

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

Prospectus Number: PAZ-BSC-SA20
Congressional District: 3

FY 2020 Project Summary

The General Services Administration (GSA) requests approval for the design and construction of facilities to modernize and expand the San Luis I Land Port of Entry (LPOE) in San Luis, AZ. The project will meet the current and future operational requirements of the Federal inspection agencies.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection)..... \$248,322,000¹

Overview of Project

The San Luis I LPOE was constructed 1984. Originally processing both commercial and noncommercial traffic, the port became exclusively noncommercial in 2010 when San Luis II began processing commercial traffic.

The project includes relocation and expansion of northbound vehicle primary and secondary inspection facilities; replacement of the headhouse to allow for proper sightlines for officers to observe activities at secondary inspection, the main building, and kennels; and development of southbound inspection and detention facilities that comply with the Department of Homeland Security, Customs and Border Protection (CBP) design guide.

Site Area

Government-Owned..... 12.1 acres
Site to be acquired 5.22 acres

Building Area

Building (including canopies)..... 182,741 gross square feet (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 at this port.

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Project Budget

Site Acquisition.....	\$ 1,100,000
Design	18,077,000
Estimated Construction Cost (ECC) ²	217,317,000
Site Development Cost	63,094,000
Building Costs (includes inspection canopies)	154,223,000
Management and Inspection (M&I).....	<u>11,828,000</u>
Estimated Total Project Cost (ETPC)*.....	\$248,322,000

*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 2020	FY 2024

Tenant Agencies

Department of Homeland Security: CBP and Immigration and Customs Enforcement

Justification

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

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

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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

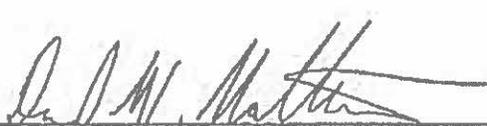
CONSTRUCTION

Certification of Need

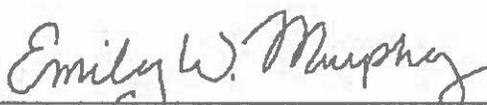
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 19, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration