

**AMENDED PROSPECTUS – ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA**

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to resolve exterior envelope deficiencies and promote energy savings at the Pacific Highway U.S. Land Port of Entry (LPOE) located in Blaine, WA.

Project Background

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on March 2, 2016, and January 20, 2016, respectively, GSA’s Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$6,030,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Approval Requested

(Design, Construction and Management & Inspection).....\$6,030,000

FY 2018 Committee Appropriation Requested

(Design, Construction and Management & Inspection).....\$17,960,000

Major Work Items

Exterior construction; roof and electrical replacement; demolition; interior finishes and construction; and heating, ventilation and air conditioning (HVAC), fire protection and plumbing repairs

Project Budget

Design\$ 1,687,000
Estimated Construction Cost (ECC) 14,972,000
Management and Inspection (M&I) 1,301,000
Estimated Total Project Cost (ETPC)\$17,960,000

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

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<u>Schedule</u>	Start	End
Design and Construction	FY 2018	FY 2020

Building

The Pacific Highway LPOE, constructed in 1999, is the largest commercial LPOE in the State of Washington and processes inbound and outbound automobiles, buses, and commercial traffic from arterial roads that connect to Interstate 5. Pacific Highway LPOE houses several Federal agencies and operates 24 hours per day, 7 days per week.

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) of space, 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 of space, including canopies.

Tenant Agencies

Department of Homeland Security – Customs and Border Protection; Department of Agriculture – Animal and Plant Health Inspection Service; Department of the Interior – Fish and Wildlife Service; Department of Health and Human Services – Food and Drug Administration; and GSA

Proposed Project

The project will install a new exterior wall system and roof, 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, and improvements to the insulation. This work will impact multiple building systems that interface with the exterior walls. These systems include electrical, plumbing, interior finishes, fire protection, and HVAC. After the wall system is replaced, the HVAC system will be tested and rebalanced.

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Major Work Items

Exterior Construction	\$10,850,000
Roof Replacement	2,115,000
Demolition	958,000
Electrical Replacement	400,000
HVAC Repairs	319,000
Interior Finishes and Construction	285,000
Plumbing Repairs	24,000
Fire Protection Repairs	<u>21,000</u>
Total ECC	\$14,972,000

Justification

The existing exterior envelope in the Cargo and Auto-Bus buildings lacks a moisture barrier, which is enabling water to infiltrate and causing interior finish deterioration and mold growth. 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 buildings' poor thermal performance and occupant discomfort at the buildings' perimeter. New thermal insulation will be installed where existing systems are water damaged, missing, or required by building code. Thermal insulation also will be incorporated into the exterior envelope systems to improve energy performance. Replacement of the exterior walls will interface with and impact other building systems, including exterior lighting, electrical outlets (both interior and exterior), plumbing runs in exterior walls, fire sprinkler heads along exterior walls, and fire alarm speakers. The proposed work will require associated repairs to these systems. Interior finishes and construction work will address water-damaged areas and those areas disturbed in connection with the replacement of the building envelope. While these measures are not intended solely to improve tenant comfort, it is expected that tenant comfort will increase as a result of the improved material condition of the building and overall performance of the new building envelope.

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.

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Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	1/20/16	\$11,930,000	Design, Construction, M&I
House T&I	3/2/16	\$11,930,000	Design, Construction, M&I

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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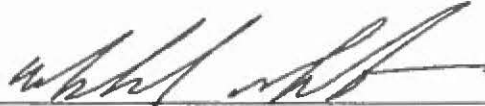
Certification of Need

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

May 17, 2017

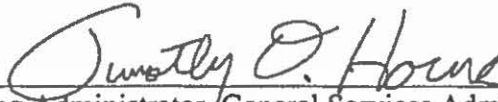
Submitted at Washington, DC, on _____

Recommended: _____



Acting Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration