEL SCHEDULE
E197	ELECTRICAL PANEL SCHEDULE
E198	ELECTRICAL PANEL SCHEDULE
E199	ELECTRICAL PANEL SCHEDULE
E200	ELECTRICAL PANEL SCHEDULE
E201	ELECTRICAL PANEL SCHEDULE
E202	ELECTRICAL PANEL SCHEDULE
E203	ELECTRICAL PANEL SCHEDULE
E204	ELECTRICAL PANEL SCHEDULE
E205	ELECTRICAL PANEL SCHEDULE
E206	ELECTRICAL PANEL SCHEDULE
E207	ELECTRICAL PANEL SCHEDULE
E208	ELECTRICAL PANEL SCHEDULE
E209	ELECTRICAL PANEL SCHEDULE
E210	ELECTRICAL PANEL SCHEDULE
E211	ELECTRICAL PANEL SCHEDULE
E212	ELECTRICAL PANEL SCHEDULE
E213	ELECTRICAL PANEL SCHEDULE
E214	ELECTRICAL PANEL SCHEDULE
E215	ELECTRICAL PANEL SCHEDULE
E216	ELECTRICAL PANEL SCHEDULE
E217	ELECTRICAL PANEL SCHEDULE
E218	ELECTRICAL PANEL SCHEDULE
E219	ELECTRICAL PANEL SCHEDULE
E220	ELECTRICAL PANEL SCHEDULE
E221	ELECTRICAL PANEL SCHEDULE
E222	ELECTRICAL PANEL SCHEDULE
E223	ELECTRICAL PANEL SCHEDULE
E224	ELECTRICAL PANEL SCHEDULE
E225	ELECTRICAL PANEL SCHEDULE
E226	ELECTRICAL PANEL SCHEDULE
E227	ELECTRICAL PANEL SCHEDULE
E228	ELECTRICAL PANEL SCHEDULE
E229	ELECTRICAL PANEL SCHEDULE
E230	ELECTRICAL PANEL SCHEDULE
E231	ELECTRICAL PANEL SCHEDULE
E232	ELECTRICAL PANEL SCHEDULE
E233	ELECTRICAL PANEL SCHEDULE
E234	ELECTRICAL PANEL SCHEDULE
E235	ELECTRICAL PANEL SCHEDULE
E236	ELECTRICAL PANEL SCHEDULE
E237	ELECTRICAL PANEL SCHEDULE
E238	ELECTRICAL PANEL SCHEDULE
E239	ELECTRICAL PANEL SCHEDULE
E240	ELECTRICAL PANEL SCHEDULE
E241	ELECTRICAL PANEL SCHEDULE
E242	ELECTRICAL PANEL SCHEDULE
E243	ELECTRICAL PANEL SCHEDULE
E244	ELECTRICAL PANEL SCHEDULE
E245	ELECTRICAL PANEL SCHEDULE
E246	ELECTRICAL PANEL SCHEDULE
E247	ELECTRICAL PANEL SCHEDULE
E248	ELECTRICAL PANEL SCHEDULE
E249	ELECTRICAL PANEL SCHEDULE
E250	ELECTRICAL PANEL SCHEDULE
E251	ELECTRICAL PANEL SCHEDULE
E252	ELECTRICAL PANEL SCHEDULE
E253	ELECTRICAL PANEL SCHEDULE
E254	ELECTRICAL PANEL SCHEDULE
E255	ELECTRICAL PANEL SCHEDULE
E256	ELECTRICAL PANEL SCHEDULE
E257	ELECTRICAL PANEL SCHEDULE
E258	ELECTRICAL PANEL SCHEDULE
E259	ELECTRICAL PANEL SCHEDULE
E260	ELECTRICAL PANEL SCHEDULE
E261	ELECTRICAL PANEL SCHEDULE
E262	ELECTRICAL PANEL SCHEDULE
E263	ELECTRICAL PANEL SCHEDULE
E264	ELECTRICAL PANEL SCHEDULE
E265	ELECTRICAL PANEL SCHEDULE
E266	ELECTRICAL PANEL SCHEDULE
