AMENDED PROSPECTUS - CONSTRUCTION
SAN YSIDRO U.S. LAND PORT OF ENTRY
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14
Congressional District: 51

FY2014 Project Summary
Through amended prospectus, General Services Administration (GSA) requests additional approval for the design and construction of the reconfiguration and expansion of the existing U.S. Land Port of Entry (LPOE) facility in San Ysidro, CA and funding in support of Phase III. Completion of Phase III is requested before Phase II in order to provide connection to Mexico’s newly completed El Chaparral inspection facility.

This prospectus amends Prospectus No. PCA-BSC-SY09 approved in FY2009, to reflect an updated space requirement and real estate and construction market influences subsequent to preparation of the FY2009 prospectus. The addition of southbound inspection facilities (including canopies) and the addition of a bi-directional pedestrian processing facility (in lieu of just a walkway) to address pedestrian growth and reduce long wait times on the west side have resulted in a net increase total built area from 341,680 square feet in the FY2009 prospectus to 401,290 square feet.

FY2014 Committee Approval Requested
(Additional site, Design, ECC, M&I) .......................................................... $149,087,000

FY2014 Appropriation Requested
(Additional site, Design, ECC, M&I) .......................................................... $226,000,000

Overview of Project
The project proposes the reconfiguration and expansion of the existing San Ysidro LPOE facility in three phases.

1 Total approval to date equals $582,756,000 ($576,713,000 from previous approvals + $6,043,000 via ARRA in 2009). Balance of approval needed for project = $149,087,000 [$49,000,000 (site acquisition), $22,000,000 (design), $65,659,000 (ECC), $12,428,000 (M&I)].

2 GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOEs). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPMs), Advanced Spectroscopic Portal (ASPs) monitors, and Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI), Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Abscorder programs. 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.
Phase 1 expands the capacity of the port to process northbound vehicular traffic and develops a new southbound pedestrian crossing on the east side adjacent to the historic customs house. The work involves the now completed demolition of the administration building that crossed the I-5 freeway, the 24 existing primary inspection booths, and secondary inspection facilities. It also involves construction of 46 new primary inspection booths with new canopy; a new secondary inspection area, which includes the main head house (auto building) and canopy; with development of a new north/south pedestrian facility and adjacent transit facilities on the west side of the port; and an east-west public pedestrian bridge crossing the I-5.

Phase 2 (to be funded at a future date) replaces the northbound processing buildings not demolished during the previous phase. It involves demolition of all remaining structures other than the historic port building and construction of a new administration and pedestrian processing building, a central holding facility and a connection between the pedestrian and auto facilities; renovation of the historic port building and a pedestrian plaza adjacent to the pedestrian processing building.

Phase 3 creates a new southbound connection to Mexico, with inspection facilities, which will provide 17 additional northbound primary inspection booths. It involves demolition of all structures remaining on existing private and public properties being acquired west of the existing port and east of the Virginia Avenue site; realignment of the southbound roadway to enter Mexico at the newly completed El Chaparral inspection facility; construction of southbound inspection facilities including canopies; and a covered employee parking structure.

This project will also accommodate the needs of Federal Motor Carrier Safety Administration.
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Site Information
Additional Site To Be Acquired .............................................................. 23 acres

Building Area
Building (including canopies and inside parking).............................. 401,290 gsf
Building (excluding canopies and inside parking).............................. 253,762 gsf
Outside parking spaces ....................................................................... 150
Secured outside parking spaces ............................................................. 50
Structured parking spaces .................................................................... 400

Project Budget

Site Acquisition
Site Acquisition (FY2004 and FY2008) .............................................. $40,000,000
Additional Site Acquisition (FY2014) .................................................. 49,000,000
Total Site Acquisition ........................................................................... $89,000,000

Design
Phase 1 (FY2004 and FY2008) .............................................................. $15,762,000
Phase 1 (ARRA) .................................................................................. $536,000
Phase 2 (FY2008) ............................................................................... 11,931,000
Phase 2 (Future Funding Request) ...................................................... 14,500,000
Phase 3 (FY2008) ............................................................................... 8,847,000
Phase 3 (FY2014) ............................................................................... 7,500,000
Total Design .......................................................................................... $59,076,000

Estimated Construction Cost (ECC)
Phase 1 (FY2008 and FY2009) .............................................................. $204,706,000
Phase 1C (ARRA) ................................................................................ 4,894,000
Phase 2 (Future Funding Request) ...................................................... 179,000,000
Phase 3 (FY2014) ............................................................................... 156,500,000
Total ECC ............................................................................................... $545,100,000

Site Development Costs ................................................................. $286,722,000
Building Costs (includes inspection canopies) ($644/gsf) ............... $258,378,000

3 The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

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

5 Site development costs include grading, utilities, paving and demolition of existing facilities.
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Management and Inspection (M&I)

Phase 1 (FY2008 and FY2009) .......................................................... $11,054,000
Phase 1C (ARRA) .............................................................................. $613,000
Phase 2 (Future Funding Request) ...................................................... 14,000,000
Phase 3 (FY2014) ............................................................................. 13,000,000

Total M&I............................................................................................ $38,667,000

Estimated Total Project Cost (ETPC)* ............................................ $731,843,000

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

FY2014 Committee Approval Requested
(Additional site, Design, ECC, M&I) .................................................. $149,087,000

FY2014 Appropriation Requested
(Additional site, Design, ECC, M&I) .................................................. $226,000,000

Location
The site is located in San Diego, California, at 701 E San Ysidro Boulevard.

