

	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	\$5,661.96		Shekar and Assocs. Inc.	Your Electrical Solution, Inc.	Jan-25	2/26/25	9/24/25		Chris/Akil	Contractor has submitted for acceptance testing. When test is complete and accepted the new system will go live and demo of old system will start. CSC anticipated for the August 2026 Board meeting. Potential CO for additional scope (heat detectors)as per BFD, may delay CSC.
2	High St. Veterans	Project # 046108 Master Meter electrification	construction underway	EOHLC Compliance Reserves and Formula Funding	\$3,175,976	\$3,663,197	\$87,342.29		Shekar and Assocs. Inc.	Pine Ridge Technologies, Inc.	Jun-25	5/6/25	1/1/26		Chris/Akil	BLD A1 (176-190 high St) All power feeders from basements to unit load centers are installed/wire mold for power feeders in units are complete in all 24 units, 20 out of 24 range outlets installed, the rest will be installed when the range's are installed. BLD A2 (186-204 Chestnut St: All unit feeders pulled/wire mold installed in 23 out of 30 units. 0 range outlets installed. BLD B2: Trustman Apts: windows 597 installed, 23 remaining and will be onsite first week of June. exterior window trim is 70% completed. Flooring: Mostly complete, however manufacturers defect in treads requires replacement of all back stairwell treads - though at no cost to BHA. Shade delivery and punchlist on windows in proress Storefronts doors: Installed, cast stone sealing next week. Egmont: Windows: proceeding, now in in 70s - over half done. Flooring: 338 front stair complete, landing will be complete when the front. Rear unit doors/frames
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	\$1,738,498.66		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	6/22/26		Sharon/Chris	Notice to Proceed issued 1/13/26. GC has ordered materials that have a long lead time.GC has had issues with applying online for the building permit, therefore no work has started yet. We expect work to start in July.
4	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	Pre construction Admin/Submittals	EOHLC FF	\$212,000	\$195,485			Garofalo Design Associates, Inc.	Capital Carpet & Flooring Specialists, Inc.	Fall 2025	1/13/26	4/27/26		Chris/Akil	Roof project has started on 209-221 Pleasant St building: project scope called for jetting the roof storm water drains, this has caused issues with the existing pipes being 78 years old with a lot of scaling has clogged all the horizontal piping in the basements and caused flooding in 6 units and property management office. There was also flooding at the 70s-80s Egmont building while contractors were workign it. All residents are now back in their units. 3 out of the 6 roofs are now substantially completed. Work on the 4th roof started w/c 7/6/26. GC is working on 220 Pleasant St, 80 Egmont St, 70
5	Egmont St. Veterans	Project #046121 Roof replacement at all 6 buildings Phase I and Phase II	Pre construction Admin/Submittals	CPA FY 24 and CPA FY 25 & EOHLC HILAPP	\$3,000,000	\$2,048,148			Socotec	Triumph Roofing	4/1/26	4/1/26	7/30/26		Chris/Akil	Pre-con meeting was held on 3/5/26. GC is in submittals process and has ordered equipment. Estimated start date is September 2026 due to equipment leadtime. Building Permit was issued. This project is urgent due to performance issues with elevators.
6	Kickham Apts	Replace both elevators at Kickham	Pre construction Admin/Submittals	HUD FY 24, 25 & 26	\$1,100,000	\$894,100			BWA Architecture	Northern Contracting Corp.	Feb-26	3/5/26	2/27/27		Chris/Akil	Contract executed, pre-con meeting was held on 5/20/26 and the NTP was issued. Construction delayed due to 046108 electrification project not being complete. Site improvement work expected to start in July, working around trenching needed for 046108 project..
7	High St. Veterans	Project #046117 Site improvements	construction underway	CDBG FY 25 and EOHLC FF & Paving award	\$1,136,878	\$1,407,664			CBA Landscape Architects	Tasco Construction Inc.	Late Spring 2026	5/20/26	11/16/26		Chris/Akil	

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8	High St. Veterans	Project #046111 Front apt door replacement and Project # 046124 rear apt door replacement	Construction documents underway	EOHLC FF & HILAPP and possibly CDBG FY 25 &FY26	\$3,949,946				Garofalo Design Associates, Inc.	TBD	Fall 2026	TBD	Spring 2027		Sharon	For 046111- Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imps. at HSV if available. EOHLC approved combining the projects. Awaiting EOHLC review and approval to go out to bid - however, EOHLC has indicated that due to increase in project cost and A/E fee this project must go to Designer Selection Committee on 7/15. BHA has written a letter of support for the current designer, Garofalo, to the current DSC. If the DSC approves awarding to current designer at meeting project should be able to move to bid quickly; if forced to bring on new design consultant we will experience a significant delay.
9	61 Park St. LLC	Exterior façade project	Existing Conditions Underway	BHA Loan	\$800,000				Garofalo Design Associates, Inc.	TBD	8/1/26	TBD	Dec-26	TBD	Chis/Sheila	Contract is in place with Architect. Design plans by July 15 and out to bid by August 15. BHA Executive staff to draft loan document and start conversation with investors about the planned project. Awaiting existing conditions report from A/E.
10	High St. Veterans	Front and rear stairwell railings Project # 046125.	Out to Bid	CDBG FY 26	\$310,000				Next Phase Studios, Inc.	TBD	Sep-26	TBD	Dec-26		Sharon	Town confirmed CDBG funding award in the amount of \$560,507 in May 2025. A/E award approved at the February 2026 Board meeting. KO meeting scheduled for 3/4/26. No schematic design necessary. CD's completed and approval from EOHLC received to go out to bid late June. Filed Sub Bids's due on 7/16/26 and General Bids due 7/30/26.
11	Kent Street	Front ramp/retaining wall and walkway Project # 046135.	Not started funding allocated	EOHLC FY 27 FF	\$33,000				TBD	TBD	TBD	TBD	TBD		Sharon	RFS issued to A/E on the EOHLC House Doctor list in June, awaiting proposal from A/E which is due 7/15/26.
Total Costs					\$29,160,489	\$22,003,594	\$1,831,503	\$0								

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