E267	ELECTRICAL PANEL SCHEDULE
E268	ELECTRICAL PANEL SCHEDULE
E269	ELECTRICAL PANEL SCHEDULE
E270	ELECTRICAL PANEL SCHEDULE
E271	ELECTRICAL PANEL SCHEDULE
E272	ELECTRICAL PANEL SCHEDULE
E273	ELECTRICAL PANEL SCHEDULE
E274	ELECTRICAL PANEL SCHEDULE
E275	ELECTRICAL PANEL SCHEDULE
E276	ELECTRICAL PANEL SCHEDULE
E277	ELECTRICAL PANEL SCHEDULE
E278	ELECTRICAL PANEL SCHEDULE
E279	ELECTRICAL PANEL SCHEDULE
E280	ELECTRICAL PANEL SCHEDULE
E281	ELECTRICAL PANEL SCHEDULE
E282	ELECTRICAL PANEL SCHEDULE
E283	ELECTRICAL PANEL SCHEDULE
E284	ELECTRICAL PANEL SCHEDULE
E285	ELECTRICAL PANEL SCHEDULE
E286	ELECTRICAL PANEL SCHEDULE
E287	ELECTRICAL PANEL SCHEDULE
E288	ELECTRICAL PANEL SCHEDULE
E289	ELECTRICAL PANEL SCHEDULE
E290	ELECTRICAL PANEL SCHEDULE
E291	ELECTRICAL PANEL SCHEDULE
E292	ELECTRICAL PANEL SCHEDULE
E293	ELECTRICAL PANEL SCHEDULE
E294	ELECTRICAL PANEL SCHEDULE
E295	ELECTRICAL PANEL SCHEDULE
E296	ELECTRICAL PANEL SCHEDULE
E297	ELECTRICAL PANEL SCHEDULE
E298	ELECTRICAL PANEL SCHEDULE
E299	ELECTRICAL PANEL SCHEDULE
E300	ELECTRICAL PANEL SCHEDULE
E301	ELECTRICAL PANEL SCHEDULE
E302	ELECTRICAL PANEL SCHEDULE
E303	ELECTRICAL PANEL SCHEDULE
E304	ELECTRICAL PANEL SCHEDULE
E305	ELECTRICAL PANEL SCHEDULE
E306	ELECTRICAL PANEL SCHEDULE
E307	ELECTRICAL PANEL SCHEDULE
E308	ELECTRICAL PANEL SCHEDULE
E309	ELECTRICAL PANEL SCHEDULE
E310	ELECTRICAL PANEL SCHEDULE
E311	ELECTRICAL PANEL SCHEDULE
E312	ELECTRICAL PANEL SCHEDULE
E313	ELECTRICAL PANEL SCHEDULE
E314	ELECTRICAL PANEL SCHEDULE
E315	ELECTRICAL PANEL SCHEDULE
E316	ELECTRICAL PANEL SCHEDULE
E317	ELECTRICAL PANEL SCHEDULE
E318	ELECTRICAL PANEL SCHEDULE
E319	ELECTRICAL PANEL SCHEDULE
E320	ELECTRICAL PANEL SCHEDULE
E321	ELECTRICAL PANEL SCHEDULE
E322	ELECTRICAL PANEL SCHEDULE
E323	ELECTRICAL PANEL SCHEDULE
E324	ELECTRICAL PANEL SCHEDULE
E325	ELECTRICAL PANEL SCHEDULE
E326	ELECTRICAL PANEL SCHEDULE
E327	ELECTRICAL PANEL SCHEDULE
E328	ELECTRICAL PANEL SCHEDULE
E329	ELECTRICAL PANEL SCHEDULE
E330	ELECTRICAL PANEL SCHEDULE
E331	ELECTRICAL PANEL SCHEDULE
E332	ELECTRICAL PANEL SCHEDULE
E333	ELECTRICAL PANEL SCHEDULE
E334	ELECTRICAL PANEL SCHEDULE
E335	ELECTRICAL PANEL SCHEDULE
E336	ELECTRICAL PANEL SCHEDULE
