

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY - TORNILLO-GUADALUPE
EL PASO COUNTY, TX**

Prospectus Number: PTX-BSC-TG10
Congressional District: 23

Description

The General Services Administration (GSA) proposes the construction of new port of entry (POE) facilities to replace the existing POE at Fabens-Casita in El Paso County, TX. The proposed facility will be known as the Tornillo-Guadalupe POE.

Project Summary

Site Information:

Government-owned..... 6.3 acres
To be acquired..... 109 acres¹

Building Area:

Building (including canopies)86,596 gsf
Building (excluding canopies)74,596 gsf
Number of outside parking spaces:.....160

Cost Information

Site Development Cost²\$63,512,000
Building Costs (includes inspection canopies) (\$206/gsf)\$17,872,000

Project Budget

Design and Review (FY 2008)\$ 4,290,000
Additional Design3,800,000
Management & Inspection (M&I)6,381,000
Estimated Construction Cost (ECC)81,384,000
Estimated Total Project Cost.....\$95,855,000

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

¹ Acreage is to be donated to GSA by El Paso County, TX.

² Site development costs include grading, utilities, paving and traffic control, drainage ponds and culverts (including piping and structures), lighting, and fencing.

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Authorization Requested (Additional Design, ECC, M&I) \$91,565,000³

Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized \$4,290,000 for design on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized \$4,290,000 for design on September 20, 2007.
- Through Public Law 110-161, Congress appropriated \$4,290,000 for design on December 26, 2007.

Schedule

<u>Schedule</u>	Start	End
Design	FY2008	FY2010
Construction	FY2010	FY2013

Project Overview

The GSA proposes construction of the Tornillo-Guadalupe POE to support a new international bridge crossing for which the County of El Paso, TX, obtained a Presidential Permit on March 31, 2005. The County of El Paso will construct the bridge structure, while GSA proposes to construct the POE facilities. The proposed POE will include sufficient infrastructure and facilities to support present and future demand by privately owned vehicles (POV), pedestrian and commercial traffic, both northbound and southbound. Facilities to process POV, bus, and pedestrian traffic and inspections are to include: main administration building, headhouse, four primary POV and eight secondary inspection stations, a screened “hard secondary” area, bus disembark and reload areas, parking for staff, service and visitors, secondary inspection canopy, POV return lanes to Mexico, requisite Non-Invasive Inspection (NII) systems (VACIS II, radiation portal monitors (RPM) and license plate readers (LPR), etc.), seizure vehicle parking area, a

³ GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOE's). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPM's) and Advanced Spectroscopic Portal (ASPs) monitors, Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII). This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

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booth for outlease to the Texas Alcoholic Beverage Commission, and a pedestrian parkway.

Facilities to support commercial traffic and inspections include: a commercial building, ten covered commercial docks, two primary inspection booths with a canopy and bypass lane, NII systems, hazardous materials containment area, exit booth, bulk cargo bin, Agriculture Quarantine Inspection (AQI), and narcotics storage. The facility will also provide an incinerator, kennel facilities, heliport, and communication tower. Additionally, inspection facilities for the Federal Motor Carrier Safety Administration (FMCSA) will be provided. The site will be fully secured by perimeter fencing and electronic surveillance. The existing Fabens POE will be demolished and the property will be integrated into the new proposed site at the location of the new bridge. Per the Presidential Permit, the County of El Paso will be responsible for demolition of the existing Fabens-Caseta bridge once the new bridge and POE facilities are complete.

The gross square footage requirement has increased by 8,451 square feet from the 78,145 square feet authorized for design in Prospectus PTX-BSD-TG08. The scope increase and need for additional design funding have resulted from additional requirements identified for NII systems, bird holding, security requirements, energy efficiency, and additional paving.

Tenant Agencies

Department of Homeland Security (DHS)-Customs and Border Protection (CBP), Department of Transportation (DOT)-Federal Motor Carrier Safety Administration (FMCSA), Texas Alcoholic Beverage Commission (TABC), and GSA.

Location

The proposed location is approximately one-third mile northwest of the existing Fabens POE in El Paso County, TX.

Justification

The County of El Paso and its counterpart in Mexico are attempting to provide border residents with economic development opportunities and relief from the traffic backups at the congested POEs in downtown El Paso. A new facility has been determined to be needed in this area, primarily due to the processing constraints at the Fabens POE and the structural issues of the existing bridge. The proposed POE at Tornillo-Guadalupe will replace the existing port, which subsequently, will be demolished.

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The existing Fabens-Caseta Bridge was constructed in 1938 and is not structurally sound enough to allow commercial vehicle crossings. The bridge is only 16 feet wide with a maximum permissible load level of 12 tons, cannot accommodate today's standard 15 to 20 tons, thereby limiting the Fabens port to processing only pedestrian and POV traffic. The existing facility is comprised of modular buildings which have reached full capacity and are unable to adequately support the needs of CBP. The Fabens modular buildings' lack of adequate space has hindered the ability of CBP to process, interview, segregate, and detain visitors to the U.S. Inefficiencies of the current facility include a domestic water system which requires water to be hauled from the nearby community. Water is only used for restrooms and hose bibs and bottled water is provided for employees to drink. Furthermore, the water system is not sufficient to provide fire-fighting capability even though the buildings have fire sprinklers. The existing septic system is not designed for the number of employees at the facility. Also, the main building does not have a public restroom.

The existing site has little utility infrastructure beyond single phase electrical power and copper telecommunications lines. The new facilities will require water, wastewater services, upgraded power, fiber optics, and natural gas. El Paso County, as part of the Presidential Permit application, has made the commitment to bring all necessary utility service to the edge of the property.

Summary of Energy Compliance

This project is designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

Alternatives Considered

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

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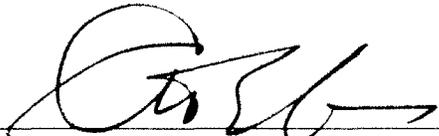
Recommendation

ADDITIONAL DESIGN AND CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on June 11, 2009

Recommended  _____
Acting Commissioner, Public Buildings Service

Approved  _____
Acting Administrator, General Services Administration