



Thomas P. O'Neill, Jr. Federal Building

Project Role:

RGBS was the prime contractor for the design and construction of upgrades to the Building Automation System (BAS) at the Thomas P. O'Neill, Jr. Federal Building.

Project Relevance:

This facility's newly commissioned Niagara 4 framework incorporates powerful and intuitive device integration, system monitoring, and optimization features. Niagara 4's cutting-edge HTML 5-based Web interface enables users to seamlessly locate, visualize, and disseminate critical data. Niagara 4 empowers developers, integrators, and users to increase energy efficiency, enhance security, reduce costs, and maximize the full array of Internet of Things (IoT) applications.

Challenges & Solutions:

- To minimize client downtime while upgrading the hardware/software versions of multiple JACE™ controllers, RGBS conducted extensive preprogramming and coordination with the client's IT Department, resulting in a streamlined transition with minimal service interruptions.
- Numerous variable air volume (VAV) boxes located in tenant space ceilings were not well-documented. To minimize tenant disturbances, RGBS collaborated with the client's building engineers and performed after-hours work to successfully identify and replace the VAVs.

Project Documentation Information:

Name: Thomas P. O'Neill, Jr. Federal Building BAS Upgrade

GSA Contract Number: GS-01-P-17-BW-C-0003

Company: GSA

Dollar Value: \$4M

Date of Award: 01/2017

Performance Period: 01/2017-09/2019



The 600,000sf Thomas P. O'Neill, Jr. Federal Building in Boston, MA uses the Niagara 4 open framework as its BAS. This Energy Star rated and LEED Platinum Certified facility houses various government agencies.

Project Description:

The primary objectives of this project were to replace all portions of the old pneumatic system with direct digital controls and to update the BAS.

RGBS teams integrated new JACE™ controllers and device points and upgraded the existing Tridium Niagara AX® system to Niagara 4. All work was coordinated with the GSA IT.

The upgraded BAS enhanced tenant comfort and enabled advanced monitoring/control over the facility's energy consumption and security.