



U.S. General Services Administration

GSA Public Building Services

Region 9 Pacific Rim

GSA Public Buildings Service

02/20/24

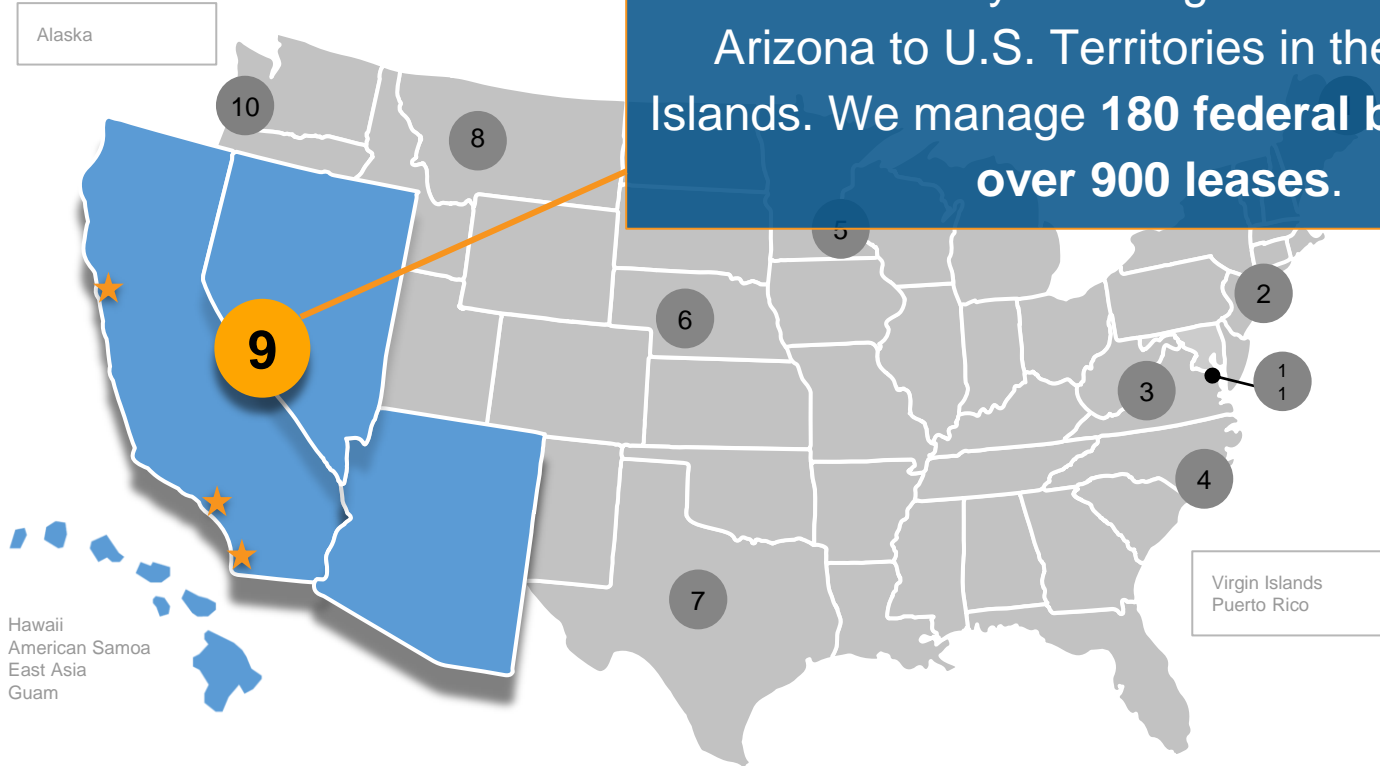


To deliver the best customer experience and value in real estate, acquisition, and technology services to the government and the American people.”

**GSA is the Real estate developer for
Civilian Federal Agencies**

Region 9

The **Pacific Rim Region** covers a vast and diverse territory reaching from Window Rock, Arizona to U.S. Territories in the Marianas Islands. We manage **180 federal buildings** and **over 900 leases**.



Design and Construction Expertise

Courts



Land Ports of Entry



Federal Office Buildings



Design & Construction Programs



Technical Services



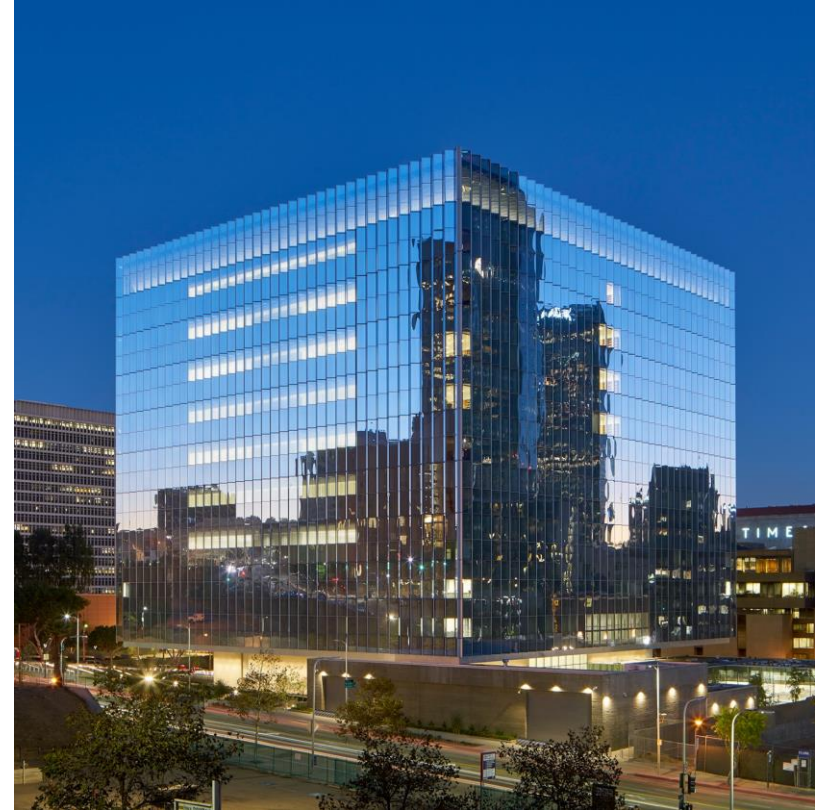
Workplace and Special Projects



Los Angeles Courthouse

Los Angeles Courthouse 350 W. 1st Street, Los Angeles

- New Construction
- \$350 Million
- August 2016 Design Build Clark and SOM
- Awards
 - 2022 - Artwork Honor Award for Yosemite Falls awarded by GSA Design Awards
 - 2022 - Architecture Excellence Award by GSA Design Awards
 - 2018 - COTE Top Ten recognized by the AIA Committee on the Environment
 - 2016 - Design Award, On the Boards awarded by GSA Design Awards



Los Angeles Federal Courthouse

Otay Mesa Land Port of Entry

Otay Mesa Land Port of Entry
9777 Via de la Amistad, San Diego



- In 2023, the port saw annual traffic:
 - Over 2.8 M pedestrians,
 - Over 1.0 M trucks
 - Over 5.7 M automobiles/POVs
- New Construction at Existing Facility
- \$150 Million Design Build Clark/Jones Studio
- Completed in January 2024
- Project Scope
 - Construction new commercial and automobile exit booths; new hazardous material facilities
 - New 34,000 SF Commercial Annex and FMCSA bus inspection facility
 - New Pedestrian Bridge with expanded pedestrian processing lanes (from 6 to 12 lanes)

BIL & IRA projects

Bipartisan Infrastructure Law (BIL)

GSA received \$3.4B to modernize and improve our Land Ports of Entry. Over \$700 M has been allocated to Region 9. Including 4 new LPOE



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Inflation Reduction Act (IRA)

GSA received \$3.3B to reduce operational greenhouse gas emissions and achieve 100% carbon pollution free electricity by 2030. Approximately \$366M has been allocated to Region 9.



99

Inflation Reduction Act (IRA) Background

The Inflation Reduction Act (IRA) of 2022 was signed on August 16, 2022 and makes the **single largest investment in climate and energy in American history**.



Enabling America to tackle the **climate crisis**



Advancing **environmental justice**



Securing America's position as a **world leader in domestic clean energy and technology** manufacturing



Putting the United States on a pathway to achieving the Administration's climate goals, including a net-zero operational emissions federal building portfolio by 2045, and **net zero emissions procurement** by 2050.

Summary of GSA IRA Programs

Total GSA IRA Funding - \$3,375,000,000

\$2.15 billion

for **low-embodied carbon** materials in construction and renovation projects.

Funding available through 9/30/26



\$975 million

for **emerging and sustainable technologies.**

Funding available through 9/30/26



\$250 million

for measures to convert GSA facilities into **High-Performance Green Buildings**

Funding available through 9/30/31



GSA's

[Low-embodied carbon projects public webpage](#)

Summary of Region 9 IRA



Low Embodied Carbon (LEC)

- What's Covered?
 - Asphalt, Concrete, Glass, Steel
- \$321 million



Emerging and Sustainable Technologies (E&ST)

- What's Covered?
 - PVs, Battery Energy Storage, Electrical Vehicle Supply Equipment
 - Smart Sensors, ASHRAE 36, Advanced Meters
- \$40 million



High Performance Green Buildings (HPGB)

- What's Covered?
 - A combination of the above two categories to ensure existing Federal Buildings meet Green Building requirements
- \$6 million

Region 9 IRA Program

Bldg Name	City	Fund Type	Proposed Scope
Prince Jonah Kuhio Kalaniana'ole Federal Building and Courthouse	Honolulu, HI	LEC	Courtyard Concrete Replacement
Prince Jonah Kuhio Kalaniana'ole Federal Building and Courthouse	Honolulu, HI	LEC	Vehicle Ramp Modification
Sandra Day O'Connor Federal Building and Courthouse	Phoenix, AZ	LEC	Skylight Glazing Replacement
Otay Mesa Land Port of Entry	San Diego, CA	LEC	Walkway Replacement
Calexico West Land Port of Entry - Historic Customs House	Calexico, CA	LEC	Parking Lot Replacement
Calexico East Land Port of Entry - Import/Commercial Bldg	Calexico, CA	LEC	Retention Pond Asphalt
Andrade Land Port of Entry - Main Building	Winterhaven, CA	LEC	Asphalt Replacement
Evo A. DeConcini Federal Courthouse	Tucson, AZ	LEC	20k SF Asphalt Replacement
Dennis DeConcini Land Port of Entry - Customs Building	Nogales, AZ	LEC	Drainage Correction/ Concrete Replacement
Border Patrol Sector Headquarters	Tucson, AZ	LEC	Asphalt Replacement
Federal Building - 801 I Street	Sacramento, CA	LEC	Concrete Replacement (parking lot)
Leo J. Ryan Federal Records Center	San Bruno, CA	LEC	Replacement pavement, stairs, ADA ramp
U.S. Appraisers Building	San Francisco, CA	LEC	Curtain Wall Replacement
Sasabe Land Port of Entry	Sasabe, AZ	E&ST	PV
Lukeville Land Port of Entry	Lukeville, AZ	E&ST	PV
San Luis Land Port of Entry	San Luis, AZ	LEC	Concrete , steel , asphalt, glass
San Luis Land Port of Entry	San Luis, AZ	E&ST	PVs, Battery Storage
San Luis Land Port of Entry	San Luis, AZ	HPGB	Switchgear
Calexico West LPOE	Calexico, CA	LEC	Concrete , steel , asphalt, glass
Calexico West LPOE	Calexico, CA	E&ST	PV, Electrical Vehicle Supply Equip
New Douglas Commercial LPOE	Douglas, AZ	LEC	Concrete , steel , asphalt, glass
New Douglas Commercial LPOE	Douglas, AZ	E&ST	PV, Electrical Vehicle Supply Equip
Raul Hector Castro Land Port of Entry	Douglas, AZ	LEC	Concrete , steel , asphalt, glass
Raul Hector Castro Land Port of Entry	Douglas, AZ	E&ST	PV, Electrical Vehicle Supply Equip
Multiple Bldgs (84) across Region 9	Multi	E&ST	Smart Sensors, Adv Meters, ASHRAE36

Appraisers Building

**630 Sansome Street,
San Francisco, CA 94111**

- Historic building
- LEC Curtain Wall Historic Reconstruction
- Current Phase: Planning
- Preliminary Budget: approx \$10M+
- Estimated design award: 9/2024
- Estimated construction award: 3/2026
- Project Scope
 - Replace leaking curtain wall original to building
 - Reconstruction of the curtain wall will be required to match the profile of the original, historic wall



Curtain Wall at Appraisers Building on Sansome Street

Sandra Day O'Connor Courthouse

401 W Washington St,
Phoenix, AZ 85003



Sandra Day O'Connor Courthouse Skylight

- Renovation of Existing Skylight
- Current Project Phase: Planning
- Preliminary Budget: approx \$10M+
- Estimated design award: 9/2024
- Estimated construction award: 1/2026
- Project Scope
 - Remove 1,728 panes of glass, gaskets, and sealants in a skylight that is currently currently delaminating and experiencing gasket failures
 - Replace with skylight glass panes made of LEC panes
 - Installation of supporting infrastructure (i.e. gaskets and sealants) using LEC materials were available

Bipartisan Infrastructure Law (BIL)

The BIL will provide funds to **modernize and improve Land Ports of Entry (LPOE)** at our northern and southern borders. GSA will fund land port construction projects including major modernizations, paving replacements, lease purchases, and Federal Motor Carrier Safety Administration locations.

Projects in Region 9	Location	Estimated Completion
Calexico West Land Port of Entry: Construction of Pedestrian Processing	Calexico, CA	2028
PortDouglas Land Port of Entry: New Construction - Commercial	Douglas, AZ	2031
Raul Hector Castro Land Port of Entry: Expansion and Modernization	Douglas, AZ	2031
San Luis Land Port of Entry: Expansion and Modernization (replacement)	San Luis, AZ	2028



San Luis LPOE

Calexico Land Port of Entry

200 East First Street, Calexico, CA

- Renovation of Existing Facility
- Multiple Phase Project
 - **Calexico 2A**
 - Expansion of the POV lanes and construction of a new Administration Building & Employee Parking Lot
 - \$204M
 - Substantial Completion: 2/29/2024
 - **Calexico 2B (BIL/IRA)**
 - Demo & Construction of a new Pedestrian Processing Facility (approx. 35K SF) and construction of a pedestrian tunnel from the Pedestrian to Administration Building
 - Key Milestones: **on the market**
 - Request for proposals released on sam.gov: **1/11/2024**
 - Budget: \$120M - \$200M
 - DB Proposals due: 3/21/2024
 - Estimated completion date: 2028



New administration building completed as part of Calexico 2A Construction

Douglas Land Port of Entry

1st St & Pan American Avenue,
Douglas, AZ 85607



Future Site of new Douglas Commercial Land Port of Entry

- New Construction
- Budget: \$170M - \$220M
- Key Milestones: **On the Market**
 - Design-Build: Request for Proposals released on sam.gov: **1/19/2024**
 - Proposals due: 3/8/24
- Project Scope New Commercial Port
 - 5 miles west of Douglas and the existing Raul Hector Castro LPOE.
 - City of Douglas to donate 80 acre site with new road and utilities.
 - ADOT constructing James Ranch road connector

Solicitations Available on SAM.gov

Find active contract opportunities and submit solicitations at [SAM.gov](https://sam.gov)

Requirements

- [Register your business and obtain a unique entity identifier at SAM.gov](#)
- Environmental Product Declarations (EPDs) are **required** for IRA projects
 - Not required to submit a solicitation, but EPDs will be required before contract award

You can learn more about GSA's solicitation process by visiting gsa.gov/sell-to-government



Where to Submit a Solicitation - Small Business Resources

The federal government devotes resources specifically to **working with small businesses** to assist in the finding federal contract opportunities.

- [Certify your small business with the Small Business Administration at SBA.gov](#)
- Office of Small and Disadvantaged Business Utilization (OSDBU)
 - Advocates for small, small-disadvantaged, veteran, HUBZone, and women business owners within GSA
 - Promotes increased access to GSA's nationwide procurement opportunities
 - Region 9 Point of Contact: Anthony Caruso, anthony.caruso@gsa.gov

You can find more resources for small businesses by visiting gsa.gov/small-business

Resources for Environmental Product Declarations (EPDs)*

- [Climate Earth](#) is one popular tool for generating concrete EPDs. With Climate Earth, it costs about \$7,000 and takes about four months to generate initial EPDs.
 - [Theta EPD for Concrete and Cement](#) is another new platform for efficiently construction material EPDs.
- Asphalt: [Emerald Eco-Label EPD Tool](#)
- EPDs get easier, quicker, and less expensive after the first one.
 - Automated links to your existing data help.
- This general “[How to get an EPD](#)” overview gives more detail, including on EPD Program Operators.

***GSA does not endorse these or any other third-party resources.**

