

2430 E STREET COMPLEX [REDACTED]

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1. Mr. Fitzwater referred to his recent letter to Mr. Carmen describing the combination of cleaning problems, the lack of GSA facilities maintenance management and capital improvements, and again reiterated the Agency's request that GSA give the Agency a Delegation of Authority to totally maintain and operate all the above facilities.

2. Mr. Davis asked if the Agency was happy with the present level of cleaning. Mr. Fitzwater stated it was marginal in view of many factors, including minimal staffing and resource shortages due to absences, and inability to meet the levels of cleaning deemed minimally acceptable. Mr. Davis indicated GSA was presently pursuing contract cleaning services in many Federal buildings in the downtown area subject to A-78 and GSA is attempting to utilize the GSA Group Forces freed up from these efforts to staff up "Core Group Forces" for very sensitive places. Accordingly, GSA intends to establish the "State Group" as a Core Group Force which will provide increased cleaning maintenance and operation, and much needed facilities upgrading attention to the buildings under its control including the State Department, the 2430 E Street complex [REDACTED]

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3. Mr. Davis indicated his first efforts will be to address the major problems, improve janitorial services, identify repairs and alteration activities, and accelerate the implementation of the necessary facilities upgrading to acceptable conditions. The first step would involve a walk-through of these facilities by Mr. Alderson and Mr. Fitzwater. Then Mr. Alderson would arrange for a meeting between himself, his operations counterpart in the Region, and Agency representatives to tour the buildings and coordinate an action plan to correct all cleaning, M&O, and capital improvement problems through GSA support systems.

4. Mr. Davis indicated that due to some ongoing delays of GSA projects in FY 1982 and potential delays of some FY 1983 projects, that perhaps some GSA funding might be available in FY-82 and FY-83 for GSA to fund and implement significant capital improvements to these buildings as identified in a recent capital improvements study prepared by a private A&E for GSA. In response to a question by Mr. McDonald, Mr. Davis indicated it was possible that the cleaning of 2430 E Street facilities could be accomplished through our new [REDACTED] M&O contractor if GSA were still unable to respond as required by the Agency.

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