Committee on Transportation and Infrastructure
U.S. House of Representatives

Washington, DC 20515

Bill Shuster
Chairman

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO
PMO-39/35-KC17

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to modernize select aging and deteriorating building systems and infrastructure of the 2306/2312 Bannister Road Federal Building in Kansas City, Missouri at a design cost of $5,512,000, an estimated construction cost of $55,887,000 and a management and inspection cost of $5,135,000 for a total estimated project cost of $66,534,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **May 25, 2016**

Bill Shuster

Bill Shuster, M.C.
Chairman

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

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize select aging and deteriorating building systems and infrastructure of the 2306/2312 Bannister Road Federal Building in Kansas City, MO, to support the ongoing mission and to meet the long-term requirements for the United States Marine Corps (USMC) data center operations and relocation of other federal agencies from several locations.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $66,534,000

Major Work Items

Roof, heating, ventilation and air conditioning (HVAC), electrical, and fire/ life safety replacements; interior alterations; hazardous asbestos abatement

Project Budget

Design	$5,512,000
Estimated Construction Cost (ECC)	55,887,000
Management and Inspection (M&I)	5,135,000
Estimated Total Project Cost (ETPC)*	**$66,534,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2021

Building

The 2306/2312 Bannister Road Federal Building is a one-story, steel frame structure with a flat roof and exterior walls made of masonry block backing and a brick veneer. The 561,378 gross square foot facility was constructed in 1953. The Federal building sits on the adjacent property to the east of the Bannister Federal Complex (BFC), however, the building is not and has never been part of the BFC. It was originally built as a

warehouse; however, approximately 312,726 usable square feet (usf) of space at the 2306 Bannister location was converted into office space in 1965 and used by the Internal Revenue Service (IRS) for tax processing until 2006. The remaining current warehouse space of 142,163 usf (2312 Bannister) is conditioned and was renovated for new tenants. The USMC moved into the facility in 2008 and currently uses 38,277 usf for data center operations, with an additional 17,207 usf under construction for completion in 2016.

Tenant Agencies

Department of Defense – USMC and U.S. Army North; Department of Homeland Security – Federal Emergency Management Agency (FEMA); Department of Agriculture – Farm Service Agency (USDA-FSA); GSA

Proposed Project

The proposed project will modernize select 62-year old building systems, address the aging infrastructure, and correct fire and life safety deficiencies to meet the long-term needs of USMC and other federal agencies. The flat roof will be replaced with energy-efficient, light-colored roofing materials with added insulation, drainage improvements, and installation of fall protection. The HVAC system work will replace aging air handling units, boilers, the air distribution system, humidification, and hot water piping. The interior alterations include replacing plumbing fixtures and addressing Architectural Barriers Act Accessibility Standards issues in the restrooms; replacing the ceiling associated with HVAC, ductwork, and fire protection.. The electrical system work will include replacing the interior and exterior lighting, refurbishing two electrical substation transformers, replacing the building automation system, and install sub-metering. The proposed project will address fire and life safety concerns by correcting deficiencies and improving emergency access/egress deficiencies to comply with National Fire Protection Association guidelines and Occupational Safety and Health Administration regulations. Any hazardous materials that are encountered, including asbestos-containing materials, will be remediated.

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Major Work Items

Roof Replacement	$18,621,000
HVAC Replacement	12,666,000
Interior Alterations	10,378,000
Electrical Replacement	6,345,000
Fire and Life Safety Replacement	5,980,000
Hazardous Abatement	1,897,000
Total ECC	**$55,887,000**

Justification

GSA was uncertain of the long-term need for 2306/2312 Bannister Road after the two major tenants, Department of Treasury – Internal Revenue Service and the National Archives and Records Administration, vacated the building and relocated to leased space in 2006 and 2012, respectively. When USMC moved into the 2306 portion of the building in 2008, the agreement was for 3 years allowing USMC to run their Information Technology Data Center. The subsequent commitment from USMC to continue and expand its presence at Bannister Road led GSA to reconsider its holding strategy determining the property to be a long term hold and prompting GSA to identify additional tenants for the building. FEMA, Army North, and the GSA Field Office have relocated from BFC to Bannister Road, thereby avoiding the need to lease space. At the previous closed lease location, USDA-FSA occupied 95,289 rsf. USDA-FSA has already moved into 2312 Bannister and occupy 103,181 usf. Relocating USDA-FSA to federal space allowed the Government to release costly leased space, thereby reducing the Government's annual lease payment to the private sector by approximately $711,872. The current USMC Occupancy Agreement contains a clause that reserves the right of USMC to relocate its enterprise data center to another location if GSA cannot fund this project. If USMC vacates this Federal Building, it would likely mean that GSA would have to dispose of the building displacing the other Federal tenants incurring additional relocation and leased costs.. Relocation by USMC would cause the greater Kansas City, MO, area to lose 600 high-tech jobs, resulting in serious economic ramifications.

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)

Alteration:	$185,633,000
Lease	$194,354,000
New Construction:	$240,087,000

The 30-year, present value cost of alteration is $8,721,000 less than the cost of leasing, with an equivalent annual cost advantage of $468,000.

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, D.C., on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration