



Federal Bureau of Investigation Headquarters Consolidation

Site Identification and Evaluation

Approving Official's Decision

I. Introduction and Background

On November 15, 2013, the U.S. General Services Administration (GSA) issued a Request for Expressions of Interest (REOI) advertisement through the Federal Business Opportunities (FedBizOpps) website seeking donated sites or assignable options to purchase sites to accommodate a new consolidated headquarters for the U.S. Department of Justice - Federal Bureau of Investigation (FBI HQ). In addition to sites submitted in response to the advertisement, the advertisement advised that GSA would also consider sites owned by the Government.

The Minimum Requirements as set forth in the REOI were as follows:

Delineated Area: National Capital Region

- Washington, DC
- Montgomery County and Prince George's County, Maryland
- Northern Virginia (i.e., Arlington, Fairfax, Loudoun, and Prince William Counties and the incorporated cities and towns of Alexandria, Fairfax, Falls Church, Herndon, Vienna and Manassas)

Size:

- Site large enough to construct up to 2.1 million rentable square feet of office and related space, including ancillary facilities, plus parking as required by local code. GSA anticipates that approximately 50 acres would be needed to satisfy this project requirement.
- Site able to accommodate the physical requirements of Interagency Security Committee (ISC) Level V Security.

Access to Transportation:

- The closest boundary line of the site offered shall be within 2 miles by paved public access road of a Metrorail station, and either inside the Capital Beltway or within 2.5 miles by paved public access road of a Capital Beltway interchange.

Utilities:

- Sites must be capable of providing adequate public utilities, including but not limited to two distinct feeds of electrical power or a reasonable equivalent, to assure continuity in operations.

The REOI provided that GSA would review submitted sites against the minimum requirements set forth above, and eliminate from further consideration those sites which do not meet, or are

not readily capable of meeting, the requirements. GSA reserved the right to eliminate from consideration any remaining sites based on the additional criteria stated in the advertisement. Those Additional Criteria were:

Size:

- Among those sites that meet the minimum requirements stated above, larger sites or those providing greater development flexibility are preferred.

Access to Transportation:

- Among those sites that meet the minimum requirements stated above, sites offering closer proximity to Metrorail and other forms of public transportation, and Capital Beltway access are preferred.

Utilities:

- Among those sites that meet the minimum requirements stated above, sites offering more reliable access to public utilities are preferred.

Proximity to Hazards:

- Sites that are within close proximity to continuous or infrequent hazards will be evaluated less favorably and, depending on the nature and severity of the hazard, may be eliminated from consideration. Hazards include but are not limited to:
 - facilities involved in hazardous materials generation, handling, storage, processing, or disposal;
 - facilities presenting dangers that cannot reasonably be mitigated, including
 - biological research facilities,
 - pharmaceutical production and research facilities, and
 - bulk gas facilities;
 - railroads; and
 - airports

Environmental Impacts:

- Sites on which the development of a FBI Headquarters would significantly disturb natural resources (e.g., wetlands and floodplains) or otherwise have significant impacts on the quality of the human and natural environment in ways that could not reasonably be mitigated will be evaluated less favorably and, depending on the nature and severity of the impact(s), may be eliminated from further consideration.

Proximity to Community Facilities:

- Sites that are within close proximity to community facilities (i.e., hospitals, schools, day care centers, utilities, etc.) will be evaluated less favorably and, depending on the nature and proximity of the facilities, may be eliminated from further consideration.

Zoning, Land Use, and Schedule:

- Sites on which the development of the FBI Headquarters would be contrary to current zoning or local land use plans, and/or which would not now be capable of obtaining site development permits, will be evaluated less favorably.

Acquisition and Development Cost:

- Sites which, in the Government's estimation, provide opportunities to lower overall development costs for a FBI Headquarters are preferred.

The REOI further stated that in addition to the Additional Criteria, the Government may consider other attributes of a site not specifically listed. No one criterion was generally considered to be more important than any other, but the REOI advised offerors that the Government may treat some criteria as being more important than others in the context of a site's unique attributes and its overall evaluation. Site offerors were advised that GSA would select the site(s) (including sites other than those offered in response to the advertisement) that GSA believed are the most advantageous to the Government, all factors considered, without regard to the Competition in Contracting Act.

By Memorandum dated December 11, 2013, a Site Identification and Evaluation Workplan (Workplan) was approved to guide GSA's review of sites. The Workplan echoed the Minimum Requirements and Additional Criteria set forth in the REOI. The Workplan appointed a site evaluation panel (Site Panel), consisting of three GSA and two FBI employees, to review site information summaries prepared for offered sites as well as other sites identified by the Project Staff. By Memorandum dated June 16, 2014, the Workplan was amended to identify the Deputy Commissioner, Public Buildings Service (PBS), as the Approving Official for purposes of the Workplan and the FBI HQ site evaluation. Under the Workplan, the Site Panel and the Contracting Officer made recommendations to the Approving Official for the purpose of selecting site(s) to be included in a future development selection process for the FBI HQ.

II. Findings of the Approving Official

I am in receipt of the Site Panel's Final Report that makes recommendations regarding which sites should be included on GSA's "short list" for the upcoming Developer Competition. That Final Report incorporates by reference, among other things, the prior interim evaluation reports prepared by the Site Panel, as well as the site summaries prepared for all sites under consideration. The Contracting Officer, in his non-voting capacity, concurred with the Site Panel's recommendations regarding which sites should be included on GSA's short list. I have also reviewed the REOI and the Workplan. In short, I am familiar with the minimum requirements and additional criteria against which sites were to be evaluated, GSA's Workplan for evaluating the sites, attributes of the sites as described in the site summaries, and the reasoning and recommendations of the Site Panel and Contracting Officer.

Initially, I am aware of the Site Panel's review of sites against the minimum requirements set forth in the REOI and the Workplan, and the Contracting Officer's exclusion of the Potomac Shores site from consideration due to its failure to meet minimum requirements related to distance to Metrorail and the Capital Beltway. Next, I am also aware of discussions held with certain offerors regarding site boundaries. Those discussions were held to provide site offerors the opportunity to enhance the acceptability and competitiveness of their offers, specifically in light of FBI's determination of its needs with respect to ISC Level V security. In this regard, I have reviewed, and incorporated into this Decision by reference, the Memorandum, dated June 6, 2014, from FBI regarding setback and building hardening recommendations to most efficiently and cost-effectively achieve Level V security for the new headquarters. Lastly, as a preliminary matter, I am aware of the five (5) sites that were withdrawn from consideration by

their private site offerors. Thus, my consideration of which sites to include on GSA's short list for the Developer Competition is limited to those sites discussed in the Site Panel's Final Report, as further discussed below.

In reviewing the remaining sites, I believe they fall into three broad categories: (a) sites offered in response to the REOI, (b) GSA-controlled Federal sites, and (c) other sites identified by the Project Staff as potentially meeting FBI's needs for its new headquarters.

A. Offered Sites

1. Hyattsville Landover Mall from Lerner Development (Prince George's County, MD)

I concur with the Panel's unanimous recommendation that this site be included on the short list of sites for the Developer Competition. I hereby adopt and incorporate into my analysis the Site Panel's findings related to Hyattsville in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

First, Hyattsville is advantageous in that it is a pre-existing site providing development flexibility and the opportunity to lower overall development costs; its price of \$71,649,000 was the lowest of any of the private sites. Moreover, the 70 acre site presents relatively few obstacles or impediments to its further development for FBI. Finally, GSA is in receipt of an executed assignable purchase option agreement from the offeror; the option allows GSA or its assignee up to twenty-four months to exercise the option and then acquire the site.

Accordingly, it is my judgment and decision that this site should be included on the short list of sites for the Developer Competition.

2. Greenbelt Station from Prince George's County and Renard Development Company, LLC (Prince George's County, MD)

I concur with the Panel's unanimous recommendation that this site be included on the short list of sites for the Developer Competition. I hereby adopt and incorporate into my analysis the Site Panel's findings related to Greenbelt in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

This site offers the best Metro proximity of any of the sites. The proponents of the site ultimately offered a 61.49 acre site with a developable area within the security zone of 11.48 acres to provide greater flexibility in the layout of the FBI HQ facility. I note that the site presents certain vehicle transportation site ingress/egress challenges including the probability of necessitating re-routing of certain traffic patterns and the potential removal of an on-ramp associated with northbound I-95. I also note a December 17, 2013 letter from Maryland Governor Martin O'Malley to the Administrator of General Services stating that if the Greenbelt

site is selected “the State will construct a full highway interchange to serve the site.” That letter also states that “upon completion of the design, we are also prepared to fully fund the estimated \$75-85 million needed for right-of-way acquisition and construction to serve the new FBI HQ.”

GSA is in receipt of an assignable purchase option agreement from the offeror that allows GSA or its assignee up to twenty-four months to exercise the option and then acquire the site; the site offeror’s price is \$229 million. This price is a concern given that earlier indications from the offeror suggested the possibility of a site donation. To the extent the price is not lowered over the course of the Developer Competition, this price may limit the amount of proceeds available for the construction of FBI facilities.

Accordingly, it is my judgment and decision that this site should be included on the short list of sites for the Developer Competition.

3. Springfield – Boston Properties (Springfield, VA)

The Panel unanimously recommended that this site be excluded from the short list; I concur with this recommendation. I hereby adopt and incorporate into my analysis the Site Panel’s findings related to the Springfield Boston Properties site in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

The respondent offered to assemble three privately-owned sites totaling approximately 25 acres together with GSA’s approximately 54 acre GSA Springfield Warehouse site; in addition the respondent also offered the 25 acre site alone. I am persuaded by the Site Panel’s evaluation that the private site did not improve or add functionality to the adjacent GSA Springfield Warehouse site if both were assembled. As is discussed later in this Decision Memorandum, the GSA Springfield Warehouse site on its own - without additional private acreage - is physically capable of accommodating the FBI HQ, thus additional acreage is not needed or desirable.

Considered on its own, I concur with the Site Panel that the 25 acre Springfield (Boston Properties) site presents insurmountable concerns related to its small size. The Site Panel noted throughout its evaluation the challenges presented by the size of the site in terms of providing ISC Level V security, including that the maximum attainable security setback for this site would be well short of FBI’s recommended 350 foot setback. Lacking the recommended setback, it is unclear whether the private site assemblage could meet FBI’s minimum security needs. Even if it could, it could only do so through use and incorporation of other countermeasures which would result in higher overall development costs for the project. As was noted in the REOI Additional Criteria, “larger sites or those providing greater flexibility are preferred” and sites providing “opportunities to lower overall development costs for a FBI Headquarters are preferred.”

Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

4. *Addison Road – May 6, 2014*
5. *Penn Place – May 8, 2014*
6. *Dominion Square – May 9, 2014*
7. *Anacostia – May 22, 2014*
8. *Falls Church – June 26, 2014*

As previously mentioned herein, the five (5) offered sites above withdrew from further consideration during the site evaluation process on the dates noted. Given their withdrawal, I have not given these sites additional consideration.

B. GSA-Controlled Sites

1. Suitland

The Panel unanimously recommended that this site be excluded from the short list; I concur with this recommendation. I hereby adopt and incorporate into my analysis the Site Panel's findings related to the Suitland site in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

The Site Panel expressed concern over the potential for FBI's ISC Level V tenancy being co-located with an existing ISC Level III tenancy on the site. While I understand and appreciate this concern, I also note and have considered that GSA controls the site. Thus, GSA has certain latitude and control to cause the site and its tenancies to be reconfigured to meet FBI's needs. Even with this latitude and control, the FBI remained seriously concerned over the effective use of this property. As noted by the Site Panel,

Suitland also posed another unique set of concerns because it is an existing federal campus with security and other arrangements already in place relating, among other things, to ingress, egress, visitor control, and transportation pathways. Although the Federal Center structure presents a controlled environment, it is unclear whether FBI would have a sufficient, or any, ability to control such environment. Because a FBI headquarters would be a Level V facility located in what is presently an otherwise Level III campus, there are issues concerning the possibility of double checkpoints, a lockdown at Census impeding FBI's operations, and restricted use of transportation pathways through and around the Federal Center complex that FBI might have insufficient ability to control. While it is possible that these issues may be mitigated or controlled through extended discussions with other occupants of the Federal Center, this is an unknown at this time and represents a unique disadvantage of the Federal Center location. The site also has an onsite daycare facility which caused concern for the Panel, and which potentially would need to be relocated if FBI were to be housed there.

I find FBI's concerns in this regard to be well founded. While GSA could ameliorate these concerns through relocation of the existing tenants and uses from the site, thus resulting in a campus exclusively dedicated to FBI's use, GSA has no such plans to do so. Not only does GSA plan on keeping the existing agency use on the site, but long-term portfolio planning for the site could potentially include other tenancies and uses for the site more sympathetic and compatible than FBI. This effectively renders the site unavailable for development of a FBI HQ.

Thus, I agree with the Site Panel recommendation. Given the existing uses of the site which GSA has no plans to alter, FBI's security concerns warrant discontinuing further consideration of the site. Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

2. Springfield – GSA Site

The Panel unanimously recommended that this site be excluded from the short list; I do not concur with this recommendation. I am mindful of the Site Panel's findings related to the Springfield GSA site in their Minimum Requirements and Final Reports.

Initially, I note that the site is controlled by GSA and capable of meeting the FBI's requirements for ISC Level V security. The GSA Springfield site differs in this respect from the privately offered site assemblage, which, as discussed above, was found by the Site Panel as not capable of meeting FBI's security needs, and not adding any development flexibility to the GSA site alone.

Next, I further note that FBI has no concerns regarding operational security or employee ingress/egress related to this site as contrasted with the Suitland site, discussed immediately above. Also, unlike Suitland, GSA's long-term portfolio plan for this site does not require or envision continuation of the existing uses and tenancies currently on the site. In fact, relocation of the existing tenants, and use of the site as a FBI HQ would potentially represent a higher and better use of the site.

The Site Panel's report recommended exclusion of this site largely based on uncertainties related to cost and timing to relocate the existing tenants and uses of the site. While I agree that those issues present uncertainties regarding development of the site, I am not persuaded that such uncertainties merit exclusion of the site. Rather, including this site in the Developer Competition is in GSA's and the Government's interest because it will provide an opportunity for the development community to address the design and other challenges of relocating the existing occupants of this site in order to complete the project, and present GSA the opportunity to maximize the use of an existing, significant Federal asset.

Accordingly, it is my judgment and decision that this site should be included on the short list of sites for the Developer Competition.

C. Other Sites

In connection with the Other Sites, as an initial matter, I note two Memoranda offering technical advice from the FBI HQ Project Executive to me, the Contracting Officer, and the Site Panel. Those are as follows: (i) Memorandum for the Record Re: Government Sites Considered for FBI Headquarters, June 13, 2014; and (ii) Memorandum for the Record Re: Government Sites Considered for FBI Headquarters – Addendum, June 26, 2014. The first Memorandum advised as to challenges associated with using Government sites not in GSA’s custody, including certain site-specific considerations. Ultimately, the initial Memorandum recommended as follows:

“...use of the Government sites herein pose substantial challenges for the FBI HQ project. Notwithstanding this conclusion, GSA has further analyzed certain Governmental sites that could potentially be sought from holding/occupying agencies for its background information.

While certain non-GSA Government sites may have the potential for meeting FBI's requirements, they are not presently available and are subject to substantial process limitations and other impediments as described in this Memorandum. Based on timing and availability considerations and for the reasons explained herein, it is recommended that these sites be evaluated by the Panel against the additional evaluation criteria (in the event that the status of their availability may change in the future) but that they receive no further consideration for inclusion on the shortlist at this time.”

The second Memorandum concluded by recommending as follows:

“The challenges associated with considering any of the non-GSA controlled Government sites in our current procurement strategy continue to outweigh the benefits that any of these sites may provide. In addition to the reasons identified in the June 13 memo, the indefinite period of time that would be required to identify the potential availability of these sites would likely jeopardize the availability of the sites that are currently under consideration. As such, it is recommended that the non-GSA controlled Government sites, having already been evaluation, continue to receive no further consideration for inclusion on the shortlist at this time.”

I have considered this advice in concert with the Site Panel’s Final Report; I also note the Workplan at page 3 indicates that submitted sites and “available Federally owned sites” would be subject to evaluation. My decisions in connection with these Other Sites are as follows.

1. Ft. Belvoir North (Fairfax County, VA)

The Panel unanimously recommended that this site be included on the short list of sites for the Developer Competition, subject to the U.S. Department of Defense - Army being notified of GSA’s intent to so include the site, and GSA seeking a waiver from providing fair market value

for the site. I have determined that the conditions associated with the Site Panel's recommendation cannot be fulfilled and that Ft. Belvoir North should not be included on the short list. Subject to the foregoing, I hereby adopt and incorporate into my analysis the Site Panel's findings related to Ft. Belvoir North in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

I agree with the Panel that the site has certain positive attributes. It offers a large tract of open land. No existing tenancies would need to be relocated, and little or no demolition work would be required to prepare the site for development.

Since this Federal site was not offered in response to the REOI and is not subject to legislative prohibitions on its potential transfer to GSA, following my receipt of the Panel's Final Report, Project Staff and I communicated with the landholding agency regarding its availability, consistent with the REOI and the Site Panel's recommendation. GSA first contacted a Senior Executive-level official with the Washington Headquarters Service, Defense Department. Follow up communications then occurred with the Deputy Assistant Secretary of the Army for Installations, Energy, and the Environment and additional Army staff. GSA expressed its interest in including the site on the agency's short list of sites for inclusion in the Developer Competition. The aforementioned representatives of the holding agency were not able to concur in GSA's inclusion of the site on the short list within GSA's requested timeframe, even when assured that further coordination could occur between the agencies thereafter. The holding agency sought an additional thirty (30) days to further consider GSA's inquiry, with no commitment that this period of time would be sufficient to complete its review, or that a positive (or negative) response would be received. I do not consider it in the Government's interest to indefinitely delay the conclusion of GSA's site evaluation process for the FBI HQ project to provide for the possibility of this site's potential consideration.

In addition, I am also cognizant of substantive issues related to the site that cast doubt on its potential for use for a FBI HQ. Unlike the GSA controlled sites previously discussed, use of this site would require transfer of custody and accountability from its current holding agency to GSA. The Site Panel conditioned its recommendation for inclusion on GSA obtaining a waiver of fair market value reimbursement related to the site. My initial discussion with representatives of the landholding agency led me to conclude that the prospect of reaching a successful agreement for transfer of the property at no cost to GSA or FBI was remote. Instead, the Army representatives indicated that, as an agency with limited resources to accomplish its mission, the Army would expect compensation for the property.

Counsel have advised that they are unaware of any mechanism that would enable a private developer to fund the acquisition costs of land passing by way of interagency transfer to GSA, unlike the privately held sites where assignable option agreements will allow for the selected developer to shoulder the initial financial burden of any site acquisition costs pending construction of the new headquarters facility and transfer of the FBI's existing headquarters to the developer to complete the exchange. Since GSA and FBI lack funding to effectuate such an

interagency transfer, a waiver from providing Army with fair market value for the property would ultimately need to be obtained. Such a waiver would need to be approved by the Office of Management and Budget. As mentioned, the likelihood of Army supporting such a waiver appears low.

Army representatives also identified other concerns regarding use of the site for a FBI HQ. These included significant concerns related to traffic and transportation impacts. Army noted that a considerable number of additional military personnel are expected to be located on Ft. Belvoir in the near to intermediate future, and that adding the FBI HQ to the area could overwhelm the transportation system. Army also indicated the possibility and concern that its current or future program needs for the installation would need to be met some other way if FBI HQ were to be located on the desired portion of the installation. These issues suggest that the Army is hesitant or opposed to relinquishing the site, even if reimbursed.

Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

2. Armed Forces Retirement Home (Northwest DC)

The Panel unanimously recommended that this site be excluded from the short list; I concur with this recommendation. I hereby adopt and incorporate into my analysis the Site Panel's findings related to the Armed Forces Retirement Home site in its Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

In terms of site acquisition process and probable site costs, this site presents issues in terms of a readily identified, viable means by which GSA could obtain land control of this site. Given that the land holding agency seeks to maximize returns to the agency in its land utilization, and that current GSA or FBI budgets do not support such an acquisition, reimbursing the land holding agency is problematic. I note that the land holding agency did not elect to express interest to GSA in housing the FBI HQ. I also note the lack of any known mechanism enabling a private developer to fund the acquisition costs of land passing by way of interagency transfer to GSA, unlike the privately held sites where assignable option agreements will allow for the selected developer to shoulder the initial financial burden of any site acquisition costs pending construction of the new headquarters facility and transfer of the FBI's existing headquarters to the developer to complete the exchange.

From a site evaluation standpoint and consistent with the Site Panel's findings, transportation concerns regarding Metrorail, shuttle service, and freeway/highway access lead me to conclude that this site is not most advantageous. As was noted by the Site Panel the closest Metrorail station (Georgia Ave.-Petworth) would not be able to accommodate shuttle service that would be required for the site as it does not possess sufficient space to accommodate such a service. This would necessitate use of a more distant station, Brookland-Catholic University, for shuttle service. Further, the site is proximate to densely populated residential communities, which

presented significant operational and security concerns to the FBI. The site also poses issues related to rapid access to freeways/highways.

Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

3. Reservation 13 (Southwest DC)

The Panel unanimously recommended that this site be excluded from the short list; I concur with this recommendation. I hereby adopt and incorporate into my analysis the Site Panel's findings related to the Reservation 13 site in their Minimum Requirements and Final Reports. In addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

This site is currently adjacent to several local government uses, including a detention facility, a treatment facility and a psychiatric facility. The site is also proximate to a Charter School; proximity to these aforementioned uses causes me to consider the site less favorably. Potential environmental and floodplain concerns, including storm water management issues, also lead me to conclude this site is not acceptable. Site acquisition costs are not known since this site was not offered in response to the REOI; this lack of information, too, causes me to consider the site less favorably.

I note that the FBI panelists voted not to recommend short listing this site "based solely on counsel's input" relating to the inadvisability of considering the site as it was not offered by the landowner in response to the REOI. I spoke with counsel to better understand the legal basis for not considering the site. I understand that unlike Federal sites - which the REOI indicated would be considered - this site is not under Federal control as fee title was conveyed by the Federal Government to the District of Columbia Government in September 2010. I concur that it would be unfair to offerors who timely submitted proposals to allow this site to now be considered when it was not previously offered. The District of Columbia chose to offer the Poplar Point site in response to the REOI, not Reservation 13.

The bases for my decision not to include this site on the short list are similar to those of the GSA panelists who voted against this site – the aforementioned advice of counsel, but also operational and other considerations with which I concur and which I have referenced above.

Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

4. RFK Stadium (Southeast DC)

The Panel unanimously recommended that this site be excluded from the short list; I concur with this recommendation. I hereby adopt and incorporate into my analysis the Site Panel's findings related to the RFK Stadium site in their Minimum Requirements and Final Reports. In

addition, consistent with the REOI and Workplan, my decision is based on the reasons that follow.

The Site Panel recommended against short listing this site based on security concerns. Security, operational and cost concerns are enough, in and of themselves, to warrant discontinuing further consideration of this site in my judgment. As indicated by the Panel, a Metrorail line runs directly underneath the site and the preferred location of the Main Building on the site. This rail line presents a security threat that cannot be easily mitigated, if at all. Further, the site is unable to accommodate the 350-foot standoff suggested by FBI to meet its ISC Level V security needs. Next, the site is in the center of a large residential area and would require crash-rated barriers along the entire perimeter, thus increasing the site's potential development cost. Such development costs would also be increased based on the heavy demolition work that would be required to remove the existing Robert F. Kennedy Memorial Stadium from the site. Site acquisition costs are not known since this site was not offered in response to the REOI; this lack of information, too, causes me to consider the site less favorably.

I note as well that - for the same procedural reasons mentioned in relation to Reservation 13 - this site should not receive consideration. Since the site is controlled by the District of Columbia pursuant to a long term ground lease from the U.S. Department of Interior - National Park Service, I do not believe there is a basis for GSA to include this site on the short list when it was not offered in response to the REOI.

Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

5. Beltsville (Agricultural Research Center – Prince George's County, MD)

A divided Panel recommended that this U.S. Department of Agriculture site be included on the short list, by a 3-2 vote; I do not concur with this recommendation. Consistent with the REOI and Workplan, my decision is based on the reasons that follow.

The Site Panel's report includes reference to advice of counsel related to statutory impediments to the use of this site; these impediments lead me to conclude the site should not be included on the short list. I, too, have consulted with counsel and understand that in accordance with Section 523 of the Treasury, Postal Service and General Government Appropriation Act, 1988:

"None of the funds appropriated by this Act or any other Act in any fiscal year may be obligated or expended in any way for the purpose of the sale, lease, rental, excessing, surplus, or disposal of any portion of land on which the Beltsville Agricultural Research Center is located at Beltsville, Maryland, without the specific approval of Congress." Pub. L. 100-202, 101 Stat. 1329-417 (Dec. 22, 1987).

