



Fire Protection Engineering
Mechanical/Electrical/Plumbing
Engineering
Code Consulting

FSC, Inc.

Corporate Headquarters:

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Subsidiaries:

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8511 Hillcrest Road, Suite 100
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Office Buildings



FSC provides professional engineering services for Office Buildings, Government Buildings and Corporate Headquarters.

H&R Block Headquarters

Kansas City, MO

A new 17-story high-rise building in Downtown Kansas City (comprised of offices and core areas, tier 3 plus data center, food service, lobby area, repertory theater/auditorium, mailroom, generator room, service and dock area and an underground fuel storage tank) with an area of approximately 500,000 sq. ft.

A 6-level partially underground parking structure for 1,250 parking spaces with an area of approximately 450,000 sq. ft.

FSC provided Code Consulting services and the following MEP and Fire Protection services:

- Under floor air distribution with fan powered VAV boxes, swirl diffusers, etc. for tenant finish.
- Environmental control of individual spaces.
- 8,000 gallon underground storage tank with diesel fuel fill station to serve four 1,250 kW generators for data center and office spaces.
- Some plumbing systems including new water conserving ADA compliant fixtures with electronic faucets.
- New electrical system including normal and emergency power distribution, energy-efficient interior and exterior lighting, new special systems such as fire alarm, overhead paging, security and communication (voice, data, etc.).
- New wet sprinkler system for tower, dry sprinkler system for garage and double interlock precaution, FM200, and VESDA air sampling fire suppression system for data center.

Construction Cost: \$130 million

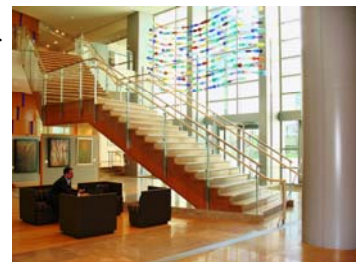
Briarcliff Hilltop Office Building (2007)

Kansas City, MO

Electrical /FP engineering services for the design and construction of a new 9-story 240,000 sq. ft. office building.

- Main Electrical distribution and lighting.
- Special grounding around building for counter poise.
- Lightning protection.
- Advanced telecommunication technology and services including high bandwidth technologies, virtually unlimited capacity for fiber optics, coaxial, ISDN, video, self-healing networks and gateways to external databases.

Construction Cost: \$48 Million





**Department of Natural Resources Lewis & Clark Building
Jefferson City, MO**

Provided MEP and FP design services for the new \$18.6 million, 4-story, 120,000 sq ft. “green” office building. This building has become a model for future State of Missouri office building projects. Services included:

- Under floor air distribution
- Solar hot water
- Night sky system
- Photovoltaic
- Gray water
- DDC controls
- Standpipe
- Fire Pump
- Water curtain around atrium opening.
- *Designed to “Gold” LEED , achieved “Platinum” rating.*

**Burns & McDonnell Office Headquarters Building
Kansas City, MO**

Provided MEP services for the Tenant Finish of the 1st, 2nd and 3rd floors of the Burns & McDonnell Corporate offices.

**Andrews McMeel Universal Headquarters
Kansas City, MO**

Code Consulting services for the renovation of a historic 100-year-old building.

**32nd Street Doctors Office Building
Joplin, MO**

MEP services for the design and construction of a new office building with surgical suite.



**Block Medical Plaza Buildings I & II
Overland Park, KS**

MEP services for the building shell design of two new office buildings: two-story, 40,000 sq ft. and three-story 60,000 sq ft. MEP design services for the following tenant finishes:

- Carondelet Orthopedics Surgeons - 11,000 sq ft.
- Sports Rehabilitation & Physical Therapy
- KC Bone & Joint - 20,000 sq ft.
- KU MED OB/GYN



**IRS Office Campus
Kansas City, MO**

New IRS Office Campus in downtown Kansas City includes:

- A new 2-story 599,851 GSF IRS Processing Office Wing with Café.
- A new 5-level 1,112,748 GSF Parking Garage.
- A new 70,000 GSF Warehouse with possibility of offices.
- Renovation of existing 6-story 496,088 GSF historic post office building with 18,812 GSF tunnel.
- A new partially below ground garage.

FSC provided the following MEPF services:

- Detailed field survey to ascertain actual conditions for historic post office building.
- Design of new air handling system with associated air/water distribution and control system.
- Design of CO controlled garage ventilation system.
- Design of energy efficient interior and exterior lighting including high bay lighting for warehouse and new special systems such as fire alarm, overhead paging, security and communication (voice and data).
- Design of public toilets with ADA, water conserving fixtures, electronic faucets and rainwater retention system.
- Design of wet and dry sprinkler fire protection system based on space requirements.
- *Design of green roof for “Silver” LEED rating.*

**1612 Grand Building
Kansas City, MO**

MEP design for an existing 4-story building to offices and retail involving the addition of split systems. The electrical service was upgraded along with the sprinkler system, domestic water system and sanitary waste system. Ventilation for an underground garage was also added.

**JE Dunn Headquarters & Parking Garage
Kansas City, MO**

Code Analysis for new 6-story, 120,000 sq. ft. office building with 4-level, 80,000 sq. ft. parking garage

- Provided code consulting.
- Worked on alternate methods.
- *Achieved Gold LEED Rating.*



**The West Edge
Kansas City, MO**

FP design services for 789,000 sq. ft. mixed use office, hotel, retail and garage . The office/retail area has 10 stories, the hotel has 8 stories and a 6-level garage.





**Houlihan's Corporate Offices
Leawood, KS**

MEP design for an existing 11,600 sq. ft. office space on the first floor of a three (3) level building to accommodate Houlihan's new corporate headquarters. The space was composed of a reception area, conference rooms, office spaces, test kitchen and food tasting space.

**City of Joplin Health Department
Joplin, MO**

MEP design services for the renovation and new addition to the building.

**Newman Building
Joplin, MO**

MEP design services for the renovation and upgrade of a six story 70,000 sq. ft. building into administrative offices for the City of Joplin. The remodel included the following:

- Reconfiguration of existing HVAC system ductwork.
- Design for an additional HVAC unit to handle the peak air conditioning load requirements for the 5th floor City Council space.
- Upgrade of the main electrical service entrance.
- Design and installation of diesel generator for emergency power.
- New restrooms on the 5th floor.
- Fire protection systems modifications.
- Data distribution from data room with routers and backbone wiring to all floors.
- Consultation with City and design team members.
- Site survey to obtain actual condition.
- Assisted during bidding phase.
- Site visits during construction.
- Prepared As-built drawings.



**8511 Hillcrest Office Building
Kansas City, MO**

MEP design for the 1st Floor of an existing 3-story office building.

**Ash Grove Cement Co Corporate Headquarters
Overland Park, KS**

Code compliance review of new three-story office and lab building included standpipe, sprinkler, fire alarm and FM200 system.



**DermaDoctor
Kansas City, MO**

MEP services for the renovation of the 2-story 24,000 sq. ft. historic building located at 1901 McGee. The first floor includes warehouse and distribution, reception area, break area, storage room, conference rooms and 1 – 2 offices. The second floor includes open office area, 4 – 5 offices, conference rooms, kitchen/break area, exercise room and small apartment.



**Reeves Weideman Office Renovation (2009)
Kansas City, MO**

MEP services including:

- Energy modeling for LEED documentation
- Urban ground-source heat pump system
- Designed for LEED certification
- Individual temperature control
- Historic building adaption

Designed to LEED 3.0 rating.

**JC. Nichols Company / Highwood Properties
Kansas City, MO**

Code Consulting services included code analysis report, field investigation, review of plans, and issuance of code modification requests to the City for the following facilities:

- 444 Nichols Road
- Valencia Place
- 810 Zone
- Kin Lin Restaurant

Vitagraph Film Exchange Building & Garage (2009)

Code consulting services for \$24 million redevelopment of four-story, historic art deco building where Warner Brothers once stored and distributed movies. Mixed use office, retail with the KC Symphony as the anchor tenant. Besides restoring the original building, the project included construction of a two-level 40-space parking garage with a rooftop garden and deck.

Designed to Silver LEED rating.



