

Attachment 19A

Explanatory Note for General Services Administration (GSA) Report February 1, 2011

As required by ARRA Section 1609 of the American Recovery and Reinvestment Act (ARRA), GSA's NEPA status report for activity through December 31, 2010, is provided. Each of GSA's eleven Regional NEPA Experts submitted spreadsheets for the projects funded in their region. Their submissions are based upon their review of existing project scopes and descriptions. Regional submissions were reviewed and consolidated by GSA Central Office staff in the Environment Division and verified with the GSA Central Office Project Management Office.

GSA's total number of ARRA Funded Projects is 405, while the total number of NEPA Actions is 404. This is because one project, Acquisition of Fuel Efficient Vehicles, has been determined as "NEPA Not Applicable." The "NEPA Not Applicable" designation is discussed in further detail below.

Since the last report, GSA has completed 42 NEPA Actions for ARRA-Funded Projects, for a total of 323 completed NEPA Actions. The current report includes 74 projects reported as "Pending" NEPA Actions. Forty-nine of these pending actions are projects that were identified within the last quarter and therefore are new to GSA's report. The additional 25 pending actions have carried over from GSA's previous report. Of the pending actions that have carried over, 20 are expected to be Categorical Exclusions (CEs), 3 are expected to be Environmental Assessments (EAs), and 2 are expected to be Environmental Impact Statements (EISs). Explanations regarding the pending status of these 25 projects are provided below:

- Twenty of GSA's projects are undergoing scope clarifications and design development, and in some cases feasibility studies are underway. NEPA reviews have not yet been initiated for these projects.
- Of the remaining 5 pending actions, NEPA reviews are underway and no undue delays are expected. GSA continues to work on National Historic Preservation Act (NHPA) consultations with State Historic Preservation Officers (SHPOs), Coastal Zone Consistency Determinations, flood hazard determinations, transportation studies, and public comment periods.

Revisions Since the Previous Report

The following revisions have been made since the previous report:

- The High Performance Green Building (HPGB) Full & Partial Building Modernization at Building 110 of the St. Louis, MO Goodfellow Federal Complex has been removed from the spreadsheet. This project was erroneously reported as a separate line item and therefore separate NEPA Action in the last quarterly spreadsheet. This has been corrected, as it is covered under the CE prepared for the St. Louis, MO Goodfellow Federal Complex (Row 172).
- The HPGB Limited Scope Project at the Boston, MA O’Neill Federal Building has been removed from the spreadsheet. This project was erroneously reported as a separate line item and therefore separate NEPA Action in the last quarterly spreadsheet. This has been corrected, as it is covered under the CE prepared for the Boston, MA Thomas P. O’Neill Federal Building photovoltaic roof project (Row 81).
- A new HPGB Limited Scope Project at the Oklahoma City Post Office Courthouse has been added to the spreadsheet (Row 190).
- A new HPGB Limited Scope Project at the Ketchikan, AK Federal Building has been added to the spreadsheet (Row 252).
- One HPGB Limited Scope Project has been withdrawn from the group represented in Row 253. The total number of NEPA Actions in Row 253 has been decreased to 19 and the withdrawn project at the Franconia, VA Warehouse has been added in Row 254. An explanation is provided under “Withdrawn Projects,” below.
- One HPGB Limited Scope Project at Building 85A within the Lakewood, CO Denver Federal Center has been withdrawn (Row 276). An explanation is provided under “Withdrawn Projects,” below.
- Two HPGB Small Projects, U.S. Mission to the United States (Row 277) and Portland, OR 911 Federal Building (Row 278) were erroneously reported as withdrawn in the last quarterly spreadsheet and have been corrected to reflect the completed NEPA status.
- The HPGB Small Project at the Concord, NH James C. Cleveland Federal Building has been removed from the spreadsheet. This project was erroneously reported as a separate line item and therefore separate NEPA Action in the last quarterly spreadsheet. This has been corrected, as it is covered under the CE prepared for the Concord, NH Rudman Courthouse (Row 84).
- Eighty-six HPGB Small Projects have been added to the spreadsheet (Rows 281, 282, and 303-386).

Withdrawn Projects

The following seven projects have been withdrawn from the spreadsheet:

- ME-New LPOE at Ferry Point (Row 8);
- ME-New LPOE at Milltown – Feasibility Study (Row 9);
- Washington DC Herbert C. Hoover Building Perimeter Security (Row 66);
- Franconia, VA Warehouse (Row 254);
- NH-Portsmouth National Passport Center at Pease AFB (Row 258);
- Lakewood, CO Denver Federal Center – Building 85A Motor Replacement; and
- Brownsville, TX USBS Brownsville & Matamoros (Row 337).

