**BHA Capital Improvement Projects** 

As of: April 2024

In order of completion date. Fields updated from previous report are shaded.

	Location	Scope of Work	Status	Source of Funds & Funding Year	Cost Estimate	Contract Cost	Change Orders	Final Cost	A/E	Contractor	Projected Constr. Start	Actual Constr. Start	Target Completion Date	Actual Completion Date	BHA Staff	Notes
	Harris Street	Project # 046098 Interior Improvements: flooring/painting/doors														Construction is complete. Contractor has not provided final documentation to closeout project and has delayed this part of the process. Progress update email was sent to GC, BHA has not received response. BHA has requested EOHLC guidance. BHA issued a Certified letter to GC describing demand to close out project. GC offered a settlement, BHA responded back with a counter offer with no response from GC as of today's date. We have asked EOHLC for permission to close out this project. No response from EOHLC, second email sent 4/2/24.
			Substantial completion punch list	Harris St. Reserves	\$34,000	\$24,151		\$24,151	Studio Umbra	Morales General Contracting, Inc.	Fall 2022	10/27/22	12/24/22		Chris	
2	High St. Veterans	Project # 046105 water infiltration at basement Chestnut St	Substantial completion punch list	EOHLC 2023	\$58,000	\$39,000	\$9,220		Blackstone Block Architects	The Canniff	Fall 2022	5/11/23	8/8/23	10/3/2023	Akil	Certificate of substantial completion was expected to be approved at the November 2023 Board meeting. Issues in EOHLC admin/online system preventing the project from proceeding to CSC. On the April 2024 board meeting.
II 3	Kent Street	Project # 046103 ADA unit upgrades	Pre-construction admin/submittals	EOHLC 2023	\$38,000	\$29,275	7-7		Garofalo Design	Kreative Developers LLC	May-23	6/22/23	8/16/2023		Chris	Contract awarded April 2023 Board meeting. NTP issued on 6/22/23. Construction is expected to get underway during the month of August 2023. GC has been non responsive. Cabinets ordered and work will start week of 4/1/24.
4	High St.	Project # 046106 Renovation of front & rear hallways & exterior foundation walls	Construction underway	EOHLC 2023, EOHLC ARPA, & compliance reserves	\$978,000	\$1,213,000	\$169,581		Next Phase Studios, Inc.	Homer Contracting, LLC	Jul-23	11/8/23	6/4/23		Akil/Chris	Award of construction contract at the October 2023 Board meeting. NTP issued 11/8/23. CO #1 was approved at the January 2024 Board meeting. Project is moving along, waiting for flooring materials to arive for stairs.
5	High St. Veterans	Project # 046109 Installation of mechanical bathroom fans- Phase II	Construction underway	CDBG 2023 and EOHLC HILAPP	\$982,739	\$989,875			Nangle Engineering	Araujo Bros. Plumbing & Heating	Summer 2023	11/5/23	6/16/23		Akil/Chris	Contract awarded at the November 2023 Board meeting. Contract executed from EOHLC. Pre-con meeting held and NTP issued on 11/5/23. Construction on site started 2/5/24. However, project is paused with issue with CO on labor cost with the electrical sub contractor. Also three units where the lift cannot reach the building due to the slope and the accessable unit being built out of the building.

**BHA Capital Improvement Projects** 

As of: April 2024

In order of completion date. Fields updated from previous report are shaded.