E337	ELECTRICAL PANEL SCHEDULE
E338	ELECTRICAL PANEL SCHEDULE
E339	ELECTRICAL PANEL SCHEDULE
E340	ELECTRICAL PANEL SCHEDULE
E341	ELECTRICAL PANEL SCHEDULE
E342	ELECTRICAL PANEL SCHEDULE
E343	ELECTRICAL PANEL SCHEDULE
E344	ELECTRICAL PANEL SCHEDULE
E345	ELECTRICAL PANEL SCHEDULE
E346	ELECTRICAL PANEL SCHEDULE
E347	ELECTRICAL PANEL SCHEDULE
E348	ELECTRICAL PANEL SCHEDULE
E349	ELECTRICAL PANEL SCHEDULE
E350	ELECTRICAL PANEL SCHEDULE
E351	ELECTRICAL PANEL SCHEDULE
E352	ELECTRICAL PANEL SCHEDULE
E353	ELECTRICAL PANEL SCHEDULE
E354	ELECTRICAL PANEL SCHEDULE
E355	ELECTRICAL PANEL SCHEDULE
E356	ELECTRICAL PANEL SCHEDULE
E357	ELECTRICAL PANEL SCHEDULE
E358	ELECTRICAL PANEL SCHEDULE
E359	ELECTRICAL PANEL SCHEDULE
E360	ELECTRICAL PANEL SCHEDULE
E361	ELECTRICAL PANEL SCHEDULE
E362	ELECTRICAL PANEL SCHEDULE
E363	ELECTRICAL PANEL SCHEDULE
E364	ELECTRICAL PANEL SCHEDULE
E365	ELECTRICAL PANEL SCHEDULE
E366	ELECTRICAL PANEL SCHEDULE
E367	ELECTRICAL PANEL SCHEDULE
E368	ELECTRICAL PANEL SCHEDULE
E369	ELECTRICAL PANEL SCHEDULE
E370	ELECTRICAL PANEL SCHEDULE
E371	ELECTRICAL PANEL SCHEDULE
E372	ELECTRICAL PANEL SCHEDULE
E373	ELECTRICAL PANEL SCHEDULE
E374	ELECTRICAL PANEL SCHEDULE
E375	ELECTRICAL PANEL SCHEDULE
E376	ELECTRICAL PANEL SCHEDULE
E377	ELECTRICAL PANEL SCHEDULE
E378	ELECTRICAL PANEL SCHEDULE
E379	ELECTRICAL PANEL SCHEDULE
E380	ELECTRICAL PANEL SCHEDULE
E381	ELECTRICAL PANEL SCHEDULE
E382	ELECTRICAL PANEL SCHEDULE
E383	ELECTRICAL PANEL SCHEDULE
E384	ELECTRICAL PANEL SCHEDULE
E385	ELECTRICAL PANEL SCHEDULE
E386	ELECTRICAL PANEL SCHEDULE
E387	ELECTRICAL PANEL SCHEDULE
E388	ELECTRICAL PANEL SCHEDULE
E389	ELECTRICAL PANEL SCHEDULE
E390	ELECTRICAL PANEL SCHEDULE
E391	ELECTRICAL PANEL SCHEDULE
E392	ELECTRICAL PANEL SCHEDULE
E393	ELECTRICAL PANEL SCHEDULE
E394	ELECTRICAL PANEL SCHEDULE
E395	ELECTRICAL PANEL SCHEDULE
E396	ELECTRICAL PANEL SCHEDULE
E397	ELECTRICAL PANEL SCHEDULE
E398	ELECTRICAL PANEL SCHEDULE
E399	ELECTRICAL PANEL SCHEDULE
E400	ELECTRICAL PANEL SCHEDULE
E401	ELECTRICAL PANEL SCHEDULE
E402	ELECTRICAL PANEL SCHEDULE
E403	ELECTRICAL PANEL SCHEDULE
E404	ELECTRICAL PANEL SCHEDULE
E405	ELECTRICAL PANEL SCHEDULE
E406	ELECTRICAL PANEL SCHEDULE
E407	ELECTRICAL PANEL SCHEDULE
E408	ELECTRICAL PANEL SCHEDULE
E409	ELECTRICAL PANEL SCHEDULE
E410	ELECTRICAL PANEL SCHEDULE
E411	ELECTRICAL PANEL SCHEDULE
E412	ELECTRICAL PANEL SCHEDULE
E413	ELECTRICAL PANEL SCHEDULE
E414	ELECTRICAL PANEL SCHEDULE
E415	ELECTRICAL PANEL SCHEDULE
E416	ELECTRICAL PANEL SCHEDULE
E417	ELECTRICAL PANEL SCHEDULE
E418	ELECTRICAL PANEL SCHEDULE
E419	ELECTRICAL PANEL SCHEDULE
E420	ELECTRICAL PANEL SCHEDULE
E421	ELECTRICAL PANEL SCHEDULE
E422	ELECTRICAL PANEL SCHEDULE
E423	ELECTRICAL PANEL SCHEDULE
E424	ELECTRICAL PANEL SCHEDULE
E425	ELECTRICAL PANEL SCHEDULE
E426	ELECTRICAL PANEL SCHEDULE
E427	ELECTRICAL PANEL SCHEDULE
E428	ELECTRICAL PANEL SCHEDULE
E429	ELECTRICAL PANEL SCHEDULE
E430	ELECTRICAL PANEL SCHEDULE
E431	ELECTRICAL PANEL SCHEDULE
E432	ELECTRICAL PANEL SCHEDULE
E433	ELECTRICAL PANEL SCHEDULE
E434	ELECTRICAL PANEL SCHEDULE
E435	ELECTRICAL PANEL SCHEDULE
E436	ELECTRICAL PANEL SCHEDULE
E437	ELECTRICAL PANEL SCHEDULE
E438	ELECTRICAL PANEL SCHEDULE
E439	ELECTRICAL PANEL SCHEDULE
E440	ELECTRICAL PANEL SCHEDULE
E441	ELECTRICAL PANEL SCHEDULE
E442	ELECTRICAL PANEL SCHEDULE
E443	ELECTRICAL PANEL SCHEDULE
E444	ELECTRICAL PANEL SCHEDULE
E445	ELECTRICAL PANEL SCHEDULE
E446	ELECTRICAL PANEL SCHEDULE
E447	ELECTRICAL PANEL SCHEDULE
E448	ELECTRICAL PANEL SCHEDULE
E449	ELECTRICAL PANEL SCHEDULE
E450	ELECTRICAL PANEL SCHEDULE
E451	ELECTRICAL PANEL SCHEDULE
E452	ELECTRICAL PANEL SCHEDULE
E453	ELECTRICAL PANEL SCHEDULE
E454	ELECTRICAL PANEL SCHEDULE
E455	ELECTRICAL PANEL SCHEDULE
E456	ELECTRICAL PANEL SCHEDULE
E457	ELECTRICAL PANEL SCHEDULE
E458	ELECTRICAL PANEL SCHEDULE
E459	ELECTRICAL PANEL SCHEDULE
E460	ELECTRICAL PANEL SCHEDULE
E461	ELECTRICAL PANEL SCHEDULE
E462	ELECTRICAL PANEL SCHEDULE
E463	ELECTRICAL PANEL SCHEDULE
E464	ELECTRICAL PANEL SCHEDULE
E465	ELECTRICAL PANEL SCHEDULE
E466	ELECTRICAL PANEL SCHEDULE
E467	ELECTRICAL PANEL SCHEDULE
E468	ELECTRICAL PANEL SCHEDULE
E469	ELECTRICAL PANEL SCHEDULE
E470	ELECTRICAL PANEL SCHEDULE
E471	ELECTRICAL PANEL SCHEDULE
E472	ELECTRICAL PANEL SCHEDULE
E473	ELECTRICAL PANEL SCHEDULE
E474	ELECTRICAL PANEL SCHEDULE
E475	ELECTRICAL PANEL SCHEDULE
E476	ELECTRICAL PANEL SCHEDULE
E477	ELECTRICAL PANEL SCHEDULE
E478	ELECTRICAL PANEL SCHEDULE
E479	ELECTRICAL PANEL SCHEDULE
E480	ELECTRICAL PANEL SCHEDULE
E481	ELECTRICAL PANEL SCHEDULE
E482	ELECTRICAL PANEL SCHEDULE
E483	ELECTRICAL PANEL SCHEDULE
E484	ELECTRICAL PANEL SCHEDULE
E485	ELECTRICAL PANEL SCHEDULE
E486	ELECTRICAL PANEL SCHEDULE
E487	ELECTRICAL PANEL SCHEDULE
E488	ELECTRICAL PANEL SCHEDULE
E489	ELECTRICAL PANEL SCHEDULE
E490	ELECTRICAL PANEL SCHEDULE
E491	ELECTRICAL PANEL SCHEDULE
E492	ELECTRICAL PANEL SCHEDULE
E493	ELECTRICAL PANEL SCHEDULE
E494	ELECTRICAL PANEL SCHEDULE
E495	ELECTRICAL PANEL SCHEDULE
E496	ELECTRICAL PANEL SCHEDULE
E497	ELECTRICAL PANEL SCHEDULE
E498	ELECTRICAL PANEL SCHEDULE
E499	ELECTRICAL PANEL SCHEDULE
E500	ELECTRICAL PANEL SCHEDULE
E501	ELECTRICAL PANEL SCHEDULE
E502	ELECTRICAL PANEL SCHEDULE
E503	ELECTRICAL PANEL SCHEDULE
E504	ELECTRICAL PANEL SCHEDULE
E505	ELECTRICAL PANEL SCHEDULE
E506	ELECTRICAL PANEL SCHEDULE
E507	ELECTRICAL PANEL SCHEDULE
E508	ELECTRICAL PANEL SCHEDULE
E509	ELECTRICAL PANEL SCHEDULE
E510	ELECTRICAL PANEL SCHEDULE
E511	ELECTRICAL PANEL SCHEDULE
E512	ELECTRICAL PANEL SCHEDULE
E513	ELECTRICAL PANEL SCHEDULE
E514	ELECTRICAL PANEL SCHEDULE
E515	ELECTRICAL PANEL SCHEDULE
E516	ELECTRICAL PANEL SCHEDULE
E517	ELECTRICAL PANEL SCHEDULE
E518	ELECTRICAL PANEL SCHEDULE
E519	ELECTRICAL PANEL SCHEDULE
E520	ELECTRICAL PANEL SCHEDULE
E521	ELECTRICAL PANEL SCHEDULE
E522	ELECTRICAL PANEL SCHEDULE
E523	ELECTRICAL PANEL SCHEDULE
E524	ELECTRICAL PANEL SCHEDULE
E525	ELECTRICAL PANEL SCHEDULE
E526	ELECTRICAL PANEL SCHEDULE
E527	ELECTRICAL PANEL SCHEDULE
E528	ELECTRICAL PANEL SCHEDULE
E529	ELECTRICAL PANEL SCHEDULE
E530	ELECTRICAL PANEL SCHEDULE
E531	ELECTRICAL PANEL SCHEDULE
E532	ELECTRICAL PANEL SCHEDULE
E533	ELECTRICAL PANEL SCHEDULE
E534	ELECTRICAL PANEL SCHEDULE
E535	ELECTRICAL PANEL SCHEDULE
E536	ELECTRICAL PANEL SCHEDULE
E537	ELECTRICAL PANEL SCHEDULE
E538	ELECTRICAL PANEL SCHEDULE
E539	ELECTRICAL PANEL SCHEDULE
E540	ELECTRICAL PANEL SCHEDULE
E541	ELECTRICAL PANEL SCHEDULE
E542	ELECTRICAL PANEL SCHEDULE
E543	ELECTRICAL PANEL SCHEDULE
E544	ELECTRICAL PANEL SCHEDULE
E545	ELECTRICAL PANEL SCHEDULE
E546	ELECTRICAL PANEL SCHEDULE
E547	ELECTRICAL PANEL SCHEDULE
E548	ELECTRICAL PANEL SCHEDULE
E549	ELECTRICAL PANEL SCHEDULE
E550	ELECTRICAL PANEL SCHEDULE
E551	ELECTRICAL PANEL SCHEDULE
E552	ELECTRICAL PANEL SCHEDULE
E553	ELECTRICAL PANEL SCHEDULE
E554	ELECTRICAL PANEL SCHEDULE
E555	ELECTRICAL PANEL SCHEDULE
E556	ELECTRICAL PANEL SCHEDULE
E557	ELECTRICAL PANEL SCHEDULE
E558	ELECTRICAL PANEL SCHEDULE
E559	ELECTRICAL PANEL SCHEDULE
E560	ELECTRICAL PANEL SCHEDULE
E561	ELECTRICAL PANEL SCHEDULE
E562	ELECTRICAL PANEL SCHEDULE
E563	ELECTRICAL PANEL SCHEDULE
E564	ELECTRICAL PANEL SCHEDULE
E565	ELECTRICAL PANEL SCHEDULE
E566	ELECTRICAL PANEL SCHEDULE
E567	ELECTRICAL PANEL SCHEDULE
E568	ELECTRICAL PANEL SCHEDULE
E569	ELECTRICAL PANEL SCHEDULE
E570	ELECTRICAL PANEL SCHEDULE
E571	ELECTRICAL PANEL SCHEDULE
E572	ELECTRICAL PANEL SCHEDULE
E573	ELECTRICAL PANEL SCHEDULE
E574	ELECTRICAL PANEL SCHEDULE
E575	ELECTRICAL PANEL SCHEDULE
E576	ELECTRICAL PANEL SCHEDULE
E577	ELECTRICAL PANEL SCHEDULE
E578	ELECTRICAL PANEL SCHEDULE
E579	ELECTRICAL PANEL SCHEDULE
E580	ELECTRICAL PANEL SCHEDULE
E581	ELECTRICAL PANEL SCHEDULE
E582	ELECTRICAL PANEL SCHEDULE
E583	ELECTRICAL PANEL SCHEDULE
E584	ELECTRICAL PANEL SCHEDULE
E585	ELECTRICAL PANEL SCHEDULE
E586	ELECTRICAL PANEL SCHEDULE
E587	ELECTRICAL PANEL SCHEDULE
E588	ELECTRICAL PANEL SCHEDULE
E589	ELECTRICAL PANEL SCHEDULE
E590	ELECTRICAL PANEL SCHEDULE
E591	ELECTRICAL PANEL SCHEDULE
E592	ELECTRICAL PANEL SCHEDULE
E593	ELECTRICAL PANEL SCHEDULE
E594	ELECTRICAL PANEL SCHEDULE

- ### DEMOLITION NOTES
1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND PILING WHICH MIGHT BE AFFECTED BY THE PROPOSED DEMOLITION.







LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	DEMOLITION AREA
	EASEMENT
	UTILITY
	PROPOSED BUILDING
	PROPOSED DEMOLITION AREA
	PROPOSED EASEMENT
	PROPOSED UTILITY



Sign of Quality
 ENGINEERED TO EXCEL
 ENGINEERED TO LAST
 ENGINEERED TO PROTECT
 ENGINEERED TO IMPROVE
 ENGINEERED TO SAVE
 ENGINEERED TO PROTECT
 ENGINEERED TO IMPROVE
 ENGINEERED TO SAVE

HABD LOVEMAN VILLAGE DAYCARE RENO.

248 1ST AVENUE SW BIRMINGHAM, AL 35211

SHEET NUMBER	JOB NUMBER	DATE	DRAWN BY	CHECKED BY
C1.0	19109 (REV. 06-04-2009)	12/16/2024	PLANNING / REVISIONS	12/16/2024
SHEET TITLE DEMOLITION PLAN				