



BWSC Headquarters Roof and HVAC Replacement – Phase I

BWSC Contract: 23-201-007B

OVERALL PROJECT SUMMARY

The project entails replacement of the roof on the parking garage and the headquarters, upgrades to several structural beams within the ceiling on the third floor, replacement of the twelve (12) rooftop Air Handler Units, seven (7) Make-up Air Units and several exhaust fans. Construction cost is \$21,188,886.00.



Removal and Replacement of Roof Top Units

UPDATED CONSTRUCTION SCHEDULE

Notice to Proceed:	<ul style="list-style-type: none"> • Issued August 22, 2024 • NTP September 23, 2024
Shop Drawings:	<ul style="list-style-type: none"> • Ongoing
Solar Array Removal	<ul style="list-style-type: none"> • Completed
Roof Replacement	<ul style="list-style-type: none"> • November 2024 – June 2026
Steel Upgrades	<ul style="list-style-type: none"> • May 2025 – February 2026
HVAC Units	<ul style="list-style-type: none"> • July 2025 to June 2026
Completion	<ul style="list-style-type: none"> • Summer 2026

On Monday, a crane will be set up outside the derrick bay for a few hours to remove the Makeup Air Unit (MAU) on the garage roof.

Traffic controls will be in place for the removal of MAU-7 unit as shown in the photo. Coordination with Operations has occurred to ensure that any equipment required for use will be removed prior to the crane setup. The work is being performed between 9 am and 2 pm, when traffic is reduced and has minimal impact to the lower garage and yard.

UPDATED INFORMATION: COLANTONIO, INC. COMMENCED CONSTRUCTION ON SEPTEMBER 23, 2024. DURING THE PAST MONTH THEY HAVE COMPLETED THE REMOVAL OF THE SOLAR PANELS AND APPURTENANCES OFF THE ROOF OVER THE PARKING GARAGE.

THE NEXT PHASE OF WORK WILL BE THE REMOVAL OF ONE OF THE MAKEUP AIR UNITS OVER THE GARAGE AND COMMENCEMENT OF THE GARAGE ROOF REPLACEMENT. IT IS ANTICIPATED THAT THIS PHASE WILL TAKE APPROXIMATELY 6 – 8 WEEKS, WHEREAS THIS WORK IS WEATHER DEPENDENT.

Access to the building will be regulated by the Facilities Department and generally is confined to the parking garage for this phase.

PROJECT CONTACT INFORMATION

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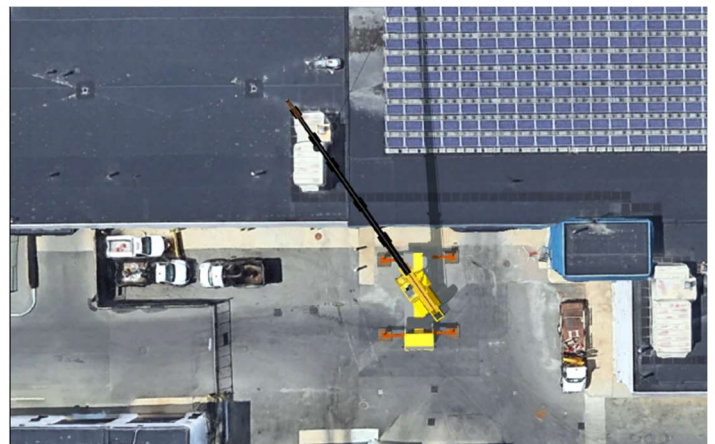
BWSC Commission Team:

Irene McSweeney (617) 989-7216
 Robert Rose (617) 989-7223
 James O'Brien (617) 989-7217

Construction Manager: Chris Carroll and Matt Mutta, PMA Consultants, Richard Begin

Architect: John Breda, DHK Architects

CONTRACTOR: General Contractor – Colantonio, Inc.



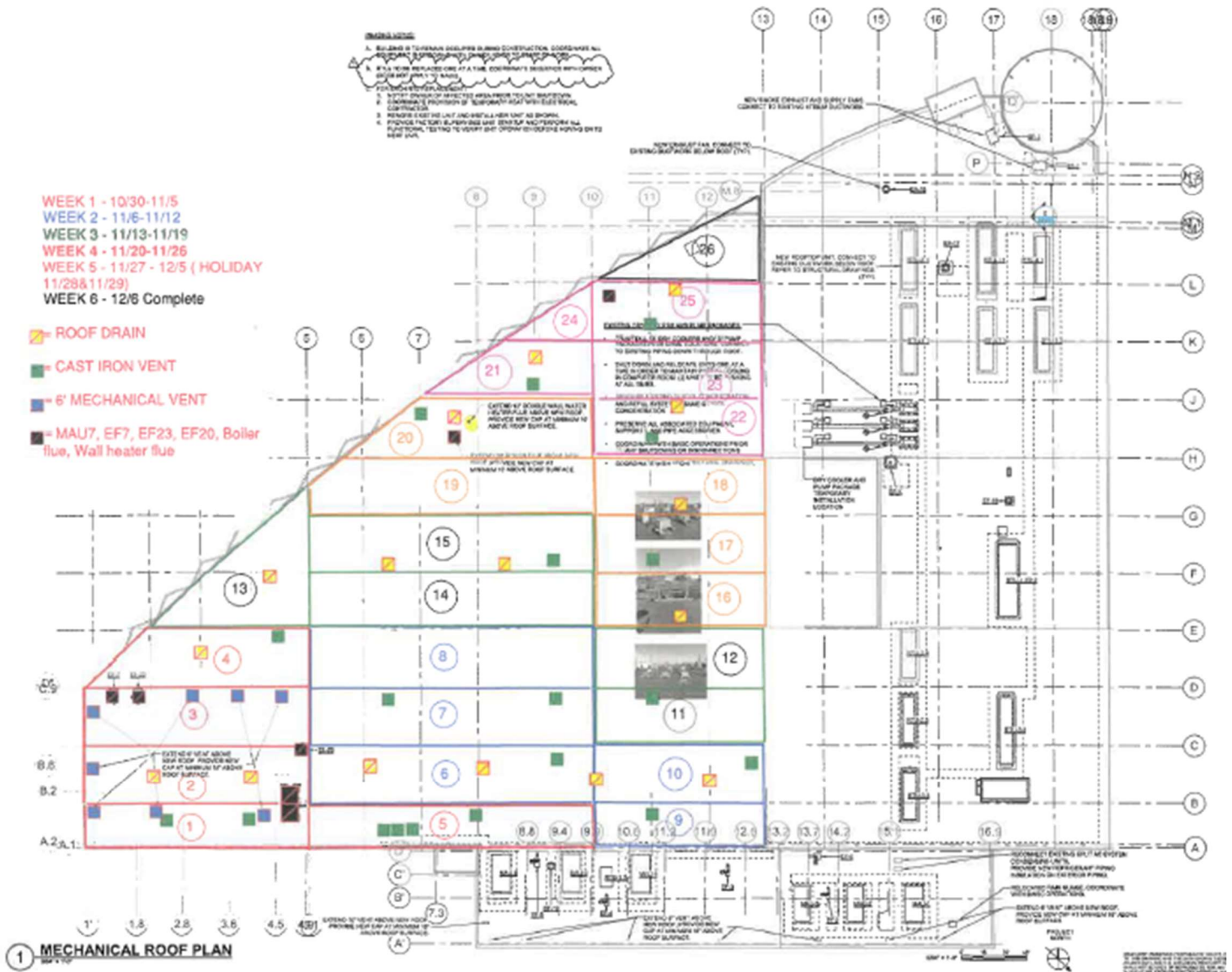
Crane Setup for Removal of MAU-7

ROOF REMOVAL and REPLACEMENT

The contractor will start the removal and replacement of the garage roof. Part of this work includes the replacement of the roof drains. As a result, contractor access in the second floor garage is necessary. Facilities' staff will coordinate with impacted Commission staff who are assigned in impacted vehicle spaces. Temporary relocation during working hours may be necessary.

The contractor has projected "work areas" as shown below and the sequence of the work. It is anticipated that you will hear an increase in noise during this operation when you are in the garage. Small areas will not be accessible when roof drain work is being performed. Alternate egress from your parking space may be necessary when work is being performed. Personnel will be present to ensure safe entrance and egress from the garage.

A schedule has been provided and weather (cold or inclement) could impact the progress of this work. Projected timelines are included within the schematic below. The contractor will remove the existing roof and install the new insulation and roof daily.



Schematic of Roof Drains, Vents, Makeup Air Unit and Roof Removal and Replacement Sequencing Plan.