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10 JAN 1986

MEMORANDUM FOR: [redacted]
Planning Officer, IMSS/OL

FROM: [redacted]
Logistics Officer, NBPO/OL

SUBJECT: FY-86 First Quarterly Activities and Suggested Topics
for Next DDA Quarterly

REFERENCE: Multi addressee memo dtd 16 Dec 1985, subj: Reminder
of Upcoming Planning Requirements

1. Attached is the New Building Project Office (NBPO)/OL response to your request for FY-86 First Quarter activities for use in the next DDA Quarterly. Also attached are a few suggested topics for the next DDA Quarterly. If not appropriate for that forum, perhaps they could be addressed as "Items of Interest" in the OL Weekly Activity Report.

2. Please call me on [redacted] if I can be of further assistance.

[redacted]
Logistics Officer, New Building Project Office, OL

Attachments:

- A. Suggested Topics for DDA Quarterly
- B. NBPO First Quarter Activities

OL 2002-86

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NEW BUILDING PROJECT OFFICE (NBPO), OL
FY-86 First Quarter Activities (Oct - Dec 1985)

1. On 18 October 1985, The General Services Administration (GSA) awarded a Small Business Administration (SBA) 8-A Set Aside contract for \$5.88M to Robert Clay, Inc. of Laurel, Maryland for Bid Package (BP) #4 of the CIA Headquarters Expansion Project. BP#4 covers the construction of two Security Access and Visitor Control Centers; one at the Route 123 main entrance, the other at the George Washington Memorial Parkway (GWMP) entrance. The contract also includes requirements for site lighting, landscaping, curbing replacement, and asphalt repaving of parking and road areas. Construction work was scheduled to start in early December. However, due to the inability of the contractor to secure the required performance bonds, the Agency has requested GSA to advise us if there are any alternative courses of action.

*5.88M
per bid
B. 11/08*

2. The NBPO, in concert with Headquarters Operations, Maintenance and Engineering Division (HOME)/OL played a major role in planning and bringing about the highly successful Vice-Presidential Dedication and Cornerstone-Laying Ceremony of the New Building on 1 November 1985. NBPO's primary function was to obtain the 7'x 5' Vermont green marble dedication plaque which was unveiled to Agency employees and invited guests by the Vice President, DCI, and DDCI. The plaque will eventually rest in the lobby of the New Building.

3. The third and final report concerning a consultant's study of Traffic and Parking Management on the Headquarters compound was received in October. Recommendations and findings were presented in the November DDA Quarterly by NBPO and HOME personnel. Management direction was given, and current emphasis is being focused on maximizing on-site parking and pursuing remote-site parking options.

*clear up all
on the thing
1.88*

4. On 21 November, two construction milestones concerning the New Building were reached. The final piece of structural steel was placed in the North Tower and the last section of the perimeter wall was poured. In addition, work started on the North side on the catwalk between the RF shield and exterior glass screen wall.

5. The Bristol Steel Company plant in Richmond, Virginia was flooded in November. Although this had some effect on steel deliveries, the overall construction project continues on track.

6. On 10 December, a meeting was held at the the Virginia Department of Highways and Transportation (VDH&T) in Fairfax for the preliminary field review of the design for the road improvements for Routes 123 and 193. A representative from Dewberry & Davis, A&E consultants to VDH&T, presented the alternative chosen by the Traffic Advisory Committee. Minor design revisions will be made and a meeting will be scheduled with the community in January 1986. VDH&T advised that they will put the project out for bids in summer vice spring 1986. As of the end of the quarter, no problems were anticipated and the project should be on schedule as planned.

As of 11/20/86

7. The roadwork for the George Washington Memorial Parkway (GWMP) 1000-foot acceleration lane project was not completed by the 20 December extended deadline date. The cold weather prevented laying the final asphalt surface. The temporary barricades have been removed and Agency personnel can merge more safely into the northbound traffic flow. The Federal Highway Administration, Department of Transportation, has advised NBPO that they will do everything possible to encourage the contractor to complete the roadwork as soon as weather permits rather than to wait until Spring.

8. On 31 December, some 45 copies each of 481 pages of reissued fit-up specifications documents were delivered to Centex, the Bid Package #2 contractor. Prior to this date, a total of 45 copies each of 475-30" x 42" detailed fit-up drawings were delivered as part of the Government's contractual requirement to provide finished documents and drawings by 31 December.

Review of space in bid #1

9. In late November, NBPO personnel briefed the Deputy Director of Central Intelligence on the then-current status of space allocations for the tenants identified to move into the New Building. The result is that the recent "Directorate-shuffling" will require revision of 184,000 square ft., or 22% of the available office space.

10. The New Building construction continues to progress and the structure takes shape. The BP #2 contractor implemented his "winterizing" plan in December with the installation of propane heaters and plastic-sheeting enclosure of the outer walls. The heaters will provide 24-hour warmth and are fed automatically from 1000-gallon tanks. This will allow continuation of concrete pours, steel fireproofing, masonry, and dry wall work in the building.

11. During the quarterly reporting period, much progress was achieved at the Power Plant, Bid Package #3 of the CIA Headquarters Expansion Project:

Ask out if he is on way to the Power Plant

A. Demolition began on the Worthington emergency generators to make room for the new electrical switchgear which is scheduled to be installed in early 1986. Work continued on the installation of the new emergency generator system consisting of seven gas turbine generators.

B. The extensive modifications to Boiler No. 3 were completed (new burners, fans, and controls) and the boiler has been operating satisfactorily since the completion of the changes. Modifications continued on Boiler No. 2 with start up planned for mid-January.


C. The new cooling tower system was completed and put into operation. The first refrigeration machine was piped into the new condenser system and additional machines will be repiped to the new system during a planned switchover in January 1986. After the switchover is completed the contractor will be able to remove the old cooling tower system, thereby allowing continuation of the retaining wall.

D. The Power Plant new heating and ventilation units were installed. Miscellaneous heating units were put into operation during December;

however, the rooftop units will not be usable until February 1986.

E. Demolition of Chiller No. 4 began and will be completed sometime in February of 1986. This will vacate space needed for the installation of the new chilled water pumping system.

F. One of two new air compressors was installed and put into operation. This has increased reliability and capacity of the compressed air system. The second new air compressor is scheduled to be installed during January 1986.


Logistics Officer, New Building Project Office, OL

OL/NBPO/ 9 Jan 1986

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