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

<table>
<thead>
<tr>
<th>Start</th>
<th>End</th>
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<tbody>
<tr>
<td>FY 2021</td>
<td>FY 2025</td>
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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
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**

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Exterior Upgrade/Replacement</td>
<td>$5,885,000</td>
</tr>
<tr>
<td>Interior Alterations</td>
<td>5,737,000</td>
</tr>
<tr>
<td>Site Circulation Upgrade/Replacement</td>
<td>2,628,000</td>
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<tr>
<td>HVAC Replacement</td>
<td>1,772,000</td>
</tr>
<tr>
<td>Fire and Life Safety Replacement</td>
<td>1,639,000</td>
</tr>
<tr>
<td>Electrical Upgrade/Replacement</td>
<td>1,534,000</td>
</tr>
<tr>
<td>New Construction Addition Upgrade</td>
<td>486,000</td>
</tr>
<tr>
<td><strong>Total ECC</strong></td>
<td><strong>$19,681,000</strong></td>
</tr>
</tbody>
</table>

**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 firefighting 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.
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)**

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Cost (in thousands)</th>
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</thead>
<tbody>
<tr>
<td>Alteration</td>
<td>$83,108,000</td>
</tr>
<tr>
<td>Lease</td>
<td>$112,331,000</td>
</tr>
<tr>
<td>New Construction</td>
<td>$112,350,000</td>
</tr>
</tbody>
</table>

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
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: 

[Signature]
Commissioner, Public Buildings Service

Approved: 

[Signature]
Administrator, General Services Administration