



U.S. Department of Justice

Federal Bureau of Investigation

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MEMORANDUM FOR GENERAL SERVICES ADMINISTRATION DIRECTOR OF  
OFFICE OF REAL ESTATE DELIVERY AIMEE WHITEMAN

FROM: Nicholas Dimos *Nicholas Dimos 6/26/23*  
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SUBJECT: FBI New Suburban Headquarters Site Selection Plan Criteria Weighting Proposal

Following Congressionally-mandated consultations with the Maryland and Virginia delegations in March 2023, the General Services Administration (GSA) and the Federal Bureau of Investigation (FBI) assessed the feedback received on the Site Selection Plan for the FBI Suburban Headquarters, released in September 2022 and amended in November 2022. As a framework for the assessment, any potential changes to the site selection plan must improve the government's ability to support key pillars of the New Headquarters project to:

1. Fulfill FBI mission needs;
2. Meet the needs of the FBI workforce; and
3. Provide maximum value for taxpayers.

Any potential adjustments to the September 2022 plan must ensure the plan more optimally aligns with GSA best practices for site selection and enhance the transparency and fairness of the process. Through the many discussions between GSA and FBI, it is clear to the FBI that the September 2022 plan met these key pillars of the project, and that the process structure and criteria were fair and transparent.

With that said, we appreciate the feedback provided to us on June 15 regarding site selection plan weighting adjustments to improve the plan and its alignment with GSA best practices, particularly focused on weighting increases to the following two criteria.

*1. Promoting Sustainable Siting and Advancing Equity*

Since the September 2022 release of the site selection plan, President Biden signed Executive Order 14091, *Further Advancing Racial Equity and Support for Underserved Communities through the Federal Government*, in February 2023. This order reiterated and expanded the

requirement for federal resources to support equitable development. Given this additional directive introduced after the site selection plan was released, GSA has proposed to increase the weight allocated towards the criterion Promoting Sustainable Siting and Advancing Equity from 15% to 20%.

*2. Cost of Site Acquisition, Preparation, and Offsite Improvements*

When initially determining weights for the site selection criteria, the cost criterion was weighted at 10%, given that the campus would be the FBI’s suburban National Capital Region home for the next century and site costs were projected to be a relatively low portion of total project costs. This was a reasonable approach, and both of those key assumptions remain unchanged. Cost was rightly a key criterion, but its weighting was balanced with other criteria such as FBI mission requirements and advancing equity. However, after the September 2022 criteria were announced, GSA re-assessed its best practices for site selection, in particular noting that this project’s cost to the federal government could reach hundreds of millions of dollars pending final jurisdiction contributions. GSA has, therefore, concluded that the weight allocated towards the Cost of Site Acquisition, Preparation, and Offsite Improvements criterion should be increased from 10% to 20%.

To increase the weighting for the Promoting Sustainable Siting and Advancing Equity and Cost of Site Acquisition, Preparation, and Offsite Improvements criteria, GSA’s proposed weighting reduces the FBI Proximity to Key Mission Enablers criterion to 25% from 35%, and reduces the Transportation Access criterion to 20% from 25%, as detailed below:

<b>Site Selection Criteria</b>	<b>GSA Recommended Revised Criteria Weighting</b>
FBI Proximity to Key Mission Enablers	25%
Transportation Access	20%
Site Development Flexibility	15%
Promoting Sustainable Siting and Advancing Equity	20%
Cost of Site Acquisition, Preparation, and Offsite Improvements	20%

The importance of Proximity to Key Mission Enablers, including FBI Quantico and other important FBI assets and partners, has remained a critical element of the project for over a decade. This proximity impacts how the men and women of the FBI advance our national security and law enforcement responsibilities and protect the American people. Distances matter when surging to a command post, responding to a WMD event, meeting to review evidence and build a case, or driving to Quantico for hands-on training or joint exercises. From both efficient and effective use of workforce and environmental perspectives, it is meaningfully important to limit the need for the FBI workforce to spend hours in cars commuting back and forth between NCR locations.

As the impact of the New HQ project on our mission is the most important among our key pillars, the FBI appreciates that the Proximity to Key Mission Enablers criterion remains the highest priority in the revised weighting plan. The FBI continues to believe that the September

2022 site selection plan outlined a responsible evaluation path that best balanced the many wide-ranging elements considered for optimal site selection, particularly by weighting the fulfillment of mission needs at 35%. That weighting of this critically important criterion best reflected the importance of supporting the men and women of the FBI as they fulfill the FBI's mission to conduct national security and law enforcement work.

The FBI recognizes that, mathematically, increases to any criteria (including, as reflected here, equity and cost) require corresponding decreases to the remaining criteria. Vtally, we wish to underline that the resulting percentage reductions in GSA's June 15, 2023 plan for mission and transportation criteria weighting, caused by increasing the weighting for equity and cost, do not diminish, or reflect a lesser focus on, the critical importance of these two criteria to the FBI and our dedicated workforce. We acknowledge the thoughtful process that GSA developed to assess the plan, propose changes to the plan, and justify those changes – we have seen firsthand the diligence, professionalism, and expertise that the team at GSA has applied to a difficult and complex task. In light of that assessment, and GSA's commitment that these changes appropriately reflect its best practices, the FBI respectfully defers to GSA's final judgment on specific percentages.

The collaboration and joint commitment to advance the site selection process have been, and will continue to be, critical for the success of the project. The FBI looks forward to the expeditious selection of a site according to the revised plan.