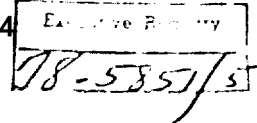


The Director  
Central Intelligence Agency

Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4



Washington, D.C. 20505

OGC HAS REVIEWED.

5 SEP 1978

The Honorable Warren G. Magnuson, Chairman  
Committee on Appropriations  
United States Senate  
Washington, D.C. 20510

The Honorable George H. Mahon, Chairman  
Committee on Appropriations  
House of Representatives  
Washington, D.C. 20515

Dear Mr. Chairmen:

In the process of acquiring critically needed leased space in the Metropolitan Washington Area, an issue has been raised by the General Services Administration (GSA), the resolution of which makes coordination with your Committees appropriate.

During hearings on the Agency's FY 1977 budget requests, then Director Bush explained to your Committees CIA's critical requirement for additional office space in the Metropolitan Area. Much of this requirement stems from the need to convert office space to machine space for computer programs, such as SAFE, ADSTAR, and CAMS which have been approved previously by your Committees. In fact, our needs are more critical now than when first explained by Director Bush because of the incessant demands of the machine and the realignment of a number of Agency functions dictated in part by the events of the past two years. Due to an Executive moratorium imposed on acquisition of space, this requirement has been carried over into each succeeding fiscal year. GSA has recently acquiesced to repeated Agency requests and has advised it is willing to proceed with the acquisition in FY 1979, such acquisition, however, being subject to the prospectus requirements established by the Public Buildings Act of 1959, as amended. Thus, the question is raised whether this acquisition should be specifically authorized by the Public Works Committees in addition to being authorized as part of the National Foreign Intelligence budget. My concern with the additional reviewing process is that all evidence indicates that preparation of the prospectus in coordination with GSA and the Office of Management and Budget,

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Attachment (Forwarding Letter)

plus scheduling and completion of hearings, will delay occupancy of the space until the 1981 time frame. This delay will of course have a disastrous effect on implementation of the already approved computer systems for intelligence targeting and dissemination.

It is my understanding that your Committees intend that the cited funds for space acquisition included in the FY 1979 budget be available for expenditure without need for further authorization. With your concurrence, when such funds become available, I intend to advise GSA that the long-planned acquisition of approximately 85,000 square feet of leased space may proceed without the necessity for further review by the Public Works Committees.

Yours sincerely,

/s/ Stansfield Turner  
STANSFIELD TURNER

Distribution:

Orig - addressees

1 - DCI

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1 - DDA

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① - OL

Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4

<b>TRANSMITTAL SLIP</b>		DATE
TO:		
DCI		
ROOM NO.	BUILDING	
REMARKS:		
See new letters recommended by OGC and concurred in by Comptroller.		
FROM:		
ROOM NO.	BUILDING	EXTENSION

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Washington, D.C. 20505

Honorable Warren G. Magnuson, Chairman  
Committee on Appropriations  
United States Senate  
Washington, D.C. 20510

Honorable George H. Mahon, Chairman  
Committee on Appropriations  
House of Representatives  
Washington, D.C. 20515

Dear Mr. Chairmen:

In the process of acquiring critically needed leased space in the Metropolitan Washington Area, an issue has been raised by the General Services Administration (GSA), the resolution of which makes coordination with your Committees appropriate.

During hearings on the Agency's FY 1977 budget requests, then Director Bush explained to your Committees CIA's critical requirement for additional office space in the metropolitan area. Much of this requirement stems from the need to convert office space to machine space for computer programs, such as SAFE, ADSTAR, and CAMS which have been approved previously by your Committees. In fact, our needs are more critical now than when first explained by Director Bush because of the incessant demands of the machine and the realignment of a number of Agency functions dictated in part by the events of the past two years. Due to an Executive moratorium imposed on acquisition of space, this requirement has been carried over into each succeeding fiscal year. GSA has recently acquiesced to repeated Agency requests and has advised it is willing to proceed with the acquisition in FY 1979, such acquisition, however, being subject to the prospectus requirements established by the Public Buildings Act of 1959, as amended. Thus, the question is raised whether this acquisition should be specifically authorized by the Public Works Committees in addition to being authorized as part of the National Foreign Intelligence budget. My concern with the additional reviewing process is that all evidence indicates that preparation of the prospectus in coordination with GSA and the Office of Management and Budget, plus scheduling and completion of hearings, will delay occupancy of the space until the 1981 time frame. This delay

Honorable Warren G. Magnuson  
Honorable George H. Mahon

Page 2

will, of course, have a disastrous effect on implementation of the already approved computer systems for intelligence targeting and dissemination.

It is my understanding that your Committees were fully cognizant of this requirement since it was specifically identified as a budget line item and that the sum appropriated for the acquisition remains available for expenditure without need for further authorization. With your concurrences, I intend to advise the General Services Administration that they may proceed with acquisition of approximately 85,000 square feet of leased space without the necessity for further review by the Public Works Committees.

Yours sincerely,

STANSFIELD TURNER



Washington, D.C. 20505

Honorable George H. Mahon, Chairman  
Committee on Appropriations  
House of Representatives  
Washington, D.C. 20515

Honorable Warren G. Magnuson, Chairman  
Committee on Appropriations  
United States Senate  
Washington, D.C. 20510

Dear Mr. Chairmen:

In the process of acquiring critically needed leased space in the Metropolitan Washington Area, an issue has been raised by the General Services Administration (GSA), the resolution of which makes coordination with your Committees appropriate.

During hearings on the Agency's FY 1977 budget requests, then Director Bush explained to your Committees CIA's critical requirement for additional office space in the metropolitan area. Much of this requirement stems from the need to convert office space to machine space for computer programs, such as SAFE, ADSTAR, and CAMS which have been approved previously by your Committees. In fact, our needs are more critical now than when first explained by Director Bush because of the incessant demands of the machine and the realignment of a number of Agency functions dictated in part by the events of the past two years. Due to an Executive moratorium imposed on acquisition of space, this requirement has been carried over into each succeeding fiscal year. GSA has recently acquiesced to repeated Agency requests and has advised it is willing to proceed with the acquisition in FY 1979, such acquisition, however, being subject to the prospectus requirements established by the Public Buildings Act of 1959, as amended. Thus, the question is raised whether this acquisition should be specifically authorized by the Public Works Committees in addition to being authorized as part of the National Foreign Intelligence budget. My concern with the additional reviewing process is that all evidence indicates that preparation of the prospectus in coordination with GSA and the Office of Management and Budget, plus scheduling and completion of hearings, will delay occupancy of the space until the 1981 time frame. This delay

Honorable George H. Mahon  
Honorable Warren G. Magnuson

Page 2

will, of course, have a disastrous effect on implementation of the already approved computer systems for intelligence targeting and dissemination.

It is my understanding that your Committees were fully cognizant of this requirement since it was specifically identified as a budget line item and that the sum appropriated for the acquisition remains available for expenditure without need for further authorization. With your concurrences, I intend to advise the General Services Administration that they may proceed with acquisition of approximately 85,000 square feet of leased space without the necessity for further review by the Public Works Committees.

Yours sincerely,

STANSFIELD TURNER





UNITED STATES OF AMERICA

Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4

WASHINGTON, D.C. 20405

18-2443/3



JUL 17 1978

Admiral Stansfield Turner  
Director  
Central Intelligence Agency  
Washington, DC 20505

Dear Admiral Turner:

Thank you for your letter of June 26, 1978, regarding the Central Intelligence Agency's (CIA) space needs in the Washington metropolitan area.

As your letter indicates, the freeze on leasing space, under which we have been operating for several months, has been eased. All outstanding space requests have been studied in an effort to determine which requests are the most critical. We are now acting on those requests.

Insofar as the CIA's request of September 13, 1977, is concerned, we are in the process of preparing a prospectus for submission to the Public Works Committees of the Congress, through the Office of Management and Budget, in accordance with the provisions of the Public Buildings Act of 1959 and the Public Buildings Amendment of 1972. We must have Congressional approval prior to procuring a block of space large enough to satisfy your stipulated space needs. We will do everything possible to expedite this unfortunately time-consuming process.

In the meantime, please have the appropriate member of your staff contact Mr. Ronald Brothers, of Region 3's Space Management Division, on 472-1711, in order that we might obtain necessary information from your agency, to help us complete the prospectus.

Thank you for your cooperation in this matter.

Sincerely,

Jay Solomon  
Administrator

Att 2

SECRET

12 DEC 1975

Mr. Edward M. Kidwell, Director  
Space Management Division  
Office of Operating Programs  
General Services Administration  
Washington, DC 20405

Dear Mr. Kidwell:

25X1A

Please refer to our letter of 3 April 1975 in which we advised you that the space offered to this Agency by the General Services Ad-

[Redacted]

necessary action to negotiate a lease for the second and third floors. In the same letter, we requested that we be notified as to the availability of the first floor of this building and the separate warehouse/office building situated at the same location.

The purpose of this letter is to request that GSA take the necessary action to lease approximately 98,000 square feet of space at the [Redacted] 53,000 square feet in the main building (first floor), and 35,000 square feet in the warehouse/office building. Of the 53,000 square feet in the main building, approximately 13,000 square feet is cafeteria and lobby with resultant net usable office space of 35,000 square feet and a total net usable space of approximately 70,000 square feet. We also request that the total parking area, 407 spaces which are presently occupied by [Redacted], be included in the lease for a total of 892 spaces. The enclosed Standard Form 81 sets forth our minimum requirements. Our justification for the acquisition of the remainder of the [Redacted] follows:

25X1A

25X1A

25X1A

a. This acquisition is necessary to provide sufficient space to meet Agency immediate and short-term requirements in the Washington Metropolitan Area and does not provide space for the replacement of the Magazine Building, which was accomplished by the acquisition of the second and third floors of the [Redacted] Building.

b. Acquisition of the remainder of these buildings will relieve our Headquarters Building of over-crowded conditions

WARNING NOTICE  
SENSITIVE INTELLIGENCE SOURCES  
... INVOLVED

SECRET

CLASSIFIED BY 229557  
EXEMPT FROM GENERAL DECLASSIFICATION  
SCHEDULE OF E.O. 11652, EXEMPTION CATEGORY:  
§ 25X1A (b) (1) or (2) (single and/or multiple)  
AUTOMATICALLY DECLASSIFIED ON  
T.M.D.F.T.

(2)

~~SECRET~~

(see enclosure 1 for space utilization figures). Some components of the Agency with common functions in the Headquarters Building are widely dispersed and fragmented over several floors. By relocating some elements to the newly acquired space, we will have greater flexibility to consolidate common functions or elements. Our present and projected space requirements in the Headquarters Building, to support approved new projects or component expansions, will require a total of 60,000 square feet of space through FY 78.

c. In addition to external consolidation of components, the collateral benefits of acquisition of the totals of both buildings are:

(1) A greater degree of security control would be permitted by sole occupancy.

(2) Maximum utilization of the secure communication system presently being installed in the [redacted] would result.

(3) Agency surface transportation between the [redacted] and other buildings in [redacted] be more efficiently utilized.

To recapitulate, the problems of overcrowding and being able to meet the requirements of approved new projects can only be resolved by relocating personnel from the Headquarters Building to other space.

We would appreciate it if you would keep us advised of your negotiations and wish to express our thanks for all your endeavors in our behalf.

Sincerely,

[redacted signature]

Chief

Real Estate and Construction Division, OL

Encs

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# REQUEST FOR SPACE

Submit this form in triplicate to the General Services Administration having jurisdiction over the area in which the requested space is located. **Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4**

1. DATE OF REQUEST <b>10 December 1975</b>	2. AGENCY REQUEST NUMBER <b>RE-26-76</b>	3. REQUESTING DEPARTMENT OR AGENCY <b>Central Intelligence Agency</b> <span style="float: right;">25X1A</span>
4. ADDRESS OF REQUESTING DEPARTMENT OR AGENCY <b>Washington, DC</b>		
Check applicable box below. IF NO GOVERNMENT CONTROLLED SPACE IS AVAILABLE REQUESTING AGENCY <input type="checkbox"/> WILL ACQUIRE NEEDED SPACE UNDER ITS ACQUISITION AUTHORITY <input checked="" type="checkbox"/> WISHES GSA TO PROCEED WITH ACQUISITION OF REQUESTED SPACE		Bureau, division, branch, etc.)  <b>Division</b>

7. TO: **Mr. Edward M. Kidwell, Director  
Space Management Division, Office of Operating Programs  
General Services Administration  
Washington, DC 20405**

8. ARE FUNDS AVAILABLE FOR REIMBURSEMENT FOR RENT AND/OR SERVICES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	10. TERM OF OCCUPANCY FROM: _____, 19____ TO: <input checked="" type="checkbox"/> INDEFINITE <input type="checkbox"/> _____, 19____
---	--

11. TYPE OF REQUEST (Check one) <input checked="" type="checkbox"/> NEW <input type="checkbox"/> RENEWAL <input type="checkbox"/> SUPPLEMENTARY AGREEMENT	11. TYPE OF SPACE DESIRED <input checked="" type="checkbox"/> GENERAL PURPOSE <input checked="" type="checkbox"/> SPECIAL PURPOSE <input type="checkbox"/> LAND
--	--

**12. EMPLOYEES TO OCCUPY SPACE**

A. OFFICE EMPLOYEES	GROUP			TOTAL IN OFFICE SPACE	B. NON OFFICE EMPLOYEES	TOTAL ALL EMPLOYEES
	1 GS 1-6	2 GS 7-11	3 GS 12 & ABOVE			
NUMBER						See 16 below
Do not use this space						
13. SPACE DETAILS	A. OFFICE	B. FILES	C. STORAGE OR WAREHOUSE	D. OTHER (Explain in Remarks)	F. TOTAL	E. LAND REQUIRED (In Sq. Ft. or Acres)
	SQUARE FEET				80,000	

14. FACILITIES NEEDED AND SPECIAL REQUIREMENTS (Furnish detailed information; attach additional sheet if necessary)  <b>Plans and specifications for alterations and special requirements will be funded</b>	15. JUSTIFICATION FOR SPACE REQUESTED (Continue on reverse if necessary)  <b>See attached memo</b>
--	--

16. REMARKS (Continue on reverse if necessary)  
**Personnel figures can be provided to cleared GSA contract officer if necessary.**

25X1A

25X1A

17. I certify that the space requested above is necessary for the proper functioning of the agency named

SIGNATURE OF AUTHORIZED REQUESTING OFFICIAL  _____ TITLE <b>Chief, Real Estate and Construction Div.</b>	SIGNATURE OF AUTHORIZED REQUESTING OFFICIAL  _____ NAME OF AUTHORIZED OFFICIAL (Typed)  _____ TITLE _____ DATE _____ SIGNATURE OF AUTHORIZED OFFICIAL  _____
ACTION BY GENERAL SERVICES ADMINISTRATION	
<input type="checkbox"/> SPACE OFFERED FOR REVIEW (See attached statement or report) NO GOVERNMENT-CONTROLLED SPACE IS AVAILABLE: <input type="checkbox"/> AGENCY MAY PROCEED WITH ACQUISITION UNDER ITS ACQUISITION AUTHORITY. <input type="checkbox"/> GSA IS PROCEEDING TO ACQUIRE SPACE REQUESTED.	

Att 3

**SECRET**

13 AUG 1975

**MEMORANDUM FOR:** Comptroller

**THROUGH :** Deputy Director for Administration

**SUBJECT :** Review of General Services Administration  
Federal Buildings Fund Estimate for  
Fiscal Year 1977

**REFERENCES :** (a) Memo dtd 17 Oct 74 to Compt fr D/L,  
Subject: Review of General  
Services Administration Federal  
Buildings Fund Estimate for FY 1976

(b) Ltr dtd 23 Jun 75 to GSA fr C/RECD/OL

(c) Ltr dtd 4 Jun 75 to GSA fr C/RECD/OL

(d) MFR dtd 1 Jul 75 by REB/RECD/OL,  
Subject: Recurring Reimbursable  
Service - Fiscal Year 1977

1. The Office of Logistics (OL) is in receipt of the General Services Administration (GSA) Federal Buildings Fund Estimate for fiscal year (FY) 1977. The estimate was submitted to aid the Agency in its budgetary planning for Standard Level User Charges (SLUC) for Agency space and other associated costs payable to GSA under the provisions of Public Law 92-313. The GSA FY 1977 SLUC estimate amounts to \$20,534,383. This figure does not include the estimated cost of the Agency's projected space increases. GSA has not furnished the Agency with this cost estimate nor does it include the estimated cost of recurring reimbursable services as the datum furnished by GSA was incomplete and could not be verified.

2. We have been advised by GSA that the SLUC budget estimate for FY 1977 was based upon space assigned to the Agency as of 15 April 1975, plus space identified in the new assignment data developed for FY 1976 billings. The SLUC rates used for this estimate are the FY 1976 Tier II rates (rates for space occupied prior to 1 July 1975) escalated by 7.5 percent to reflect anticipated increases in space costs for FY 1977.

**SECRET**

This memo may be reclassified upon separation from Attachment 1 (Aivo)



**SECRET**

**SUBJECT: Review of General Services Administration Federal Buildings Fund Estimate for Fiscal Year 1977**

25X1A

3. As you are aware, there were numerous discrepancies in GSA's FY 1976 budget estimate submission which, unfortunately, have been repeated in their submission for FY 1977. To adjust for these errors and to provide for a more accurate estimate, we have used the actual FY 1976 first quarter billing, projected to an annual figure, appropriately escalated, and adjusted to

Accordingly, the Agency FY 1977 SLUC budget estimate for all presently assigned space is \$20,918,690.

4. In addition to presently assigned space, we must also budget for space changes which will impact on FY 1977 costs. This year the Agency has the option to either compute estimated costs for projected changes in space requirements for FY 1977 or to provide GSA with the necessary information to complete this task. We have provided GSA with this information, but to date have not received a cost estimate. Therefore, we have computed our costs for projected space requirements according to instructions furnished by GSA. The method of computation for new space consists of using the basic Quality Rating of 90 and the SLUC Tier I rates (rates for space occupied after 1 July 1975) times the escalation factor and, for decreased space requirements the actual FY 1976 cost times the escalation factor. The results of this computation show an estimated cost of \$1,091,443 for the Agency's FY 1977 projected space requirements, as shown in Attachment 1. Adding the SLUC estimate for presently assigned space to that for FY 1977 projected space changes, the total FY 1977 SLUC budget is \$22,010,133 as shown on the "Total GSA PL 92-313 (adjusted) Estimate" prepared by this Office and included as Attachment 2. A breakdown of these FY 1977 costs for currently occupied space only is included as Attachment 3.

5. In addition to the SLUC estimate for Agency space, the Agency's FY 1977 budget must make provisions for those estimated costs for both recurring and nonrecurring reimbursable services rendered by GSA. Nonrecurring costs (i.e., ad hoc work orders and major projects payable to GSA) are estimated to total \$2,639,000 based on currently proposed projects.

**SECRET**

**SUBJECT: Review of General Services Administration Federal Buildings Fund Estimate for Fiscal Year 1977**

6. Regarding recurring reimbursable costs, we have encountered several difficulties in arriving at the valid estimate for these services. First, the datum furnished by GSA was incomplete and inadequate, making it impossible to verify as explained in Reference (b) (all references attached). Second, there is a current disagreement between the Agency and GSA regarding GSA's recently proposed formula for overtime utility services, which will greatly increase the Agency's costs for such services for both FY 1976 and FY 1977. The Chief, Real Estate and Construction Division, OL, formally protested to GSA by Reference (c); but, to date, the question has not been resolved. Rather than making no provision in the Agency FY 1977 budget for the recurring reimbursable cost, we estimated these services based upon the Agency recurring reimbursable service cost estimate for FY 1976 times a 10.5 percent escalation factor for labor costs (this represents one-half the 2-year escalation factor suggested by GSA per Reference (d)). Also, it has been determined that, because of the new formula for overtime utility services, there will be a minor shortfall in our FY 1976 estimate for these services in the amount of \$500,000. This amount was escalated by 21 percent and added to our FY 1977 estimate. The net result of these computations totals \$6,175,016 for recurring reimbursable services in FY 1977. It should be noted, however, that this is purely an estimate based upon the factors described above, and the FY 1977 actual cost for recurring service could well exceed this amount.

7. In recapitulation, it would appear that the Agency FY 1977 costs relating to Public Law 92-313 will amount to \$30,824,149 as shown on Attachment 2.

/s/ Michael J. Malanick

Michael J. Malanick  
Director of Logistics

7 Atts

cc: DD/A, w/attns

Distribution:

- Orig & 1 - Addressee, w/attns
- 1 - OL/B&FB, w/attns
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OL/RECD/REB/[redacted]:mlc/3438 (30 July 75)

25X1A

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Next 1 Page(s) In Document Exempt

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TOTAL GSA PL 92-313 (ADJUSTED) ESTIMATE

25X1A

SLUC estimate adjusted	\$20,477,940
Additional cost for <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px; vertical-align: middle;"></span> erroneously charge	440,750
	\$20,918,690
<del>Projected SLUC cost for additional 1977 space</del>	<del>1,091,443</del>
Total Agency SLUC budget estimate	\$22,010,133
SLUC 1977 estimate	\$22,010,133
Estimated cost nonrecurring reimbursables	2,639,000 ✓
Estimated cost recurring reimbursables	6,175,016 ✓
Total Agency estimate 1977 budget	\$30,824,149

25X1A

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Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4

Att 4

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Comptroller to OMB  
FY 77 Submission

RENTAL PAYMENTS TO GSA  
(Dollars in Thousands)

	1975	1976	TQ	1977
SLUC Payments:				
Base cost	\$13,611	\$20,211	\$5,432	\$20,919
Expansion	....	....	....	1,091
Reimbursable payments	4,247	4,904	1,347	6,175
<b>Total</b>	<b>\$17,858</b>	<b>\$25,115</b>	<b>\$6,779</b>	<b>\$28,185</b>
Personnel Estimates:				
Full-time permanent	16,348	15,835	15,835	15,817

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Rental Payments to GSA  
(Dollars in Thousands)

	1975	1976	1977
<b>STANDARD LEVEL USER CHARGES (SLUC)</b>			
Base cost	\$13,611	\$17,185	\$18,065
<del>Expansions</del>	—	26	935
<b>Total—STANDARD LEVEL USER CHARGES</b>	<b>(\$13,611)</b>	<b>(\$17,211)</b>	<b>(\$19,000)</b>
<b>REIMBURSABLE PAYMENTS</b>			
Total	\$4,279	4,904	6,338
	<b>\$17,890</b>	<b>\$22,115</b>	<b>\$25,338</b>

25X1A

Standard Level User Charges

Funds are required for payment directly to the Administrator of General Services under P.L. 92-313 for space and services furnished to the Agency by the General Services Administration at [redacted] locations in the Metropolitan Washington Area and [redacted] for approximately 2.5 million square feet of office, storage, and special use space. The total estimate for 1977 is based on the continued need for space currently occupied, with only minor changes in space and service requirements. The funding level is based on rates established by GSA and approved by OMB. The total fund requirement for 1977 reflects a 15 percent overall reduction directed by OMB which is consistent with the similar reduction made by the Congress in our 1976 funds for payment of Standard Level User Charges to GSA.

Reimbursable Payments

Funds are required for reimbursement to GSA for recurring maintenance and guard services in excess of the level of such services normally provided by GSA and covered by SLUC payments. Included are preventive maintenance and stand-by services involving after-hours coverage of special use areas, critical utilities systems, environmentally sensitive equipment, and other inspection and repair requirements considered by GSA to be unique to the Agency. Also included is supplemental security support provided by GSA's Federal Protective Service to meet minimum Agency requirements for access control and protection of CIA-occupied facilities in the Metropolitan Washington Area, and for security and safety patrols to ensure the safeguarding of Agency property and official data.

Att 6

Next 1 Page(s) In Document Exempt

Att 7

25X1A

Approved For Release 2002/05/07 : CIA-RDP86-01019R000200150031-4

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Logistics Services - Package Number OL-2 (Cont'd)

4. Justification - Operating and Program Years (Cont'd)

Space Maintenance and Facilities (Cont'd)

The space program developed for the forthcoming two fiscal years is, in essence, a continuation of the consolidation, reallocation, and relocation projects currently in progress with special emphasis directed toward providing space for projects SAFE and ADSTAR. The planned acquisition and occupancy of additional space in a new building will free an estimated 77,000 sq. ft. of space in the Headquarters Building out of which 26,000 sq. ft. will be assigned to projects SAFE and ADSTAR and the remainder will be used to alleviate existing overcrowded conditions and to satisfy outstanding space requirements. It should be noted that a number of relocations will have to be completed within the Headquarters Building before these objectives can be achieved.

STATINTL In addition to the projects associated with space in Headquarters, it is also planned to consolidate the Office of Finance, [redacted] in the Key Building. Subsequent to the completion of the work in the Key Building, the space vacated by the Office of Finance in the Ames Building will be renovated to provide for limited expansion of the remaining Ames Building components.

LSJ  
K93B

\* In addition to the funds cited in this Program Call, Logistics Services anticipates unfunded requirements in FY 1978 or, possibly, FY 1977 of up to \$938 to cover alteration costs of 88,000 sq. ft. of new leased space and refurbishment and alteration of Headquarters Building space vacated by the move. Level of costs and timing of funding will be dependent upon the scope, date of acquisition, and location of the new facility. It should also be noted that, should the new property be located other than in proximity to existing Agency facilities, resource requirements for operating Logistics services such as mail and courier or motor pool should be expected to increase.

5. Five-Year Projections

Projected costs for Logistics Services are based upon provision of the same scope and level of services now provided with the assumption that the Agency Headquarters population will remain stable. Cost increases reflect two major factors - an increase in GSA charges for recurring services and alterations which has historically averaged 7.5 percent annually and is non-negotiable within that range and recognition of the continuing trend toward increased sophistication/technology of Agency facilities (e.g., SAFE and ADSTAR) with resultant increases in requirements for special alterations, maintenance, and cleaning.

Att  
8

(Amounts in thousands)

Comptroller to Congress

	1977	1978	1979
<b>SLUC Payments:</b>			
Base Cost	\$18,383	\$19,405	\$20,600
<del>Expansion</del>	—	—	—
Total—SLUC Payments	\$18,383	\$19,405	\$20,600
<b>Reimbursable Payments:</b>			
Recurring:			
Guard Services	\$ 4,196	\$ 4,255	\$ 4,210
Other	3,343	3,067	3,422
Total—Recurring	7,539	7,322	7,632
Non-Recurring	2,410	2,482	4,356
Total—Reimbursable Payments	\$ 9,949	\$ 9,804	\$11,988
Total—Payments to GSA	\$28,332	\$29,209	\$32,588

25X1A

**SLUC Payments**

Funds are required for payment directly to the Administrator of General Services under P.L. 92-313 for Standard Level User Charges (SLUC) for space and services furnished to the Agency by the General Services Administration (GSA) in the Washington Metropolitan Area; and for space   
~~The estimate for 1979 is based on the continued need~~  
 occupied and requirements levied on GSA in 1977 that are now awaiting GSA action. The funding level is based on rates established by GSA and approved by the Office of Management and Budget.

**Reimbursable Payments**

Funds are required for recurring reimbursements to GSA for maintenance and guard services in excess of the level of such services normally provided by GSA and covered by SLUC payments. Included are preventive maintenance and stand-by services involving after-hours coverage of special-use areas, critical utilities systems, environmentally sensitive equipment, and other inspection and repair requirements considered by GSA to be unique to the Agency; and supplemental security support provided by GSA's Federal Protective Service to meet minimum Agency requirements for access control and protection of CIA-

occupied facilities in the Washington Metropolitan Area, and for security patrols to ensure the safeguarding of Agency property and offi-

Funds are also required for nonrecurring reimbursements to GSA : renovation and new construction projects which are payable on a one-ti Generally, these projects are necessary to provide high-quality, redundant utilities support to critical Agency facilities such as comp operations centers, and for major facility construction in support of such as Project SAFE.

**Major Projects**

The Agency has one major nonrecurring engineering project inc the table above for 1979: Facility Upgrade in Support of COMIREX Management System (CAMS) (\$1,386,000).

This project is for the renovation of 9,000 square feet of spa dedicated computer facility to support Community overhead recon system management (i.e., tasking, evaluation). Some 7,000 square feet renovated into a computer center and the remaining 2,000 square fee renovated to house an uninterruptable power supply (UPS) system. Inc the total estimated cost is the procurement and installation of both 60 415 Hz UPS systems.

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Att 9

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Att 10

OGC 77-2616  
28 April 1977

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MEMORANDUM FOR : Director of Central Intelligence

VIA : Deputy Director of Central Intelligence

FROM : Anthony A. Lapham  
General Counsel

SUBJECT : Impact of the Public Buildings Act on  
Certain CIA Programs

1. Action Requested: That you sign and direct the attached letters to the Chairmen of the House and Senate Appropriations Committees. The letters request the concurrence of the Chairmen in our position that funds appropriated for the Agency programs involved are available without regard to the special authorization requirements of the Public Buildings Act. Once we are in a position to certify this fact to the General Services Administration, work now being delayed can go forward.

2. Background: The Public Buildings Act provides that expenditures in excess of \$500,000 for the construction or alteration of Federal buildings be specially authorized by the Public Works Committees of the House and Senate. In excess of that amount are costs for a number of site preparation tasks which are required for installation of the computer equipment being procured for three programs improving CIA data handling capabilities (SAFE, ADSTAR and C-vault expansion). It is the position of the General Services Administration that unless the Agency can certify that the funds for these programs were appropriated without regard to the Public Buildings Act, performance of the required modifications to the CIA headquarters building must be delayed until the Public Works Committees approve these expenditures. The process of securing such approval is likely to require a year's time or possibly longer.

3. It is the Agency's position, and the opinion of this Office, that the Public Buildings Act applies only to Congressional authorization procedures prior to appropriation, and that, once appropriated, funds are available for expenditure by the Executive Branch without further requirement for authorization. GSA will accede to this view in those cases where the Congress

specifically appropriated for the project in question with an awareness that construction was involved. Because there is some uncertainty as to the degree of such awareness on the part of the Appropriations Committees when they authorized the projects in question, clarification on this point is necessary before the Agency will be in a position to certify that the funds involved were in fact appropriated without regard to the Public Buildings Act.

4. Recommendation: That the letters go forward to the Appropriations Committees and that a response be sought as indicated.

25X1A



Anthony A. Lapham

Attachments

1-47-4746

24 May 1977

Honorable George Mahon, Chairman  
Committee on Appropriations  
House of Representatives  
Washington, D. C. 20515

Honorable John L. McClellan, Chairman  
Committee on Appropriations  
United States Senate  
Washington, D. C. 20515

Dear Chairmen:

In the process of executing the Central Intelligence Agency budget for the current fiscal year, an issue has been raised by the General Services Administration the resolution of which makes coordination with your Committees appropriate.

The Agency programs in connection with which the issue arises are those referred to in Director Bush's statements before your Committees, and in the budget submissions, as SAFE, ADSTAR and the C-vault expansion, all of which involve improving the Agency's capability for data handling. In order to implement these programs, the support of GSA has been solicited in order to accomplish the requisite site preparation and the power system improvements. By way of illustration, the equipment being acquired requires subfloor cableways, special cooling provisions, and a backup power generating source. While GSA has expressed a willingness to proceed with these tasks, the question has been raised as to whether expenditures for these reimbursable items, although necessary and incidental to the implementation of the overall programs, ought to be specially authorized by the Public Works Committees as building modifications in addition to being authorized as part of the National Foreign Intelligence Budget.

It is my understanding that your Committees were aware of all significant facets of the cited programs, including the requisite site preparation, when these programs were authorized, and that the sums appropriated for them are now available for expenditure without requirement for further authorization. If I am correct in holding this view, I shall, with your concurrence, proceed to assure the General Services Administration that this is the case so that these programs may move ahead as planned.

Yours sincerely,

/s/ Stansfield Turner

STANSFIELD TURNER  
Admiral, U. S. Navy