

PROSPECTUS – ALTERATION  
THOMAS P. O’NEILL, JR. FEDERAL BUILDING  
BOSTON, MA

Prospectus Number: PMA-0153-BO22  
Congressional District: 8

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to replace the roof systems at the Thomas P. O’Neill, Jr. Federal Building (O’Neill FB) located at 10 Causeway Street in Boston, MA. The proposed project will address existing roof deficiencies, improve performance, and comply with applicable life-safety code requirements.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$15,107,000<sup>1</sup>**

**Major Work Items**

Roof replacement/upgrades; interior construction

**Project Budget**

Design .....	\$1,241,000
Estimated Construction Cost (ECC).....	12,761,000
Management and Inspection (M&I).....	1,105,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$15,107,000</b>

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2025

**Building**

The O’Neill FB, constructed in 1986, is an 824,246 gross square foot steel and concrete office building located in downtown Boston directly adjacent to North Station, one of Boston’s main commuter rail stations, and the TD Garden Arena. The building is defined by a 5-story atrium/lobby with an expansive skylight system, a 5-story office low-rise, and an 11-story office high-rise. Granite panels and a ribbon window system characterize the exterior facade.

<sup>1</sup>This project was submitted as part of GSA’s FY 2018 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

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**Tenant Agencies**

Department of Homeland Security; Department of Housing and Urban Development; Social Security Administration; Department of Justice; Department of State; Department of Agriculture; Internal Revenue Service; National Labor Relations Board; and GSA

**Proposed Project**

The proposed project replaces the failed roof system, flashing, and sealants with a new membrane roofing system coupled with high-efficiency insulation. The existing solar hot water/photovoltaic system will be temporarily removed and reinstalled after the new roof installation. The new roof system will meet high-performance building envelope design criteria and will also include the full refurbishment of all original seals, gaskets, and glass panels to the existing public central lobby atrium skylight system. A roof anchor/fall arrest system will be installed throughout, including a skylight-specific system to provide increased personnel safeguards for all future exterior roof and skylight access. Interior leak repairs, removal of obsolete fire protection equipment, and an LED retrofit of atrium lighting are also included in the project.

**Major Work Items**

Roof Replacement	\$12,640,000
Interior Repairs	<u>121,000</u>
<b>Total ECC</b>	<b>\$12,761,000</b>

**Justification**

The building's roofing system has not only reached the end of its useful life, but it has also experienced multiple catastrophic failures, including a significant billowing event requiring emergency repair action to refasten back to the substrate. Changing wind dynamics resulting from two newly constructed adjacent 40+-story high-rise buildings could pose novel wind loading events that could exacerbate future failures. The building has limited fall protection anchors, risking personnel safety, especially related to the building's expansive atrium skylight, which currently has no dedicated fall protection system.

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**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PMA-0153-BO15	Fire alarm systems, BAS, and elevators	2015	\$16,146,000

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION



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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration