PROSPECTUS – ALTERATION
CHARLES E. WHITTAKER COURTHOUSE
KANSAS CITY, MO

Prospectus Number: PMO-0050-KC21
Congressional District: 05

FY 2021 Project Summary
The General Services Administration (GSA) proposes a repair and alteration project for the Charles E. Whittaker Courthouse (Whittaker CT) located at 400 E. 9th Street, Kansas City, MO. The proposed project will replace the deteriorating curtain wall system and complete roof upgrades.

FY 2021 Committee Approval and Appropriation Requested
(Design, Construction, and Management & Inspection) ........................................ $57,030,000

Major Work Items
Building exterior; interior alterations; roof upgrades.

Project Budget
Design .......................................................................................................................... $4,637,000
Estimated Construction Cost (ECC) ................................................................. 49,680,000
Management & Inspection (M&I) ................................................................. 2,713,000
Estimated Total Project Cost (ETPC) ............................................................... $57,030,000

*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 2023

Building
The Whittaker CT is a 13-story, 674,508 gross square foot building located on the northeast side of the Kansas City Central Business District. The crescent-shaped courthouse was originally constructed in 1998 and is primarily utilized as a courthouse. The building is 250 feet high and is more typical of a 22-story building because the ceiling heights of courtrooms are twice as high as those of standard office buildings.

Tenant Agencies
Department of Justice—U.S. Marshals Service, Office of U.S. Attorneys, U.S. Trustees;
Veterans Administration—Veterans Health Administration; U.S. Tax Court; and GSA
**PROSPECTUS – ALTERATION**  
**CHARLES E. WHITTAKER COURTHOUSE**  
**KANSAS CITY, MO**

Prospectus Number: PMO-0050-KC21  
Congressional District: 05

**Proposed Project**

The proposed project will replace the deteriorating curtain wall system along with roofing components. The project will replace existing curtain wall at the north, south, east, and west elevations with new curtain wall including framing, glazing, and sealants. The project will replace the punched windows on the east and west elevations. The project will provide new sealants at joints between existing exterior precast panels and provide new draft-stopping at the existing air-intake louvers. Fenestration and skylights will be blast protected for a 35° setback. The project will also replace the existing roof drains and the south-side interior roof gutter, and replace the coping at precast crown structures with fall protection.

The project will construct temporary interior barriers to prevent dust and debris from entering tenant space. Interior alterations are limited to those required to complete the facade and replace mechanical shades on the south side.

**Major Work Items**

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Exterior Replacement</td>
<td>$46,353,000</td>
</tr>
<tr>
<td>Interior Alterations</td>
<td>2,520,000</td>
</tr>
<tr>
<td>Roof Upgrades</td>
<td>807,000</td>
</tr>
<tr>
<td><strong>Total ECC</strong></td>
<td><strong>$49,680,000</strong></td>
</tr>
</tbody>
</table>

**Justification**

The curtain wall system is original to the building. It is deteriorating and posing serious safety hazards. The windows are losing integrity throughout the building, resulting in water infiltration in widespread areas. These issues have been specifically noted in the fenestration’s structural sealant and pressure plate. Water infiltration is occurring at the north and south elevations curtain walls and at the punched windows on the east and west elevations. Repair work has created additional water infiltration, which may create potential for mold, further deterioration, and fall hazards. In numerous curtain wall areas, temporary supports have been installed to maintain panel integrity and fasten trim material. Window gasketing is separating from the facade. Windows are at risk of failing, creating potential risk to people inside and outside of the building.

Until a full replacement curtain wall system is completed, building occupants have been notified to stay away from the windows and not to lean against them or place any type of load against them. To protect the building occupants and the general public, windows in public areas have been barricaded off.
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 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)

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Cost (30-year, present value)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration</td>
<td>$170,653,000</td>
</tr>
<tr>
<td>Lease</td>
<td>$209,623,000</td>
</tr>
<tr>
<td>New Construction</td>
<td>$224,100,000</td>
</tr>
</tbody>
</table>

The 30-year, present value cost of alteration is $38,970,000 less than the cost of leasing with an equivalent annual cost advantage of $1,837,000.

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