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DDR:lj 3553 (8 Apr 71)

Design Considerations for PSD Addition (OBGI Map Library Addition)

One (1) Working Level @ 23,800 Square Feet

Minimum functional/design/structural problems are faced with a one level design.

Due to the fact that a one level structure would be built on existing grade north of the existing PSD Building, few, if any, floor loading problems would be encountered. The slab on grade approach negates the need for a "special" structure (heavier columns and floor slabs to accommodate the loading conditions if built above grade).

The single level approach also eliminates any design/aesthetic problems inasmuch as the addition would be built at a level suppressed below that of the surrounding road grade (road grade is one level higher than that of the first floor grade and approximately equal to the second floor grade).

Several design treatments could be given to this one level addition. It could be completely covered by earth thus creating a totally enclosed "vault" area. Second, if natural light is required, skylights could be aesthetically applied to the critical areas in forms that would "read" to the outside observer as a sculpture garden/park area on top of the subgrade structure. Third, if greater fenestration was required in key areas, light wells could be designed into the structure to form sublevel gardens and/or leisure areas.

It must be remembered that this sublevel approach need not be entirely void of any form of exterior fenestration.

Inasmuch as nothing of any real permanency (such as mechanical equipment, structure, etc.) would be placed above this one level structure, future vertically building expansion could very easily take place in this area with a minimum amount of preparation (removing of the earth cover, sculpture, planting, etc.).

Two (2) Working Levels @ 12,000 Square Feet each

A physical split in Map Library function would occur in a two level design. Separate (from the main building) vertical transportation would have to be provided for the Map Library workers.

The second floor would have to be designed for 150 pounds per square inch loading versus the usual 100 pounds per square inch office loading. This would increase the cost of the basic structure.

A two level structural appendage on the north end of the PSD Building poses a very accute aesthetic problem. If two levels are added over the existing two level PSD structure, the result is going to be a building with a much stronger visual impact. The repetative aspects of the buildings modular facia are only going to be made more intense. One redeeming factor in the design as presented is the service "tower". This "tower" represents a terminus of the regimented pattern in the proposed four story structure (main structure). If a two story structure were built on the north end of the service tower, the mass of such a structure would not be able to contend with the visual impact brought on by the massive proportions of the four level structure. A two story addition would "read" as merely an aftergrowth

and not a part of an aesthetically uniform and functionally sound design package.

Future vertical expansion could occur in such a case provided that the initial structure was designed to take the additional structural loading. This, of course, would result in a design beyond the load units of the initial two story structure thus resulting in further structural/cost problems.

Three to Four Working Levels @ 8,000 Square Feet to 6,000 Square Feet, Respectively

Basically all the problems stated for the two level structure apply to the three and four level structure with some additional complications.

A further breakdown of function would take place especially in the case of the four level design. A 24,000 square foot office would thus be broken down into a minimum of four 6,000 square foot segments.

Due to this breakdown the efficiency of the office layout would suffer as a result of an increase in corridor and mechanical space.

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Revised Printing Services Building Addition Requirements

	Gross Sq. Ft.
Map Library Addition	23,800
2-Floor Addition	77,688
Core Extension	9,600
Total PSB Addition	111,088

	Net Sq. Ft.	Net to Gross Add	Gross Sq. Ft.
OBGI	51,262	25,631	76,893
OBGI (growth)	6,500	3,250	9,750
OP	9,897	4,948	14,845
Core Extension		9,600	9,600
	67,659	43,429	111,088

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SPACE BY TYPE - NEW PSB ADDITION

	Gross Square Feet			
	Office	Special	Storage	Total
OBGI	39,437	16,500	20,956	76,893
OBGI Growth	3,750		6,000	9,750
OP	14,845			14,845
Core Extension	9,600			9,600
	67,632	16,500	26,956	111,088

25X1A

[redacted]

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PSB Addition - Component Space

Component	Net Sq. Ft.	Action
25X1A6a		25X1A6a
OBGI/DDI fr [redacted]	16,065	Release [redacted]
OBGI/DDI fr Hqs Bldg	10,222	New Planned Utilization
OBGI/DDI fr Mag Bldg	24,975	Release or New Planned Utilization
OBGI Equip Growth Factor	6,500	
OP Selected Elements fr Mag Bldg	9,897	
	67,659	

Space to be Released

25X1A6a [redacted] Mag Bldg	16,785 Net Sq. Ft. Gov't Owned Possible Release of 24,975 Sq. Ft. or approximately 3 typical floors.

Space Released and/or Made Available for Planned Utilization

25X1A6a [redacted]	16,785 Net Sq. Ft.	Gov't Owned
Mag Bldg	24,975 " " "	Release Rental Space to GSA or use for Planned Utilization
OBGI/DDI (Hqs Bldg)	10,222	Available for Planned Utilization
	51,982	

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COST TABULATION
OF
CONSTRUCTION AND A&E WORK
FOR 1973

NOTE: All amounts shown are in thousands of dollars.

DESCRIPTION OF ITEM	CONSTRUCTION COSTS	GSA-10% A&E and ADMIN COSTS	GSA-6% CONTRACT SUPERVISION and INSPECTION COSTS	TOTAL
Printing Services Building Addition 111,088 Square Feet of Space (gross); [redacted] 25X9				
A. Building to the 5 ft. line	$ 4,073	$ 407	$ 244	$ 4,724
B. Parking (Surface for [redacted] vehicles) 25X9	150	15	9	174
C. Site work and exterior utilities	512	51	31	594
TOTALS	$ 4,735	$ 473	$ 284	$ 5,492

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