

**PROSPECTUS - CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB16
Congressional District: 21

FY2016 Project Summary

The General Services Administration (GSA) requests approval for construction of facilities to replace the existing land port of entry (LPOE) in Alexandria Bay, NY, and funding in support of Phase I of this two-phase project. The project includes construction of commercial inspection lanes, a new veterinary services building, an impound lot, a main administration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas. The project will meet the current and future operational requirements of the tenant agencies and be flexible to adapt to future changes.

FY2016 House Committee Approval Requested

(Phase II ECC, Phase II M&I)\$100,471,000

FY2016 Senate Committee Approval Requested.....\$32,476,000

(Additional Design, Phase I & II ECC, Phase I & II M&I)

FY2016 Appropriation Requested

(Additional Design, Phase I ECC; Phase I M&I) \$105,570,000¹

Overview of Project

The proposed project will address traffic issues by expanding the queuing area, increasing the number of primary inspection lanes, increasing the area for secondary inspection, providing safe and secure vehicle parking, and a safe well-defined truck queuing and maneuvering area.

¹ 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 Radiation Portal Monitors (RPM's), 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 will replace the existing port and is proposed in two phases. Phase I includes construction of a commercial inspection warehouse with inspection bays, commercial inspection lanes (with split-level booths for either commercial or non-commercial), a new veterinary services building, impound lot, and a portion of the elevated parking over the commercial side. Phase I also includes acquisition of the two remaining necessary parcels of land.

Phase II includes construction of a new main administration building, a new outbound inspection facility, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas.

Site Information

Government Owned..... 5 acres
To Be Acquired..... 10 acres

Building Area

Building (including canopies and structured parking).....261,000 gsf
Building (excluding canopies and structured parking)..... 116,000 gsf
Outside parking spaces50
Inside parking spaces.....5
Structured parking spaces.....134

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Project Budget

Site Acquisition

Site Acquisition (FY 2005 and FY 2008).....\$2,965,000
Total Site Acquisition2,965,000

Design

Design (FY 2005 and FY 2008)\$17,595,000
Additional Design (FY 2016).....3,500,000
Total Design.....\$21,095,000

Estimated Construction Cost (ECC)

Phase I (FY 2016).....\$93,216,000
Phase II (future year request).....91,617,000
Total ECC²\$184,833,000
Site Development Cost³\$82,865,000
Building Costs (includes inspection canopies) (\$391/gsf)\$101,968,000

Management and Inspection (M&I)

Phase I (FY 2016).....\$8,854,000
Phase II (future year request).....8,854,000
Total M&I.....\$17,708,000

Estimated Total Project Cost (ETPC)*\$226,601,000

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

Location

The site is located at the existing LPOE on Interstate Route 81 in Alexandria Bay, NY.

² ECC is broken into two parts – Site Development Costs and Building Costs

³ Site development costs include grading, utilities, paving and demolition of existing facilities.

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Schedule

	Start	End
Design	FY2008	FY2010 ⁴
Construction		
Phase 1	FY2016	FY2019
Phase 2	TBD	TBD

Tenant Agencies

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

Justification

The existing LPOE does not meet the current and future operational needs of the inspection agencies at the port. The lack of an adequate commercial cargo inspection facility is hampering the safe and secure execution of CBP and other tenant agencies' missions.

The short distance between the international border and the primary commercial inspection area is inadequate for vehicle queuing. Given the limited capacity of the US-bound bridges and roadways, the Thousand Island Bridge Authority (TIBA) currently limits the number of vehicles (in Canada) that can proceed through to the crossing. This results in significant queuing of commercial vehicles on the Canadian roadways entering the crossing and sometimes back to Highway 401. The bridges are not designed to handle prolonged periods of dead load associated with stationary commercial traffic. In addition, the removal of significant amounts of rock is necessary to allow for increased program and vehicle circulation.

The existing main building does not accommodate the current and future needs of the tenants. The existing commercial building barely has enough space to unload a single truck, and the office component is housed in mobile trailers. The projected increases in traffic volume and implementation of new security procedures necessitate an increase in the LPOE workforce beyond the capacity of the existing facility.

⁴ Design refresh to be completed upon receipt of project funds requested in this prospectus.

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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 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
108-447	2005	\$8,884,000	Site acquisition & design
110-161	2008	\$11,676,000	Additional site acquisition & design to meet expanded scope
Appropriations to Date		\$20,560,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	7/21/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
Senate EPW	11/17/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
House T&I	9/20/2006	\$11,676,000	Additional design = \$8,911,000; additional site acquisition = \$2,765,000
Senate EPW	9/27/2006	\$11,676,000	Additional design = \$8,911,000; additional site acquisition = \$2,765,000

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Senate EPW	12/8/2011	\$173,565,000	Construction = \$160,990,000; M&I = \$12,575,000
House T&I	7/16/14	\$105,570,000	Additional Design = \$3,500,000; Phase I ECC = \$93,216,000; Phase I M&I = \$8,854,000
Approvals to Date (House T&I)		\$126,130,000	
Approvals to Date (Senate EPW)		\$194,125,000	

Alternatives Considered

GSA 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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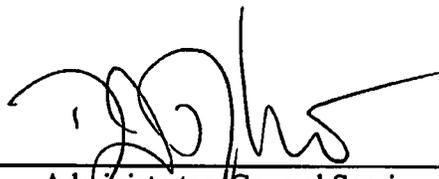
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Certification of Need

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
Alexandria Bay Land Port of Entry

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	CURRENT						PROPOSED							
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)				
	Office	Total		Office	Storage	Special	Total	Office	Total		Office	Storage	Special	Total
Alexandria Bay LPOE	47	47	-	7,453	-	30,628	38,083	89	89	-	21,661	-	101,922	123,583
U.S. Department of Homeland Security - CBP	-	-	-	-	-	-	-	4	4	-	663	-	-	663
U.S. Department of Homeland Security - ICE	7	7	-	2,687	-	749	3,436	3	3	-	1,155	-	-	1,155
General Services Administration - PBS	-	-	-	-	-	-	-	5	5	-	1,842	-	623	2,465
U.S. Health and Human Services - FDA	2	2	-	375	-	2,625	3,000	2	2	-	978	-	2,202	3,180
U.S. Department of Agriculture - APHIS	-	-	-	-	-	-	-	5	5	-	4,780	-	-	4,780
Outlease - Customs brokers	-	-	-	-	-	-	-	108	108	-	31,079	-	104,747	135,826
Total	56	56	-	10,517	-	34,002	44,519	108	108	-	104,747	-	104,747	135,826

Special Space	USF
Light Industrial	35,873
Inspection Canopy	59,905
Structurally changed	1,500
Fitness/Restrooms	3,812
Conference Training	973
Laboratory	1,145
ADP	641
Food Service	808
Total	104,747

Notes:

1 USF 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.