

# Honorable Mention

AIA/COTE TOP TEN GREEN PROJECTS 2008

## IRS Kansas City Campus

Location: Kansas City, MO Architect: 360 Architecture, BNIM Architects

### Overview

The 1998 Internal Revenue Service (IRS) Restructuring and Reform Act initiated a study that investigated how to better serve taxpayers and how to increase the productivity of existing processing service centers nationwide. The study recommended consolidating eight locations into one general campus for Kansas City's Service Center. As IRS required over one million square feet of programming space, the biggest challenge for the project team was creating an economically efficient, environmentally conscious, healthy building.

### SUSTAINABILITY SNAPSHOT

- Percent of total building area that is daylight: **95**
- Percent of building that can be ventilated or cooled with operable windows: **0**
- Precipitation managed on site:
- EPA Energy Reduction: **100**
- Percent total energy savings: **42**
- Lighting Load after Controls (W/sf): **0.64**

### Jury Comments:

"They reworked an existing building and made an elegant connection. Ultimately, it's a huge project—1.3 million square feet."

– **Glenn Murcutt**

"This was a very tight budget. This project is another example of a visionary and determined design team. Instead of the "big box" suburban governmental complex, this project collected employees, and gave them a delightful space to work in an urban location. It was executed on the same tight budget, yet gives back to the city in both historic restoration and daytime vibrancy. Bravo."

– **Rebecca Henn**

"What this does for this precinct of the city is important. They broke a massive project into smaller elements and there are very nice exterior spaces." – **Susan Rodriguez**

"This project represents a stellar response to conventional metrics."

– **Marvin Malecha**

"This project was of enormous scale, which meant that poor performance could have also resulted in gargantuan consequences. But this project benefited significantly from a highly integrated design process that engaged a variety of design team members from the very early stages." – **Gail Brager**





## Sustainable Design Intent & Innovation

The project team used an integrated process to reach its ecological, economic, and social goals for the project. The team's philosophy was that green design is as much about people, environments, and integration as it is about environmentally friendly building and construction technologies.

The programming needs for IRS are unique because the organization operates at dramatically different capacities at different times of the year. To create the most efficient and sustainable building for the continued processing of paper returns, the 1.14 million-ft<sup>2</sup> building was broken down into three 200,000-ft<sup>2</sup> processing wings that can be "turned back" during off-peak times. A 70,000-ft<sup>2</sup> warehouse will be one of two that continues storing paper returns into the long-term future. A restored historic post office building will provide an additional 475,000 ft<sup>2</sup> of office space as well as a link to the civic history of the site. The final design breaks down barriers between interior and exterior spaces, creating a strong sense of place for IRS employees.

An underfloor air system with multiple air handlers allowed sections of the building to be turned off while maintaining an open floorplan. Breaking the large building into smaller pieces allows for more effective daylighting, and atriums and clerestories provide additional daylight. Belowground parking, green roofs, and low-flow fixtures contribute to stormwater management, while low-flow fixtures reduce potable water use.

### Primary Design Team Members

**BNIM 360 Architects**

**Jim Calcara**

**Steve McDowell, FAIA**

**Craig Scranton**

**Doug Stevens**

**Jim Schuessler**

**Bill Edwards**

**Lankford + Associates  
Consulting Engineers, Inc.**

**Mark One Electric  
Company, Inc.**

**Structural Engineering  
Associates**

**US Engineering Company**

**Taliaferro & Browne, Inc.**

**Brian Lindstrom**

**Cydney Millstein**

**Jacobs Engineering  
Group, Inc.**

**Vince Dasta**

### Full project profile:

[www.aiatopten.org/hpb/overview.cfm?ProjectID=785](http://www.aiatopten.org/hpb/overview.cfm?ProjectID=785)

**Craig Scranton**

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