

**PROSPECTUS - DESIGN
FEDERAL BUREAU OF INVESTIGATION
ST. LOUIS, MO**

Prospectus Number: PMO-FBC-SL20
Congressional District: 01

FY 2020 Project Summary

The General Services Administration (GSA) proposes design of a new Federal facility at the National Geospatial-Intelligence Agency (NGA) West Headquarters Campus (N2W) in St. Louis, Missouri, for the Department of Justice, Federal Bureau of Investigation (FBI). This facility will consolidate FBI field office operations currently in leased spaced within the St. Louis metropolitan and suburban areas. Relocation of FBI to N2W provides an annual lease cost avoidance of approximately \$2,500,000.

FY 2020 Committee Approval and Appropriation Requested

(Design)\$8,975,000

Overview of Project

This proposed project includes a new FBI field office building, vehicle repair annex, visitor screening facility, 20-space surface parking lot, and a structured parking garage for 385 vehicles on approximately 10 acres of land within a secure campus owned by the Department of Defense, Department of the Air Force. The Air Force will provide a minimum 50-year no-cost permit for the use of the land by GSA on the N2W Campus. The complex will consolidate FBI's three lease locations.

Site Information

Government-Owned Land Permit.....Approximately 10 acres

Building Area

Building without parking..... 172,867 gross square feet (GSF)

Building with parking..... 343,667 GSF

Structured parking spaces..... 385

Surface parking spaces..... 20

Project Budget

Design (2020)..... \$8,975,000

Estimated Construction Cost (ECC)..... 110,267,000

Management and Inspection (M&I)..... 6,953,000

Estimated Total Project Cost (ETPC)*..... \$126,195,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

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<u>Schedule</u>	Start	End
Design	FY 2020	FY 2022
Construction	TBD	TBD

Tenant Agencies

FBI, GSA

Justification

FBI's St. Louis Field Office (SLFO) covers three resident agent offices for 48 counties in the Eastern U.S. Court District of Missouri. SLFO's current primary location on 2222 Market Street was a non-prospectus, build-to-suit lease completed in 1998 for FBI as a sole tenant. SLFO's current facility screening area is inadequate and does not meet U.S. Intelligence Community (IC) or FBI security standards and the facility does not allow for dedicated isolated rooms required for sensitive investigations. The growth in FBI's cyber mission has also necessitated additional lease space in recent years because servers and other IT equipment have specialized requirements.

In order to improve national security effectiveness and to improve economies of scale, the House and Senate Intelligence Committees, in addition to the Office of the Director of National Intelligence (ODNI), directed the IC to pursue co-location wherever and whenever possible. NGA has offered the Government a parcel of land within its secured footprint that is large enough for SLFO. NGA delivers world-class geospatial intelligence, providing a decisive advantage to IC members such as FBI. The construction of a Federal building for FBI's SLFO on the N2W Campus will consolidate SLFO and two other field office lease locations, and reduce existing overcrowding. It will update the workspace of SLFO's existing operations to comply with IC requirements and allow FBI to effectively perform its critical mission for the Eastern District of Missouri, as well as continue national security partnering with NGA.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

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Prior Committee Approvals

None

Alternatives Considered (30-year, present value cost analysis)

New Construction:\$114,220,751
Lease\$146,692,361

The 30-year, present value cost of construction is \$32,471,610 less than the cost of leasing with an equivalent annual cost advantage of \$1,572,177.

Recommendation

CONSTRUCTION


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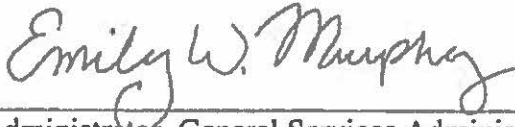
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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration