

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

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

FY 2018 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 II 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 (NII) 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 requirements.

FY 2018 House & Senate Committee Approval Requested

(Phase II Construction) \$32,538,000¹

FY 2018 Appropriation Requested

(Phase II Construction and Management & Inspection) \$132,979,000²

¹The House and Senate Committees approved Estimated Construction Cost and Management & Inspection in Prospectus numbers PNY-BSC-AB12 and PNY-BSC-AB16. The approval requested in this FY18 prospectus reflects the balance of approval needed for the project.

²GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains the funding of infrastructure requirements known at the time of prospectus development. Additional funding by a reimbursable work authorization may be required to provide for as yet unidentified security technology elements to be implemented at this port.

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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, and providing safe and secure vehicle parking and well-defined truck queuing and maneuvering areas.

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 NII buildings, and employee and visitor parking areas.

Site Area

Government-Owned	5 acres
Additional Site Acquired in Phase I	10 acres ³

Building Area

Building (including canopies and structured parking).....	261,000 gsf
Building (excluding canopies and structured parking).....	116,000 gsf
Outside parking spaces	50
Inside parking spaces.....	5
Structured parking spaces	134

³ No additional site will be acquired as part of Phase II of the project.

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Project Budget

Site Acquisition

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

Total Site Acquisition\$2,965,000

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)\$ 93,246,000

Phase II126,139,000

Total ECC⁴\$219,385,000

Site Development Cost⁵\$49,192,000

Building Costs (includes inspection canopies) (\$652/GSF)\$170,193,000

Management and Inspection (M&I)

Phase I (FY 2016)\$ 8,854,000

Phase II6,840,000

Total M&I\$15,694,000

Estimated Total Project Cost (ETPC)*\$259,139,000

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

Location

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

⁴ ECC is broken into two parts – Site Development Costs and Building Costs.

⁵ Site development costs include grading, utilities, paving, and demolition of existing facilities.

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY 2008	FY 2010 ⁶
Construction		
Phase I	FY 2016	FY 2019
Phase II	FY 2018	FY 2022

Tenant Agencies

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

Justification

The existing facility 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 now inadequate for vehicle queuing. Given the limited capacity of the U.S.-bound bridges and roadways, the Thousand Island Bridge Authority 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 stationary loads associated with queued 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 has enough space to unload only a single truck and the office component is housed in mobile trailers.

⁶ Design refresh to be completed with project funds approved in Prospectus No. PNY-BSC-AB16.

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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*. 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 and Design
110-161	2008	\$11,676,000	Expanded Scope - Additional Site Acquisition and Design
114-113	2016	\$105,600,000*	Phase I
Appropriations to Date		\$ 126,160,000	

*Amount requested in FY16 was \$105,570,000; appropriated amount was \$30,000 more than request.

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/07/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
House T&I	7/21/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
Senate EPW	9/27/2006	\$11,676,000	Additional design = \$8,911,000; Additional site acquisition = \$2,765,000
House T&I	9/20/2006	\$11,676,000	Additional design = \$8,911,000; Additional site acquisition = \$2,765,000
Senate EPW	12/8/2011	\$173,565,000	Construction = \$160,990,000; M&I = \$12,575,000
House T&I	7/16/2014	\$105,570,000	Additional Design = \$3,500,000; Phase I ECC = \$93,216,000; Phase I M&I = \$8,854,000
Senate EPW	1/20/16	\$32,476,000	Additional Design = \$3,500,000; Phase I ECC = \$23,843,000; Phase I M&I = \$5,133,000
House T&I	3/2/16	\$100,471,000	Phase II ECC = \$91,617,000; Phase II M&I = \$8,854,000
House & Senate Committee Approvals to Date		\$226,601,000	

Alternatives Considered

GSA has jurisdiction, custody, and control over and maintains the existing facilities at this LPOE. No alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

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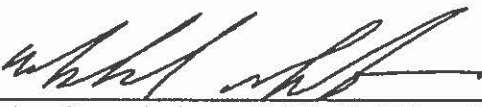
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Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Acting Administrator, General Services Administration