



# Columbus Land Port of Entry

Border Infrastructure Planning and Future Capital Projects

**WILSON**  
& COMPANY



**NEW MEXICO**  
BORDER AUTHORITY



LUNA County Government  
New Mexico



# NMSPE 2016 Annual Meeting

- Mario Juarez-Infante, PE  
Vice President  
**Wilson & Company**
- William Mattiace  
Executive Director  
**NM Border Authority**

# Project History



1989 - The original LPOE was completed



# Project History

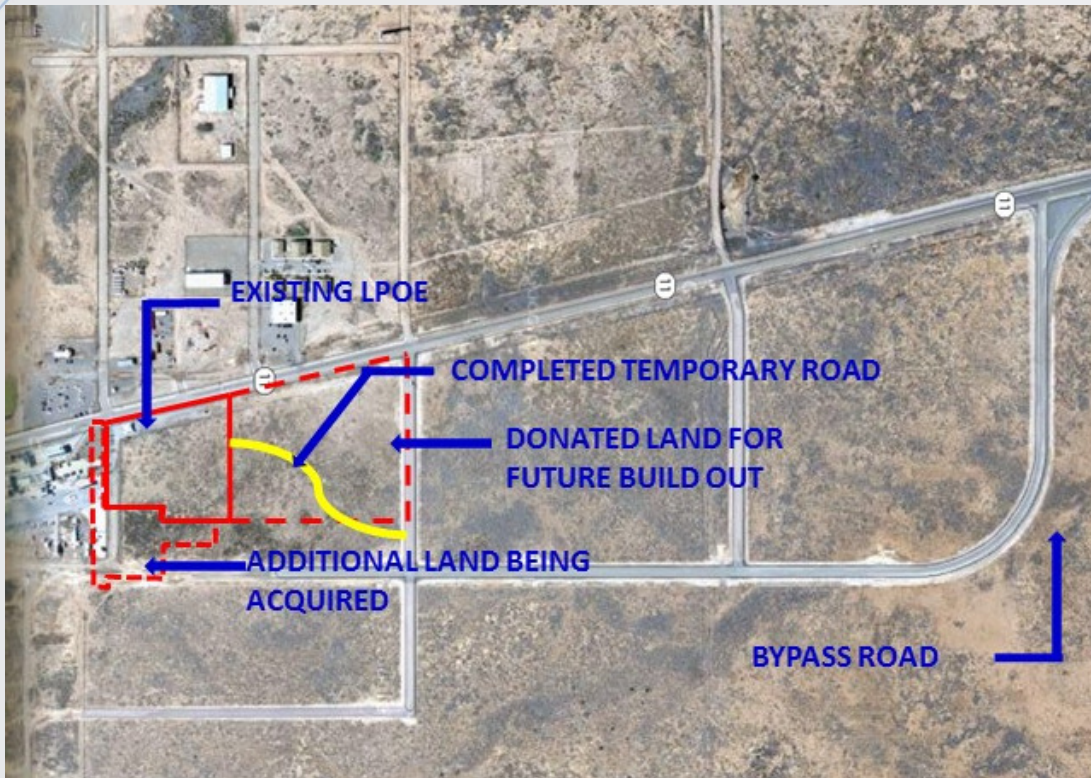
- 1989 – The original LPOE was completed
- 1994 – The port experienced growth in truck traffic and drainage issues
- 2001 – The Federal Government approved funds for construction of new truck bypass road and for acquisition of property necessary for construction of road and associated LPOE facilities.
- 2002 - Environmental Assessment (EA) for the proposed truck bypass road
- 2003
  - CBP requested project expansion
  - Feasibility Study was completed
- 2005 - U.S. & Mexico agree on crossing points
- 2007 - Program Development Study (PDS) was completed
  - Baker Drainage Improvements Report
  - Richter Architects Awarded Design



# Project History

- 2008 - Program Development Study updated
- 2009 - Environmental Assessment (EA) update for the proposed truck bypass road
  - Master Drainage Report-Phase 1
- 2010- Master Drainage Report- Phase 2
  - Land is donated for LPOE expansion and/or truck bypass road
- 2011
  - Truck bypass road completed
  - Temporary road extension from existing LPOE to truck bypass completed
  - LPOE Design project put on hold
- 2014 - LPOE Design funds approved
- 2016- LPOE Construction funds approved

# Site Expansion



The current LPOE site includes 4.5 acres. An additional 1.1 acres west of NM 11 is being used as a storm retention pond and public parking. A bypass road for commercial trucks has been constructed to the east of port by Luna County/GSA. A private land owner has donated approximately 10.22 acres for the expansion of the port. GSA is working on acquiring 3.4 additional acres to the southeast and 6 acres at the NM HWY 11 ROW. This brings the total LPOE site to 24.1 acres (not including the 1.1 acres west of NM11).



# Planning & Design Team

## Contractor Team:

- Richter Architects – A/E- Awarded 6/16/2014
- Studio Collaboration- CMA Awarded 9/30/2014

## Tenants:

- DHS – Customs and Border Protection (CBP)
- DHS-Immigration and Customs Enforcement (ICE)
- Food and Drug Administration (FDA)
- US Department of Agriculture (USDA) APHIS, PPQ
- DOT-Federal Motor Carriers Safety Administration (FMCSA)
- General Services Administration (GSA)



# Project Scope and Goals

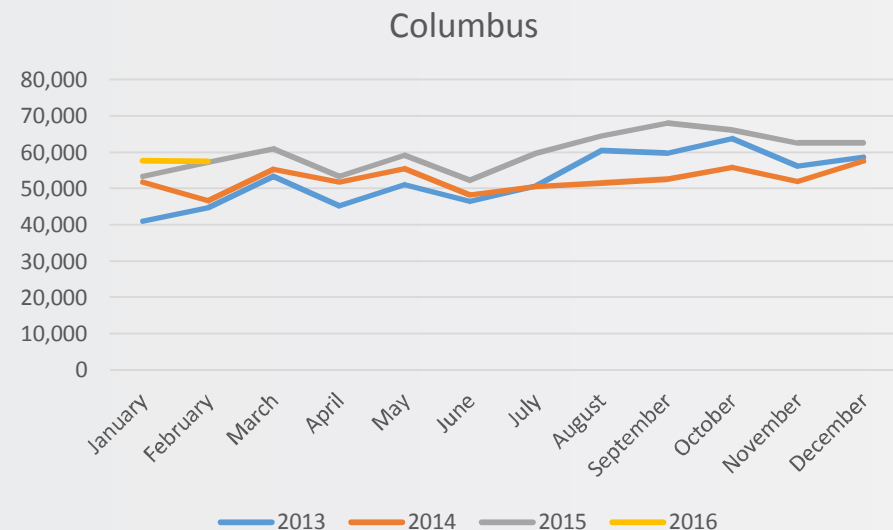
## Project Scope Statement

This project will provide the design and construction of a new LPOE. The new facilities will include an administration building, primary and secondary non-commercial canopies, a secondary inspection canopy and headhouse, import/export commercial facilities including docks, kennel, narcotics vault, parking for staff and public, which will support a new LPOE in Columbus, NM. Project also includes demolition of the existing Columbus LPOE after tenant move-in.

- 3 POV Lanes ( Currently 2 Lanes)
- 2 Pedestrian Lanes (Currently 1 Lane)
- 14 Commercial Dock Space (Currently 6)

## Project Goals

- Increase capacity of inspection
- Improve traffic circulation
- Provide adequate building space
- Increase staff and visitor parking
- Improve site drainage
- Energy efficient





# Project Budget

## Project Budget

- FY03 Bypass Road Balance \$529,453 (remaining land acquisition)
- FY07/09 Balance \$1.8M (currently being used for A/E & CMA)
- FY 14 Reprogramming \$7.4M (Design Only) Sept. 2014
- FY16 \$85M Construction funds in Presidents Budget.

## Acquisition Strategy

- Design Only - The Design Contract will be awarded as a Design-Bid-Build delivery



# Milestone Schedule

Milestone	Date
1. Customer Request	Feb. 20, 2003(A)
2. Funds In Place (Design only)	June 20, 2014(A)
3. Requirements	April 18, 2008 (A)
4. Draft OA or RWA Signed	Sept. 30, 2010 (A)
5. Acquisition Plan Finalized (Design)	Feb. 26, 2014 (A)
6. Design RFP Issued	April 3, 2014 (A)
7. Design Award	June 16, 2014 (A)
8. Design Complete	July 2016
9. RFP Issued Construction	Aug. 2016
10. Prime Contract Award	Nov. 2016
11. Signed OA	Aug. 2016
12. Construction Notice To Proceed	Jan. 2017
13. Pre-Occupancy Tenant Access	Jan. 2019
14. Substantial Completion	Feb. 2019
15. Rent Start	Mar. 2019
16. Occupancy	Mar. 2019





