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6 JUL 1988

MEMORANDUM FOR: Chief, Information and Management Support Staff, OL

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ATTENTION:

FROM: Acting Chief
Real Estate and Construction Division, OL

SUBJECT: RECD End-of-Third-Quarter Report, FY-88

The Real Estate and Construction Division report of significant activities occurring during the third quarter of FY-88 is attached. If you require any additional information on a particular item please contact

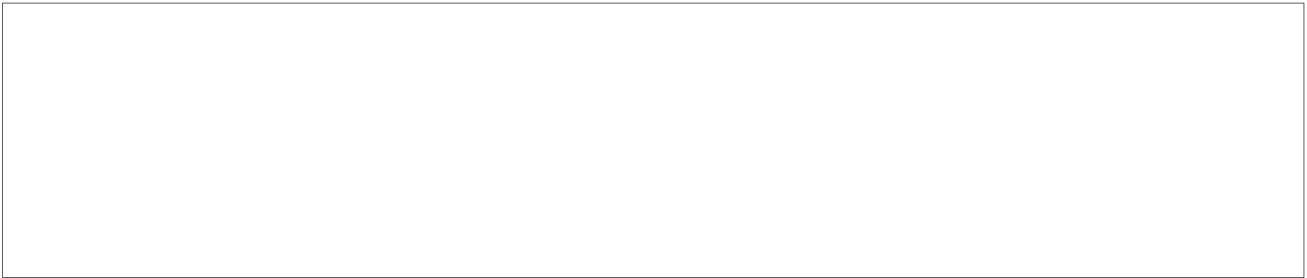
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Real Estate Branch (REB)

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Direct Lease Payments - The Direct Lease Program currently contains [redacted] leases which are administered by the Real Estate Branch. The leases are reviewed monthly and payments authorized for rent, taxes, operating expense adjustments, and consumer price index (CPI) increases. Comparison figures for the third quarter of FY-87 and the same quarter of FY-88 follow:

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	<u>FY-87</u>	<u>FY-88</u>
April	[redacted]	[redacted]
May		
June		

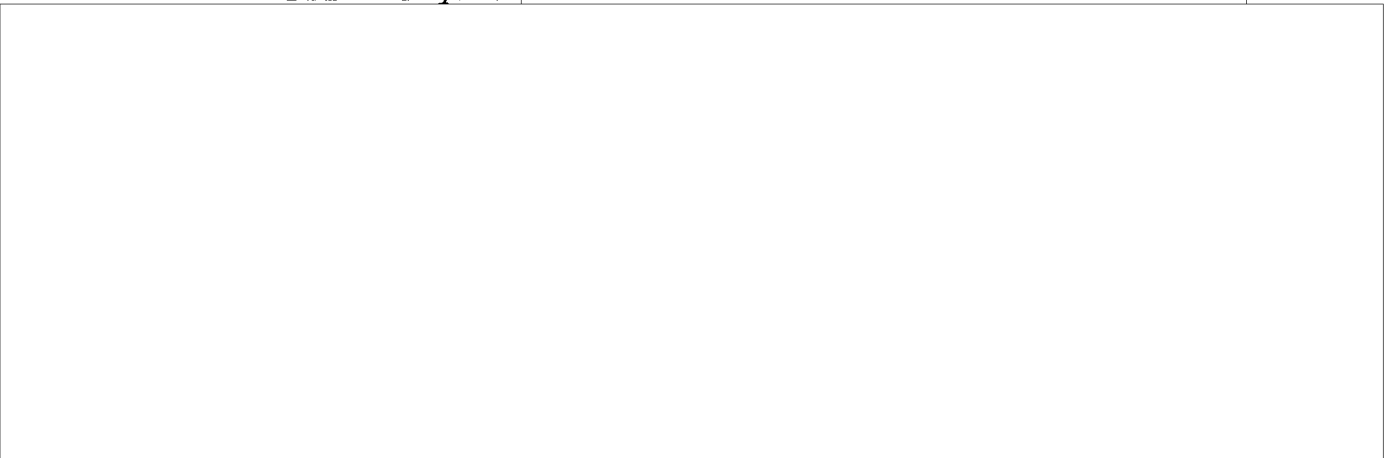
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GSA Rent Lease Payments - The General Services Administration (GSA) Rent bill for the second and third quarters of Fiscal Year 1988 contains [redacted] locations for Agency-occupied office space. Authorization to pay this bill is made after the bill is reviewed by REB and adjustments made for recent acquisitions, expenses, and for reductions on space where the Agency has operating responsibility. The following amounts were recommended figures to pay:

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	<u>FY 87</u>	<u>FY 88</u>
<u>Second Quarter</u> GSA Rent Bill Authorized rent	[redacted]	[redacted]
<u>Third Quarter</u> GSA Rent Bill Authorized Payment		

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25X1 [redacted] - RECD representatives began a series of meeting with
25X1 the landlord of [redacted] to discuss the new building, [redacted]
RECD representatives requested a written proposal on the
building including the rent, fit-up allowance, parking garage,
time schedule, etc.

GSA/Lease Management Memorandum of Understanding - RECD has
rewritten a draft of the Lease Management Memorandum of
Understanding and coordinated with the Office of General
Counsel. The draft will be forwarded to GSA for further
coordination.

25X1 [redacted]

25X1 [redacted] Building - Notice has been given to the lessor of the
Agency's intent to exercise an option to renew the lease for
five more years. The renewal would extend the lease to 31
October 1993. An additional renewal option and the rental rate
will be negotiated.

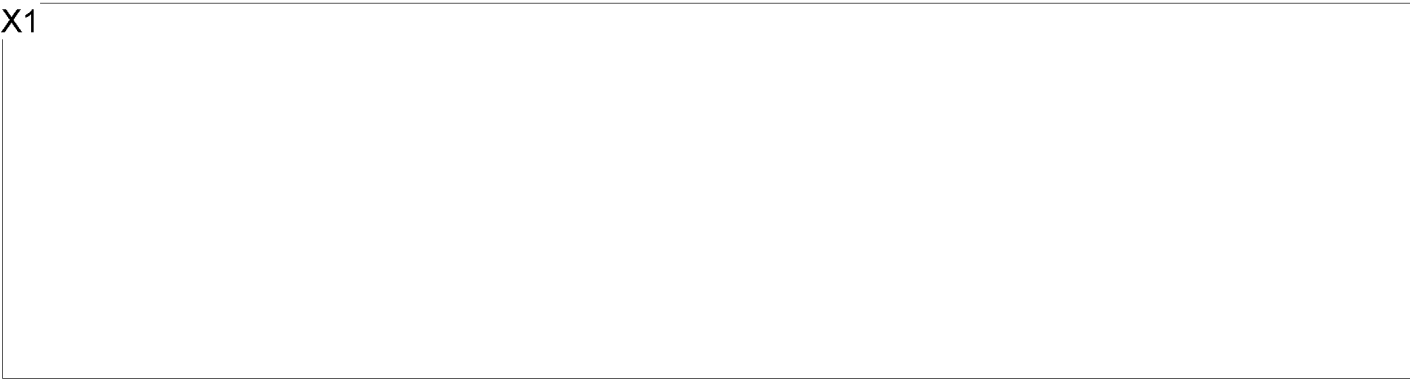
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External Buildings Operations Branch (EBOB)

EBOB's workload is comprised of requests ranging from minor electrical and mechanical requirements to major building renovations. Most requests require a survey which necessitates a trip to the job location, often negotiations with the building manager, and letting of a contract. Following is a financial summary of EBOB activities during the second quarter of FY 1988:

	<u>Transactions</u>	<u>Amount</u>		
Number of requests third quarter	98			
Total 3rd quarter complete	79			
Funded OL	71			
Funded other components	8			
Number of GSA Reimbursable Work Authorizations (RWA)	9			
Contracts Let				
Funded OL	3			
Funded other components	9			
Complete				
In progress				
	<u>First Quarter</u>	<u>Second Quarter</u>	<u>Third Quarter</u>	<u>Total</u>
25X1 <u>GSA Contracts</u>				
GSA Contracts				
<u>Misc/checks</u> SOC 2501				
TOTAL SOC 2501				
25X1 TOTAL A&E Contracts funded for FY-1988				
25X1 Expended against A&E contracts as of end of third quarter				

The following specific projects were completed by EBOB during the third quarter of FY-88:

Ames Building -

Minor renovations and vaulting of Room 603. (ORD \$8,000)

Installation of conduit and grid system and electrical outlets on the eighth floor. (OP \$16,903)

Minor renovations and vaulting of rooms 303, 304, and 306. (ORD \$23,168)

Vaulting of rooms 311, 312, 315 for DCI History Staff, Office of Security, and Intelligence Community. (OL \$21,423)

Arlington Center (Chamber of Commerce -

Completed design drawings for replacing existing chiller with a new and larger chiller.

Installed four showers in the fitness room. (OTE \$32,026)

25X1 [] Building - Renovations to the first and second floors for Physical and Technical Security. (OS \$255,000)

25X1 [] Building - Renovations (new CER room, shielded room, vaulted areas, phone and Wang systems and upgraded power) for the first and second floors. (OS \$798,539)

Key Building -

On 11 April 1988 a contract was awarded for the removal of asbestos from the Key Building. Estimated completion 31 August 1988.

25X1 Drawings being prepared for the eleventh floor DCI area-- [] Office.

25X1 [] Building -

25X1 Isolated ground system installed in the [] Building CER. (OIT - \$3,900)

Installation of dedicated air conditioning for AT&T switch room. (OIT \$20,500)

25X1 [] Warehouse - Renovations to the video reproduction room (OL \$155,340)

25X1 [] Basement - Design drawings for relocating the Mercury Program and OIT to the basement of [] were completed.

- 25X1 [redacted] Snack Bar -
- 25X1 Construction drawings for the upgrade of the [redacted] food facility were completed and approved.
- Renovations of the third floor, northside for Reinvestigation Group (OS \$50,000)
- Renovations for the Mercury project 75 percent complete. (OC \$30,000)
- 25X1 [redacted] Building - Construction is in progress for the renovation of the first and second floors (OSO \$355,000)
- 25X1 [redacted] Building - Vault and install security and fire alarm systems to the second floor area occupied by OP/Employment/CT Division. (OP \$19,818)
- 25X1 [redacted]
- Renovations to ground floor to provide a vaulted area for storage of polygraph files (OS \$89,666)
- Design is being prepared for renovating 5,000 square feet for OP and 12,000 square feet for OC.
- South, Central and East Buildings - Representatives of EBOB/RECD, FMD, OIT and OS are finalizing drawings for space being renovated at South, Central and East Buildings.