For the Agriculture Department to make its property available to GSA so space can be furnished to FBI, that Department would need to transfer the property to GSA. Federal transfers may be effectuated in connection with excess property. The Agriculture Department's decision to declare this property excess is not authorized absent Congressional approval, given the prohibition contained in Section 523.

I have also consulted with counsel in connection with Enhanced Use Lease authority pertaining to the site found at 7 U.S.C. § 3125a, note. This authority does not provide, in my view, a useful mechanism to utilize the site in connection with the FBI HQ project. First, the authority contains a restriction on private financing that disallows the construction of facilities financed by non-Federal sources to be used by a Federal agency. Since the current FBI HQ project strategy contemplates the construction of facilities to be used by GSA/FBI and financed by non-Federal sources, this authority's applicability is questionable. The authority also includes other mandates posing potential incompatibility with the FBI HQ project including (i) the property use must consider the Agriculture Department's needs; (ii) fair market value in the form of cash is required; and (iii) a lease structure as contemplated by the Agriculture Department's authority is inconsistent with the contemplated FBI HQ project structure. Even if GSA could structure a ground lease between the Agriculture Department and the selected developer, such a structure would result in GSA entering into a 30 year operating lease with the developer, with no mechanism to allow for FBI's continued use or transfer of property to GSA absent an Act of Congress.

The statutory impediments to the site's use are, in my opinion, too great, and the resolution of them too speculative, to believe the site presents a realistic opportunity for development as a FBI HQ. Accordingly, it is my judgment and decision that this site should not be included on the short list of sites for the Developer Competition.

III. Approving Official's Decision

For the reasons detailed in this Decision Memorandum, I hereby approve and direct for inclusion on the short list of sites for the FBI HQ Developer Competition the following sites:

- Hyattsville (Landover Mall) – Prince George's County, MD
- Greenbelt Station – Prince George's County, MD
- Springfield (GSA) – Fairfax County, VA

IV. Appreciation

I wish to express my gratitude and appreciation to the members of the Site Panel and Project Team for their work in support of the FBI HQ project.

V. Conclusion and Approval

As discussed above, I find and determine that the Hyattsville (Landover Mall), Greenbelt Station, and Springfield (GSA) sites should be included on the short list of sites for inclusion in the Developer Competition phase of the FBI HQ project. I direct the Contracting Officer and Project Team to take such actions as are necessary and appropriate to implement this Decision.



Date: 07/28/2014

Michael Gelber
Approving Official
Deputy Commissioner of Public Buildings

Attachments

- FBI Headquarters Consolidation - Site Information Summaries for Minimum Requirements
- FBI Headquarters Consolidation - Site Information Summaries for Additional Criteria
- Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements - March 25, 2014
- Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements, Supplemental #1 – April 25, 2014
- Memorandum, dated June 6, 2014, from FBI regarding setback and building hardening recommendations
- Memorandum for the Record Re: Government Sites Considered for FBI Headquarters, June 13, 2014
- Memorandum for the Record Re: Government Sites Considered for FBI Headquarters – Addendum, June 26, 2014
- Final Report of the Site Evaluation Panel for the FBI HQ Consolidation



Final Report
of the
Site Evaluation Panel
for the
Federal Bureau of Investigation
Headquarters Consolidation

I. Introduction and Background

On November 15, 2013, the U.S. General Services Administration (GSA) issued a Request for Expressions of Interest (REOI) advertisement in FedBizOps seeking donated sites or assignable options to purchase sites to accommodate a new consolidated headquarters for the Federal Bureau of Investigation (FBI). A Site Identification and Evaluation Workplan (Workplan), which echoed the Minimum Requirements and Additional Criteria set forth in the REOI, was formulated and adopted to guide the site evaluation process. The purpose of the site evaluation process was to identify the site or sites that are most advantageous to the Government, all factors considered, for development of a new consolidated headquarters for FBI. As noted in the REOI, the selected site(s) will be identified and specified in a future request for developer proposals.

GSA received nine (9) timely responses in response to the REOI by the due date of December 17, 2013, all proposing development of non-federally owned sites. These sites submitted in response to the REOI were:

- Addison Road (from Douglas Development Corporation in Prince George's County, MD)
- Dominion Square (from the Lincoln Property Company in Fairfax, VA)
- Greenbelt Station from Prince George's County and Renard Development Company, LLC (Prince George's County, MD)
- Hyattsville (Landover Mall from Lerner Development in Prince George's County, MD)
- Falls Church (One Fairfax from Exxon Mobil in Fairfax, VA)
- Penn Place (from Vornado/Charles E. Smith LP in Arlington, VA)
- Anacostia (Poplar Point from the District of Columbia)
- Dumfries (Potomac Shores from SunCal in Prince William County, VA)
- Springfield (from Boston Properties in Springfield, VA)

In addition, two GSA-controlled federally-owned sites, Suitland Federal Center (Prince George's County, MD) and Springfield Metrorail Site/Parr Warehouse (Springfield, VA) were identified as potentially meeting the REOI Minimum Requirements.

The nine (9) non-federal sites and the two GSA-controlled federal sites formed the Core Sites for evaluation. In accordance with the terms of the Workplan, a Site Evaluation Panel was assembled. The Panel consisted of five (5) members:

GSA
[Redacted] Chair

FBI
[Redacted]

During the evaluation process, the Panel met via teleconference on five occasions, March 25, 2014, April 25, 2014, May 30, 2014, June 19, 2014, and July 8, 2014. It also toured the sites for two full days on May 8 and 9, 2014.

In addition to the Panel, a project staff of technical experts (Project Staff) was assembled to review the sites, gather pertinent technical information concerning location, environmental considerations, land use issues, site characteristics and layout of facilities, security, transportation, utilities, and acquisition and development costs. The Project Staff's role was to assist the Panel in determining whether the sites met the Minimum Requirements, and whether the application of the Additional Criteria indicated that a site should be included on the short list of sites for a subsequent developer competition (Developer Competition). The Project Staff initially developed limited Site Summaries for each of the sites related to their compliance with the Minimum Requirements. Another set of updated Site Summaries was subsequently provided for the Panel's consideration related to the Additional Criteria. The Site Summaries are attached to this Final Report and incorporated herein by reference.

II. Minimum Requirements and Additional Criteria

The REOI stated that "GSA will review submitted sites against the minimum requirements set forth in the advertisement and eliminate from further consideration those sites which do not meet, or are not readily capable of meeting, such requirements." The Minimum Requirements as set forth in the REOI and reflected in the Workplan were as follows:

Delineated Area: National Capital Region

- Washington, DC
- Montgomery County and Prince George's County, Maryland
- Northern Virginia (i.e., Arlington, Fairfax, Loudoun, and Prince William Counties and the incorporated cities and towns of Alexandria, Fairfax, Falls Church, Herndon, Vienna and Manassas)

Size:

- Site large enough to construct up to 2.1 million rentable square feet of office and related space, including ancillary facilities, plus parking as required by local code. GSA anticipates that approximately 50 acres would be needed to satisfy this project requirement.
- Site able to accommodate the physical requirements of Interagency Security Committee (ISC) Level V Security.

Access to Transportation:

- The closest boundary line of the site offered shall be within 2 miles by paved public access road of a Metrorail station, and either inside the Capital Beltway or within 2.5 miles by paved public access road of a Capital Beltway interchange.

Utilities:

- Sites must be capable of providing adequate public utilities, including but not limited to two distinct feeds of electrical power or a reasonable equivalent, to assure continuity in operations.

As set forth in the REOI, GSA reserves the right to eliminate from consideration any remaining sites based on the additional criteria stated in this advertisement, among others. The Additional Criteria were as follows:

Size:

- Among those sites that meet the minimum requirements stated above, larger sites or those providing greater development flexibility are preferred.

Access to Transportation:

- Among those sites that meet the minimum requirements stated above, sites offering closer proximity to Metrorail and other forms of public transportation, and Capital Beltway access are preferred.

Utilities:

- Among those sites that meet the minimum requirements stated above, sites offering more reliable access to public utilities are preferred.

Proximity to Hazards:

- Sites that are within close proximity to continuous or infrequent hazards will be evaluated less favorably and, depending on the nature and severity of the hazard, may be eliminated from consideration. Hazards include but are not limited to:
 - facilities involved in hazardous materials generation, handling, storage, processing, or disposal;
 - facilities presenting dangers that cannot reasonably be mitigated, including
 - biological research facilities,

- pharmaceutical production and research facilities, and
- bulk gas facilities;
- railroads; and
- airports

Environmental Impacts:

- Sites on which the development of a FBI Headquarters would significantly disturb natural resources (e.g., wetlands and floodplains) or otherwise have significant impacts on the quality of the human and natural environment in ways that could not reasonably be mitigated will be evaluated less favorably and, depending on the nature and severity of the impact(s), may be eliminated from further consideration.

Proximity to Community Facilities:

- Sites that are within close proximity to community facilities (i.e., hospitals, schools, day care centers, utilities, etc.) will be evaluated less favorably and, depending on the nature and proximity of the facilities, may be eliminated from further consideration.

Zoning, Land Use, and Schedule:

- Sites on which the development of the FBI Headquarters would be contrary to current zoning or local land use plans, and/or which would not now be capable of obtaining site development permits, will be evaluated less favorably.

Acquisition and Development Cost:

- Sites which, in the Government's estimation, provide opportunities to lower overall development costs for a FBI Headquarters are preferred.

The REOI further stated that in addition to the Additional Criteria, the Government may consider other attributes of a site not specifically listed. No one criterion was generally considered to be more important than any other, but the REOI advised offerors that the Government may treat some criteria as being more important than others in the context of a site's unique attributes and its overall evaluation.

III. Minimum Requirements Review

On March 25, 2014, the Panel met by teleconference to review the Core Sites and determine if they met the Minimum Requirements. Limited Site Summaries were prepared by the Project Staff for each of the sites. After review of the Site Summary for each site, the Panel recommended that all of the sites, with the exception of the Dumfries (Potomac Shores) site, be given further consideration under the "Additional Criteria" phase. The Dumfries (Potomac Shores) site was determined not to meet the minimum requirements of proximity to a Metrorail Station and the minimum requirement of proximity to a Capital Beltway interchange

for a site outside of the Capital Beltway. Therefore, the Dumfries (Potomac Shores) site was eliminated from further consideration.

Although the Panel recommended that all sites, other than the Dumfries (Potomac Shores) site, be included in the Additional Criteria review, the Panel noted concerns regarding certain of the remaining sites. The Panel noted “[w]hile the smaller sites appear physically capable of accommodating 2.1 million square feet of space, there are significant concerns about those site’s ability to meet the FBI’s ISC Level V security requirements that require additional review.” Accordingly, the Panel requested that it be provided additional information about the sites, including test fits and layouts, to assist the Panel’s further consideration of sites under the Additional Criteria review. The Panel’s consensus evaluation, recommendations and conclusion were documented in the Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements, which is attached to this Final Report and incorporated herein by reference.

The Panel also convened on April 25, 2014, to further review the sites, and consider the Project Staff’s recommendation that discussions with the offerors of the Greenbelt, Anacostia, Falls Church, and Hyattsville sites include exploration of potential site boundary changes that would make those sites more attractive in terms of their development potential for a FBI headquarters. The Panel concurred that boundary adjustment discussions should be held with the Greenbelt, Falls Church, Hyattsville, and Anacostia site offerors.

The Panel, at this time, also considered five (5) non-GSA-controlled sites (Supplemental Sites).¹ These sites were:

- Northeast DC (RFK Stadium Site)
- Southeast DC (Reservation 13)
- Northwest DC (Armed Forces Retirement Home)
- Springfield South (Fort Belvoir North)
- Beltsville (Agricultural Research Center)

While the availability of these sites was not known, the Panel concluded that they all appeared capable of meeting the REOI Minimum Requirements, and should be given further consideration during the Additional Criteria review. The Panel’s deliberations and conclusions were documented in the attached Interim Site Evaluation Panel Report for FBI HQ Minimum

¹ In addition to the REOI responses received, GSA’s independent market research determined that a number of sites under the custody and control of other agencies might be capable of meeting the minimum requirements set forth in the REOI. Specifically, prior to issuing the REOI, the Federal Real Property Profile was searched to identify sites of 35 acres or greater within the boundaries of the National Capital Region. This, together with a 2008 site survey for the U.S. Department of Homeland Security and further market research, ultimately identified 45 sites for analysis. These 45 sites were filtered against the REOI minimum requirements for transportation as well as other evaluation criteria related to the site evaluation. This screening process resulted in the identification of 7 sites, including the two GSA-controlled sites already included in the Core Sites, that might be capable of meeting FBI’s needs.

Requirements, Supplemental #1, April 25, 2014. The Interim Report is incorporated into this Final Report by reference.

IV. Preliminary Test Fits and Discussions with Site Owners

As requested by the Panel, the Project Staff developed test fits and layouts for each site. This was done in accordance with the methodology set forth in the Site Summaries attached as exhibits to this Final Report. The Project Staff's test fits sited on each property the various components of the FBI facilities: the Main Building, Parking Structures, Remote Delivery Facility, Visitor Control Center, Central Utility Plant, Generator/Substation and Truck Screening Area. The Project Staff used a 350 foot security buffer based on the blast protection necessary to meet ISC Level V security around the Main Office Complex, consistent with FBI's determination of its needs with respect to achieving ISC Level V security for its headquarters. The main purpose of the test fit exercise was to determine if there was a possible layout of the facility on the site that could be achieved within the desired security buffer.

For the smaller sites, the Project Staff explored with those site owners whether there were additional properties or configurations that might be assembled with the offered site to achieve the desired security buffer. Proposed test fits were shared with the site owners. Following this, four (4) sites withdrew from further consideration as follows:

- Addison Road – May 6, 2014
- Penn Place – May 8, 2014
- Dominion Square – May 9, 2014
- Anacostia – May 22, 2014

V. Tour of the Sites

On May 8 and 9, 2014, the Panel, along with the Contracting Officer, various representatives of the GSA and FBI, members of the Project Staff, consultants and advisors toured the sites. All of the remaining Core Sites and Supplemental Sites were toured. Over the two days of the tour, the Panel visited every Core and Supplemental Site remaining under consideration and, generally, the nearest Metrorail station from which a shuttle could be operated. The sites toured were:

- Suitland Federal Center - Prince George's County, MD
- Hyattsville (Landover Mall) – Prince George's County, MD
- Beltsville (Agricultural Research Center) – Prince George's County, MD
- Greenbelt Station – Prince George's County, MD
- Northeast DC (RFK Stadium) - DC
- Southeast DC (Reservation 13) - DC
- Anacostia (Poplar Point) - DC
- Northwest DC (Armed Forces Retirement Home) - DC

- Falls Church (Exxon Mobil, One Fairfax) - Falls Church, VA
- Springfield South (Fort Belvoir North) - Springfield, VA
- Springfield, Springfield, Virginia
- Springfield Parr Warehouses, Springfield, VA

VI. Application of the Additional Criteria to the Core and Supplemental Sites, and Site Panel Final Recommendations

On May 30, 2014, the Panel met by teleconference to discuss the Supplemental Sites under the Additional Criteria. The Panel met by teleconference on June 19, 2014 to review the six remaining Core Sites under the Additional Criteria. Finally, the Panel met on July 8, 2014 by teleconference to review their findings on the Core and Supplemental Sites and to make a comprehensive set of final recommendations, as set forth below. The Project Staff prepared site Summaries for each of the sites, which are attached to this Final Report, and incorporated herein by reference.

Falls Church (Exxon Mobil)

The Panel reviewed the site under the Minimum Requirements on March 25, 2014, and toured the site on May 8, 2014. The site generally meets the requirements for a consolidated FBI Headquarters. For the Panel's review on June 19, 2014, it received a detailed Site Summary for the Additional Criteria evaluation phase, which included updated acquisition and development costs. The Site Summary reflected an asking price for the site of \$250 million.

The Panel did not believe that the site's proximity to community facilities, including Fairfax INOVA Hospital posed a significant issue. The Panel also determined that while environmental and land-use planning considerations, transportation issues and the adequacy of utilities needed to be addressed further and potential mitigation measures implemented, the site posed no unusual problems or risks of schedule delay not generally presented by all of the sites. For example, as indicated in the Site Summary, while proximate to the Dunn Loring-Merrifield Metrorail Station, the site is an eight minute ride to the station. Location of the FBI HQ at the site would require the operation of a shuttle for 60 shuttle hours a day or 15,000 hours a year, which would add cost to the site. Shuttle costs to one extent or another are present at every site except one.

The asking price for the land was considered, but the Panel did not believe that the asking price alone was a basis to recommend the site's elimination from the Developer Competition. There were three reasons for this view: First, price would be fully considered in the Developer Competition, and if the price for the site were ultimately too high, it would be eliminated in the Developer Competition. Second, there may be subsequent opportunities during the procurement for the site owner to lower the asking price for the property. Third, jurisdictions, governmental entities, and third party stakeholders may be willing to reduce or subsidize the land price so that the effective cost of the site to the Government would be less than the initial asking price.

The Panel was prepared to recommend that this site be included in the short list of sites for the Developer Competition. However, subsequent to the Panel's meeting on June 19, 2014, the site offeror withdrew its site from consideration by letter dated June 26, 2014.

Greenbelt Station

The Panel reviewed the site under the Minimum Requirements on March 25, 2014, and toured the site on May 8, 2014. The site generally meets the requirements for a consolidated FBI Headquarters. For its review on June 19, 2014, the Panel received a detailed Site Summary for the Additional Criteria evaluation phase, which included acquisition and development costs.

Originally, the offeror of the Greenbelt Station site offered a 44 acre site. While the site's location directly at a Metrorail station was viewed as a major advantage, the Panel was initially concerned about the site's ability to meet FBI's operational and security needs. Discussions with the site offeror resulted in revised site boundaries, whereby the offeror proposed a 61 acre site for \$212 million or a 65 acre site for \$260 million. According to the Site Summary, both options were able to accommodate the proposed facility, but the larger site provided some additional planning flexibility. Subsequent to the Panel's meeting on June 19, 2014, the proponents of the site proposed an enhancement to their offer that combined beneficial aspects from both the 61 acre and the 65 acre proposals. They offered a 61.49 acre site with a developable area within the security zone of 11.48 acres to provide greater flexibility in the layout of the facility, but to do so at a lower price than the 65 acre site. Accordingly, the site offeror is now proposing a single site of 61.49 acres at a cost of \$229 million.

The Panel determined that while environmental and land-use planning considerations, transportation issues and the adequacy of utilities needed to be addressed further, and potential mitigation measures implemented, the site posed no unusual problems or risks of schedule delay not generally presented by all of the sites. The Panel did observe that Site Summary reflects that Prince George's County is currently in the process of redrawing the floodplain and wetlands maps, and that it is likely that no wetlands currently exist within the proposed development area. The Panel believes that this information needs to be verified before this site could be selected for the FBI HQ. This is likely to occur in connection with the National Environmental Policy Act process that is being followed for all sites on the short list.

The asking price for the land was considered, but the Panel did not believe that the asking price alone was a basis to recommend the site's elimination from the Developer Competition. There were three reasons for this view: First, price would be fully considered in the Developer Competition, and if the price for the site were ultimately too high, it would be eliminated in the Developer Competition. Second, there may be subsequent opportunities during the procurement for the site owner to lower the asking price for the property. Third, jurisdictions, governmental entities, and third party stakeholders may be willing to reduce or subsidize the land price so that the effective cost of the site to the Government would be less than the initial asking price.

The Panel unanimously recommends that this site be included in the Developer Competition based upon the revised site boundaries and price.

Hyattsville (Landover Mall)

The Panel reviewed the site under the Minimum Requirements on March 25, 2014, and toured the site on May 8, 2014. The site generally meets the requirements for a consolidated FBI Headquarters. For its review on June 19, 2014, the Panel received a detailed Site Summary for the Additional Criteria evaluation phase, which included acquisition and development costs. The Site Summary reflected an asking price for the site of \$71,649,000. This was the lowest asking price of any of the private sites, and this price was for a 70 acre site that is larger than minimally necessary to accommodate the FBI HQ facility. The site is currently vacant, untenanted, and ready for development.

The Panel determined that while environmental and land-use planning considerations, transportation issues and the adequacy of utilities needed to be addressed further and potential mitigation measures implemented, the site posed no unusual problems or risks of schedule delay not generally presented by all of the sites. For example, as indicated in the Site Summary, while proximate to the Largo Town Center Metrorail Station, the site is a nine minute ride to the station. Location of the FBI HQ at the site would require the operation of a shuttle for 36 shuttle hours a day or 9,000 hours a year, which would add cost to the site. Shuttle costs to one extent or another are present at every site except one.

The Panel unanimously recommends that this site be included in the Developer Competition.

Suitland Federal Center

The Panel reviewed the site under the Minimum Requirements on March 25, 2014, and toured the site on May 8, 2014. The site generally meets the requirements for a consolidated FBI Headquarters. For the Panel's review on June 19, 2014, it received a detailed Site Summary for the Additional Criteria evaluation phase, which included updated information. Because the site is federally-owned and in GSA's inventory, there is no asking price *per se* for the site.

The Panel determined that while environmental and land-use planning considerations, transportation issues and the adequacy of utilities needed to be addressed further and potential mitigation measures implemented, the site posed no unusual issues in this regard. For example, even though the site is near the Suitland Metrorail Station, a shuttle operation of 42 shuttle hours a day or 10,500 hours a year would be required.

The site caused the Panel significant concern in two areas. Any location of the FBI HQ at the site would require the move and replication of 820,000 GSF of record storehouse space and demolition of 860,000 GSF of storehouse space and cooling plant. While the Panel did not have a precise cost for the relocation, it is possible that such cost would greatly exceed the asking

prices or related infrastructure costs of other sites, and would need to be paid by the Government. Further, to the extent that FBI could be viewed as a displacing agency under GSA's "forced move" regulations, the cost of such relocations could be the responsibility of FBI. In addition, information about the willingness of the tenant to relocate or the schedule for such relocation introduces considerable unknown risk for achieving a new FBI HQ at the site that is not present at other locations except for the GSA-controlled site at Springfield Parr Warehouse.

Suitland also posed another unique set of concerns because it is an existing federal campus with security and other arrangements already in place relating, among other things, to ingress, egress, visitor control, and transportation pathways. Although the Federal Center structure presents a controlled environment, it is unclear whether FBI would have a sufficient, or any, ability to control such environment. Because a FBI headquarters would be a Level V facility located in what is presently an otherwise Level III campus, there are issues concerning the possibility of double checkpoints, a lockdown at Census impeding FBI's operations, and restricted use of transportation pathways through and around the Federal Center complex that FBI might have insufficient ability to control. While it is possible that these issues may be mitigated or controlled through extended discussions with other occupants of the Federal Center, this is an unknown at this time and represents a unique disadvantage of the Federal Center location. The site also has an onsite daycare facility which caused concern for the Panel, and which potentially would need to be relocated if FBI were to be housed there.

The Panel, as a whole, believes that the likelihood that these issues can be mitigated or resolved to the satisfaction of the FBI in a timely way is remote. Therefore, the Panel unanimously recommends that this site NOT be included in the Developer Competition.

Springfield Parr Warehouse (GSA)

This is one of the two federal-owned, GSA-controlled Core Sites. The Panel reviewed the site under the Minimum Requirements on March 25, 2014, and toured the site on May 9, 2014. The site generally meets the requirements for a consolidated FBI Headquarters. For the Panel's review on June 19, 2014, it received a detailed Site Summary for the Additional Criteria evaluation phase, which included updated information. Because the site is federally-owned, there is no asking price *per se* for the site.

The Panel determined that while environmental and land-use planning considerations, transportation issues and the adequacy of utilities needed to be addressed further and potential mitigation measures implemented, the site posed no unusual issues in this regard. For example, even though the site is near the Springfield Franconia Metrorail Station, a shuttle operation of 30 shuttle hours a day or 7,500 hours a year would be required.

The site caused the Panel significant concern in one respect. Any location of the FBI HQ at the site would require the move and replication of 1 million GSF of warehouses and 300,000 GSF of secure laboratory, warehouse, and operational facilities. In addition, demolition of 1.3 million GSF of space would be required. While the Panel did not have a precise cost for the relocation

(speculated to be upwards of \$400 million), it is possible that such cost would greatly exceed the asking prices or related infrastructure costs of other sites, and would need to be paid by the Government. Further, as with the Suitland Federal Center site discussed above, FBI could be viewed as a displacing agency under GSA's "forced move" regulations, which would make the cost of such relocations the potential responsibility of FBI. In addition, information about the willingness of the tenant to relocate or the schedule for such relocation introduces considerable unknown risk for achieving a new FBI HQ at the site that is not present at other locations except for Suitland, which the Panel has not recommended be included in the Developer Competition.

The Panel, as a whole, believes that the likelihood that these issues can be mitigated or resolved to the satisfaction of the FBI in a timely way is remote. Therefore, the Panel unanimously recommends that this site NOT be included in the Developer Competition.

Springfield (Boston Properties)

The Panel reviewed the private parcels of land adjacent to the 54 acre federally-owned GSA controlled site (Springfield Parr Warehouse) near the Springfield Franconia Metrorail Station. The Panel determined that the private site by itself was a total of 25-acres and not large enough to provide a site capable of meeting FBI's ISC Level V security needs. Project Staff's review of the private site concluded that the maximum setback that could be achieved on the 25-acre site is 130 feet, well short of the 350 foot setback recommended by FBI to achieve its ISC Level V security needs.

The private site did not improve the Government-owned site (Springfield Parr Warehouse) which, as noted above, the Panel has not recommended be included in the Developer Competition. Since the private site was neither acceptable on its own nor improved the Government-owned site, the Panel unanimously recommends that this site NOT be included in the Developer Competition.

Springfield South (Fort Belvoir North)

This site is one of the Supplemental Sites currently under the custody and control of the Department of Defense (DoD). The site generally meets the requirements for a consolidated FBI Headquarters.

The Panel determined that while the site presented potential zoning and transportation issues, the site posed no unusual issues in this regard. With respect to transportation, the site is close to the two mile maximum distance from a Metrorail station, and would require shuttle service to a degree equal or in excess of other sites. During its deliberations on July 8, the Panel questioned whether the site, in fact, met the Metrorail distance requirement. The Project Staff suggested that the closest boundary line of the Springfield South site as shown on the site summary was marginally more than 2 miles by paved public access road from a Metrorail station. Upon further inquiry from the Panel, it was determined that the point from which

Metrorail site measurements were taken for all sites as a geospatial coordinate point corresponding to each Metrorail station, rather than the “turn in” point from the paved public access road into the Metrorail station. The Panel believes this latter measurement point to be consistent with the REOI and a more reasonable method of determining compliance with the REOI minimum Metrorail distance requirement.² Based on this measurement, the Springfield South site meets the REOI minimum requirement.

Since this site was not offered in response to the REOI, and the Project Staff has not, to date, communicated with the landholding agency regarding its availability, DoD would need to be notified of GSA’s intent to include the site on the agency’s short list of sites for inclusion in the Developer Competition. In addition, legal counsel advised that the process for transferring custody and control of property from one Federal agency to another normally requires payment of fair market value from the acquiring agency to the transferring agency. Counsel also advised that they were unaware of any mechanism that would enable a private developer to fund the acquisition costs of land passing by way of interagency transfer to GSA, unlike the privately held Core Sites where assignable option agreements will allow for the selected developer to shoulder the initial financial burden of any site acquisition costs pending construction of the new headquarters facility and transfer of the FBI’s existing headquarters to the developer to complete the exchange. Since GSA lacks funding to effectuate such an interagency transfer, a waiver from providing DoD with fair market value for the property would ultimately need to be obtained. Such a waiver would need to be approved by the Office of Management and Budget.

Despite these issues, the Panel found the site to have considerable positive attributes. The site offers a large tract of open land with few potential development impediments. No existing tenancies would need to be relocated, and little or no demolition work would be required to prepare the site for development.

The Panel unanimously voted to recommend that this site be included in the Developer Competition subject to DoD being notified of GSA’s intent to so include the site, and GSA seeking a waiver from providing fair market value for the site.

Southeast DC (Reservation 13)

This site is one of the Supplemental Sites currently owned by the District of Columbia. The District did not offer this site in response to the REOI. The site generally meets the requirements for a consolidated FBI Headquarters.

² The Panel requested that Project Staff re-measure all sites considered as part of the site evaluation process for compliance with the REOI Metrorail minimum distance requirement based on the Metrorail point of measurement being the “turn in” point from the paved public access road into the Metrorail station. Project Staff has advised that all evaluated sites, with the exception of the Potomac Shores site which was previously excluded from consideration for being outside the REOI’s defined delineated area, meet the Metrorail minimum distance requirement.

The Panel identified issues regarding this site at its June 19 meeting. These included potential environmental and floodplain concerns, including storm water management issues, and the site's location being adjacent to the DC Jail, the DC Treatment Facility, and the DC Psychiatric Treatment Center. At the July 8 meeting, at least one panelist also noted the presence of a DC Charter School proximate to the site that might prove problematic. Despite these issues, the Panel noted significant positive site attributes, including that the site scored high on LEED points, satisfied Executive Orders for historic and Central Business Area sites and logistically provided the most advantageous site to the FBI for public transportation and ingress/egress to the District, the States of Virginia and Maryland as well as other government entities.

The FBI panelists expressed interest in including the site as, they believed, the site had the potential for presenting a good solution for FBI's space needs. However, legal counsel advised that the site is not currently a federally-controlled site, having been transferred to the custody and control of the District of Columbia in fee simple in September 2010 pursuant to the Federal and District of Columbia Government Real Property Act of 2006 (Pub. L. 109-396). The REOI requested expressions of interest from owners of non-federal sites. The advertisement also indicated that federally-owned sites will also be considered, and provided that "[i]n addition to sites submitted in response to this advertisement, GSA will consider sites currently owned by the Government." As previously noted, nine timely responses were received from non-federal sites. One such response was received from the District of Columbia for the Anacostia (Poplar Point) site. The District did not offer the Reservation 13 site for consideration, despite having the opportunity to do so.

Since the Southeast DC (Reservation 13) site is not federally-owned, counsel advised that it cannot be considered as part of the current REOI and site evaluation process without having been offered by the entity that owns or controls it. Legal counsel advised the Panel that any attempt to solicit a late response from the District of Columbia at this point in the process with respect to Southeast DC (Reservation 13) would be unfair to those who offered their sites in a timely manner, and raised serious legal concerns about violating fundamental precepts of fair and honest dealing with bidders that underlie the late offer rules and which would apply even to this non-Competition in Contracting Act based acquisition.

The FBI Panel members voted to remove the site based solely on counsel's input. The FBI Panelists believe, as stated herein, that the Reservation 13 Property has many positive attributes that would contribute significantly to FBI Headquarter operations. Be it not for counsel's position, the FBI panel participants would be recommending that the property advance to the Developer Competition. The remainder of the Panel members voted on its removal based on counsel's input along with other site concerns. In the end, the Panel unanimously recommends that the site NOT be included in the Developer Competition.

Northeast DC (RFK Stadium)

This site is one of the Supplemental Sites currently under the custody and control of the District of Columbia pursuant to a long term ground lease from the National Park Service. The District of Columbia did not offer this site in response to the REOI. The site generally meets the requirements for a consolidated FBI Headquarters.

The site has the advantages of being in close proximity to a Metrorail station such that no shuttle service would be required. However, the Metrorail line runs directly underneath the site and the preferred location of the Main Building on the site. The location of the Metrorail directly under the building presents a security threat that cannot be easily mitigated, if at all. In addition, according to the Site Summary, and the methodology for situating the building on the site consistently employed by the Project Staff, the site is unable to accommodate the 350-foot standoff suggested by FBI to meet its ISC Level V security needs. Next, the site is in the center of a large residential area to the west and would require crash-rated barriers along the entire perimeter, thus increasing the site's potential development cost. Such development costs would also be increased based on the heavy demolition work that would be required to remove the existing Robert F. Kennedy Memorial Stadium from the site.

Based on the security concerns presented by this site, the Panel unanimously recommends that the site NOT be included in the Developer Competition.

Northwest DC (Armed Forces Retirement Home)

This site is one of the Supplemental Sites currently under the custody and control of DoD.³ The site was not offered in response to the REOI. The site generally meets the requirements for a consolidated FBI Headquarters.

While the Panel noted that the site was large and presented substantial development flexibility, the site also presented transportation concerns regarding Metrorail and freeway access. With respect to Metrorail access, the closest Metrorail station would not be able to accommodate the shuttle service that would be required for the site, thus requiring that a further station be used. Next, the same process issues observed with respect to the Springfield South (Ft. Belvoir North) site would be applicable to this site in terms of GSA obtaining custody and control from DoD. In that respect, the Armed Forces Retirement Home has publicly stated its intent to maximize returns to its Trust Fund through development of the site. This intent would appear inconsistent with GSA's need to obtain control of the site through interagency transfer with a waiver to reimbursement of fair market value. Last, the site's location in a densely congested residential neighborhood presented significant concerns.

The Panel unanimously recommends that this site NOT be recommended for inclusion in the Developer Competition.

³ The Armed Forces Retirement Home is a unique Federal agency that resembles a private sector Continuing Care Retirement Community. The Chief Operating Officer is subject to the authority, direction and control of the Secretary of Defense.

Beltsville (Beltsville Agricultural Research Center)

This site is one of the Supplemental Sites currently under the custody and control of the Department of Agriculture. The site was not offered in response to the REOI. The site generally meets the requirements for a consolidated FBI Headquarters.

The site offers large tracts of open land with few potential development impediments. There would be little or no demolition work required in order to prepare the site for development. On the other hand, the Beltsville site would require shuttle service to Metrorail. The Panel also expressed concern that sanitary sewer service to the site is currently provided by a private wastewater collection and treatment system. This presumably would be resolved as part of the site's development. Of more significant note, legal counsel advised that legislation related to the Beltsville Agricultural Research Center prohibits the use of the site for any reason other than as an agricultural research center.⁴ Accordingly, counsel advised that making this site available for an FBI HQ might require an affirmative Act of Congress.⁵ Thus, the process by which this site could be made available to support the project is uncertain.

A divided Panel voted, 3-2, that the site be recommended for inclusion in the Developer Competition.

VII. Conclusion

After review of the Site Information Summaries, after touring the sites and consideration by the Panel, the Panel recommends that the Greenbelt Station and Hyattsville (Landover Mall) sites be included in the Developer Competition for a new FBI Headquarters. The Panel also recommends that the Springfield South site and the Beltsville site be included in the Developer Competition.

⁴ Section 523 of the Treasury, Postal Service and General Government Appropriation Act, 1988, provided that "None of the funds appropriated by this Act or any other Act in any fiscal year may be obligated or expended in any way for the purpose of the sale, lease, rental, excessing, surplus, or disposal of any portion of land on which the Beltsville Agricultural Research Center is located at Beltsville, Maryland, without the specific approval of Congress." Pub. L. 100-202, 101 Stat. 1329-417 (Dec. 22, 1987).

⁵ DoAg possesses enhanced use leasing authority with respect to the Beltsville Agricultural Research Center. 7 U.S.C. § 3125a note. The authority allows DoAg to enter into leases, for terms up to 30 years, with individuals or entities, including State or local governments, that will enhance the use of the property and are consistent with, and will not adversely affect, DoAg's mission at the Center. While this authority could potentially offer an exception to the restriction imposed under Section 523 (note 4 supra), several interpretive and logistical questions would need to be answered before the authority could be employed in connection with the FBI Headquarters. In addition, the authority lacks any mechanism to transfer custody and control of the outleased property to GSA upon conclusion of the outlease term to provide for FBI's continued use and occupancy of the site beyond the term of the outlease. This issue would also need to be explored with DoAg prior to considering use of the authority in connection with the project.

VIII. Appreciation

The Panel wishes to express its gratitude and appreciation to the members of the project team for their work in support of the FBI Headquarters project, and the deliberations of this Panel.

IX. Approval

[Redacted]

[Redacted]

Chair of the Panel

[Redacted]

[Redacted]

Panelist

[Redacted]

[Redacted]

Panelist

[Redacted]

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Panelist

[Redacted]

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Panelist

[Redacted]

[Redacted]

Contracting Officer

X. Attachments

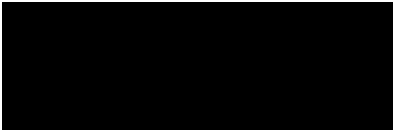
- FBI Headquarters Consolidation - Site Information Summaries for Minimum Requirements
- FBI Headquarters Consolidation - Site Information Summaries for Additional Criteria
- Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements - March 25, 2014
- Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements, Supplemental #1 – April 25, 2014

Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements

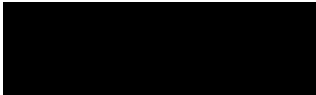
I. Introduction

The Panel met by teleconference on March 25, 2014 starting at 10:00 AM. The call concluded at 11:15 PM. Attending were:

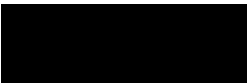
GSA



FBI



Studley (Support Contractor)



The welcome remarks were made by [REDACTED] and the panel members introduced themselves. The Panel reviewed the process for determining if the sites that have been proposed meet the Minimum Requirements. [REDACTED] pointed out that the overall process is a site evaluation and not a competitive procurement under the Competition In Contracting Act, in accordance with 40 U.S.C. § 3304(d)(2). Nonetheless, he indicated that the Panel should be careful to base decisions on available information concerning the sites.

The Panel began by reviewing the Minimum Requirements.

II. Minimum Requirements

Delineated Area: National Capital Region

- Washington, DC
- Montgomery County and Prince George's County, Maryland
- Northern Virginia (i.e., Arlington, Fairfax, Loudoun, and Prince William Counties and the incorporated cities and towns of Alexandria, Fairfax, Falls Church, Herndon, Vienna and Manassas)

Size:

- Large enough to construct up to 2.1 million rentable square feet (rsf) of office and related space, including ancillary facilities, plus parking as required by local code,

able to accommodate the physical requirements of Interagency Security Committee (ISC) Level V Security, applicable zoning, and other restrictions imposed by law or regulation. GSA anticipates that approximately 50 acres would be needed to satisfy this project requirement.

Access to Transportation:

- The closest boundary line of the site offered shall be within 2 miles by paved public access road of a Metrorail station; and either inside the Capital Beltway or within 2.5 miles by paved public access road of a Capital Beltway interchange.

Utilities:

- Sites must be capable of providing adequate public utilities, including but not limited to two distinct feeds of electrical power or a reasonable equivalent, to assure continuity in operations described below to reduce the field of sites.

III. Evaluation of Considered Properties for Minimum Requirements

For each considered property, the Panel was provided with a Site Information Summary. The Site Information Summaries are attached to this report. The Panel reviewed the Site Information Summaries and made the following conclusions:

a. Suitland

Delineated Area: The Suitland site was determined to be within the Delineated Area as it was located in Prince George's County, Maryland.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing two proposed areas; one of 53.9 acres and one of 59.0 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Prince George's County Zoning Map, both sites are zoned MU-TC (Mixed Use Town Center). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor, that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Suitland and the distance to the station was 0.28 miles to proposed area one and 1.34 to proposed area 2. Therefore, it was concluded that the minimum criteria for access to Metro was met. Also, since the site is inside the Beltway, it was determined that the site met the minimum requirement for

proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Requirement were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the Minimum Requirements with respect to the Utilities criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Suitland site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated.

b. Greenbelt

Delineated Area: The Greenbelt site was determined to be within the Delineated Area as it was located in Prince George's County, Maryland.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 44 acres in a total site of 82.2 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Greenbelt and the distance to the station was 0.00 miles as the Metro is adjacent to the site. Therefore it was

concluded that the minimum criteria for access to Metro was met. Also, since the site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Greenbelt site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

c. Falls Church

Delineated Area: The Falls Church site was determined to be within the Delineated Area as it was located in Fairfax County, Virginia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 50.5 acres in a total site of 117.8 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Fairfax County Zoning map, this site is currently zoned PDC (Com/Industry/Retail). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Dunn Loring and the distance to the station was 1.27 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, although the site was outside of the Beltway, since it was adjacent to the US Route 50 (Arlington Road) Interchange, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Falls Church site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

d. Springfield –Options 1, 2, and 3

Delineated Area: The Springfield site was determined to be within the Delineated Area as it was located in Fairfax County, Virginia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing three options composed of two parcels either on their own or in combination: Option 1 is a 70 acre parcel on a 70 acres site; Option 2 is a 25 acres parcel on a 25 acre site; and Option 3 is a 95 acre parcel on a 95 acre site. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Fairfax County Zoning map, this site is currently zoned a mixture of C-4 and I-4 (Industrial Medium Intensity). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely

require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Franconia Springfield and the distance to the station was 0.47 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, although the site was outside of the Beltway, since it was 0.75 miles to the Mixing Bowl Interchange, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the sites could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Springfield site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site options and details concerning the utilities and then it could determine if any of the site options should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

e. Vienna

Delineated Area: The Vienna site was determined to be within the Delineated Area as it was located in Fairfax County, Virginia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 5.8 acres in a total site of 20 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Fairfax County

Zoning map, this site is zoned C-7 (Regional Retail Commercial District). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction.

Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Spring Hill (Silver Line) and the distance to the station was 0.05 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, although the site was outside of the Beltway, since it was 1.53 miles to the State Road 267 Interchange, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Vienna site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

f. Hyattsville

Delineated Area: The Hyattsville site was determined to be within the Delineated Area as it was located in Prince George's County, Maryland.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 100 acres in a total site of 100 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding

development, zoning, and the size of the proposed sites. According to the Prince George's County Zoning Map, this site is zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Largo Town Center and the distance to the station was 1.86 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Since this site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Hyattsville site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated.

g. Arlington

Delineated Area: The Arlington site was determined to be within the Delineated Area as it was located in Arlington County, Virginia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 12 acres in a total site of 12 acres. Although the Panel expressed concern that this site is too small to meet FBI's needs, at this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding

development, zoning, and the size of the proposed sites. According to the Arlington County Zoning Map, this site is currently zoned C -0-2.5 (Commercial and Office Building, Hotel and Apartment District). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Pentagon City and the distance to the station was 0.28 miles from the proposed site and 0.24 miles from the total site. Therefore it was concluded that the minimum criteria for access to Metro was met. Since this site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Arlington site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

h. Anacostia

Delineated Area: The Anacostia site was determined to be within the Delineated Area as it was located in the District of Columbia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 10 acres in a total site of 110 acres. Although the Panel expressed

concern that this site is too small to meet FBI's needs as proposed, at this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Anacostia and the distance to the station was 0.72 miles from the proposed site. Therefore it was concluded that the minimum criteria for access to Metro was met. Since this site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Anacostia site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

i. Capitol Heights

Delineated Area: The Capitol Heights site was determined to be within the Delineated Area as it was located in Prince George's County, Maryland.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 34.4 acres in a total site of 61.9 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Deanwood and the distance to the station was 0.52 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Since this site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation Minimum Criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Capitol Heights site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the party expressing interest to see if other site configurations (other potential proposed site areas) could be considered.

j. Dumfries

Delineated Area: The Dumfries site was determined to be within the Delineated Area as it was located in Prince William County, Virginia.

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 49.5 acres in a total site of 1,870 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. According to the Prince William County Zoning Map, this site is currently zoned PBD (Planned Business District). There is no indication that zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Franconia Springfield and the distance to the station was more than 2 miles. Therefore it was concluded that the site did not meet the minimum criteria for access to Metro was. This site is outside of the Beltway. It is also located more than 2.5 miles to the nearest Beltway Interchange. Consequently, it was determined that the site did not meet the Minimum Requirement for proximity to the Beltway. Therefore the site does not meet either aspect of the access to transportation Minimum Requirements.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Dumfries site does not meets the Minimum Requirements with respect to Access to Transportation. Consequently, the Panel does not recommend that the site be considered further.

IV. Conclusion

The Panel is open to having GSA and/or FBI subject matter experts give presentations with all such requests being coordinated through the Contracting Officer. In addition, the Panel suggests that no acceptance notices or letters be issued to site offerors until a decision has been made by the panel on all sites. Acceptance letters should be issued at the same time. After careful review of the Site Information Summaries and detailed evaluation by the Panel of the information available at this time, the Panel recommends that all of the sites, with the exception of Dumfries, be given further consideration under the "Additional Criteria" phase.

While the smaller sites appear physically capable of accommodating 2.1 million square feet of space, there are significant concerns about those site's ability to meet the FBI's ISC Level V security requirements that require additional review. Therefore, a smaller sites' ability to meet ISC Level V security requirements (with a setback that accommodates those requirements), including likely development costs for doing so, will be carefully evaluated and given paramount importance for purposes of the next phase of the site evaluation process and the determination of which site(s) are most advantageous to the Government, all factors considered. As such, the Panel expressed concern that some of the sites do not appear to have sufficient size to accommodate the project, but that any final determination in that regard is subject to receipt and evaluation of further information including test fits, and details concerning utilities available or to be available at the site furnished to it in connection with the Additional Criteria phase. The Panel indicated that during the Additional Criteria phase, it would like to have as much information as possible on the sites related to the enabling and limiting factors (together, the "Additional Criteria").

V. Approval

[Redacted]

[Redacted]
Chair of the Panel

[Redacted]

[Redacted]
Panelist

[Redacted] *H. B. 14*

[Redacted]
Panelist

[Redacted]

Panelist

[Redacted]

Panelist

[Redacted]
Contracting Officer

VI. Exhibits

FBI Headquarters Consolidation-Site Information Summaries

Sensitive But Unclassified (SBU)

Property of the United States Government

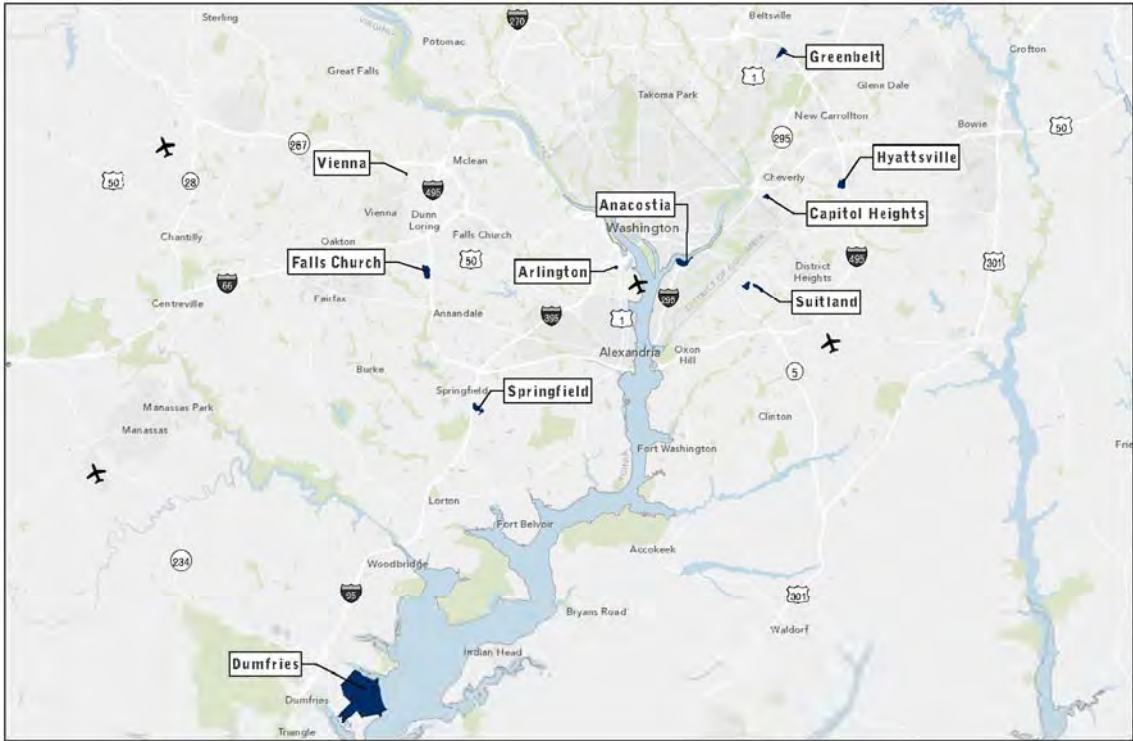
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FBI Headquarters Consolidation – Site Information Summaries

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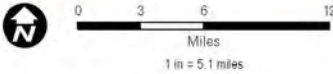
Properly destroy or return documents when no longer needed

1.0 Site Overview



Site Information Summary Vicinity Map

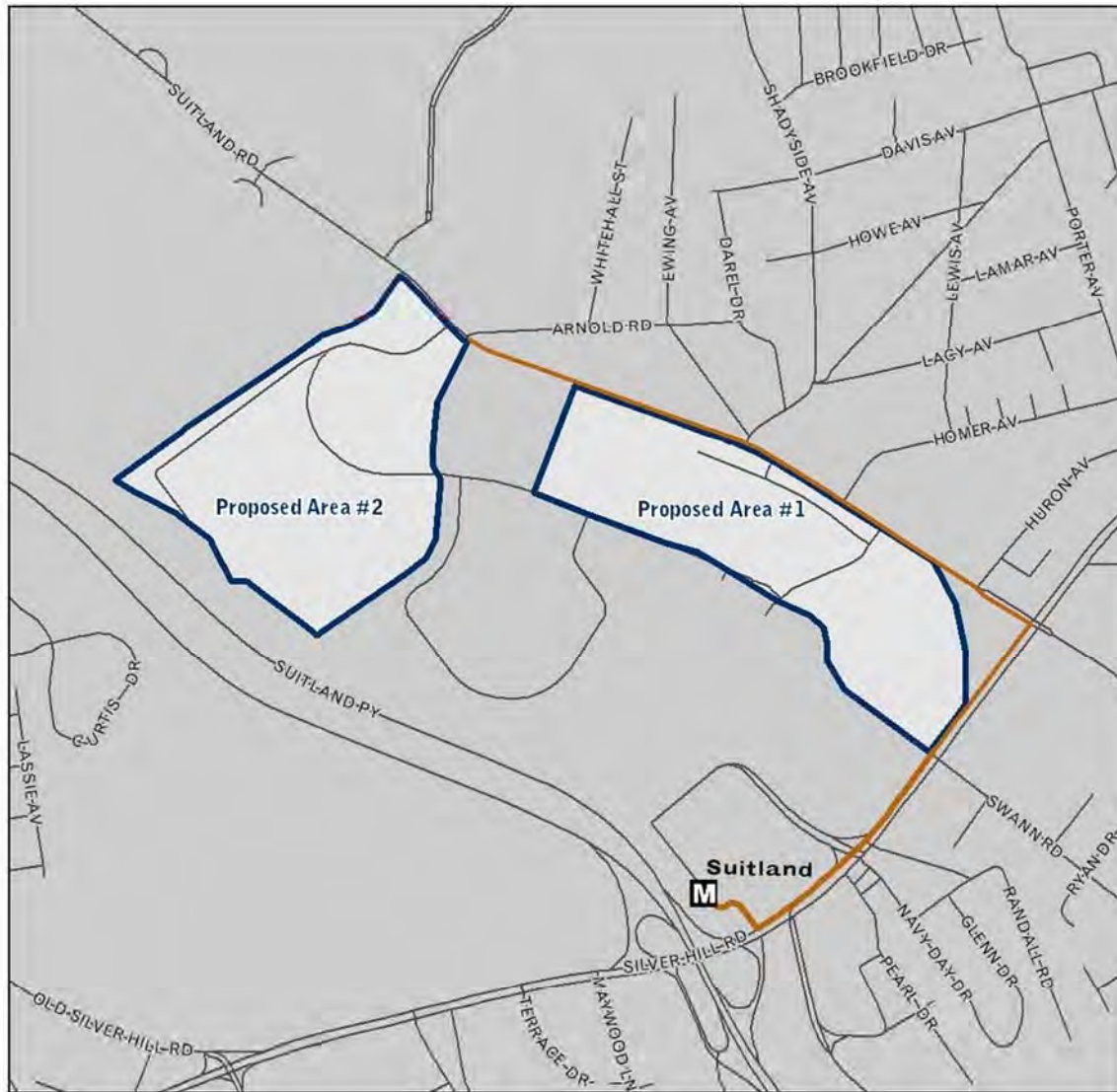
-  Airport
-  Site Boundary



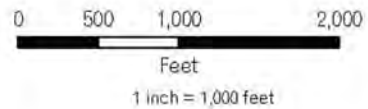
Information pertaining to the “Minimum Requirements” for the FBI Headquarters site evaluation is given in the proceeding sections for the following sites:

- Suitland
- Greenbelt
- Falls Church
- Springfield
- Vienna
- Hyattsville
- Arlington
- Anacostia
- Capitol Heights
- Dumfries

1.1 Suitland



-  Metro Station Centroid
-  Metro Station Entrance
-  Site Boundary
-  Metro Route
-  Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.1 Suitland

Proposed Area #1: 53.9 Acres

Proposed Area #2: 59.0 Acres

Total Area: 112.9 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size: Based on surrounding development, zoning, and the size of the proposed sites, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should a site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince George's County Zoning Map, both sites are zoned MU-TC (Mixed Use Town Center). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should a site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria Phase.

Access to Transportation:

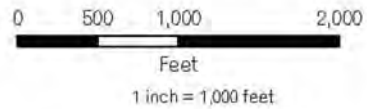
- Nearest Metro Station: Suitland
- Distance to Metro:
 - o Proposed Area #1: 0.28 miles
 - o Proposed Area #2: 1.34 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the sites' location in an urban environment with substantial surrounding development, there is no indication that the sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.2 Greenbelt



- M Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.2 Greenbelt

Proposed Site Area: ~44 Acres

Total Area: 82.2 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

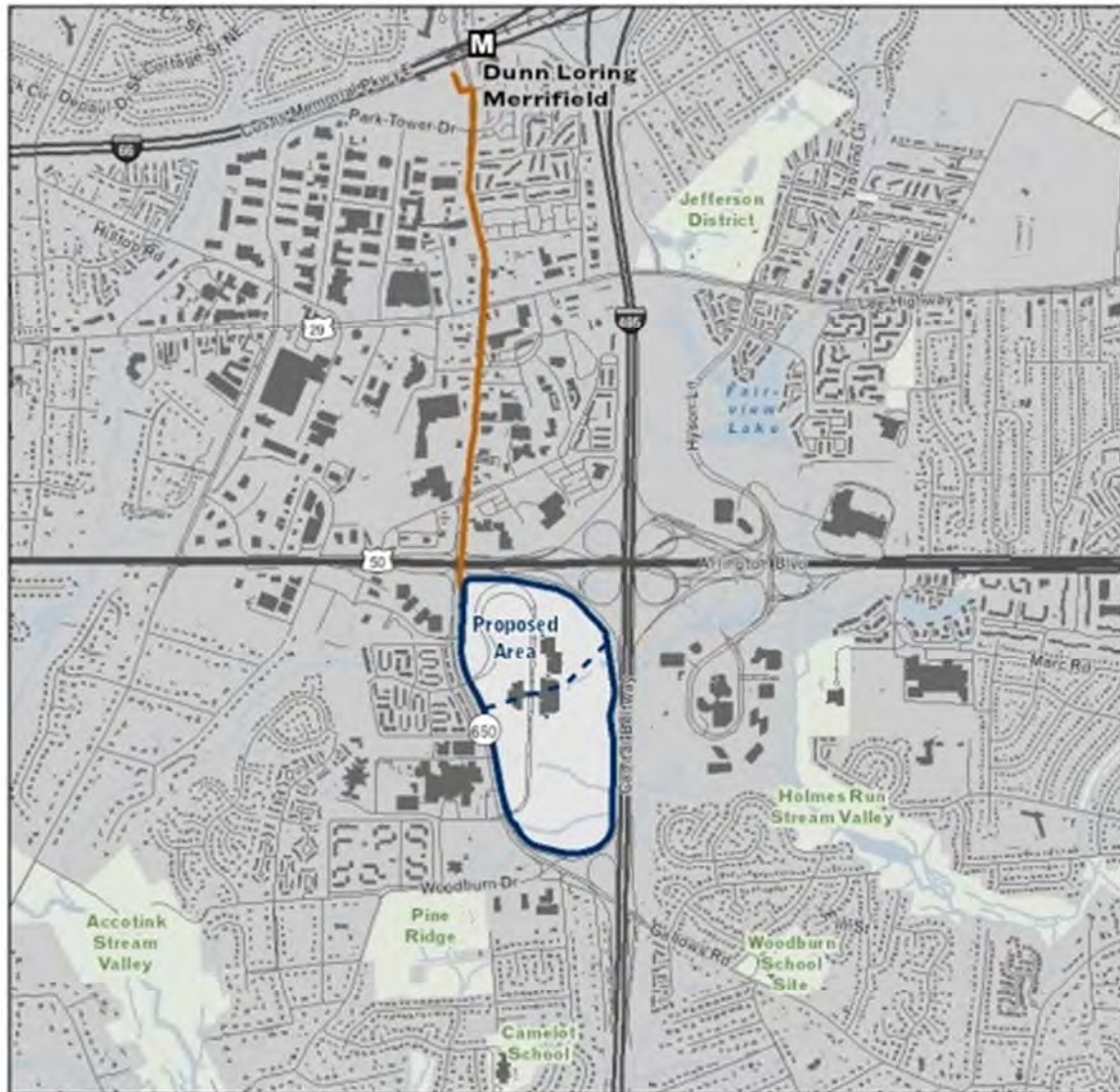
Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

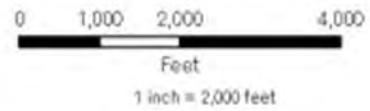
- Nearest Metro Station: Greenbelt
- Distance to Metro: 0.0 miles (adjacent)
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.3 Falls Church



- M** Metro Station Centroid
-  Metro Route
-  Beltway Route
-  Site Boundary



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.3 Falls Church

Proposed Site Area: 50.5 Acres

Total Area: 117.8 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Fairfax County Zoning map, this site is currently zoned PDC (Com/Industry/Retail). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

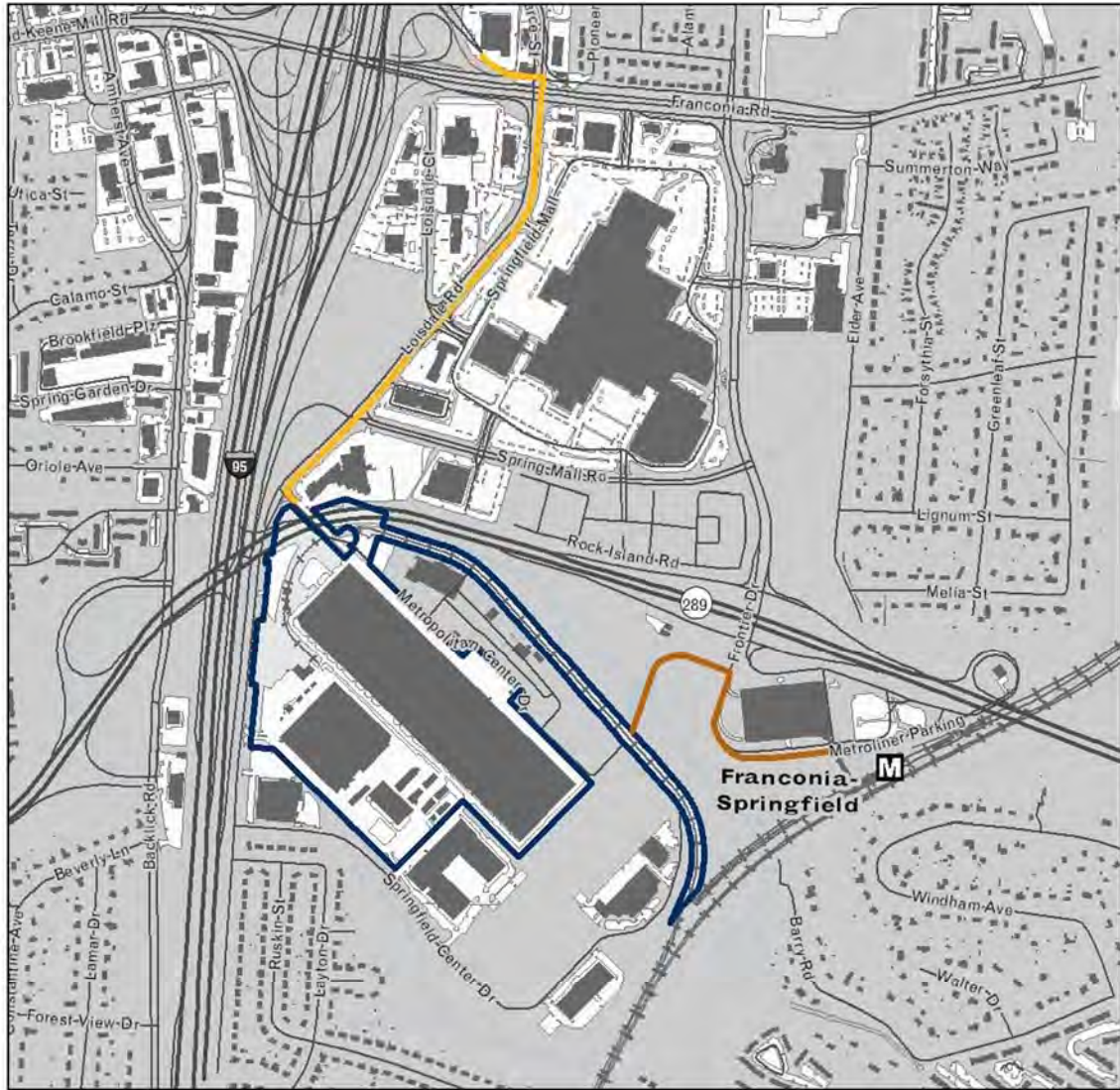
Access to Transportation:

- Nearest Metro Station: Dunn Loring
- Distance to Metro: 1.27 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 0.0 miles; adjacent to US Route 50 (Arlington Boulevard)

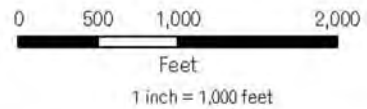
Interchange

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.4 Springfield – Option 1



-  Metro Station Centroid
-  Metro Station Entrance
-  Site Boundary
-  Metro Route
-  Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.4 Springfield – Option 1

Proposed Site Area: ~70 Acres

Total Area: ~70 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Fairfax County Zoning map, this site is currently zoned I-4 (Industrial Medium Intensity). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria

Access to Transportation:

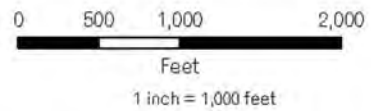
- Nearest Metro Station: Franconia-Springfield
- Distance to Metro: 0.47 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 0.70 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.5 Springfield – Option 2



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.5 Springfield – Option 2

Proposed Site Area: ~25 Acres

Total Area: ~25 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

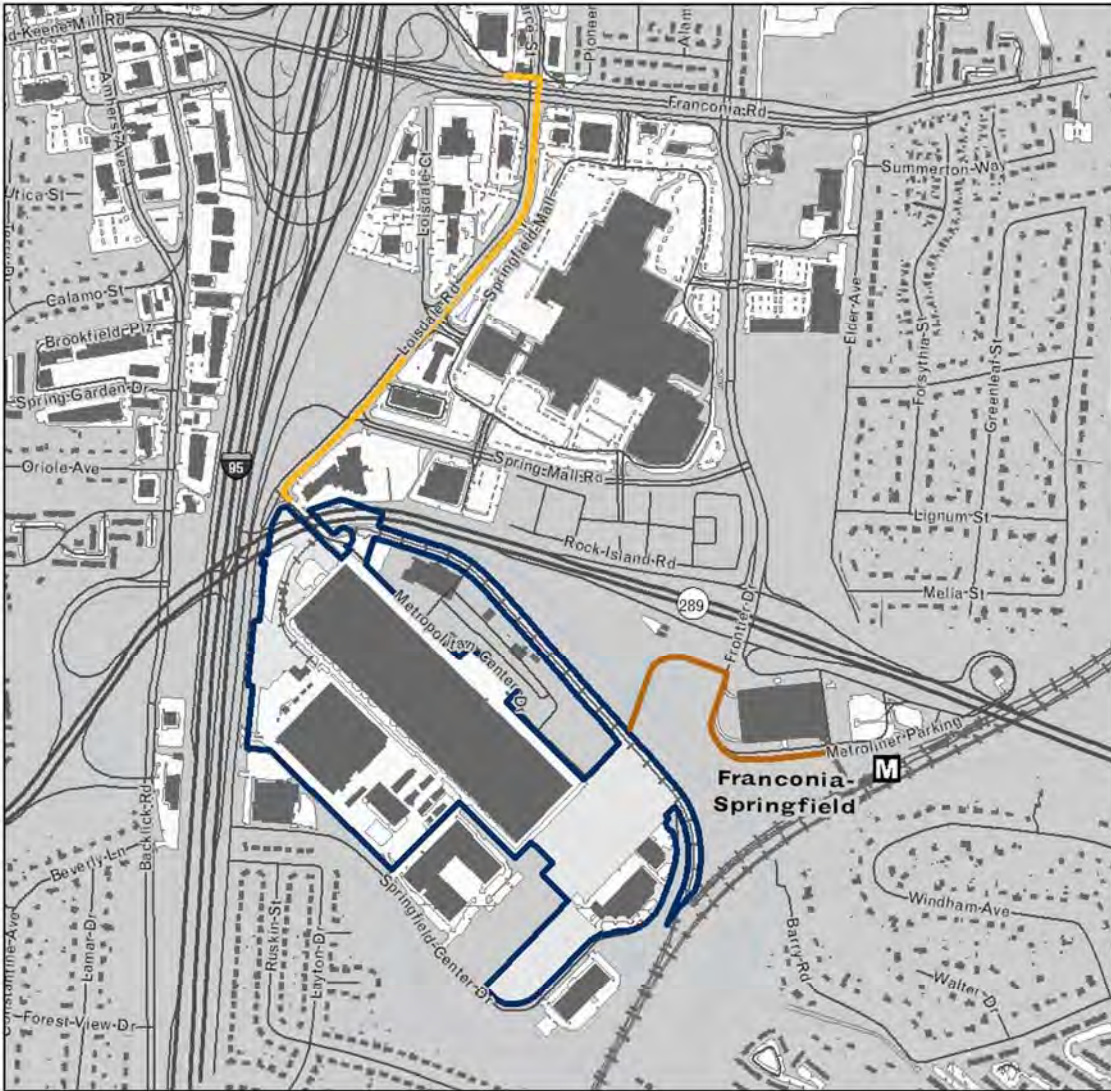
Size: Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security. According to the Fairfax County Zoning map, this site is currently zoned a mixture of C-4 and I-4 (Industrial Medium Intensity). This site was submitted under the provisions of the second paragraph of the Request for Expressions of Interest, which allows for the submission of "sites which individually may not meet all of the minimum requirements set forth in this advertisement but which, when combined with abutting Government owned property, would meet such requirements." Should the adjacent Government-owned site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

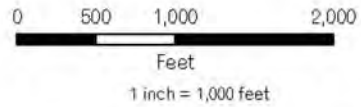
- Nearest Metro Station: Franconia-Springfield
- Distance to Metro: 0.50 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 1.20 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.6 Springfield – Option 3



- M Metro Station Centroid
- Metro Route
- Beltway Route
- Site Boundary
- Metro Station Entrance



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.6 Springfield – Option 3

Proposed Site Area: ~95 Acres

Total Area: ~95 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

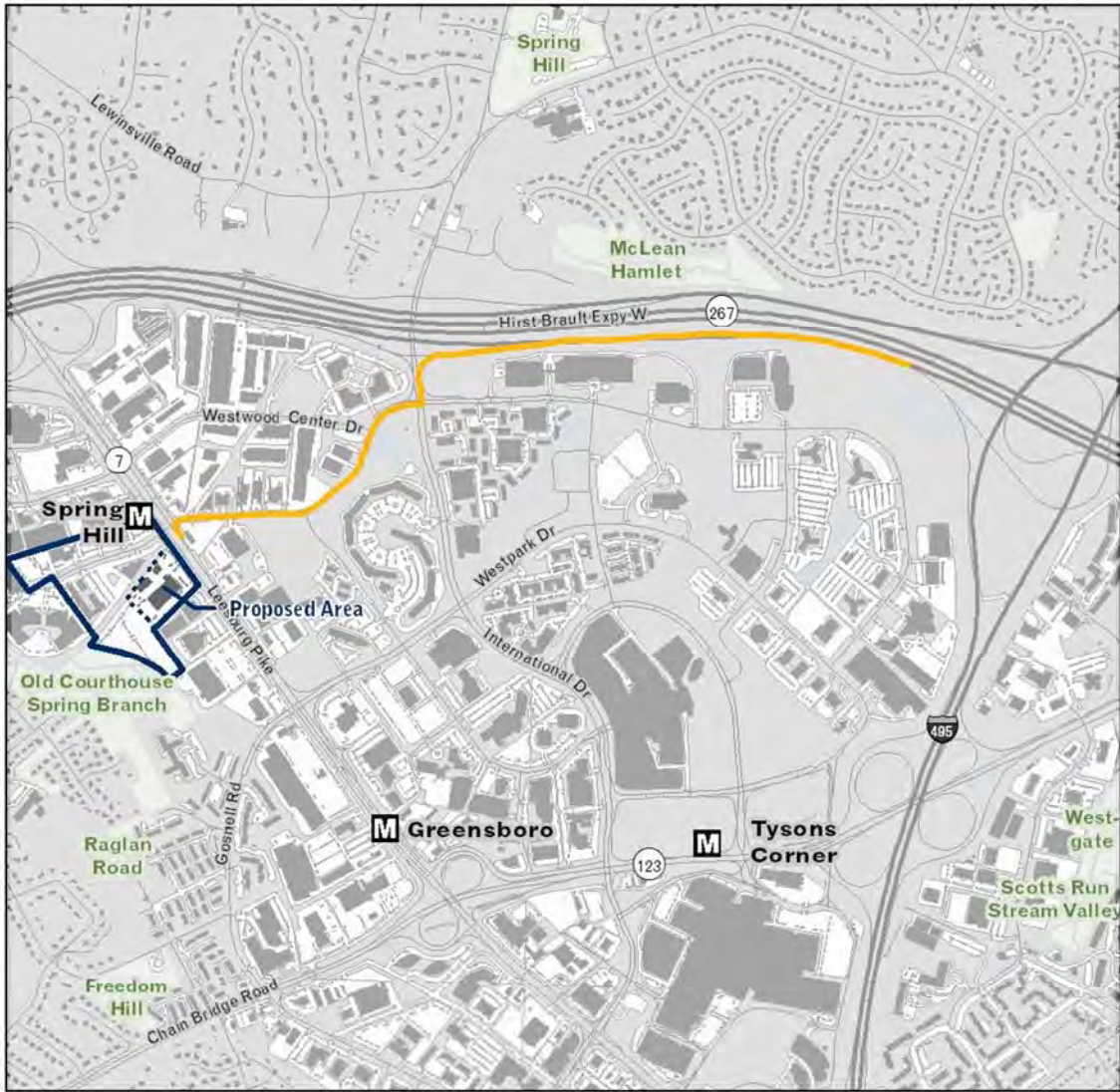
Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Fairfax County Zoning map, these sites are currently zoned a mixture of C-4 (High Intensity Office District) and I-4 (Industrial Medium Intensity). This site was submitted under the provisions of the second paragraph of the Request for Expressions of Interest, which allows for the submission of "sites which individually may not meet all of the minimum requirements set forth in this advertisement but which, when combined with abutting Government-owned property, would meet such requirements." Should the adjacent Government-owned site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

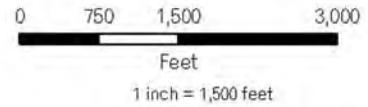
- Nearest Metro Station: Franconia-Springfield
- Distance to Metro: 0.47 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 1.20 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.7 Vienna



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
 ESRI (2013), GSA (2013), DC GIS (2013)

1.7 Vienna

Proposed Site Area: ~5.8 Acres

Total Area: ~20 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size: Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security. According to the Fairfax County Zoning map, this site is zoned C-7 (Regional Retail Commercial District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

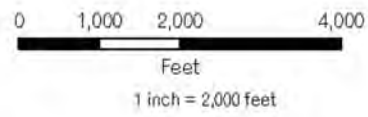
- Nearest Metro Station: Spring Hill (Silver Line)
- Distance to Metro: 0.05 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 1.53 miles; State Route 267 Interchange

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.8 Hyattsville



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.8 Hyattsville

Proposed Site Area: ~100 Acres

Total Area: ~100 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince George's County Zoning Map, this site is zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

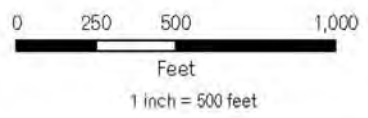
- Nearest Metro Station: Largo Town Center
- Distance to Metro: 1.86 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.9 Arlington



- M Metro Station Centroid
- Metro Route
- Beltway Route
- Site Boundary
- Metro Station Entrance



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.9 Arlington

Proposed Site Area: 12.0 Acres

Total Area: 12.0 Acres

Delineated Area: National Capital Region

State: Virginia

County: Arlington

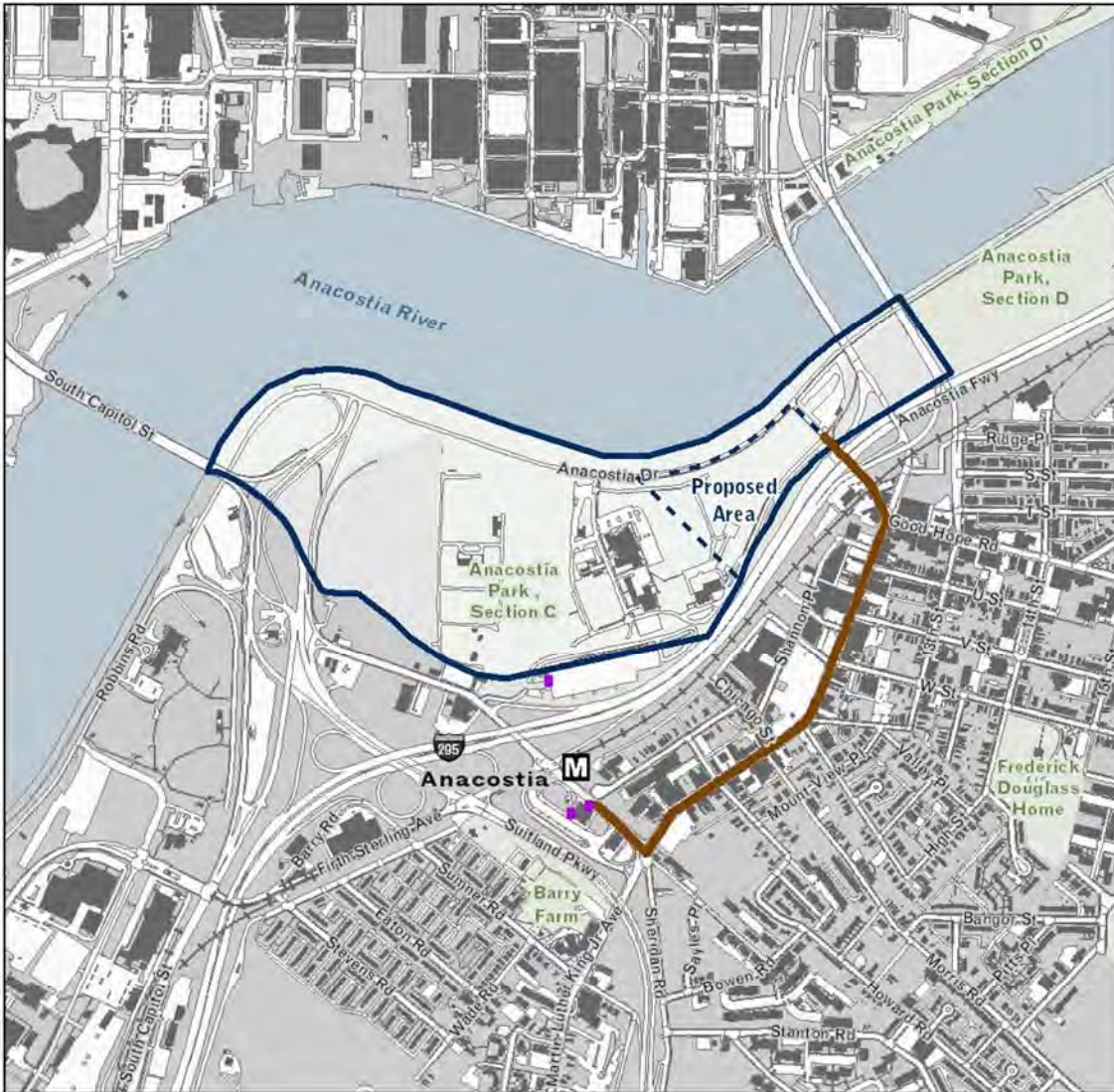
Size: Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security. According to the Arlington County Zoning Map, this site is currently zoned C -0-2.5 (Commercial and Office Building, Hotel and Apartment District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

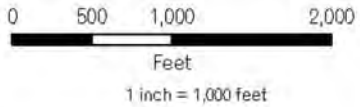
- Nearest Metro Station: Pentagon City
- Distance to Metro:
 - o Proposed Site Area: 0.28 miles
 - o Total Site: 0.24 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.10 Anacostia



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
 ESRI (2013), GSA (2013), DC GIS (2013)

1.10 Anacostia

Proposed Site Area: 10 Acres

Total Area: 110 Acres

Delineated Area: National Capital Region

State: District of Columbia

County: N/A

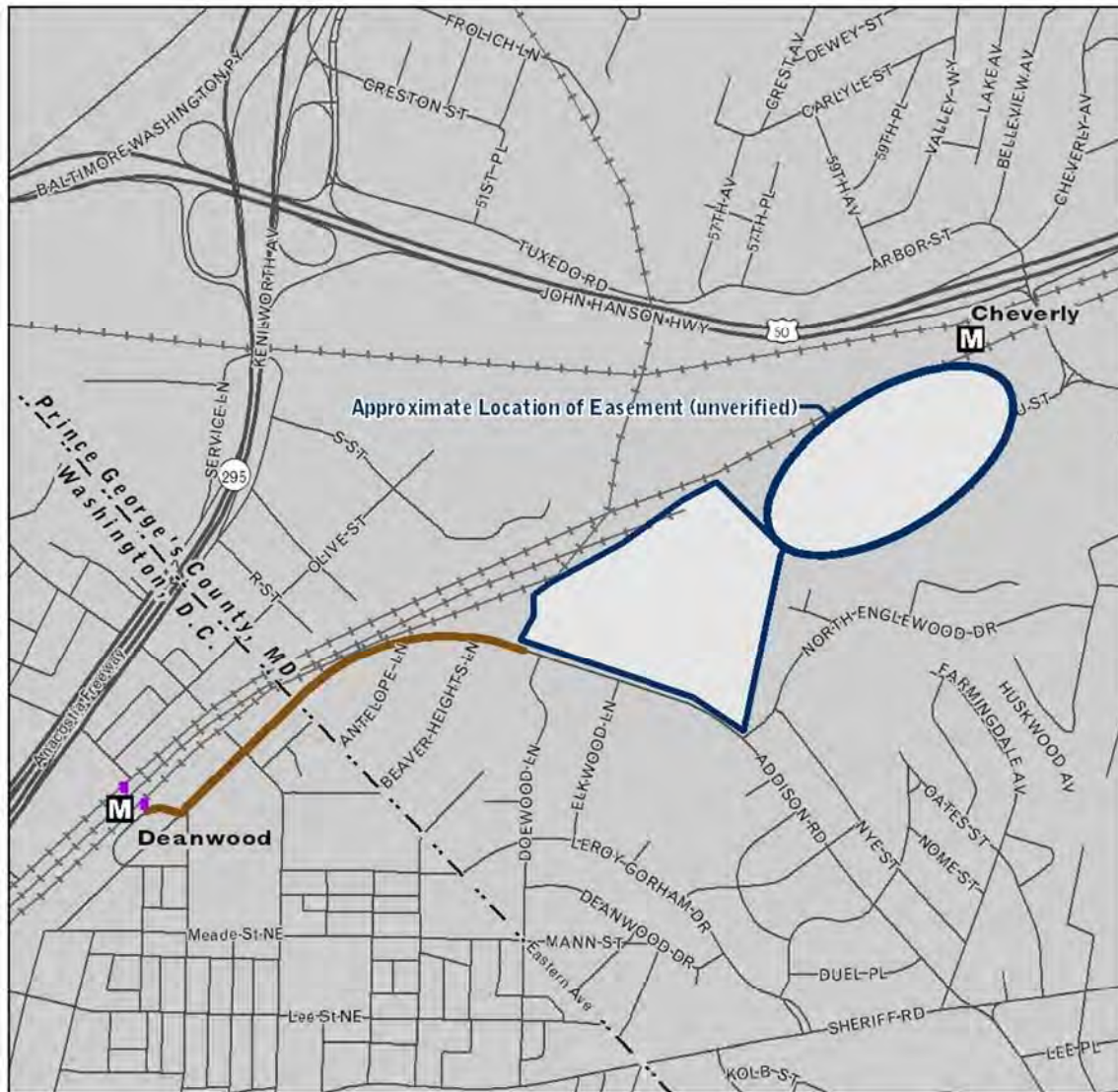
Size: Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

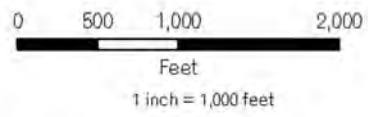
- Nearest Metro Station: Anacostia
- Distance to Metro: 0.72 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.11 Capitol Heights



- Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.11 Capitol Heights

Proposed Site Area: 34.4 Acres

Potential Expansion Area: ~27.5 Acres

Total Area: ~ 61.9 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

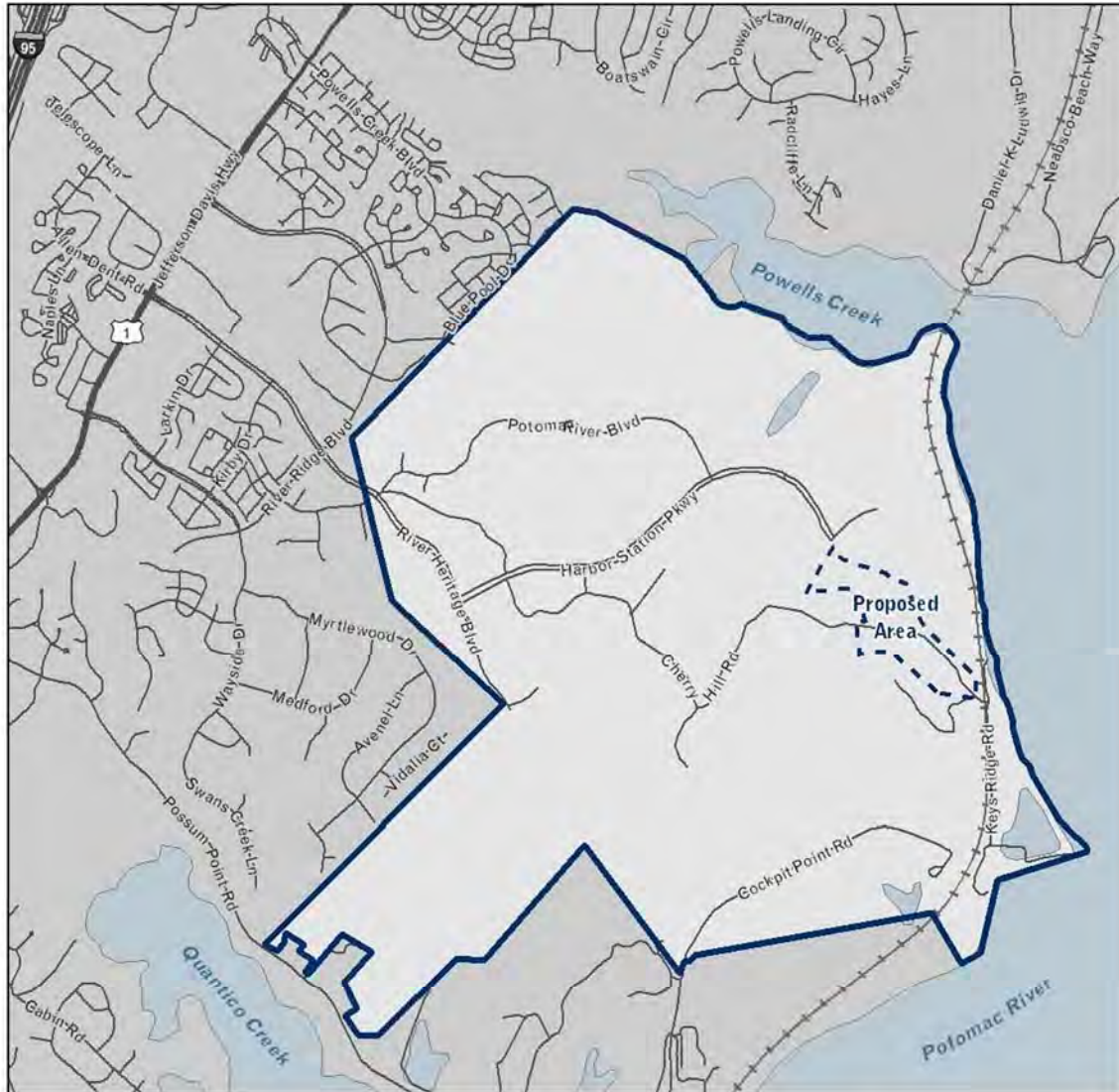
Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

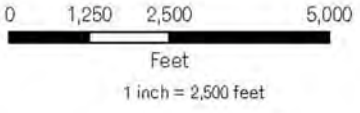
- Nearest Metro Station: Deanwood
- Distance to Metro: 0.52 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.12 Dumfries



- Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



Sources:
 ESRI (2013), GSA (2013), DC GIS (2013)

1.12 Dumfries

Proposed Site Area: 49.5 Acres

Total Area: 1,870 Acres

Delineated Area: National Capital Region

State: Virginia

County: Prince William

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince William County Zoning Map, this site is currently zoned PBD (Planned Business District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- Nearest Metro Station: Franconia Springfield
- **Distance to Metro: > 2 miles**
- Inside Beltway: No
- **Distance to Beltway Interchange: > 2.5 miles**

Utilities: Based on the site's location in a suburban environment with substantial surrounding development occurring, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

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FBI Headquarters Consolidation – Site Information Summaries

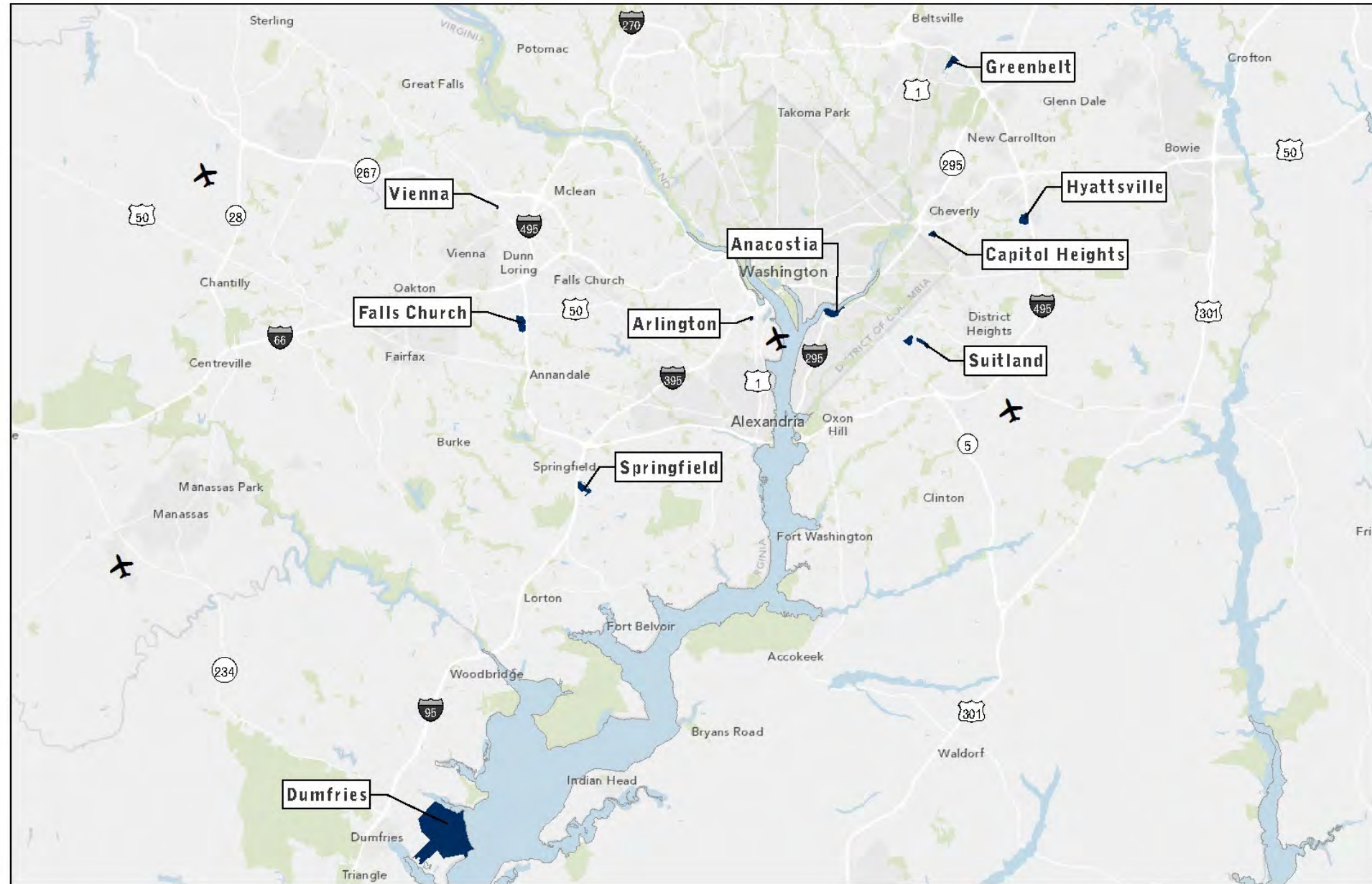
Do not remove this notice

Properly destroy or return documents when no longer needed

1.0 Site Overview

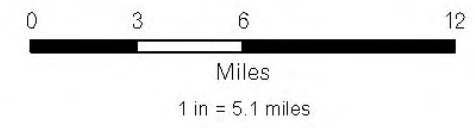
Information pertaining to the "Minimum Requirements" for the FBI Headquarters site evaluation is given in the proceeding sections for the following sites:

- Suitland
- Greenbelt
- Falls Church
- Springfield
- Vienna
- Hyattsville
- Arlington
- Anacostia
- Capitol Heights
- Dumfries



Site Information Summary Vicinity Map

-  Airport
-  Site Boundary



1.1 Suitland

Proposed Area #1: 53.9 Acres

Proposed Area #2: 59.0 Acres

Total Area: 112.9 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size:

Based on surrounding development, zoning, and the size of the proposed sites, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should a site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

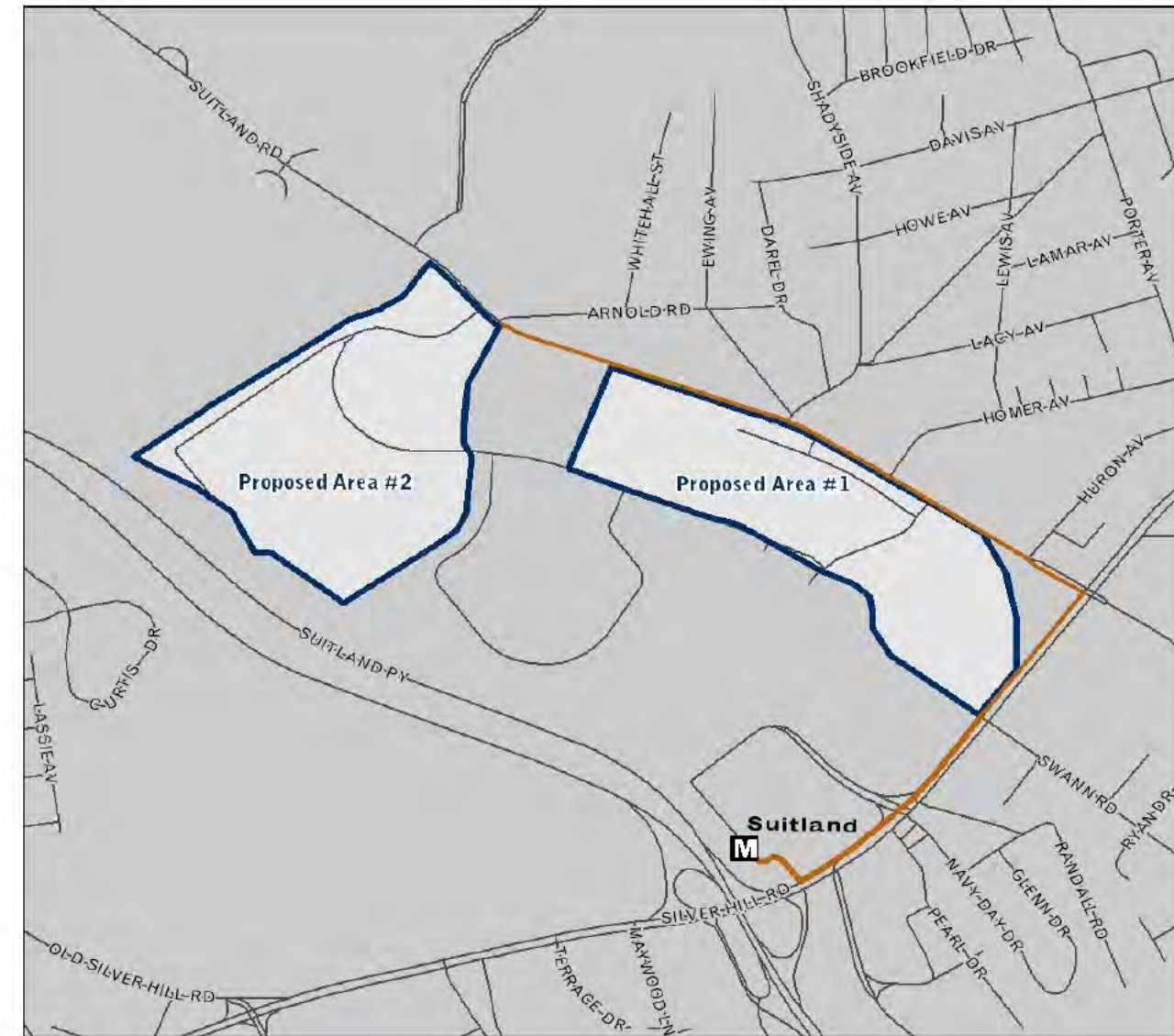
According to the Prince George's County Zoning Map, both sites are zoned MU-TC (Mixed Use Town Center). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should a site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria Phase.

Access to Transportation:

- **Nearest Metro Station:** Suitland
- **Distance to Metro:**
 - **Proposed Area #1:** 0.28 miles
 - **Proposed Area #2:** 1.34 miles
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the sites' location in an urban environment with substantial surrounding development, there is no indication that the sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.2 Greenbelt

Proposed Site Area: ~44 Acres

Total Area: 82.2 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

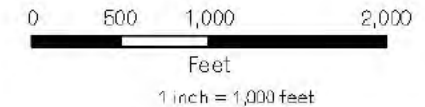
According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase

Access to Transportation:

- **Nearest Metro Station:** Greenbelt
- **Distance to Metro:** 0.0 miles (adjacent)
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.3 Falls Church

Proposed Site Area: 50.5 Acres

Total Area: 117.8 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

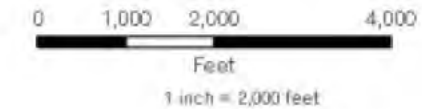
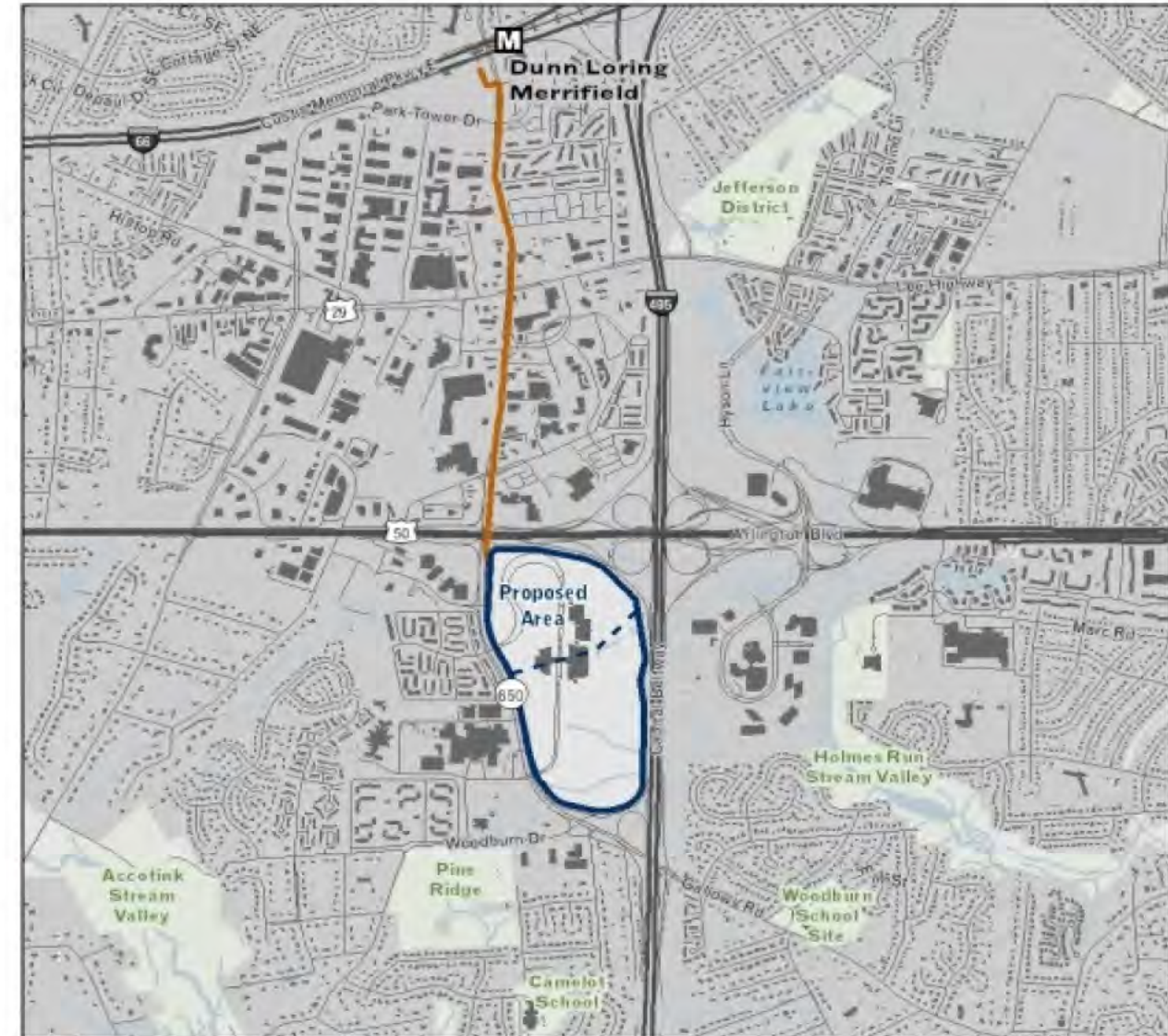
According to the Fairfax County Zoning map, this site is currently zoned PDC (Com/Industry/Retail). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Dunn Loring Merrifield
- **Distance to Metro:** 1.27 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** 0.0 miles; adjacent to US Route 50 (Arlington Boulevard) Interchange

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources: ESR1 (2013), GSA (2013), DC GIS (2013)

1.4 Springfield – Option 1

Proposed Site Area: ~70 Acres

Total Area: ~70 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

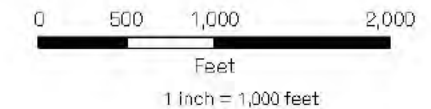
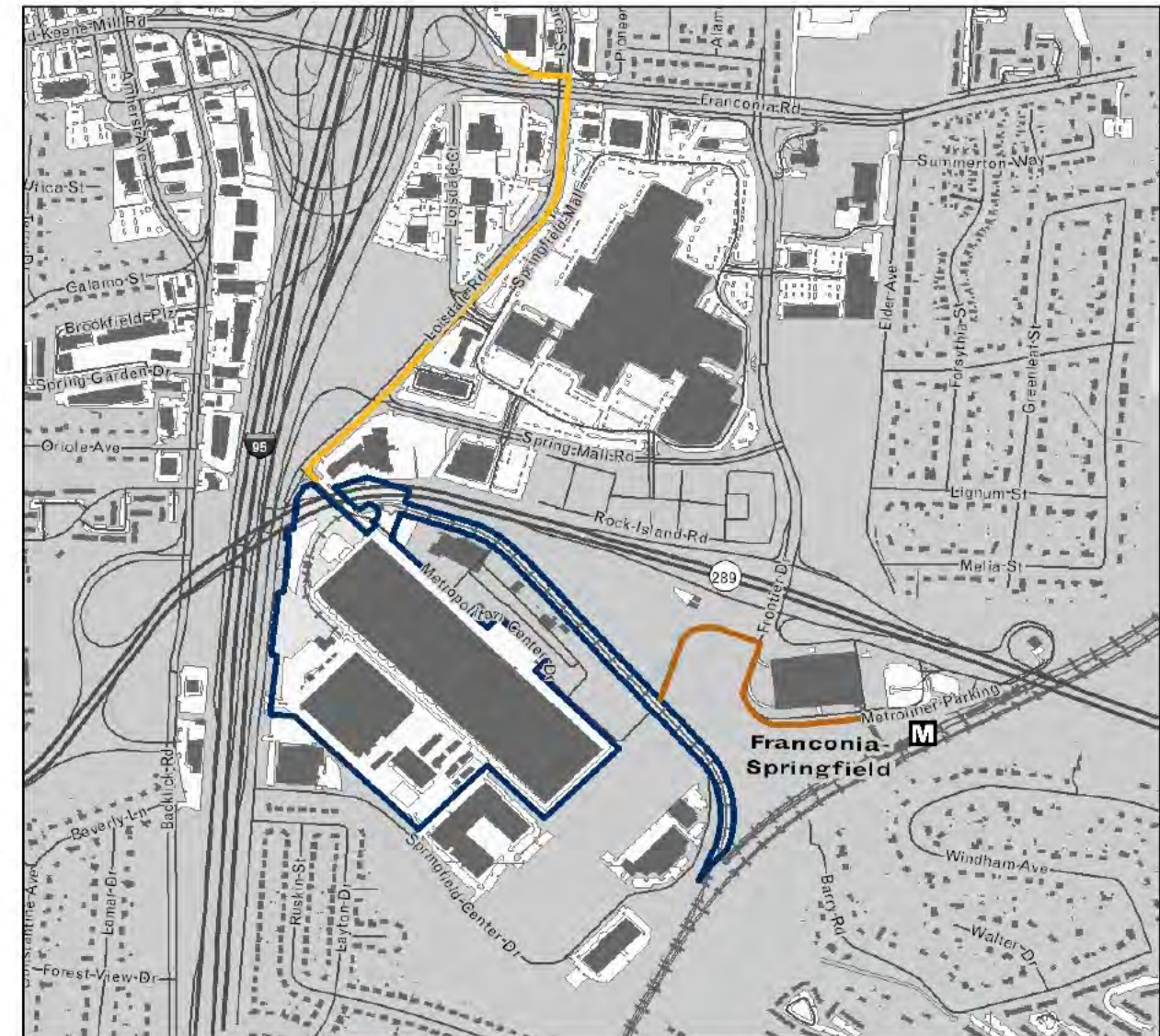
According to the Fairfax County Zoning map, this site is currently zoned I-4 (Industrial Medium Intensity). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Franconia-Springfield
- **Distance to Metro:** 0.47 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** 0.70 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.5 Springfield – Option 2

Proposed Site Area: ~25 Acres

Total Area: ~25 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size:

Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security.

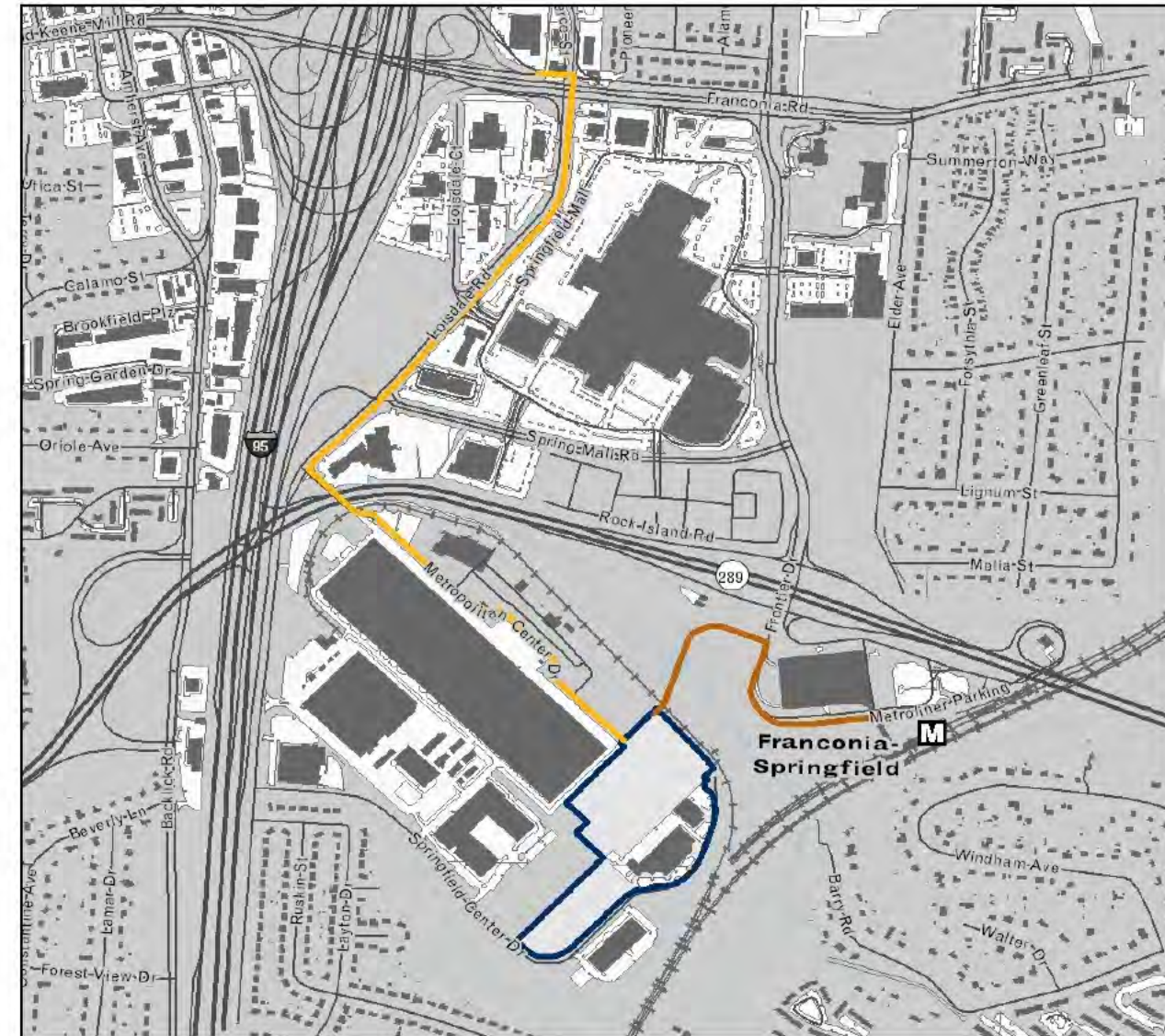
According to the Fairfax County Zoning map, this site is currently zoned a mixture of C-4 and I-4 (Industrial Medium Intensity). This site was submitted under the provisions of the second paragraph of the Request for Expressions of Interest, which allows for the submission of "sites which individually may not meet all of the minimum requirements set forth in this advertisement but which, when combined with abutting Government-owned property, would meet such requirements." Should the adjacent Government-owned site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Franconia-Springfield
- **Distance to Metro:** 0.50 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** 1.20 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



1.6 Springfield – Option 3

Proposed Site Area: ~95 Acres

Total Area: ~95 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

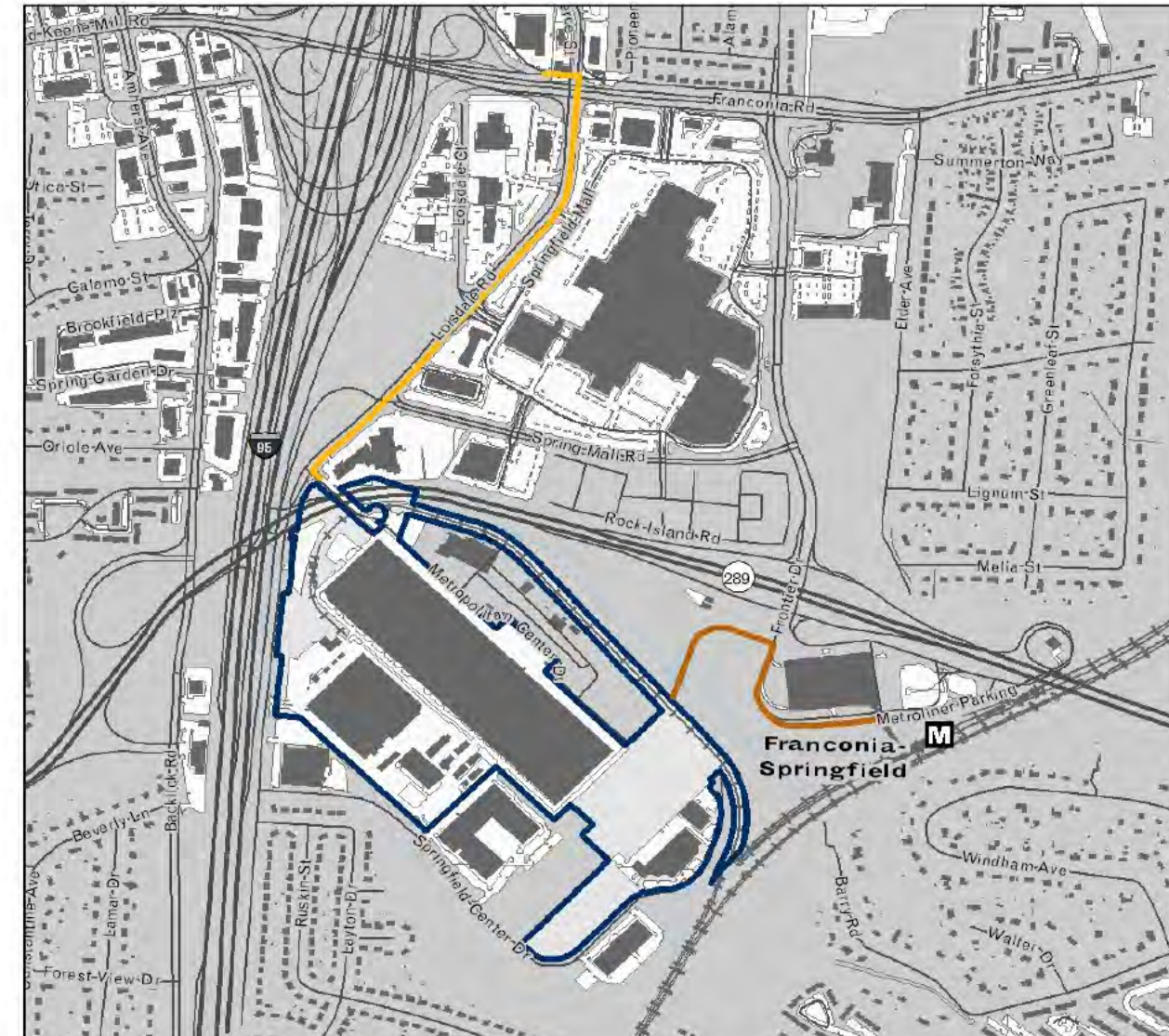
According to the Fairfax County Zoning map, these sites are currently zoned a mixture of C-4 (High Intensity Office District) and I-4 (Industrial Medium Intensity). This site was submitted under the provisions of the second paragraph of the Request for Expressions of Interest, which allows for the submission of "sites which individually may not meet all of the minimum requirements set forth in this advertisement but which, when combined with abutting Government-owned property, would meet such requirements." Should the adjacent Government-owned site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Franconia-Springfield
- **Distance to Metro:** 0.47 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** 1.20 miles; I-95/I-395/I-495 Interchange (Mixing Bowl)

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that these sites could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



1.7 Vienna

Proposed Site Area: ~5.8 Acres

Total Area: ~20 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

Size:

Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security.

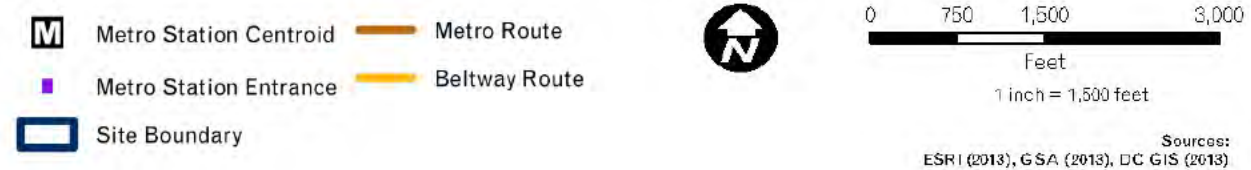
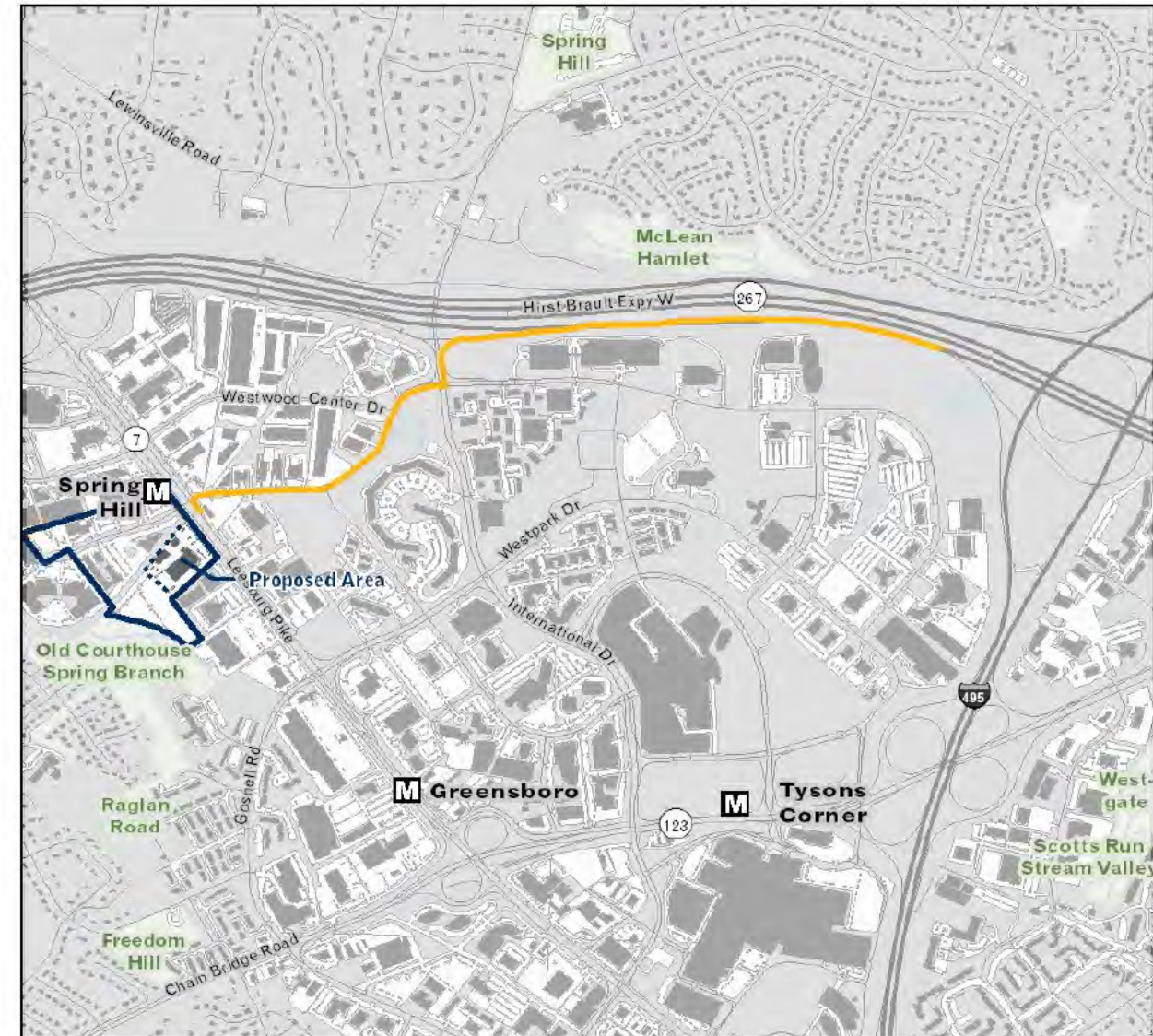
According to the Fairfax County Zoning map, this site is zoned C-7 (Regional Retail Commercial District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Spring Hill (Silver Line)
- **Distance to Metro:** 0.05 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** 1.53 miles; State Route 267 Interchange

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



1.8 Hyattsville

Proposed Site Area: ~100 Acres

Total Area: ~100 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

According to the Prince George's County Zoning Map, this site is zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Largo Town Center
- **Distance to Metro:** 1.86 miles
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



1.9 Arlington

Proposed Site Area: 12.0 Acres

Total Area: 12.0 Acres

Delineated Area: National Capital Region

State: Virginia

County: Arlington

Size:

Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security.

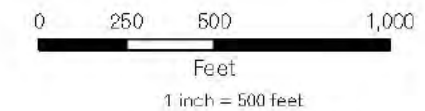
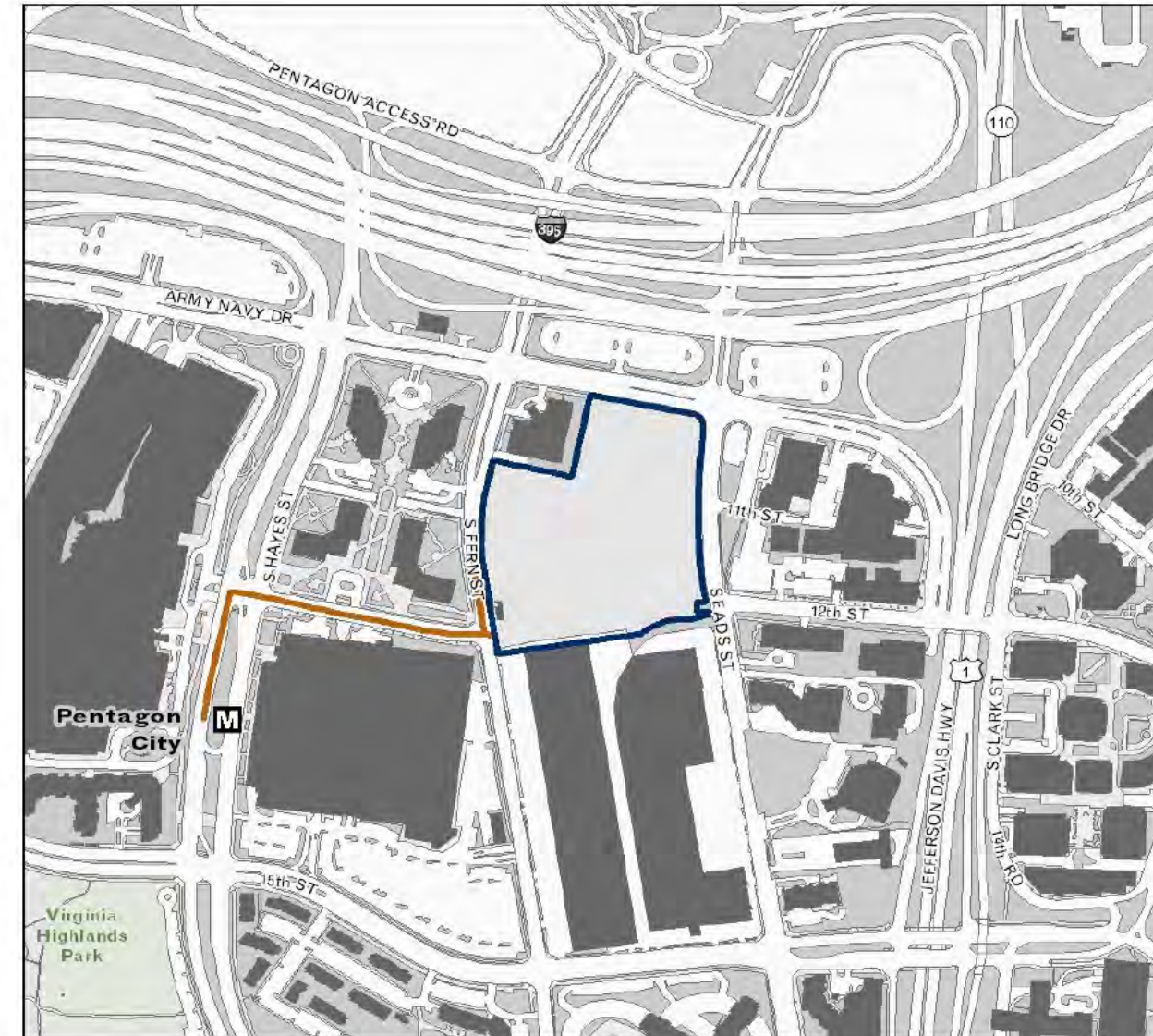
According to the Arlington County Zoning Map, this site is currently zoned C -0-2.5 (Commercial and Office Building, Hotel and Apartment District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Pentagon City
- **Distance to Metro:**
 - **Proposed Site Area:** 0.28 miles
 - **Total Site:** 0.24 miles
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.10 Anacostia

Proposed Site Area: 10 Acres

Total Area: 110 Acres

Delineated Area: National Capital Region

State: District of Columbia

County: N/A

Size:

Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security.

According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Anacostia
- **Distance to Metro:** 0.72 miles
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



1.11 Capitol Heights

Proposed Site Area: 34.4 Acres

Potential Expansion Area: ~27.5 Acres

Total Area: ~ 61.9 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

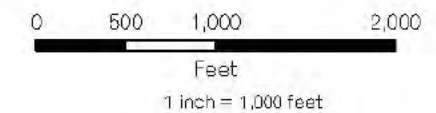
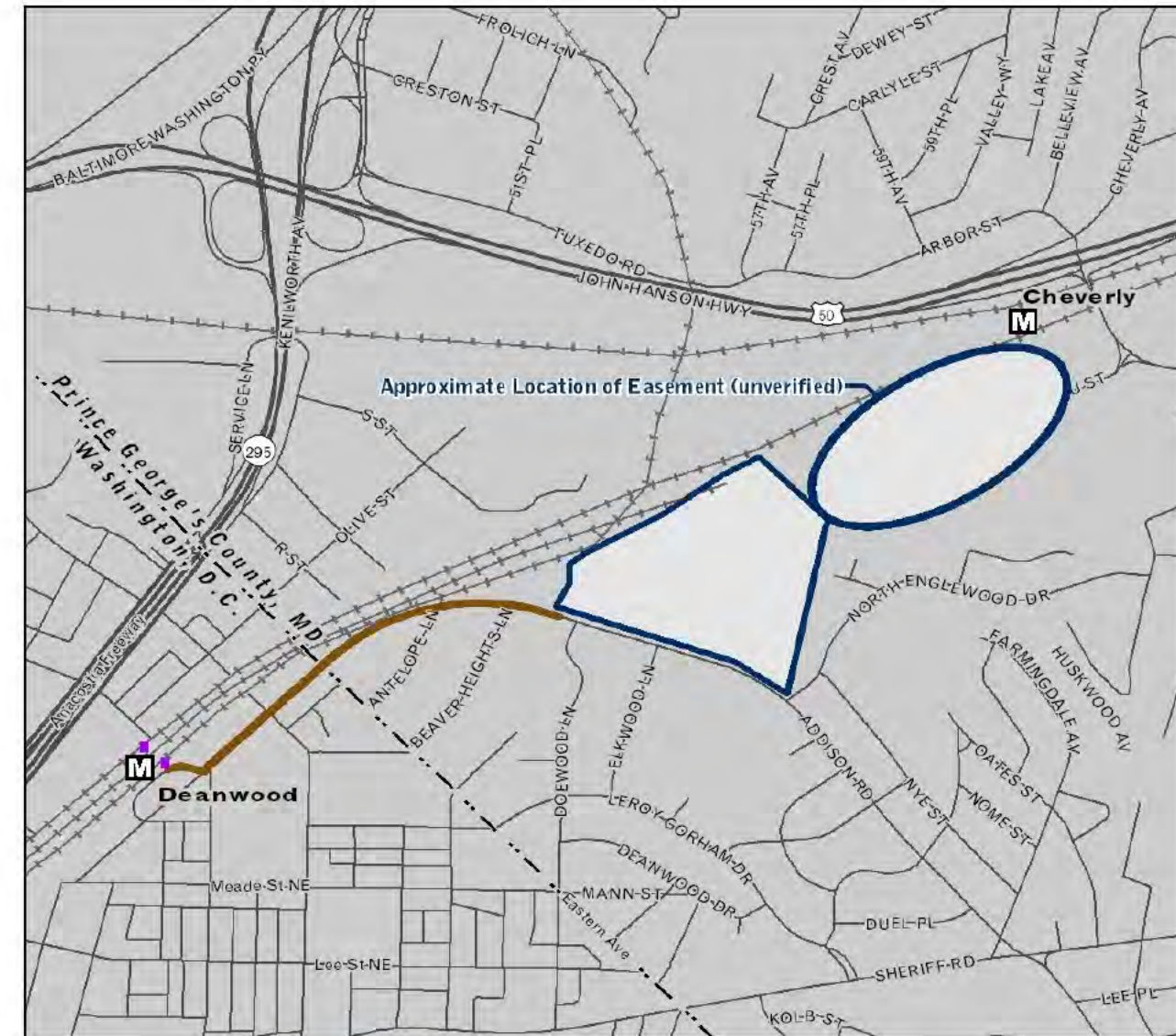
According to the Prince George's County Zoning Map, this site is currently zoned M-X-T (Mixed Use Transportation Oriented). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Deanwood
- **Distance to Metro:** 0.52 miles
- **Inside Beltway:** Yes
- **Distance to Beltway Interchange:** N/A; Inside Beltway

Utilities:

Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



Sources:
ESRI (2013), GSA (2013), DC GIS (2013)

1.12 Dumfries

Proposed Site Area: 49.5 Acres

Total Area: 1,870 Acres

Delineated Area: National Capital Region

State: Virginia

County: Prince William

Size:

Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

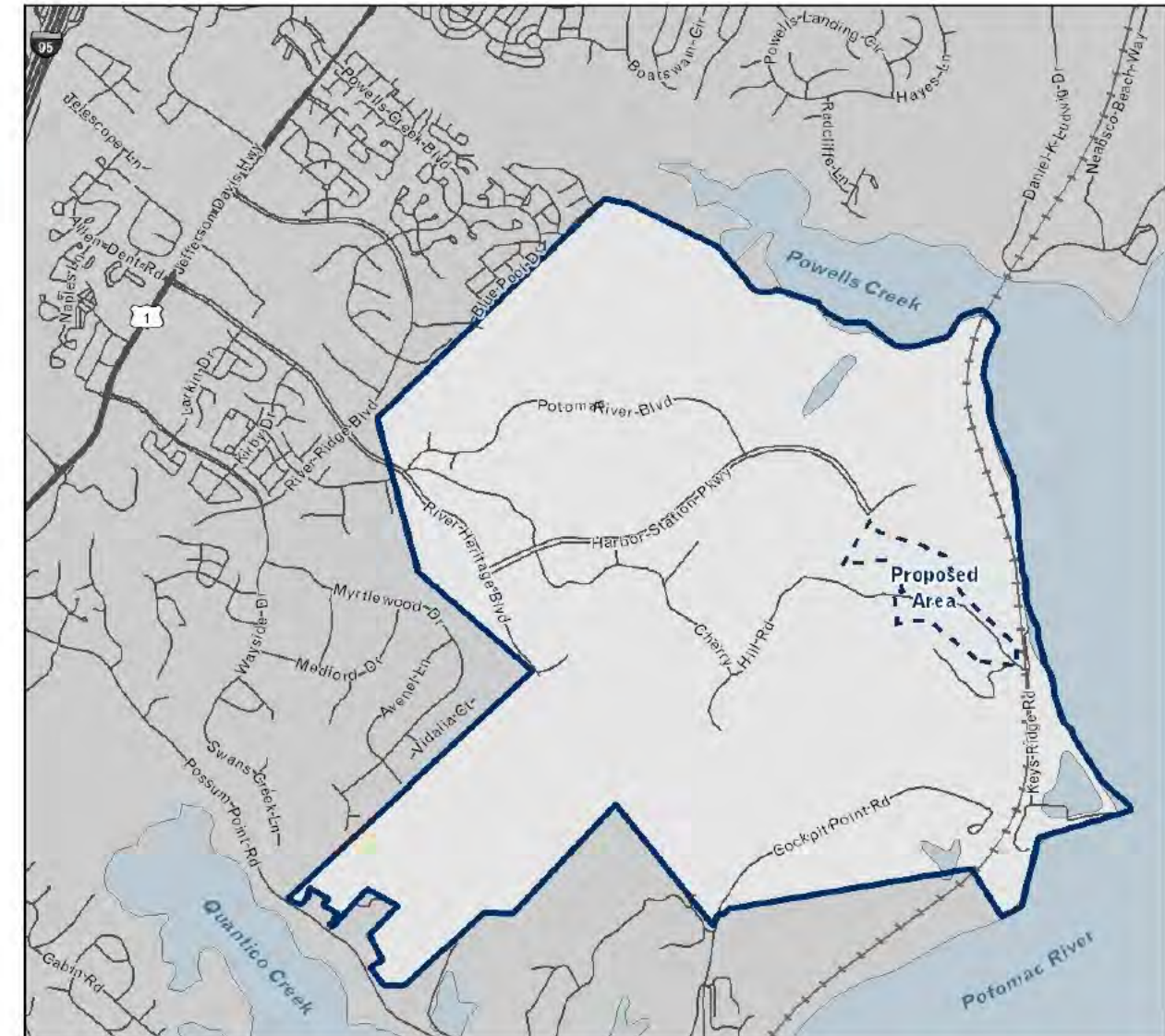
According to the Prince William County Zoning Map, this site is currently zoned PBD (Planned Business District). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

- **Nearest Metro Station:** Huntington
- **Distance to Metro:** > 2 miles
- **Inside Beltway:** No
- **Distance to Beltway Interchange:** > 2.5 miles

Utilities:

Based on the site's location in a suburban environment with substantial surrounding development occurring, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.



**Interim Site Evaluation Panel Report for FBI HQ Minimum Requirements
Supplemental #1
April 25, 2014**

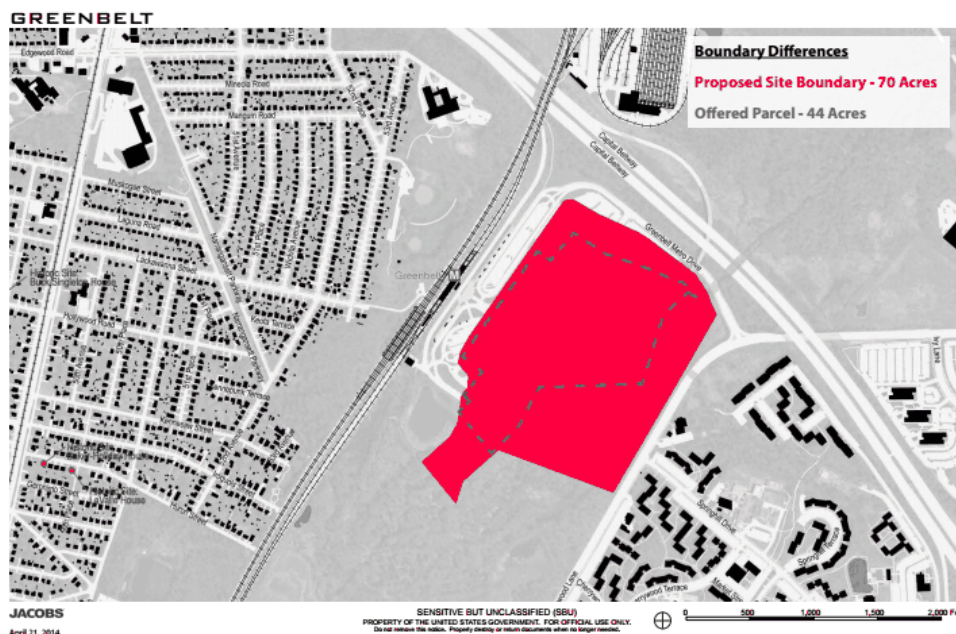
I. Proposed Boundary Discussions

In certain Expressions of Interest (EOI), the site submitted was comprised of the entirety of the related land owned by the respondent. In other EOIs the site submitted was a portion of a larger site owned by the respondent. As a result of the technical teams' study of the development potential of the sites, it is recommended that changes to the proposed boundaries of four sites would potentially make each site more advantageous to the Government.

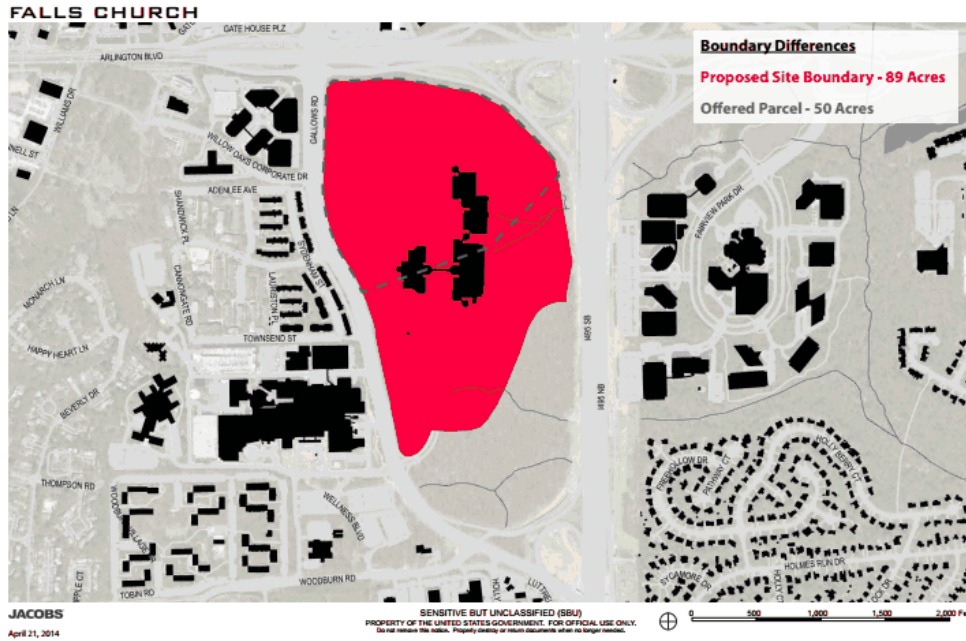
With regard to the remaining ten sites, either (i) the EOIs offered all of the owner's related land and a reduction of the site size would not be advantageous to the Government; or (ii) modifying the EOI in a manner advantageous to the Government would necessitate time consuming and cumbersome assemblages of unrelated owners' parcels that were not submitted in response to the EOI or; (iii) boundaries for government sites are as recommended by the technical team.

The Contracting Officer has requested, and the Panel concurs, for the support team to proceed with boundary adjustment discussions with the respective owners. The results of those discussions on the site's characteristics and development potential will be presented to the Panel in future Site Information Summaries.

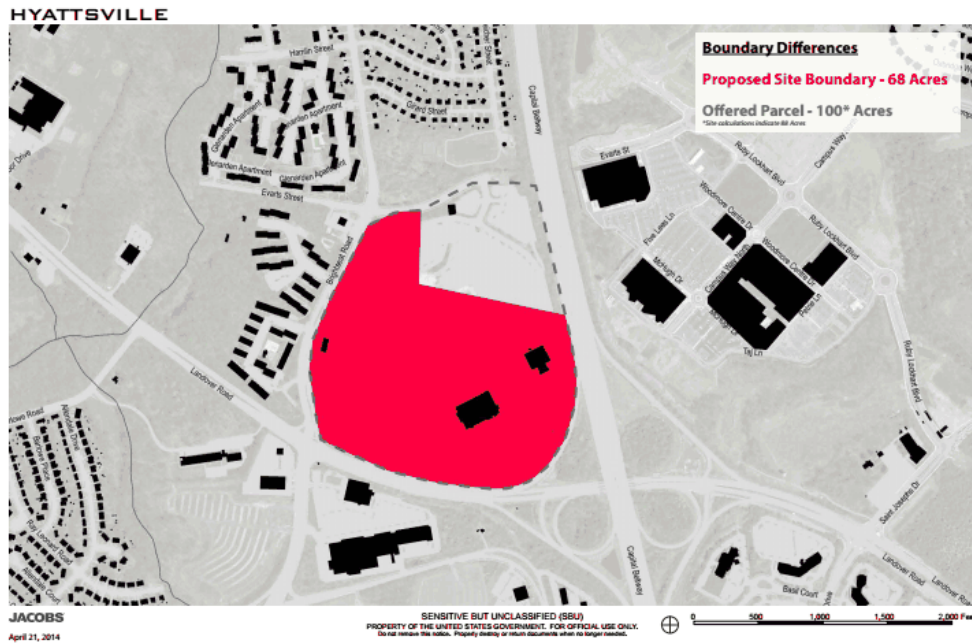
- A. Greenbelt - Expanding the boundary within the respondent's larger parcel beyond what was submitted would allow more flexibility in locating the facilities and meeting security requirements.



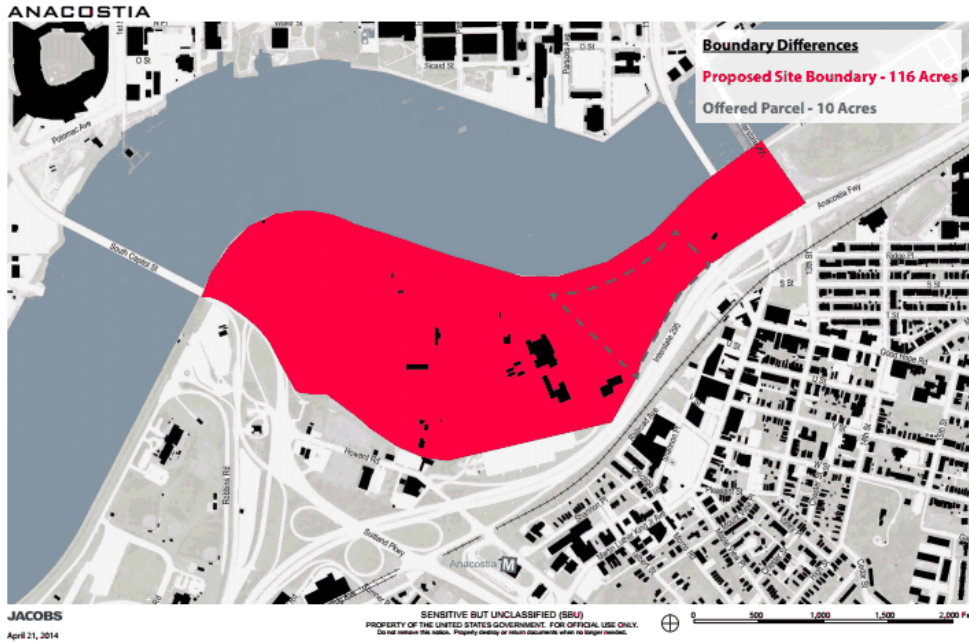
- B. Falls Church - Expanding the boundary within the respondent's larger parcel beyond what was submitted would allow the use of existing facilities that would potentially reduce the cost to the Government.



- C. Hyattsville - Reducing the boundary to less than the owner's full site could potentially reduce the cost to the Government and was anticipated in the EOI.



- D. Anacostia - Expanding the boundary within the respondent's larger parcel beyond what was submitted would allow more flexibility in locating the facilities and meeting security requirements.



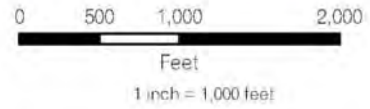
II. Additional Government Owned Sites

The following five additional sites, owned by the Federal Government or the District of Columbia, have been added to the document, FBI HQ Consolidation – Site Information Summaries, for the Panel’s evaluation. These additional sites have characteristics that may be favorable for the FBI Headquarters Consolidation project and have been evaluated in accordance with the site evaluation Minimum Requirements as was done on March 25, 2014 for the initial sites. The availability of these sites has not been ascertained at present; they are identified as alternate sites subject to later availability determinations if necessary to allow for potentially enhanced competition in the request for developer proposals phase:

1.13 Northeast DC



-  Metro Station Centroid
-  Metro Station Entrance
-  Site Boundary
-  Metro Route
-  Beltway Route



1.13 Northeast DC

Delineated Area: National Capital Region

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 53.1 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Stadium-Armory and the distance to the station was 0.14 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, since the site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication at this time that the site could not accommodate the stated Minimum Requirement but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

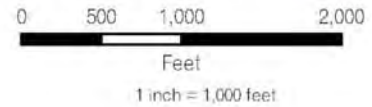
The Panel determined that the Northeast DC site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or eliminated. That further

consideration may include the Government contacting the agency or government entity in which custody resides to see if other site configurations (other potential proposed site areas) could be considered.

1.14 Southeast DC



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



1.14 Southeast DC

Delineated Area: National Capital Region

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 83.1 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement. According to the Washington DC Zoning Map, this site is currently zoned HE-1 (Hill East Subdivision Subdistrict 1), HE-2 (Hill East Subdistrict 2), and HE-3 (Hill East Subdistrict 3). The eastern portion of the site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Stadium-Armory and the distance to the station was 0.0 miles (adjacent to the site). Therefore it was concluded that the minimum criteria for access to Metro was met. Also, since the site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

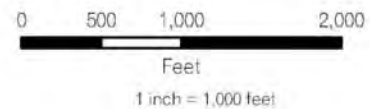
The Panel determined that the Southeast DC site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information

for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or eliminated. That further consideration may include the Government contacting the agency or government entity in which custody resides to see if other site configurations (other potential proposed site areas) could be considered.

1.15 Northwest DC



- M Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



1.15 Northwest DC

Delineated Area: National Capital Region

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 75.4 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase.

Access to Transportation: The nearest Metro Station was determined to be Georgia Ave-Petworth and the distance to the station was 0.79 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, since the site is inside the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

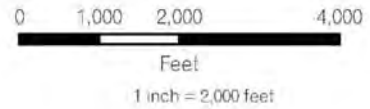
The Panel determined that the Northwest DC site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or eliminated. That further

consideration may include the Government contacting the agency or government entity in which custody resides to see if other site configurations (other potential proposed site areas) could be considered.

1.16 Springfield South



- M Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



1.16 Springfield South

Delineated Area: National Capital Region

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 126.5 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement. According to the Fairfax County Zoning map, this site is zoned R-1 (Residential District, One Dwelling Unit/Acre). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase

Access to Transportation: The nearest Metro Station was determined to be Franconia-Springfield and the distance to the station was 1.74 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, since the site is 2.06 miles from the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

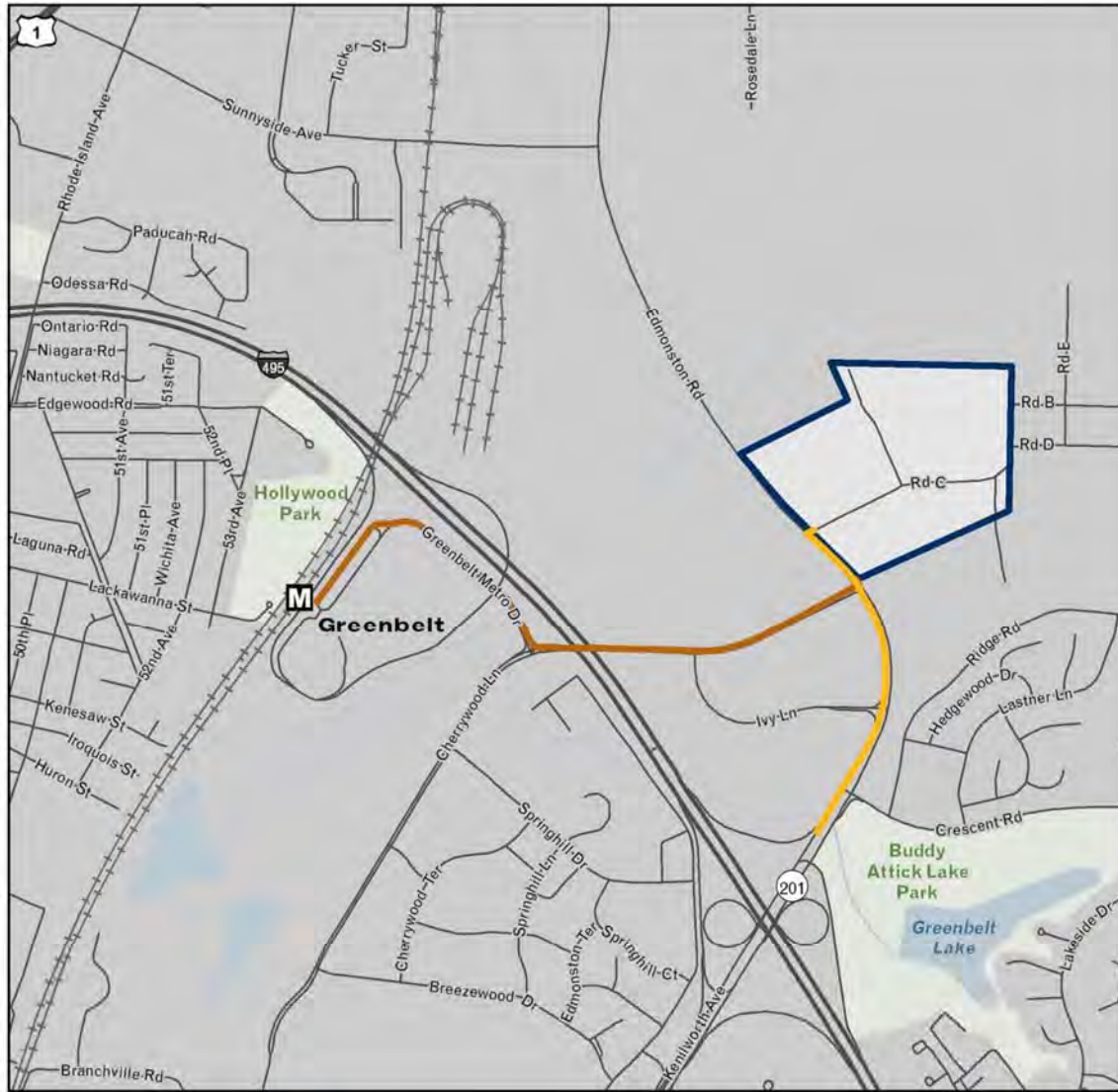
Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

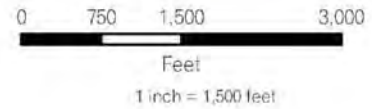
The Panel determined that the Springfield South site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or

eliminated. That further consideration may include the Government contacting the agency or government entity in which custody resides to see if other site configurations (other potential proposed site areas) could be considered.

1.17 Beltsville



- M** Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



1.17 Beltsville

Delineated Area: National Capital Region

Size: With respect to the Size criteria, the Panel examined the Site Information Summary showing a proposed area of 80.8 acres. At this stage only limited information about the site's ability to accommodate the 2.1 million rsf of office and related facilities was available to the Panel. The Panel concluded that many factors would influence the ability of this site to accommodate the requirements such as the shape of the land, surrounding development, zoning, and the size of the proposed sites. Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement. According to the Prince George's County Zoning Map, this site is Currently zoned R-O-S (Reserved Open Space). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Accordingly, the Panel recommended as to this factor that further information be assembled and made available to the Panel during the Additional Criteria phase

Access to Transportation: The nearest Metro Station was determined to be Greenbelt and the distance to the station was 1.18 miles. Therefore it was concluded that the minimum criteria for access to Metro was met. Also, since the site is 0.63 miles from the Beltway, it was determined that the site met the minimum requirement for proximity to the Beltway. Therefore both aspects of the access to transportation minimum criteria were met.

Utilities: At this stage only limited information was provided about the site's ability to meet the minimum requirements with respect to the Utility criteria. Based on the site's location in a suburban environment with substantial surrounding development occurring, there is no indication that the site could not accommodate the stated Minimum Requirement, but the Panel recommends further study with respect to this criteria be provided to the Panel during the Additional Criteria phase.

Panel Recommendation

The Panel determined that the Beltsville site meets the Minimum Requirements with respect to Delineated Area and Access to Transportation. Because the Panel could not conclude at this time with respect to Size and Utilities that the proposed site could not meet the Minimum Requirements, the Panel decided to move the site forward to the next stage, subject to a final review when further information is available, including such items as test fits and details concerning the utilities. The "Additional Criteria" phase allows for such review as both "Site Characteristics" and "Utilities" are specified as evaluation criterion that may be further considered within that phase. The Panel felt that it should be provided with test fit information for the proposed site and details concerning the utilities, and then it could determine if the site should be considered further or eliminated. That further

consideration may include the Government contacting the agency or government entity in which custody resides to see if other site configurations (other potential proposed site areas) could be considered.

III. Conclusion

Consistent with Section I. of this Supplement, the Panel concurs with the technical team's proposed outreach to certain site owners in connection with boundary adjustments.

Furthermore, after careful review of the Site Information Summaries in Section II of this Supplement and detailed evaluation by the Panel of the information available at this time, the Panel recommends that all of the added Federal sites be given further consideration under the "Additional Criteria" phase. These added sites appear physically capable of accommodating 2.1 million square feet of space. However, a sites' ability to meet ISC Level V security requirements (with a setback that accommodates those requirements), including likely development costs for doing so, will be carefully evaluated and given paramount importance for purposes of the next phase of the site evaluation process and the determination of which site(s) are most advantageous to the Government, all factors considered. The Panel indicated that during the Additional Criteria phase, it would like to have as much information as possible on the sites related to the enabling and limiting factors (together, the "Additional Criteria")"

[Redacted signature]

[Redacted name]

Chair of the Panel

[Redacted signature]

[Redacted name]

Panelist

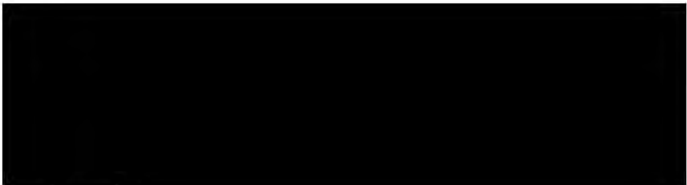
[Redacted signature]

[Redacted name]

Panelist

[Redacted signature]

Panelist



Panelist


Contracting Officer

IV. Exhibits

FBI Headquarters Consolidation-Site Information Summaries For Additional Federal Sites

1.13 Northeast DC



1.13 Northeast DC

Total Area: 53.1 Acres

Delineated Area: National Capital Region

State: District of Columbia

County: N/A

Size: Based on surrounding development, zoning, and the size of the proposed site, the site may be able to accommodate the stated Minimum Requirement; however the size of the site and the surrounding development may prove challenging to provide Level V security. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

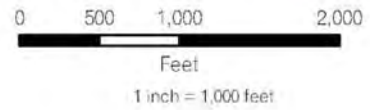
- Nearest Metro Station: Stadium-Armory
- Distance to Metro: 0.14 miles
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.14 Southeast DC



- M Metro Station Centroid
- Metro Route
- Metro Station Entrance
- Beltway Route
- Site Boundary



1.14 Southeast DC

Total Area: 83.1 Acres

Delineated Area: National Capital Region

State: District of Columbia

County: N/A

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Washington DC Zoning Map, this site is currently zoned HE-1 (Hill East Subdivision Subdistrict 1), HE-2 (Hill East Subdistrict 2), and HE-3 (Hill East Subdistrict 3). The eastern portion of the site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

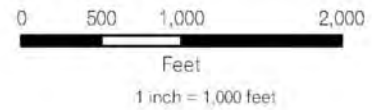
- Nearest Metro Station: Stadium-Armory
- Distance to Metro: 0.0 miles (adjacent)
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.15 Northwest DC



- M Metro Station Centroid
- Metro Route
- Beltway Route
- Metro Station Entrance
- Site Boundary



1.15 Northwest DC

Total Area: 75.4 Acres

Delineated Area: National Capital Region

State: District of Columbia

County: N/A

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Washington DC Zoning Map, this site is currently not in a zoned area. There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access to Transportation:

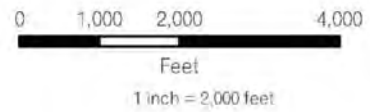
- Nearest Metro Station: Georgia Ave - Petworth
- Distance to Metro: 0.79
- Inside Beltway: Yes
- Distance to Beltway Interchange: N/A; Inside Beltway

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site valuation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.16 Springfield South



- M Metro Station Centroid
- Metro Station Entrance
- Site Boundary
- Metro Route
- Beltway Route



1.16 Springfield South

Proposed Site Area: TBD

Total Area: 126.5 Acres

Delineated Area: National Capital Region

State: Virginia

County: Fairfax

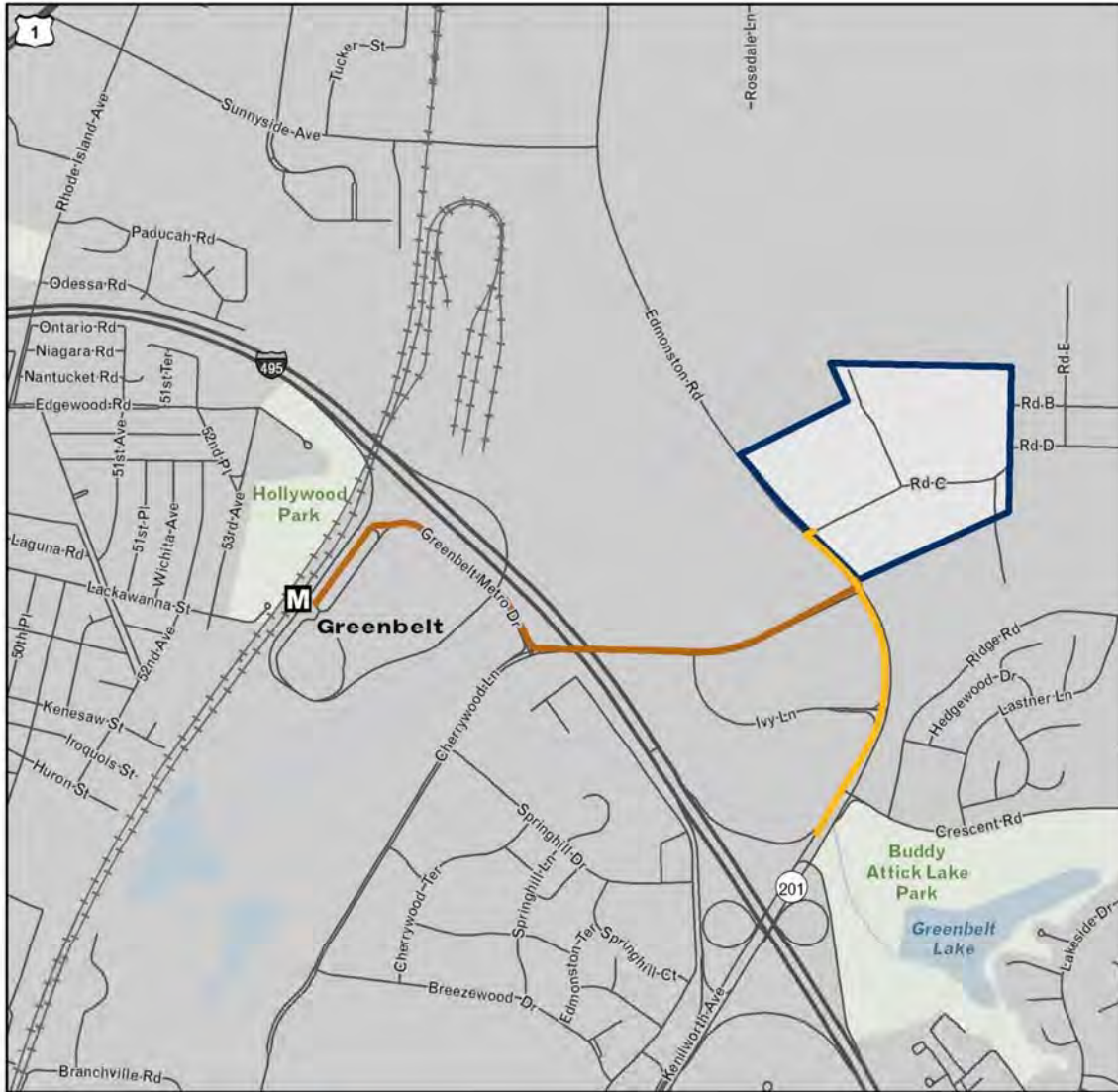
Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the County Zoning map, this site is zoned (Residential District, One Dwelling Unit/Acre). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access To Transportation:

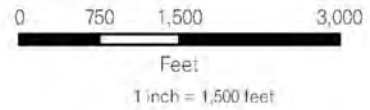
- Nearest Metro Station: Franconia-Springfield
- Distance to Metro: 1.74 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 2.06 miles

Utilities: Based on the site's location in an urban environment with substantial surrounding development, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

1.17 Beltsville



- M Metro Station Centroid
- Metro Route
- Metro Station Entrance
- Beltway Route
- Site Boundary



1.17 Beltsville

Total Area: 80.8 Acres

Delineated Area: National Capital Region

State: Maryland

County: Prince George's

Size: Based on surrounding development, zoning, and the size of the proposed site, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase. According to the Prince George's County Zoning Map, this site is currently zoned R-O-S (Reserved Open Space). There is no indication that Zoning will prohibit the proposed development, however a project of this size will likely require special entitlements, exceptions, and negotiations with the local jurisdiction. Should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements, further study will be conducted and provided to the Panel during the Additional Criteria phase.

Access To Transportation:

- Nearest Metro Station: Greenbelt
- Distance to Metro: 1.18 miles
- Inside Beltway: No
- Distance to Beltway Interchange: 0.63 miles

Utilities: Based on the site's location in a suburban environment with substantial surrounding development occurring, there is no indication that the site could not accommodate the stated Minimum Requirement, however should the site be determined by the Site Evaluation Panel to pass the Minimum Requirements further study will be conducted and provided to the Panel during the Additional Criteria phase.

Memorandum, dated June 6, 2014, from FBI regarding setback and building hardening recommendations redacted from this version of the
Approving Official's Decision



Memorandum for the Record

Date: June 13, 2014

From: Bill Dowd [REDACTED]
Project Executive
Public Buildings Service

To: Michael Gelber
Deputy Commissioner
Public Buildings Service
Approving Official
FBI Headquarters Site Evaluation

[REDACTED]
Contracting Officer
Public Buildings Service

Site Evaluation Panel c/o
[REDACTED]
Public Buildings Service
FBI Headquarters Site Evaluation Panel Chair

Subject: Government Sites Considered for FBI Headquarters

I. Background

GSA issued, on November 15, 2013, its Request for Expressions of Interest (REOI) seeking sites to be used for the development of a new headquarters for the Federal Bureau of Investigation (FBI). Among other things, the REOI provided that “[i]n addition to the sites submitted in response to this advertisement, GSA will consider sites currently owned by the Government.” This Memorandum is to document GSA’s consideration and analysis of Government-controlled sites for purposes of the REOI and the FBI Headquarters (FBI HQ) project.

The following minimum requirements were set forth in the REOI:

Delineated Area: National Capital Region

- Washington, DC
- Montgomery County and Prince George's County, Maryland
- Northern Virginia (i.e., Arlington, Fairfax, Loudoun, and Prince William Counties and the incorporated cities and towns of Alexandria, Fairfax, Falls Church, Herndon, Vienna and Manassas)

Size:

- Site large enough to construct up to 2.1 million rentable square feet of office and related space, including ancillary facilities and parking as required by local code. GSA anticipates that approximately 50 acres would be needed to satisfy this project requirement.
- Site able to accommodate the requirements of Interagency Security Committee (ISC) Level V Security.

Access to Transportation:

- The closest boundary line of the site offered shall be within 2 miles by paved public access road of a Metrorail station, and either inside the Capital Beltway or within 2.5 miles by paved public access road of a Capital Beltway interchange.

Utilities:

- Site must be capable of providing adequate public utilities, including but not limited to two distinct feeds of electrical power or a reasonable equivalent, to ensure continuity in operations.

Responses to the REOI were received by December 17, 2013. However, no response was received from any Federal agency indicating any interest in making a Federal site under the custody and control of such agency available to GSA for use in connection with the FBI HQ project.

Nevertheless, GSA's independent market research determined that a number of sites under the custody and control of other agencies might be capable of meeting the minimum requirements set forth in the REOI. Through the same market research process, two GSA-controlled sites were also identified. These two GSA sites have been or will be fully evaluated and provided to the Site Evaluation Panel in the same manner as the sites received in response to the REOI. Since these two sites are within GSA's custody and accountability and would not require a transfer of custody and accountability from one land-holding agency to another to accommodate the FBI HQ they are not the subject of this Memorandum.

This Memorandum is intended to memorialize the process GSA has followed to identify and evaluate non-GSA Government sites and provide the Site Evaluation Panel with relevant background information.

II. Sources

The Federal Real Property Profile “FRPP” is the “database of all real property under the custody and control of all executive branch agencies, except when otherwise required for reasons of national security,” in accordance with Executive Order 13327. As of the fall of 2013, the FRPP contained 112,302 records of “owned land” assets. Prior to issuing the REOI, the FRPP was searched to identify sites of 35 acres or greater within the boundaries of the National Capital Region (NCR), which resulted in the identification of 30 sites. Because the numerous agencies contributing data to the FRPP have varying standards of classifying assets and in order to attempt to identify all potential Government sites, GSA conducted further independent market research.

In 2008, GSA conducted a locational analysis for the Department of Homeland Security and identified 13 Government sites. This research, along with further FRPP searches and market research identified an additional 12 sites. Because of duplication of sites within the sources, and some of the sites being parts of larger identified areas, merging the sources resulted in a total of 45 sites that were 35 acres or larger within NCR.

III. Filtering

These 45 sites were filtered in two phases. They were first filtered for meeting the Access to Transportation minimum requirements, as described above, and this resulted in the 45 sites being reduced to 28 sites, including 4 already in GSA custody. The second filtering reviewed sites’ current use for compatibility or change-of-use; the potential that the site is currently underperforming; and the potential for an office use on the scale of the FBI project, consistent with applicable evaluation factors for the site evaluation. This second screening reduced the number of sites from 28 to 7 sites, including 2 within GSA custody.

IV. Resulting Identification of Potential Non-GSA Government Sites

Site Name	Holding Entity	City	State	Total Acreage
RFK Stadium – Central Parcel	DC Gov’t leased from NPS	Washington	DC	53
Reservation 13; RFK Parking	DC Gov’t; parking portion leased from NPS	Washington	DC	83
Fort Belvoir North	DOD	Springfield	VA	795
Armed Forces Retirement Home	AFRH/Sec. Def.	Washington	DC	274
Beltsville Ag Research Center	USDA	Beltsville	MD	6,698

On April 30, 2014, the Site Evaluation Panel determined that these five Non-GSA Government sites met the minimum requirements set forth in the REOI.

V. Challenges of Using Government Sites Not in GSA Custody

a. General Considerations

Agencies have a continuing duty to survey their real estate holdings, at least annually, to ascertain whether facilities are “not utilized, underutilized, or not being put to optimum use.” The Federal Management Regulation (FMR) specifically provides:

41 CFR § 102-75.60 - What are landholding agencies' responsibilities concerning real property surveys?

A landholding agency's responsibilities concerning real property utilization surveys are to--

- (a) Survey real property under its control (i.e., property reported on its financial statements) at least annually to identify property that is not utilized, underutilized, or not being put to optimum use. When other needs for the property are identified or recognized, the agency must determine whether continuation of the current use or another use would better serve the public interest, considering both the Federal agency's needs and the property's location. In conducting annual reviews of their property holdings, the GSA Customer Guide to Real Property Disposal can provide guidelines for Executive agencies to consider in identifying unneeded Federal real property;
- (b) Maintain its inventory of real property at the absolute minimum consistent with economical and efficient conduct of the affairs of the agency; and
- (c) Promptly report to GSA real property that it has determined to be excess.

As noted above, no Federal agencies responded to the REOI, nor is GSA otherwise aware of any non-GSA-controlled Federal site potentially being available for use in connection with the FBI HQ project. Specifically, GSA has not received, nor does the agency anticipate receiving, any report of excess covering a property meeting the minimum requirements set forth in the REOI. In short, no Federal agency has expressed any intention or indication that their facilities are potentially available for an alternative Federal use in support of the FBI HQ.

Additionally, even if another Federal agency had responded to the REOI or otherwise expressed interest in transferring custody and control of a site to GSA for purposes of the FBI HQ project,

GSA lacks available appropriations from which to pay the transferring agency the fair market value of the property.¹ In this regard, the Federal Management Regulation states:

41 CFR § 102-75.190 - What amount must the transferee agency pay for the transfer of excess real property?

The transferee agency must pay an amount equal to the property's fair market value (determined by the Administrator)--

(a) Where the transferor agency has requested the net proceeds of the transfer pursuant to 40 U.S.C. 574....

Although Federal regulation provides for transfer of property among agencies without reimbursement via waiver by the Office of Management and Budget, the transferring entity must support such a waiver. See 41 CFR § 102-75.205. GSA has no basis to presume that any agency with property capable of meeting the minimum requirements of the REOI, including NPS, DOD, AFRH, or DOAg, will at any point (i) generate reports of excess covering applicable portions of their properties; (ii) support a waiver of reimbursement otherwise required for the transfer of property to another agency, or that (iii) OMB would support such a waiver, if requested and agreed to by the transferring agency.

In addition to the foregoing, GSA also has considered the following agency-specific considerations with respect to NPS, DOD, AFRH, and DOAg properties:

b. National Park Service Sites

Title 16 of the U.S. Code contains the National Park Service's organic act. The act specifies that:

...the protection, management, and administration of [NPS] areas shall be conducted in light of the high public value and integrity of the National Park System and shall not be exercised in derogation of the values and purposes for which these various areas have been established, except as may have been or shall be directly and specifically provided by Congress. 16 U.S.C. § 1A-1.

This provision and others make plain that such park properties may not be converted to non-park purposes absent Congressional authorization, and GSA is unaware of any basis to presume that such authorization would be forthcoming at all, let alone within a timeframe consistent with the agency's procurement of a new FBI HQ. Based on NPS' lack of any response to the REOI, together with the issues discussed above and in section V.a. of this Memorandum, GSA does not consider any NPS site to be a viable alternative for further consideration in connection with the REOI for the FBI HQ project.

¹ The lack of available appropriations to support construction of a new FBI HQ is a primary reason that the Government is seeking to leverage the value of the FBI's existing HQ facility, the J. Edgar Hoover Building, in exchange for construction of a new FBI HQ.

c. Military Sites

Pursuant to 10 U.S.C. § 2662, the Secretary of Defense may not enter into the following transactions by or for the use of a military department until the Secretary submits a report to the Committee on Armed Services of the Senate and the Committee on Armed Services of the House of Representatives:

(a)(1)(D) A transfer of real property owned by the United States to another Federal agency or another military department or to a State, if the estimated value is more than \$750,000.

(a)(1)(E) A report of excess real property owned by the United States to a disposal agency, if the estimated value is more than \$750,000. The report required by this subsection concerning any report of excess real property described in subparagraph (E) of paragraph (1) shall contain a certification by the Secretary concerned that he has considered the feasibility of exchanging such property for other real property authorized to be acquired for military purposes and has determined that the property proposed to be declared excess is not suitable for such purpose.

(a)(3) The authority of the Secretary concerned to enter into a transaction described in paragraph (1) commences only after—

(A) the end of the 30-day period beginning on the first day of the month with respect to which the report containing the facts concerning such transaction, and all other such proposed transactions for that month, is submitted under paragraph (1); or

(B) the end of the 14-day period beginning on the first day of that month when a copy of the report is provided in an electronic medium pursuant to section 480 of this title on or before the first day of that month.

These strict procedural and certification requirements impose restrictions on any military department's decision to attempt to report property excess and transfer such property. Based on DOD's lack of any response to the REOI, together with the issues discussed above and in section V.a. of this Memorandum, GSA does not consider any DOD site to be a viable alternative for further consideration in connection with the REOI for the FBI HQ project.

d. AFRH Site

In accordance with 24 U.S.C. § 411(e)(3),

“if the Secretary of Defense determines that any property of the Retirement Home is excess to the needs of the Retirement Home, the Secretary shall dispose of the property in accordance with subchapter III of chapter 5 of title 40, United States Code (40 U.S.C. 541 et seq.). The proceeds from the disposal of property under this paragraph shall be deposited in the Armed Forces Retirement Home Trust Fund.”

In order for this property to be made available to GSA for use as the FBI HQ, it would need to be declared excess; further, custody and accountability would need to be transferred to GSA at full fair market value unless waived by OMB. No such excess determination has been made and GSA is unaware of any effort or intent by AFRH to declare the property excess. Further, AFRH has publicly indicated that it seeks to maximize returns to its Trust Fund as an asset management strategy, which may be inconsistent with reporting the property excess and transferring custody and accountability to GSA. Nor does GSA believe AFRH would support an OMB waiver of full fair market value reimbursement. Based on AFRH’s lack of any response to the REOI, together with the issues discussed above and in section V.a. of this Memorandum, GSA does not consider the AFRH site to be a viable alternative for further consideration in connection with the REOI for the FBI HQ project.

e. Agriculture Site

GSA’s analysis of potential sites concluded that the Beltsville (Maryland) Agricultural Research Center could potentially meet the minimum requirements set forth in the REOI. However, under Pub. L. 100-202, Section 523, no funds appropriated in any fiscal year “may be obligated or expended in any way for the purpose of the sale, lease, rental, excessing, surplus, or disposal of any portion of land on which the Beltsville Agricultural Research Center is located at Beltsville, Maryland, without the specific approval of Congress.” Thus, special legislative authority would need to be enacted to allow for the use of this site; however, GSA has no basis to presume that enactment of such legislative authority would be forthcoming at all, let alone in a timeframe consistent with the agency’s procurement of a new FBI HQ. Based on DOAg’s lack of any response to the REOI, together with the issues discussed above and in section V.a. of this Memorandum, GSA does not consider the DOAg Beltsville site to be a viable alternative for further consideration in connection with the REOI for the FBI HQ project.

VI. Conclusions Related to Considering Non-GSA Governmental Sites

For all of the aforementioned reasons, use of the Government sites herein pose substantial challenges for the FBI HQ project. Notwithstanding this conclusion, GSA has further analyzed certain Governmental sites that could potentially be sought from holding/occupying agencies for its background information.

While certain non-GSA Government sites may have the potential for meeting FBI's requirements, they are not presently available and are subject to substantial process limitations and other impediments as described in this Memorandum. Based on timing and availability considerations and for the reasons explained herein, it is recommended that these sites be evaluated by the Panel against the additional evaluation criteria (in the event that the status of their availability may change in the future) but that they receive no further consideration for inclusion on the shortlist at this time.



Memorandum for the Record

Date: June 26, 2014

From: Bill Dowd [REDACTED]
Project Executive
Public Buildings Service

To: Michael Gelber
Deputy Commissioner
Public Buildings Service
Approving Official
FBI Headquarters Site Evaluation

[REDACTED]
Contracting Officer
Public Buildings Service

Site Evaluation Panel c/o
[REDACTED]
Public Buildings Service
FBI Headquarters Site Evaluation Panel Chair

Subject: Government Sites Considered for FBI Headquarters - Addendum

The attached June 13 Memorandum for the Record titled "Government Sites Considered for FBI Headquarters" documents GSA's consideration and analysis of Government controlled sites for the FBI Headquarters project. This addendum summarizes the potential impact to the project's procurement strategy and schedule associated with further consideration of the non-GSA controlled Government sites.

As of the date of this memorandum, the Site Evaluation Panel has concluded much of the work to identify and evaluate acceptable sites, it is expected that a reasonable number of acceptable sites have been identified by the Site Evaluation Panel, and the necessary agreements reached with the owners of the privately-owned sites. Those agreements provide an exclusive option to the Government for the purchase of each site, at the Government's discretion, within the next 24 months. During the next 24 months, the Government will conduct due diligence

investigations and a National Environmental Policy Act (NEPA) evaluation to test the environmental impact of placing the new FBI Headquarters on each site.

The June 13 memorandum documents that one of the primary challenges with considering non-GSA controlled Government sites is that these properties have not been deemed excess by the landholding agency. Such process would either require a lengthy Report of Excess process and/or special legislation, both of which would be totally outside the control of GSA and without any certainty of attainment. Either process would likely take many months or possibly years to complete. Considering any of the non-GSA controlled Government sites in the current procurement would require terminating the existing option agreements that have been negotiated with the current private offerors, or allowing those option agreements to expire. Such a situation would be the equivalent of ending the current site acquisition process, which is believed to have identified a reasonable number of acceptable sites, and beginning anew.

The challenges associated with considering any of the non-GSA controlled Government sites in our current procurement strategy continue to outweigh the benefits that any of these sites may provide. In addition to the reasons identified in the June 13 memo, the indefinite period of time that would be required to identify the potential availability of these sites would likely jeopardize the availability of the sites that are currently under consideration. As such, it is recommended that these non-GSA controlled Government sites, having already been evaluated, continue to receive no further consideration for inclusion on the shortlist at this time.