IMMEDIATE FUTURE SPACE POSTURE

Headquarters Building

The implementation of imminent new operational programs requiring new space and requiring time-phased development obviates the long-range approach to solving these immediate future needs. Such new and expanded program needs requiring new space in the Headquarters Building during the short- to medium-range future have been identified as follows:

1. Continuing phased expansions of the OJCS computer center are proposed for the first floor. OJCS defined projections of phased OJCS computer center expansions include a minimal 3,000 square foot post ORACLE expansion and, although disapproved by the DDA, a request for an additional 8,300 square feet in which standard layout access space could be provided for all existing and proposed computer equipment.
2. The proposed creation of a new CRS computer center for Project SAFE will require phased requirements of new space during the immediate future. CRS defined projections anticipate a total requirement of 14,000-18,000 square feet of space. Phased space requirements

approximate 6,000-8,000 square feet in FY 1975, 5,000-6,000 square feet in FY 1977, and 3,000-4,000 square feet in FY 1979.

3. Expansion of utilities support systems to provide adequate, reliable and redundant utilities service to these new and expanded critical ESE operating areas will require the installation of additional uninterrupted power systems, and the additional expansion of power vaults with the inherent demand for more utilities systems expansion space in the most restrictive areas of the basement floor. Major modifications of existing backup air conditioning systems will be required to maximize their output and adequately serve the above expanded projects.

4. If the state of the art of development and application of computers to Agency operational needs continues to increase at an accelerated rate, as present trends infer, additional ESE or related space requirements may be anticipated for other Agency components and functions such as;

    a. OC/DDA - Communications center expansions

    b. DDI - CIA operations center (NIOC)

    c. DCI - Intelligence Community computer systems

d. New automatic electronic switching systems for multi-access computer networks and multi-access remote input devices

e. Expanded data grid distribution systems

f. Decentralized data access centers (DAC)

g. OS/DDA

(1) Building physical security functions (Security Duty Office and alarms)

(2) Automatic badging machine system check

(3) Visitor control and documentation

h. OL/DDA

(1) GSA-LSD - Work control program

(2) GSA - Maintenance and operation systems monitoring program

(3) RECD - Special use area preventative maintenance program

(4) RECD - Special use area monitoring program

(5) RECD - Standard HVAC system design change and control program

i. OTR/DDA - Computerization of language training tapes program ("Dial a lesson program")

5. Other anticipated or projected space needs which may impact upon an immediate future space posture

could include the following factors:

a. New "Secure Voice" telephone system automatic switching equipment

b. Continuing increases in DDS&T staffing

c. Building storage areas (as previously defined)

d. New classified waste disposal system
If proposed classified waste disposal studies indicate replacement of present systems, space may be required for collection systems, destruction systems, and storage holding areas.

e. Staging Area
In order to address the above new space needs, ongoing space modifications attributable to organizational change, and space modifications to achieve greater space efficiencies due to space utilization study adjustments, an unassigned staging area should be made available to temporarily house Agency components on an interim basis during modification of areas to which they will be relocated. Such a staging area would be most effective in the Headquarters Building but could

be made to work reasonably well if made available in an external building. The interim facilities and space posture impact upon the Agency by potential ESE area failures due to limitations in support systems and physical constraints could be _____. To a greater extent, present ESE areas have been incrementally conceived and implemented on the basis of sudden accelerated need over an intermittent and unpredictable time frame. The implementation of environmental utilities support systems has attempted to provide for known needs and realistic levels of projected utilities support needs on the basis of state of the art of utilities equipment, maxim practical size and capacity of equipment, cost, availability of space, and the policy of redundant reliability.

Accelerated ESE area systems expansions on a crisis time frame have increased beyond utilities support systems capacities and are presently requiring an ongoing first phase utilities system expansion. Additional known requirements have surfaced an imminent need for second and third phase utilities system expansions and related space for the immediate future time frame.

A recently written ESE area status paper addressed the present facilities and space posture of our present ESE centers. It concluded that the reliability of

their continued operation could not be assured due to the congestion and physical constraints which inhibit adequate space for appropriate utilities support systems serving overcrowded existing equipment and new state of the art computer equipment requirements. The study recommended consolidation, expansion, and relocation of all ESE functions to the first floor where adequate present and future needs can be provided. If, during the immediate future time period, failures or malfunctions occur in ESE are as which cannot be solved or corrected in reasonable time frames, the above ESE recommendations should be considered and applied. Such a condition would impact upon our short and medium range future by forcing the relocation of components from the first floor and by entering into an accelerated phased or a total ESE construction program in this area as wholly or partially recommended in the referenced study.

The search for space in the Headquarters Building will be an unending task as various organizations variables interact upon our space holdings. Efforts should continue to examine prevailing Headquarters Building space utilization rates in order to achieve increased space for other priority uses.

EXTERNAL BUILDINGS

External Government-owned Buildings

NTL The immediate future space posture of the Agency appears adequate and stable for the 2430 E Street

STATINTL complex and [redacted]

STATINTL [redacted]

Recent acquisition and ongoing modifications of sixth

STATINTL floor space [redacted] should provide adequate space and facilities needs for NPIC operations for the medium- to long-range future. There are continuing pressures to relocate the Office of Basic and Graphic

STATINTL Intelligence, Map Library, OBGI/? [redacted] to Headquarters although no time frame occupancy limitations exist. Continuing upgrading of technical and office space, and some utilities support systems in the 2430 E Street complex during the past five to seven years should provide sufficient quality, quantity and operationally adequate space for its functions through the medium-range future.

External Commercial Leased Buildings

The impact of lease expiration and negotiations of new leases on Agency immediate future space posture is imminent. Lease negotiations to obtain new leases, replacement buildings for Key, Magazine, C of C,

STATINTL Ames, and [redacted] Buildings will be requiring during and within the next 13 months (January 1973). Attachment

provides comparative data on building identity, building area, present lease stipulations and lease timing. The excellent quality of Ames, Key, C of C,

STATINTL

and [redacted] Buildings and the fine relationships, timely services, and excellent performances of their relative managements support continuing occupancy of these buildings during the immediate future. Leasing objectives include the attainment of the most flexible lease terms which would allow relocation to new buildings at Headquarters in the next seven to ten year building program time frame.

Magazine Building poses the most immediate future problem on the one hand and a very viable opportunity on the other. Extremely substandard occupancy conditions in Magazine Building fully warrant Agency relocation at the expiration of the lease on November 25, 1975. Although GSA has been requested to locate replacement

STATINTL

space in [redacted] to establish another centralized

STATINTL

Agency satelite complex including [redacted] Buildings, GSA has advertised for space in a five-mile radius from Headquarters Building in keeping with legal constraints. The viable opportunity is inherent in the quantity of space requested. The Agency has requested a 90,000 square-foot building to replace a 70,000 square-foot Magazine Building in which there is exists approximately 10,000 square feet of unoccupied space and in which the space utilization rate is is above average.

The options and opportunities are numerous. This replacement building would provide a minimum of 30,000 square feet of space in excess of that presently occupied in Magazine Building for relief of Headquarters Building space problems or a much-required, interim "Staging or Holding Area." Another option for consideration would involve relocation of DDS&T office level components from Headquarters Building and Ames Building to this new relocation building. Portions of the present occupants of Magazine Building could backfill Ames Building space vacated by ORD/DDS&T along with presently unoccupied space, and as necessary, be relocated to the new replacement building or Headquarters Building.

Other options include the relocation of Magazine Building components to the new relocation building and the provision of a "Staging Area" remote from Headquarters Building. A variation of this option would involve the above base premise, the relocation of selected components from Headquarters, and the provision of a "Staging Area" x in Headquarters Building.

Whatever space reallocation or reassignment configurations are realized from this approach, a net gain of space and an interim solution to a greater portion of Agency immediate future space problems is foreseeable. As

earlier in this paper, it is anticipated that time delays in acquiring this replacement building due to the present GSA freeze on leasing and in designing and constructing necessary space modifications could result in occupancy of this building later than the Magazine Building lease expiration date of November 25, 1975. If these anticipated delays occur, and no other interim options are practical or possible, negotiations which would allow minimal extended occupancy of Magazine Building may be required.

In summary, the impact of anticipated increased space demands upon a limited and saturated current space posture in Headquarters Building suggests the examination of various alternatives and options both internal to Headquarters Building, external buildings, and acquisition of additional external space to solve for the immediate short- and medium-range space and facilities needs of the Agency. Major demands for additional space derive from known operational programs requiring new and expanded computer facilities; increased computer facilities projections due to increasing trends in computer applications; peripheral computer-related utilities support systems; distribution systems; decentralized remote input systems; organizational component growth; storage; staging areas; and classified waste disposal systems. The space posture of our external buildings may be assessed and defined as a condition of sufficient

total required space, the occupancy of space at a higher than average space utilization rate, the availability of excess unoccupied space, and a good to excellent quality space. It is anticipated that additional space could be recaptured and space use efficiencies realized through the conduct of space utilization studies, subsequent modifications, and reallocation of space gains. In essence, such available space and potential space recapture in our external buildings could continue to be looked upon as a quick reaction relief valve for immediate Headquarters Building component relocation needs in order to provide for more priority component pressence at Headquarters. The acquisition of a replacement building for Magazine Building may be the most important first step in overcoming the present space log jam. Attainment of the most flexible lease terms on all new leases during this immediate future period will place the Agency in a most advantageous position consistent with a long-range building program at Headquarters.