

BHA Capital Improvement Projects

As of: June 2026

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 EOHL C 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 will start. CSC anticipated for the July 2026 Board meeting.
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	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: St Paul rear ends complete, Egmont ends stairs complete, rear stairs in next two weeks. Amory St 100% complete in two weeks. Shades Trustman new shades delivery by 6/15 and will be scheduled to install and will address punch list items in each. Storefronts doors: Installed, cast stone sealing next week. Egmont: Windows: 310 windows installed. Flooring: 338 front stair complete. landing will be complete. when the Notice to Proceed issued 1/13/26. GC has ordered materials that have a long lead time. Estimated start beginning of June. GC has had issues with applying for building permit, therefore no work has started yet. We expect work to start by the end of June.
3	Egmont and Trustman	Project #046112 Front and rear entries/hallways and window replacement	construction underway	Town ARPA and EOHL C HILAPP	\$14,000,000	\$11,800,000	\$1,654,452.04		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	6/22/26		Sharon/Chris	
4	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	Pre construction Admin/Submittals	EOHL C FF	\$212,000	\$195,485			Garofalo Design Associates, Inc.	Capital Carpet & Flooring Specialists, Inc.	Fall 2025	1/13/26	4/27/26		Chris/Akil	
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 & EOHL C HILAPP	\$3,000,000	\$2,048,148			Socotec	Triumph Roofing	4/1/26	7/30/26	Summer 2026		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 units and property management office. BHA agreed to emergency replacement of horizontal pipes. New roofs are installed on Pleasant St and 80's buildings, Edge metal mock up was approved and
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	TBD	Spring 2027		Chris/Akil	Pre-con meeting was held on 3/5/26. GC is in submittals process and has ordered equipment. July estimated start date.
7	High St. Veterans	Project #046117 Site improvements	Pre construction Admin/Submittals	CDBG FY 25 and EOHL C 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	Contract executed, pre-con meeting was held on 5/20/26 and the NTP was issued. Sites work expected to start mid June.
8	High St. Veterans	Project #046111 Apt door replacement	Construction documents underway	EOHL C FF & HILAPP and possibly CDBG FY 25	\$1,000,000				Garofalo Design Associates, Inc.	TBD	Spring 2026	TBD	Fall 2026		Sharon	Main source of funding is EOHL C HILAPP but will use any left over CDBG funds from the site imp. at HSV if available. EOHL C have indicated additional HILAPP will be available for the increased estimated construction costs. Contractor installed mock up door in December. CD's proceeding, A/E brought an electrical engineer to review wires next to doors that must be removed. Construction Documents submitted. To be reviewed

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9	High St. Veterans	Rear apartment doors Project #046124	Construction documents underway	CDBG FY 26 & potential EOHLIC HILAPP	\$1,300,000				Garofalo Design Associates, Inc.	TBD	Spring 2026	TBD	Fall 2026		Sharon	Town confirmed CDBG funding award in the amount of \$560,507 in May 2025. HILAPP application was recently approved by EOHLIC in the amount of \$1.4M to fund the gap. Award of A/E contract approved at the January 2026 Board meeting. EOHLIC approved combining with front door replacement project. proprietary item approval on June board
10	61 Park St. LLC	Exterior façade project	A/E contract awarded	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.
11	High St. Veterans	Front and rear stairwell railings Project # 046125.	Out to Bid	CDBG FY 26	\$310,000				Next Phase Studios, Inc.	TBD	TBD	TBD	TBD		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 EOHLIC received to go out to bid late June. proprietary item approval on June board agenda
12	Kent Street	Front ramp/retaining wall and walkway Project # 046135.	Not started funding allocated	EOHLIC FY 27 FF	\$33,000				TBD	TBD	TBD	TBD	TBD		Sharon	RFS for A/E finalized. To be issued to A/E's on the EOHLIC House Doctor list in June.
Total Costs					\$27,510,543	\$22,003,594	\$1,660,114	\$0								

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