

**AMENDMENT TO
THE MEMORANDUM OF AGREEMENT
AMONG THE U.S. GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION AND THE
DISTRICT OF COLUMBIA, STATE HISTORIC PRESERVATION OFFICE
REGARDING THE MODERNIZATION OF THE U.S. GENERAL SERVICES
ADMINISTRATION, NATIONAL OFFICE BUILDING**

WHEREAS, on December 19, 2007, the U.S. General Services Administration (GSA) entered into a Memorandum of Agreement (MOA) with the Advisory Council on Historic Preservation (ACHP) and the District of Columbia State Historic Preservation Officer (SHPO) regarding the modernization of the GSA National Office Building (Undertaking) ; and

WHEREAS, the scope of the Undertaking has changed, based on GSA's adoption of additional sustainability goals and a reassessment of the Interagency Security Committee (ISC) level for the National Office Building; and

WHEREAS, GSA has determined that the changes in scope will have an additional, adverse effect on the National Office Building and, potentially, the L'Enfant Plan; and

NOW THEREFORE, in accordance with Stipulation IV of the MOA, GSA, ACHP, and SHPO agree to amend the MOA as follows:

1. The third recital is amended to read as follows:

WHEREAS, GSA has received funding for the Undertaking through the American Recovery and Reinvestment Act (ARRA) and the Undertaking will include: the restoration of significant interior public and executive spaces; exterior repairs and alterations; elevator upgrades; mechanical, plumbing and life safety improvements; changes to tenant spaces; construction of an infill addition, window sash replacement and construction of retail additions on the E Street façade.

2. After the third recital clause, four additional recital clauses shall be added to read as follows:

WHEREAS, the scope of the Undertaking has changed, based on GSA's adoption of additional sustainability goals and a reassessment of the Interagency Security Committee (ISC) level for the National Office Building to include the

replacement of the original window sashes with matching wood sashes, fitted with laminated, thermal glazing to maintain operability, and GSA has determined this scope change will have an adverse effect on the National Office Building; and

WHEREAS, the scope of the Undertaking has changed to include retail additions and entrance alterations on the E Street façade of the National Office Building, and GSA has determined that the retail additions and entrance alterations will have an adverse effect on the National Office Building, and may have an adverse effect on the National Register of Historic Places-listed L'Enfant Plan; and

WHEREAS, GSA's Interagency Security Committee (ISC) level reassessment for the National Office Building will result in the elimination of additional exterior perimeter security hardened elements avoiding the previously determined adverse effect; and

WHEREAS, the proposed retail additions on the E Street façade of the National Office Building will be located on land controlled by the District of Columbia, and GSA has coordinated with the District of Columbia Department of Transportation to obtain a public space permit to use the land controlled by the District; and

3. The existing fifth recital is amended to read as follows:

WHEREAS, GSA has determined that the Undertaking will have an adverse effect on the National Office Building, and may have an adverse effect on the L'Enfant Plan, and has consulted with the DC State Historic Preservation Office (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 USC Section 470(f)) regarding the effects of the Undertaking on the National Office Building and the L'Enfant Plan; and

4. The existing eighth recital is amended to read as follows:

WHEREAS, the SHPO and ACHP have agreed to be signatories to the MOA, and GSA invited the following as consulting parties: the National Park Service, the George Washington University, the Department of the Interior, the Corcoran Gallery, the District of Columbia Department of Transportation, the American Architectural Foundation, the Advisory Neighborhood Council 2A, the American Institute of Architects, the Committee of 100 on the Federal City, the DC Preservation League, the District of Columbia Office of Planning, the National Trust for Historic Preservation, the National Capital Planning Commission and received acceptance to participate from George Washington University; and

5. The following recitals are added to the MOA before the recital conclusion clause:

WHEREAS, GSA has conducted an Environmental Assessment (EA) for the Undertaking to evaluate the changes to the scope, and has made a Finding of No Significant Impact (FONSI) and has coordinated its Section 106 consultation with the National Environmental Policy Act (NEPA) in accordance with 36 CFR § 800.8(a); and

WHEREAS, upon making its determination of additional adverse effects, GSA distributed the alternatives to the National Park Service and other interested parties and invited them to participate as consulting parties, but no comments were received on the proposed retail additions, the elimination of additional, hardened security elements, the window sash replacements or any other change to the scope of work; and

WHEREAS, GSA has identified in this consultation that there are no federally recognized Indian tribes in the District of Columbia and GSA, in consultation with the SHPO, will make a good faith effort to identify and contact other appropriate Indian tribes that may attach religious and cultural significance to any historic property that may be affected by the Undertaking; and

6. The recital conclusion clause is amended to read as follows:

NOW, THEREFORE; GSA, ACHP, and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the Undertaking on historic properties.

