**Chet Holifield Federal Building**

**Monthly Tenant Update**

**September 26, 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](mailto: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](http://gsa.gov/chetholifield) in the [Online Reading Room](https://www.gsa.gov/about-us/regions/welcome-to-the-pacific-rim-region-9/buildings-and-facilities/california/chet-holifield-federal-building#ReadingRoom).

**AGENCY NOTIFICATIONS**

Agency representatives must contact GSA’s Building Facility Asbestos Control Manager John Castaneda, at 949-360-2038 or [john.castaneda@gsa.gov](mailto: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, 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 less than the Environmental Protection Agency’s (EPA) re-occupancy level indicating that there are no recognized health hazards in areas sampled. The FOH report is posted in the [Online Reading Room](https://www.gsa.gov/about-us/regions/welcome-to-the-pacific-rim-region-9/buildings-and-facilities/california/chet-holifield-federal-building#ReadingRoom) on the [Chet Holifield Federal Building web page](http://gsa.gov/chetholifield). The next round of air sampling will occur in November 2018.

**PROJECTS IN PROGRESS**

* 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 completing the design phase. The 100% CD drawing submittals have been received and are being reviewed by GSA. Once the design process is completed, installation is projected to take approximately two months.

**COMPLETED PROJECTS**

* GSA contractor, LA Construction Management, sub-contracted with Argus Contracting to perform work above the suspended ceiling in Room 1560 for the U.S. Department of Homeland Security - Citizenship and Immigration Services. Work was completed on September 9, 2018. All work above the suspended ceiling was performed under containment and after building hours. Third-party environmental contractor, H2 Environmental Consulting Services, performed air monitoring and project oversight. The air sampling results were less than the established clearance levels recommended by the EPA indicating that the space is safe to occupy.

**STUDIES IN PROGRESS**

* GSA is managing a Feasibility Study/Program of Requirements that is expected to be completed by September 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.

**TENANT COMMUNICATION**

The [Chet Holifield Federal Building web page](http://gsa.gov/chetholifield) and [Online Reading Room](https://www.gsa.gov/about-us/regions/welcome-to-the-pacific-rim-region-9/buildings-and-facilities/california/chet-holifield-federal-building#ReadingRoom) 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.