
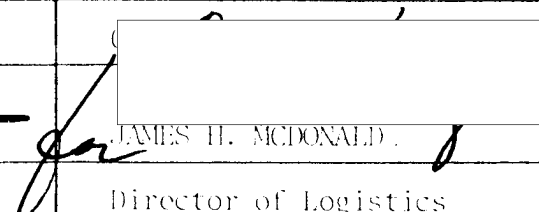


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE MEMORANDUM OF UNDERSTANDING AND AGREEMENT FOR DESIGN AND CONSTRUCTION SERVICES		AGREEMENT NO. NCR-1981-2 PROJECT NO.
BETWEEN General Services Administration and the Central Intelligence Agency		
NAME AND LOCATION OF PROJECT New Central Intelligence Agency Building and Parking Structure Langley Headquarters Compound, McLean, Virginia		
COGNIZANT OFFICE GSA, National Capital Region Public Buildings Service Design Management Staff (PCDD) and Construction Div.	STATUTORY REFERENCES P. L. 86-249; 50 Stat. 614, 40 U.S.C. 285; 64 Stat. 1270, 40 U.S.C. 490 nt.; and the Central Intelligence Agency Act of 1947, as amended	
SERVICES REQUESTED OF GSA The Central Intelligence Agency (CIA) proposes the planning, design and construction of a new building to house elements of that agency at the existing Langley Headquarters Compound in McLean, Virginia. The new building, as presently envisioned, will be adjoined to the existing Main Building, and will provide approximately 850,000 square feet of useable area for office, special purpose and other uses. Associated with the building will be a major parking structure for some 2,500 cars, a small visitor center, and necessary road and landscape improvements. Modifications to the existing Main Building will also be included as necessary to integrate with the new building. In accordance with Title II, Section 210 of the Federal Property and Administrative Services Act of 1949, as amended, the CIA proposes to engage the support and assistance of the General Services Administration (GSA) in the planning, design and construction efforts associated with this project. This Memorandum of Understanding and Agreement establishes the parties' mutual plan for accomplishment of the project, defines their proposed roles and responsibilities, and outlines the areas of service to be provided by GSA. Details of the agreement are provided in the attached Project Plan, which is made a part hereof.		
PARTICIPATION BY		
<p>On _____ it was agreed that General Services Administration would undertake to provide services of the scope described above by using its own facilities and personnel or by contract. GSA will endeavor to provide these services within the limits of cost of the authorized ceilings as indicated on the attached GSA Form 2100A. The Central Intelligence Agency agrees to make available to GSA funds sufficient to cover the total estimated cost of the project. Whenever the scope of the services requested is changed, or whenever unforeseen circumstances require revisions in the cost estimated, it is agreed that this memorandum and any attachments thereto will be amended to indicate review and approval by both GSA and the Central Intelligence Agency.</p> <p>On this <u>5th</u> day of <u>May</u>, 198<u>2</u>, the parties hereto have executed this agreement.</p>		
FOR	GENERAL SERVICES ADMINISTRATION	25X1
BY	 BERTRAND G. BERUBE	 JAMES H. McDONALD
TITLE	Regional Administrator	Director of Logistics

GSA, National Capital Region
Public Buildings Service
Design & Construction Division
January 26, 1982

PROJECT PLAN

1. PROJECT DESCRIPTION

NAME: New Central Intelligence Agency (CIA)
Building and Parking Facility

LOCATION: CIA Langley Headquarters Compound
McLean, Virginia

SCOPE: The project will encompass the planning, design and construction of a new building, adjoining the existing Main Building, and providing approximately 850,000 square feet of useable area for office, special purpose and other uses. Associated with the new building and also included in the scope of the project will be a major parking structure for some 2500 cars, a small visitor center and necessary road and landscaping improvements. All ancillary spaces, facilities, equipment and other improvements will also be included as appropriate to the proposed occupancy and use, operation, maintenance and protection of the facility. Further details of the project scope, as currently envisioned, are contained in the Master Development Plan, dated November 1981.

2. BASIC POLICY AND AGENCY ROLES

In furtherance of its agency mission and operations, the CIA has identified the need for this proposed building and has conceived and developed this project for its construction. Accordingly, the CIA will take the lead role in the overall execution of the project, from preliminary planning to completion of the construction and final occupancy. The setting of policy and overall goals, and securing of required authority and funding are to be initiated and controlled by the CIA. However, the building will be a part of an existing GSA maintained facility, and GSA will therefore incorporate in the design those features required by GSA for operation and maintenance.

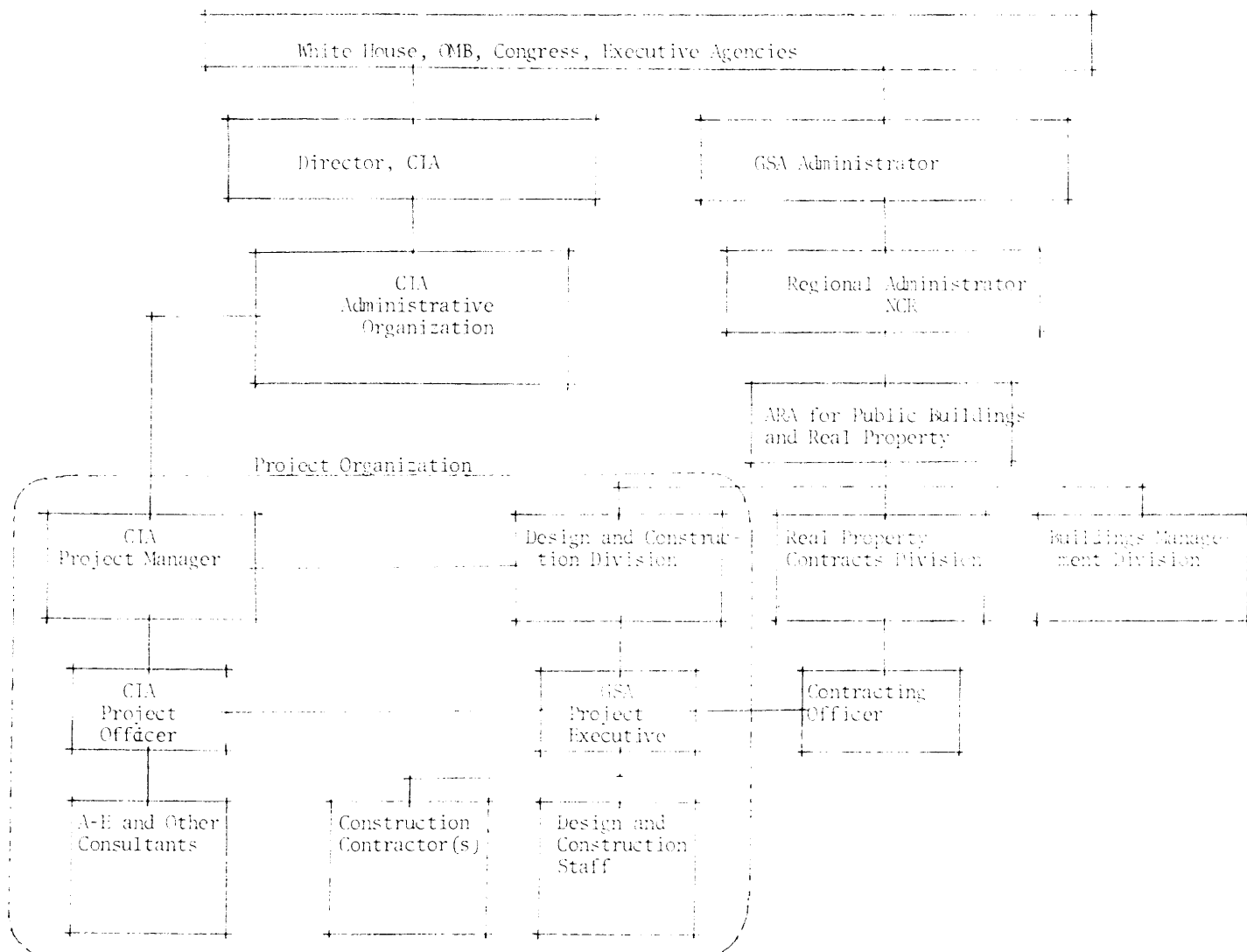
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The CIA will appoint a Project Manager to direct the overall planning and accomplishment of the project. The GSA National Capital Region, Public Buildings Service, Design and Construction Division will be the lead action office within GSA in the performance of the project. This office will appoint a GSA Project Executive who will have primary responsibility for assuring the performance of GSA services as required.

Services to be provided by GSA will include project management and engineering/technical advice and assistance during all phases of the project, review of planning, program development and environmental assessment efforts, pursuing necessary planning and design approvals through cognizant advisory/regulatory bodies, review of design documents, procurement of construction contracts, construction administration and post-occupancy evaluation.

3. PROJECT ORGANIZATION

The following organization chart depicts the CIA/GSA project organization as related to the agencies' internal administrative organizations. Responsibilities of the key participating offices and individuals, as shown on the chart, are set out in Paragraph 4 hereafter.



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4. RESPONSIBILITIES OF THE PARTICIPANTS

The CIA Project Manager will direct the planning and execution of the project. He will perform all necessary management level coordination within the CIA and with other agencies and/or public and private interest groups.

The CIA Project Officer will maintain direct communication with the GSA Project Executive for coordination of project management issues between the CIA and GSA. The Project Officer will award and administer the contracts for programming, environmental assessment, A-E design and other related services as required in connection with the planning and design of the project, and will maintain direct communication with the GSA Project Executive for coordination of planning, design, engineering, and technical matters between CIA and GSA engineering/technical staff. The Project Officer will assign architectural, engineering, and security advisers to the GSA Project Executive as required to facilitate expeditious resolution of construction issues affecting the mutual interests of CIA and GSA.

The Director, Design and Construction Division (GSA) will serve as primary point of contact within GSA for the CIA Project Manager, and will channel all project related policy and appeal issues between the project organization and the GSA administrative organization. This office will provide all required design/engineering review and related services, cost management support, and full-time site construction staff during construction.

The GSA Project Executive will develop GSA's internal management plan for the project and will direct the performance of all administrative actions and project services by GSA in accordance with this project plan and the GSA management plan. The GSA Project Executive will have the overall responsibility for assuring the fulfillment of GSA's role in the accomplishment of the project as planned. He will be the Authorized Representative of the Contracting Officer in the administration of all GSA contracts. The GSA Project Executive will monitor project status and provide monthly status reports to the CIA on GSA's participation in the project. He will advise the CIA Project Officer on planning and project management issues. The Project Executive will oversee the efforts of the GSA project team members in the performance of their activities and services throughout the life of the project.

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The Contracts Division (GSA) acting through a designated Contracting Officer, will award all construction contracts and will maintain all basic contracting authority. The Contracting Officer will designate the Project Executive as his authorized representative for administration of the construction contract(s).

5. PROGRAM OF REQUIREMENTS

The CIA will develop the program of requirements for the building, outlining space requirements, adjacencies, special equipment and utilities and other appropriate information pertaining to the user's functional needs.

6. ARCHITECT-ENGINEER AND CONSULTANT SERVICES

The CIA will conduct procurement actions for A-E and consultant contracts as required in connection with the planning and design of the project, and will award and administer all such contracts.

7. PLANNING AND DESIGN APPROVALS

As construction manager, GSA will approve construction documents and will perform necessary coordination with the National Capital Planning Commission in securing planning and design reviews for the project.

8. CONSTRUCTION PROCUREMENT

GSA will reproduce the construction contract documents, advertise and award the construction contract(s) for the project.

9. CONSTRUCTION MANAGEMENT

GSA will manage and supervise the construction of the building, including administration of construction contracts.

10. FUNDING

The CIA will transfer funds to GSA as necessary to cover GSA's costs for design management and review, printing, travel, invitation and bid expense, and construction management/supervision. The CIA will also transfer funds as required to cover construction costs, including contingencies and reservation items. The CIA will directly obligate and pay A-E and consultant fees and costs of any required survey or subsoil investigation work. After budgets for all project costs have been established, they will be summarized on GSA Form 2100A (blank copy attached), which will be included as an addendum to the Memorandum of Understanding and Agreement.

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11. ENVIRONMENTAL IMPACT

The CIA will be responsible for the completion of all documents necessary in connection with assessment of the impact of the project on the environment. GSA will advise and assist the CIA in this effort. GSA will be responsible for determination of the scope of the environmental analysis, and assembly and approval of the appropriate environmental documentation.

12. SECURITY

The new building will be a secure facility, and accordingly all precautions must be taken as necessary to maintain security during planning, design and construction. The CIA will establish and communicate to GSA all security requirements in connection with the project. The CIA will process necessary security clearances for GSA personnel and others involved in the project.

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE DETAIL OF ESTIMATED COST FOR DESIGN AND CONSTRUCTION SERVICES	AGREEMENT NO. PROJECT NO.
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TOTAL

1. SITE ACQUISITION	\$
a. LAND	
b. APPRAISAL, TITLE, ETC.	

\$

2. PRELIMINARY PLANNING, DESIGN, SPECIFICATIONS AND PROJECT ADMINISTRATION		P H A S E	
		DESIGN	CONSTRUCTION
a. CONTRACT - PLANNING AND DESIGN		\$	\$
b. GSA DEVELOPMENT AND/OR REVIEW - PLANS AND SPECIFICATIONS			
c. PRINTING - GSA REVIEW			
d. SURVEY AND SUBSOIL INVESTIGATION TESTS, ETC.			
e. TRAVEL - GSA PERSONNEL			
f. PRINTING - BIDDING DOCUMENTS			
g. ADVERTISING - CONSTRUCTION BIDS			
h.	SUPERVISION OF CONSTRUCTION	CONTRACT	
i.		GSA	
TOTAL		\$	\$

\$

3. CONSTRUCTION OR IMPROVEMENT CONTRACTS	\$
a. PRIMARY	
b. CONTINGENCIES	
c. RESERVATIONS	

\$

4. RENTS AND MOVING	\$
5. FURNISHINGS AND SUPPLIES	
6. EQUIPMENT	
7. OTHER COSTS	

8. TOTAL ESTIMATED COST	\$
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