7. Stipulation: following the heading "STIPULATIONS" the following statement will be added. "GSA shall ensure the following measures are carried out."
8. Stipulation I.B-2 is amended as follows:

Based on GSA's adoption of additional sustainability goals for the National Office Building, in lieu of fixed interior blast resistant storm windows, the original wood windows will receive in-kind replacement sashes with laminated thermal glazing to maintain window operability, illustrated in Exhibit 2. The replacement sashes will match the originals in profile, materials, and detailing, the window frames will be restored. The windows at the Childcare center along E street will be retained in their entirety and will utilize interior blast windows. Replacement of the window sash will be mitigated by maintaining window operability and by providing an overall reduction in perimeter security. The retention and restoration of the windows in the Childcare area will further minimize the adverse effect of the sash removal.

9. Stipulation I.B-8 is amended as follows:

Site security will be limited to the retention of the existing retractable bollards. The existing guard booths will be removed and new booths will be integrated with the E Street retail design.

10. Stipulation I.B-12 shall be added as follows:

The E Street retail additions and entrance alterations will be completed in accordance with the final design illustrated in Exhibit 2. Mitigation for the retail additions will include interpretive information on the architecture and history of the building that will be placed in the areas open to the public. GSA shall also initiate coordination with the Department of the Interior, the National Park Service and the Office of Personnel Management for the enhancement of Rawlins Park GSA prior to the completion of the retail construction.

11. Stipulation 11.C for perimeter security design review is amended as follows:

C. Perimeter Security: The initial design for perimeter security is included in the Preservation Summary Report and it should be noted that GSA used the Interagency Security Committee (ISC) guidelines and the GSA Decision Support Tool (DST) for the ISC criteria to determine the appropriate level of security for the National Office Building. The scope of the Undertaking has changed based on GSA's Interagency Security Committee (ISC) level reassessment for the National Office Building, and previously proposed additional exterior perimeter security hardened elements will be eliminated.

12. Stipulation II.D for consultation is amended as follows:

GSA will submit design documents to address the following open issues on the National Office Building: retail and E Street entrance finishes and proposed alterations to the interior egress stairs. GSA shall afford SHPO 30 days to review and comment on the design. GSA will consult with the SHPO, as necessary during or after the 30-day comment period, to resolve any adverse effects and respond to any comments or questions.

13. Stipulation III. A., Dispute Resolution, is amended to replace all mentions of "party" or "parties" with the phrase "Signatory" or "Signatories," as appropriate.

14. Stipulation IV. Amendments, is amended to omit the term "invited signatory."

15. Exhibit 1. Historic Preservation Report: Exhibit 1 and its appendices will be replaced with the Revised Historic Preservation Report and corresponding illustrations.


This amendment remains in effect unless amended or terminated under Stipulations IV and/or V (Amendment and Termination).

(SEE FOLLOWING FOUR PAGES FOR SIGNATURES)

Signatories

For the U.S. General Services Administration

By: 

 Cathleen C. Kroppolus
Regional Commissioner
Public Buildings Service
National Capital Region

3.10.11

Date

Amendment to the MOA; Modernization of GSA National Office Building

For the U.S. General Services Administration

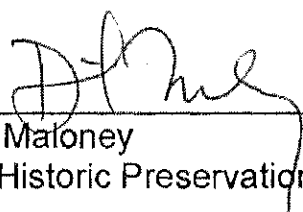
By: *Beth L. Savage*

Beth L. Savage
Director, Center for Historic Buildings
Federal Preservation Officer

3/10/11
Date

Amendment to the MOA; Modernization of GSA National Office Building

For the District of Columbia State Historic Preservation Officer

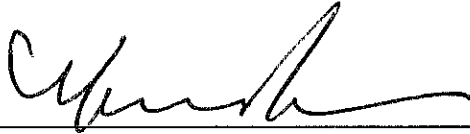
By: 
David Maloney
State Historic Preservation Officer

3/10/2011
Date

Amendment to the MOA; Modernization of GSA National Office Building

For the Advisory Council on Historic Preservation

By:



for John M. Fowler
Executive Director

3/15/11
Date