



Administrator
General Services Administration
Washington, DC 20405

September 6, 1991

A
Oct '91

Mr. David O. Cooke
Director of Administration
and Management
Office of the Secretary of Defense
Department of Defense
Washington, DC 20301-1950

Dear Mr. Cooke:

Enclosed is a Memorandum of Agreement (MOA) between the General Services Administration, the Office of the Secretary of Defense, the Department of the Army and the United States Army Corps of Engineers which has been agreed to by the respective staffs and which I have signed.

It is requested you coordinate the required approvals within the Department of Defense, distribute copies of the signed MOA within the Department of Defense and return the original signed MOA to Mr. James C. Handley, Regional Administrator, National Capital Region.

It has been a pleasure working with you and the respective staffs on this MOA and we look forward to a long lasting, cooperative and mutually beneficial relationship among all parties.

Sincerely,

Richard G. Austin
Administrator

Enclosure

18 Oct
MOA for new Bldg was signed
Rob Vining w. provide



MEMORANDUM OF AGREEMENT
BETWEEN THE
OFFICE OF THE SECRETARY OF DEFENSE
GENERAL SERVICES ADMINISTRATION
DEPARTMENT OF THE ARMY
AND THE
UNITED STATES ARMY CORPS OF ENGINEERS

THIS MEMORANDUM OF AGREEMENT (MOA) is made by and between the Office of the Secretary of Defense (OSD), the General Services Administration (GSA), the Department of the Army (DA), and the United States Army Corps of Engineers (USACE) regarding the construction of a new headquarters building for the USACE at the Southeast Federal Center (SEFC) and efforts to improve the current conditions at the Casimir Pulaski Building in Washington, DC.

I. SCOPE: The work to be accomplished pursuant to this MOA consists of improving the existing USACE headquarters location at the Pulaski Building and construction of a new USACE Headquarters Building at the SEFC. Improvement or renovations to the Pulaski Building will be accomplished as soon as possible using GSA resources. The new USACE building will be constructed using GSA resources with the exception of USACE required above standard functional construction features which will be funded by USACE to GSA on a lump sum basis. Standard buildout features and standard levels of service in the USACE headquarters will be in accordance with the applicable Federal Property Management Regulations (FPMR) and GSA policy and technical directives. The new building will be ready for occupancy by December 31, 1996.

II. RESPONSIBILITIES:

A. OFFICE OF THE SECRETARY OF DEFENSE

1. OSD will support the improvement of the Pulaski Building for continued occupancy by the USACE to include the following:

- a. by providing for an on-site OSD buildings manager;
- b. expeditious review of work order requests; and,

- c. accomplishment of pest control services in accordance with the FPMR, and GSA and Department of Defense (DoD) Standards.

2. OSD will support the design and construction of a new permanent, quality headquarters facility at the SEFC for the USACE as described in this MOA.

- a. OSD will review and approve the USACE space requirements for a new facility in accordance with DoD regulations.

B. GENERAL SERVICES ADMINISTRATION

1. GSA will accomplish the following improvements to the Pulaski Building within two years (FY 1991 and FY 1992) from the execution date of this document:

- a. restore and repair heating, ventilation and air conditioning systems on floors 1, 2, 3, 4, 6, 7, and 8 and balance the system. Where required, install fire protection devices, including sprinklers and alarms, including elevator recall; and
- b. make aesthetic and functional improvements, in addition to those above, in accordance with USACE plans, as approved by OSD and DA, within GSA's authorities and funding.

2. GSA will take appropriate action to provide for the continued tenancy of the USACE at the Pulaski building until the new Headquarters building is ready for occupancy by December 31, 1996.

3. GSA will provide for the design and construction of a new, permanent, quality USACE headquarters facility at the SEFC, including but not limited to the following:

- a. providing all required design and construction funds required by this effort with the exception of:
 - i. all funding associated with USACE required above standard functional construction features which will be funded by USACE to GSA on a lump sum basis, and
 - ii. the contract for the program of requirements which the USACE will fund; GSA will advise the USACE on the required content and format, help write the scope of

work, and will review and approve the final products, documents, etc.;

- b. providing block "O" shown in the SEFC Master Plan (figure 5-8) as the site of the new USACE headquarters building;
- c. providing for one nonvoting representative from the USACE on the Developer Manager source selection board;
- d. including participation by the USACE in the design review and approval process;
- e. providing a facility designed to be operational during and after a 100 year flood event;
- f. providing official, visitor, and employee parking in the ratio of approximately one space for every 4.2 employees;
- g. providing standard level security throughout the SEFC and perimeter security to the USACE headquarters building;
- h. providing exercise, health care, and child care facilities at the SEFC available for the use of Government employees;
- i. providing USACE occupancy by December 31, 1996;
- j. providing major procurement, design, construction, and occupancy milestones related to the new USACE building, as they become available to GSA;
- k. delegation of authority to DoD to operate and maintain the new facility if subsequently requested, in accordance with GSA delegation policies in effect at the time of USACE occupancy; and
- l. provision of docking space for a USACE vessel if such is consistent with the overall plan proposed by the successful offeror and Federal and local government requirements.

C. THE DEPARTMENT OF THE ARMY

- 1. The DA will support the agreed upon improvement plan for the Pulaski Building including but not limited to expeditious review of any work orders associated with the improvement plan.

2. The DA will support the design and construction of a new and permanent headquarters at the SEFC as described in this MOA and will review and approve the USACE Headquarters space requirements for the new facility.

D. THE UNITED STATES ARMY CORPS OF ENGINEERS

1. The USACE will serve as the main point of contact for OSD and DA in all activities supporting the improvements to the Pulaski Building and development of a new headquarters facility at the SEFC. The USACE will coordinate with the DA and the OSD to ensure they are informed of all issues, meetings, decisions, etc. that will require their review, attendance, and/or approval.

2. The USACE will support the design and construction of a new USACE headquarters facility at the SEFC as described but not limited to the following:

- a. providing the program of requirements for the proposed headquarters building;
- b. providing one nonvoting representative to the Developer Manager source selection board; and
- c. providing representation in the design review efforts associated with the facility.

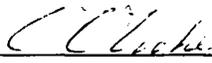
3. The USACE will undertake a contract to prepare the program of requirements needed to design the headquarters facility. GSA will advise the USACE concerning required content and format, and will help write the scope of work for the contract, and will review and approve the final products.

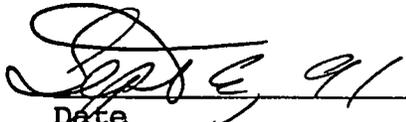
III. REPRESENTATIVES: The parties to this MOA shall designate representatives to act in their behalf with full authority to execute its provisions.

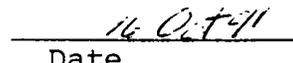
IV. EFFECTIVE DATE, REVIEWS AND AMENDMENTS

A. In witness whereof, GSA, OSD, DA, and USACE have entered into this Memorandum of Agreement. Such agreement shall become effective upon the date of the last signature.


Richard G. Austin
Administrator
General Services Administration

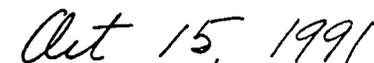

D. O. Cooke
Director of Administration
and Management
Office of the Secretary of
Defense


Date


Date


Milton H. Hamilton
Administrative Assistant
Office of the Secretary of
the Army


H. J. Hatch
Lieutenant General,
Commander and Chief of
Engineers U. S. Army Corps
of Engineers


Date


Date