**US Army Corps of Engineers, Kansas City District
Battalion Headquarters**

Ft. Riley, KS

FP design services for the 18,000 sq. ft, 2-story office building.

Additional MEP Projects:

- Liberty Early Childhood & Office Addition - Liberty, MO
- Bonner Springs School District Office - Bonner Springs, KS
- Loan N' Go - Blue Springs, MO
- High Title Office - Belton, MO
- Maintenance & Technology Building - Belton, MO
- Ross Technology - Parkville, MO
- Branaman Cabinets, Gas Pipe - Peculiar, MO
- Surprise Park & Recreation Office - Surprise, AZ
- Adknowledge Office Renovation - Kansas City, MO
- T & N Rental Project - Blue Springs, MO
- ACI Missouri Office Space - Grandview, MO
- Astra Chan Communications Office - Kansas City, MO
- Stiver Building - Leawood, KS
- Grandview Admin. Office Renovation - Grandview, MO
- Quick Trip Office Building - Atlanta, GA
- Lafarge Offices - Sugar Creek, MO
- City of Sugar Creek, Lafarge - Sugar Creek, MO
- Corporate Garden Toilet - Jacksonville, FL
- Tamko Office Building - Joplin, MO
- R & W Investments Office Building - Shawnee, KS
- Beautiful Savior Home Office Addition & Remodel - Belton, MO



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Tenant Finish Projects

**Carma Office Tenant Plan
Barry Pointe Office Park
Kansas City, MO**

MEP services for the tenant finish of 2,564 sq. ft. of empty shell space on the 2nd floor of the office building including reception, offices, conference room, open office area, break room and supporting areas.

**Hudson Spa Tenant Finish
Sulgrave Building
Kansas City, MO**

MEP services for the tenant finish of approximately 2,400 sq. ft. of empty shell space including waiting area, reception area, five treatment/spa related areas, one private office, staff toilet, laundry and kitchen.

**Physical Therapy Tenant Finish
Corporate Medical Plaza Building II
Overland Park, KS**

MEP services for the tenant finish of 3,174 sq. ft. of empty shell space on the 3rd floor including waiting/reception area, break room, offices, treatment rooms, storage, gym and supporting areas.

**Hanger Tenant Finish
Corporate Medical Plaza Building II
Overland Park, KS**

MEP services for the tenant finish of 1,319 sq. ft. of empty shell space including offices, workshop, break room, exam rooms, waiting/reception area and supporting areas.

**Midwest Dermatology Tenant Finish
Overland Park, KS**

MEP services for the tenant finish of approximately 4,300 sq. ft. of empty shell space including waiting area, reception, four offices, eight exam rooms with sinks and specialty lighting, one staff toilet, break room and other supporting areas.

**Thousand Oaks Building
Neuro-Surgery Group Renovation - Tenant Finish
Joplin, MO**

MEP design and limited construction administration for the renovation and tenant finish of the third floor space for a Neuro-Surgery Group.

**KC Power & Light District / Cordish Company Developer
KC Live Block 125 West Tenant Finish
Kansas City, MO**

MEPF services for developer/tenants.



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Tenant Finish Projects



**H & R Block Headquarters Tenant Finish
Kansas City, MO**

MEPF services for the tenant finish of new design-build, offices and data communication center.

**Cedar Creek NIC Tenant Finish
Olathe, KS**

MEP services for Cedar Creek NIC.

**South & Thorpe Gordon Renovation and Tenant Finish
Jefferson City, MO**

MEPF services for tenant.

**Fort Leavenworth, Buildings 472 and 468 Tenant Finish
Fort Leavenworth, KS**

MEPF services for historic, design-build and storage warehouse.
Designed to Silver LEED rating.

**Jesse Hall & Auditorium Tenant Finish
University of Missouri
Columbia, MO**

FP Services to install a new fire sprinkler system throughout the historic hall and auditorium without compromising the historical character of the building. A phased construction approach included temporary swing space to minimize disruption to ongoing operations.

**Ingersol Rand Tenant Finish
Olathe, KS**

MEP services for Ingersol Rand Corporate offices.

**Broadway Medical Office Building Tenant Finish
Columbia, MO**

MEP services for Broadway MOB.