

**PROSPECTUS – ALTERATION  
2306/2312 BANNISTER ROAD  
KANSAS CITY, MO**

Prospectus Number: PMO-0035/0039-KC15  
Congressional District: 05

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the building systems and infrastructure of 2306/2312 Bannister Road to meet the long-term requirements and ongoing mission for the United States Marine Corps (USMC) data center. The building system enhancements will also support consolidation of other agencies into currently vacant space.

**FY2015 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$39,706,000**

**Major Work Items**

Roof, HVAC distribution and piping, electrical system replacements; interior construction; life safety improvements and asbestos abatement

**Project Budget**

Design .....	\$3,311,000
Estimated Construction Cost (ECC).....	\$33,328,000
Management and Inspection (M&I).....	<u>\$3,067,000</u>
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$39,706,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2015	FY2017

**Building**

This federal building (known as 2306/2312) is a one story, steel frame with exterior walls made of masonry block backing with brick veneer and a flat roof. It was constructed in 1953. It anchors the eastern edge of the Bannister Federal Complex (BFC), but the federal building has never been officially part of the BFC. It is one federal building with two separate location codes (MO0035ZZ – 2312 Bannister; MO0039ZZ – 2306 Bannister). It was originally built as a warehouse, however approximately 310,456 usable square feet of space at 2306 Bannister was converted into office space in 1965 and used by Internal Revenue Service (IRS) for tax processing until 2006. The remaining warehouse space is unconditioned, but maintained.

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**Tenant Agencies**

USMC, Federal Emergency Management Agency (FEMA), U.S. Department of Agriculture-Farm Service Agency (USDA FSA), Army North, and GSA Field Office.

**Proposed Project**

The proposed project will modernize the original building system and address aging and deteriorating infrastructure to meet the long-term needs of USMC and backfill tenants. The roof will be replaced with energy efficient light colored roofing materials along with drainage improvements and fall protection. The HVAC distribution system and piping will be replaced and interior alterations related to system improvements will be undertaken. Electrical system replacements consist of refurbishing the two electrical substations. The project will address life safety concerns with upgrading the fire protection system deficiencies and improving emergency egress to enhance compliance with National Fire Protection Association (NFPA) guidelines and Occupational Safety and Health Administration (OSHA) regulations. Site improvements consist of limited sewer system replacement, street reconstruction, limited new storm sewers, sidewalk and exterior lighting replacement, landscaping with native vegetation, repairs to the parking lot, masonry tuck pointing, and dock and building ramp repairs.

**Major Work Items**

Roof replacement	\$15,749,000
HVAC distribution system and piping replacement	\$5,466,000
Interior alterations	\$1,760,000
Electrical systems replacement	\$2,824,000
EISA compliance	\$2,325,000
Site improvement	\$1,515,000
Life Safety improvements	\$1,788,000
Site and building repairs	<u>\$1,901,000</u>
<b>Total ECC</b>	<b>\$33,328,000</b>

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**Justification**

GSA was uncertain of the long-term need of 2306/2312 Bannister Road after the two major tenants, the Internal Revenue Service (IRS) and the National Archive and Records Administration (NARA) vacated the building and relocated to leased space in 2006 and 2012 respectively. When the USMC moved into the 2306 portion of the building in 2008, they did so only on a short term basis to run their Information Technology Data Center. The recent commitment from the USMC to continue and expand their presence at Bannister Road has led GSA to reconsider their holding strategy and prompted GSA to identify additional tenants for the building. FEMA, Army North, and GSA Field Office will be relocating from the BFC to Bannister Road thereby avoiding the need to lease space and the largest proposed tenant for the remaining portion of the 2312 building is USDA FSA, which is currently located in a warehouse lease near BFC. Relocating this function to federal space will avoid the need for a new lease.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages 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)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

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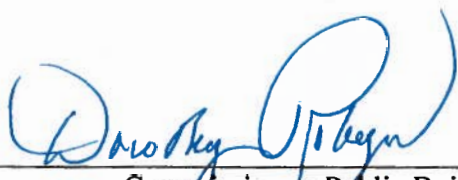
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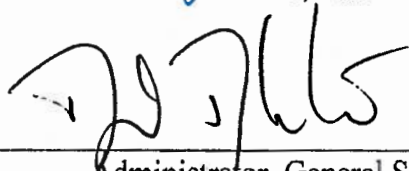
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**Certification of Need**

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

Submitted at Washington, DC, on March 6, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration