

GSA

PBS

PROSPECTUS – RENOVATION

FEDERAL BUREAU OF INVESTIGATION HEADQUARTERS

RONALD REAGAN FEDERAL OFFICE BUILDING

WASHINGTON, DC

Prospectus Number: PDC-FBIHQ-DC25

Congressional Districts: DC

FY 2025 Project Summary

The U.S. General Services Administration (GSA) proposes the repair and alteration of the Ronald Reagan Building and International Trade Center (RRB) located at 1300 Pennsylvania Avenue, NW, Washington, DC, to serve as a new consolidated Headquarters for the U.S. Department of Justice - Federal Bureau of Investigation (FBI).

The proposed project will repair, modify, reconfigure, and fit out the RRB, replacing the existing headquarters for FBI at the J. Edgar Hoover Building (JEH), located at 935 Pennsylvania Avenue, NW, Washington, DC, allowing for the consolidation of existing FBI leases in the National Capital Region.

The project will consist of reconfiguring approximately 2.6 million rentable square feet (RSF) at the RRB to meet FBI’s headquarters needs. GSA will relocate existing tenants and perform the necessary building and space improvements to support FBI’s mission requirements.

Congress appropriated \$850 million to GSA for construction of a new FBI headquarters through Public Laws (P.L.) 114-113 (FY 2016), 115-31 (FY 2017), 117-328 (FY 2023), and 118-47 (FY 2024). Although significant, this sum is not nearly enough to proceed with construction of a new facility. \$843,769,886 from these appropriations remains available and GSA has submitted a transfer request to the House and Senate Committees on Appropriations to allow these funds to be used for repair and alteration of the RRB. These funds, in conjunction with \$555 million appropriated to the FBI, will be used to facilitate the headquarters consolidation effort.¹ Using FBI Headquarters Consolidation funding to repair and alter the RRB will meet the FBI’s mission requirements and provide the fastest FBI headquarters solution at a fraction of the cost of new construction.

FY2025 Committee Approval Requested

(Design, Management and Inspections and Construction) \$843,769,886²

¹ Specifically, FBI was appropriated \$180 million from P.L. 114-113, \$323 million from P.L. 115-31, and has \$52 million from other available Salaries and Expenses balances set aside for the FBI new headquarters project.

² In addition to GSA’s \$843,769,886, FBI has \$555 million for the RRB project which will be used for pre-construction, construction, and fit-out requirements.

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Overview of Project

The FBI is an intelligence-driven and a threat-focused organization with both national security and law enforcement responsibilities. Its mission is to protect the American people and uphold the Constitution of the United States.

The proposed FBI Headquarters at the RRB will consolidate approximately 6,000 FBI headquarters personnel currently housed in JEH and six additional³ leased locations throughout the National Capital Region. The proposed headquarters will facilitate an open-plan workspace environment and will significantly improve the security and information technology infrastructure as required by the FBI's national security mission.

Project Budget⁴

Design (FY 2026).....	\$23,500,000
Estimated Construction Cost (FY 2026)	\$789,000,000
Management and Inspection (FY 2026).....	\$31,500,000
Estimated Total Project Cost (ETPC).....	\$844,000,000

<u>Schedule</u>	Start	End
Repairs and Alterations	FY 2025	FY 2030

Tenant Agencies

Department of Justice, Federal Bureau of Investigation

Justification

FBI requires a new consolidated headquarters facility because the current JEH facility is failing and FBI is scattered across multiple expensive leases within the National Capital Region. Renovation of the RRB will allow FBI to consolidate up to seven⁵ locations and

³The final number of leases to be consolidated into the RRB will depend on the program of requirements and available budget.

⁴The estimated project budget and distribution of project costs are estimates. The actual distribution of costs between the various budget categories may change based on FBI's program of requirements and building needs.

⁵The final number of leases to be consolidated into RRB will depend on the program of requirements and available budget.

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will provide the appropriate utilities, technical infrastructure, and space design needed to support FBI's national security and law enforcement mission.

The current dispersion and fragmentation of headquarters functions across multiple locations within the National Capital Region has created challenges to effective collaboration. Dispersion diverts time and resources, hampers coordination, and decreases operational flexibility. By collocating personnel in a modern headquarters solution, FBI's workforce will have the space and technology needed to support its mission of protecting the American people and upholding the Constitution.

The approximately 1.8 million RSF JEH, which the FBI has occupied since 1974, is deteriorating significantly, including a crumbling concrete façade, mechanical piping failures, eroding structural concrete slabs in the basement of the building, obsolete network transformers, and other health and safety deficiencies. The IT infrastructure in JEH has reached capacity with limitations on further expansion. JEH was not designed to support today's FBI mission that includes an increased emphasis on national security and other emerging threats. These challenges can best be addressed through a newly renovated facility that will provide a flexible infrastructure capable of supporting evolving IT requirements.

Since 2017, FBI has reduced the number of its leases in the National Capital Region and has identified which of its remaining leased sites are appropriate for consolidation into a new headquarters facility with a focus on traditional office space and the value of co-location. At this time, up to 7 locations, including JEH, occupying approximately 2.6M RSF are planned to be consolidated into the 2.6M RSF RRB⁶.

