



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

**Bill Shuster
Chairman**

**Washington, DC 20515
COMMITTEE RESOLUTION**

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

Christopher P. Bertram, Staff Director

**CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX
PTX-BSC-LA14**

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 construction to expand and modernize two of the four U.S. Land Port of Entry facilities at the Port of Laredo, the Convent Street and Juarez/Lincoln facilities, in Laredo, Texas, to increase efficiency and improve safety and security for both vehicular and pedestrian traffic, at an estimated construction cost of \$55,518,000 and a management and inspection cost of \$6,168,000 for a total additional authorization cost of \$61,686,000, 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: February 11, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS -- CONSTRUCTION
U.S. LAND PORT OF ENTRY
LAREDO, TX**

Prospectus Number: PTX-BSC-LA14
Congressional District: 28

FY2014 Project Summary

The General Services Administration (GSA) proposes construction to expand and modernize two of the four U.S. Land Port of Entry (LPOE) facilities at the Port of Laredo in Laredo, Texas, the Convent Street (Laredo I) and Juarez/Lincoln (Laredo II) facilities to increase efficiency, improve safety and security for both vehicular and pedestrian traffic.

FY2014 House Committee Approval Requested

(ECC and M&I) \$61,686,000¹

FY2014 Senate Committee Approval Requested \$0

FY2014 Appropriation Requested

(ECC and M&I) \$61,686,000²

Overview of Project

There are four inspection facilities at the Port of Laredo – Convent Street (Laredo I), Juarez/Lincoln (Laredo II), Columbia (Laredo III), and World Trade Bridge (Laredo IV). This project proposes work at facilities within Laredo I and II.

Convent (Laredo I) - The proposed project will provide for the modernization of some existing facilities (historic main building) at the port, as well as expansion of the primary and secondary areas. The project will increase efficiency and improve safety and security

¹ Project for Laredo LPOE (Convent and Juarez/Lincoln) previously approved by Senate Committee on Environment and Public Works. Due to reduced CBP requirements, the project costs have decreased from previous version approved by the Senate. Request House approval.

² 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.

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of vehicle processing, and expedite pedestrian processing, consolidate operations and improve security and safety of pedestrian traffic.

Juarez/Lincoln (Laredo II) - This project proposes to create new vehicle processing and overcome canopy shortcomings, enlarge the undersized and overcrowded head house, expand pedestrian lanes, including a turnstile and an inspection station per lane, and create a bus inspection and privately owned vehicle (POV) inspection, and passenger processing area.

Building Area³

Convent (Laredo I)

Site Area (Government-Owned).....	5 acres
Building (including canopies).....	55,164 gsf
Building (excluding canopies).....	36,555 gsf
Number of outside parking spaces.....	10

Juarez/Lincoln (Laredo II)

Site Area (Government-Owned).....	20 acres
Building (including canopies).....	269,215 gsf
Building (excluding canopies).....	139,425 gsf
Number of outside parking spaces.....	141

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

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Project Budget

Design ⁴

Convent (Laredo I) (2011).....\$2,491,000
Juarez/Lincoln (Laredo II) (2011)4,001,000
Total Design.....\$6,492,000

Estimated Construction Cost (ECC)⁵\$55,518,000
Site Development Cost⁶\$7,217,000
Building Costs (includes inspection canopies) (\$149/gsf).....48,301,000

Management and Inspection (M&I).....\$6,168,000
Estimated Total Project Cost (ETPC)*.....\$68,178,000

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

Location/Port Details

The site is located in Laredo, TX at the existing ports (Laredo I and II). Both Laredo I and II are located in the heart of the city.

(Convent Street) Laredo I – Non-commercial traffic and pedestrians

(Juarez/Lincoln) Laredo II – Only non-commercial traffic and buses. No pedestrians.

(Columbia) Laredo III – Located about 20 miles north of the city of Laredo. Commercial and non-commercial traffic, and pedestrians.

(World Trade Bridge) Laredo IV – Also located outside of the city. Handles commercial traffic only.

Schedule

	Start	End
Design	FY2012	FY2013
Construction	FY2014	FY2016/2017

⁴ Design was funded by a Reimbursable Work Authorization (RWA) from DHS-Customs and Border Protection.

