



MODERN BUILDER

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IRS Kansas City Campus
Kansas City, Missouri

MODERN BUILDER

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NEW IRS KANSAS CITY CAMPUS TRANSFORMS DOWNTOWN CITYSCAPE

J.E. DUNN COMPLETES MASSIVE IRS CONSOLIDATION PROJECT



The new IRS Kansas City Campus is located on a 27-acre site at the southeast corner of West Pennway (running north and south) and West Pershing Road (east and west), on the south end of Kansas City, Missouri's downtown loop. The Campus includes three new processing wings, a warehouse on the east, and the newly-renovated historic Main Post Office building on the north-east corner. (The former address of the historic Main Post Office – 315 Pershing Road – was retired. The new address for the entire Campus is 333 West Pershing Road.) Year-2006 paper tax returns will be processed at the new facility. At full capacity, it will be home to approximately 5,000 full-time employees and 3,000 seasonal employees.

J.E. Dunn Construction Company has completed the IRS Kansas City Campus at 333 West Pershing Road – widely recognized as the largest economic development project in Kansas City history.

The 1.14 million square foot, \$370 million complex includes the new IRS processing facility (three 200,000 square foot wings and a 70,000 square foot warehouse on the east); three levels of parking for 3,800 cars beneath the processing

facility; and renovation of the historic Main Post Office at 315 Pershing Road (six stories and two lower levels comprising a total of 475,000 square feet).

The IRS Kansas City Campus brings together regional operations at the Bannister Federal Complex in south Kansas City, Rosana Square in Overland Park, and other locations within the Kansas City metropolitan area. Its efficient and attractive design is serving as a model for campuses planned for Andover, Massachusetts, and Philadelphia, Pennsylvania.

Tenants began moving into the IRS Kansas City Campus in October, and will continue moving in through the spring of 2007.

In connection with the IRS project, J.E. Dunn also renovated the 160,000 square foot Railway Express Building for the U.S. Postal Service; built two new parking garages (a 1,500-car parking garage at Union Station and a 300-car parking garage east of the historic Main Post Office); and adapted an old railroad bridge for reuse as a pedestrian bridge above the Union Station railroad tracks.

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On the cover: View looking south down the Main Street corridor – so named because it connects the processing wings and provides a link to the warehouse and the historic Main Post Office. The corridor features a curved metal ceiling and walls with sections of glass block salvaged from old buildings removed from the site. The cafeteria is on the left. The processing wings are on the right. The decorative element on the wall at left complements the muted copper, green, silver, and blue floor tile and provides visual interest. (Cover photo copyright © 2006 Assassi, Design by BNIM / 360)

IRS Kansas City Campus

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KEY PARTNERS

J.E. Dunn Construction Company was the general contractor. The owner, Pershing Road Development Company, LLC (which is owned by wholly-owned subsidiaries of DST Systems, Inc. and Financial Holding Corporation), developed and leased the project to the IRS. MC Realty Group, LLC was the owner's representative. Other key partners included the IRS, GSA, Union Station, and USPS.

Mark One Electric Company, Inc. was the lead design-build electrical contractor, U.S. Engineering Company the lead design-build mechanical contractor, TranSystems Corporation and Taliaferro & Browne, Inc. the civil engineers, and Structural Engineering Associates, Inc. the lead structural engineer.

BNIM and 360 Architecture were the design and landscape architects. The project incorporates sustainable design principles and is being submitted to the USGBC (U.S. Green Building Council) for LEED® (Leadership in Energy and Environmental Design) certification.

The processing wings (and large sections within the wings) can be shut down to save energy during nonpeak hours. Cut-off exterior light fixtures direct light downward to the intended area, saving energy and also reducing light pollution. Security requirements incorporated in the design protect critical infrastructure and provide controlled access for employees.

PROJECT SEQUENCE

Bill Edwards, Assistant Vice President with J.E. Dunn and Lead Project Manager for the IRS Kansas City Campus, likened the challenge of breaking the massive project into manageable components to eating an elephant – a challenge they met “one bite at a time.” The entire project – from preconstruction work in early 2003 through dedication of the IRS Kansas City Campus on October 16, 2006 – was completed on time and within the guaranteed maximum price, he stated.

In the summer of 2004, J.E. Dunn began the process of relocating the existing Main Post Office operations into the old Railway Express Building at 300 West Pershing Road, west of Union Station. Renovation of 152,000 square feet of space at the Railway Express Building began in February 2004, and was completed for the USPS Administrative Offices in April 2005. The Main Post Office's retail services were moved inside Union Station, in the west end of the Grand Hall, where the ticketing center (originally the Baggage Room) had been located. The ticketing center was relocated to the lower level of Union Station.

In June 2004, J.E. Dunn began construction on the 1,500-car Union Station Parking Garage. This new parking facility is located west of Union Station and north of the new USPS Administrative Offices, and was completed in July 2005.

