



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Washington, DC 20515**

**Bill Shuster**  
**Chairman**

**Peter A. DeFazio**  
**Ranking Member**

**COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

**ALTERATION**  
**U.S. LAND PORT OF ENTRY**  
**PACIFIC HIGHWAY, BLAINE, WA**  
**PWA-00BN-BL16**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to resolve exterior envelope deficiencies and promote energy savings at the U.S. Land Port of Entry located at Pacific Highway in Blaine, Washington at a design cost of \$1,030,000, an estimated construction cost of \$9,956,000 and a management and inspection cost of \$944,000 for a total estimated project cost of \$11,930,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

Adopted: **March 2, 2016**

Bill Shuster, M.C.  
Chairman

**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
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$11,930,000</b>

**Schedule**

	<b>Start</b>	<b>End</b>
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	<u>1,835,000</u>
<b>Total ECC</b>	<b>\$9,956,000</b>

**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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Congressional District: 1

**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

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR  
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

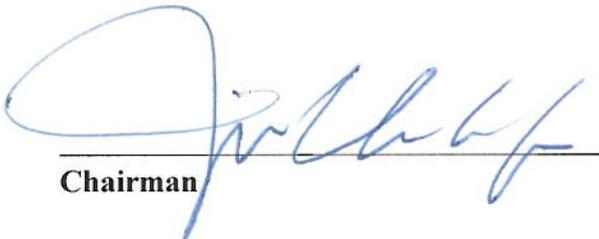
## COMMITTEE RESOLUTION

ALTERATION  
U.S. LAND PORT OF ENTRY  
PACIFIC HIGHWAY, BLAINE, WASHINGTON  
PWA-00BN-BL16

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF  
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for repairs and alterations to resolve exterior envelope deficiencies and promote energy savings at the U.S. Land Port of Entry located at Pacific Highway in Blaine, Washington at a cost not to exceed \$1,030,000 for design; \$9,956,000 for construction; and a management and inspection cost of \$944,000, for a total cost of \$11,930,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

  
Chairman

  
Ranking Member

Adopted: January 20, 2016