

CURRENT SPACE POSTURE

Headquarters Building

Although the organizational changes and expansions of the past have resulted in tightening the space problem, major current factors have created additional shortages of space and even higher saturation density occupancy in the Headquarters Building. The Director's expanded role as head of the Intelligence Community has resulted in the creation of a new Intelligence Community Staff (ICS) and a sizable new space requirement. The ICS has been accommodated but displaced components were either relocated to buildings or compressed even further in Headquarters Building.

The CIA operations center is presently undergoing a phased expansion which requires additional space. Expansion phases provide for inclusion of directorate duty officers in the center, consolidation of OWI and SSOC in the sixth floor expansion of the center, and the eventual consolidation of Intelligence Community personnel representatives and joint technical systems to achieve a National Intelligence Operations Center (NIOC).

Additional space is required for increased staffing of the Office of Development and Engineering (OD&E/DESA).

Of the Office of National Estimates (ONE/DDI) and creation of the National Intelligence Office (NIO/DCI) with its above standard additional space requirements is a contributing additional pressure to a saturated space posture.

New ADP space requirements continue to surpass the capability of existing computer centers to house them. At the present time a \_\_\_\_\_ sq. ft. computer center is being constructed on the first floor on an accelerated basis for the Office of Joint Computer Services (OJCS/DDA), Project ORACLE high-speed tape drive computer system. Studies are presently underway to examine various options to create space on the first floor for another expansion of the OJCS computer center and the creation of a new computer center for the Central Reference Service, Support Analysis for File Environment (SAFE) project. Spaces presently being recaptured and identified will be for known needs. OJCS and CRS short to medium-range planning infers incremental phased increases in space will be required.

As environmentally sensitive computer equipment areas have increased in size and sophistication, their utilities support systems have had to be expanded and upgraded. In view of the need for increased quality and quantity power, increased cooling requirements, and the continuing policy of reliable and redundant utilities

support systems; additional space has been allocated for power vault expansions, new uninterrupted power systems (UPS) installations, and new heating ventilating and air conditioning systems (HVAC).

The relative priorities for the use of space has classically been for people and operating technical support systems. In spite of its critical need, the provision of storage space has always been a secondary consideration relative to the above priorities. Consequently our Headquarters facilities contain minimal and far less than adequate storage facilities for standard operating supplies; printing paper supplies, furniture and furnishings; construction and maintenance supplies and materials; exhibit, display, art and artifax items; and delivered products, equipment, and materials. At present our building corridors have been observed to contain furniture, furnishings, equipment, skids and boxes of paper and cards, and various kinds of materials awaiting use or relocation to another hopeful holding area. A new room constructed in the DCI garage to eventually house a UPS system is temporarily housing computer paper and cards. An enclosure will be built under one of the new garage protective canopies to house construction materials and supplies presently stored in a basement air duct p\_\_\_\_\_ which has been declared a fire hazard area.

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There is a definite need for adequate and timely  
accessible storage space in the Headquarters Building.

In general, many components in Headquarters Building are occupying space at minimum levels of utilization and exhibit a willingness to do so in order to efficiently operate contiguous to centralized Headquarters functions. Recent reductions in Agency personnel levels and several reorganizations are providing excellent opportunities to analyze present space utilization and recapture space for other needs. Unfortunately, these priority needs are imminent and the luxury of creating a much needed "Staging Area" for interim housing of components during moves requiring construction modifications is not possible in spite of the advantages of timing and operation convenience it would provide.

#### External Buildings

External buildings continue to be primary but limited sources of solutions to Headquarters Building space problems and saturation conditions. The impact of above current space needs at Headquarters Building has resulted in a constant relocation of components from Headquarters to external facilities complexes such as 2430 E Street, Rosslyn, [REDACTED], and the Chamber of Commerce Building (C of C) in Fairfax. [REDACTED], C of C, and Key Buildings are essentially fully occupied. The

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2430 E Street complex is fully utilized and has had significant functional facilities and utilities systems. This complex has always contained a major strategic Agency telephone function. It performs a major role as a "Downtown" central satellite telephone frame, through which all telephone service to Agency facilities in the downtown area are switched from the Headquarters Building telephone switching system.

Unoccupied space is available in Magazine and Ames Buildings to provide for relocation of components from Headquarters Building and thereby assist in solving a portion of its space problems. Space utilization in these leased buildings is less densely occupied relative to Headquarters Building due to the fact that building features and utilities distribution systems limitations allow less flexibility in layout and planning. However, further utilization and increased space capture for other use. Trends indicate a continuing reluctance of Agency components to relocate to Rosslyn regardless of higher space utilization availability.

The maintenance and operation of Magazine Building has been below standard, and the Agency does not intend to occupy this building beyond the November 1975<sup>lease</sup> expiration date. It is questionable whether it would be practical to relocate Agency components from Headquarters to

unoccupied space in this building for the short time period remaining. The General Services Administration (GSA) has advertised for bid solicitations to replace Magazine Building within a five-mile radius of Headquarters Building although the Agency specifically requested [REDACTED] as a desired location. It appears likely that time delays inherent in the present GSA freeze on leasing and in the design, construction, and modifications of a facility to suit Agency needs could extend beyond the expiration date of the present lease. The Agency may have no choice other than remaining in Magazine Building for an additional short period of time.

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The recent disposal of \_\_\_\_\_ square feet of space on the sixth floor of [REDACTED] by the U.S. Geological Survey (USGS) has resulted in the Agency acquisition of sufficient expansion space to satisfy the present and immediate future growth needs of <sup>NPIC</sup> ~~NPIC~~. Design of the required modifications has been completed and demolition and construction are presently underway to prepare the new space and significant modifications to existing space.

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In summary, Headquarters Building is filled to capacity and utilized at high density. External buildings are more adequately utilized at a lesser density with some unoccupied space available for Headquarters component utilization. In view of reorganizations, consolidations, and personnel reductions, planning efforts are underway to reallocate and assign affected space and thereby recapture space in Headquarters Building for other purposes. Efforts continue to identify Headquarters components who can and will agree to relocate to external buildings in order to release space in Headquarters for other pressing needs. The lack of "Staging Areas" in Headquarters Building for interim housing of displaced components during construction modifications is a major barrier to accomplishing joint moves which are intended to enhance space utilization and reclaim space. Long standing requirements for the provision of quick access storage areas in Headquarters Building have not been adequately provided and remain an unsolved requirement. Present trends indicate increasing immediate future requirements for more space in Headquarters Building to house new and expanded computer systems.