



# **Chet Holifield Federal Building**

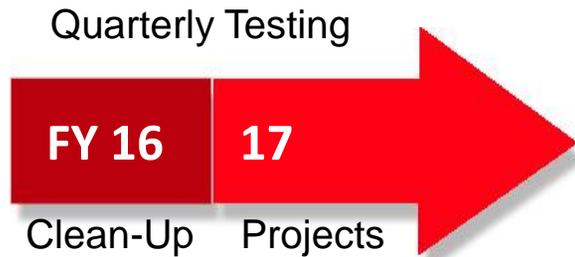
**A Path Forward  
June 29, 2017**





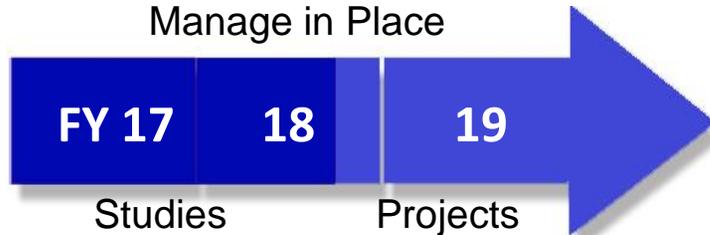
## Mitigate

**Scope:** Immediate response including clean-up, monitoring, investigation, planning, communication and removal of all ACM within the CIS area under renovation (28k USF); Additional work includes: installing filters, strategically removing ACM fireproofing, repairing ceiling tiles, performing quarterly air testing



## Stabilize

**Scope:** Complete asbestos studies; Enhance existing GSA O&M plan; Manage ACM in place; Install corridor HVAC transfer ducts; Increase filtration



## Resolve/Relocate

**Scope:** Complete Feasibility Study; Develop Agencies' long term requirements; Submit FY20 prospectus; Execute authorized and funded project(s); Facilitate future Agency moves



# Mitigate

## 100 % Completed:

- Clean space with ACM debris
- Install filters on return air grills
- Remove ACM fireproofing on 1st Floor SW corner and freight elevator shaft
- Enclose loading dock rollup doors
- Repair/patch damaged ceiling tiles

## On-Going:

- Quarterly air testing of the building (FOH) to ensure no recognized health hazard
  - Next testing August 2017

# Assess

*Studies' findings led GSA to determine that a different path forward is necessary:*

- Building meets GSA standards for ACM to manage in place
- Enhance O&M plan
- Highest priority seismic need
- Magnitude of modernization project and inefficient space utilization make reinvestment impractical
- If long-range plan is not to remain at CHFB, stabilization plan should change
- Document due diligence path and approach

# Establish a Long-Range Plan

A modernization project at CHFB would require significant Tenant Agency disruption and reinvestment for:

- Aging Infrastructure (electrical, mechanical, plumbing, fire alarm, finishes)
- Asbestos abatement
- Seismic Retrofit
- Vacancy backfill and renovation of underutilized space
- Tenant improvements, swing space and moves

GSA to consider cost effective housing in Laguna Niguel and alternate sites

GSA to begin developing Tenants' long-term housing requirements

There is no emergency and this process will take 5+ years from start to finish

# Path Forward: Manage ACM in Place

- Comprehensive asbestos and lead based paint survey
  - Commenced November, 2016 -- Completed April, 2017
- Existing GSA O&M plan is currently maintained at the building.
  - Enhanced plan expected September 2017.
- Contact GSA's Building Facility Asbestos Control Manager prior to performing work in the building.
  - Follow all required procedures and regulations when performing work in the building
  - Pre-alteration survey is performed prior to any work in the building

# Path Forward: Preventative Measures

Asbestos Removal/Stabilization study completed

Original study approach - 100% removal of ACM from first floor

Shift focus from ACM removal to manage in place

Reduce the possibility of airborne ACM without 100% abatement

Corridor HVAC transfer duct installation - Early FY 2018 construction

HEPA filters on air handlers under investigation

Viability: June-Oct, 2017 Design/Construction: Mid FY 2018

Complete: TBD (scope dependent)

# Path Forward: Develop Requirements

Feasibility Study/Program of Requirements

Commenced August, 2016 - To Be Completed March, 2018

GSA will work with each Tenant Agency to develop their long term requirements:  
housing strategy, special space needs, long-term objectives and delineated area

Requirements will inform the feasibility study, market and financial analysis

Quantitative and qualitative analysis will support the FY20 prospectus request and  
long-term housing plan

# Path Forward: The 2020 Prospectus\*

## GSA:

Annual Program Call: Jan/Feb 2018

Regional Submissions: Apr/May 2018

CO Analysis: Apr-Sep 2018

Budget Submission: Sept 2018

Passback/Appeal: Nov 2018

President's Budget: Feb 2019

## Congress:

Submission: Mar 2019

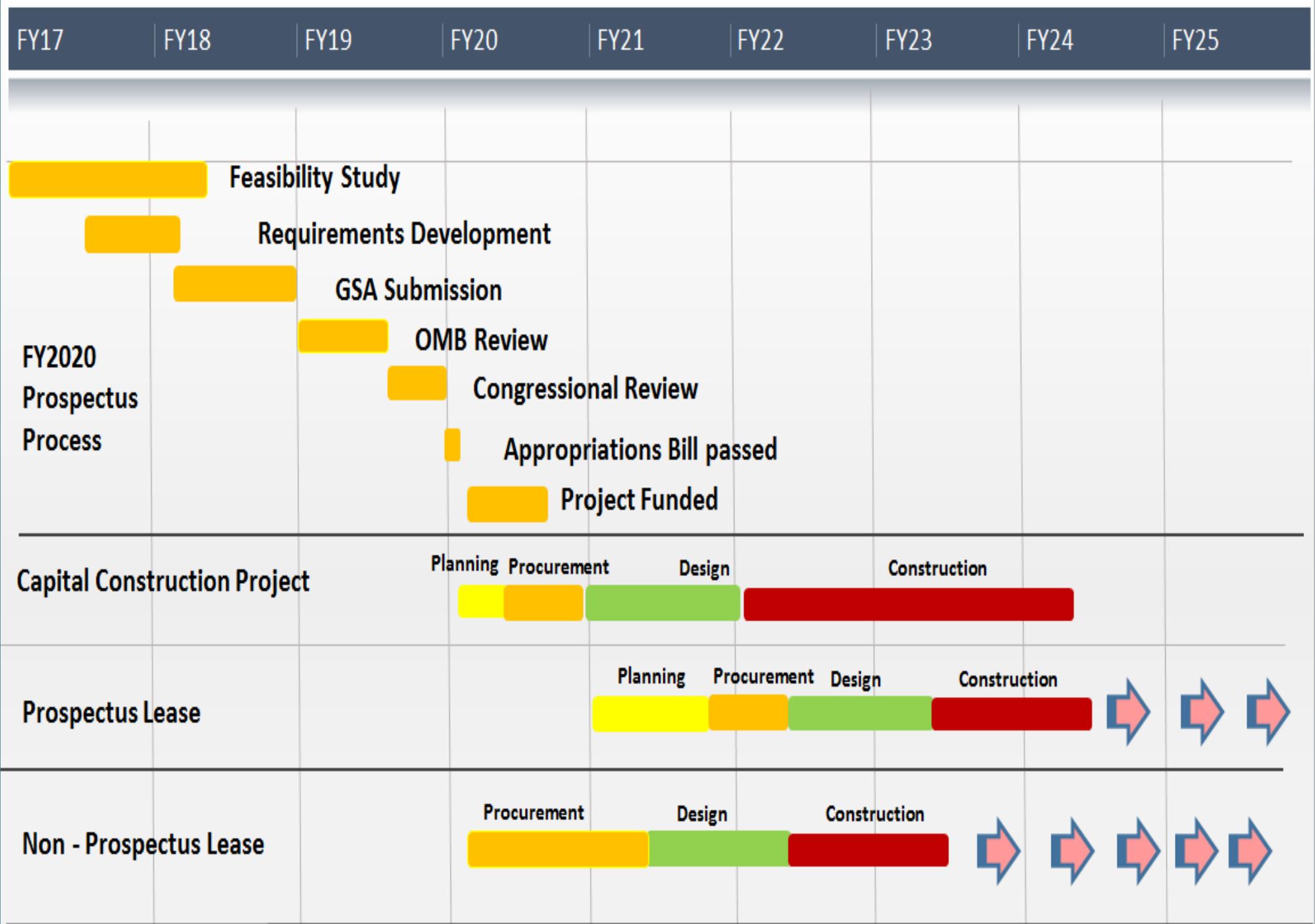
House/Senate Hearings/Markups: Mar-Sep

2019

Appropriations Bill Passed: Oct 2019

\* This schedule reflects the prospectus timeline for a capital construction project

# Path Forward: Project Delivery Alternatives



# Confirming Disposal Direction: Disposal Recommendation Report (DRR)

Draft completed June 22, 2017

Sections based on leased or replacement bldg scenarios

Final by December pending ongoing study findings, requirements development, and stakeholder feedback.

GSA has begun to gather agency requirements for future housing situations per OMB direction.

Planning includes consideration of locality and markets.

Tenants could be relocated to a lease or to federal space, some sooner than others, depending on requirement size.

# Path Forward: Communications

Chet Holifield Federal Building Reading Room

[www.gsa.gov/chetholifield](http://www.gsa.gov/chetholifield)

GSA will continue periodic tenant updates

All tenant agencies will be notified in advance of the next  
Stakeholder briefing

Meetings scheduled as needed

Central Office Feedback 1st Quarter 2018