

Chet Holifield Federal Building
Monthly Tenant Update
October 31, 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.

Please note that the CHFB Update has changed from a monthly edition to a quarterly edition. The next CHFB Update will be distributed in January 2019.

CHFB: A PATH FORWARD

GSA has reviewed costs and logistics associated with a major repair and alteration effort of CHFB. 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 in its early stages and, if GSA's recommendations are authorized and funded, 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. GSA continues to move forward on its efforts at 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; 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.

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 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, 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 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 August 8-9, 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 is scheduled for November 7-8, 2018. GSA is in the process of scheduling access with the affected agencies for escorting in the areas being sampled.

PROJECTS IN PROGRESS

- GSA contractor, Fasone Construction Inc., has been awarded the contract for the installation of High Efficiency Particulate Air (HEPA) filters on five air-handling units which serve the first floor. The project design has been completed and approved. GSA is awaiting a construction schedule from the contractor from which a notice to proceed date can be derived, tenant escorts can be arranged and ACM third party monitoring can be procured.

STUDIES IN PROGRESS

- GSA is managing a Feasibility Study/Program of Requirements whose final review is to be completed by November 2018. It identifies long-term capital needs of the building, evaluates housing alternatives and develops agency requirements such as special-space needs, long-term objectives and areas of consideration. This quantitative and qualitative analysis supports a FY 2020 funding request and long-term housing plan for all tenant agencies currently housed in the CHFB.

As recommended in this Feasibility Study, GSA's regional team has developed a project and costs, for the tenants at the CHFB, and has shared this information with GSA Central Office. As this project is one of multiple projects nationwide that are under consideration, it will continue to evolve over time as part of the government's overall FY 2020 Budget deliberations. All information related to the project is pre-decisional and may not be shared until some time after the proposed project becomes part of GSA's FY 2020 request. In addition, there may be a few public updates while budget deliberations are in progress, but GSA will inform its tenants when additional information, or action, is needed to advance the project. If the project is included in the President's Budget, GSA will take further steps to finalize tenants' space requirements and the costs related to securing their long-term housing whether by lease or other space action.

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 include 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.