⁵ ECC is broken into two parts – Site Development Costs and Building Costs

⁶ Site development costs include grading, utilities, paving and demolition of existing facilities.

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Tenant Agencies

DHS-Customs and Border Protection, Outlease (Texas Alcoholic Beverage Commission),
HHS-Food and Drug Administration, USDA–Animal & Plant Health Inspection Service,
GSA-PBS, Federal Motor Carriers Safety Administration.

Justification

Convent (Laredo I) - The current facilities at the Convent LPOE are old and have not been upgraded in many years. The proposed project will provide a total interior renovation of the historic Main Building for program areas that are dramatically undersized, outdated, or currently not being housed at all, such as pedestrian processing and permit processing. The project will address code and life safety concerns and replace systems.

The top priority for this project is to make the process of moving pedestrians faster, and safer especially during extreme temperatures. Pedestrian traffic has increased substantially, with the trend expected to continue. Long-time use of this crossing has become even more important to the locals and visitors due to increased crime in Nuevo Laredo. Specifically, people are very reluctant to venture off a known route that provides a heightened sense of safety. Long pedestrian lines at peak times during the day and during the heaviest times throughout the year are also a concern. The pedestrian area does not meet handicap accessibility or life safety standards.

Juarez/Lincoln (Laredo II) - This project will improve the flow and processing of vehicle traffic through the LPOE while enhancing safety and efficiency of operations for both the inspection agencies and the traveling public. The new vehicle processing area will accommodate the increased bus traffic and enhance officer safety during inbound vehicle inspections. The current facility processes approximately 100 passenger buses each day (200 buses during holidays). The current facility was not designed to accommodate this level of bus traffic. Current port operations require POV traffic to funnel to one path between existing canopies creating backups and safety issues for staff and pedestrians, and the processing takes place in unconditioned exterior spaces. Extreme heat, which is common to this area, combined with long wait times creates uncomfortable and unsafe conditions for staff as well as travelers.

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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 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

None

Prior Committee Approvals

Laredo, TX Land Port of Entry Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	7/25/2012	\$74,947,000	Design, Construction

Alternatives Considered

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

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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

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special
Convent LPOE²								
DHS - Customs and Border Protection	50	50	11,367	0	23,876	35,243	80	4,525
GSA-PBS	0	0	0	331	331	331	0	125
Joint Use	0	0	1,446	0	922	2,368	0	0
Outlease	2	2	63	0	63	63	2	92
Sub Total:	52	52	12,876	0	25,129	38,005	82	4,742
Juarez-Lincoln LPOE³								
DHS - Customs and Border Protection	90	90	40,446	0	145,135	185,582	90	40,486
HHS - FDA	2	2	3,404	0	199	3,603	2	3,354
USDA - APHIS	3	3	4,061	0	1,743	5,804	3	4,061
GSA - PBS MCO	2	2	636	0	365	1,001	2	858
FMCSA	0	0	0	0	0	0	2	597
Outlease - TABC Booth	0	0	0	0	0	0	1	132
Joint Use	0	0	887	0	550	1,437	0	887
Sub Total:	97	97	49,434	0	147,992	197,427	100	50,375
Total	149	149	62,310	0	173,121	235,432	182	55,117

Special Space	USF
Laboratory/Clinic	5,272
Holding Cell	
Sallyport/Secure Storage	15,374
Restroom/Lockers	4,128
Fitness Center	829
Conference/Training	1,730
ADP	609
Food Service	1,993
Command Room and Booth &	
Secure Lookout	3,030
File Storage	740
Interview Rooms	642
Kennels	2,006
Mail Room	625
Mechanical/Telephone	229
Processing Area	9,132
Shop/Equipment Storage	599
Vault	66
Vestibule	374
Inspection Canopy	150,185
Total	197,563

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.

²Convent LPOE Proposed total square footage represents entire port (Current space minus Demolition of 19,869 USF of existing Canopy and Booth space plus New Construction).

³Juarez-Lincoln LPOE Proposed total square footage represents entire port (Current space minus Demolition of 77,526 USF of existing Headhouse and Canopy space plus New Construction).