General Services Administration and U.S. Customs and Border Protection Programs

Moderator:
• Col. Kurt Ubbelohde, F.SAME, USA (Ret.), Leo A Daly

Speakers:
• Natalie Huber, P.E., PMP, Chief Engineer, Office of Design and Construction, Public Buildings Service, General Services Administration
• Mike Germinario, P.E., CCM, Director of Facilities Planning and Budget, U.S. Customs and Border Protection
FY 16 / 17
DESIGN
AND
CONSTRUCTION
AT GSA

NATALIE HUBER, PE, PMP
GSA CHIEF ENGINEER

U.S. GENERAL SERVICES ADMINISTRATION
AGENDA

- GSA MISSION
- PBS INVENTORY
- PORTFOLIO FEATURES
  - US COURTHOUSES
  - LAND PORTS OF ENTRY
  - TOTAL WORKPLACE SOLUTIONS
- FACILITY STANDARDS, P100
- DESIGN AND SUSTAINABILITY PROGRAMS
- FY16 D&C PROGRAM
- FY17 D&C PROGRAM
OUR MISSION

The U.S. General Services Administration leverages the buying power of the federal government to acquire best value for taxpayers and our federal customers. We exercise responsible asset management. We deliver superior workplaces, quality acquisition services, and expert business solutions. We develop innovative and effective management policies.
PBS BUILDING INVENTORY

- Largest civilian landlord in the U.S. Government
- Over 1.1 million Federal employees housed in PBS space

PBS Inventory
1,500+ owned properties: 183 million sq.ft.
7,400+ leased properties: 194 million sq.ft.
377 million sq.ft.
US COURTHOUSES

• Unique Requirements (US Courts Design Guide)
  – Aesthetics
  – Security
  – Adjacency and Circulation
  – Barrier-Free Access
  – Mechanical/.Electrical Systems
  – Automation
  – Acoustics
  – Interior Finishes

• Administrative Office of the US Courts and GSA Collaboration
US LANDPORTS OF ENTRY (LPOE)

- 168 Land Ports of Entry
- 1,952 miles of border with Mexico, 47 ports
- 5,525 miles of border with Canada, 121 ports

Design and Construction
- Geographic limitations
- Short construction season (northern border)
- Evolving security programs
- Securing the border without impeding commerce and trade
- Diverse stakeholders

CBP and GSA Collaboration
- Strategic Planning
- Liaisons
TOTAL WORKPLACE SOLUTIONS

• Cost savings
  – Reduce the Footprint
  – Energy Savings

• Sustainability
  – Sustainable Materials
  – Daylighting Strategies
  – Water Conservation
  – Green Standards

• Productivity

• Technology
  – Cloud computing
  – Telework
  – Hoteling
FACILITIES STANDARDS: P100

• Establishes design standards and criteria for new buildings, repair and alterations, modernizations, and work in historic structures

• Both performance based and prescriptive requirements

• Performance criteria
  – Four levels of performance: Base + three tiers

• Means to verify performance
  – Measuring and verifying
  – Commissioning

• LEED Gold Certification
DESIGN EXCELLENCE

• GSA’s advocacy of quality in the federal built environment
• Establishes nationwide policies and procedures for selecting the finest and most appropriate architects and integrated design teams
• Rigorous assessment process
• National peers advise procurement and critique concept designs under development
GUIDING PRINCIPLES FOR HIGH PERFORMANCE & SUSTAINABLE BUILDINGS

- Energy Efficiency 30% better than ASHRAE 90.1
- Energy Star Benchmarking
- Indoor water efficiency of 20%
- Outdoor water efficiency of 50%
- Ventilation and comfort to meet ASHRAE 55 and 62.1
1999 Adopted LEED with requirement all new construction be LEED certifiable.

Owned new construction and major renovation must achieve a certified LEED rating.

The 2010 plan call raises this requirement to a GOLD LEED rating.

All build to suit leases must achieve a SILVER LEED rating.
With the use of BIM (req. since 2006), GSA seeks to strengthen the reliability, consistency, and usability of predicted energy use and energy cost results. Benefits include: more complete and accurate energy estimates earlier in the design process, improved life-cycle costing analysis, increased opportunities for measurement and verification during building occupation, and improved processes for gathering lessons learned in high performance buildings.
GSA is using BIM in the design and fabrication of the courthouse, for example, to test for clash detection of building elements. Also, GSA is exploring the possibility of using BIM to fabricate the structural steel and ductwork, and for the production of 3D shop drawings.
## 2016 Program – Construction, Repairs and Alterations

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington DC St. Elizabeths DHS Consolidation</td>
<td>$341M</td>
</tr>
<tr>
<td>Alexandria Bay, NY Land Port of Entry</td>
<td>$105.6M</td>
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<tr>
<td>Columbus, NM Land Port of Entry</td>
<td>$85.6M</td>
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<tr>
<td>Federal Judiciary Courthouse Projects</td>
<td>$947.7M</td>
</tr>
<tr>
<td>FBI HQ CM Services</td>
<td>$75M</td>
</tr>
<tr>
<td>Major Repairs and Alterations</td>
<td>$310.3M</td>
</tr>
<tr>
<td>Basic Repairs and Alterations</td>
<td>$300M</td>
</tr>
<tr>
<td>Fire and Life Safety Program</td>
<td>$20M</td>
</tr>
<tr>
<td>Judiciary Capital Security Program</td>
<td>$10M</td>
</tr>
<tr>
<td>Energy and Water Retrofit and Conservation Measures</td>
<td>$10M</td>
</tr>
<tr>
<td>Consolidation Activities</td>
<td>$75M</td>
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</tbody>
</table>

**TOTAL REPAIRS AND ALTERATIONS** $735.3M
2017 Program – pending approval – Repairs and Alterations

Alteration. Modernization Program
Consolidation Activities Program $75M
Energy and Water Retrofit and Conservation Measures $10M
Fire Protection and Life Safety Program $20M
Judiciary Capital Security Program $26.7M

Indianapolis, IN: Minton-Capehart Federal Building $10.7M
New Orleans, LA: F. Edward Hebert Federal Building $66M
Boston, MA: John F. Kennedy Federal Building $40M
Detroit, MI: 985 Michigan Avenue $89M
Detroit, MI: Patrick V. McNamara Federal Building Garage $10.7M
Kansas City, MO: 2306/2312 Bannister Road Federal Building $66.5M
Cleveland, OH: Carl B. Stokes US Courthouse $15.5M
Portland, OR: 911 Federal Building $22.5M
Philadelphia, PA: William J. Green Federal Building $52.3M
Austin, TX Austin Finance Center $22.7M
Design
Queens, NY – Joseph P. Addabbo Federal Building
  Design: $8.5M

Construction
Calexico, CA: Calexico West US Land Port of Entry Phase II
  Phase II Construction and M&I: $248M
Wash DC: DHS Consolidation at St. Elizabeths
  Historic Preservation: $1M
  Design (Phase 2b FEMA & 3 ICE): $12.7M
  M&I (Phase 2a DHS HQ Elements & 2b FEMA): $22M
  ECC (Phase 2a DHS HQ Elements & 2b FEMA): $230M

Southeast Federal Center Remediation
  Mitigation and Oversight: $7M

NCR: FBI Headquarters Consolidation
  New Federally Owned Facility Design, Construction, M&I: $759M

Pembina, ND: Animal and Plant Health Inspection Service (APHIS) Building
  Wetland Mitigation, Design, ECC and M&I: $5.7M

Boyers, PA: Federal Office Building
  FY 17: Site Acquisition, Design, Management and Inspection - $31M

Austin, TX: IRS Annex Building Purchase
  Building and Site Acquisition $12.7M
QUESTIONS
CBP Office of Administration
Facilities Management and Engineering
Delivering Services in a Constrained Environment
Mike Germinario, P.E., CCM
Agenda

- CBP Facilities Operating Model and Organizational Structure
- CBP Facilities Portfolio
- FY 2016 Facilities Program Summary
- FY 2017 Facilities Program Summary
- Challenges Facing CBP Facilities
- Delivering in a Constrained Environment
Through Program Management Offices and Cross-Organizational Support offices, FM&E manages CBP’s real property assets through the complete lifecycle.

Enterprise Management provides lifecycle technical support to the entire program.
CBP Facilities Portfolio Overview

Current Inventory

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>Square Footage</th>
<th>% of Portfolio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBP-owned</td>
<td>6,331,930</td>
<td>24%</td>
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<tr>
<td>GSA Federal Lease</td>
<td>7,066,429</td>
<td>27%</td>
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<tr>
<td>GSA Commercial Lease</td>
<td>6,947,147</td>
<td>27%</td>
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<tr>
<td>Free Space</td>
<td>3,972,397</td>
<td>15%</td>
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<td>Inter-Agency Agreement</td>
<td>399,326</td>
<td>2%</td>
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<tr>
<td>Direct Lease/Direct Lease Operated</td>
<td>1,257,059</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>25,974,288</strong></td>
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CBP’s Current Facilities Portfolio consists of:

