

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

Prospectus Number: PMA-0153-BO20
Congressional District: 8

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the deficient roof systems at the Thomas P. O’Neill, Jr. Federal Building 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 2020 Committee Approval and Appropriation Requested

(Design, Construction, Management and Inspection)\$10,896,000

Major Work Items

Roof replacement/upgrades

Project Budget

Design	\$ 925,000
Estimated Construction Cost (ECC)	9,376,000
Management and Inspection (M&I)	595,000
Estimated Total Project Cost (ETPC)*	\$10,896,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2023

Building

The Thomas P. O’Neill, Jr. Federal Building, constructed in 1986, is an 853,000 gross square foot steel and concrete office building located in Boston 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, a 5-story office low-rise and an 11-story office high-rise. Granite panels and a ribbon window system characterize the exterior facade.

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Tenant Agencies

Department of Housing and Urban Development, Department of Homeland Security, Social Security Administration, Department of the Treasury, Department of Justice, Department of State, Department of Agriculture, National Labor Relations Board, Government Accountability Office, Small Business Administration, Department of Commerce, Department of Labor, 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 roof system will be in accordance with high performance building envelope design criteria, including full refurbishment of sealant/gaskets and remedial glass panel replacement, as needed, for the existing public central lobby skylight system. The existing photovoltaic thermal hybrid solar panels will be removed and stored during the roof replacement and then reinstalled. In addition, a roof anchor/fall arrest system will be installed to provide fall protection for personnel during roof and exterior access.

Major Work Items

Roof Replacement/Upgrades	<u>\$9,376,000</u>
Total ECC	<u>\$9,376,000</u>

Justification

The roof and skylight gaskets/sealants systems are at the end of their useful lives. The failure of the roof is further exacerbated by the near-term risk for increased wind turbulence from an adjacent privately owned high-rise building currently under construction, which is leading to more rapid delamination. The project is critical to ensure the roof and skylight gaskets/sealant replacements occur prior to full failure, minimizing impact to customer mission. The low-rise roof has had minor leaks that have negatively impacted tenant space. Due to the poor condition of the skylight gaskets/sealants, precipitation enters the atrium area. If not addressed, full roof material failure risks damage to interior finishes, tenant property and mission, and other building elements, in addition to increased energy consumption due to deterioration of insulation properties. The incorporation of permanent roof-mounted fall protection for personnel is a necessary safeguard to meet life safety requirements.

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

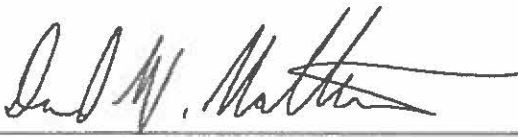
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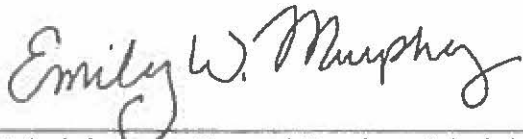
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Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration