

**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).....	<u>2,713,000</u>
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$57,030,000</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 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**

Judiciary–U.S. District Courts, U.S. Bankruptcy, U.S. Magistrate, U.S. Court of Appeals, U.S. District Clerk, Probation, Pretrial Services, Circuit Library;  
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

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**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**

Building Exterior Replacement	\$46,353,000
Interior Alterations	2,520,000
Roof Upgrades	<u>807,000</u>
<b>Total ECC</b>	<b>\$49,680,000</b>

**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.

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**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)**

Alteration .....	\$170,653,000
Lease .....	\$209,623,000
New Construction .....	\$224,100,000

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

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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