

BHA Capital Improvement Projects			As of: September 2025			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	Trustman	Project # 046107 basement settlement renovations at Amory St.	Construction underway	EOHLC FY 2023	\$393,573	\$728,000	\$69,287.02	\$797,287.00	Next Phase Studios, Inc.	New England Builders & Contractors	Summer 2023	7/9/24	9/17/24		Chris	There will need to be a no cost CO too due to project not being completed by 9/17/24. CO #1 for the failed roof drain was approved at the June Board meeting. CO work expected to be complete by end of September, the Town just approved permit to open roadway. Hopeful to have CSC & CFC for October's board meeting. All original project scope work is complete.
2	High St. Veterans	Project #046110 Fire Alarm Upgrades	construction underway	CDBG FY 24 and EOHLC HILAPP	\$1,442,689	\$1,995,000			Shekar and Assocs. Inc.	Your Electrical Solution, Inc.	Jan-25	2/26/25	9/24/25		Chris/Akil	Contractor is running conduit in the basements of all buildings and installing panels. <b>MOCK UP of in unit work is in vacant unit 216-2 High St.</b> Once the work on the Electrification project has started they need to work together to bring the conduit up the rear stairwell and into the units. Current A/E retiring 6/30/25- EOHLC have approved a fee proposal from another HD A/E firm to take over the CA services which was affirmed at the July Board meeting. Contractor is moving through the buildings installing conduit and wiring.
3	High St. Veterans	Project # 046108 Master Meter electrification	Pre-construction/ submittals	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	NTP was issued 5/6/25. Resident meeting to be held on ZOOM. Current A/E retiring 6/30/25- EOHLC have approved a fee proposal from another HD A/E firm to take over the CA services, this was approved at the July Board meeting. Project mobilization expected early August.
4	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	\$5,104.00		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	4/22/26		Sharon/Chris	Award of GC contract was approved at the February 2025 Board meeting. Building permit now approved. On site exterior window measuring started 7/18/25. Full mobilization on site 8/4/25. Weekly progress meetings taking place with all team members. Contractor has mobilized and work in Trustman Apts stairwells has started.
5	Kickham	Window replacement project	construction underway	HUD FY 23 and FY24	\$647,000	\$419,000			BWA Architecture	Aegean Builders LLC	Spring 2025	4/1/25	10/2/25		Chris	Award of GC contract approved at the March 2025 Board meeting. Contract executed, pre-con meeting scheduled for 4/1/25. Due to long lead time of the windows being manufactured, installation will not occur until August 2025 +/- . Windows are on site, mock up window install completed 8/27/25. Unit window install starts 9/3/25
6	High St. Veterans	Project #046117 Site improvements	Construction documents underway	CDBG FY 25 and EOHLC FF & possibly EOHLC HILAPP	\$900,000				CBA Landscape Architects	TBD	Spring 2026	TBD	Summer 2026		Sharon	CDBG \$\$ is main source of funding, HILAPP matching funds application approved by EOHLC if left over HILAPP funds are available from the apt. door project at HSV. EOHLC will be approving additional HILAPP funding which will allow for the scope to be expanded. A/E fee increase approved at the July board meeting due to scope expansion. CD's are underway and due 9/26/25.
7	Egmont St. Veterans	Project #046121 Roof replacement at 2-3 buildings Phase I	Construction documents underway	CPA & EOHLC HILAPP	\$1,500,000				Socotec	TBD	Fall 2025	TBD	Summer 2026		Sharon	CPA funds awarded in the amount of \$500k. EOHLC HILAPP matching funds approved \$1,250,000 will be awarded in HILAPP funds. A/E fee approved by EOHLC and affirmed at the April 2025 Board meeting. A/E KO meeting took place 4/17/25. SD phase report submitted on 6/6/25 and approved by BHA and EOHLC. 10% CD's submitted on 9/3/25.

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8	High St. Veterans	Project #046111 Apt door replacement	Schematic Designs underway	EOHLC FF & HILAPP and possibly CDBG FY 25	\$1,000,000				Garofalo Design Associates, Inc.	TBD	Fall 2025	TBD	Summer 2026		Sharon	Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imps. at HSV if available. W/C 7/21/25 A/E to issue an RFP for a contractor to do the mock up work- quotes due on 8/1/25. EOHLC have indicated additional FF will be available for the increased estimated construction costs. Contractor for mock up installation approved at the August Board meeting. Installation should be complete by the end of September. CD's due 10/16/25.
9	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	Schematic Designs underway	EOHLC	\$212,000				Garofalo Design Associates, Inc.	TBD	Fall 2025	TBD	Spring 2026		Sharon	RFS issued by EOHLC to A/E House doctor. A/E fee proposal approved by EOHLC. A/E fee approved at the May 2025 Board meeting. Existing Conditions/SD phase report submitted and under review by EOHLC and BHA. 100% Cd's due 9/25/25.
10	Kickham Apts	Replace both elevators at Kickham	Existing Conditions underway	HUD FY 24 and 25	\$750,000				BWA Architecture	TBD	Feb-26	TBD	Summer 2026		Sharon	A/E approved at the July Board meeting. Existing Conditions underway.
11	Egmont St. Veterans	Roof replacement at 2-3 buildings Phase II	Not started	CPA & potential EOHLC HILAPP	\$1,500,000				TBD	TBD	TBD	TBD	TBD		Sharon	The Town of Brookline will vote on the award of funding of \$500k at the May 27, 2025 Town meeting. Once approved BHA will apply for matching HILAPP funds. Town approved the award on 5/28/25. Awaiting Town grant agreement to be executed before applying for HILAP \$\$\$. Grant agreement received - HILAPP application can be submitted after Board endorsement of application at the September Board meeting.
12	High St. Veterans	Rear apartment doors and stairwell work	Not started	CDBG & potential EOHLC HILAPP	\$1,300,000				TBD	TBD	TBD	TBD	TBD		Sharon	Town confirmed CDBG funding award in the amount of \$560,507 in May 2025- awaiting for final HUD approval. Board approved HILAPP application at the June 2025 meeting. EOHLC advised the BHA to apply for the max 2.5 matching funds of HILAPP \$\$=\$1.4M. HILAPP application submitted to EOHLC June 26 2025- awaiting decision.
Total Costs					\$26,821,238	\$18,605,197	\$74,391	\$797,287								

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