View from pedestrian walkway



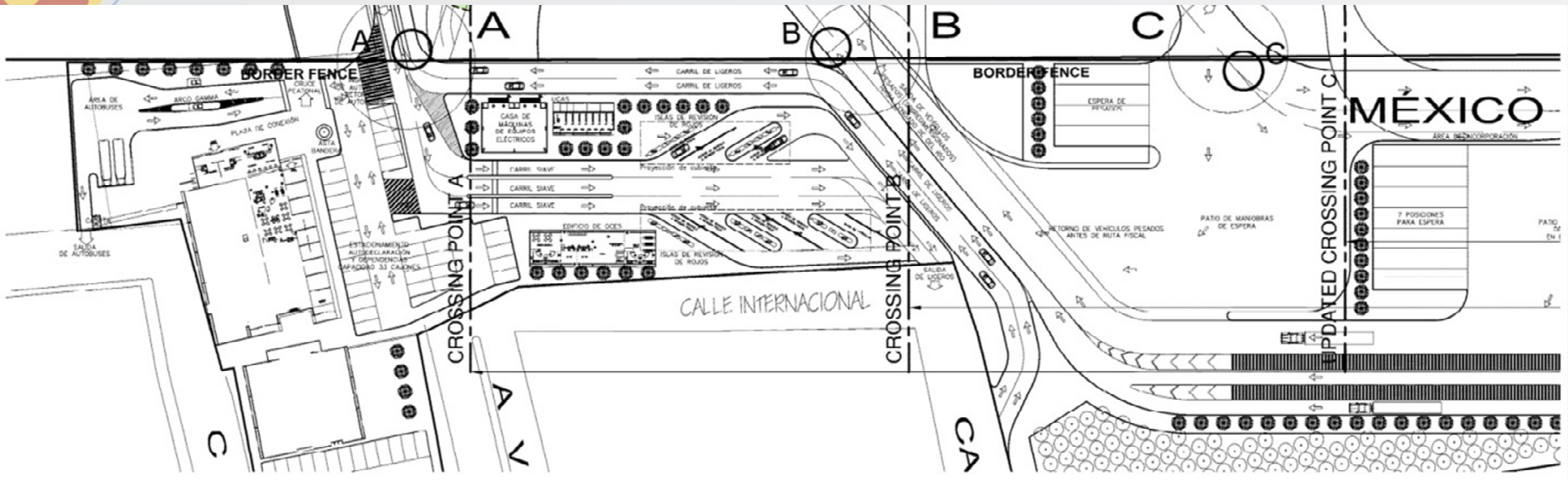
View from POV primary inspection looking east toward main building



View of main building south side looking north



View from commercial dock from east looking west



Mexico's Final Crossing Points November 10, 2015

# Leveraging an Opportunity



- 
- Subdivision for Private Investment**
- Industry Recruitment**
- NMBA/Village of Columbus Cooperation**
- GSA Cooperative Agreement for Water Capacity**
- Water/Wastewater Preliminary Engineering Report**
- Tax Incremental Development District**
- Economic, Landuse & Infrastructure Plan**
- Land Port of Entry Expansion**

# Economic, Landuse & Infrastructure Plan

- Land Use Recommendations:

