

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

Prospectus Number: PMA-0153-BO24
Congressional District: 8

FY 2024 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 building performance, and comply with applicable life-safety code requirements.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$4,210,000¹

This prospectus amends Prospectus No. [PMA-0153-BO22](#). GSA is requesting approval of additional design of \$313,000, additional estimated construction cost of \$3,672,000 and additional management and inspection cost of \$225,000, for a total additional cost of \$4,210,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$19,317,000

Major Work Items

Roof replacement/upgrades; interior construction

Project Budget

| | |
|---|---------------------|
| Design | \$1,554,000 |
| Estimated Construction Cost (ECC) | 16,433,000 |
| Management and Inspection (M&I)..... | 1,330,000 |
| Estimated Total Project Cost (ETPC)..... | \$19,317,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2024 | FY 2027 |

¹ Prospectus No. PMA-0153-BO22 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives and the Committee on [Environment and Public Works](#) of the Senate on July 28, 2021, and January 12, 2022, respectively, for design cost of \$1,241,000, estimated construction cost of \$12,761,000, and management and inspection costs of \$1,105,000, for a total cost of \$15,107,000, however no appropriations were received.

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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.

Tenant Agencies

U.S 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 a light-emitting diode (LED) retrofit of atrium lighting are also included in the project.

Major Work Items

| | |
|-------------------|---------------------|
| Roof Replacement | \$16,223,000 |
| Exterior Closure | 12,000 |
| Interior Finishes | <u>198,000</u> |
| Total ECC | \$16,433,000 |

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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 three 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.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

| Prior Committee Approvals | | | |
|----------------------------------|-------------|---------------|--|
| Committee | Date | Amount | Purpose |
| House T&I | 7/28/2021 | \$15,107,000 | Design= \$1,241,000 ECC= \$12,761,000 M&I= \$1,105,000 |
| Senate EPW | 1/12/2022 | \$15,107,000 | Design= \$1,241,000 ECC= \$12,761,000 M&I= \$1,105,000 |

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

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

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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 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration