

**AMENDMENT TO
MEMORANDUM OF AGREEMENT
AMONG
THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
THE DISTRICT OF COLUMBIA HISTORIC PRESERVATION OFFICE,
THE NATIONAL CAPITAL PLANNING COMMISSION,
AND
THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY,
REGARDING THE
DEVELOPMENT OF THE REHABILITATION AND ADAPTIVE REUSE OF BUILDINGS
31, 33, 34, 37, 49, 71 AND A PORTION OF BUILDING 56
AT ST. ELIZABETHS NATIONAL HISTORIC LANDMARK,
WASHINGTON, DC
("Agreement")**

WHEREAS the Agreement was executed on April 13, 2010 and an amendment executed on December 21, 2010; and

WHEREAS, the Undertaking has been expanded to include the rehabilitation and adaptive reuse of NHL Contributing Building 52 (Ice House) comprised of approximately 4,490 GSF; and

WHEREAS, the Criteria of Adverse Effect have been expanded to include Building 52; and

WHEREAS, GSA, in accordance with Section III.B (Modifications to Master Plan) of the PA, GSA, through the ongoing Section 106 process, and in response to the conditions set forth by NCPC in January 2009, has refined the Master Plan and the Amendment #2 to the Final Adaptive Reuse Phase 1b Design Submission ("Amendment #2 to the Final Adaptive Reuse Phase 1b Design Submission") (Exhibit 6) to include the demolition of a non-Contributing addition to Building 52; and

WHEREAS, the Amendment #2 to the Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) was consulted on by the Consulting Parties and it was agreed that the content of the submission shall reflect the modifications to the Master Plan and other agreements reached in consultation for this Undertaking; and

WHEREAS, GSA, in accordance with Section III.D.1.a of the PA, shall complete Historic American Buildings Survey ("HABS") documentation in accordance with measures agreed upon with DCHPO and NPS guidance for Building 52; and

WHEREAS, GSA, in accordance with Section III.D.1.c of the PA, completed the Historic Structure Report ("HSR") for Building 52 (Exhibit 9); and

WHEREAS, in accordance with the 30-day submission requirement requested by NCPC for this Undertaking, GSA shall submit the Amendment #2 to the Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) to NCPC on April 1, 2011, for consideration at the May 5, 2011 NCPC meeting; and

WHEREAS, CFA approved the Master Plan on November 20, 2008, GSA shall submit the Amendment #2 to the Final Adaptive Reuse Phase 1b Design Submission to CFA on April 7, 2011, for consideration at the April 21, 2011 CFA meeting.

NOW THEREFORE, in accordance with Stipulation VII ("Amendments"), the Signatories agree to amend the MOA as follows:

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

WHEREAS, GSA proposes to rehabilitate and adaptively reuse NHL Contributing Buildings 31 (Atkins), 33 (Dining Hall), 34 (Kitchen), 37 (Hitchcock Hall), 49 (Construction Shops), 52 (Ice House), a portion of Building 56 (Power House), and non-Contributing Building 71 (Fan House) (referred to individually by their numbers or together as "Adaptive Reuse Phase 1b"), which are located throughout the West Campus of St. Elizabeths (the "Site") (Exhibit 4) and together occupy approximately 126,690 gross square feet ("GSF"); demolish an approximately 700 GSF non-Contributing existing addition on Contributing Building 52; demolish 8,400 GSF of non-Contributing existing additions on Contributing Buildings 49 and 56 and construct new additions thereto; excavate and construct Phases A and B of the below grade National Operations Center ("NOC") and Collocation of Component Operations Centers; construct road improvements associated with Sweetgum Lane, a Contributing Landscape Feature; install a service utility vault and utilities associated with Adaptive Reuse Phase 1b; and to protect and rehabilitate Contributing Landscape Features ("Contributing Landscape Features") associated site work within the Limit of Disturbance (as defined herein); collectively referred to as the Undertaking ("Undertaking"); and

2. The sixth recital is amended to read as follows:

WHEREAS, GSA has applied the Criteria of Adverse Effect (36 C.F.R. § 800.5(a)(1)) and found that the Undertaking shall have an adverse effect on the St. Elizabeths NHL, including Contributing Buildings as listed: Building 31 (Atkins); Building 33 (Dining Hall); Building 34 (Kitchen); Building 37 (Hitchcock Hall); Building 49 (Construction Shops); Building 52 (Ice House); and a portion of Building 56 (Power House) ("Contributing Buildings"); and

