

BHA Capital Improvement Projects

As of: February 2021

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	Egmont St.	Installation of bathroom exhaust fans	Final Construction Achieved	DHCD Sustainability Grant 2020 & DHCD 2020 Capital Funds	\$215,676	\$304,000	\$177,122	\$481,122	Nangle Engineering	Thomas E. Snowden, Inc.	Dec-19	12/16/19	12/15/20	12/16/2020	Akil	Final Completion to be approved at the February 2021 Board meeting.
2	High St. Vets & Egmont St.	Replace front entry building doors and locks	Substantial Completion/Punchlist	CDBG 2020	\$365,192	\$373,696	\$28,789	\$402,485	Garofalo Design Associates	One Source Construction, LLC.	Mar-20	5/4/20	12/10/20	12/10/2020	Akil/Sharon	Substantial Completion approved at the January 2021 Board meeting. Contractor finishing up punch list items.
3	High St. Veterans	Replace three exterior doors	Substantial Completion/Punchlist	DHCD Health & Safety FY 2020	\$12,388				see above	see above	Jun-20				Akil	Doors to be replaced as part of the larger doors and locks project at HSV as a change order. See above.
4	Walnut St. low-rise seniors	Repair concrete balconies	Construction Underway	HUD 2018	\$115,000	\$97,000	\$0		Garofalo Design Associates	Drizos Contracting, LLC.	May-20	6/2/2020	9/21/2020		Akil	Balcony traffic coating needs additional work to be completed in warmer spring conditions.
5	22 High St.	Replacement of emergency generator	Substantial Completion/Punchlist	HUD 2019	\$44,000	\$36,765	\$9,925		N/A	South Shore Generator	Jul-20	7/30/20	12/16/20		George/Sharon	Generator installation complete. Awaiting final inspection approvals prior to submitting substantial completion certificate.
6	Egmont St.	Rear courtyard renovations - phase 2 of 2	Out to Bid	DHCD 2020	\$359,500				BSC Group	TBD	Spring 2021		Summer 2021		Sharon/Akil	Awaiting DHCD approval of revised bidding documents. Project expected to be re-bid January/February 2021.
7	22 High St.	Replace steam traps on heating system	CD's/Bid Documents Underway	HUD 2018	\$100,000				MacRitchie Engineering	TBD	summer 2021		TBD		Sharon	Bid documents finalized. Bid delayed due to Coronavirus. Project shelved until next cooling season.
8	Trustman/Dummer St.	Remediation of Rodents/Trash system	Out to Bid	DHCD Emergency Reserves & Dummer St. reserves	\$127,000				BSC Group	TBD	Spring 2021		TBD		Sharon/Akil	Project out to bid. Bids due 2/11/21.
9	Walnut St. low-rise & Col. Floyd	Replace roofs at Walnut St. low rise & Repair Roofs at Col. Floyd	Out to Bid	HUD 2018 & 2019	\$195,000				Richard Alvord Architects	TBD	Spring 2021		TBD		Sharon/Akil	Project out to bid February 2021. Bids due 2/19/21.
10	Trustman	Replace front entry building doors and locks	CD's/Bid Documents Underway	CDBG 2021	\$66,000				Umbra Studios	TBD	Spring 2021		TBD		Sharon/Akil	Construction documents underway.
11	High St. Veterans	Replacement of Boilers	CD's/Bid Documents Underway	CDBG 2021	\$262,400				Crowley Engineering	TBD	TBD		TBD		Sharon/Akil	Construction Documents underway.
	Total Costs				\$1,862,156	\$811,461	\$215,836	\$883,607								

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