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DD/A 76-2568

20 MAY 1976

MEMORANDUM FOR: Deputy Director for Administration

FROM : James H. McDonald  
Director of Logistics

SUBJECT : Selective Service Building - Direct Project  
Implementation Cost Assignments

REFERENCE : (a) Memo dtd 19 Apr 76 to DCI fr DD/A,  
Subject: Refinement of Preliminary Costs Concerning the Selective Service Building

(b) Memo dtd 1 May 76 to D/L fr DD/A,  
Subject: Selective Service Building (Budget Impact on TQ, FY 1976, and FY 1977)

1. Reference (a) identified \$1,200,000 as the projected total estimated project cost required for preparation of Selective Service Building to accommodate occupancy by the Committee on Foreign Intelligence and the Intelligence Community Staff. This memorandum addresses a redistribution and an updated summary of such costs as influenced by task deferrals and eliminations recommended by reference (a), and as effected by further coordination with the Office of Security, Office of Communications, Intelligence Community Staff, and the General Services Administration (GSA).

2. Accordingly, the attachment presents revised costs for direct project implementation with regard to anticipated FY 1976 expenditures and related direct project costs deferred to the Transitional Quarter (TQ), FY 1977, and FY 1978. This cost summary was prepared in this manner in order to provide a clear audit trail and a transition vehicle relative to previously presented total project cost estimates. It should be noted that some costs appearing in this exhibit for the TQ, FY 1977, and FY 1978 overlap with, and are repeated in, the separate report submitted in response to reference (b) for the above TQ, FY 1977, and FY 1978 periods. These presentations have also been prepared to clearly delineate the identity of facilities-oriented modification costs versus after-occupancy, operational-oriented costs and the relationships of their relative costs in the above four fiscal periods.

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3. In essence, it is projected that an estimated cost of \$842,000 for construction and \$476,000 for related Agency procurements will be required in FY 1976. This total requirement of \$1,318,000 for FY 1976 is comparable with the \$1,200,000 requirement contained in reference (a) and should be addressed accordingly.

4. Various other items which were part of our original estimates have been deferred to the TQ due to insufficient time for design, procurement, or negotiation of contracts during FY 1976. These items will require \$288,900 during the TQ.

5. In view of the stated intent of GSA to demolish the Selective Service Building in 5 years and the stated unavailability of GSA funding through FY 1978 to fund for any required modifications to the Selective Service Building, minimally required fire and life safety costs of \$113,000 have been included in FY 1976 construction costs. Cost of the new stair tower has not been included as an Agency unfunded item. It is understood that major structural changes required to meet Federal fire and safety standards in Federally owned buildings is clearly a GSA responsibility to provide for and fund.

6. Other costs previously addressed as part of direct project implementation expenditures for which GSA would be responsible to fund include approximately \$16,000 in FY 1978.

7. Ongoing efforts continue to commit the above procurement funds in the amount of \$476,000 by the end of FY 1976. Funds in the amount of \$130,000 have already been transmitted to GSA as partial payment toward general planning and construction costs. It is anticipated that GSA will be requesting the difference between our initial work order (\$130,000) and our total construction cost estimate (\$842,000) or approximately \$712,000 prior to proceeding with performance contracting invitations to bid, negotiations, and award.

[REDACTED]

James H. McDonald

STATINTL

Atts

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SELECTIVE SERVICE BUILDING  
DIRECT PROJECT IMPLEMENTATION COST ASSIGNMENTS

Item	Agency Construction Cost FY 76	GSA Construction Cost FY 76	Total Construction Cost FY 76	Agency Procurement Cost FY 76	Total Agency Cost FY 76	Agency Procurement Cost TQ	Agency Deferred Cost FY 77	Agency Deferred Cost FY 78
1. General Construction	\$502,000		\$502,000					
2. Pave West Alley								\$16,000
3. Fire and Life Safety	113,000							
4. Physical Security	126,000		126,000	\$ 61,000		\$ 11,000		
5. Communications				415,000				
6. Professional Services	101,000		101,000					
7. Carpet						85,000		
8. Display Walls						50,000		
9. Venetian Blinds						21,500		
0. Window Drapes						35,000		
1. Console Cabinet						2,500		
2. Furniture - 6th Fl.						83,000		
TOTALS	<u>\$842,000</u>	<u>- 0 -</u>	<u>\$842,000</u>	<u>\$476,000</u>	<u>\$1,318,000</u>	<u>\$288,900</u>	<u>- 0 -</u>	<u>\$16,000</u>

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EXPLANATION OF ITEMS IN THE SELECTIVE SERVICE BUILDING  
DIRECT PROJECT IMPLEMENTATION COST ASSIGNMENTS

1. General Construction

Demolition and new construction including conduit systems.

2. Pave West Alley

To provide offstreet vehicle access for deliveries to the building; a fire lane and additional parking space.

3. Fire and Life Safety

Minimum construction costs in FY 1976 include creation of a fire vestibule on each floor and upgrading the fire escape. Also included are a sprinkler system for the basement, a standpipe system, and upgrading the existing fire alarm system.

4. Physical Security

Agency FY 1976 procurement cost includes purchase of the disintegrator, vault doors, and alarm systems. Costs for installation of the alarms are included in the TQ. Construction costs in FY 1976 include blocking up basement and selected first floor windows in addition to lexan glazing in other lower level windows. Also included are special security walls and doors.

5. Communications

Procurement costs include CENTREX connection charge, equipment for the CER, cable purchase and installation for the secure distribution grid, and equipment for secure voice and facsimile systems.

6. Professional Services

Cost for the A-E survey; GSA contract administration, construction supervision and interior design; design cost incurred by the design-build contractor.

7. Carpet

Replacement of 4,211 square yards of carpet.

8. Display Walls

Visual aid display walls including sliding chalkboards, tackboards, and projection screens for the Crisis Warning Center and Conference Rooms.

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9. Venetian Blinds

Replacement of existing antiquated blinds with new thin-line blinds on all windows.

10. Window Drapes

New drapes for all windows in the building.

11. Console Cabinet

Cabinet to house security alarm equipment.

12. Furniture - Sixth Floor

New furniture similar in design to that in the west wing of the White House.

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