

~~SECRET~~

29 APR 1969

MEMORANDUM FOR THE RECORD

SUBJECT: Meeting to Discuss Real Estate and Construction Aspects of

25X1X3

25X1A9a

1. [redacted] DD/S representative on subject study group, called the undersigned on 25 April 1969 and asked for attendance at a meeting to be held in Room GE-0444, Headquarters Building at 0900 hours on 28 April 1969.

2. This meeting convened at the appointed time and place with the following in attendance:

25X1A9a

[redacted]

- DD/S
- DD/P
- NFIC
- O/PPB
- DD/I
- OL/DDS

3. The question of [redacted] security clearance was raised; and, since the status was unclear to the group, it was decided to limit discussions to the general nature of the [redacted] questions relative to real estate and construction matters connected therewith.

4. The first question raised was, "How does the Agency obtain land for a project"? [redacted] explained that it depended upon a number of factors, including location, cover, etc. In response to this answer, it was determined that the requirement in question would involve approximately 100 acres of land, located 30 to 50 miles from Washington, D. C. [redacted] It was explained that the usual practice of obtaining land was to determine if any Federal lands were available from the General Services Administration (GSA) since they were generally responsible for disposal of all Federal lands within the United States. If no Federal lands were available, then it would be necessary to levy a requirement upon GSA [redacted]

[redacted]

OL 3 2333

GROUP 1
Excluded from automatic
downgrading and
declassification

~~SECRET~~

SECRET

Approved For Release 2001/05/03 : CIA-RDP86-00244R000200430050-3

SUBJECT: Meeting to Discuss Real Estate and Construction Aspects of

25X1X3

████████████████████

5. The question of condemnation of land by the Federal Government was raised. A discussion of the concept of "eminent domain" followed and concluded that the Government has the legal right to condemn land for its purposes but that it had to be thoroughly and completely justified.

6. A question was raised about obtaining options on private property. This was answered by stating that options are negotiated and are available (at a cost) under any reasonable limitations which the owner may wish to bind himself. In response to a query regarding zoning regulations, it was stated that if the property is known as U.S. Government owned, zoning and building code regulations of local jurisdictions do not apply.

25X1A9a

7. The next question for discussion was, "What land is available at Headquarters for a building"? ██████████ presented a "chalk talk" of the property situation at Langley and the mission and objectives of the newly created Building Planning Staff. The group indicated a general interest in the "Bureau of Public Roads" land, and its possible use for a building for their purposes.

8. The following two alternate size buildings were presented as meeting the project needs:

a. To meet the incremental increase in the program, above the present existing operational needs, a building 200 by 200 feet in plan and having two stories and a "full" basement would be needed. This facility would be largely (90% +) computer space and would contain 120,000 square feet (gross) floor space.

b. To house the entire program operation (estimated to have a personnel strength of ██████████) would require a building 400 by 400 feet in plan and having six stories and a "full" basement. This facility would contain 1,120,000 square feet (gross) floor space but would contain 50 percent computer space and 50 percent office space.

25X9A2

It was roughly estimated that building (b) would cost in excess of ██████████ to the "5-foot line". (The 5-foot line includes building cost only and does not include site development, such as parking lots nor does it include utility connections or construction.)

25X1A1a

SECRET

Approved For Release 2001/05/03 : CIA-RDP86-00244R000200430050-3

SECRET

SUBJECT: Meeting to Discuss Real Estate and Construction Aspects of

25X1X3

9. The group next discussed a need for "no-break" power. No estimate of power requirement was available. It was emphasized by [REDACTED] that (a) commercial power in this area is extremely reliable, and (b) a very careful analysis of "critical equipment" requiring "no-break" power be made to avoid costly investment in this type power system.

25X1A9a

10. The question discussed next was, "How long does it take to design and construct a building"? After a review of the various time elements involved was made, it was concluded that design and construction time might require from 2 to 2 1/2 years for the "(a)" building and from 2 1/2 to 3 years for the "(b)" building.

11. The matter of funding and the time required for (and necessity of) congressional authorization was discussed. In general it was concluded that (a) congressional authorization is required (the Building Planning Staff was currently looking into the procedure to be used), (b) the Public Buildings Service, General Services Administration, would handle design and construction [REDACTED]

25X1C4a

25X1A

12. A question was raised as to whether the Agency could approach a builder directly to obtain construction of the facility and whether the Agency could lease purchase a facility. [REDACTED] replied that to his knowledge this had never been done in the Washington area (i.e., direct construction), and the "lease purchase" approach had never been too successful because of legal and financial problems involved in its execution.

25X1A9a

13. [REDACTED] advised that he understood that the Army, DDR&E Group were planning a building in the vicinity of Interstate Route 66 and the Capitol Beltway (Interstate Route 495). He asked if information might be obtained as to (a) the size (space and cost), and (b) who was to handle the work (i.e., GSA/PBS or Corps of Engineers).

25X1A9a

14. At 1045 hours the meeting terminated.

15. The following actions are to be taken:

a. Determine from any available GSA notices whether approximately 100 acres of land located from 30 to 50 miles of Washington, D.C., is available;

SECRET

SECRET

SUBJECT: Meeting to Discuss Real Estate and Construction Aspects of

25X1X3

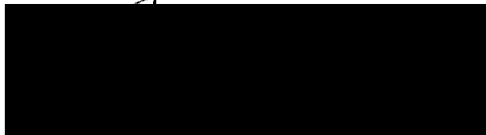
and the time necessary to obtain property through GSA resources.

b. Determine the feasibility, costs, and limitations of obtaining options on 100 acres of land from private ownership (meeting the criteria stated in "a" above).

c. Prepare a budget estimate for two sizes of buildings indicated in paragraph eight above.

d. Determine information about the Army construction indicated in paragraph 13 above.

25X1A9a



~~Building Planning Staff~~

Distribution:

Original - OL/RECD Official

1 - OL/RECD Chrono

1 - BPS

25X1A9a

1 - [Redacted] (DD/S)

1 - [Redacted] (DD/T)

③ - DD/L

1 - OL/RECD Reader

25X1A9a

OL/RECD [Redacted] jah/3017 (29 Apr 69)

SECRET