

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

Prospectus Number: PMO-0134-KC22  
Congressional District: 05

**FY 2022 Project Summary**

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

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$23,919,000<sup>1</sup>**

**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) .....         | 20,820,000           |
| Management & Inspection (M&I) .....             | 1,222,000            |
| <b>Estimated Total Project Cost (ETPC).....</b> | <b>\$ 23,919,000</b> |

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

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY 2022      | FY 2026    |

**Building**

The three-story 8930 WP FB was built in 1962 as a lease-purchase building, and the purchase option was 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.

<sup>1</sup> GSA was unable to fund the approved FY 2021 repair and alteration project within the enacted levels of the FY 2021 appropriation.

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**Tenant Agencies**

Department of Agriculture (USDA) – Digital Infrastructure Service Center (DISC), Office of Inspector General; Department of Veterans Affairs – Veterans Health Administration; Department of Homeland Security – U.S. Citizenship and 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, repairing the facade, site work, including upgrading 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 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 | \$6,179,000         |
| Interior Alterations                  | 6,023,000           |
| Site Circulation Upgrade/Replacement  | 2,759,000           |
| HVAC Replacement                      | 1,860,000           |
| Fire and Life-Safety Replacement      | 1,721,000           |
| Electrical Upgrade/Replacement        | 1,611,000           |
| New Construction Addition Upgrade     | <u>667,000</u>      |
| <b>Total ECC</b>                      | <b>\$20,820,000</b> |

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**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, as well as to both the pedestrian and vehicular traffic circulation, is critical due to the proximity of traffic to the building.

The single-pane windows are original to the building and have reached the end of their useful lives. 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 lives. 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, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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**Alternatives Considered (30-year, present value cost analysis)**

|                        |               |
|------------------------|---------------|
| Alteration .....       | \$106,886,000 |
| Lease .....            | \$204,703,000 |
| New Construction ..... | \$117,255,000 |

The 30-year, present value cost of alteration is \$10,369,000 less than the cost of new construction, with an equivalent annual cost advantage of \$444,000.

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration