



# 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.

**FUTURE PROJECTS:** Phase II of the HVAC project, the new solar system on the garage and garage floor repairs are under design and will be coordinated with Phase I of the HVAC/Roof project.

Removal and Replacement of Roof Above Parking Garage

## ROOF REMOVAL and REPLACEMENT

<b>OVERALL CONSTRUCTION SCHEDULE</b>	<ul style="list-style-type: none"> <li>Issued August 22, 2024</li> <li>NTP September 23, 2024</li> </ul>
<b>Shop Drawings:</b>	<ul style="list-style-type: none"> <li>Ongoing</li> </ul>
<b>Solar Array Removal</b>	<ul style="list-style-type: none"> <li>Completed</li> </ul>
<b>Roof Replacement</b>	<ul style="list-style-type: none"> <li>Nov 2024 – May 2026</li> </ul>
<b>Steel Upgrades</b>	<ul style="list-style-type: none"> <li>May 2025 – February 2026</li> </ul>
<b>HVAC Units</b>	<ul style="list-style-type: none"> <li>July 2025 to May 2026</li> </ul>
<b>Completion</b>	<ul style="list-style-type: none"> <li>Summer 2026</li> </ul>

**CURRENT WORK:** The contractor started the removal and replacement of the garage roof (Area D). Area D is ~25% complete. Work will include the replacement of the roof drains, exhaust fans and the make-up air units. The contractor will continue to access the garage roof through the second floor garage. Materials and construction debris is loaded via the access path adjacent to Area F. Due to the extent of the roof removal and the new roof design, some materials can dislodge from the second floor ceiling. The contractor and the subcontractor are monitoring any issues and are addressing any debris on a daily basis. During this work some vehicles may require relocation for major work activities. Facilities' staff will coordinate with Commission staff assigned to impacted parking spaces.

**UPCOMING WORK:** Roof removal and replacement in Area D will continue through December 2024. The contractor removes the existing roof in a small area and install the new insulation and roof daily. Other work in Area D, exhaust fans, drains, new fascia and the make-up air unit, will occur during the winter and spring, with an anticipated completion of Area D in May 2025.

The schedule anticipates impacts from the weather (cold or inclement) for this work, and could impact the progress. Projected timelines are included within the schematic on the back of this update.

### PROJECT CONTACT INFORMATION

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**BWSC Commission Team:**

Irene McSweeney (617) 989-7216  
 Robert Rose (617) 989-7242  
 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.

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

