



May 31, 2019

MR. AUSTIN R. EVERS  
SUITE B255  
1030 15<sup>TH</sup> STREET NW  
WASHINGTON, D.C. 20005-150

Civil Action No.: 18-cv-2419  
*American Oversight v GSA et al.*  
FOIPA Request No.:1415572-0  
Subject: FBI Headquarters Consolidation Project  
Meetings

Dear Mr. Evers

The enclosed documents were reviewed under the Freedom of Information/Privacy Acts (FOIPA), Title 5, United States Code, Section 552/552a. Below you will find checked boxes under applicable statutes for the exemptions asserted to protect information exempt from disclosure. The appropriate exemptions are noted on the processed pages next to redacted information. In addition, a deleted page information sheet was inserted to indicate where pages were withheld entirely pursuant to applicable exemptions. An Explanation of Exemptions is enclosed to further explain justification for withheld information.

<b>Section 552</b>		<b>Section 552a</b>
<input type="checkbox"/> (b)(1)	<input type="checkbox"/> (b)(7)(A)	<input type="checkbox"/> (d)(5)
<input type="checkbox"/> (b)(2)	<input type="checkbox"/> (b)(7)(B)	<input type="checkbox"/> (j)(2)
<input type="checkbox"/> (b)(3)	<input type="checkbox"/> (b)(7)(C)	<input type="checkbox"/> (k)(1)
_____	<input type="checkbox"/> (b)(7)(D)	<input type="checkbox"/> (k)(2)
_____	<input type="checkbox"/> (b)(7)(E)	<input type="checkbox"/> (k)(3)
_____	<input type="checkbox"/> (b)(7)(F)	<input type="checkbox"/> (k)(4)
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<input checked="" type="checkbox"/> (b)(6)		<input type="checkbox"/> (k)(7)

38 pages were reviewed and 17 pages are being released.

Please see the paragraphs below for relevant information specific to your request and the enclosed FBI FOIPA Addendum for standard responses applicable to all requests.

- Document(s) were located which originated with, or contained information concerning, other Government Agency (ies) [OGA].
- This information has been referred to the OGA(s) for review and direct response to you.
- We are consulting with another agency. The FBI will correspond with you regarding this information when the consultation is completed.

Please refer to the enclosed FBI FOIPA Addendum for additional standard responses applicable to your request. The **“Standard Responses to Requests”** section of the Addendum applies to all requests. If the subject of your request is a person, the **“Standard Responses to Requests for Individuals”** section also applies. The **“General Information”** section includes useful information about FBI records.

Please direct any further inquiries about this case to the Attorney representing the Government in this matter. Please use the FOIPA Request Number and/or Civil Action Number in all correspondence or inquiries concerning your request.

See additional information which follows.

Sincerely,



David M. Hardy  
Section Chief  
Record/Information  
Dissemination Section  
Information Management Division

Enclosure(s)

The enclosed documents represent the final release of information responsive to your Freedom of Information/Privacy Acts (FOIPA) request. This material is being provided to you at no charge.

Bates pages 18-cv-2419-1 through 18-cv-2419- 20, and Bates page 18-cv-2419-31 were withheld pursuant to Exemption b5. Exemption b5 was asserted in order to protect privileged deliberative materials.

The records reviewed by the FBI include emails chains. In reviewing email chains for responsiveness, the FBI considers individual emails within larger email chains to be individual records. In instances where the FBI located responsive emails within email chains containing non-responsive emails, the FBI only considered for processing the responsive emails. Non responsive emails were eliminated and notated as "Other-Non-responsive email."

## FBI FOIPA Addendum

As referenced in our letter, the FBI FOIPA Addendum includes information applicable to your request. Part 1 of the Addendum includes standard responses that apply to all requests. If you submitted a request regarding yourself or another person, Part 2 includes additional standard responses that apply to requests for individuals. If you have questions regarding the standard responses in Parts 1 or 2, visit the [www.fbi.gov/foia](http://www.fbi.gov/foia) website under “Contact Us.” Previously mentioned appeal and dispute resolution services are also available. Part 3 includes general information about FBI records that you may find useful.

### Part 1: Standard Responses to All Requests: See Below for all Requests

- (i) **5 U.S.C. § 552(c).** Congress excluded three categories of law enforcement and national security records from the requirements of the Freedom of Information Act (FOIA). See 5 U.S.C. § 552(c) (2006 & Supp. IV (2010)). FBI responses are limited to those records subject to the requirements of the FOIA. Additional information about the FBI and the FOIPA can be found on the [fbi.gov](http://fbi.gov) website.
- (ii) **National Security/Intelligence Records.** The FBI can neither confirm nor deny the existence of national security and foreign intelligence records pursuant to FOIA exemptions (b)(1) and (b)(3) and PA exemption (j)(2) as applicable to requests for records about individuals [5 U.S.C. §§ 552/552a (b)(1), (b)(3), and (j)(2); 50 U.S.C. § 3024(i)(1)]. The mere acknowledgment of the existence or nonexistence of such records is itself a classified fact protected by FOIA exemption (b)(1) and/or would reveal intelligence sources, methods, or activities protected by exemption (b)(3); 50 USC § 3024(i)(1). This is a standard response and should not be read to indicate that national security or foreign intelligence records do or do not exist.

### Part 2: Standard Responses to Requests for Individuals: See Below for all Requests for Individuals

- (i) **Requests for Records about any Individual—Watch Lists.** The FBI can neither confirm nor deny the existence of any individual’s name on a watch list pursuant to FOIA exemption (b)(7)(E) and PA exemption (j)(2) [5 U.S.C. §§ 552/552a (b)(7)(E), (j)(2)]. This is a standard response and should not be read to indicate that watch list records do or do not exist.
- (ii) **Requests for Records for Incarcerated Individuals.** The FBI can neither confirm nor deny the existence of records which could reasonably be expected to endanger the life or physical safety of any incarcerated individual pursuant to FOIA exemptions (b)(7)(E) and (b)(7)(F) and PA exemption (j)(2) [5 U.S.C. §§ 552/552a (b)(7)(E), (b)(7)(F), and (j)(2)]. This is a standard response and should not be read to indicate that such records do or do not exist.

### Part 3: General Information:

- (i) **Record Searches.** The Record/Information Dissemination Section (RIDS) searches for reasonably described records by searching those systems or locations where responsive records would reasonably be found. Most requests are satisfied by searching the Central Record System (CRS), an extensive system of records consisting of applicant, investigative, intelligence, personnel, administrative, and general files compiled and maintained by the FBI in the course of fulfilling its dual law enforcement and intelligence mission as well as the performance of agency administrative and personnel functions. The CRS spans the entire FBI organization and encompasses the records of FBI Headquarters (“FBIHQ”), FBI Field Offices, and FBI Legal Attaché Offices (“Legats”) worldwide. A CRS search includes Electronic Surveillance (ELSUR) records.
- (ii) **FBI Records**  
Founded in 1908, the FBI carries out a dual law enforcement and national security mission. As part of this dual mission, the FBI creates and maintains records on various subjects; however, the FBI does not maintain records on every person, subject, or entity.
- (iii) **Requests for Criminal History Records or “Rap Sheets.”** The Criminal Justice Information Services (CJIS) Division provides Identity History Summary Checks –often referred to as a criminal history record or “rap sheets.” These criminal history records are not the same as material in an investigative “FBI file.” An Identity History Summary Check is a listing of information taken from fingerprint cards and documents submitted to the FBI in connection with arrests, federal employment, naturalization, or military service. For a fee, individuals can request a copy of their Identity History Summary Check. Forms and directions can be accessed at [www.fbi.gov/about-us/cjis/identity-history-summary-checks](http://www.fbi.gov/about-us/cjis/identity-history-summary-checks). Additionally, requests can be submitted electronically at [www.edo.cjis.gov](http://www.edo.cjis.gov). For additional information, please contact CJIS directly at (304) 625-5590.
- (iv) **The National Name Check Program (NNCP).** The mission of NNCP is to analyze and report information in response to name check requests received from federal agencies, for the purpose of protecting the United States from foreign and domestic threats to national security. Please be advised that this is a service provided to other federal agencies. Private citizens cannot request a name check.

