

**BHA Capital Improvement Projects**

**As of: November 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	Kickham	Repointing at exterior brick	Final construction achieved	HUD FY 22	\$350,000	\$573,990	\$5,733	\$579,723	BWA Architecture	Contracting Specialists Inc,	Mar-24	2/8/24	5/1/24	8/1/2024	Akil/Chris	Preconstruction meeting held on 2/8/24, NTP issued and project underway. CO #1 approved at the May 2024 Board meeting. CO#2 approved at the June 2024 Board meeting. CO #3, CSC and CFC was approved at the October board meeting.
2	High St. Veterans	Project # 046105 water infiltration at basement Chestnut St	Substantial completion punch list	EOHLC 2023	\$58,000	\$39,000	\$9,220	\$48,220	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 EOHLC admin/online system preventing the project from proceeding to CSC. A/E needs to issue CFC with CO 2 included. A/E has been contacted by email and phone but no response. Mike Leach from EOHLC has also emailed A/E with no response. CFC expected to be approved at the December 2024 Board meeting.
3	Kickham	Roof replacement	Substantial completion punch list	HUD FY 22 and FY 23	\$625,000	\$518,666	\$20,974		BWA Architecture	Almar, LLC.	Spring 2024	4/2/24	6/30/24	10/31/2024	Chris	GC contract award approved at the March 2024 board meeting. Pre con meeting held 4/2/24. Project is moving along and on schedule. CO#1 was approved at the September 2024 Board meeting. CO#2 for a time extension is expected at the November 2024 Board meeting plus CO#3 for additional costs and the CSC.
4	High St. Veterans	Project # 046106 Renovation of front & rear hallways & exterior foundation walls	Construction underway	EOHLC 2023, EOHLC ARPA, & compliance reserves	\$978,000	\$1,213,000	\$202,080		Next Phase Studios, Inc.	Homer Contracting, LLC	Jul-23	11/8/23	5/5/24		Akil/Chris	NTP issued 11/8/23. CO #1 was approved at the January 2024. CO 2 was approved September 2024 meeting. CO 3 was approved at the October 2024 meeting. Hopefully CSC & CFC will be in the December 2024 meeting for approval. Board meeting. CO #2 was approved at the September 2024
5	High St. Veterans	Project # 046109 Installation of mechanical bathroom fans- Phase II	Construction underway	CDBG 2023 and EOHLC HILAPP	\$982,739	\$989,875	\$5,560		Nangle Engineering	Araujo Bros. Plumbing & Heating	Summer 2023	11/5/23	6/16/24		Akil/Chris	Construction on site started 2/5/24. CO#1 approved at the May 2024 Board meeting. Work has started back up on 6/3/24. Project is staying on revised schedule. CO #2 was approved at the October 2024 board meeting. CSC expected at the December 2024 Board meeting.
6	Trustman	Project # 046107 basement settlement renovations at Amory St.	Construction underway	EOHLC FY 2023	\$393,573	\$728,000			Next Phase Studios, Inc.	New England Builders & Contractors	Summer 2023	7/9/24	9/17/24		Chris	Contract award approved at the June 2024 Board meeting. Pre con meeting scheduled for 7/9/24. NTP issued on 7/9/24. Construction started on 7/31/24. Construction is moving along and A/E working on spec for CO1 for failed roof drain, pipe cruse outside just past foundation.
7	1057 Beacon Street	Project # 046113 Fire Alarm Upgrades	Construction underway	EOHLC FY 24	\$89,326	\$137,300			Nangle Engineering	Laracy Electrical	Jan-24	9/4/24	12/4/24		Chris	Bids due 6/6/24. Award of contract approved at the July 2024 Board meeting. Contract signed. Pre-con meeting scheduled for 9/4/24. Permit issued, work started on 9/30/24. Project is on schedule.
8	High St. Veterans	Project #046110 Fire Alarm Upgrades	Out to Bid	CDBG FY 24 and EOHLC HILAPP	\$1,442,689				Nangle Engineering		Jan-24	TBD	Jun-24		Sharon	Approved to go out to bid. Bids due 4/19/24. Bid due date extended to 7/11/24. Project postponed until design issues resolved with the Town of Brookline. Design issues resolved and out to bid, bids due 11/1/24. Four Bids received. Apparent low bidder withdrew his bid. The second low bidder is now under review.

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9	High St. Veterans	Project # 046108 Master Meter electrification	Out to Bid	EOHLC FY 23/24	\$3,175,976				Nangle Engineering	TBD	TBD	TBD	TBD		Sharon/Chris	EOHLC approved to move to the construction document phase. Expected date for bidding is July 2024. Bidding postponed until design issues resolved with the Town of Brookline. Design issues resolved. Expected to go out to bid November 2024.
10	Egmont and Trustman	Project #046112 Front and rear entries/hallways and window replacement	CD's bid documents underway	Town ARPA and EOHLC HILAPP	\$13,000,000				Next Phase Studios, Inc.	TBD	Feb-25	TBD	Dec-26		Sharon/Chris	Project approved to move forward to CD phase. CD's received and now in review by the team. Deadline for receiving OPM submissions is 10/2/24 and for pre qual of GC's and Subs is 10/23/24. Interviews held for 3 OPM's, under review. GC's and sub contractors SOQ's for pre qualification received and under review. Awaiting comments from EOHLC on the CD submission.
11	Kickham	Window replacement project	schematic design underway	HUD FY 23 and FY24	\$507,000				BWA Architecture	TBD	Spring 2025	TBD	Nov-25		Sharon	A/E fee approved at the September 2024 Board meeting. KO meeting scheduled for 10/3/24. A/E working on the SD and CD phase. An A/E fee increase is expected to be approved at the November 2024 Board meeting.
12	High St. Veterans	Project #046117 Site improvements	Not started funded allocated	CDBG FY 25 and possibly EOHLC HILAPP	\$446,000				TBD	TBD	Spring 2025	TBD	Jun-25		Sharon	CDBG \$\$ is main source of funding, HILAPP matching funds application submitted to EOHLC which has now been approved if left over HILAPP funds are available from the apt. door project at HSV. EOHLC issued RFS for A/E services and awaiting fee proposals. CDBG executed contract received in October 2024.
13	High St. Veterans	Project #046111 Apt door replacement	Not started funded allocated	EOHLC HILAPP and possibly CDBG FY 25	\$491,000				TBD	TBD	Spring 2025	TBD	Jun-25		Sharon	Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imp. at HSV if available. Awaiting for EOHLC to draft RFS for A/E services. CDBG contract executed and received in October 2024.
14	Egmont St. Veterans	Roof replacement at 2-3 buildings	Not started funded allocated	CPA & poss. EOHLC HILAPP	\$1,500,000				TBD	TBD	TBD	TBD	TBD		Sharon	CPA funds awarded in the amount of \$500k. Awaiting executed CPA contract. EOHLC HILAPP matching funds application submitted September 2024 in the amount of \$1M. EOHLC confirmed \$1,250,000 will be awarded in HILAPP funds.
15	High St. Veterans	Project # 046115 Feasibility Study GHG emissions	Study complete	EOHLC Sustainability funds	TBD				West Work	TBD	TBD	TBD	TBD		Sharon/Chris	A/E contract approved at the February 2024 board meeting. Existing Conditions underway. Concept design phase underway. Final draft with cost has been uploaded to caphub \$49 million, follow up meeting with EOHLC to discuss. Awaiting further instruction from EOHLC's sustainability dept.
<b>Total Costs</b>					\$24,039,303	\$4,199,831	\$243,567	\$627,943								

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