
REPORT
SITE ACQUISITION, DESIGN, AND MANAGEMENT/OVERSIGHT/SUPPORT ACTIVITIES
DEPARTMENT OF JUSTICE - FEDERAL BUREAU OF INVESTIGATION
CONSOLIDATED HEADQUARTERS
GREENBELT, MARYLAND

Congressional District:

MD 4

Project Background

The U.S. General Services Administration (GSA) is submitting this report pursuant to Division E, Title V, Section 530 of the Consolidated Appropriations Act, 2022 (P.L. 117-103), which states, in part:

(b) Within 180 days of selecting a site, the General Services Administrator shall transmit to the Committees on Appropriations of the House of Representatives and the Senate, the Committee on Transportation and Infrastructure of the House of Representatives, and the Committee on Environment and Public Works of the Senate, a report on the construction of a new headquarters for the FBI in the National Capital Region.

(c) The report transmitted under subsection (b) shall be consistent with the requirements of section 3307(b) of title 40, United States Code, and include a summary of the material provisions of the construction and consolidation of the FBI in a new headquarters facility, including all the costs associated design, management, and inspection, and a description of all buildings and infrastructure needed to complete the project.

In addition, Division B, Title V, Section 534 of the Consolidated Appropriations Act, 2022 (P.L. 117-103) states, in part:

(a) Not later than 180 days after the date of enactment of this Act, the Director of the Federal Bureau of Investigation shall work with the Administrator of the General Services Administration to transmit to the Committees on Appropriations of the House of Representatives and the Senate, the Committee on Transportation and Infrastructure of the House of Representatives, and the Committee on Environment and Public Works of the Senate, a report on the construction of a new headquarters for the Federal Bureau of Investigation in the National Capital Region.

(b) The report transmitted under subsection (a) shall be consistent with the requirements of section 3307(b) of title 40, United States Code, and include a summary of the material provisions of the construction and full consolidation of

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the Federal Bureau of Investigation in a new headquarters facility, including all the costs associated with site acquisition, design, management, and inspection, and a description of all buildings and infrastructure needed to complete the project.

Accordingly, as directed by Congress, GSA is submitting this report.

FY 2024 Project Summary

GSA proposes site acquisition and design for the future construction of a new federally owned facility of up to approximately 2.1 million rentable square feet (RSF)¹ to provide a consolidated headquarters for the FBI in Greenbelt, Maryland. The FBI headquarters suburban campus will bring together employees from the J. Edgar Hoover Building (JEH) and 8 other leased locations² across the National Capital Region (NCR) into a new, modern, and secure facility tailored to fully support the FBI's national security, intelligence, and law enforcement missions. The President's Fiscal Year 2024 and 2025 budgets propose the creation of and purchase transfer from the Federal Capital Revolving Fund (FCRF) of \$3.5 billion³ to supplement available GSA enacted appropriations of approximately \$845 million.⁴

¹ Final facility size will be driven by updated FBI requirements. RSF estimation excludes parking.

² The final number of leases to be consolidated into the new headquarters will depend on the program of requirements.

³ \$3.5B is an estimate based on the previous program. Updated cost estimates are needed, as the program has evolved, and construction costs have escalated significantly since the original estimates were developed; \$3.5B may not capture the full cost of construction. In addition, the \$3.5B estimate does not include the costs of FBI's information technology (IT) and furniture, fixtures, and equipment (FF&E). GSA and FBI will work with Congress to establish the final project budgets.

⁴ The President's FY 2024 and 2025 Budget requests continue to seek investment in the FCRF, to be established within GSA, and is intended to support the execution of the Federal Government's largest civilian real property projects. GSA's budget requests include appropriations language supporting the capital investment of \$3.5 billion, as well as the first of 15 annual discretionary appropriations of \$233 million. This funding will be used to support the construction of the FBI's new suburban headquarters campus. The FCRF funding would be paired with \$845 million in GSA prior year appropriations to support the acquisition, design, and construction of the FBI's new suburban headquarters campus.

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GSA selected the Greenbelt, Maryland, site on September 30, 2023. Upon adoption of resolutions approving this document’s plan by the Committee on Environment and Public Works of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives, GSA intends to expeditiously move forward with site acquisition, design, design related consulting services, management / oversight, and preliminary construction support activities, using GSA’s existing balances of approximately \$845 million. Subsequent Committee approval requests will be submitted in future fiscal years for construction and fit out activities.

FY 2024 Committee Approval Requested
(Site Acquisition, Design, and Management/Oversight/Support Activities)

\$845,000,000⁵

Location and Site Area

GSA has selected 61 acres in Greenbelt, Maryland, as the site for the new home for the FBI headquarters campus. GSA determined Greenbelt to be the best option for the FBI and the United States government because the site is the lowest cost to taxpayers, provides the greatest transportation access to FBI employees and visitors, and gives the government the most certainty on project delivery schedule. The Greenbelt site also provides the highest potential to advance sustainability and equity. The land, located at the Greenbelt Metrorail Station, in Prince George’s County, Maryland, is owned by the State of Maryland and the Washington Metropolitan Area Transit Authority (WMATA).

Building Area

Building(s) (excluding parking).....Up to Approximately 2,100,000 RSF¹

Project Budget

The costs of the consolidated FBI headquarters facility will be supported by: (1) FY 2016 enacted funds from the Consolidated Appropriations Act, which included \$75

⁵ Greenbelt, Maryland site acquisition cost is approximately \$25 million. The final cost will be determined by updated appraisal, survey, and negotiations.

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million in GSA Federal Buildings Fund (FBF) construction funding; (2) FY 2017 enacted funds from the Consolidated Appropriations Act, which included \$200 million in GSA FBF construction funding; (3) FY 2023 enacted funds from the Consolidated Appropriations Act, which included \$375 million in GSA FBF construction funding; (4) FY 2024 enacted funds from the Consolidated Appropriations Act, which included \$200 million in GSA FBF construction funding; (5) the President's Fiscal Year 2025 budget proposal requesting the creation of and purchase transfer from the Federal Capital Revolving Fund of \$3.5 billion³ to supplement available GSA existing balances of approximately \$845 million; and (6) additional FCRF transfers, as necessary, to complete implementation of the finalized program.

Combined, these funds should ensure that GSA is able to support the design and construction of the suburban FBI headquarters facility, and to execute the project on schedule over future fiscal years.

Project Overview

The FBI requires a new consolidated headquarters facility to support information sharing, collaboration, and the modern infrastructure needed to fulfill the FBI's mission. The suburban campus will accommodate at least 7,500 personnel, to include state-of-the-art IT infrastructure, as required by the FBI's national security mission. The facility will be built to meet Interagency Security Committee (ISC) Level V security specifications on the Greenbelt, Maryland site. Total gross square feet and RSF for the new FBI headquarters facility will vary based on the final design and orientation on the Greenbelt site.⁶

⁶ In addition to the Greenbelt campus, and in accordance with the President's Budget, parallel efforts are underway to identify a federally owned downtown Washington, DC location to accommodate 750 to 1,000 FBI personnel. This downtown location will allow for continued FBI accessibility to the Department of Justice and other key partners.

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Schedule

<u>Schedule Activity</u>	<u>Start</u>	<u>End⁷</u>
Site Acquisition Activities.....	FY 2024	FY 2025
GSA Management/Oversight Activities.....	FY 2024	FY 2035
Design.....	FY 2026	FY 2028
Construction.....	FY 2029	FY 2035
Occupancy.....	FY 2036	FY 2036

Tenant Agency

Department of Justice, Federal Bureau of Investigation

Project Justification

The FBI requires a new consolidated headquarters facility because the current JEH facility is failing, and the FBI is scattered across multiple expensive leases in the NCR. A new facility would allow the FBI to consolidate 9 locations² and provide a new facility with the appropriate utilities, technical infrastructure, and space design needed to support the FBI’s national security and law enforcement mission.

The current dispersion and fragmentation of headquarters functions across multiple locations in the NCR have created challenges to effective collaboration. Dispersion diverts time and resources, hampers coordination, and decreases operational flexibility. By collocating personnel in a modern headquarters solution, combined with the 750 – 1,000 person downtown site, the FBI’s workforce will have the space and technology needed to support their mission of protecting the American people and upholding the Constitution.

The approximately 1.8 million RSF JEH, which the FBI has occupied since 1974, is obsolete. The IT infrastructure in JEH has reached capacity with limitations for further

⁷ Identified end dates for management and oversight, design, construction, and occupancy are estimates. Refined schedules will be established during design development.

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expansion. JEH was not designed to support today's FBI mission that includes an increased emphasis on national security and other emerging threats. From a facilities perspective, these challenges can best be addressed through a new facility that will provide a flexible infrastructure capable of supporting evolving IT requirements.

Since 2017, the FBI has reduced the number of leases in the NCR and has identified which of the remaining sites are appropriate for consolidation into a new headquarters facility with a focus on traditional office space and the value of co-location. At this time, 9 locations², including JEH, occupying over 2.6M RSF are planned to be consolidated into the new headquarters facilities.

Prior Appropriations

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Prior Appropriations				
Public Law	Fiscal Year	Amount	Purpose	
114-113	2016	\$75,000,000	Construction management and oversight activities, and other project support costs, for the FBI Headquarters Consolidation	
115-31	2017	\$200,000,000	National Capital Region, FBI Headquarters Consolidation	
117-328	2023	\$375,000,000	Federal Bureau of Investigation Headquarters Consolidation	
118-XX	2024	\$200,000,000	Federal Bureau of Investigation Headquarters Consolidation	
Appropriations to Date		\$850,000,000	Balance to Date⁸	\$845,000,000

⁸ Appropriations Balance to Date is approximately \$5 million less than full appropriations due to GSA expending funds in previous years for consulting, management, and site studies.

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Energy and Sustainable Design

The consolidated FBI headquarters facility will be designed to meet GSA's P100 (Facilities Standards for the Public Buildings Service), which includes the current laws, regulations, and Executive Orders relevant to energy and sustainable design. Furthermore, P100's Design Guide for Operational Excellence will ensure that the building systems are operated and maintained efficiently over the long term, protecting the government's investment.

Prior Committee Resolutions

Prior Committee Resolutions			
Committee	Date	Amount	Purpose
Senate EPW	7/13/2011	N/A	40 U.S.C §3315(b) – investigate the feasibility and need to construct or acquire a replacement consolidated headquarters facility to house the FBI in the Washington, DC metropolitan region.
House T&I ^{9,10}	12/7/2016	\$834,000,000	Site Acquisition, Design, Management and Inspection and Construction
Senate EPW ¹⁰	5/18/2016	\$759,000,000	Design, Construction, Management and Inspection
Approvals to Date		\$834,000,000	

⁹ This resolution has expired. The resolution stated, "... *Provided further, that the Administrator's authority to make an award of this project expires two years from the date of the adoption of this resolution.*"

¹⁰ This resolution and the associated prospectus (PNCR-FBI-NCR17) were for a much different project approach, consisting of an exchange delivery method incorporating the transfer of the JEH as partial compensation for delivery of the new facility.