## EXPLANATION OF EXEMPTIONS

### SUBSECTIONS OF TITLE 5, UNITED STATES CODE, SECTION 552

- (b)(1) (A) specifically authorized under criteria established by an Executive order to be kept secret in the interest of national defense or foreign policy and (B) are in fact properly classified to such Executive order;
- (b)(2) related solely to the internal personnel rules and practices of an agency;
- (b)(3) specifically exempted from disclosure by statute (other than section 552b of this title), provided that such statute (A) requires that the matters be withheld from the public in such a manner as to leave no discretion on issue, or (B) establishes particular criteria for withholding or refers to particular types of matters to be withheld;
- (b)(4) trade secrets and commercial or financial information obtained from a person and privileged or confidential;
- (b)(5) inter-agency or intra-agency memorandums or letters which would not be available by law to a party other than an agency in litigation with the agency;
- (b)(6) personnel and medical files and similar files the disclosure of which would constitute a clearly unwarranted invasion of personal privacy;
- (b)(7) records or information compiled for law enforcement purposes, but only to the extent that the production of such law enforcement records or information ( A ) could reasonably be expected to interfere with enforcement proceedings, ( B ) would deprive a person of a right to a fair trial or an impartial adjudication, ( C ) could reasonably be expected to constitute an unwarranted invasion of personal privacy, ( D ) could reasonably be expected to disclose the identity of confidential source, including a State, local, or foreign agency or authority or any private institution which furnished information on a confidential basis, and, in the case of record or information compiled by a criminal law enforcement authority in the course of a criminal investigation, or by an agency conducting a lawful national security intelligence investigation, information furnished by a confidential source, ( E ) would disclose techniques and procedures for law enforcement investigations or prosecutions, or would disclose guidelines for law enforcement investigations or prosecutions if such disclosure could reasonably be expected to risk circumvention of the law, or ( F ) could reasonably be expected to endanger the life or physical safety of any individual;
- (b)(8) contained in or related to examination, operating, or condition reports prepared by, on behalf of, or for the use of an agency responsible for the regulation or supervision of financial institutions; or
- (b)(9) geological and geophysical information and data, including maps, concerning wells.

### SUBSECTIONS OF TITLE 5, UNITED STATES CODE, SECTION 552a

- (d)(5) information compiled in reasonable anticipation of a civil action proceeding;
- (j)(2) material reporting investigative efforts pertaining to the enforcement of criminal law including efforts to prevent, control, or reduce crime or apprehend criminals;
- (k)(1) information which is currently and properly classified pursuant to an Executive order in the interest of the national defense or foreign policy, for example, information involving intelligence sources or methods;
- (k)(2) investigatory material compiled for law enforcement purposes, other than criminal, which did not result in loss of a right, benefit or privilege under Federal programs, or which would identify a source who furnished information pursuant to a promise that his/her identity would be held in confidence;
- (k)(3) material maintained in connection with providing protective services to the President of the United States or any other individual pursuant to the authority of Title 18, United States Code, Section 3056;
- (k)(4) required by statute to be maintained and used solely as statistical records;
- (k)(5) investigatory material compiled solely for the purpose of determining suitability, eligibility, or qualifications for Federal civilian employment or for access to classified information, the disclosure of which would reveal the identity of the person who furnished information pursuant to a promise that his/her identity would be held in confidence;
- (k)(6) testing or examination material used to determine individual qualifications for appointment or promotion in Federal Government service the release of which would compromise the testing or examination process;
- (k)(7) material used to determine potential for promotion in the armed services, the disclosure of which would reveal the identity of the person who furnished the material pursuant to a promise that his/her identity would be held in confidence.