## Annexation



## Agriculture



## Industrial



## Commercial



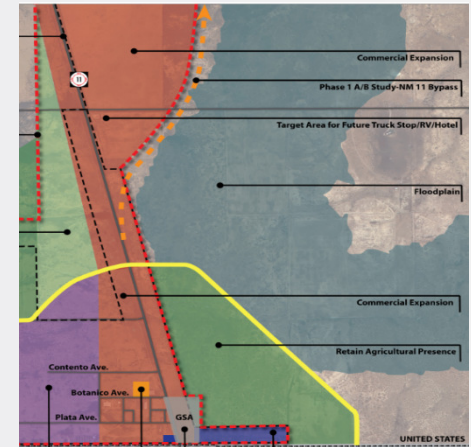
## Institutional



## Residential



## Park/Open Space



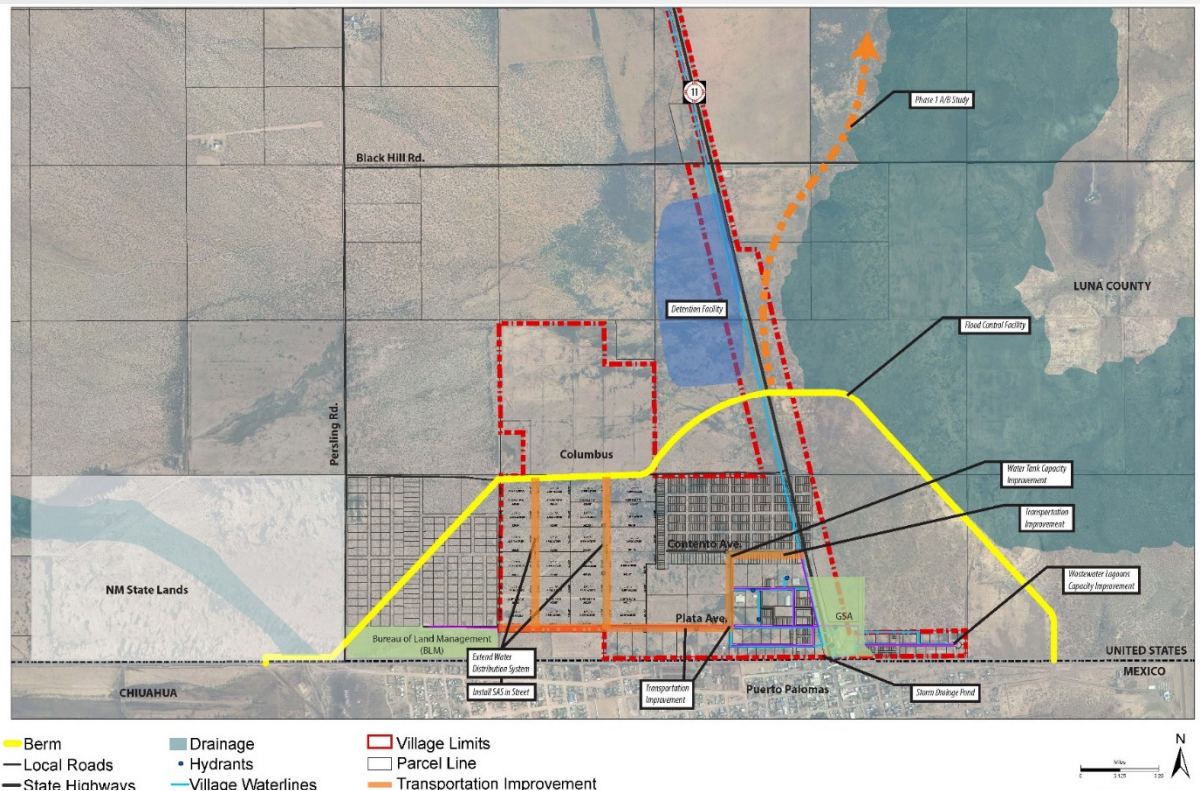
# Tax Increment Development District

- Tax Increment Development Districts (TIDD) are mechanisms to support economic development and job creation by providing gross receipts tax financing and property tax financing for public infrastructure ([Section 5-15-2 NMSA 1978](#)).
- Village of Columbus Approved Engagement Agreements with GK Baum (Finance) and Modrall Sperling Roehl Harris & Sisk PA (Legal Counsel) on June 1, 2016.
- Establish TIDD by January 1, 2017.
- Generate GRT Revenues for key Capital Infrastructure that promotes economic development.



# Water & Wastewater Preliminary Engineering Report

- Preliminary Engineering Report, July 2016
- Final Design Water/Wastewater, December 2016





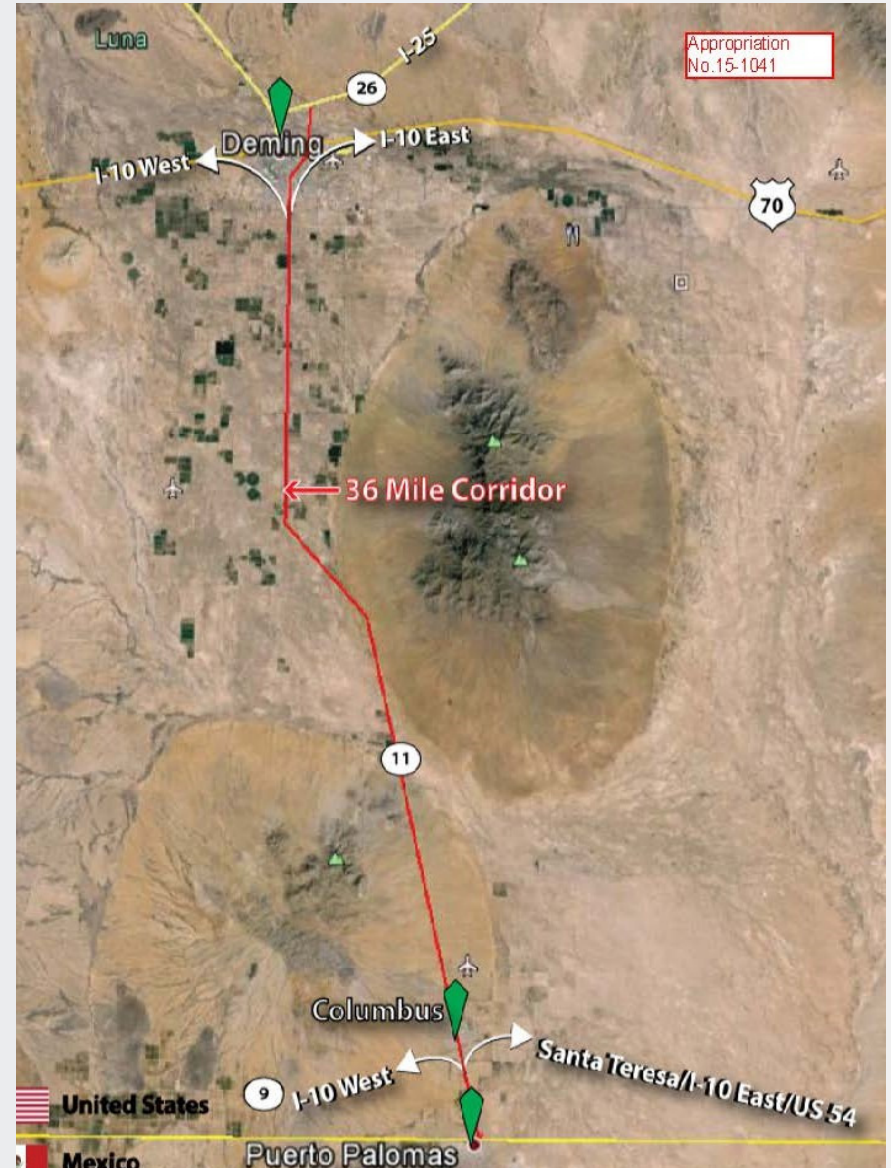
# GSA Cooperative Agreement for Water Capacity

- Agreement between GSA and the Village of Columbus for Water/Wastewater Capacity Improvements



# NMBA / Village Partnership

- 36 Mile Corridor Study from LPOE to NM 26
- Identify Safety, Capacity, and Operational Improvements for Commercial Traffic access onto the freight corridors (i.e. I-10, I-25, US 54, US 70, etc.)





# NMBA / Village Partnership

- Economic, Infrastructure, and Landuse Plan
- Plata Avenue and Contento Avenue Planning & Design
- NM 11 36 Mile Corridor Study, by matching United States Department of Commerce EDA funding
- Interior Drainage Improvements within the Diversion Berm area
- LPOE Diversion Berm Planning & Design

**NEW MEXICO**  
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**Columbus**  
The Village Of  
New Mexico  
ColumbusNewMexico.com LIVING ON THE BORDER OF HISTORY

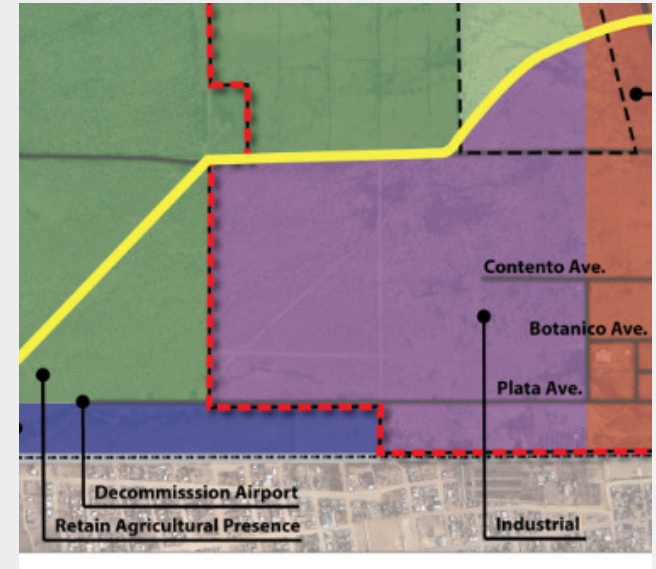
# Industry Recruitment

## Commercial

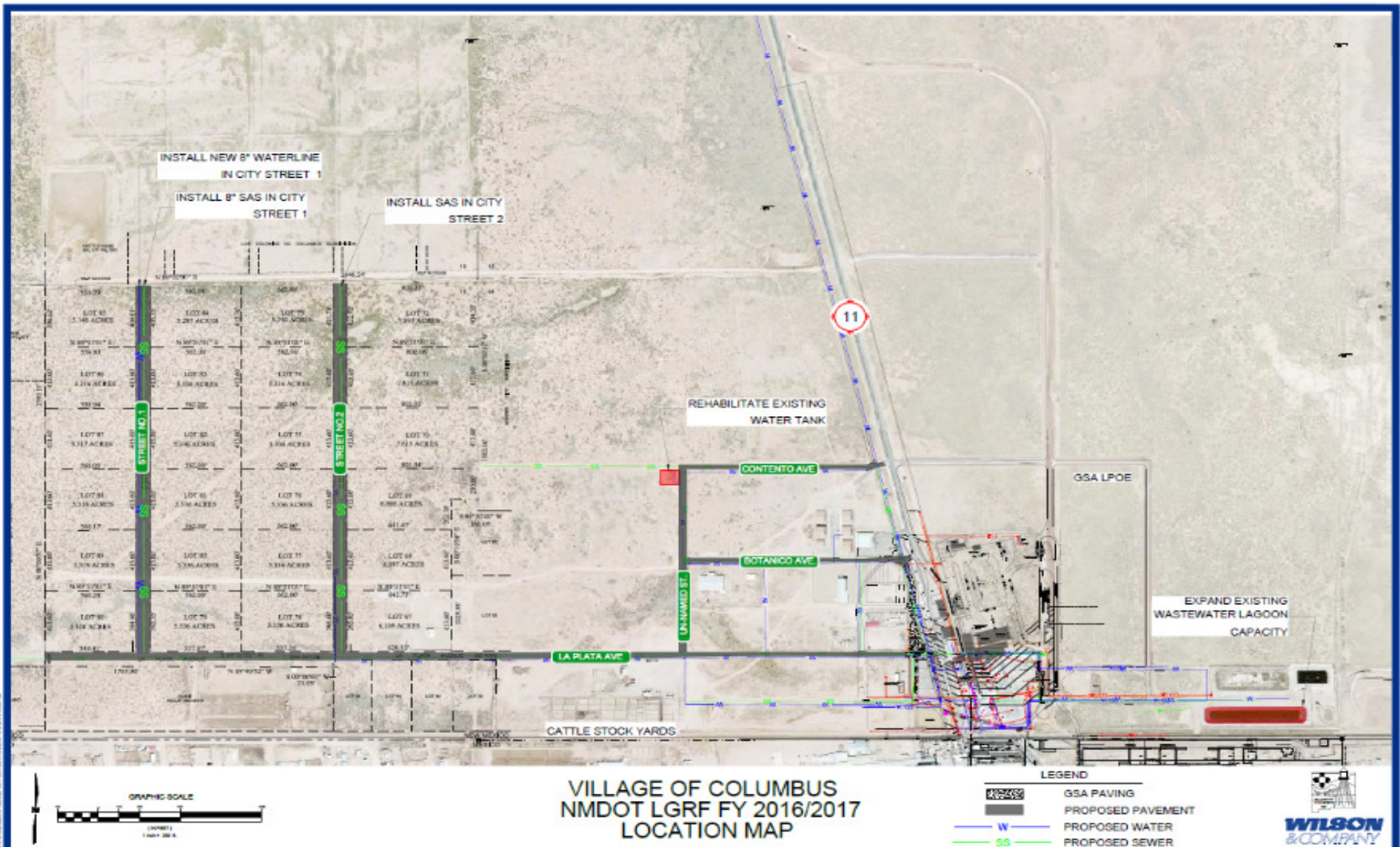
- Commercial growth along NM 11
- Capitalize on GSA expansion
- Introduce Restaurant
- Introduce 2-3 Retail Buildings
- Truck Stop/RV/Hotel Hybrid Development

## Industrial

- Lot 66 Replat
- Decommission existing airport site-requires County to do a title search
- Preferred location for agricultural processing facilities or cold storage facilities



# Subdivision for Private Investment





# Questions?

Mario.Juarez-Infante

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