



BWSC Headquarters Roof and HVAC Replacement – Phase I

BWSC Contract: 23-201-007B

OVERALL PROJECT SUMMARY

The Commission has designed and bid the first phase of improvements to the HVAC system and the roof replacement at our Headquarters at 980 Harrison Avenue. The project entails 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 INFORMATION: Colantonio, Inc. was issued a Notice to Proceed and commenced construction on September 23, 2024. The initial work will be setting up the staging area along the perimeter of the garage. The building permit has been submitted and we anticipate will be issued in October 2024.

Access to the building will be regulated by the Facilities Department.

PRELIMINARY 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"> October 25, 2024 through November 25, 2024
Steel Upgrades	<ul style="list-style-type: none"> May 2025 – February 2026
Roof Replacement	<ul style="list-style-type: none"> November 2024 – June 2026
HVAC Units	<ul style="list-style-type: none"> July 2025 to June 2026
Completion	<ul style="list-style-type: none"> Summer 2026

PHASING PLAN

The contractor will not be allowed to work within the entire third floor at one time. A phasing plan was incorporated into the contract documents. The contractor has submitted a preliminary schedule. The phasing plan is provided on the back of this update. The final sequence will be updated as materials are approved in the shop drawing phase and actual delivery dates are received from the manufacturers. As identified on the sequence plan, major improvements will start in the fall on the garage roof. Work within the office building will commence in 2025 with major impacts starting in May 2025. Updates to the schedule and sequence will be provided for coordination efforts. The project is subject to weather delays for the roof replacement.

AFFECTED AREAS

Phase A: Executive, Finance, Legal, Human Resources
 Organizational Diversity
 Phase B: Finance
 Phase C: Engineering
 Phase D and E: Automotive and Storeroom

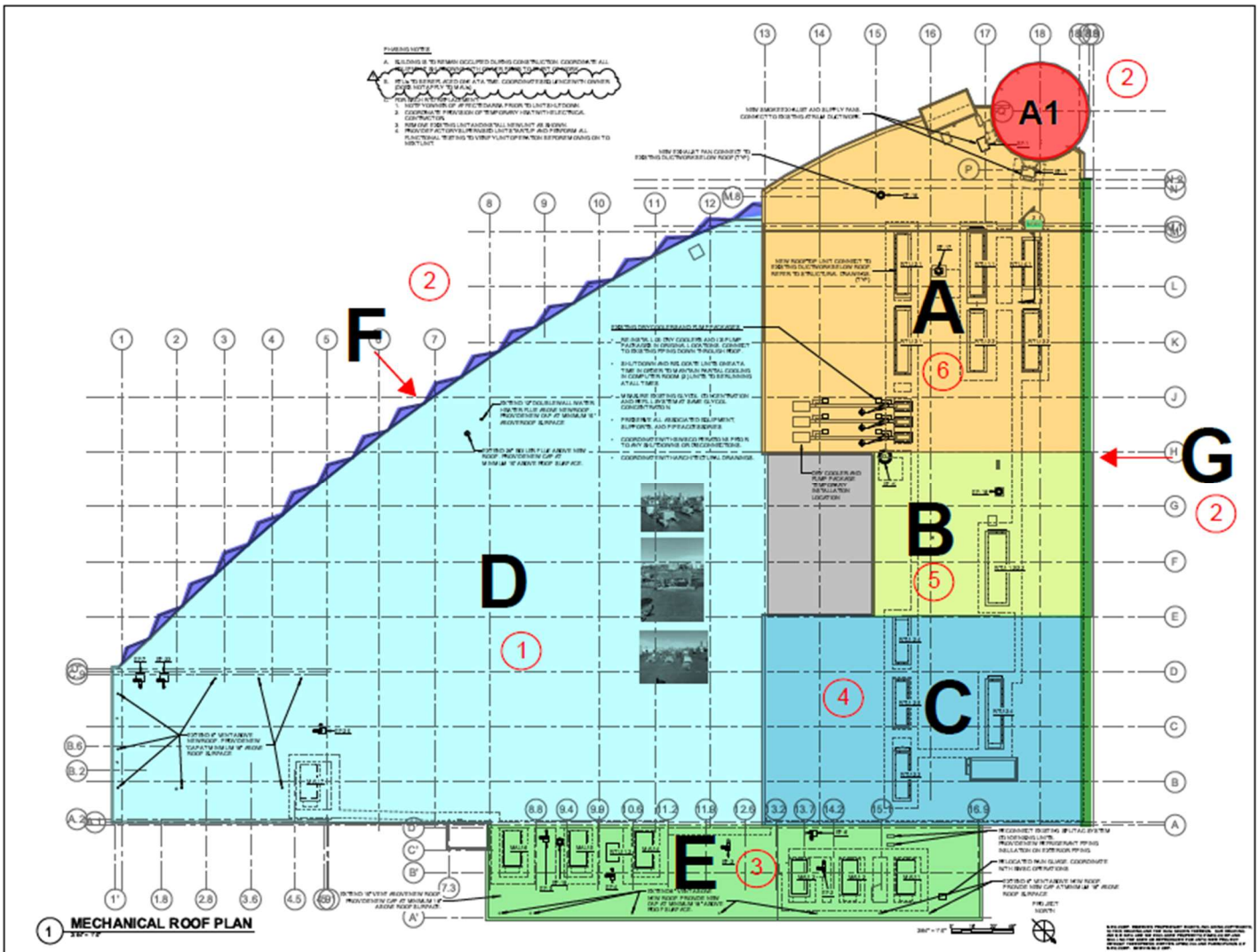
PRIMARY DEPARTMENT COORDINATORS

Collections:	Nick Rossi
Communications:	James Faretra
Organizational Diversity:	Hussein Dayib
Engineering:	Peter Salvatore
Facilities:	Robert Rose
Finance:	Richard Sullivan
Fleet:	Alie Attar
Human Resources:	Marie Theodat
IT:	Peter Hunt
Legal:	Michael Flaherty
Meters:	Mark Medico
Operations:	Paul Canavan
Safety:	Matthew Stillman

Updates will be provided monthly, as warranted, as well as on the information board and BWSC’s website.

Coordination efforts with Department Coordinators will commence in the Fall of 2024.

Sequencing Plan



Roof Plan Designation	Projected Start Date	Projected Completion Date	Affected Area
Area D	10/25/2024	5/9/2025	Parking Garage
Area A1	2/4/2025	2/10/2025	Atrium
Area F	9/23/2024	2/3/2025	Exterior 2 nd Floor Garage Roof
Area G	1/28/2025	3/20/2025	Harrison Ave Lighting Roof - Catwalk
Area E	3/7/2025	8/4/2025	Automotive and Vector Bays
Area C	5/12/2025	9/29/2025	Engineering
Area B	9/30/2025	12/24/2025	Finance
Area A	12/26/2025	6/26/2026	Executive, Legal, Diversity, HR, Finance

PROJECT CONTACT INFORMATION

BWSC Contract: 23-201-007B

BWSC Commission Team:

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

Construction Manager:

Chris Carroll, PMA Consultants

Architect:

John Breda, DHK Architects

CONTRACTOR:

General Contractor – Colantonio, Inc.