

BHA Capital Improvement Projects

As of: August 2023

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
1	High St. Veterans	Project # 046099 Installation of mechanical bathroom fans	Substantial completion punch list	CDBG 2022 and DHCD sustainability	\$444,000	\$472,100	\$63,800		Nangle Engineering	Araujo Bros. Plumbing & Heating	Summer 2022	8/2/22	11/29/22		Akil	Discussions are ongoing over change order proposals. Project is almost substantially complete. CO #3 approved at July 2023 board meeting.
2	Harris Street	Project # 046098 Interior Improvements: flooring/painting/doors	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	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 DHCD guidance.
3	High St. Veterans	Project # 046100 Retaining wall and driveway 198 High St.	Substantial completion punch list	DHCD 2022	\$75,000	\$82,320		\$82,320	Waterfield Design Group	The Canniff Company Inc.	Fall 2022	11/17/22	12/17/22	6/2/2023	Akil	Delayed construction start- 2/6/23. Project is substantially complete and this is expected to be approved with a no cost change order at the August 2023 Board meeting.
4	Kickham	Community room flooring, replacement of apartment doors & painting of all hallways	Substantial completion punch list	HUD 2019 & 2020	\$215,000	\$316,441			Alvord Architects	R Mullen and Associates	Dec-22	12/2/22	01/30/23		Chris/Paulo	NTP issued 12/2/22. Apartment doors scope of work started 4/3/2023. CO expected to be brought to the July 2023 Board meeting for approval. Substantial/Final completion should be ready for approval at the August Board meeting.
5	22 High St.	Replace flooring in apartments	Construction underway	HUD FY 2020 & 2021	\$339,000	\$268,888	\$36,394		Garofalo Design Associates	Continental Flooring Company	Feb-23	2/28/23	6/27/23		Alec/Akil	CO #3 was approved at the May 2023 board meeting. Project is 60 % complete. BHA expects one more change order to add additional units to keep FY 2020 budgeted dollars at 90% obligated.
6	High St. Veterans	Project # 046105 water infiltration at basement Chestnut St	Construction underway	DHCD 2023	\$58,000	\$39,000			Blackstone Block Architects	The Canniff Company Inc.	Fall 2022	5/11/23	8/8/23		Akil	Award of GC contract to the Canniff Company at the March 2023 Board meeting. NTP issued on 5/11/23. Work has started.
7	Kent Street	Project # 046103 ADA unit upgrades	Pre-construction admin/submittals	DHCD 2023	\$38,000	\$29,275			Garofalo Design Associates	Kreative Developers LLC	May-23	6/22/23	8/16/2023		Alec/Chris	Contract awarded at the April 2023 Board meeting. NTP issued on 6/22/23.
8	High St. Veterans	Project # 046106 Renovation of front & rear hallways & exterior foundation walls	Out to Bid	DHCD 2023, DHCD ARPA, & compliance reserves	\$793,000				Next Phase Studios, Inc.	TBD	Jul-23	TBD	Fall 2023		Sharon	Construction documents completed. Awaiting DHCD's approval for going out to bid. Was expected to be late May 2023. STILL waiting. Bid documents are complete.

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9	High St. Veterans	Project # 046109 Installation of mechanical bathroom fans- Phase II	CD's Bid documents underway	CDBG 2023 and DHCD HILAPP	\$795,000				Nangle Engineering	TBD	Summer 2023	TBD	Sep-23		Sharon	Schematic design approved by DHCD. Bidding documents completed at the end of May 2023. Awaiting DHCD's approval of Bid Docs and approval to go out to bid.
10	Trustman	Project # 046107 basement settlement renovations at Amory St.	Schematic Design Underway	DHCD FY 2023	\$334,000				Next Phase Studios, Inc.	TBD	Summer 2023	TBD	Dec-23		Sharon	Schematic Designs submitted - awaiting DHCD approval to proceed with CD's.
11	High St. Veterans	Project # 046108 Master Meter electrification	Existing Conditions Underway	DHCD FY 23/24	\$778,000				Nangle Engineering	TBD	TBD	TBD	TBD		Sharon/Chris	Affirmation of A/E and fee to be approved at the May 2023 Board meeting. Existing conditions underway.
12	Kickham	Repointing at exterior brick	Existing Conditions Underway	HUD FY 22	\$350,000				BWA Architecture	TBD	Mar-24	TBD	May-24		Sharon	A/E selection to start in May 2023. A/E fee approval at the May 2023 Board meeting. Existing conditions site visits underway.
13	Egmont and Trustman	Project #046112 Front and rear entries/hallways and window replacement	A/E contract awarded	Town ARPA and DHCD HILAPP	\$7,000,000				Next Phase Studios, Inc.	TBD	TBD	TBD	Dec-26		Sharon/Chris	Designer Selection Committee process underway. A/E contract to be awarded at the July 2023 Board meeting.
14	1057 Beacon Street	Project # 046114 repointing at exterior	Existing Conditions Underway	DHCD FY 24	\$50,000				Alvord Architects	TBD	Fall 2023	TBD	Dec-23		Sharon	A/E selection to start in May 2023. A/E fee and contract affirmed at the August 2023 Board meeting.
15	High St. Veterans	Project #046110 Fire Alarm Upgrades	Not started funded allocated	CDBG FY 24 and possibly DHCD HILAPP	\$380,220				TBD	TBD	Jan-24	TBD	Jun-24		Sharon	Town of Brookline Select Committee approved CDBG funding May 9, 2023. Contract will not be available until August 2023. Awaiting final RFS from DHCD.
16	High St. Veterans	Site improvements	Not started funded allocated	CDBG FY 24 and possibly DHCD HILAPP	\$446,000				TBD	TBD	Mar-24	TBD	Jun-24		Sharon	Town of Brookline Select Committee approved CDBG funding May 9, 2023. Contract will not be available until August 2023.
17	1057 Beacon Street	Project # 046113 Fire Alarm Upgrades	Not started funded allocated	DHCD FY 24	\$60,000				TBD	TBD	Fall 2023	TBD	Dec-23		Sharon	A/E selection to start in May 2023. Awaiting fee proposals from DHCD's House Doctor A/E's.
18	High St. Veterans	Project # 046115 Feasibility Study GHG emissions	Not started funded allocated	DHCD Sustainability funds	TBD				TBD	TBD	TBD	TBD	TBD		Sharon/Chris	DHCD staff assignment completed - awaiting draft RFS from DHCD for A/E hire.
	Total Costs				\$12,189,220	\$1,232,175	\$100,194	\$106,471								

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