

Chet Holifield Federal Building
Monthly Tenant Update
July 25, 2018

Air-sampling results for the Chet Holifield Federal Building (CHFB) continue to indicate there are no recognized health hazards in areas sampled at this property. The building remains safe to occupy.

CHFB: A PATH FORWARD

In consideration of the CHFB's future, GSA has reviewed costs and logistics associated with a major repair and alteration effort. After careful evaluation, it is clear that continued reinvestment in the CHFB is difficult in a budget-constrained environment. While no final decision has been made, GSA has been asked to consider the most cost-effective method for housing federal agencies in Laguna Niguel, including relocation to alternate sites. This process is just beginning and, if supported by the analysis, will take approximately five to six years to complete. On June 29, 2017, GSA met with heads of the building agencies' facilities management to discuss the status and timeline of current and future building plans.

For all media and public inquiries, please direct questions to Andra Higgs, public affairs officer, andra.higgs@gsa.gov or 415-436-8778.

CURRENT AND FUTURE PLANS

Mitigate - The scope of this phase addresses immediate concerns including clean-up, monitoring, investigation, planning, communication, and removal of 28,000 square feet of asbestos-containing material (ACM) in the southwest corner of the first floor. Additional projects in this phase include installation of filters, strategic removal of ACM fireproofing, repairing ceiling tiles, and quarterly air testing.

Stabilize - The focus of this phase manages the ACM in place while completing asbestos studies, enhancing the Operations and Maintenance Plan, and increasing filtration on the first floor.

Resolve/Relocate - This scope encompasses completion of the Feasibility Study; the development of long-term requirements for agencies housed in the building; the submission of a Fiscal Year (FY) 2020 funding request; the execution of authorized and funded projects; and, the consideration of future agency relocations.

For more information regarding CHFB future plans, the Leadership Presentation and Frequently Asked Questions are posted on the [Chet Holifield Federal Building web page](#) in the [Online Reading Room](#).

AGENCY NOTIFICATIONS

Agency representatives must contact GSA's Building Facility Asbestos Control Manager John Castaneda, at 949-360-2038 or john.castaneda@gsa.gov, prior to performing work in the building. Agencies must follow all required procedures and regulations when performing work in the building.

Notify the GSA Field Office at 949-360-2022 immediately if there are any concerns regarding work in the building or for access above the ceiling system.

BUILDING PROCEDURES

In order to adhere to requirements for ACM in the 2018 Building Operations and Maintenance Plan and to ensure the safety of building tenants, all agencies must coordinate and consult with GSA prior to performing any additional environmental testing in tenant-controlled space. However, no further testing or investigation is allowed above the ceiling anywhere in the building unless authorized by GSA, in writing.

Ceiling tiles are not to be opened, removed or moved in any manner in order to prevent disturbing potential ACM above the ceiling. Please ensure all employees are informed of this requirement.

GSA continues to emphasize clear communication by posting signage to inform tenants when contractors need access to ceiling tiles in areas cleared of ACM. Also, GSA will maintain appropriate controls and caution signage, per the Asbestos Technical Guide, for work above suspended ceilings where ACM is present.

BUILDING MAINTENANCE

GSA's operations and maintenance contractor, ABM Industries, has subcontracted with Castle Rock Environmental, Inc., to assist with work and preventative maintenance on equipment located above the ceiling. This work will be performed after building hours, under containment, and with third-party oversight by Millennium Consulting Associates. GSA will contact agencies for after-hours access, as required, in order to perform work in agency occupied space.

FEDERAL OCCUPATIONAL HEALTH AIR SAMPLING

- Results from the Federal Occupational Health (FOH) quarterly testing, conducted on May 14-15, 2018, have been received and all results were below the Environmental Protection Agency's (EPA) re-occupancy level. The FOH report is posted in the [Online Reading Room](#) on the [Chet Holifield Federal Building web page](#). The next round of air sampling will occur August 8-9, 2018. GSA is developing the schedule and will contact agencies for access to areas being sampled.

PROJECTS IN PROGRESS

- GSA contractor, Argus Contracting, is constructing containments for the installation of a combined 12-door physical access control system, for the Department of Homeland Security (DHS) - U.S. Customs and Border Protection (CBP), on the first and fifth floors, respectively. Digital Technologies will install the equipment. The project began December 28, 2017, with estimated completion in September 2018. All work above the suspended ceiling is being performed after building hours, under containment, with third-party air monitoring provided by Titan Environmental Solutions. Air monitoring continues to record airborne-fiber levels for all work adjacent to construction and air-clearance samples which are less than established clearance levels recommended by the Environmental Protection Agency.
- GSA contractor, Fasone Construction Inc., has been awarded a contract for the installation of High Efficiency Particulate Air (HEPA) filters on five air-handling units which serve the first floor. The project is currently in the design phase that is scheduled to be completed in August 2018. Once the design process is completed, installation is projected to take approximately four months.

COMPLETED PROJECTS

- GSA contractor, ABM, installed a partition wall for DHS - U.S. Citizenship and Immigration Services in its second-floor offices. This project was completed on June 30, 2018. Titan Environmental performed the final air clearances for the containment area. All results were below established clearance levels recommended by the EPA.
- GSA contractor, Castlerock Environmental, completed construction of containments for the DHS-CBP project in Room 1640B on July 16, 2018. Titan Environmental performed the final air clearances for the containment area. All results were below established clearance levels recommended by the EPA. All remaining work for this project is below the suspended ceiling with no further containment required.
- GSA contractor J. Davis Construction and its subcontractors, Rossetti Construction and Northstar Contracting Group, Inc., completed all work under containment in Rooms 2406 and 3251 on July 15, 2018. H2 Environmental Consulting Services performed the final air clearances for the containment area. All results were below established clearance levels recommended by the EPA. All remaining work for this project is below the suspended ceiling with no further containment required.

STUDIES IN PROGRESS

- GSA is managing a Feasibility Study/Program of Requirements that is expected to be completed by August 2018. It is designed to identify long-term capital needs of the building, evaluate housing alternatives and develop agency requirements such as special-space needs, long-term objectives and areas of consideration. This quantitative and qualitative analysis will support a FY 2020 funding request and long-term housing plans for all tenant agencies currently housed in the CHFB. Please direct any questions pertaining to this study to Kevin Gilday, Senior Asset Manager, at kevin.gilday@gsa.gov or 415-522-3254.

TENANT COMMUNICATION

The [Chet Holifield Federal Building web page](#) and [Online Reading Room](#) are active. Tenant updates are available in the online reading room. Other posted documents includes the FOH air-sampling reports and Frequently Asked Questions. GSA will continue to share the latest information with building tenants.

All test results are available, for review, in the GSA Field Office, Suite 4100.