

DR/S-55-1187

JUN 30 1955

The Honorable John Stennis  
Chairman, Subcommittee on Real  
Estate and Military Construction  
Senate Armed Services Committee  
Washington 25, D. C.

Dear Mr. Chairman:

I understand that the Senate Armed Services Committee has reported out S. 1765, Title IV of which would authorize the Director of Central Intelligence to provide for a headquarters installation for the Central Intelligence Agency. However, I also understand that the \$50,000,000 which we requested for the construction of buildings, facilities, appurtenances, utilities, and access roads was reduced to \$45,000,000.

I am seriously concerned about this reduction inasmuch as we had made every effort to present a realistic estimate of our cost and feel that the construction of our building might be seriously jeopardized if less than the \$50,000,000 requested were finally authorized. Our net office space requirements are estimated at [redacted] whereas the average net office space per governmental employee in the metropolitan area of Washington, D. C., is [redacted]. We have estimated the ratio of net space to gross area at [redacted] which I believe is considerably more efficient utilization than that of other Government buildings at this time. For example, the Pentagon is [redacted] the new State Department building is [redacted], the Department of Interior building is [redacted] etc. We feel that our estimated cost of approximately [redacted] is very conservative in the light of these high standards. In addition, these estimates were reviewed in detail by the Public Buildings Service and the Bureau of the Budget. With these agencies we compared the estimated cost of our proposed building with the actual cost of the General Accounting Office building. Using this as a base, and taking into consideration adjustments which we feel to be essential in our case, as well as the increase in construction costs since the G.A.O. building was completed, we arrived at an estimate of \$50,000,000

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which has been approved by the House.

In discussing this matter with architects, both in and out of Government, including those from firms with a good national reputation, we have been assured that we have provided only for simple but dignified and efficient office and operating space. I wish to assure you that it is my desire to construct for this Agency a nonmonumental headquarters building with the highest possible utility at the lowest cost to the Government. As a result of the studies we have made and the procedures followed in arriving at this estimate, I feel strongly that we would not have the flexibility to meet our requirements if the amount requested were reduced.

I sincerely hope that your Committee may see fit to allow us the full amount requested.

Sincerely yours,

Allen W. Dulles  
Director

DD/S:LKW:laq

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CONCUR:

LSI  
L. K. WHITE  
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(Support)