

**PROSPECTUS – DESIGN/BUILD
U.S. LAND PORT OF ENTRY
LAREDO, TX**

Prospectus Number: PTX-BSD-LA12
Congressional District: 28

Description

The General Services Administration (GSA) proposes expansion and modernization of U.S. Land Port of Entry (LPOE) facilities at the Port of Laredo in Laredo, TX.

Project Summary

Site Information

Government-Owned..... 27 acres

Building Area

Building (including canopies)¹107,376 gsf
Building (excluding canopies).....67,053 gsf
Number of outside parking spaces168

Cost Information

Site Development Cost²\$7,798,000
Building Costs (includes inspection canopies) (\$499/gsf).....53,544,000

Project Budget

Design and Review\$8,038,000
Estimated Construction Cost (ECC)61,342,000
Management and Inspection (M&I).....5,567,000
Estimated Total Project Cost (ETPC)*.....\$74,947,000

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

¹ This project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

²Site development costs include grading, utilities, paving and demolition of existing facilities.

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Authorization Requested (Design & Construction)..... \$74,947,000³

Prior Authority and Funding

None

Schedule

<u>Schedule</u>	Start	End
Design/Build	FY2012	FY2015

Overview of Project⁴

There are four inspection facilities at the Port of Laredo – Convent Street (Laredo I), Juarez/Lincoln (Laredo II), Colombia (Laredo III), and World Trade Bridge (Laredo IV). This project proposes work at facilities within Laredo I and II.

The proposed project will provide for the modernization of some existing facilities at Laredo I, as well as, expansion of the primary and secondary inspection areas. The project will create new vehicle processing and overcome canopy shortcomings, enlarge the undersized and overcrowded lanes and head house, expand pedestrian lanes, including a turnstile and an inspection station per lane, relocate outbound lanes to a newly constructed outbound facility, and create a bus inspection and passenger processing area at Laredo II.

³GSA 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 (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.

⁴ The President's Budget identified only Laredo Convent Street (Laredo I) as the name of the project, however, the project funding level envisioned both Convent Street (Laredo I) and Juarez/Lincoln (Laredo II).

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Tenant Agencies

DHS - Customs and Border Protection, GSA-PBS, Outlease (Texas Alcoholic Beverage Commission)

Location

The site is located in Laredo, TX at the existing port.

Justification

Current facilities are old and have not been upgraded in many years. The proposed project will provide a total interior renovation of the historic Main Building (Laredo I) for program areas that are dramatically undersized, outdated, or currently not being housed at all, such as pedestrian processing and permit processing. The project will address code and life safety concerns and replace systems.

Pedestrian traffic has increased substantially, with the trend expected to continue. Long-time use of this crossing has become even more important to the locals and visitors due to increased crime in Nuevo Laredo. Specifically, people are very reluctant to venture off a known route that provides a heightened sense of safety. Long pedestrian lines during peak times during the day and during the heaviest times throughout the year are also a concern. The pedestrian area does not meet handicap accessibility or life safety standards. Consequently, a top priority for this project is to make the process of moving pedestrians faster, and safer especially during extreme temperatures.

The city is rerouting traffic outbound to Mexico at a location down the street from the current Laredo I facility. The city will rebuild its outbound toll booths, traffic lanes and administrative facilities to improve traffic flow outbound to Mexico. GSA will construct outbound facilities as well at the new outbound location. The new bus processing area at Laredo II will accommodate the increased bus traffic and enhance officer safety during inbound bus inspections. The current facility processes approximately 100 passenger buses each day (200 buses during holidays). The current facility was not designed to accommodate this level of bus traffic. Laredo I and II facilities link via common site area. This close proximity allows for alternative traffic patterns and routing, project staging, and continued port operations as needed during construction.

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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 and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet 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.

Recommendation

DESIGN/BUILD

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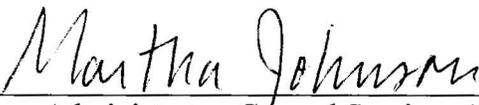
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Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration