11/10/2026

	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, CR.	$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. CO #2 for additional scope (2 heat detectors per apartment) as per BFD, will delay CSC, this CO #2 will carried out at one building first under T&M method before a price is finalized. EOHLC confirmed compliance reserves will fund CO#2. A no cost CO for additional time will also be needed.
2	High St. Veterans	Project # 046108 Master Meter electrification	construction underway	EOHLC Compliance Reserves and Formula Funding	$3,175,976	$3,663,197	$86,636.05		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: (222-224 High community room): All unit feeders pulled and wire mold installed. 7 out of 12 range outlets
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	$1,874,310.95		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	6/22/26		Sharon/ Chris	Both sites are almost complete and all windows are installed. Only exception is rear hallway flooring- due to manufacturers defect in treads requires replacement of all back stairwell treads - though at no cost to BHA. Waiting on manufacturer to provide materials, expected to be on site December 2026, with CSC January or February 2027 most likely. C0 # 10 approved at the August 2026 Board meeting. A no cost change order for additional time to complete project will be needed.
4	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	construction underway	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	Notice to Proceed issued 1/13/26. Work completed at 1057 Beacon Street waiting on punch list. Flooring started at 11 Harris.
5	Egmont St. Veterans	Project #046121 Roof replacement at all 6 buildings Phase I and Phase II	construction underway	CPA FY 24 and CPA FY 25 & EOHLC HILAPP	$3,000,000	$2,048,148			Socotec	Triumph Roofing	4/1/26	4/1/26	9/30/26		Chris/Akil	6 out of the 6 roofs are now substantially completed. GC is working on the punch list items. CO#1 was approved at the September Board meeting. CSC expected at the December Board meeting. A/E fee increase affirmation was approved at the October Board meeting.
6	Kickham Apts	Replace both elevators at Kickham	Construction underway	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	This project is urgent due to performance issues with elevators. Work started on 9/14/26, and ongoing with large elevator. this project is on-time so far, expected completion February 2027.
7	High St. Veterans	Project #046117 Site improvements	construction underway	CDBG FY 25 and EOHLC FF & Paving award	$1,136,878	$1,407,664	$64,569.58		CBA Landscape Architects	Tasco Construction Inc.	Late Spring 2026	5/20/26	11/16/26		Chris/Akil	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 started in July, working around trenching needed for 046108 project. CO #1 approved at the September Board meeting. Site work continues, moving along with Chestnut street parking lot, some walkways replaced, concrete stairs being poured, and playground demoed and ready for repalcement. Looking to complete all work except landscaping before Winter

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8	High St. Veterans	Front and rear stairwell railings Project # 046125.	Pre-construction admin /submittals	CDBG FY 26 and EOHLC FF	$634,421	$807,000			Next Phase Studios, Inc.	Homer Contracting, Inc.	Sep-26	10/21/26	Feb-27		Chris/Akil	Town confirmed CDBG funding award in the amount of $560,507 in May 2025. Award of construction contract approved at the August 2026 Board meeting. GC/EOHLC contract expected from EOHLC 10/7/26. NTP issued and pre-con meeting held on 10/21/26.
9	High St. Veterans	Project #046111 Front apt door replacement	Construction documents underway	EOHLC FF & HILAPP, CDBG FY 25, EOHLC CR	$2,000,000				Garofalo Design Associates, Inc.	TBD	Fall 2026	TBD	Summer 2027		Sharon	Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imps. at HSV if available. Designer submitted 100% Construction Documents on October 1st and EOHLC is reviewing; Expected to go out to bid in early November 2026 for all buildings.
10	High St. Veterans	Project #046124 Rear apt door replacement	Construction documents underway	EOHLC FF & HILAPP, CDBG FY 26, EOHLC CR	$2,000,000				Garofalo Design Associates, Inc.	TBD	Fall 2026	TBD	Summer 2027		Sharon	Town confirmed CDBG funding award in the amount of $560,507 in May 2025. HILAPP application was approved by EOHLC in the amount of $1.4M to fund the gap. A/E fee amendment approved at the September Board meeting. While no longer formally combined with 046111 front door replacement, projects are moving in parallel and expected to go out to bid in November 2026.
11	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, and exploratory work and survey complete. Architect finalizing schematic estimate and scope based on survey. Finalizing estimated construction cost estimate as of schematic and going out to bid in early 2027.
12	Kent Street	Front ramp/retaining wall and walkway Project # 046135.	Schematic Design Underway	EOHLC FY 27 FF	$40,000				Waterfield Design Group	TBD	TBD	TBD	TBD		Sharon	A/E award approved at the August 2026 Board meeting. Site survey completed. KO meeting with A/E scheduled for 9/22/26. Current ramp is not ADA compliant and project needs to be expanded to accommodate appropriate sloping for ramp. After further review full ramp replacement may not be necessary- possibly repair in place. Awaiting meeting with A/E and EOHLC.
13	Trustman Apts.	Roof replacement project #046137	A/E contract awarded	CPA FY 26 and potential HILAPP	$2,616,250				Next Phase Studios, Inc.	TBD	TBD	TBD	TBD	TBD	Sharon	FY 26 CPA funds in the amount of $1,178,630 has been awarded by the Town of Brookline. Given the scope and estimated construction cost a designer will need to be hired through the DSC process. EOHLC issued RFS on 9/2/26. Proposals were due on 9/23/26. DSC meeting held 10/21/26. 11 A/E proposals were received. DSC ranked top 3 firm (Socotec, Next Phase, RBC). BHA board to affirm A/E contract at the November Board meeting. EOHLC just awarded $1M, with updated committed at time of low-bid approvval, in HILAPP $$.

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14	High St. Veterans	Replacement of all roofs project # 046138	A/E contract awarded	CDBG FY 27, Town HOME $$ and potential EOHLC HILAPP	$3,500,000				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	The Town of Brookline have confirmed we will be awarded FY 27 CCDG $465,046, HOME funds of $211,660 and reprogrammed FY 24 and FY 25 CDBG of $415,101. Given the scope and estimated construction cost a designer will need to be hired through the DSC process. EOHLC issued the RFS on 9/2/26 and proposals were due on 9/23/26.DSC meeting held 10/21/26. 9 A/E proposals were received. EOHLC recently approved $1M in HILAPP $$. DSC ranked top 3 firms (Next Phase, Socotec, RBC). BHA board to affirm A/E contract at the November Board meeting.
15	High St. Veterans	Window replacement Phase 1 project # 046136	funding allocated but not started	CPA FY 26 and potential HILAPP	$1,000,000				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	CPA funds in the amount of $398,317 has been awarded by the Town of Brookline. Given the scope of work and estimated construction costs a designer will need to be hired through the DSC process. EOHLC will draft an RFS for A/E proposals shortly. EOHLC just awarded $995,792 in HILAPP $$. BHA is also applying for FY28 CPA funds to complete window replacement across the site.
16	Harris Street	Rear bulkhead and deck repairs project #046132	Out to Bid	Harris St reserves	$25,000				BHA	TBD	TBD	TBD	TBD	TBD	Sharon	Given the small scope of work at the site a draft scope of work has been written up in house so no A/E necessary. Out to Bid on 11/4/26 with bids dues on November 20, 2026.
	Total Costs				$36,683,214	$22,810,594	$2,031,179	$0								

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