PROSPECTUS – ALTERATION
U.S. LAND PORT OF ENTRY
PACIFIC HIGHWAY, BLAINE, WA

Prospectus Number: PWA-00BN-BL16
Congressional District: 1

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to resolve exterior envelope deficiencies and promote energy savings at the U.S. Land Port of Entry (LPOE) located at Pacific Highway in Blaine, WA.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $11,930,000

Major Work Items

Exterior construction; roof replacement

Project Budget

Design	$1,030,000
Estimated Construction Cost (ECC)	9,956,000
Management and Inspection (M&I)	944,000
Estimated Total Project Cost (ETPC)	**$11,930,000**

Schedule	Start	End
Design and Construction	FY2016	FY2018

Building

The Pacific Highway LPOE, constructed in 1999, is the largest commercial LPOE in Washington State, and processes inbound and outbound traffic from arterial roads that connect to Interstate 5. This LPOE serves several federal agencies and operates 24 hours per day and 7 days per week. It is the major commercial port in Western Washington, serving automobiles, buses, and commercial traffic.

The 11.8-acre LPOE site contains two buildings: the Auto Bus building and the Cargo building. The Auto Bus building is a one-story automobile and bus processing building with 30,418 gross square feet (gsf) including canopies. The Cargo building is a three-story commercial inspection and administration building with a single-story warehouse wing. The building has 67,013 gsf including canopies.

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Tenant Agencies

U.S. Department of Homeland Security – Customs and Border Protection; U.S. Department of Agriculture – Animal and Plant Health Inspection Service; U.S. Department of Interior – Fish and Wildlife Service; U.S. Department of Health and Human Services – Food and Drug Administration; General Services Administration

Proposed Project

The proposed project will address several exterior deficiencies and improve energy performance. The exterior envelope will be upgraded to stop water intrusion and involves deconstruction and reconstruction of exterior walls, installation of waterproofing materials, repair/replacement of the roof, repair/replacement of windows seals, and improved thermal protection.

Major Work Items

Exterior construction	$8,121,000
Roof Repair/Replacement	1,835,000
Total ECC	**$9,956,000**

Justification

The existing exterior envelope allows water to infiltrate into the LPOE and is causing interior finish deterioration and mold growth. In addition to the lack of moisture barrier protection from original construction, water enters the walls at multiple locations, including gaps in cedar and corrugated metal cladding and through roofing screws that have penetrated insulation and building paper. These deficiencies, coupled with failing aluminum window wall gaskets and single pane translucent panels, contribute to the building's poor thermal performance and occupant discomfort at the building's perimeter.

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.

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Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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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 February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration