Description
The General Services Administration (GSA) proposes the site acquisition and construction of a 256,425 gross square foot (gsf) facility in Frederick County, Virginia for the Federal Bureau of Investigation (FBI). This facility will support the FBI's current and future critical record management space needs.

Project Summary
Site Information
To Be Acquired................................................................. 108 acres

Building Area
Building without Parking................................................. 256,425 gsf
Building with Parking ..................................................... 256,425 gsf
Number of outside parking spaces................................. 427

Project Budget
Site Acquisition....................................................................... $7,500,000
Design and Review .............................................................$7,500,000
Estimated Construction Cost (ECC) ($342/gsf)................... 84,094,000
Management and Inspection (M&I)................................. 5,466,000
Estimated GSATotal Project Cost (ETPC)* ...................... $97,060,000

1Tenant agency is funding the design.

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

Authorization Requested
(Site, Construction and M&I)............................................. $97,060,000

Prior Authority and Funding
• None
Overview of Project

GSA proposes the design of a new Records Management Facility on an approximately 108-acre site, to be acquired by GSA in Frederick County, Virginia. The facility will consolidate FBI’s paper records currently housed within the Washington DC metropolitan area, at field offices across the country and in several national information technology centers. The facility will also provide for National Archives and Records Administration (NARA) compliant records storage for environmentally conditioned, fire-protected space in a secured facility. The proposed facility includes a record management building with office support, visitor screening center, secured service center, guard booth, and surface parking lot.

Tenant Agencies

Federal Bureau of Investigation

Location

Frederick County, Virginia

Justification

Records management is crucial to the operations of the FBI. Many of the FBI records, which are an integral part of investigations, prosecutions and intelligence analyses the agency conducts, are currently primarily in paper form and dispersed throughout hundreds of locations nationwide.
The proposed centralized facility will promote timely access of FBI records to agents and analysts around the world; support FBI’s long-term goal of converting applicable files into electronic, searchable format; provide a secure environment for FBI’s valuable intellectual property; reduce records space requirements at FBI Field Offices redirecting field office positions to focus on FBI’s operational mission; and enable greater consistency with NARA’s Archive Standards as detailed in 36 CFR 1228 Subpart K. The proposed facility will also provide long term cost savings to the government.

To help FBI efficiently achieve its mission critical record management functions, GSA proposes utilizing a more technologically advanced storage system known as an Automated Storage and Retrieval System (ASRS). ASRS, an automated and mechanized structure integral to the facility for moving files into storage locations and retrieving them when needed, is proving to be a successful system in manufacturing, archival, security, food and beverage operations as well as conventional warehousing.

GSA and FBI have been partnering on this effort for several years. As part of its FY2006 Capital Investment and Leasing Program, GSA submitted a prospectus and received authorization to lease 947,000 rsf of space for 20 years. GSA subsequently amended that request as part of the GSA’s FY2008 Capital Investment and Leasing Program in a prospectus for 626,488 rsf that was authorized by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on December 18, 2007, and January 16, 2008, respectively. However, due to market conditions and the specialized nature of the space, GSA was unable to successfully award a lease. In 2010, FBI determined that the Central Records Complex (CRC) portion of the project was their number one priority, and it was decided that the best way to move forward with meeting FBI’s long term need and its mission critical record management operation was through Federal construction.

**Summary of Energy Compliance**

This project will, to the greatest extent possible, integrate and implement sustainable design principles and energy efficient requirements into both the design and construction process. GSA will strive to obtain Gold certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.
Alternatives Considered (30-year, present value cost analysis)

New Construction ................................................................. $123,350,000  
Lease ............................................................................ $142,218,000

Recommendation
CONSTRUCTION

The 30-year, present value cost of new construction is $18,868,000 less than the cost of lease, an equivalent annual cost advantage of $1,256,000.
Prospectus Number: PVA-FBSC-FR12
Congressional District: 10

**Certification of Need**

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

Submitted at Washington, DC, on March 9, 2011

Recommended:  
Commissioner, Public Buildings Service

Approved:  
Administrator, General Services Administration