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Schedule

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<tr>
<th>Design</th>
<th>FY2017</th>
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<tr>
<td>Ph 3</td>
<td>FY2015</td>
<td>FY2017</td>
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Tenant Agencies

DHS - Customs and Border Protection; DHS - Immigration and Customs Enforcement; Joint Use; and USDA

Justification

The current facility, constructed in 1973, no longer effectively supports the CBP facilitation and enforcement missions. It is unsafe, undersized, outdated, unhealthy and unsightly. It neither adequately supports CBP's unified organization or other key programs, (U.S. VISIT). Public safety needs to be addressed due to the lack of circulation separation between suspected offenders and the traveling public, while federal employee safety also needs to be addressed to relocate office space from directly above public traffic lanes. The facility is inadequate to timely process visitors as is, and will be even more so as its passenger and pedestrian volumes are projected to grow significantly during the coming years. Currently, northbound vehicle wait times are routinely 45 minutes and can reach up to two hours during peak traffic periods.

The proposed expansion and configuration will improve officer safety and through-put of pedestrian and non-commercial traffic. With its huge traffic volume and high seizure, arrest and apprehension rates, San Ysidro is CBP's highest priority for new construction funding and represents the best opportunity at an LPOE to reduce threats to the nation while facilitating legitimate travel. Since submittal of the FY2009 prospectus, local real estate values have increased significantly, customer space requirements increased, and escalation in costs over time have resulted in substantial upward revision of the project budget.
Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

<table>
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<tr>
<th>Public Law</th>
<th>Fiscal Year</th>
<th>Amount</th>
<th>Purpose</th>
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<tr>
<td>108-199</td>
<td>2004</td>
<td>$34,211,000</td>
<td>Site, relocation, design</td>
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<tr>
<td>110-161</td>
<td>2008</td>
<td>$37,742,000</td>
<td>Additional Site acquisition and relocation, additional design, M&amp;I, and construction</td>
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<tr>
<td>110-161</td>
<td>2008</td>
<td>$161,437,000</td>
<td>(Emergency Designation)</td>
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<td>111-8</td>
<td>2009</td>
<td>$58,910,000</td>
<td>Additional Phase I ECC and M&amp;I</td>
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<td>111-5</td>
<td>2009 (ARRA)</td>
<td>$6,043,000</td>
<td>Phase I construction</td>
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Appropriations to Date $298,343,000
## Prior Committee Approvals

<table>
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<tr>
<th>Committee</th>
<th>Date</th>
<th>Amount</th>
<th>Purpose</th>
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<tr>
<td>House T &amp; I</td>
<td>7/23/2003</td>
<td>$34,211,000</td>
<td>Site and relocation = $25,630,000; Design = $8,581,000</td>
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<tr>
<td>Senate EPW</td>
<td>7/30/2003</td>
<td>$34,211,000</td>
<td>Site and relocation = $25,630,000; Design = $8,581,000</td>
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<tr>
<td>House T &amp; I</td>
<td>5/23/2007</td>
<td>$37,742,000</td>
<td>Additional Site/relocation = 8,670,000; Additional Design = $14,822,000; M&amp;I = $935,000; Construction = $13,315,000; 300-space parking garage</td>
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<tr>
<td>Senate EPW</td>
<td>9/20/2007</td>
<td>$37,742,000</td>
<td>Additional Site/relocation = 8,670,000; Additional Design = $14,822,000; M&amp;I = $935,000; Construction = $13,315,000; 300-space parking garage</td>
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<tr>
<td>House T &amp; I</td>
<td>9/24/2008</td>
<td>$343,323,000</td>
<td>M&amp;I = $17,590,000; Construction = $325,733,000</td>
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<td>Senate EPW</td>
<td>5/21/2008</td>
<td>$343,323,000</td>
<td>M&amp;I = $17,590,000; Construction = $325,733,000</td>
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### Approvals to Date*  
$582,756,000

* Approvals to Date includes $161,437,000 funded in 2008 via Emergency Designation; $6,043,000 via ARRA in 2009; authorization for each is inherent in the applicable public law.
Alternatives Considered (30 year, present value cost analysis)
GSA owns and maintains the existing facilities at this port of entry; thus 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 April 4, 2013

Recommended: ________________________________
Commissioner, Public Buildings Service

Approved: ________________________________
Acting Administrator, General Services Administration