Each of these projects (with the exception of the Herbert C. Hoover Building) was added to the Section 1609 Report based on the expectation that they would be receiving reappropriated ARRA funding. However, it has been determined that each of these projects will be funded through alternative sources and therefore have been removed from GSA's list of ARRA projects.

The Herbert C. Hoover Building perimeter security project was withdrawn (Row 66) from the spreadsheet in the April 15, 2010 report. The proposed project would have involved placement of perimeter security elements within space controlled by the District of Columbia. In their response to the Draft EA, the District indicated that proposed action would violate their public space policies. It is uncertain that GSA will be able to obtain the required public space permit and therefore the project has been withdrawn.

Obligations

As of December 31, 2010, GSA Public Buildings Service Federal Buildings Fund has obligated \$5,347,992,616 to ARRA-Funded Projects. This figure is less than GSA's reported obligations found on the recovery.gov website, totaling \$5,531,106,584. The discrepancy is explained in the obligations outlined below, which support administrative functions and programs that were not included on GSA's ARRA NEPA Status Spreadsheet:

- \$94,544,680 for rental of space;
- \$1,850,722 for the Training and Apprenticeship Program;
- \$29,125,329 for administrative actions and administrative support to various projects nationwide; and
- \$57,593,237 for the Buildings Operations Program.

NEPA N/A

The Acquisition of Fuel Efficient Vehicles has been designated as “NEPA Not Applicable.” This program involves the acquisition, allocation, and deliverance of motor vehicles procured with the \$300 million appropriated to GSA by ARRA. The vehicles acquired under this program shall not be added to GSA’s inventory, are intended to replace existing vehicles, and will only be allocated to and used by agencies requesting the fuel efficient vehicles. The act in itself of procuring a piece of personal property for another agency’s use is an administrative action taken on behalf of another agency which is responsible for the NEPA review of its actions.

Administration and Oversight of ARRA-funded Activities

The following programs included in GSA’s ARRA appropriation are not listed on the spreadsheet because they are administrative programs supporting the management, oversight, and administration of ARRA projects and activities:

- Rental of Space;
- Building Operations;
- Training and Apprenticeship Program;
- Recovery Accountability and Transparency Board; and
- Office of High Performing Green Buildings.

Examples of NEPA Benefits

The following two examples indicate specific benefits that have resulted from the completion of NEPA reviews for GSA ARRA-funded projects.

1. Environmental Assessment for FBI Field Office Consolidation, San Juan, Puerto Rico (Page 2, Row 15)

NEPA Benefit: Through the EA process and associated consultation with the Puerto Rico SHPO, a new building was identified as eligible for listing on the National Register of Historic Places.

The FBI Field Office Consolidation project involves the construction of a new parking garage adjacent to the existing Hato Rey Federal Building and Courthouse. Through consultation between GSA’s Historic Preservation Officers and SHPO, the Hato Rey Federal Building was identified as a structure eligible for listing on the National Register, although it has not yet reached the age of 50 years. The NEPA review for the proposed parking garage will involve continued consultation with SHPO to ensure the new structure does not negatively impact the area of potential effect, or viewshed, of the Hato Rey Federal Building.

2. Categorical Exclusion for Edith Green/Wendell Wyatt Federal Building, Portland, Oregon
(Page 2, Row 63)

NEPA Benefit: The NEPA review process and feasibility study have encouraged the investigation of various energy efficient technologies such as the installation of a ground source heat pump.

Renovations to the Edith Green/Wendell Wyatt Federal Building involve modernizations to convert the federal facility into an efficient high performance green building. Through the NEPA review and feasibility study, GSA has identified the potential for installation of a ground source heat pump for the building. The NEPA process has also ensured that the public is involved with the entire process, by holding scoping meetings to disseminate information regarding the test well for the ground source heat pump, and the determination of whether or not it can meet specifications to work in the building.

In addition to the examples provided above, GSA has found that in many regions the NEPA review process and the expedited manner in which ARRA-funded projects are reviewed has helped to strengthen GSA's relationships with State Historic Preservation Offices. GSA has been working closely with SHPOs in various regions to complete Section 106 Consultations under the NHPA for renovations to historic buildings.

Furthermore, the nature of GSA's ARRA-Funded Projects has helped to improve communication and strengthen internal relationships within GSA. The majority of GSA's projects involve minor renovations and alterations, which have often been overlooked in the past since they tend to be ordinary CE projects. GSA's NEPA Specialists have expressed the need to build relationships in this area to ensure that they are notified of these types of minor projects and consulted in the event that scopes are changed or potential issues are identified. GSA has found that the ARRA-Funded Projects have helped to open the door in establishing communication lines and improving working relationships between all parties involved with renovation and alteration projects.

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