PENNWAY COMPLEX

Called the Pennway Complex, the IRS processing facility (the main drive of which is off West Pennway at 25th Street), sits atop a 3,800 car cast-in-place parking garage.

Sitework commenced on the Pennway Complex in February 2004. Surface parking used on the site by the Pershing Building (which is located at 215

West Pershing Road, northeast of the historic Main Post Office) was removed. In June 2004, J.E. Dunn began construction on the 300-car Pershing Garage to replace this surface parking. This garage is east of the historic Main Post Office (and south of the Pershing Building) and was completed in May 2005.

Preparation of the Pennway Complex site also involved demolition of several vacant buildings along West Pennway and relocation of businesses on what was formerly Broadway Boulevard, as

well as relocation of existing utilities.

Extensive public infrastructure improvements were made to support the new complex, including a new right turn lane for westbound traffic on Pershing and widening of the bridge at Pershing and Pennway. New traffic signals were installed and existing signals were modified or replaced at several locations.

In late 2004 and early 2005, during construction of the foundation and parking garage, six

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On April 6, 2005, when this photo was taken, blue J.E. Dunn tower cranes still dominated the skyline above the IRS processing facility. The IRS project represented the first time in its Kansas City history that J.E. Dunn had used six tower cranes on one project. This view looks northeast.



View of the west dock courtyard looking north towards downtown Kansas City. The area was previously the west dock for the historic Main Post Office operations. (The original loading dock canopy is partially visible at right.) In the foreground, concrete pavers border a strip of recycled blue glass dotted with Blue Rug Junipers. A parking garage below was enclosed and converted to office space and is now covered in 7-1/2 inches of lightweight soil, creating a green roof park for IRS employees to enjoy throughout the workday. Below the office space is the 28-foot wide, 50-foot deep O.K. Creek, a sewer that collects water from downtown. (The pavers follow the line of O.K. Creek.) The concrete seat walls in the northern portion of the courtyard provide a visual transition from the column line of the old Main Post Office (far right) to the columns of the north processing wing. The courtyard also suggests a link from Penn Valley Park on the south to downtown.

IRS Kansas City Campus

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Builders' Association Subcontractor Members Who Worked on the IRS Kansas City Campus Project

- A2MG, Inc.
- ABS Support Services, Inc.
dba ABS Construction Services
- Advanced Protective Coating, Inc.
- AGP, Inc.
- Allied Construction Services, Inc.
- Ambassador Steel
- Ammon Painting Company, Inc.
- Apac-Kansas, Inc. Kansas City Division
Wilkerson-Maxwell Branch
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- C&C Group
- Capital Electric Construction Company, Inc.
- The Carter Waters Corporation
- Ceco Concrete Construction
- Chamberlin Contracting, Inc.
- C.S. Humphrey & Co., LLC
- Desco Coatings, Inc.
- Doherty Steel, Inc.
- Dun-Par Engineered Form Company
- Hankins Services Inc.
- E&K of Kansas City, Inc.
- The Fagan Company
- Floor Decor Center, dba FDC Contract
- Gerdau Ameristeel
- Goens Brothers Painting, Inc.
- Great Plains Roofing & Sheet Metal Company, Inc.
- Hanrahan Asphalt Paving Company, Inc.
- Hayes Drilling, Inc.
- Heartland Specialty Contractors, Inc.
- JaBral, Inc.
- Jim Kidwell Construction Corp.
- K & G Striping, Inc.
- KONE Inc.
- LaFarge AC & A
- Mark One Electric Company, Inc.
- Metro Tile Contractors, Inc.
- Meyer Construction Specialties
- Mid-America Sign Contractors, Inc.
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- Midwest Interior Systems, Inc.
- MVP Painting
- National Fire Suppression
Division of Western States Fires Protection Co.
- Porter Roofing Company, Inc.
- S & W Waterproofing
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- Seal-O-Matic Paving Company, Inc.
- Sellers & Marquis Roofing Company
- George J. Shaw Construction Co.
- Higman Equipment Company, Inc.
dba Siggins Company, Inc.
- Skyline Construction Company, Inc.
- U.S. Engineering Company
- US Fire Cabinets & Accessories
- Western Fireproofing Co. of Kansas, Inc.

tower cranes (the tallest of which was 280 feet) dominated the Pennway Complex skyline. Tom Turner, J.E. Dunn's Project Superintendent for the IRS Kansas City Campus, proudly referred to the team of tower crane operators as "The Blue Angels of Kansas City" – after the U.S. Navy's famed aer-

ial demonstration team which operates six aircraft per show.

