

Chet Holifield Federal Building
Quarterly Tenant Update
June 2019

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

GSA reviewed the costs and logistics associated with a major repair and alteration effort of the CHFB. After careful evaluation, it was clear that continued reinvestment in the CHFB is difficult in a budget-constrained environment. GSA was then asked to consider the most cost-effective method for housing the federal agencies in Laguna Niguel, including relocation to alternate sites. As GSA discussed with the heads of the building agencies' facilities management teams, on June 29, 2017, this process is still in its early stages. If GSA's recommendations are authorized and funded, they will take at least four to six years to complete, depending on agency requirements. As further outlined below, GSA continues to move forward on its efforts at the CHFB in accordance with that plan and its schedule.

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 that was finalized on May 22, 2019; the development of long-term requirements for agencies housed in the building (in progress); the submission of a Fiscal Year (FY) 2020 funding request (completed); the execution of authorized and funded projects; and, the consideration of future agency relocations.

Additional information regarding the 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 immediately if there are any concerns regarding work in the building or for access above the suspended ceiling system. During business hours, call 949-360-2022. After business hours, call the Security Control Desk at 949-360-2647.

BUILDING PROCEDURES

In order to adhere to the 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, in writing, by GSA.

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, and contractors, where applicable, 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 DryMaster, 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

- Federal Occupational Health (FOH) completed quarterly air sampling on February 20-21, 2018. The results have been received and all results were below the Environmental Protection Agency's (EPA) re-occupancy level. It is safe to occupy designated work and common areas. The FOH report is posted in the [Online Reading Room](#) on the [Chet Holifield Federal Building web page](#).
- The last round of air sampling was performed on May 15-16, 2019. The results from the tests are expected within three to four weeks after the completion of the sampling. The air sample results and the final report will be shared in the online Reading Room on the [Chet Holifield Federal Building web page](#).
- The next round of air sampling will be in August 2019.

UPCOMING PROJECTS

- The existing HEPA filter project has been evaluated and determined not to be in the best interest of the government's limited use of funds. GSA plans to upgrade to MERV 13 filters throughout the building. A schedule for the installation of the filters will be provided once the contract is issued for this project.

STUDIES IN PROGRESS

GSA managed a Feasibility Study, finalized on May 22, 2019, that evaluated multiple project alternatives for accommodating the long-term housing needs of the tenant

agencies currently located at the Chet Holifield Federal Building (CHFB). The study analyzed the long-term capital needs of the CHFB and outlined the agencies' strategic space requirements (such as special-space needs, long-term objectives and areas of consideration). It also evaluated several long-term housing alternatives including the repair, alteration and continued use of the CHFB, new leases for all tenants, and a combination of leasing and new construction. The study's recommended alternative was to pursue a combination of leases for most agencies, and new federal construction for USCIS - whose requirement could not be readily met in the lease market.

This recommended alternative supports the long-term housing needs for all tenant agencies currently housed in the CHFB, provides flexibility in accommodating their special space requirements, meets current GSA facilities standards, and minimizes disruption to agency operations until their future relocation. GSA submitted a FY2020 prospectus funding request and the proposed new construction project for USCIS was included in the President's FY2020 Budget. This is one of many nationwide projects being considered for Congressional authorization and funds appropriation.

The majority of the tenant agencies' long-term housing needs will be met with lease actions or relocation to other federal buildings, if appropriate. Accordingly, GSA will contact all agencies currently housed in the CHFB to discuss their detailed space requirements, future mission needs and projected relocation timeline. As the feasibility study contains sensitive information, limited narrative information may be provided from it to appropriate CHFB tenant representatives [upon request].

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.