FBI/DOJ

FEDERAL BUREAU OF INVESTIGATION  
FOI/PA  
DELETED PAGE INFORMATION SHEET  
Civil Action# 18-cv-02419

Total Deleted Page(s) = 5

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- Page 2 ~ b5 - 1;
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FOI/PA  
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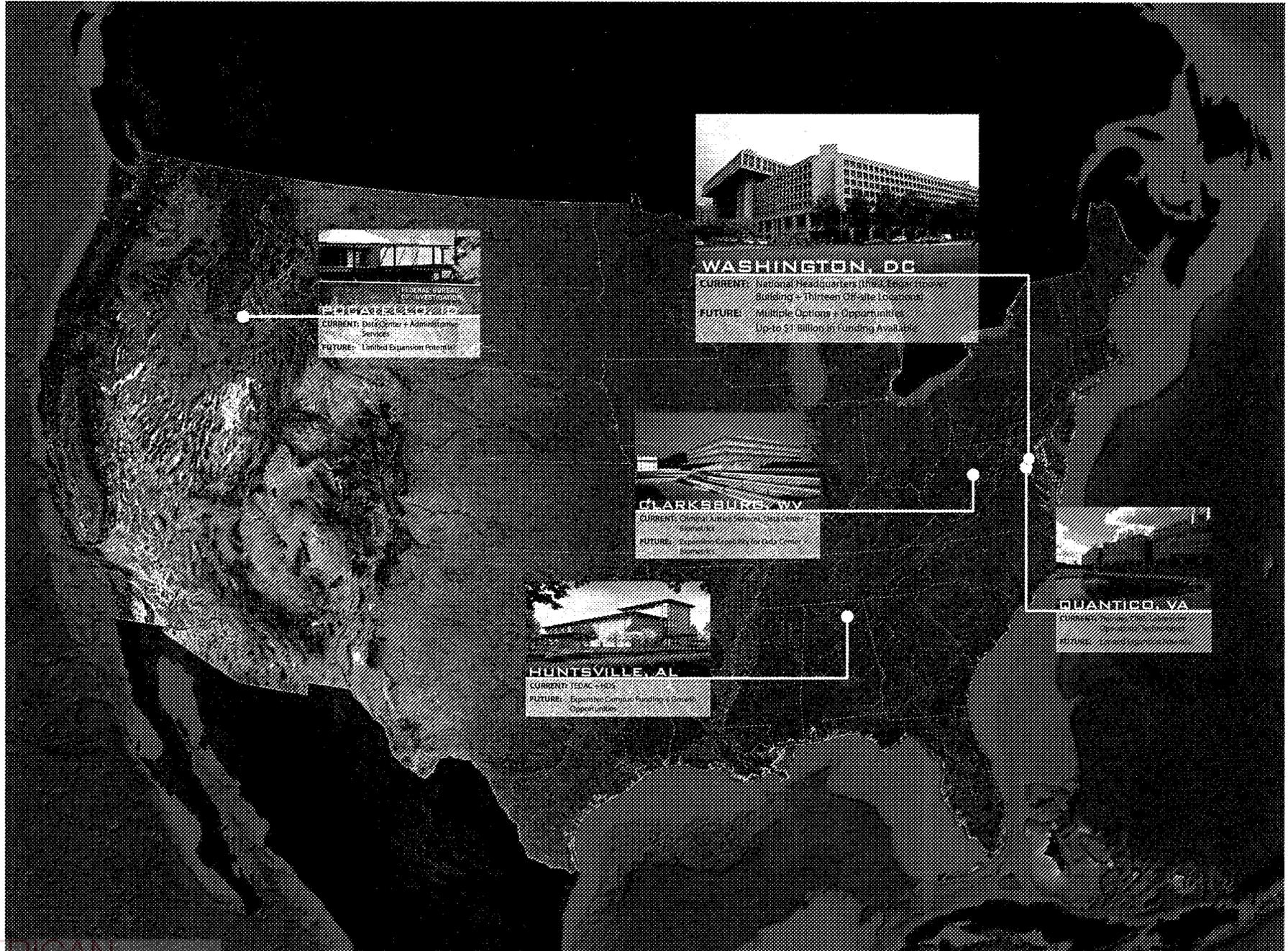
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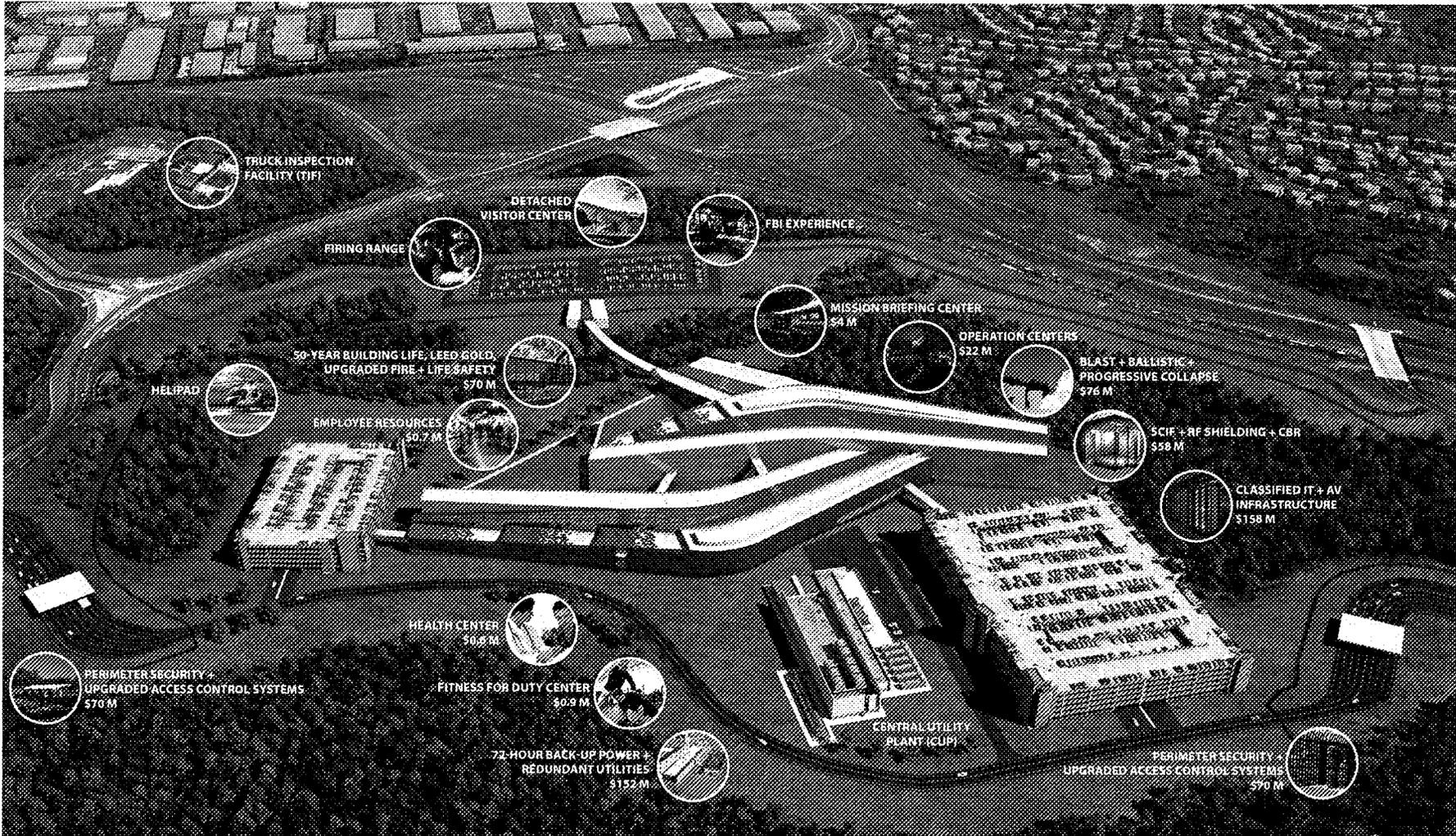
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**Final Version**  
**November 20<sup>th</sup>, 2017**

# FBI HEADQUARTERS PORTFOLIO: NATIONAL CAPITAL REGION STRATEGY







**BASE CAMPUS ELEMENTS - SUBURBAN**

- HEADQUARTERS OPERATIONS BUILDING (Class A Equivalent)
- CENTRAL UTILITY PLANT (CUP)
- PARKING STRUCTURES\*
- SITE DEVELOPMENT\*

\*Varies by site

**FBI REQUIREMENTS - SUBURBAN**

- FEDERAL SECURITY + MISSION ELEMENTS
- DETACHED VISITOR CENTER (WITH FIRING RANGE + FBI EXPERIENCE)
- TRUCK INSPECTION FACILITY (TIF)

**\$1.80 B**

- \$1,237 M
- \$183 M
- \$231 M
- \$144 M

**\$653 M**

- \$612 M
- \$33 M
- \$8 M

**FIT-OUT + DELIVERY**

- INFORMATION TECHNOLOGY (IT)
- CONSTRUCTION SECURITY OVERSIGHT
- FURNITURE, FIXTURE EQUIPMENT (FFE)
- DUAL BUILDING OPERATIONS / DECOMMISSIONING
- PROJECT MANAGEMENT + OVERSIGHT
- MISSION TRANSITION

**\$915 M**

- \$412 M
- \$166 M
- \$160 M
- \$84 M
- \$38 M
- \$35 M

**TOTAL PROGRAM:**

**\$3.4 B**



PERIMETER SECURITY +  
UPGRADED ACCESS CONTROL  
SYSTEMS \$40 M

HELIPAD

DETACHED  
VISITOR CENTER

FIRING  
RANGE

30-YEAR BUILDING LIFE, LEED GOLD,  
UPGRADED FIRE + LIFE SAFETY \$58 M

EMPLOYEE RESOURCES \$0.7 M

FBI  
EXPERIENCE

MISSION BRIEFING CENTER \$4 M

OPERATION CENTERS \$22 M

HEALTH CENTER \$0.4 M

FITNESS FOR  
DUTY CENTER \$8.9 M

PERIMETER SECURITY +  
UPGRADED ACCESS CONTROL  
SYSTEMS \$40 M

BLAST + BALLISTIC +  
PROGRESSIVE COLLAPSE  
(REDUCED SETBACK) \$137 M

SCIF + RF SHIELDING  
+ CBR \$58 M

CLASSIFIED IT + AV  
INFRASTRUCTURE \$158 M

72-HOUR BACK-UP POWER +  
REDUNDANT UTILITIES \$180 M

**BASE CAMPUS ELEMENTS - URBAN**

- HEADQUARTERS OPERATIONS BUILDING (Class A Equivalent)
- CENTRAL UTILITY PLANT (CUP) - Included in Headquarters Operations Building
- PARKING STRUCTURES\*
- SITE DEVELOPMENT\*

\*Worries by Site

**FBI REQUIREMENTS - URBAN**

- FEDERAL SECURITY + MISSION ELEMENTS
- DETACHED VISITOR CENTER (WITH FIRING RANGE + FBI EXPERIENCE)

**\$1.60 B**

- \$1,242 M
- \$183 M
- \$92 M
- \$87 M

**\$681 M**

- \$649 M
- \$33 M

**FIT-OUT + DELIVERY**

- INFORMATION TECHNOLOGY (IT)
- CONSTRUCTION SECURITY OVERSIGHT
- FURNITURE, FIXTURE, EQUIPMENT (FFE)
- DUAL BUILDING OPERATIONS / DECOMMISSIONING
- PROJECT MANAGEMENT + OVERSIGHT
- MISSION TRANSITION

**\$915 M**

- \$412 M
- \$166 M
- \$160 M
- \$84 M
- \$58 M
- \$35 M

**TOTAL PROGRAM:**

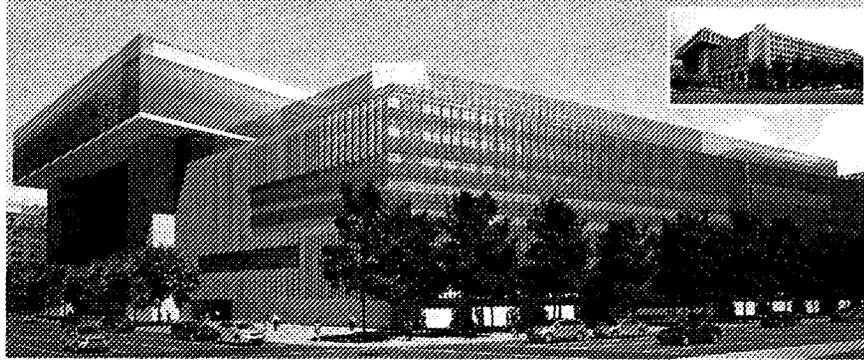
**\$3.2 B**

# J. EDGAR HOOVER BUILDING RENOVATION CONCEPTS



## OVERVIEW:

This four-phase, major renovation of the J. Edgar Hoover building would increase the overall occupancy of the building by approximately 2,000 employees, while allowing the FBI HQ staff to remain on-site during the renovation. The concept fills in the current mezzanine level, which due to its current height, will add two floors of usable space to the building. The design would also capitalize on the recently adopted square guidelines which allow an additional floor to be added to the building along Pennsylvania Avenue. The courtyard would be covered and converted into functional space. Additionally, the renovation would increase the overall structural security of the building.



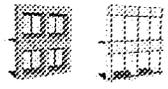
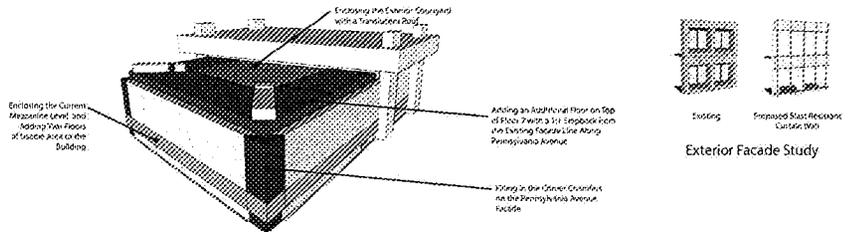
## RENOVATION BENEFITS:

- Increases Building Occupancy from 5,600 to 7,750
- Maintains Centralized DC Location; Sustains Proximity to the Department of Justice (DOJ), the White House (WH), and Quantico
- Accessible by All Metro Lines
- With Congressional Authorization, Allows for Incremental Appropriations over Multiple Years

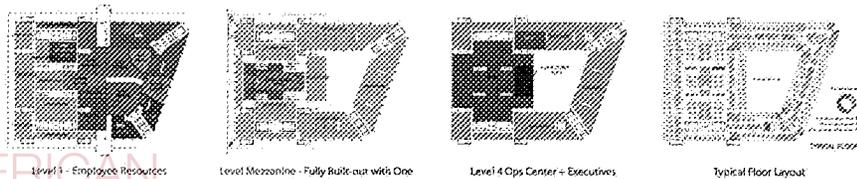
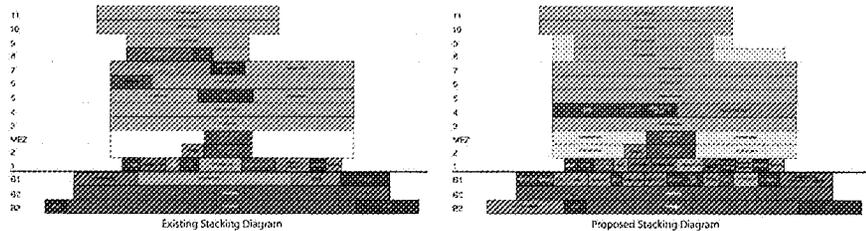
## RENOVATION LIMITATIONS:

- Does not Provide a Stand Alone Visitor Center, Truck Inspection Facility (TIF), Remote Central Utility Plant (RCUP) or Remote Parking Structures
- Does not Accommodate a Full National Capital Region (NCR) Consolidation for 10,600 Employees, Requires an Alternative Solution for 3,000 Staff
- Does not Achieve Infrastructure Resiliency: 24/7 Back-up for All Mission Critical Spaces, Dual Utility Feeds, nor Fuel or Water Safety
- No Future Flexibility for Mission Expansions

## PLANNING, BLOCKING + STACKING



Exterior Facade Study

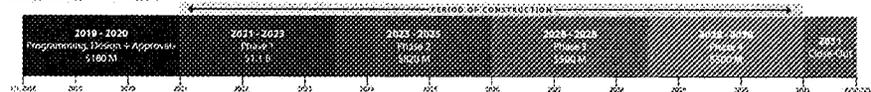


RESERVED FOR CLASSIFIED DATA

## SCHEDULE, COST + RISK

- Renovating Would Take Longer, Cost More per Square Foot, and Involves More Risk than Building a New HQ
- Similar Renovations Include: Pentagon (PENREN) and Eisenhower Executive Office Building (EEOB)

### SCHEDULE + PHASING:



- Four Total Phases, Largest Phase Impacting Approximately 2,000 Staff
- Approximately 30 months per Phase for Construction, Fit-out and Transition
- Requires Identification, Leasing, and Fit-out of Approximately 400K SF of Temporary Swing Space for 10+ Years

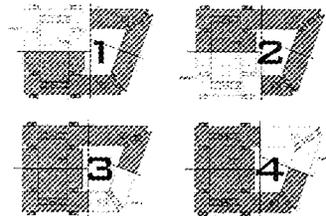
Construction Duration: 10 YEARS

### COST:

- Total Estimated Cost: \$3.3 B
- Design + Construction: \$1.9 B
- Temporary Swing Space: \$200 M
- FBI Management, Fit-out + Transition: \$1.0 B

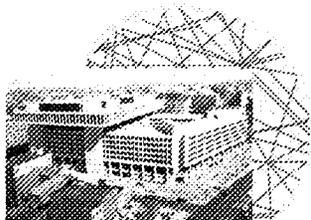
### RISK:

- Achieving Political Support for a Solution that does not Match Previously Stated Security Requirements
- Interruptions to Mission during Construction over a Decade - Intentional and Unintentional Outages
- Funding Fatigue and Ability to Maintain Continued Congressional support for Timely Appropriations
- Cost Escalations Due to Schedule Delays and Unforeseen Conditions
- National Capitol Planning Commission (NCP) and Commission of Fine Arts (CFA) Approvals Required



Phasing Plan

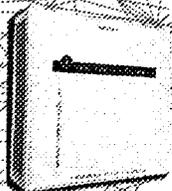
# FBI HQ PROGRAM: SUMMARY + PATH FORWARD



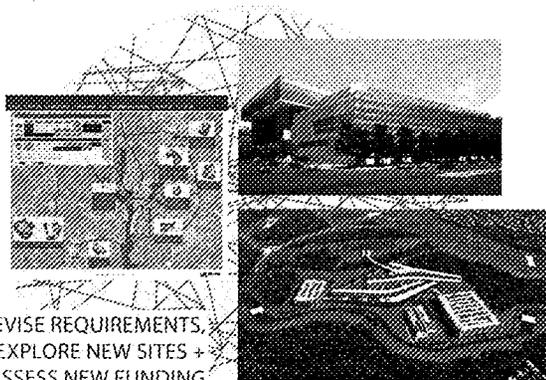
CONSTRUCTION OF THE  
J. EDGAR HOOVER BUILDING,  
1962-1974



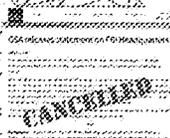
FBI MISSION GROWTH/EVOLUTION:  
OKLAHOMA CITY, 911, COUNTER-TERRORISM



FBI HQ CONSOLIDATION - REQUIREMENTS,  
SITE SELECTION + EXCHANGE PROCUREMENT  
2013 - 2017



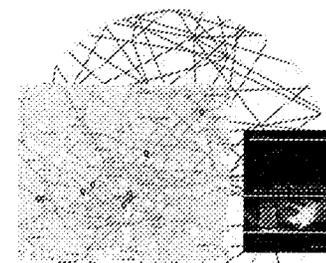
REVISE REQUIREMENTS,  
EXPLORE NEW SITES +  
ASSESS NEW FUNDING  
FALL 2017



PROCUREMENT CANCELLED  
SUMMER 2017



POLITICAL SUPPORT + FINANCING  
FALL 2017



2011 REPORT TO CONGRESS

# NEW FBI CONSOLIDATED HQ - ACQUISITION STRATEGIES



## FAILED STRATEGY

Appropriation + Exchange  
National Capital Region (NCR) Only

## REVISED STRATEGY

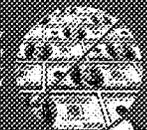
Private Financing  
HQ is a National Plan: NCR + AL, WV, ID

NOVEMBER 2017



- Start with Project Approval  
*Think the Boston First*
- Obtain Commitment from White House to Support the Execution of a Public-Private Partnership (P3)
- Engage OMB Director on a Solution to Scoring Rules
- Gain Congressional Approval as GSA Prospectus

2016-2017  
Representatives Given an Incentive to Support Supporting S1,481 in a Senate Rural Policy-Led Influential Stakeholders to Make a Study



- Assist GSA with the Development and Execution of a P3 Procurement on a Single Site
- Leverage Private Capital and Lessons Learned from State, Local + Global Partners (Canada + UK)



2014-2017  
Congress Direct Limited Procurement on Appropriation + Exchange of Funds for Value-Driven Building Renovation Near National Operations

**ACHIEVING P3 APPROVAL**  
TOTAL PROGRAM \$3.4B  
GSA recommends a maximum of \$73 per Revised Square Foot (RSF)

2014  
Region W-7 Proceeds without a Funding Source Approval as Contingent



PROGRAM COST ELEMENTS	COST	RENTAL RATE
Design, Build + Finance 13,155 R Office Building	\$1,364 M	\$51.64
Operations + Maintenance	\$294 M	\$26.62
Building Services	\$653 M	\$7.65
Federal, Security + Mission Elements	\$653 M	\$21.54
Total Program Construction	\$2,964 M	\$177.46
FBI FINDER + Delivery	\$915 M	Assumed to be economic

2013  
Full Selection Process Suspended Pending Results in a Limited Number of Project Applications



BUY-DOWN	AMOUNT	IMPACT	RENTAL RATE	COMMENTS
Available Appropriations	\$703 M			
Less Retained Owner + Contingency	\$114 M			
Total Appropriations	\$589 M			Using Appropriations and BOP to Meet over the Term will place the FBI to find the full \$917.66 from Separate Sources
DOJ Working Capital Fund (WCF)	\$315 M			
	\$904 M			

- Broaden Political Support through Distribution of HQ Elements in Alabama, West Virginia + Idaho
- Assume Ownership for Final Decision on NCR Site Location

**For every \$30M in Scope Reductions there is a Corresponding \$1.00 Reduction in the Rental Rate**  
*(Assuming the RSF is not adjusted)*

**Cost of Inaction is +\$84 M Annually**  
*(For construction escalation using a conservative 2% on \$2.5B + JEH Sustainment Cost)*