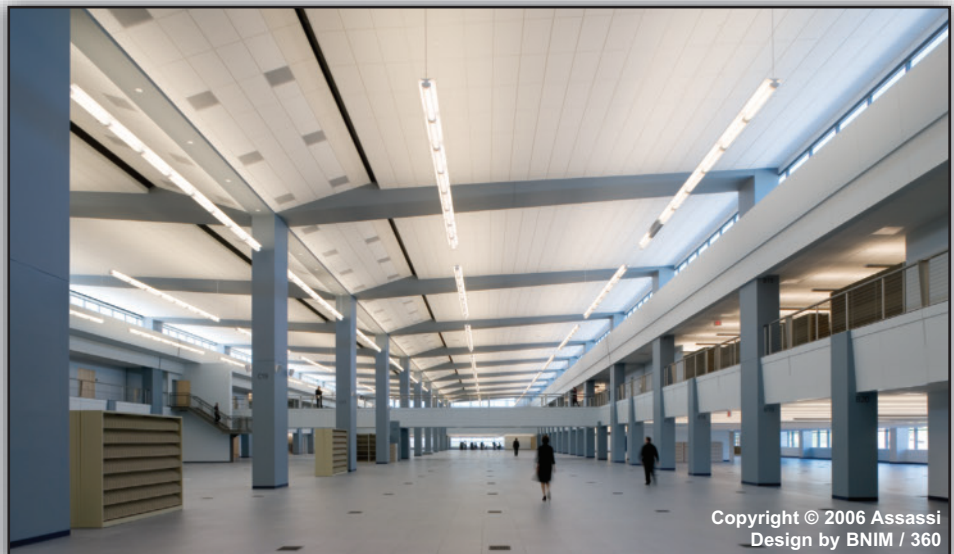
HISTORIC MAIN POST OFFICE BUILDING

The Main Post Office was constructed between 1930-33 and listed on the National

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View of west side of Pennway Complex looking north. Precast panels in 36 varying patterns mimic the limestone outcroppings of Penn Valley Park to the south. The two lower rows of windows allow light into the parking garage; the middle rows allow light into the processing areas; and the upper rows allow light into the offices on the mezzanine. The landscaping includes native prairie grasses, wild flowers, and trees that thrive under normal Missouri rainfall levels. (Prairie grasses now grow where soil is visible in the foreground.) Large expanses of fritted glass allow natural light to flood the three processing wings, reducing the need for energy while preventing UV rays from entering the space. (During warm weather, sensors cause interior blinds to lower automatically.) Two glass-enclosed stairwells help integrate the inside with the outside. The facade above the enclosed stairwells is open, allowing sunlight onto the green roofs in that area. The processing wings are separated by two 50-foot wide, 650-foot long courtyards, which are traversed by pedestrian links.



View inside the north processing wing looking west. The clear stories above the second level allow natural light into the space. In the distance (at lower center) is the northernmost of the three large west facing windows seen in the photo at top. This processing wing is now filled with computers. Offices are located on the mezzanine level at right. Raised access flooring was used in each of the three processing wings. All lights in the processing wings are on motion sensors and/or light level sensors to help conserve energy.

IRS Kansas City Campus

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Register of Historic Places in 2004. Neoclassical in design, its four sides are distinguished by colonnades on the third through fifth floors. The building is made of reinforced concrete and clad in limestone.

The Main Post Office was connected to Union Station by a tunnel, which facilitated the distribution of mail throughout the country. J.E. Dunn built two 340-foot continuous moving side-walks (people movers) in the tunnel, which now connects the IRS Kansas City Campus to the 1,500-car Union Station Parking Garage.

In April 2005, J.E. Dunn began renovating the Main Post Office for IRS administrative offices. While preserving its unique historical character (featuring ornate bronze lockboxes in the lobby, corridors with terrazzo floors and marble wainscot, and a richly appointed fifth-floor Postmaster's suite), J. E. Dunn removed concrete in the floors on levels 2, 3, and 4 to create an atrium that opens all these floors to light from a rooftop skylight. The atrium fountain features a large copper bowl from which water splashes into a basin. Other major improvements included construction of a new bank of six elevators at the building core. The historic Main Post Office is connected to the new IRS warehouse on the south and the IRS employee cafeteria on the southwest.

PEDESTRIAN BRIDGE

In January 2006, the Pencoyd railroad bridge (an abandoned steel-and-iron truss built in 1892

by Pencoyd Bridge & Construction Co. of Pennsylvania) was moved from the Missouri riverfront to the Crossroads Historic Freight District. J.E. Dunn constructed a walkway within the old bridge, which now sits atop massive concrete piers high above the tracks and serves as a link between the Freight House and Union

Station. The walkway is accessible by elevator or stairs. It opened to the public in October.

In building the new IRS Kansas City Campus, J.E. Dunn and its partners have provided employees a Class A office environment – while making a major contribution to the historic revival of downtown Kansas City, Missouri. ▲



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View of the cafeteria courtyard looking north. The central processing wing is at left, the 600-seat cafeteria is at center, and the warehouse is at right (in the shade). The Pershing Building (old Main Post Office) is at upper right. The courtyard provides an inviting outdoor space for employees while incorporating sustainable design. Water collected from the 70,000 square foot warehouse roof is collected, filtered, and pumped through the courtyard ponds shown above. The north pond holds 114,000 gallons of water that is used for irrigation and fountains throughout the IRS campus.

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