



Tenant Town Hall

911 Federal Building

July 26, 2023

Agenda

- GSA Seismic Risk Assessment Process
- 911 Seismic Work & Next Steps
- Hazardous Materials Removal
- Additional 911 Projects
- Website and Q&As

Identifying Seismic Risk

- GSA uses a Seismic Risk Rating (SRR) methodology to identify and manage risk to our occupied buildings.

Three categories of risk:

1. Exceptionally High Risk (High)
 2. High Priority (Medium)
 3. Low Priority (Low)
- Due to the condition of the auditorium wing, the 911 Federal Building was considered High Priority (Medium) prior to any seismic work being performed.

Managing Seismic Risk

What has been done?

- Seismic risk in the auditorium wing has been fully mitigated.
- Additional seismic risks in the building have been mitigated.
- The building remains safe to occupy and at a lower seismic risk.

Next Steps for the Seismic Upgrade Project

- Complete work in the auditorium
- Complete remaining structural upgrades as defined below
 - Concrete shear walls completed through first floor
 - Steel structural elements completed through second floor
- Complete the NOAA build out
- Restore all tenant spaces to pre-existing condition and move occupants back into their space
- GSA will have a 3rd party Seismic Risk Assessment performed
- On-going and full building cleaning

What about hazardous materials?

- **Asbestos (Asbestos Containing Material):**
 - The project included the removal of non-friable floor tile and flooring glue at several locations on the basement, 1st, 2nd, and 3rd levels.
 - All ACM removal was completed in accordance with OSHA, EPA, and Oregon State regulations. At the completion of work in each abatement area, clearance air samples were collected to ensure area is fit for occupancy. All clearance levels were below the regulated clearance levels.
 - At no point in time were tenants or construction workers exposed to asbestos.
- **Lead:**
 - Lead coating over structural steel and concrete walls was removed under controlled conditions by a speciality abatement contractor in areas where structural work was completed.
 - At no point in time were tenants exposed to unhealthy levels of lead dust.
 - Drinking water samples will be collected on a quarterly basis for the next year.

What happens after this project is finished?

GSA has more projects:

- Various Tenant Projects including BIA Consolidation and various vacant space back-fills
- Green Roof Restoration - Pollinator Plants and GSA expects to facilitate tenant access
- Basement Level Modernization
- Drinking Fountains - Current fountains have an Omnipure inline filter

Cafe Status:

- The Cafe is managed by BPA - that portion of the building is included in the building delegation between GSA and BPA
- BPA's current plan is to install a Micro Market - which will require some electrical infrastructure
- BPA may consider other options once the buildings fill back up with people

What if I have more questions?

- GSA will hold town halls bi-monthly, the next Town Hall is scheduled for September 20th.
- GSA meets with Tenant Reps monthly. Please share your thoughts with them to pass on to us.
- GSA has a **[project website with FAQs and general information.](#)**

Link:

gsa.gov/about-us/regions/region-10-northwest-arctic/buildings-and-facilities/oregon/911-federal-building