



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

**Washington, DC 20515**

**Bill Shuster  
Chairman**

**Nick J. Rahall, III  
Ranking Member**

**AMENDED COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

**CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA  
PCA-BSC-SD14**

James H. Zoia, Democrat Staff Director

*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 the design and construction of the reconfiguration and expansion of the existing U.S. Land Port of Entry facility in San Ysidro, California and funding in support of Phase III of the project, amending prospectus number PCA-BSC-SD09 approved September 24, 2008, at a site cost of \$49,000,000, a design cost of \$22,000,000, an estimated construction cost of \$65,659,000, and a management and inspection cost of \$12,428,000 for a total additional authorization cost of \$149,087,000, an amended 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: **February 11, 2014**

Bill Shuster, M.C.  
Chairman

AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**FY2014 Project Summary**

Through amended prospectus, General Services Administration (GSA) requests additional approval for the design and construction of the reconfiguration and expansion of the existing U.S. Land Port of Entry (LPOE) facility in San Ysidro, CA and funding in support of Phase III. Completion of Phase III is requested before Phase II in order to provide connection to Mexico's newly completed El Chaparral inspection facility.

This prospectus amends Prospectus No. PCA-BSC-SY09 approved in FY2009, to reflect an updated space requirement and real estate and construction market influences subsequent to preparation of the FY2009 prospectus. The addition of southbound inspection facilities (including canopies) and the addition of a bi-directional pedestrian processing facility (in lieu of just a walkway) to address pedestrian growth and reduce long wait times on the west side have resulted in a net increase total built area from 341,680 square feet in the FY2009 prospectus to 401,290 square feet.

**FY2014 Committee Approval Requested**

(Additional site, Design, ECC, M&I) ..... \$149,087,000<sup>1</sup>

**FY2014 Appropriation Requested**

(Additional site, Design, ECC, M&I) ..... \$226,000,000<sup>2</sup>

**Overview of Project**

The project proposes the reconfiguration and expansion of the existing San Ysidro LPOE facility in three phases.

<sup>1</sup> Total approval to date equals \$582,756,000 (\$576,713,000 from previous approvals + \$6,043,000 via ARRA in 2009). Balance of approval needed for project = \$149,087,000 [\$49,000,000 (site acquisition), \$22,000,000 (design), \$65,659,000 (ECC), \$12,428,000 (M&I)].

<sup>2</sup> GSA 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 (RPMs), Advanced Spectroscopic Portal (ASPs) monitors, and Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI), Non-Intrusive Inspection (NIL), 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.

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number:      PCA-BSC-SD14  
Congressional District:      51

---

Phase 1 expands the capacity of the port to process northbound vehicular traffic and develops a new southbound pedestrian crossing on the east side adjacent to the historic customs house. The work involves the now completed demolition of the administration building that crossed the I-5 freeway, the 24 existing primary inspection booths, and secondary inspection facilities. It also involves construction of 46 new primary inspection booths with new canopy; a new secondary inspection area, which includes the main head house (auto building) and canopy; with development of a new north/south pedestrian facility and adjacent transit facilities on the west side of the port; and an east-west public pedestrian bridge crossing the I-5.

Phase 2 (to be funded at a future date) replaces the northbound processing buildings not demolished during the previous phase. It involves demolition of all remaining structures other than the historic port building and construction of a new administration and pedestrian processing building, a central holding facility and a connection between the pedestrian and auto facilities; renovation of the historic port building and a pedestrian plaza adjacent to the pedestrian processing building.

Phase 3 creates a new southbound connection to Mexico, with inspection facilities, which will provide 17 additional northbound primary inspection booths. It involves demolition of all structures remaining on existing private and public properties being acquired west of the existing port and east of the Virginia Avenue site; realignment of the southbound roadway to enter Mexico at the newly completed El Chaparral inspection facility; construction of southbound inspection facilities including canopies; and a covered employee parking structure.

This project will also accommodate the needs of Federal Motor Carrier Safety Administration.

