

UNITED STATES GOVERNMENT

Memorandum~~SECRET~~~~CONFIDENTIAL~~

to : Director of Logistics

DATE: 8 OCT 1963

FROM : Chief, Real Estate & Construction
Division, OLSUBJECT: Cost Estimate of Proposed Building
for Printing Services Division at
the Langley Site

1. In a discussion with the Chief, Printing Services Division, it was agreed that our cost estimate would be limited to a building to house Plant No. 1, [redacted] now occupying 49,850 square feet, and Plant No. 2, now in the basement and part of the first floor of South Building in a total of 14,700 square feet. It was further agreed that Plant No. 3, occupying 7,400 square feet of space in the basement of Headquarters building would remain at its present location. The proposed new building would not be located close enough to the Headquarters building to provide the necessary fast service for Agency components located in the Headquarters building. Plant No. 4, occupying 2450 square feet on the seventh floor of Headquarters building would remain as is to provide rapid support to the Office of Current Intelligence.

2. Our estimate is necessarily based on several assumptions, namely:

a. The new building will house only Plants Nos. 1 and 2.

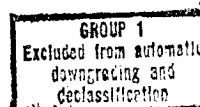
b. That Headquarters building construction funds in the amount of \$1,730,000 will be available for the proposed construction.

c. That a net to gross ratio of 3 to 1 can be maintained and accommodate the facilities to be housed in this structure. This will require the most careful planning by the Printing Services Division, the A&E and the Engineering Branches. (The usual rule of thumb ratio is 2 to 1.)

3. In our memorandum of 10 January 1962, to the Chief, Printing Services Division, we furnished him a budgetary cost estimate of \$1,620,000 to construct a building with a gross area of 60,000 square

~~CONFIDENTIAL~~~~SECRET~~

OL 3 6371



50X1

~~SECRET~~

CONFIDENTIAL

SUBJECT: Cost Estimate of Proposed Building
for Printing Services Division at
the Langley Site

feet or a unit cost of \$27.00 per square foot. This unit cost is a minimum at which a realistic estimate can be made and it is emphasized that this unit cost is based on very general requirements as they have been given to us by PSD. It does not include such items as ceramic tile in some areas and dust free rooms in other areas. It does not include costs of messing facilities for approximately 200 personnel. This requirement may be satisfied by the use of automatic vending machines.

4. Using the unit cost of \$27.00 per square foot and construction funds of \$1,730,000 we should be able to construct a building of 64,000 square feet gross, with net useable space of 48,000 square feet. This assumes that the equipment layout and space for building facilities will permit us to apply the 3 to 1 ratio.

5. The C/PSD has assured us that if 48,000 square feet is the space that can be provided with the funds to be made available, \$1,730,000, he will be able to accommodate Plants Nos. 1 and 2 in such an area.

6. Accordingly, our best estimate to construct a building of 48,000 square feet of net useable space is \$1,730,000 at a unit cost of \$27.00 per square foot.



STAT

Distribution:

- Orig. - Addressee
- 1 - OL/PSD
- 1 - OL/RECD/Official
- 1 - OL/RECD/Chrono

OL/RECD [redacted] 3017
(4 October 1963)

STAT

CONFIDENTIAL

~~SECRET~~

UNCLASSIFIED USE ONLY CONFIDENTIAL SECRET

ROUTING AND RECORD SHEET

SUBJECT: (Optional) Cost Estimate of Proposed Building for Printing Services Division at the Langley Site				
FROM: Deputy Director (Support)		EXTENSION NO.	DATE 171063 17 OCT 1963	
TO: (Officer designation, room number, and building)	DATE RECEIVED FORWARDED	OFFICER'S INITIALS	COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)	
1.				Jim: While I think that the assumptions made in paragraph 1 of the attached memorandum are okay, the remainder of this paper is too "iffy" for me to take any action. It would seem to represent the Real Estate and Construction Division position if the Printing Services Division has made the proper estimates and if a 3 to 1 ratio can be assumed, etc. I am not sure that we want to depend on vending machines, and I wonder what additional costs we want to incur and how they would be met if we should go forward with this program. I am not asking for a detailed plan and estimate, but I do think the whole problem must be much more carefully thought through than this paper would indicate has been the case. Please get together with [redacted] and make up your own mind as to what the true situation is likely to be and discuss it with me sometime soon. LKW Att: Memo dtd 8 Oct 63 to D/L fr C/RECD/OL, same subj
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.	DOC <u>2</u> REV DATE <u>15-10-81</u> BY <u>006199</u> ORIG COMP <u> </u> OPI <u>35</u> TYPE <u>01</u>			
15.	ORIG CLASS <u>S</u> PAGES <u>3</u> REV CLASS <u>C</u> JUST <u>22</u> NEXT REV <u>2011</u> AUTH: <u> </u> 10-2			

STAT
STAT