

**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
1	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 EOHLIC 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 EOHLIC for permission to close out this project. No response from EOHLIC, second email sent 4/2/24.
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 Company Inc.	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 EOHLIC admin/online system preventing the project from proceeding to CSC. On the April 2024 board meeting.
3	Kent Street	Project # 046103 ADA unit upgrades	Pre-construction admin/submittals	EOHLC 2023	\$38,000	\$29,275			Garofalo Design Associates	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. Veterans	Project # 046106 Renovation of front & rear hallways & exterior foundation walls	Construction underway	EOHLC 2023, EOHLIC 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 arrive for stairs.
5	High St. Veterans	Project # 046109 Installation of mechanical bathroom fans- Phase II	Construction underway	CDBG 2023 and EOHLIC 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 EOHLIC. 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 accessible 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	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.