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For you to
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MEMORANDUM FOR: Executive Director

VIA: Deputy Director for Administration
Chief, Logistics and Procurement Law Division, OGC

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FROM:
Acting Director of Logistics

SUBJECT: Certificate of Necessity, Security Evaluation
Office, Key Building, Rosslyn, Virginia

- REFERENCES:
- A. Letter frm C/FMG/OL to GSA, dtd 19 Oct. 88,
Subject: Renovations of the 11th Floor,
Key Bldg.
 - B. Letter frm C/FMG/OL to GSA, dtd 26 Oct. 88,
Subject: Renovations of the 11th Floor,
Key Bldg.

1. The Office of Logistics (OL) has an urgent requirement to renovate the 11th floor of Key Building to accommodate the Security Evaluation Office (SEO), a newly established component which has a critical National security mission and is of importance to the President, the Department of State, and the Central Intelligence Agency. The estimated cost of the renovation is \$230,000.

2. The Key Building is leased for the Agency's use by the General Services Administration (GSA). The current lease expires 31 December 1989, but the Agency has requested that the lease be renewed through December 1994. The renovation of office space in GSA-leased buildings is normally accomplished through GSA in accordance with established procedures. OL, per References A and B (Att A), requested GSA to take the necessary action to accomplish the Key Building renovation for SEO by 30 December 1988, or delegate authority to the Agency to accomplish the required renovation.

OL 13195-88



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SUBJECT: Certificate of Necessity, Security Evaluation Office,
Key Building, Rosslyn, Virginia

3. GSA has not responded to our request to renovate the 11th floor, Key Building for SEO. Informally, we have been advised that GSA is concerned about the legal ramifications of authorizing the renovation prior to formal renewal of the lease and whether regulations can be waived which require the installation of a sprinkler system in the building prior to renewal of the lease. Also complicating the situation, is that the building is in the process of being sold to Kempher Company, with settlement tentatively scheduled for December 1988.

4. There is a National security requirement for the SEO office area on the 11th floor of Key Building to be fully operational as soon as possible. Given GSA's reluctance to either proceed with the renovation or delegate authority to the Agency to accomplish the work, it is obvious that if the renovation is to be completed within a reasonable period of time we will have to undertake the necessary renovations ourselves.

5. It is recommended that you sign the Certificate of Necessity (Att B), to allow the Agency to accomplish the renovations of the proposed office space for the SEO.

Attachments: A & B

CONCUR:

4 NOV 1988

Deputy Director of Administration

Date

Chief, Logistics and Procurement Law Div/OGC

Date

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STAT OL/FMG/EBD [] (7 November 1988)

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Central Intelligence Agency



Washington, D.C. 20505

19 OCT 1988

Mr. Ralph Walters
Work Alterations Task Force Leader
General Services Administration
Washington, DC 20415

Re: Renovations of the 11th Floor
Key Building

Dear Mr. Walters:

The Central Intelligence Agency has a requirement to renovate the eleventh floor in Key Building, Rosslyn.

The purpose of the renovation is an operational necessity for a newly established component to be located on the eleventh floor which is presently unoccupied. The assignment of requirements by the Intelligence Community cannot be accomplished until the space in Key Building is made available.

It is urgent that General Services Administration (GSA) take the necessary action to have this project completed no later than 15 December 1988.

If after a thorough review of the drawings, GSA cannot meet the required completion date, a Delegation of Authority for a one-time alteration is requested.

Your cooperation on this request will be greatly appreciated. [redacted] on my staff is responsible for the accomplishment of this project and he can be contacted on

[redacted]

Sincerely, [redacted]

[redacted]

Chief, Facilities Management Group
Office of Logistics

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Central Intelligence Agency



Washington, D.C. 20505

26 October 1988

Ms. Joanne Venneberg
General Services Administration
Director, Real Estate Division
7th & D Streets, S.W.
Washington, DC 20407

Re: Renovations of Eleventh Floor
Key Building

Dear Ms. Venneberg:

The Central Intelligence Agency has an immediate requirement to renovate the eleventh floor in Key Building, Rosslyn. This requirement was submitted to Mr. Ralph Walters, Work Alterations Task Force Leader, GSA, via a memorandum, dated 19 October 1988, Subject: Renovation of 11th Floor Key Building.

Representatives from my staff met with Messrs. F. Price and John Knight on 20 October 1988, in reference to the renovation request and the security enhancement. The problems related to renewing the lease due to the sprinkler system requirement and the possibility of a new building owner are understandable and your concern is appreciated.

The purpose of the renovation which has a critical national security mission is to accommodate a newly established component of importance both to the CIA and the Department of State.

The drawings and Reimbursable Work Authorization have been submitted to Mr. Walters and he will proceed with the project upon receiving approval from your office.

It is urgent that GSA take the necessary action to have this project completed no later than 30 December 1988.

Ms. Joanne Venneberg

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If GSA is unable to meet the required completion date, please delegate authority to CIA to undertake this one-time alteration. If either of these two options is not pursued soonest, we will have no alternative but to undertake the necessary renovations ourselves given the critical nature of this operational activity.

Your cooperation for an immediate reply by 2 November 1988 to this request will be greatly appreciated. [redacted]
on my staff is responsible for the accomplishment of this project and he can be contacted on [redacted]

Sincerely,

[redacted]
Chief, Facilities Management Group
Office of Logistics

CERTIFICATE OF NECESSITY

In accordance with the authority vested in me by the provisions of 50 U.S.C. 403f(e), I certify that the renovations for the proposed relocation site of the Security Evaluation Office in Key Building, Rosslyn, Virginia, are necessary for the successful performance of the functions of the Central Intelligence Agency, and it is a national security requirement to have these facilities operational as soon as possible.

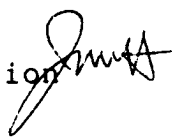
James H. Taylor
Executive Director
Central Intelligence Agency

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OGC 88-53155


14 November 1988

MEMORANDUM FOR: Director of Logistics

THROUGH: Chief, Logistics and Procurement Law Division FROM: Assistant General Counsel
Logistics and Procurement Law DivisionSUBJECT: Certificate of Necessity, Security Evaluation
Office, Key Building, Rosslyn, Virginia

1. This Office has concurred in your 7 November 1988 memorandum recommending to the Executive Director that a Certificate of Necessity be signed, allowing urgent renovations (estimated to cost \$230,000) at the Key Building to accommodate the newly established Security Evaluation Office. However, having concurred in the memorandum, we strongly recommend that the Agency meet with and make every effort to work out an acceptable accommodation with GSA prior to carrying out the renovations permitted by the Certificate.

2. There are several policy factors which may adversely impact on the Agency, should it proceed with the renovations without GSA consent. First, some deference should be given to GSA's relationship with the Agency, both in general and in connection with this particular leasehold interest. Here, GSA has specific concerns relating to its relationship with the building owner, which may, because of the proposed action, adversely impact the Agency. Also, the Agency's unilateral action would undoubtedly raise bureaucratic concerns with GSA and others. In addition, there may also be political ramifications to consider (i.e., possible interest on the part of congressional committees).

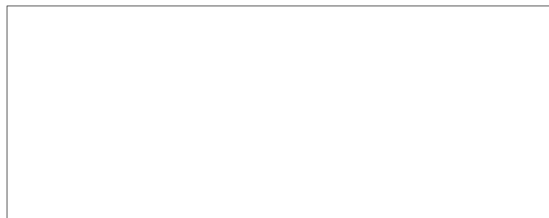
3. At a meeting on 10 November 1988 with  Chief, EBD/FMG/OL, we were given a copy of GSA's most recent letter on this matter. That letter, dated 8 November 1988 (copy

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attached) seeks a meeting with the Agency to discuss the issue.
It is our recommendation that a meeting be held to try to arrive
at an accommodation.

STAT



Attachment:
As stated

CC: Chief, External Buildings Div., FMG/OL



General Services Administration
National Capital Region
Washington, DC 20407



NOV 8 1988

Mr. John M. Ray
Director of Logistics
Central Intelligence Agency
Washington, DC 20505

Dear Mr. Ray:

STAT This letter is in response to your request of October 26, 1988, from [redacted] Chief, Facilities Management Group, Office of Logistics, requesting action to renovate the eleventh floor of the Key Building.

We would like to schedule a meeting with representatives of our respective agencies to discuss the above issue and your future plans for the activities housed in leased buildings currently in the General Services Administration controlled inventory. We have some serious concerns relative to the short lease life for some of these buildings, firesafety issues, and pending agency alteration requirements at other locations which must be addressed to develop acceptable alternatives available to both agencies.

Please advise Mr. Fred Price on 472-1149 as to when you and your staff are available to meet with us.

Sincerely,

Paul E. Chistolini

Paul E. Chistolini
Assistant Regional Administrator
for Real Estate and Development