

**PROSPECTUS – CONSTRUCTION
SAN LUIS I U.S. LAND PORT OF ENTRY
SAN LUIS, AZ**

Prospectus Number: PAZ-BSC-SA18
Congressional District: 3

FY 2018 Project Summary

The General Services Administration (GSA) requests approval for construction of facilities to modernize and expand the San Luis I Land Port of Entry (LPOE) in San Luis, AZ. The project includes relocation and expansion of northbound vehicle primary and secondary inspection facilities, replacement of the head house, main building and kennels, and development of southbound inspection facilities and CBP design guide-compliant detention facilities. The project will meet the current and future operational requirements of the federal agencies.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection)..... \$234,000,000¹

Overview of Project

The San Luis I LPOE was constructed 1984. Originally processing both commercial and non-commercial traffic, the port became exclusively non-commercial in 2010 when San Luis II began processing commercial traffic. The project includes construction of new northbound vehicle lanes and associated secondary inspection and head house facilities on the east side of the port in the area left vacant with the relocation of commercial traffic. In addition, the project anticipates construction of a new main building and kennels to replace the existing facilities, which no longer serve the functions as originally designed.

Site Area

Government-Owned 12.1 acres
Site to be acquired (by donation)..... 3.8 acres

Building Area

Building (including canopies).....182,741 gsf
Building (excluding canopies).....104,141 gsf
Outside parking spaces363

¹GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains funding for infrastructure requirements known at the time of prospectus development. Additional funding by a reimbursable work authorization may be required to provide for as yet unidentified security technology elements to be implemented at this port.

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Project Budget

Design	\$ 17,557,000
Estimated Construction Cost (ECC) ²	198,886,000
Site Development Cost	64,414,000
Building Costs (includes inspection canopies)	134,472,000
Management and Inspection (M&I)	<u>17,557,000</u>
Estimated Total Project Cost (ETPC)*	\$234,000,000

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

Location

The site is located at Highway 95 and the International Border, San Luis, AZ.

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

Tenant Agencies

Department of Homeland Security – Customs and Border Protection and Immigration and Customs Enforcement, U.S. Department of Agriculture – Animal & Plant Health Inspection Service, U.S. Food and Drug Administration, and GSA

Justification

The San Luis I LPOE is the busiest non-commercial LPOE in Arizona, processing over 3,000,000 vehicles and 2,500,000 pedestrians a year. The port currently processes much greater traffic than originally designed to accommodate. Existing facilities are significantly undersized and no longer meet the mission requirements of CBP. All major building systems are past their useful lives. The expanded facilities will reduce wait times and provide considerable capacity for pedestrians and cross border travelers.

Summary of Energy Compliance

² ECC is broken into two parts – Site Development Costs and Building Costs.

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This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

Alternatives Considered

GSA has jurisdiction, custody and control over and maintains the existing facilities at this LPOE. No alternative other than federal construction was considered.

Recommendation

CONSTRUCTION

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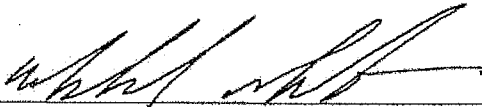
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Certification of Need

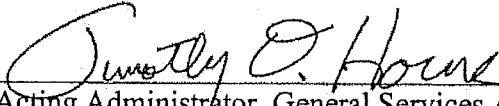
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 17, 2017

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration