



Site Selection Decision Summary **Federal Bureau of Investigation Suburban Headquarters**

After careful and deliberate review, the U.S. General Services Administration (GSA or agency), has selected **Greenbelt** as the most advantageous site for the Federal Bureau of Investigation (FBI) Suburban Headquarters (Suburban HQ). In evaluating the three sites Congress directed GSA to consider (Springfield, VA; Greenbelt, MD; and Landover, MD)¹, GSA found that:

- (1) Greenbelt is the most transit accessible site due to its short (0.1 mile) walking distance to Metro and commuter rail. This is favorable for daily commuting of FBI employees and ease of access for contractors, visitors, and key partners that need to work with the FBI;
- (2) Greenbelt provides the greatest schedule certainty due to the fact that the site is owned by a public entity and offers a clear public process and timeline to achieve site control. This is of significant importance to this project: (i) the condition of JEH is deteriorating and has an impact on the safety of FBI employees and mission of the FBI; and (ii) the requirement to maintain JEH until it is vacated, plus project cost escalation related to schedule delay, has an impact to taxpayers;
- (3) Greenbelt offers the greatest opportunity for the Government's investment to positively impact the Washington region through sustainable and equitable development. Specifically, Greenbelt has the most favorable location efficiency and is less vulnerable to climate and disaster risk, and provides the greatest opportunity to spur economic opportunity in historically underserved communities;
- (4) Greenbelt has the lowest overall cost to taxpayers. The total projected cost to acquire and/or prepare the site for construction for Greenbelt is estimated to be approximately \$26.2 million, compared to approximately \$64.1 million for Springfield, and significantly over \$100 million for Landover.

GSA and FBI launched this site selection process last year, pursuant to Congressional direction. On March 15, 2022, as part of the Fiscal Year 2022 Consolidated Appropriations Act, Congress directed GSA to select one of three sites for the FBI Suburban Headquarters: Springfield, VA; Greenbelt, MD; or Landover, MD.

In September 2022, GSA released an initial Site Selection Plan outlining how the agency would determine which of the three sites would best meet the needs of the FBI and the public. In July 2023, after holding Congressionally directed consultations with individuals representing each

¹ In 2014, these sites were identified as meeting the baseline requirements for a new FBI Headquarters – including being able to accommodate the size of a new facility and meet the Government's unique security requirements – after a review of dozens of sites across the region.



site, GSA released an update to the plan. The update incorporated new government-wide directives and increased the consideration of cost to deliver better value for taxpayers. It also adjusted the weighting of the criteria to reflect these changes and simplified the scoring methodology. However, the core of the plan remained the same, including the five major criteria each site would be evaluated against, which are outlined below.

The Site Selection Plan set forth a process for evaluating which site was the most advantageous to the government on each criteria, using a color scale to help guide and inform the final site decision. Most advantageous was Blue, second most advantageous was Green, and third most advantageous was Yellow. Furthermore, to promote transparency in how the government would balance the importance of the criteria, each was weighted in the following manner, which is summarized as follows. To provide continued transparency on this critical project, GSA has posted documentation to our website that provides a comprehensive review of the analysis and rationale behind the ratings assigned to each site.

Criteria and Weighting

- **Criteria #1 (weight: 25/100): FBI Proximity to Mission-Related Locations**
- **Criteria #2 (weight: 20/100): Transportation Access**
- **Criteria #3 (weight: 15/100): Site Development Flexibility and Schedule Risk**
- **Criteria #4 (weight: 20/100): Promoting Sustainable Siting and Advancing Equity**
- **Criteria #5 (weight: 20/100): Cost**

After releasing the updated plan in July 2023,² GSA launched the process to evaluate each site according to the plan's criteria and methodology. The ratings for the sites are outlined below.

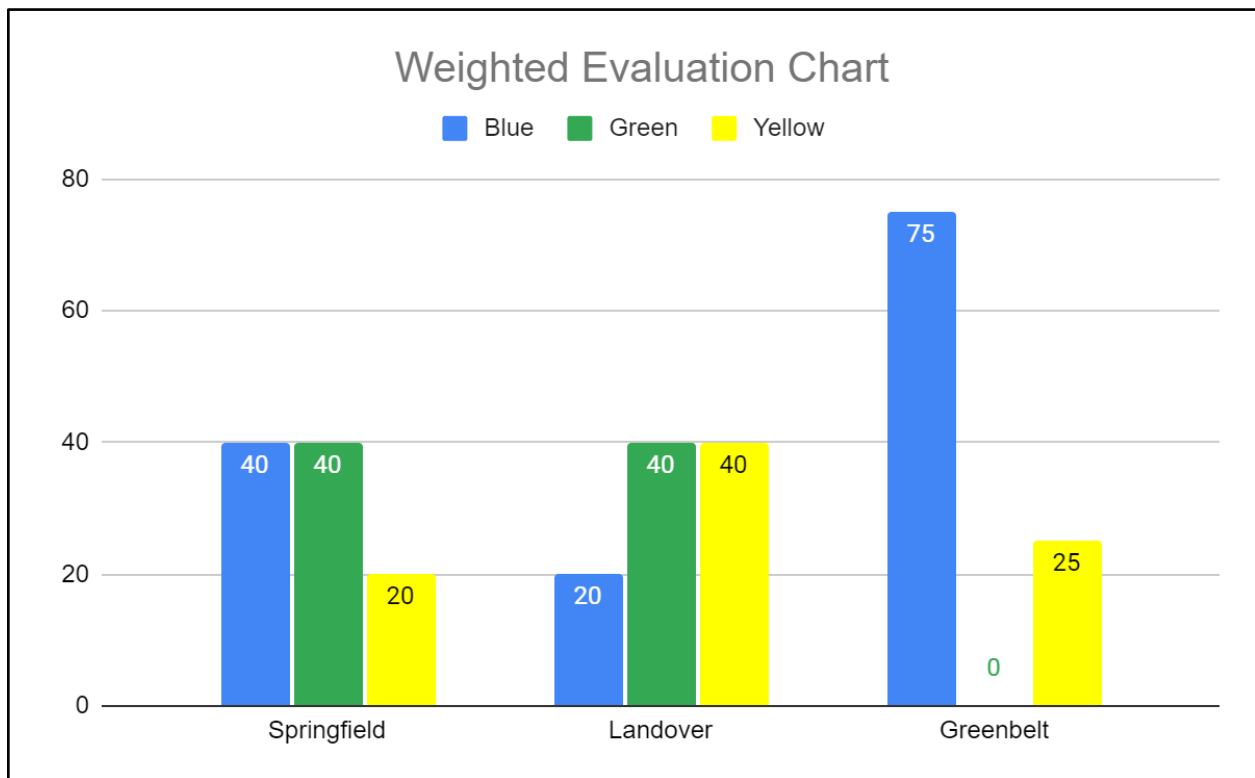
² Further detail on what was contained within each Criteria and Sub-Criteria, and how this process was completed, can be found in the Site Selection Plan, which is available on GSA's website at www.gsa.gov/reference/freedom-of-information-act-foia/electronic-reading-room.



Table 1. Ratings for Each Site

Final Evaluation					
#	Criteria	Weight	Springfield Color Rating	Greenbelt Color Rating	Landover Color Rating
1	FBI Proximity To Mission-Related Locations	25	Blue	Yellow	Green
2	Transportation Access	20	Green	Blue	Yellow
3	Site Development Flexibility & Schedule Risk	15	Blue	Blue	Green
4	Sustainable Site & Advancing Equity	20	Yellow	Blue	Blue
5	Cost	20	Green	Blue	Yellow

Table 2. Weighted Scores for Each Site





Conclusion

As outlined above – after a thorough review, including a comprehensive analysis of information provided by each jurisdiction – the agency has determined Greenbelt to be the most advantageous site for the government. It provides the greatest transportation access to FBI employees and visitors, gives the government the most certainty on schedule, and is the lowest cost to taxpayers. It also has the greatest potential to advance sustainability and equity.