

**PROSPECTUS – ALTERATION
8930 WARD PARKWAY FEDERAL BUILDING
KANSAS CITY, MO**

Prospectus Number: PMO-0134-KC21
Congressional District: 05

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for 8930 Ward Parkway Federal Building (8930 WP FB) located at 8930 Ward Parkway, Kansas City, MO. The proposed project will modernize the building to address aging infrastructure, improve building performance, and correct code deficiencies.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$22,780,000

Major Work Items

Building exterior upgrade/replacement; interior alterations; site circulation upgrade/replacement; heating, ventilation, and air conditioning (HVAC) and fire and life safety replacements; electrical upgrade/replacement; new construction addition upgrade

Project Budget

Design	\$ 1,877,000
Estimated Construction Cost (ECC)	\$19,681,000
Management & Inspection (M&I)	\$ 1,222,000
Estimated Total Project Cost (ETPC)	\$ 22,780,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2025

Building

The three-story 8930 WP FB was built in 1962, as a lease-purchase building with the purchase option exercised in 1966. It is a 200,302 gross square foot three-story masonry structure that includes an annex above grade and one story below grade.

Tenant Agencies

Department of Agriculture (USDA)–Digital Infrastructure Service Center (DISC), Office of Inspector General; Veterans Administration–Veterans Health Administration; Department of Homeland Security–U.S. Citizenship & Immigration Services, and

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Cybersecurity and Infrastructure Security Agency; Department of Defense-Defense Contract Audit Agency; and GSA

Proposed Project

, The project proposes replacing windows, installing integrated blast protection, façade repair, site work, including retaining wall, loading dock, landscaping, exterior security and parking.

Interior alterations include demolition and core shell preparation for reconfiguration of stairwells and a dead-end corridor, and exterior wall insulation and construction of joint use and swing space.

Fire and life safety improvements include replacement of sprinkler piping, fire sprinkler line relocation, installation of fire pump, and correction of egress issues. The project also includes restroom accessibility upgrades to meet Architectural Barriers Act Accessibility Standard (ABAAS) requirements and conveyance system modernization of three passenger elevators.

Modernization of building systems includes HVAC and electrical upgrades and a back-up generator.

Major Work Items

Building Exterior Upgrade/Replacement	\$5,885,000
Interior Alterations	5,737,000
Site Circulation Upgrade/Replacement	2,628,000
HVAC Replacement	1,772,000
Fire and Life Safety Replacement	1,639,000
Electrical Upgrade/Replacement	1,534,000
New Construction Addition Upgrade	486,000
Total ECC	\$19,681,000

Justification

The major tenant of this facility is the USDA DISC data center. DISC's critical mission provides payments to farmers, food-stamp recipients, and U.S. Forest Service fire-fighting logistics costs and payments, among other functions. Its functionality requires it to be a Tier 4 data center. Upgrades to site security and both pedestrian and vehicular traffic circulation are critical due to the close proximity of traffic to the building.

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The single-pane windows are original to the building and have reached the end of their useful life. Upgrading to double-pane windows with blast protection will meet security requirements, save energy, and improve the tenant work environment.

The building's HVAC equipment and switchgear equipment are at or near the end of their useful life. The addition of a generator is to address redundancy requirements and identified deficiencies related to the tenant's Continuity of Operations Plan for building operation emergency loads.

Summary of Energy Compliance

This project will be designed to conform to the requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effect 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)

Alteration	\$83,108,000
Lease	\$112,331,000
New Construction	\$112,350,000

The 30-year, present value cost of alteration is \$29,223,000 less than the cost of leasing with an equivalent annual cost advantage of \$1,378,000.

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 February 5, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration