

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
COLUMBUS, NM**

Prospectus Number: PNM-BSC-CO16
Congressional District: 2

FY 2016 Project Summary

The General Services Administration (GSA) requests approval for construction of new replacement land port of entry (LPOE) facilities in Columbus, NM. The project will expand the facilities to safely and efficiently accommodate steady increases in car, truck and pedestrian traffic as well as incorporate extensive site improvements to address significant stormwater drainage issues at the port.

FY 2016 House Committee Approval Requested

(ECC and M&I)\$85,645,000

FY 2016 Senate Committee Approval Requested

(ECC and M&I)\$26,047,000

FY 2016 Appropriation Requested

(ECC and M&I) \$85,645,000¹

Overview of Project

The Columbus LPOE was built in 1989 to screen visitors entering the United States. Existing building workspace and inspection facilities do not meet the tenant agency’s operational need. The tenant has identified a current requirement of 69,243 gross square feet of building space; however, the existing facility provides 21,370 gross square feet. The project will consist of expanding existing facilities to handle future traffic volumes predicted for this port and site improvements to control stormwater flow.

¹ GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the LPOEs. These programs include Radiation Portal Monitors (RPMs), Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI)), Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder 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.

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The project includes construction of a new main building, commercial and non-commercial primary and secondary inspection facilities, pedestrian processing, an outbound canopy, export facilities, non-intrusive inspection systems, hazardous materials containment area, a new earthen berm and drainage basin, and enlargement of an existing culvert. The project also includes outside vehicle parking and a kennel. Additionally, requirements of the Federal Motor Carrier Safety Administration are addressed in the project with relocation of an existing canopy structure and building and new paving.

Site Information

Government-Owned.....	14.72 acres
Building Area²	
Building (including canopies).....	69,243 gsf
Building (excluding canopies).....	48,415 gsf
Outside parking spaces	106

Cost Information

Site Development Costs ³	\$37,412,000
Building Costs (includes inspection canopies) (\$609/gsf).....	\$42,188,000

Project Budget

Design (FY 2007 and FY 2009).....	\$3,338,395
Additional Design ⁴ (FY 2014).....	7,400,000
Estimated Construction Cost (ECC) ⁵	79,600,000
Management and Inspection (M&I).....	6,045,000
Estimated Total Project Cost (ETPC)*.....	\$96,383,395

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

² The project may contain a variance in gross square footage from that listed in this prospectus due to changes in the CBP Design Guide.

³Site development costs include grading, utilities, paving, demolition of existing facilities, drainage ponds and culverts (including piping and structures), lighting, and fencing.

⁴ The additional design funds are needed to reflect updated agency requirements since design was originally authorized and to incorporate extensive site improvements needed to address significant storm water drainage issues at the port.

⁵ Costs have increased since approval of Prospectus No. PNM-BSC-CO14 due to labor and materials market increases (example: booming oil and gas market in west Texas has affected most costs including plumbing/piping, steel, concrete, electrical, road work).

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Location

The site is bordered on the west by New Mexico State Highway 11 and on the east by a bypass road, approximately 3 miles south of the village of Columbus, New Mexico, adjacent to the city of Palomas, Mexico.

Schedule

	Start	End
Design	FY 2014	FY 2016
Construction	FY 2016	FY 2019

Tenant Agencies

Department of Homeland Security – Customs and Border Protection, Immigration and Customs Enforcement; U.S. Department of Agriculture – Animal & Plant Health Inspection Service, Plant Protection and Quarantine; U.S. Food and Drug Administration; Department of Transportation – Federal Motor Carrier Safety Administration; and General Services Administration.

Justification

Since its construction in 1989, screening of visitors at the Columbus LPOE has increased significantly and advances in technology have led to significant changes in the inspection process. The LPOE continues to experience an increase in commercial traffic, with anticipated additional growth over the next 15 years.

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Efforts are underway by the Government of Mexico to relocate port facilities south of the border further east. The construction of a bypass road to access these new crossings was completed in 2011. New commercial traffic circulation resulting from the addition of the bypass road will be accommodated in the port expansion project.

The LPOE has experienced significant flooding during high volume rainfall events. In the past decade, the area has been inundated multiple times which has subsequently elevated the flooding problem to the attention of both the U.S. and Mexican Governments and the State of New Mexico. Improvements to the LPOE will protect new and existing structures, retain all new onsite storm water, and convey storm water flows across the site. The proposed site drainage and grading improvements have a significant cost; however, the work is necessary in order for the project to proceed and for the LPOE to maintain operations.

Summary of Energy Compliance

The project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and 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

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
110-5	2007	\$2,629,000	Design
111-5	2009 (ARRA)	\$709,395	Design
Reprogram	2014	\$7,400,000	Design
Appropriations to Date		\$10,738,395	

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	4/5/2006	\$2,629,000	Design
Senate EPW	5/23/2006	\$2,629,000	Design
Senate EPW	12/8/11	\$59,598,000	M&I = \$4,900,000; Construction = \$54,698,000
House T&I	7/16/14	\$7,400,000	Additional Design
Senate EPW	9/18/14	\$7,400,000	Additional Design
House Approvals to Date*		\$10,738,395	
Senate Approvals to Date*		\$70,336,395	

* Approvals to Date include \$709,395 via the American Recovery and Reinvestment Act of 2009 (ARRA); authorization is inherent in the Public Law (PL 111-5 - Recovery Act).

Alternatives Considered

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

Recommendation

CONSTRUCTION

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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

January 2015

Housing Plan
Columbus Land Port of Entry

PNM-BSC-CO16
Columbus, NM

Locations	CURRENT			PROPOSED		
	Personnel		Usable Square Feet (USF) ¹	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
Columbus, NM LPOE						
U.S. Department of Homeland Security - CBP	53	53	9,817	54	7,236	54,182
U.S. Department of Homeland Security - ICE	-	-	-	4	590	44,836
U.S. General Services Administration - PBS, Field Offices	1	1	191	1	460	-
U.S. Health and Human Services - FDA	1	1	480	1	215	201
Joint Use	-	-	1,640	0	-	416
U.S. Department of Agriculture - APHIS	2	2	458	2	259	-
U.S. Department of Transportation - FMCS	1	1	1,019	1	340	493
Total	58	58	11,745	63	9,100	1,359
						2,543
						46,290
						57,933

Special Space	USF
Laboratory	616
Holding Cells	482
Restroom	1,089
Fitness	949
ADP	168
Food Service	165
Vault/Hardened Area	1,651
Booth	205
Kennels	962
Inspection Bay/Dock	16,052
Hazardous Materials Storage	2,826
Processing Area	198
Mail Rooms	99
Inspection Canopy	20,828
Total	46,290

Notes:
¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.