

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

Prospectus Number: PMA-0153-BO15  
Congressional District: 8

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to replace and upgrade multiple failing and deficient systems at the Thomas P. O’Neill, Jr., Federal Building (O’Neill Building) located at 10 Causeway Street, Boston, MA. The replacement of the fire alarm system, building automation system, and upgrade of the elevators will allow for improved building performance and code compliance.

**FY2015 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$16,146,000**

**Major Work Items**

Elevator upgrades; building automation system replacement; fire alarm system replacement

**Project Budget**

Design .....\$1,306,000  
Estimated Construction Cost (ECC).....13,765,000  
Management and Inspection (M&I).....1,075,000  
**Estimated Total Project Cost (ETPC)\* .....\$16,146,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2015	FY2017

**Building**

The O’Neill Building is a 670,818 rentable square foot (rsf) steel and concrete office building adjacent to North Station, one of Boston’s main commuter rail stations, and the TD Garden Arena. The building is defined by a five-story atrium/lobby, a five-story office low-rise, and eleven-story office high-rise. The building sits on piles driven down to the glacial till. Granite panels and a ribbon window system characterize the exterior facade.

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**Major Tenant Agencies**

General Services Administration, Housing and Urban Development, Department of Homeland Security, Department of Justice, Department of State, Internal Revenue Service, Department of Agriculture

**Proposed Project**

The proposed project includes upgrades to all 12 building elevators, including one freight elevator, to bring the elevators up to current technology, performance and building code standards. The modernized systems shall incorporate non-proprietary, regenerative energy drives. The passenger cab enclosures will also be refinished with durable and sustainable materials, and be outfitted with the required life safety and handicapped compliant systems.

Additionally, the outdated and fragmented building automation system will be replaced with a system that consolidates and integrates system devices via a common, expandable communication network. The replacement system will supplement the number of points/zones monitored and controlled to optimize building performance and increase annual energy savings.

Lastly, the existing fire alarm system will be replaced to bring the system up to building code standards. The project will include installation and electrical conduit distribution for all integrated alarms, sensors and control panels throughout the building.

**Major Work Items**

Elevator Upgrades	\$5,488,000
Building Automation System Replacement	5,325,000
Fire Alarm Replacement	<u>2,952,000</u>
<b>Total ECC</b>	<b>\$13,765,000</b>

**Justification**

Recurring elevator failures regularly and adversely impact the 1,300 building personnel and multiple agency missions. The 30-year-old elevators have exceeded their useful life and require replacement to eliminate deficiencies and failures. Increased downtime of the system is due to antiquated passenger cars, diminishing parts availability, increased personnel entrapments due to failing door operators, and increased frequency of maintenance cycles. Over the past 12 months 80% of the elevator service call backs were equipment related. Two elevator cars were out of service for over one month due to

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problems getting parts. One of the two elevators that were out of service was the freight elevator, which caused a passenger elevator to be reassigned. This resulted in longer passenger wait times, as well as increased wait times for material and construction deliveries.

Replacement of the building automation system will allow for improved tenant comfort and better monitoring and control over the O’Neill Building’s energy consumption. The current system, responsible for managing and monitoring all mechanical, electrical and plumbing systems, is antiquated and has exceeded its useful life. Interim modifications have created an assortment of inefficient and network-incompatible fragments. As a result, the entire system lacks adequate coverage and control which has resulted in recurring occupant temperature comfort issues and less control over energy consumption.

The existing fire alarm system is outdated with replacement parts that are difficult to source and should be upgraded to meet current code requirements. Fire protection systems have evolved significantly since the installation of the original system which has had components replaced over the years due to various build-out projects, but has created a proprietary, yet hodgepodge type of fire alarm system. The proposed project improves life safety by providing reliable fire detection and improved mass notification coverage in the high density, high-rise building. Upgrades will improve reliability of fire reporting to local emergency responders and provide tactical system aides to reduce personnel life safety and property risks.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
111-5 (ARRA)	Renovate tenant agency space	2009	\$12,950,000

**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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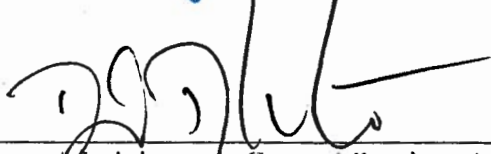
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**Certification of Need**

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

Submitted at Washington, DC, on March 6, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration