

**Federal Bureau of Investigation Suburban Headquarters Campus
Summary of Selection Criteria and Evaluation Methodology**

On March 15, 2022, Congress directed the U.S. General Services Administration (“GSA”) to, “in as expeditious manner as possible,” select one of the following three sites for a new location for the Federal Bureau of Investigation (“FBI”): Landover, Maryland; Greenbelt, Maryland; or Springfield, Virginia. GSA and FBI have developed as fair and transparent a process as possible for identifying the most advantageous site to the United States. This document provides a summary of the site selection criteria and evaluation methodology that will be utilized to make this determination. GSA and FBI are also providing the Site Selection Plan, so that stakeholders have further visibility into the decision-making process that will guide this selection.¹

TABLE #1: Overview of Criteria and Weighting

Criteria	Description	Number of Subcriteria	Weight (100 Total)
#1	FBI Mission Requirements	3	35
#2	Transportation Access	4	25
#3	Site Development Flexibility	2	15
#4	Promoting Sustainable Siting and Advancing Equity	2	15
#5	Cost	2	10

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¹ This site selection process only focuses on the FBI Headquarters suburban site. A separate process is currently underway to select a downtown DC FBI facility, as supported by the FY2023 President’s Budget.

TABLE #2: Breakdown of Criteria

Criteria		Basis of Evaluation	Evaluation Data
#1	FBI Mission		
1.A	Proximity to the FBI Academy Quantico	Distance to the FBI Academy Visitors Center	Maps
1.B	Proximity to non-consolidating operationally significant FBI NCR real estate assets	Cumulative driving distance from each site to each FBI identified asset (Operational Airports, FBI remaining facilities over 500 seats)	Maps
1.C	Proximity to DOJ HQ in DC	Distance to DOJ HQ	Maps
#2	Transportation Access		
2.A	Walking distance to Metro	Distance to nearest WMATA Metro station	Maps, DEIS
2.B	Walking distance to trains (MARC & VRE)	Distance to nearest MARC or VRE station	Maps, DEIS
2.C	Walking distance to and number of existing bus lines	Distance to nearest bus lines; quantity of bus stops within the immediate vicinity of the site	Maps, DEIS
2.D	Proximity to Commercial Airports	Distance to closest major airport - BWI, Dulles or Reagan National	Maps
#3	Site Development Flexibility		
3.A	Site area and site geometry	Developable land (acres)	Building massing analysis
3.B	Earliest year the Government could commence construction activities	Provided response from landowners, tenants	Landowner submissions, federal agency feedback

#4	Promoting Sustainable Siting and Advancing Equity		
	Promoting sustainable locations for Federal facilities and strengthening the vitality and livability of the communities in which Federal facilities are located		Executive Order 14057 https://www.sustainability.gov/federalsustainabilityplan/
	Advancing Racial Equity and Support for Underserved Communities Through the Federal Government		Executive Order 13985 https://www.whitehouse.gov/briefing-room/presidential-actions/2021/01/20/executive-order-advancing-racial-equity-and-support-for-underserved-communities-through-the-federal-government/
#5	Cost		
5.A	Cost to acquire site	Land acquisition price	Landowner statements
5.B	Cost to prepare site	Costs to prepare the site for future construction and off-site costs	GSA estimates, Jurisdictional commitments

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TABLE #3: Evaluation Methodology

Criteria/Rating	BLUE	GREEN	YELLOW
Criteria #1, #2, #3, #5	Most advantageous to the Government, relative to the other sites	Second most advantageous to the Government, relative to the other sites	Third most advantageous to the Government, relative to the other sites
Criteria #4	A BLUE rating demonstrates that selecting the site has a <u>significant</u> likelihood of advancing the policies and goals of the Executive Order	A GREEN rating demonstrates that selecting the site has a <u>moderate</u> likelihood of advancing the policies and goals of the Executive Order	A YELLOW rating demonstrates that selecting the site has a <u>less than moderate</u> likelihood of advancing the policies or goals of the Executive Order

Site selection panel evaluation process (overview):

1. For Criteria #1, #2, #3, and #5 the panelists will individually evaluate each site against one another by assigning a color to each subcriteria. The individual panelists will not assign a color to the overall criteria, but will wait until the panel convenes as a group to do so. Using the subcriteria colors, the panel will determine the predominant color for each site per criteria. It is possible for the group consensus to assign the same color to more than one site, if determined by panel consensus as the best one. The panel must select at least one site as being most advantageous; meaning that at least one site must have an overall rating of Blue for Criteria #1, #2, #3 and #5. If two sites are assigned a rating of Blue (whether individually or by consensus), the third site must be assigned a rating of Yellow (rather than Green).
2. For Criteria #4, the panelists will take the various considerations into account, but not assign a color to each one and will not compare one site against another. Rather, each panel member will only provide an overall color rating for the criterion individually and later as a group consensus. It is possible for the individual panel members and the group consensus to assign the same color to more than one site, if it is determined by consensus.
3. The overall color rating for each criterion will be weighted per the predetermined multiplier.
4. The site criteria colors will be evaluated per the weighting formula once all criteria are evaluated.

Disclaimer: GSA site selection plans are deliberative in nature and are not routinely released prior to selecting a site. GSA is choosing to release the site selection plan in this instance for the sole purpose of facilitating transparency in the Federal Bureau of Investigation Headquarters site selection. The unique statutory and regulatory underpinnings of this particular site selection provide sufficient safeguards to mitigate against the possibility that the release of the site selection plan might compromise the integrity of the deliberative process itself where the exposure of that process would result in harm. The release of the site selection plan only waives the deliberative process privilege for that particular document, and not for related materials. Further, GSA reserves the right to withhold site selection plans as deliberative materials in all other instances.

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