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**Site Information**

Additional Site To Be Acquired ..... 23 acres

**Building Area**

Building (including canopies and inside parking)<sup>3</sup> .....401,290 gsf  
 Building (excluding canopies and inside parking).....253,762 gsf  
 Outside parking spaces .....150  
 Secured outside parking spaces .....50  
 Structured parking spaces .....400

**Project Budget****Site Acquisition**

Site Acquisition (FY2004 and FY2008).....\$40,000,000  
 Additional Site Acquisition (FY2014) .....49,000,000  
**Total Site Acquisition .....\$89,000,000**

**Design**

Phase 1 (FY2004 and FY2008).....\$15,762,000  
 Phase 1 (ARRA) .....\$536,000  
 Phase 2 (FY2008) .....11,931,000  
 Phase 2 (Future Funding Request).....14,500,000  
 Phase 3 (FY2008) .....8,847,000  
 Phase 3 (FY2014) .....7,500,000  
**Total Design.....\$59,076,000**

**Estimated Construction Cost (ECC)**

Phase 1 (FY2008 and FY2009).....\$204,706,000  
 Phase 1C (ARRA).....4,894,000  
 Phase 2 (Future Funding Request) .....179,000,000  
 Phase 3 (FY2014) .....156,500,000  
**Total ECC<sup>4</sup>.....\$545,100,000**  
 Site Development Costs<sup>5</sup> .....\$286,722,000  
 Building Costs (includes inspection canopies) (\$644/gsf).....\$258,378,000

<sup>3</sup> The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

<sup>4</sup> ECC is broken into two parts – Site Development Costs and Building Costs

<sup>5</sup> Site development costs include grading, utilities, paving and demolition of existing facilities.

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**Management and Inspection (M&I)**

Phase 1 (FY2008 and FY2009).....	\$11,054,000
Phase 1C (ARRA).....	\$613,000
Phase 2 (Future Funding Request).....	14,000,000
Phase 3 (FY2014) .....	<u>13,000,000</u>
<b>Total M&amp;I.....</b>	<b>\$38,667,000</b>

**Estimated Total Project Cost (ETPC)\*.....\$731,843,000**

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

**FY2014 Committee Approval Requested**

**(Additional site, Design, ECC, M&I) ..... \$149,087,000<sup>6</sup>**

**FY2014 Appropriation Requested**

**(Additional site, Design, ECC, M&I) ..... \$226,000,000<sup>7</sup>**

**Location**

The site is located in San Diego, California, at 701 E San Ysidro Boulevard.

<sup>6</sup> Total approval to date equals \$582,756,000 (\$576,713,000 from previous approvals + \$6,043,000 via ARRA in 2009). Balance of approval needed for project = \$149,087,000 [\$49,000,000 (site acquisition), \$22,000,000 (design), \$65,659,000 (ECC), \$12,428,000 (M&I)].

<sup>7</sup> GSA 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 (RPMs), Advanced Spectroscopic Portal (ASPs) monitors, and 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.

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**Schedule**

Design	FY2007	FY2017
Ph 1	FY2007	FY2009
Ph 2	FY2016	FY2017
Ph 3	FY2014	FY2015
Construction	FY2010	FY2020
Ph 1	FY2010	FY2014
Ph 2	FY2017	FY2020
Ph 3	FY2015	FY2017

**Tenant Agencies**

DHS - Customs and Border Protection; DHS - Immigration and Customs Enforcement; Joint Use; and USDA

**Justification**

The current facility, constructed in 1973, no longer effectively supports the CBP facilitation and enforcement missions. It is unsafe, undersized, outdated, unhealthy and unsightly. It neither adequately supports CBP's unified organization or other key programs, (U.S. VISIT). Public safety needs to be addressed due to the lack of circulation separation between suspected offenders and the traveling public, while federal employee safety also needs to be addressed to relocate office space from directly above public traffic lanes. The facility is inadequate to timely process visitors as is, and will be even more so as its passenger and pedestrian volumes are projected to grow significantly during the coming years. Currently, northbound vehicle wait times are routinely 45 minutes and can reach up to two hours during peak traffic periods.

The proposed expansion and configuration will improve officer safety and through-put of pedestrian and non-commercial traffic. With its huge traffic volume and high seizure, arrest and apprehension rates, San Ysidro is CBP's highest priority for new construction funding and represents the best opportunity at an LPOE to reduce threats to the nation while facilitating legitimate travel. Since submittal of the FY2009 prospectus, local real estate values have increased significantly, customer space requirements increased, and escalation in costs over time have resulted in substantial upward revision of the project budget.

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**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.

**Prior Appropriations**

<b>San Ysidro Land Port of Entry Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
108-199	2004	\$34,211,000	Site, relocation, design
110-161	2008	\$37,742,000	Additional Site acquisition and relocation, additional design, M&I, and construction
110-161	2008	\$161,437,000 (Emergency Designation)	
111-8	2009	\$58,910,000	Additional Phase I ECC and M&I
111-5	2009 (ARRA)	\$6,043,000	Phase I construction
<b>Appropriations to Date</b>		<b>\$298,343,000</b>	

**AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA**

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

**Prior Committee Approvals**

<b>San Ysidro Land Port of Entry Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T & I	7/23/2003	\$34,211,000	Site and relocation = \$25,630,000; Design = \$8,581,000
Senate EPW	7/30/2003	\$34,211,000	Site and relocation = \$25,630,000; Design = \$8,581,000
House T & I	5/23/2007	\$37,742,000	Additional Site/relocation = 8,670,000; Additional Design = \$14,822,000; M&I = \$935,000; Construction = \$13,315,000; 300-space parking garage
Senate EPW	9/20/2007	\$37,742,000	Additional Site/relocation = 8,670,000; Additional Design = \$14,822,000; M&I = \$935,000; Construction = \$13,315,000; 300-space parking garage
House T & I	9/24/2008	\$343,323,000	M&I = \$17,590,000; Construction = \$325,733,000
Senate EPW	5/21/2008	\$343,323,000	M&I = \$17,590,000; Construction = \$325,733,000
<b>Approvals to Date*</b>		<b>\$582,756,000</b>	

\* Approvals to Date includes \$161,437,000 funded in 2008 via Emergency Designation; \$6,043,000 via ARRA in 2009; authorization for each is inherent in the applicable public law.

AMENDED PROSPECTUS - CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA

Prospectus Number: PCA-BSC-SD14  
Congressional District: 51

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

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

**Recommendation**

CONSTRUCTION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

Housing Plan  
San Ysidro Land Port of Entry

Locations	CURRENT						PROPOSED							
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF)				
	Office	Total		Office	Storage	Special	Total	Office	Total		Office	Storage	Special	Total
San Ysidro LPO	2	2	124	69	10	203	2	2	586	-	-	-	-	586
USDA-APHIS	-	-	302	-	-	302	-	-	65	-	-	-	-	65
Navy - Commander in Chief Pacific Fleet	250	250	77,161	-	11,668	88,829	350	350	76,956	-	211,616	-	-	288,572
DHS-Customs & Border Protection	25	25	925	2,166	157	3,248	37	37	28,615	-	465	-	-	29,080
DHS-ICE	-	-	-	-	-	-	-	-	503	-	-	-	-	503
DOI - Fish & Wildlife Service	-	-	249	-	389	638	-	-	1,067	-	3,307	-	-	4,374
Joint Use	-	-	-	-	-	-	2	2	281	-	-	-	-	281
GSA-PBS	277	277	78,761	2,235	12,224	93,220	391	391	108,073	-	215,388	-	-	323,461
<b>Total</b>														

Special Space	USF
Laboratory	968
Vault	2,804
Fitness Center	893
Conference	6,418
Inspection Canopy	148,600
ADP	2,208
Food Service	3,877
Holding Cells	3,931
Medical Supply Storage	143
Restrooms	5,940
Sallyports/evidence/ weapon storage	26,018
Observation area (tenant floor cut)	13,588
<b>Total</b>	<b>215,388</b>

NOTES:

<sup>1</sup>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.

113<sup>th</sup> Congress  
2<sup>nd</sup> Session

**United States Senate**  
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

**AMENDED COMMITTEE RESOLUTION**

CONSTRUCTION  
SAN YSIDRO U.S. LAND PORT OF ENTRY  
SAN YSIDRO, CA  
PCA-BSC-SD14

**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 the design and construction for Phase III of the reconfiguration and expansion project at the existing U.S. Land Port of Entry facility located in San Ysidro, CA, amending prospectus number PCA-BSC-SD09, at a cost not to exceed \$49,000,000 for site acquisition; \$22,000,000 for design; \$65,659,000 for construction; and \$12,428,000 for management and inspection, for a total additional authorization cost of \$149,087,000, 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: April 3, 2014**