

Mr. GRAY. I think this is a good point to make now as to why we should not tie the hands of the Secretary in negotiation, but merely put a maximum ceiling. In negotiating, maybe some of these additional facilities could be made available and still stay within the \$3 million a year annual rental payment.

Mr. AUERBACH. Yes, sir. I am sure opportunities will present themselves. [Slide.]

Going up again, this is an extension on the third floor of a similar facility; on the west end, the employee and administrative facilities to run the Center. [Slide.]

And again we get down to the basement, which was the subject of discussion earlier.

Our understanding was the building was to be leased from the ground up. We have, however, felt the need for projection space for the film diorama, which is in the floor of the main hall. We also needed shops and maintenance space to care for exhibits of various sorts.

The railroads use this space [indicating] extensively, particularly for mail.

In the design and layout of this entire complex, we came to a rather tough item, because the mail handling is over on this side [indicating]. As you know, the U.S. post office is on that side, connected by an elaborate, expensive conveyor system, much of which is in this area [indicating]. And I think in the design of it, if that conveyor had to be moved to another location above and taken out of this basement, it would be a severe penalty on the budget. They are in there.

So we feel this is all the space that is necessary in the basement.

Mr. WRIGHT. The conveyor operation would go under the parkway, or would it be under the main station?

Mr. AUERBACH. It is in the basement, essentially the basement of the concourse. This is this space in here [indicating], and there are through tracks, as you well know, that go on south to Florida.

The conveyors come across above the street on this side [indicating], from the post office through the bridge, they then fall down through a variety of conveyor devices to this lower level, and they go across this way [indicating]; they go down into a tunnel that goes under the through tracks, they come back up on this side [indicating], and they feed into an elaborate conveyor switching mechanism that services something like 7 or 8 post office or mailtrucks and conveyors feed right into them.

Mr. WRIGHT. Physically they would be below the concourse?

Mr. AUERBACH. Yes, sir.

Mr. SCHWENGEL. On that point, I am amazed to be introduced to this new plan here. I thought all this area would be ours.

Now, another thought comes to me—I can see the necessity, of course; we have to keep up the operation of the mails facilities, we do not want to interfere—but this becomes an additional expense, these changes you are talking about become additional expense. I think they should not be charged to us. They are going to be an improvement for the railroad and for the Government, and they should not be charged to the Visitor Center.

Can you propose some other way to finance this?