- Over 4,300 buildings & structures
- About 4,600 acres of land in the United States
- Portfolio Plant Replacement Value over $2 billion
- Located in remote and extreme environments
- Land-locked areas
- 24/7 operations with no downtime
- Post-9/11 mission with significant security and modernizing requirements
- Integration with domestic and bi-national transportation infrastructure
- Special-purpose uses requiring unique design standards
US Border Patrol Facilities

**Portfolio consists of:**
- 136 Border Patrol Stations
- 158 Permanent and Tactical Checkpoints
- 20 Sector Headquarters
- 15 Forward Operating Bases

**Infrastructure supports around-the-clock missions including:**
- Staging and deployment of agents
- Search-and-rescue teams
- Detention and processing
- Canine and equestrian operations
- Intelligence gathering and analysis
- Vehicle fleet maintenance and Storage

25% of CBP’s total square footage
Office of Field Operations Facilities

51% of CBP’s total square footage

Portfolio consists of:
- 328 Ports of Entry
  - Air, Land & Sea
- Pre-Clearance Locations
- Field and Port Offices

Special Use Space and Assets at Facilities include:
- Firing Ranges
- NII Technology Infrastructure
- Vaults
- Kennels
- Canopies
- Inspection Gantries
- Modular Inspect Units
Air and Marine Operations Facilities

7% of CBP’s total square footage

- 14 Air Branches
- 30 Marine Units
- 17 Air Units
- 5 National Air Security Operation Centers
- 3 Domain Awareness Centers
- 3 Training Centers
- 4 Operations Support Centers
Mission Support Facilities

17% of CBP’s total square footage

- MS Facilities Portfolio includes:
  - 332 Housing Units
  - 8 CBP Laboratories
  - National Capital Region Facilities
  - Canine Training Facilities
  - Advanced Training Center
  - National Targeting Center
  - Nationwide Administrative Space
Tactical Infrastructure Overview

- **Border Patrol Tactical Infrastructure**
  - Plant Replacement Value of $2.1 billion
  - 653 miles of pedestrian and vehicle fence
  - 327 Remote Video Surveillance System (RVSS) Towers
  - Consists of towers, roads, and fencing (both pedestrian and vehicle fencing), bridges, drainage structures, lighting systems, vegetation and debris removal

**FY 2016 and FY 2017 Funding Resources**

CBP is primarily focused on the maintenance and repair of already deployed assets through Comprehensive Tactical Infrastructure Maintenance and Repair (CTIMR) contracts.
- Funded and requested at roughly $50 million in FY 2016 and FY 2017

In FY 2016, CBP will execute $44.7 million to remove and replace seven miles of current, insufficient fence in Naco
FY 2016 Facilities Program

CBP received $975 million in the FY 2016 enacted budget

- 87% for facility-related expenses including rent and O&M contracts
- 7% for leased facility refreshes and the over $200M deferred maintenance backlog
- 6% for capital investments:
  - Land Port of Entry Furniture, Fixtures and Equipment supporting the Federal Buildings Fund
  - Completion of the expansion of the Air and Marine Operations Center in Riverside, CA
  - Construction of the Falfurrias, TX Checkpoint
  - Potential consolidation project in Swanton, ME
CBP requested $937 million for facilities in FY 2017

- 95% for facility-related expenses including rent and O&M contracts
- Less than 2% for leased facility refreshes and the over $200M deferred maintenance backlog
- 4% for capital investments in the PC&I appropriation:
  - *Land Port of Entry Furniture, Fixtures and Equipment supporting the Federal Buildings Fund*
  - *Partial funding for the construction of the new Brown Field Border Patrol Station in San Diego, CA. Additional funds will be required for construction to begin*
Challenges facing CBP facilities

- Deteriorating conditions and growing backlog
- Significant LPOE FF&E and Rent Expenses
- Must identify capital funding for relocation due to expiring leases
  - Office of Information and Technology Consolidation in the National Capital Region
- Operationally obsolete Border Patrol Stations
  - Over 50 are also in holdover lease status
- Reducing CBP’s administrative space in compliance with OMB’s “Reduce the Footprint” mandate
  - Embracing mobile work space designs
Delivering in a Constrained Environment

To ensure that the ‘lights stay on’ at facilities, CBP is utilizing cost reducing and innovative efforts:

- Regional Maintenance Contracts and Facility Condition Assessments
- DHS Field Efficiency Reviews
- Strategic Resource Assessments and Regional Master Plans
- Rent Requirements Control Board
- Public Private Partnerships and Donation Acceptance Program
- TRIRIGA Integrated Work Management System