	Location	Scope of Work	Status	Source of Funds & Funding Year	Cost Estimate	Contract Cost	~	Final Cost	A/E	Contractor	Projected Constr. Start	Actual Constr. Start	Target Completion Date	Actual Completion Date	BHA Staff	Notes
6	KICKNAM	Repointing at exterior brick	Construction underway	HUD FY 22	\$350,000	\$573,990			BWA Architecture	Contracting Specialists Inc,	Mar-24	2/8/24	May-24		Akil/Chris	CD's underway. Out to Bid, bids due 12/19/23. Contract award approved at the January 2024 board meeting. Preconstruction meeting held on 2/8/24, NTP issued and project underway.
7	1057 Beacon Street	Project # 046114 repointing at exterior	Pre-construction							T4 Construction,						Construction contract awarded at the December 2023 Board meeting. Pre construction meeting held and NTP issued on 1/9/24. Work will not start until Spring 2024. Waiting for Contractor to issue work schedule.
8		Project # 046107 basement settlement renovations at Amory St.	admin/submittals	EOHLC FY 24	\$59,265	\$76,500			Next Phase	LLC	Fall 2023	1/9/24	2/22/24		Akil/Chris	General bids due 11/29/2023. No bids were received for the project. We will re-bid January/February for a Spring project.  Out to bid -bids due 4/11/24.
9	High St. Veterans	Project #046110 Fire Alarm Upgrades	Out to Bid Out to Bid	CDBG FY 24 and EOHLC HILAPP	\$393,573 \$1,442,689				Studios, Inc.  Nangle Engineering	TBD TBD	2023 Jan-24	TBD	Dec-23 Jun-24		Sharon Sharon	Construction docs submitted. Approved to go out to bid. Bids due 4/19/24.
10	Kickham	Roof replacement	Contract approved	HUD FY 22 and FY 23	\$625,000	\$518,666			BWA Architecture	Almar, LLC.	Spring 2024	TBD	Summer 2024		Sharon	Existing conditions underway. CD's underway. Project out to bid, bids due 2/28/24. GC contract award approved at the March 2024 board meeting. Pre con meeting held 4/2/24.
11	High St. Veterans	Project # 046108 Master Meter electrification	CD's bid documents underway	EOHLC FY 23/24	\$3,175,976	,,			Nangle Engineering	TBD	TBD	TBD	TBD			Schematic Designs submitted. EOHLC has now approved to move to the construction document phase.
12	Street	Project # 046113 Fire Alarm Upgrades	CD's bid documents underway	EOHLC FY 24	\$89,326				Nangle Engineering	TBD	Jan-24	TBD	May-24		Sharon	KO meeting held on 11/2/2023. SD submitted on 11/9/23. CD's underway. EOHLC recently approved to go out to bid. This should occur in April 2024.
13	and Trustman	Project #046112 Front and rear entries/hallways and window replacement	Schematic Design underway	Town ARPA and EOHLC HILAPP	\$7,000,000				Next Phase Studios, Inc.	TBD	TBD	TBD	Dec-26		Sharon/C hris	Contract executed from EOHLC. KO meeting with A/E team scheduled for 9/19/23. Schematic design underway. SD report submitted and is now under review.
14	•	Site improvements and Door Replacement	Not started funded allocated	CDBG FY 25 and possibly EOHLC HILAPP	\$446,000				ТВО	TBD	Mar-24	TBD	Jun-24		Sharon	Town of Brookline CDBG Committee recommended approval for funding in March 2024. The Town Select Board is expected to approve later this spring and then we will apply for HILAPP EOHLC matching funds.
	High St. Veterans	Project # 046115 Feasibility Study GHG emissions	Existing Conditions underway	EOHLC Sustainability funds	TBD				West Work	TBD	TBD	TBD	TBD		Sharon/C hris	A/E contract approved at the February 2024 board meeting. Existing Conditions underway.
	Total Costs				\$15,672,568	\$3,464,457	\$178,801 \$	524,151								

<b>BHA Capital</b>	Improvement	<b>Projects</b>
--------------------	-------------	-----------------

As of: April 2024

In order of completion date. Fields updated from previous report are shaded.

Location	Scope of Work	l Status	Source of Funds & Funding Year	Contract Cost	Change Orders	Final Cost	A/E	Contractor	Projected Constr. Start	Actual Constr. Start	Target Completion Date	Actual Completion Date	BHA Staff	Notes
----------	---------------	----------	-----------------------------------	------------------	------------------	---------------	-----	------------	-------------------------------	----------------------------	------------------------------	------------------------------	--------------	-------

Costs shown are construction contract only ("hard costs"). Total development costs (TDC) typically are 25% higher for design, contingency, fees, overhead.