



BWSC Headquarters Roof and HVAC Replacement Projects – Phases I & II

Contracts: 23-201-007B & 25-201-004

PHASE I 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 Phase I and \$4,215,287.00 for Phase II.



Phase D New Roof and MAU's

UPDATED CONSTRUCTION SCHEDULE -PHASE I

Notice to Proceed:	Issued August 22, 2024 NTP September 23, 2024
Roof/HVAC Replacement	November 2024 – June 2026
Phase E: Automotive	March to June 2025, punchlist ongoing
Phase C: Engineering	April to January 2026
Phase B: Finance @ Center Stairwell	August to January 2026
Phase A: Exec, Finance & HR	January 2026 to June 2026
Phase A: Legal & diversity	December 2025 to June 2026
Completion	Summer 2026

PROJECT CONTACT INFORMATION

BWSC Commission Team:

Irene McSweeney (617) 989-7353
Robert Rose (617) 989-7223
James O'Brien (617) 989-7217

Construction Manager: Sean Burke and Matt Mutta, PMA Consultants.

Architect: John Breda, DHK Architects Phase I
Saleema Adel, Matz Collaborative Phase II

CONTRACTOR: General Contractor – Colantonio, Inc.

UPDATED INFORMATION:

PHASE I ROOF/HVAC REPLACEMENT

During December 2025 the contractor mobilized into a portion of Phase A. Work continued on the electrical systems for both the new Solar array and the new lightning protection system. The roofing replacement project has stopped; roofing of Phase A will commence in Spring 2026.

Several activities will be occurring in January and include the following:

- 1. Phase A:**
 - a. Installation of RTU's 2.1 and 3.1 which will require temporary heating units until fully activated.
 - b. Reinstallation ceiling and lighting and repositioning of sprinklers in the Legal and Diversity Departments as VAV's when completed.
 - c. Installation of steel members to support heavier RTU's.
- 2. Phase B:** (Finance) coordination with Phase II.
- 3. Phase C:** (Engineering area) Work complete.
- 4. Phase D:** (Garage)
 - a. Continue to install electrical systems for Solar and Lightning protection.
 - b. Commence solar panel and lightning rod installations.
- 5. Phase E:** (Automotive and Vector Bays) Continue to install electrical systems for Solar and Lightning protection. Punchlist work.
- 6. Phase F:** no pending work.
- 7. Phase G:** no pending work.

For other departments on the third floor IT IS CRITICAL THAT ARCHIVING CONTINUES. *Executive, Human Resources and Finance will move in January 2026.*



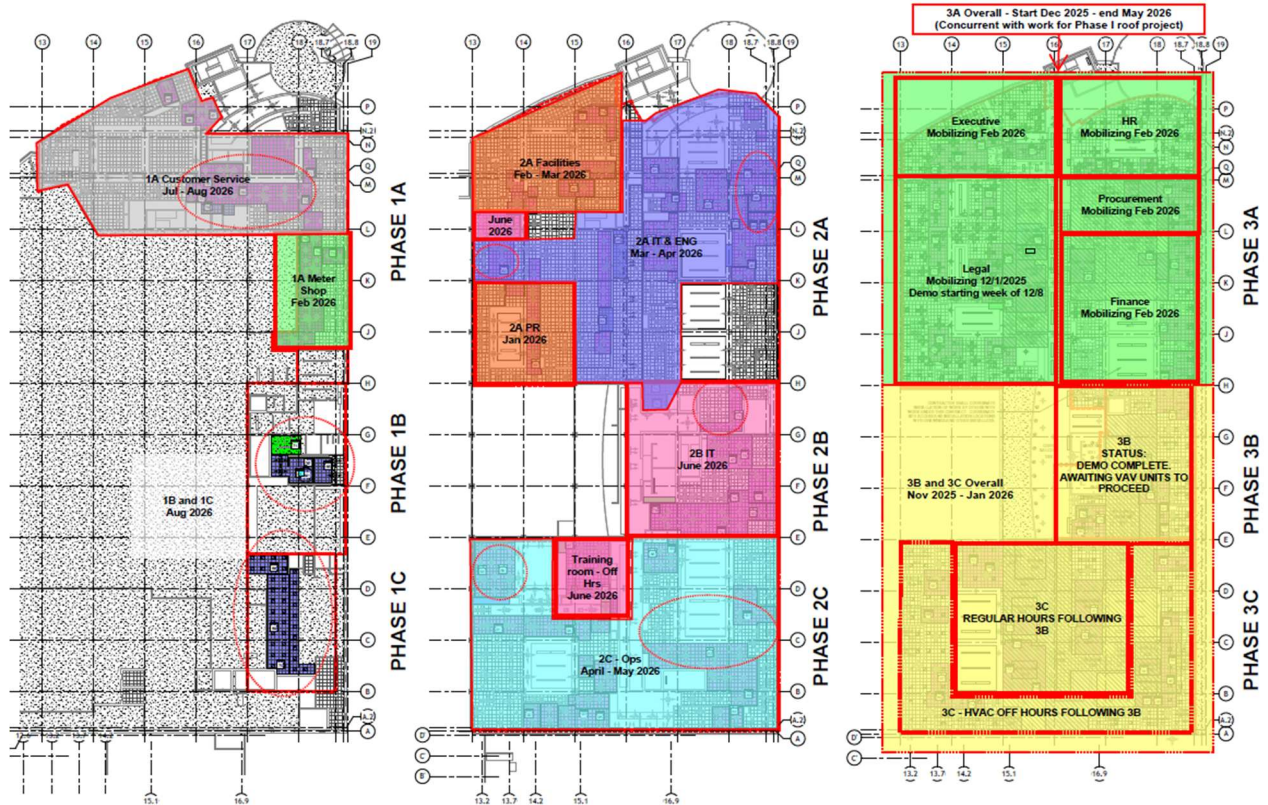
PHASE II VAV and Interior Duct Work

PROPOSED SCHEDULE FOR PHASE II VAV WORK

Notice to Proceed: Initiated Project: August 5, 2025 Substantial Completion: September 10, 2026	Schedule	Number of VAV's
Internal HVAC Replacement	August 2025 – September 2026	
Phase 3B – Finance near Center Stairwell	November 2025 – January 2026	7
Phase 3C – Engineering	November 2025 – January 2026	21
Phase 3A partial – Diversity and Legal	December 2025 – March 2025	4, 8
Phase 3A partial – Executive, Human Resources, & Finance	February 2026 – May 2026	8, 0, 11
Phase 2A – Communications	January 2026	1
Phase 1A – Meter Shop	February 2026	3
Phase 2A – Facilities	February 2026	5
Phase 2A – Engineering Customer Service, GIS & portion of IT	March – April 2026	4, 3, 6
Phase 2C – Operations (majority)	April – May 2026	17
Phase 2B – IT Help Desk area & Operations	June 2026	3, 5
Phase 2C – Training Room	June 2026	5
Phase 1A – Customer Service and Collections	July 2026 – August 2026	5, 4
Phase 1B – Locker Rooms	August 2026	5
Phase 1C – Operations Muster Room	August 2026	2

PHASE II HVAC SHEDULE UPDATE

- Completed installation of VAV's in Phases 3B Finance and continue working on VAV's in 3C Engineering
- Phase 3B interior sprinkler system and lighting work will be finalized and area to be restored for the relocation of Communications to this area within Finance.
- Work zones will continue into January in Phase 3C in Engineering for VAV installations. Project that work will be completed in January.



ROOF/HVAC PROJECT IS 75% COMPLETE and the HVAC PROJECT IS 18% COMPLETE.
THANKS FOR YOUR PATIENCE!

Restoration of the Garage Floors Update will be provided in January.

December 2025 Update