3. Amend the Contributing Building Character Defining Features and Treatments (Exhibit 14) to include the associated contributing building character defining features and treatments of Building 52. This amendment, in its entirety, is integrated into the MOA as Exhibit 14, superseding all previous versions of Exhibit 14.
4. Amend the April 2, 2010 NCPC Final Adaptive Reuse Phase 1b Design Submission (Exhibit 6) to include the April 1, 2011 Amendment #2 to the NCPC Final Adaptive Reuse Phase 1b Design Submission.
5. Stipulation II.B is amended to read as follows:

Rehabilitation, Construction, Demolition and Adaptive Reuse Contributing Building 49 (Construction Shops) shall be rehabilitated to accommodate DHS program space. In order to meet the operational program

needs of DHS, an existing non-Contributing addition of Building 49 will be demolished. A new 36,770 GSF addition will be constructed in the general footprint of the demolished non-Contributing addition adjacent to Building 49.

A portion of Contributing Building 56 (Power House) shall be rehabilitated to accommodate the Central Utility Plant ("CUP") to support the operational needs of DHS. In order to meet the program needs of the CUP, the existing non-Contributing additions to this portion of Building 56 will be demolished. A new 41,111 GSF below grade space and a small above grade entry building and plaza will be constructed with a below grade connection to this portion of Building 56.

Contributing Building 52 (Ice House) shall be rehabilitated to accommodate DHS program space. In order to restore the southern façade of Building 52, an existing non-Contributing addition of Building 52 will be demolished.

6. Stipulation III.A.1.ii is amended to read as follows:

GSA shall develop an appropriate system to protect, support and otherwise not adversely affect the Contributing Buildings to be adaptively reused (Buildings 31, 33, 34, 37, 49, 52 and a portion of Building 56). GSA shall adopt a Construction Protection Plan ("CPP") for the Undertaking which includes but is not limited to the installation of electronic sensing devices to detect any potential vibration or shifting of these Contributing Buildings during construction. This proactive effort is being taken as an added protective measure to ensure the safety, security, and stability of these buildings and their immediate environs and to ensure disturbances are limited. The CPP shall provide for an engineer and/or historical architect meeting the proposed *Secretary of the Interiors Historic Preservation Professional Qualifications Standards 62 Fed. Reg. 33,707 (June 20, 1997)* to supervise implementation of the CPP. Vibrations shall be monitored to ensure that vibration levels do not exceed 0.2 inches/second. In the event the vibration threshold is exceeded, the CPP shall provide a process to ensure that construction work is stopped until such time as the qualified professionals have determined that modifications have been made in the construction activities to assure that no damage shall occur to historic properties;

7. Stipulation III.A.3.i is amended to read as follows:

Conduct Historic American Buildings Survey ("HABS") documentation in accordance with mitigation measures agreed upon with the DCHPO and NPS guidance, and Section III.D.1.a of the PA, GSA shall prepare HABS documentation for Buildings 31, 33, 34, 37, 49, 52, 56 and 71 associated with this Undertaking.

Execution and implementation of this Amendment to the MOA by the Signatories, and implementation of its terms, shall evidence that GSA has afforded the ACHP and DCHPO an opportunity to comment on the Undertaking and its effects, and that GSA has taken into account the effects of the Undertaking on historic properties in compliance with 36 C.F.R. Part 800 and Sections 106 and 110 of the NHPA.

[signatures follow]

GENERAL SERVICES ADMINISTRATION



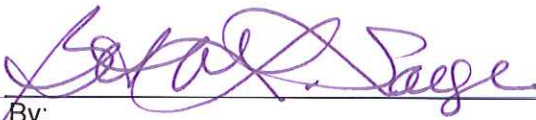


By:

Date:

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

GENERAL SERVICES ADMINISTRATION



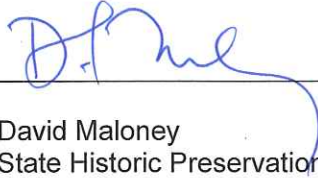
By:



Date:

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

District Of Columbia STATE HISTORIC PRESERVATION OFFICER



By:

David Maloney
State Historic Preservation Officer

3-29-2011

Date:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:

for


John M. Fowler
Executive Director

4/1/11
Date:

NATIONAL CAPITAL PLANNING COMMISSION



3/30/2011

By:

Date:

Marcel C. Acosta
Executive Director

DEPARTMENT OF HOMELAND SECURITY

RKMcGruder

MARCH 29, 2011

By:

Date:

Richard K. McGruder
Director, Headquarters Management and Development

Atkins Hall (Building 31)					
EXTERIOR	TREATMENT				
Walls	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
Exterior brick and stone masonry	✓				
Masonry detailing: brick segmental arches over window and door openings, continuous water table at top of foundation	✓				
Sheet metal string course to define entablature at sheet metal cornice	✓				
Wood-framed multi-light windows	✓			✓	
Wood multi-panel doors					
Roof					
Slate roofing	✓				
Sheet metal built-in gutters and cornice	✓				
Sheet metal ventilators	✓				
Standing seam metal porch roof roofing		✓			
Porches					
Open wooden south porch	✓				
Wood tongue-and-groove decking, railings, posts, and beadboard ceiling of porches	✓				
Brick piers below posts	✓				
INTERIOR	TREATMENT				
Walls					
Plaster finishes				✓	
Wood millwork: window and door surrounds	✓			✓	
Ventilation grilles					✓ In Progress
Multi-panel wood doors and transoms				✓	
Ceiling					
Plaster finishes				✓	
Exposed brick arch floor structure				✓	
Other Features					
Iron stair treads and risers				✓	
Open plan of corridors and sitting room/ dormitories				✓	

Dining Hall (Building 33)

Dining Hall (Building 33)					
EXTERIOR	TREATMENT				
Walls	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
Brick and stone masonry	✓				
Corbelled brick detail at roof eaves and gables	✓				
Sandstone sills	✓				
Projecting brick stringcourses	✓				
Corbelled brick window hoods	✓				
Segmental brick arches at window and door openings	✓				
Roof					
Slate roofing at main roof	✓	✓			
Exposed wood rafter tails with curved end profiles	✓	✓			
Porches					
Wood columns (at basement level and first floor)			✓		
Wood balustrades			✓		
Wood tongue-and-groove decking			✓		
Wood bead-board ceiling	✓				
Windows and Doors					
Divided-light wood window sash	✓			✓	
Glazed transoms	✓				
Four-panel wood doors				✓	
INTERIOR	TREATMENT				
Ceiling					
Stained finish wood tongue-and-groove cladding	✓				
Exposed wood trusses	✓				
Exposed steel beam-and-girder framing and floor structure at basement level				✓	
Exposed iron beam and brick arch floor structure at basement level				✓	
Walls					
Glazed subway tile cladding				✓	
Painted plaster				✓	
Painted or stained wood window and door trim and similar millwork	✓ At exterior walls			✓ At interior walls	
Interior four-panel wood doors and transoms				✓	
Cast iron columns with decorative capitals at basement level				✓	
Floors					
Hexagonal glazed ceramic tile				✓	
Stairs					
Steel and wood balustrade				✓	
Steel stair treads, risers, and stringer				✓	
Spaces and Relationships					
Open spatial volume of main dining hall space	✓				
Relationship between Dining Hall and Detached Kitchen (Building 34)	✓				

Detached Kitchen (Building 34)

EXTERIOR	TREATMENT				
Walls	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
Brick and stone masonry	✓				
Brick chimney on north elevation	✓				
Masonry detailing: projecting string courses, arches at window and door openings	✓				
Wood-framed multi-light windows	✓				
Sheet metal cladding on north elevation of main floor connecting link to Dining Hall		✓			
Roof					
Slate roofing	✓				
Sheet metal built-in gutters and cornice	✓	✓			
Sheet metal cresting, finials, and ventilators	✓	✓			
Dormer windows with exposed wood roof overhang and sheet metal cladding	✓	✓			
INTERIOR	TREATMENT				
Walls					
Exposed brick wall finishes				✓	
Ceramic "Subway" tile wainscot				✓	
Wood millwork: window and door surrounds, including decorative detailing at door openings leading to Dining Hall	✓			✓	
Multi-panel wood doors and transoms				✓	
Beadboard interior partitions				✓	
		Some are scheduled for retention, others will not be retained			
Floors					
Ceramic tile flooring				✓	
Ceilings					
Exposed steel truss structure and wood roof decking	✓				
		The structure will be retained but only partially exposed. New roofing insulation will hide the wood decking.			
Other Features					
Iron stair treads, risers, and balustrade				✓	
Spaces and Relationships					
Interior and exterior relationships to Dining Hall (Building 33)	✓				

Hitchcock Hall (Building 37)

EXTERIOR	TREATMENT				
Brick Masonry	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
Corbelled quoins and expressed voussoirs	✓				
Buff colored water table brick in a common bond	✓				
Red colored field brick in a common bond	✓				
Terra Cotta Masonry					
Main entry surround complete with fluted engaged columns, bracketed broken pediment, and cartouche	✓	✓			
Bulls-eye window surrounds	✓	✓			
Expressed voussoirs over window openings	✓				
Carved agraffe over Diocletian window on south façade	✓				
Tablets with festoon over east and west façade entrances	✓				
Wood Decorative Elements					
Carved roof brackets	✓				
Molded rafter tails	✓				
Mullions and muntins within the Bulls-eye and Diocletian window assembly	✓				
Roof					
Clay tile roof	✓				
INTERIOR	TREATMENT				
Ceilings					
Expressed ribbed barrel vaults and carved brackets on the auditorium ceiling			✓		
Walls					
Wood-framed multi-light windows	✓				
Wood-framed circular pivot windows	✓				
Chair rail and door trim in east stair hall	✓	✓			
Plaster cove molding and picture rail in entry foyer			✓		
Molded plaster masks and cartouche over doorways in the foyer and lobby spaces			✓		
Plaster entablature over auditorium entrance in lower lobby			✓		
Plaster decorative elements and cartouche on the proscenium arch		✓	✓		
Marble wainscoting in main foyer	✓	✓			
Applied fluted columns and trim surrounding theater boxes in auditorium	✓				
Floors					
Tri-colored floor tile in entrance foyer and lower lobby	✓	✓			
Stair Halls					
Iron staircases and balustrades in the east and west stair halls	✓				
Additional Features					
Sightlines between auditorium and stage	✓				
Transitions between foyer, lobby spaces, and auditorium	✓				

Construction Shops (Building 49)

	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
EXTERIOR	TREATMENT				
Exterior brick and stone masonry	✓				
Masonry detailing such as projected window hoods	✓				
Sloped roof areas, slate roofing, and dormer windows	✓	✓			
Original double hung windows and wood exterior doors	✓			✓	
Wood dormer cladding	✓	✓			
INTERIOR	TREATMENT				
Plaster wall and ceiling finishes				✓	
Hardwood flooring				✓	
Wood millwork including window and door surrounds, baseboard, and picture rail	✓			✓	
Wood multi-panel interior doors				✓	
Wood beadboard cladding				✓	
Stenciled decoration				✓	
Exposed brick and stone masonry bearing walls and vaulting	✓				
Cast iron columns	✓				

Fan House (Building 71)

	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
EXTERIOR	TREATMENT				
Exterior brick and stone masonry	✓				
Masonry detailing such brick segemental arches	✓				
Wood framed window and transom	✓	✓			
Beadboard eaves	✓	✓			
Hip form roof	✓				

Central Utilities Plan (Building 56 West)

	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
EXTERIOR	TREATMENT				
Exterior brick masonry	✓				
Wood double hung windows					✓ In Progress
INTERIOR	TREATMENT				
Glazed ceramic subway tile wainscot	✓				
Exposed structural systems	✓				

Boiler House/Ice Plant (Building 52)					
	PRESERVE	REHABILITATE	RESTORE	NOT RETAINED	FURTHER INVESTIGATE
EXTERIOR	TREATMENT				
Exterior stone masonry	✓				
Brick masonry arches at window and door openings	✓				
Wood roof overhand with exposed rafter tails	✓				
Gable roof shape with wall dormers and monitor at ridgeline	✓				
Wood-framed divided light double hung windows			✓	(Metal clad wood is being added for ease of maintenance)	
Slate cladding of dormer side walls	✓				
Adjacent brick masonry stack	✓				
Pryamidal roof of stack, with copper finial		✓	✓		
Wood-framed clerestory windows of stack			✓	(Metal clad wood is being added for ease of maintenance)	
Integration of building with hillside site and adjacent stone masonry retaining walls, relationship between main building and adjacent stack	✓				
INTERIOR	TREATMENT				
Exposed wood roof structure and trusses		✓			
Exposed stone and brick masonry wall construction	✓				
Connection to campus-wide tunnel system	✓*			✓*	
* (Tunnel to building 49 at northeast corner to be retained and utilized. Tunnel at southwest corner not to be utilized.)					