



U.S. General Services Administration

Chet Holifield Federal Building Historic Preservation (HP) Treatment Options

March 13, 2024 via Zoom Webinar



Webinar Outline

- **Welcome & Introductions**
- **Introduction to the MOA**
- **HP Treatment Requirements**
- **HP Treatment Options Overview**
- **HP Treatment OPTION A**
- **HP Treatment OPTION B**
- **HP Treatment OPTION C**



Introduction to the MOA

Invitation for Bids (IFB) and Memorandum of Agreement (MOA) at realestatesales.gov

MOA STRUCTURE

Recitals

Stipulations

I. Minimization

Archeological Deed Restriction

Marketing

NR Nomination Form

Purchaser Options (HP Easement/Partial Easement)

Introduction to the MOA

MOA STRUCTURE (Continued)

II. Mitigation

Mitigation Fund (If No HP Easement)

Documentation & Interpretation (GSA)

III. - VIII. General MOA provisions

IX. Signatories

Appendices

1. Tax Credit Information
2. Mitigation Fund
3. Archeological Deed Restriction
4. Sample Easement

HP Treatment Requirements



The Acjachemen Nation are the original inhabitants of the lands that ultimately became the County of Orange, as well as parts of San Diego, Los Angeles, and Riverside Counties.

The Acjachemen view the land as something sacred that needed to be protected and carefully used to insure the livelihood of their people. They are referred to in the MOA as the Juaneño Band of Mission Indians - Acjachemen Nation

<https://www.jbmian.com/#/>

HP Treatment Requirements

Archeological Deed Restriction (MOA I.A. and Appendix 3)

- Archeologist and Native American monitor present during any ground disturbing activity anywhere within the property boundaries



HP Treatment Requirements

Archeological & Native American Monitoring (MOA I.A. and Appendix 3)

Grantee covenants and agrees not to perform any material disturbance of any ground surface located within the Property without first:

1. Having a qualified archaeologist review and monitor all planned activities
2. Contacting Juaneño Band of Mission Indians, Acjachemen Nation-Belardes for monitoring protocol, and ensuring a Nation representative is assigned to monitor.
3. For inadvertent discoveries, halt work and contact Juaneño Band of Mission Indians, Acjachemen Nation-Belardes

HP Treatment Options Overview



GSA Photo ca. 1971

HP Treatment Options Overview



GSA Photo ca. 1971

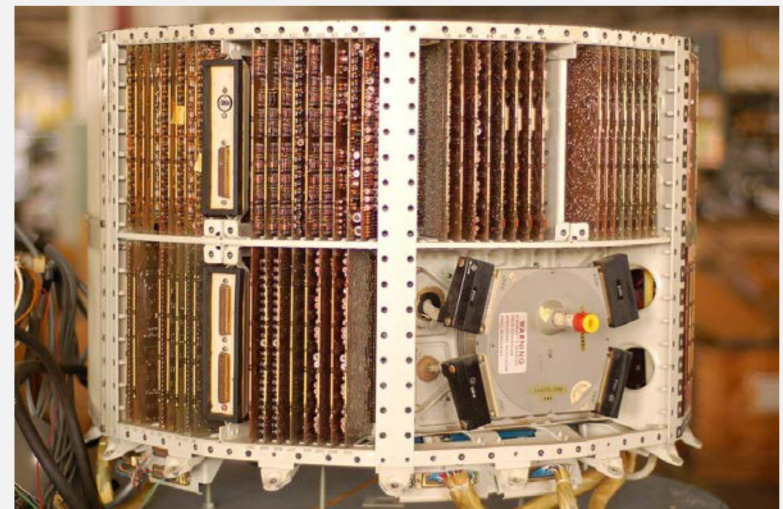
HP Treatment Options Overview

Historical Context

- 1966 ramp up in North American Aviation - Autonetics Data Systems Division (based in Anaheim)
- 1967 North American merged with Rockwell Standard to become North American Rockwell.
- 1968 \$18.5M construction contract awarded by Rockwell.
- 1971 construction complete, downturn in aerospace industry. Autonetics remained in Anaheim.
- 1974 GSA occupies the building



From 1958-1970, Autonetics designed and produced more than 3,000 radar and fire control sensors to give fighter-bomber aircraft a precision all-weather weapons delivery capability. These sensors gave aircrafts the capability to enter enemy territory undetected, release their payload, and return to base.



Autonetics D-17 Guidance Computer From a Minuteman Missile

HP Treatment Options Overview

HP Opportunities

- According to the City's General Plan (Land Use Section, pg. 34), the Chet Holifield Building is "one of Laguna Niguel's earliest landmarks," and it was designed by master architect William L. Pereira.
- Adaptive reuse of all or part of the building is an efficient use of resources and saves money
 - less waste
 - less new construction
 - less mitigation
 - tax credit opportunities



HP Treatment Options Overview

HP Opportunities

- The building has lessened liability for uses other than a federal office building.
- Sense of place is maintained - continuity of the unique history and character is preserved.
- Opportunity for creativity- the building's unique form has been featured in several films, including Coma (1978), Deal of the Century (1983), and Outbreak (1995).



