

BHA Capital Improvement Projects

As of: December 2025

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 #046110 Fire Alarm Upgrades	construction underway	CDBG FY 24 and EOHLC HILAPP	\$1,442,689	\$1,995,000			Shekar and Assocs. Inc.	Your Electrical Solution, Inc.	Jan-25	2/26/25	9/24/25		Chris/Akil	Work needs to be coordinated with the GC for the Master Meter electrification 046108 project at HSV. A no cost CO will be needed for additional time due to project not being completed by 9/24/25 in part due to delays and coordination of the 046108 project. Rough work/wiring ongoing conduit complete. Interior unit work is 75% complete.
2	High St. Veterans	Project # 046108 Master Meter electrification	construction underway	EOHLC Compliance Reserves and Formula Funding	\$3,175,976	\$3,663,197			Shekar and Assocs. Inc.	Pine Ridge Technologies, Inc.	Jun-25	5/6/25	1/1/26		Chris/Akil	NTP was issued 5/6/25. Construction moving along. A no cost CO will be needed due to the project completion date being delayed. Rough work ongoing. A/E fee amendment approved at the November 2025 board meeting. 10% of unit work complete with 2 of the 7 basements complete.
3	Egmont and Trustman	Project #046112 Front and rear entries/hallways and window replacement	construction underway	Town ARPA and EOHLC HILAPP	\$14,000,000	\$11,800,000	\$262,854.44		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	6/22/26		Sharon/Chris	Contractor has mobilized and work in Trustman Apts stairwells has started. Affirmation of CO #2 approved at the November Board meeting plus approval of CO #3 and window testing fees. Approval of CO #4 expected at the December Board meeting. Window installation has now started.
4	Kickham	Window replacement project	construction underway	HUD FY 23 and FY24	\$647,000	\$419,000	\$15,447		BWA Architecture	Aegean Builders LLC	Spring 2025	4/1/25	10/2/25		Chris	Award of GC contract approved at the March 2025 Board meeting. Unit window install started 9/3/25. CO #1 was approved at the September Board meeting. CO#2 affirmed at the November Board meeting. Waiting for delivery of Mod Dept office windows.
5	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	Contract approved	EOHLC FF	\$212,000	\$195,485			Garofalo Design Associates, Inc.	Capital Carpet & Flooring Specialists, Inc.	Fall 2025	TBD	Spring 2026		Sharon	Existing Conditions/SD phase report submitted and under review by EOHLC and BHA. 100% CD's due 9/25/25. Project will be out to bid in October 2025 with bids due 11/6/25. General Contractor approved at the November 2025 Board meeting. Waiting for the contract to be issued by EOHLC.
6	High St. Veterans	Project #046117 Site improvements	Construction documents underway	CDBG FY 25 and EOHLC FF & Paving award	\$900,000				CBA Landscape Architects	TBD	Spring 2026	TBD	Summer 2026		Sharon	CDBG \$\$ is main source of funding, HILAPP matching funds application approved by EOHLC if left over HILAPP funds are available from the apt. door project at HSV. EOHLC will be approving a Paving Award of \$\$ instead of HILAPP funding which will allow for the scope to be expanded. CD's were submitted 10/24/25 and are under review by EOHLC staff.
7	Egmont St. Veterans	Project #046121 Roof replacement at 2-3 buildings Phase I	Construction documents underway	CPA & EOHLC HILAPP	\$1,500,000				Socotec	TBD	Spring 2026	TBD	Summer 2026		Sharon	CPA funds awarded in the amount of \$500k. EOHLC HILAPP matching funds approved \$1,250,000. Revised 100% CD's submitted on 9/25/25 -reviewed by EOHLC and BHA staff. A/E to finalize Bid documents and incorporate comments.
8	Kickham Apts	Replace both elevators at Kickham	Construction documents underway	HUD FY 24, 25 & 26	\$1,200,000				BWA Architecture	TBD	Feb-26	TBD	Summer 2026		Sharon	A/E approved at the July Board meeting. Construction documents underway and 60% CD set to be submitted by 10/10/25. Estimated cost increasing over original estimate, which will affect ability to fund other projects out of federal modernization awards. Bid documents expected to be finalized by the end of the year.
9	High St. Veterans	Project #046111 Apt door replacement	Schematic Designs underway	EOHLC FF & HILAPP and possibly CDBG FY 25	\$1,000,000				Garofalo Design Associates, Inc.	TBD	Fall 2025	TBD	Summer 2026		Sharon	Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imps. at HSV if available. EOHLC have indicated additional HILAPP will be available for the increased estimated construction costs. Contractor for mock up installation scheduled to install one door in November. 100% CD's due 10/16/25, delayed due to mock up installation delayed.

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10	61 Park St. LLC	Exterior façade project	Not started	BHA Loan	\$800,000				TBD	TBD	8/1/26	TBD	Dec-26	TBD	Sharon/Chris	RFP issued on 11/5/25. A/E responses due 12/5/25.
11	Egmont St. Veterans	Roof replacement at 2-3 buildings Phase II	Not started	CPA & potential EOHLC HILAPP	\$1,500,000				TBD	TBD	TBD	TBD	TBD		Sharon	The Town of Brookline approved the award of CPA funding - \$500k -on 5/28/25. Town executed grant agreement received 9/25. HILAPP application submitted on 10/6/25 awaiting response from EOHLC.
12	High St. Veterans	Rear apartment doors and stairwell work Project #046124 and 046125.	Not started	CDBG FY 26 & potential EOHLC HILAPP	\$1,300,000				TBD	TBD	TBD	TBD	TBD		Sharon	Town confirmed CDBG funding award in the amount of \$560,507 in May 2025- awaiting for final HUD approval and CDBG executed contract. HILAPP application denied/deferred by EOHLC. May have to use EOHLC FF to fund the gap. RFP's issued to A/E's from the EOHLC house doctor list for fee
Total Costs					\$27,677,665	\$18,072,682	\$278,301	\$0								

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