# COMPARISON OF PROGRAM COSTS



CURRENT PROGRAM ELEMENTS	Midpoint of Construction: Second Quarter 2023			Midpoint of Construction: Second Quarter 2021			Midpoint of Construction: Second Quarter 2022			Midpoint of Construction: Second Quarter 2022			Midpoint of Construction: Second Quarter 2017			
	Cost	Rental Rate	Seats	Cost	Rental Rate	Seats	Cost	Rental Rate	Seats	Cost	Rental Rate	Seats	Cost	Rental Rate	Seats	
<b>STRUCTURED PARKING</b>	Structured Parking: 1,740			Structured Parking: 1,376			Structured Parking: 2,424			Structured Parking: 1,674			Structured Parking: 818			
Main Building	2,387,590			2,387,590			1,843,647			1,309,496			1,678,505			
Central Utility Plant (CUP)	85,812			85,812			76,235			54,669			54,669			
Visitors Center	60,386			60,386			60,386			60,386			60,386			
Truck Inspection Facility (TIF)	9,150															
<b>TOTAL PROGRAM SIZE</b>	<b>2,542,938</b>			<b>2,539,798</b>			<b>1,974,268</b>			<b>1,424,851</b>			<b>1,678,905</b>			
<b>GSF Ratio 1.15 to Rentable (RSF)</b>	<b>2,214,246</b>			<b>2,206,136</b>			<b>1,719,880</b>			<b>1,240,418</b>			<b>1,461,547</b>			
<b>BENCHMARK: Class A Office Building (Design, Build + Finance)</b>	<b>D + C Cost</b>	<b>Cost per GSF</b>	<b>Rental Rate</b>	<b>D + C Cost</b>	<b>Cost per GSF</b>	<b>Rental Rate</b>	<b>D + C Cost</b>	<b>Cost per GSF</b>	<b>Rental Rate</b>	<b>D + C Cost</b>	<b>Cost per GSF</b>	<b>Rental Rate</b>	<b>D + C Cost</b>	<b>Cost per GSF</b>	<b>Rental Rate</b>	
Main Building	\$1,237 M	\$518	\$40.85	\$1,242 M	\$520	\$41.17	\$958 M	\$520	\$40.74	\$679 M	\$519	\$40.03	\$69 M	\$492		
Central Utility Plant (CUP)	\$183 M	\$2,130	\$6.04	\$183 M	\$2,130	\$6.06	\$172 M	\$2,453	\$7.33	\$161 M	\$2,946	\$9.49	Included	Included		
Work to Prepare Site for Construction	\$144 M	\$57	\$4.76	\$87 M	\$34	\$2.88	\$87 M	\$44	\$3.69	\$87 M	\$61	\$5.12	\$2 M	\$1		
Excavation Past 2nd Quarter 2021													\$73 M	\$43		
<b>Subtotal Class A Office Building Only</b>	<b>\$1,564 M</b>	<b>\$615</b>	<b>\$31.64</b>	<b>\$1,512 M</b>	<b>\$597</b>	<b>\$36.10</b>	<b>\$1,217 M</b>	<b>\$475</b>	<b>\$31.09</b>	<b>\$927 M</b>	<b>\$455</b>	<b>\$34.84</b>	<b>\$88 M</b>	<b>\$527</b>	<b>TBD</b>	
<b>Operations + Maintenance Costs (2024 Start Date)</b>			<b>Rental Rate</b>			<b>Rental Rate</b>			<b>Rental Rate</b>			<b>Rental Rate</b>			<b>Rental Rate</b>	
Custodial + Refuse			\$2.93			\$2.93			\$2.93			\$2.93			\$2.93	
Utilities (Energy, Water, Sewer)			\$8.24			\$8.24			\$8.24			\$8.24			\$8.24	
Grounds/Pest Control + Road Clearance			\$0.40			\$0.40			\$0.40			\$0.40			\$0.40	
Repairs/Maintenance + Management			\$8.91			\$8.91			\$8.91			\$8.91			\$8.91	
Taxes (Based on \$1.951 per \$100 Assessed Value)			\$6.15			\$6.15			\$6.15			\$6.15			\$6.15	
<b>Subtotal O + M</b>			<b>\$26.63</b>			<b>\$26.63</b>			<b>\$26.63</b>			<b>\$26.63</b>			<b>\$26.63</b>	
<b>Subtotal Office Building with O+M</b>			<b>\$78.26</b>			<b>\$78.26</b>			<b>\$78.26</b>			<b>\$78.26</b>			<b>\$78.26</b>	
<b>Structured Parking (Non-Private)</b>	<b>D + C Cost</b>		<b>Rental Rate</b>	<b>D + C Cost</b>		<b>Rental Rate</b>	<b>D + C Cost</b>		<b>Rental Rate</b>	<b>D + C Cost</b>		<b>Rental Rate</b>	<b>D + C Cost</b>		<b>Rental Rate</b>	
Structured Parking (Class A Construction)	\$231 M		\$3.67	\$99 M		\$3.67	\$91 M		\$3.86	\$56 M		\$3.30	\$49 M		\$3.30	
<b>Subtotal Office Building w/ Structured Parking</b>	<b>\$1,795 M</b>		<b>\$83.91</b>	<b>\$1,604 M</b>		<b>\$79.78</b>	<b>\$1,298 M</b>		<b>\$81.23</b>	<b>\$983 M</b>		<b>\$84.54</b>	<b>\$893 M</b>		<b>TBD</b>	
<b>FEDERAL, FBI SECURITY + FBI MISSION REQUIREMENTS</b>	<b>Cost</b>		<b>Rental Rate</b>	<b>Cost</b>		<b>Rental Rate</b>	<b>Cost</b>		<b>Rental Rate</b>	<b>Cost</b>		<b>Rental Rate</b>	<b>Cost</b>		<b>Rental Rate</b>	
Blast + Ballistics	\$65.4 M		\$2.16	\$140.4 M		\$4.65	\$110.2 M		\$4.69	\$78.3 M		\$4.61	\$91.5 M		\$4.61	
Progressive Collapse	\$10.9 M		\$0.36	\$16.1 M		\$0.53	\$12.6 M		\$0.54	\$9 M		\$0.53	\$140.9 M		\$0.53	
Perimeter Security + Upgraded Access Control Systems	\$70.3 M		\$2.32	\$40.1 M		\$1.33	\$32.8 M		\$1.40	\$25.5 M		\$1.51	\$30.6 M		\$1.51	
SCIF, RF Shielding + CBR	\$57.6 M		\$1.96	\$57.6 M		\$1.91	\$57.6 M		\$2.45	\$57.6 M		\$2.40	\$51.1 M		\$2.40	
Operation Centers (SOC, SOC, ESOC)	\$22.3 M		\$0.74	\$22.3 M		\$0.66	\$22.3 M		\$0.95	\$22.3 M		\$1.32	\$38 M		\$1.32	
Truck Inspection Facility	\$8.1 M		\$0.27													
Fitness Center	\$0.9 M		\$0.03	\$0.9 M		\$0.03	\$0.9 M		\$0.04	\$0.9 M		\$0.05	\$1.9 M		\$0.05	
Health Center	\$0.6 M		\$0.02	\$0.6 M		\$0.02	\$0.6 M		\$0.03	\$0.6 M		\$0.04	\$1.2 M		\$0.04	
Mission Briefing Center	\$3.5 M		\$0.12	\$3.5 M		\$0.12	\$3.5 M		\$0.15	\$3.5 M		\$0.21	\$5.7 M		\$0.21	
Detached Visitor Center	\$32.9 M		\$1.09	\$32.9 M		\$1.09	\$32.9 M		\$1.40	\$32.9 M		\$1.94	\$22.0 M		\$1.94	
72-hour Resiliency + Redundant Utilities	\$151.7 M		\$5.01	\$150.3 M		\$4.98	\$150.3 M		\$6.39	\$150.3 M		\$6.39	\$114.8 M		\$6.39	
Classified IT + AV Infrastructure	\$157.8 M		\$5.21	\$157.8 M		\$5.23	\$123.9 M		\$5.27	\$87.9 M		\$5.18	\$119 M		\$5.18	
Employee Resources: Child Development, Credit Union, Retail Store	\$0.7 M		\$0.02	\$0.7 M		\$0.02	\$0.7 M		\$0.02	\$0.7 M		\$0.04	\$3.2 M		\$0.04	
30-year Building Life, LEED Gold, Upgraded Fire + Life Safety	\$69.8 M		\$2.30	\$57.7 M		\$1.91	\$45.3 M		\$1.93	\$32.2 M		\$1.90	\$20.1 M		\$1.90	
<b>Subtotal Federal Security + Mission Requirements</b>	<b>\$948.3 M</b>		<b>\$21.44</b>	<b>\$488.1 M</b>		<b>\$22.49</b>	<b>\$396 M</b>		<b>\$25.36</b>	<b>\$302 M</b>		<b>\$28.27</b>	<b>\$310 M</b>		<b>\$31.03</b>	
<b>Total Design + Construction Costs</b>	<b>\$2,746 M</b>		<b>\$197.43</b>	<b>\$2,282 M</b>		<b>\$192.26</b>	<b>\$1,892 M</b>		<b>\$187.07</b>	<b>\$1,485 M</b>		<b>\$114.13</b>	<b>\$1,653 M</b>		<b>TBD</b>	
<b>Total Annual Rent</b>			<b>\$238 M</b>			<b>\$226 M</b>			<b>\$184 M</b>			<b>\$142 M</b>			<b>TBD</b>	
<b>OTHER PROGRAM COSTS</b>	<b>D + C Cost</b>		<b>Seats</b>	<b>D + C Cost</b>		<b>Seats</b>	<b>D + C Cost</b>		<b>Seats</b>	<b>D + C Cost</b>		<b>Seats</b>	<b>D + C Cost</b>		<b>Seats</b>	
Fit-out + Delivery	\$915 M			\$915 M			\$880 M			\$795 M			\$851 M			
Swing Space																
<b>Total Program Costs</b>	<b>\$3,661 M</b>		<b>10,606</b>	<b>\$3,200 M</b>		<b>10,606</b>	<b>\$2,772 M</b>		<b>8,000</b>	<b>\$2,290 M</b>		<b>5,000</b>	<b>\$3,692 M</b>		<b>6,160</b>	
<b>OPTIONS</b>	<b>D + C Cost</b>		<b>Fit-out + Delivery</b>	<b>Seats</b>	<b>D + C Cost</b>		<b>Fit-out + Delivery</b>	<b>Seats</b>	<b>D + C Cost</b>		<b>Fit-out + Delivery</b>	<b>Seats</b>	<b>D + C Cost</b>		<b>Fit-out + Delivery</b>	<b>Seats</b>
Add Build-out of Existing Mezzanine Level																
Add New 2nd Floor (Full build-out incl Federal Security + Mission Requirements)													\$80 M	\$41 M	+ 624	
Add New 6th Floor (Full build-out incl Federal Security + Mission Requirements)													\$110 M	\$44 M	+ 676	
<b>Total Program</b>	<b>\$4,363 M</b>		<b>10,606</b>	<b>\$3,200 M</b>		<b>10,606</b>	<b>\$1,273 M</b>		<b>8,000</b>	<b>\$2,890 M</b>		<b>2,900</b>	<b>\$3,695 M</b>		<b>7,256</b>	
<b>AVAILABLE FUNDING (Paying Down the Rent)</b>																
<b>Funding to be Applied to Construction</b>																
FY16 FBI Appropriation (balance)	\$180 M															
FBI WCF Authorization	\$315 M															
FY17 FBI Appropriation	\$323 M															
FY17 GSA Appropriation	\$200 M															
Retained Funding for Owner Costing: y	\$114 M															
<b>Total Funding Available for Construction</b>	<b>\$1,132 M</b>															
<b>Funding to be Applied to Fit-out</b>																
Remaining Funds from Fit-out Applied to Buy-down	Varies	\$103.50	\$211.50	\$98.40	\$126.60		\$102.08	\$200.00		\$80.06	\$88.00					
50% Funding Applied to Buy-down	\$452 M	\$92.53	\$126.53	\$82.28	\$115.28	\$360 M	\$87.85	\$112.95	\$389 M	\$87.49	\$115.29	\$590 M				
100% Funding Applied to Buy-down	\$904 M	\$77.60	\$126.53	\$72.30	\$103.28	\$112.52	\$68.62	\$5.20	\$128 M	\$60.85	\$115.29	\$128 M				

# UPCOMING DECISIONS: Revised Strategy due to Congress by January



Align Strategy Proposed to Congress with FBI's Vision by Making the Following Key Decisions:

## MAJOR DECISION POINTS

POLITICAL SUPPORT

SITE AVAILABILITY

Suburban or Urban?



Funding Approach:  
P3 or Phased  
Appropriated  
Funding?



Build New or Renovate JEH?



Modify Headquarters Program?

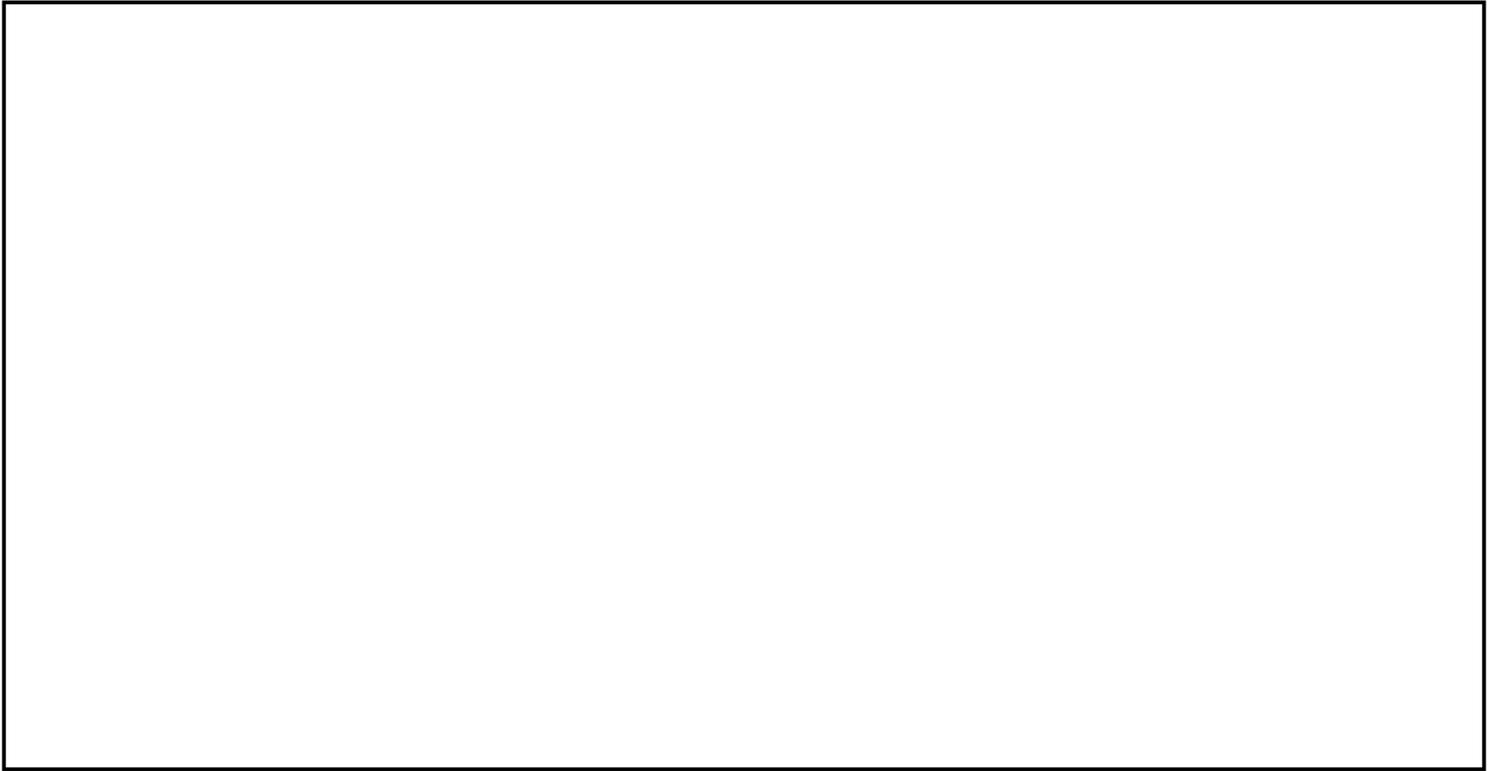
## RECOMMENDED COURSE OF ACTION:

- With Eight Weeks Remaining, Immediately Identify the Key FBI Decisions Makers Who Will Provide Counsel and Input on the Final Decisions
- Convene Decision Council for 30 Minutes Weekly between Now and 1/22/18 to Receive Regular Updates on:
  - Data to Support Major Decisions
  - Political Environment: Capitol Hill + White House
  - Partner Engagements: GSA + OMB
  - Financial Implications of Preferred Path
  - Mission Implications of Staff Relocations
  - Real Time Update on the Evolution of Preferred FBI Path Forward
- Complete FBI 'Preferred Path Forward' by with Final Edits Leading up to Capitol Hill Deliverable on (requested)

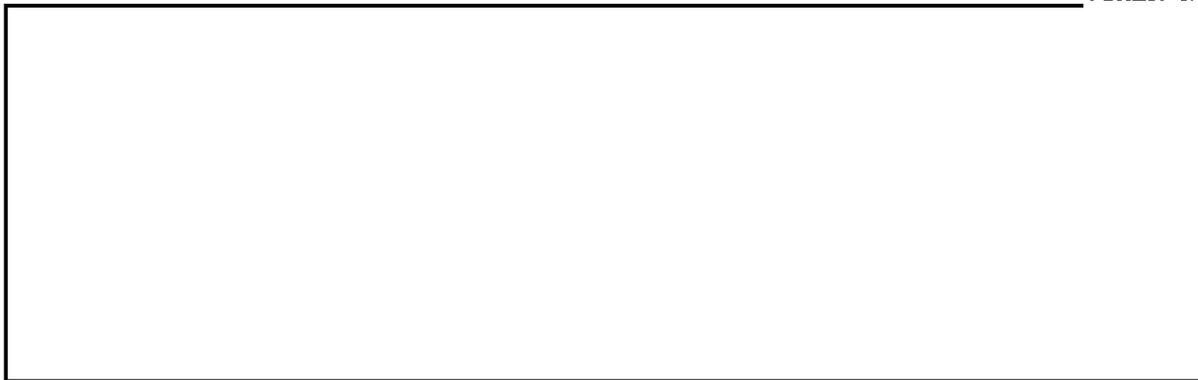
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OTHER Non Responsive Email



**From:** Andrew Blaylock - S [mailto:andrew.blaylock@gsa.gov]

**Sent:** Tuesday, December 19, 2017 5:15 PM

**To:** [Redacted]

**Cc:** [Redacted] Brennan Hart - A <brennan.hart@gsa.gov>; Jamise Harper - WPTAA <jamise.harper@gsa.gov>; [Redacted]

**Subject:** Re: GSA/FBI Mtg with Mr. Hoyer Re Acquisition Strategy for a New FBI Headquarters

b6 -1, 2

Will do, [Redacted]

Andrew

On Dec 19, 2017, at 5:11 PM, [Redacted] wrote:

Andrew,

Looking to early January, can you please share availability for the week of January 8<sup>th</sup>, beginning with Tuesday, Jan. 9<sup>th</sup>? Appreciate your assistance and look forward to hearing from you soon.

[Redacted]

b6 -2

[Redacted]

Office of the Democratic Whip  
H-146, The Capitol

[Redacted]

**From:** Andrew Blaylock - S [mailto:andrew.blaylock@gsa.gov]

**Sent:** Tuesday, December 19, 2017 11:00 AM

**To:** [Redacted]

b6 -1, 2

**Cc:** [Redacted] Brennan Hart - A; Jamise Harper - WPTAA; [Redacted]

**Subject:** Re: GSA/FBI Mtg with Mr. Hoyer Re Acquisition Strategy for a New FBI Headquarters

[Redacted]

To have the most productive meeting with Mr. Hoyer about a new FBI Consolidated HQs it's necessary that both GSA and the FBI participate in the meeting. Unfortunately, GSA and the FBI are not able to meet at the proposed dates and times.

Does Mr. Hoyer have availability to meet in early January?

Please advise.

Andrew Blaylock  
Office of Congressional and Intergovernmental Affairs  
U.S. General Services Administration  
1800 F Street, N.W.  
Washington, D.C. 20405  
Office: 202.969.7189  
Email: [Andrew.Blaylock@gsa.gov](mailto:Andrew.Blaylock@gsa.gov)

On Mon, Dec 18, 2017 at 10:28 AM, [Redacted] wrote:

b6 -2

Hi Andrew,

Tomorrow at 9am will not work for Mr. Hoyer as he has a standing meeting with his caucus that cannot be adjusted. With this in mind, Mr. Hoyer has the following available.

Tuesday, Dec. 19<sup>th</sup>

1:15-1:45pm

5-6pm

Wednesday, Dec. 20<sup>th</sup>

4-5:30pm

Thanks,

[Redacted]

b6 -2

[Redacted]

Office of the Democratic Whip

H-148, The Capitol

[Redacted]

**From:** Andrew Blaylock - S [mailto:[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)]

**Sent:** Monday, December 18, 2017 10:02 AM

**To:** [Redacted]

b6 -1, 2

**Cc:** [Redacted] Brennan Hart - A; Jamise Harper - WPTAA; [Redacted]

**Subject:** Re: GSA/FBI Mtg with Mr. Hoyer Re Acquisition Strategy for a New FBI Headquarters

Good morning, [Redacted]

Does Mr. Hoyer have availability tomorrow morning at 9 am to meet with GSA and the FBI?

Thanks,

Andrew



Andrew Blaylock

Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

1800 F Street, N.W.

Washington, D.C. 20405

Office: 202.969.7189

Email: Andrew.Blaylock@gsa.gov

On Fri, Dec 15, 2017 at 4:17 PM, [REDACTED] wrote:

b6 -2

Thank you, Andrew. Look forward to hearing from you soon.

[REDACTED]

Office of the Democratic Whip

H-148, The Capitol

[REDACTED]

**From:** Andrew Blaylock - S [mailto:[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)]

**Sent:** Friday, December 15, 2017 4:12 PM

**To:** [REDACTED]

**Cc:** [REDACTED] Brennan Hart - A; Jamise Harper - WPTAA; [REDACTED]

**Subject:** Re: GSA/FBI Mtg with Mr. Hoyer Re Acquisition Strategy for a New FBI Headquarters

b6 -1, 2

[REDACTED]

Yes, we'll be in touch re other days/times of availability.

Thanks,

Andrew



Andrew Blaylock

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U.S. General Services Administration

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Washington, D.C. 20405

Office: 202.969.7189

Email: Andrew.Blaylock@gsa.gov

On Fri, Dec 15, 2017 at 3:10 PM,  wrote:

b6 -2

Unfortunately Monday will not work for Mr. Hoyer. Can we look to other days next week for a meeting?

Thank you,



Sent from my iPhone

On Dec 15, 2017, at 1:15 PM, Andrew Blaylock - S <[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)> wrote:

Good afternoon,

b6 -2

Commissioner Mathews and FBI Assistant Director Haley have availability to meet with Mr. Hoyer Monday, December 18th at 9:30 am.

Please advise if this works for your office.

Andrew



Andrew Blaylock

Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

1800 F Street, N.W.

Washington, D.C. 20405

Office: 202.969.7189

Email: Andrew.Blaylock@gsa.gov

On Thu, Dec 14, 2017 at 3:10 PM, [redacted] wrote:

b6 -2

Hi Andrew,

Hope you are well. Mr. Hoyer would like to meet with Commissioner Matthews in the next week. Can you please share his availability for a meeting in Mr. Hoyer's office in the Capitol for the week of Dec. 18<sup>th</sup>?

Thank you,

[redacted]

b6 -2

[redacted]

Office of the Democratic Whip

H-148 The Capitol

[redacted]

**From:** Andrew Blaylock - S [mailto:[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)]

**Sent:** Thursday, November 09, 2017 1:57 PM

**To:** [redacted]

**Cc:** Brennan Hart - A; Jamise Harper - WPTAA; [redacted]

b6 -1, 2

**Subject:** GSA/FBI Mtg with Mr. Hoyer Re Acquisition Strategy for a New FBI Headquarters

Good afternoon [ ] and [ ]

b6 -2

Does Mr. Hoyer have availability next week sometime between Wednesday, November 15th and Friday November 17th to meet with GSA and the FBI and discuss the acquisition strategy for a new FBI headquarters?

Please advise.

Regards,

Andrew

Andrew Blaylock

Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

1800 F Street, N.W.

Washington, D.C. 20405

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Email: Andrew.Blaylock@gsa.gov