HP Treatment Options Overview

DEFINITIONS (MOA Appendix 2)

Mitigation Fund: Funds deposited by the purchaser totaling \$2,000,000 into an escrow account to be administered as a fund that will be used to provide financial support for historic preservation projects as adverse effect mitigations.

Administrative Entity: Non-profit organization meeting criteria of Stipulation II.A.2 selected to administer the Mitigation Fund and grant program. The Administrative Entity will work with the Oversight Entity to ensure all funds are expended per Appendix 2.

Oversight Entity: Provides guidance and supervision to ensure the Administrative Entity's compliance with Stipulation II.A and Appendix 2. The Oversight Entity will provide updates on the Mitigation Fund and its activities as part of Stipulation V (Monitoring and Reporting). GSA is the Oversight Entity.

Performance Deposit: Performance assurance in the form of an escrow deposit held by the escrow agent, of \$1,000,000, in addition to the Mitigation Fund amount. Ensures the purchaser identifies an Administrative Entity for the Mitigation Fund.

HP Treatment Options Overview

Monetary Requirements And Timing of Purchaser Actions (MOA Appendix 2)

Purchaser Action	Timing	Administrative Entity Required	Mitigation Fund in Escrow	Performance Deposit Required	Refund Potential
No Easement - Mitigation Fund (IFB Option A) (MOA Stipulation II.A)	Within 18 months after deed transfer	Yes	\$2M	\$1M	Yes - \$1M Performance Deposit
Full Preservation Easement (IFB Option B) (MOA Stipulation II.A.1) (MOA Appendix 4)	Prior to close of sale and deed transfer	No	N/A	N/A	N/A
Full Preservation Easement (IFB Option B) (MOA Stipulation I.D.1) (MOA Appendix 4)	Within 18 months after deed transfer	No	\$2M	\$1M	Yes - \$2M Mitigation Fund and \$1M Performance Deposit
Partial Preservation Easement - Mitigation Fund (IFB Option C) (MOA Stipulation I.D.2)	Within 18 months after deed transfer	Yes	\$2M	\$1M	Yes - \$1M from Mitigation Fund and \$1M Performance Deposit

OPTION A - NO HP EASEMENT

(MOA Stipulation II.A)

The Purchaser may elect to take title to the Property without a historic covenant or easement to protect the historic building.

Timing & Additional Requirements:

- Decision made within 18 months of deed transfer
- \$1M Performance Deposit (Refundable)
- \$2M Mitigation Fund
- Select an Administrative Entity for Mitigation Fund within 18 months of deed transfer



OPTION B - FULL HP EASEMENT

(MOA Appendix 4 and as noted below)

The Purchaser may voluntarily elect to negotiate, execute and record a Preservation and Conservation Easement (“Easement”) with a qualified easement holding organization.

Timing & Additional Requirements:

- *(MOA Stipulation II.A.1)* Execute full easement with a qualified easement holder prior to conveyance. No additional requirements.
- *(MOA Stipulation I.D.1)* Execute full easement with a qualified easement holder within 18 months of deed transfer. Additional requirements:
 - \$1M Performance Deposit (Refundable)
 - \$2M Mitigation Fund held in Escrow (Refundable)



OPTION B - FULL HP EASEMENT

(MOA Appendix 4 Sample Conservation and Preservation Easement (Exhibit A))

Character defining features of the Building include:

- Original building location.
- Building massing and stepped ziggurat shape.
- West and east guard stations.
- Linear fenestration and angled brackets.
- Pebble-textured precast concrete cladding.
- North driveway and rooftop parking areas
- Original main lobby on the fourth floor



Chet Holifield Federal Building - Significance Diagram

Restoration Zone Rehabilitation Zone Renovation Zone

Area of Full Historic Preservation and Conservation Easement

OPTION C - PARTIAL HP EASEMENT

(MOA Stipulation I.D.2)

The Purchaser may voluntarily elect to negotiate, execute and record a Partial Preservation and Conservation Easement (“Easement”) with a qualified easement holding organization. Parameters of partial easement to be determined with easement holder.

Timing & Additional Requirements

- Partial Easement will include, at a minimum, the Ziggurat-portion of the building
- Easement must be executed within 18 months of deed transfer
- \$1M Performance Deposit (Refundable)
- \$2M Mitigation Fund held in Escrow (\$1M Refundable)
- Select an Administrative Entity for Mitigation Fund within 18 months of deed transfer



Thank you

To submit additional questions please send an email to:

LagunaRidge@gsa.gov



Upcoming Events:

Laguna Ridge Industry Day

Wednesday March 27, 10 a.m.

US General Services Administration (GSA)

- Property and Sale Process Overview
- Federal Use Reservation

City of Laguna Niguel

- Entitlement Process and Development Approaches

Registration required through Eventbrite

<https://www.eventbrite.com/e/laguna-ridge-industry-day-tickets-842218497197>