Twenty years ago, when the new FBI Headquarters project was initiated, the RRB was not an available space under consideration and the focus was on building a new facility on a suburban campus. Many things have changed in the federal space portfolio since then, and the FBI and GSA decided to assess a variety of options available to include existing federal space. In this review, the RRB was identified as an existing federal building that meets FBI's mission needs. It has an appropriate amount of space and it will take significantly less time and funding to relocate FBI into RRB. Repair and alteration of the RRB is an expeditious and cost-effective means of vacating the obsolete JEH and consolidating FBI operations in the National Capital Region.

⁶ The proposed renovation project does not reduce square footage since JEH and the leases that FBI is proposing to consolidate into RRB are approximately the same square footage as RRB.

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Major Work Items⁷

- Exterior building security enhancements.
- Interior building security enhancements.
- Interior building reconfiguration to support FBI specific special space requirements.
- Infrastructure repair, replacement and upgrades as needed, including elevators, escalators, air handler units, and electrical switchgear, and the parking garage.
- Modifications and upgrades to meet new life safety, building code and executive order requirements.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
114-113	2016	\$75,000,000	GSA - Construction Management and oversight activities and other project support costs.
115-31	2017	\$200,000,000	GSA - Construction and acquisition (including funds for sites and expenses, and associated design and construction services).

⁷ Major work items were identified through previous building evaluations and known FBI requirements. The actual work items will be determined as part of a building security assessment and through the project design process.

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117-328	2023	\$375,000,000	GSA - Construction and acquisition (including funds for sites and expenses, and associated design and construction services).
118-47	2024	\$200,000,000	GSA - Construction and acquisition (including funds for sites and expenses, and associated design and construction services).
Appropriations to Date ⁸		\$850,000,000 ⁹	

Prior Committee Approvals

None – prior Committee approvals have been for a New Construction project and not the renovation and alteration of the RRB.

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

New Construction.....	\$2,431,380,000
Ronald Reagan Building Modernization.....	\$1,600,257,000

⁸ In addition to GSA’s \$843,769,886, FBI has \$555 million for the RRB project which will be used for pre-construction, construction, and fit-out requirements.
⁹ GSA’s appropriations for FBI Headquarters consolidation is approximately \$6 million less than the \$850 million appropriated due to GSA expending funds in previous years for consulting, management, and site studies.

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The 30-year, present value cost of the Ronald Reagan Building Modernization is \$831,123,000 less than the cost of New Construction, an equivalent annual cost advantage of \$50,425,000.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works, approving this prospectus will constitute approval to make the appropriations requested herein.

Certification of Need

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

Submitted at Washington, DC, on 9/19/2025

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration

	CURRENT 4						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total 7	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Washington, DC Leased Locations		-										-
Woodies	611	611	127,821	3,156	10,786	141,763	-	-	-	-	-	-
Patriot Plaza I	144	144	42,122	1,200	2,280	45,602	-	-	-	-	-	-
Patriot Plaza II *5	864	864	170,500	8,304	20,000	198,804	-	-	-	-	-	-
Subtotal:	1,619	1,619	340,443	12,660	33,066	386,169	-	-	-	-	-	-
Virginia Leased Locations		-					-	-	-	-	-	-
Mission Ridge	593	593	87,343	2,157	21,803	111,303	-	-	-	-	-	-
Commonwealth Center Bldg II/Newbrook	314	314	61,923	960	20,031	82,914	-	-	-	-	-	-
Subtotal:	907	907	149,266	3,117	41,834	194,217	-	-	-	-	-	-
Marland Leased Locations		-					-	-	-	-	-	-
Linthicum	111	111	49,719	1,050	7,500	58,269	-	-	-	-	-	-
Subtotal:	111	111	49,719	1,050	7,500	58,269	-	-	-	-	-	-
Government Owned Locations		-					-	-	-	-	-	-
J. Edgar Hoover Building	3,728	3,728	897,538	128,220	263,170	1,288,928	-	-	-	-	-	-
Ronald Reagan Building		-					6,411	6,411	1,202,063	101,746	528,600	1,832,409
							1,603	1,603				
Subtotal:	3,728	3,728	897,538	128,220	263,170	1,288,928	8,014	8,014	1,202,063	101,746	528,600	1,832,409
		-										
Total	6,365	6,365	1,436,966	145,047	345,570	1,927,583	8,014	8,014	1,202,063	101,746	528,600	1,832,409

Office Utilization Rate ²		
	Current	Proposed
Buildings Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	176	117
All Buildings Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	176	117

Total Building USF Rate ³		
All Buildings Tenants (including Judiciary, Congress, and	303	229

NOTES:

1 USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

⁴ Current locations include locations involved in interim and swing moves while awaiting completion of the proposed project.

⁵ The consolidation stratgy of this lease will be analyzed via the A&E analysis

⁶ Special spaces are estimated and subject to change upon further A&E analysis

⁷ The number of personnel reflected in the housing plan does not reflect the total number of seats in each facility. The number reflected on the chart represents occupied desks vs. number of actual desks.

FOR OFFICIAL USE ONLY (FOUO)

Special Space 6	USF
Visitor Center	17,200
Visitor Orientation Center/FBI Experience	32,400
Firing Range	13,200
Mission Briefing Center/Conference areas	81,500
Cafeteria (includes kitchen and	47,500
BUMART, ADX, ITX,	24,600
Shipping / Receiving Dock & Mail	22,700
Fitness Facility	55,000
Maintenance / Workshops	22,400
Credit Union / Retail Store	5,000
FBI Police Station	4,600
ADP (Automated Data Processing)	30,000
Health Center	6,700
Ops 1	47,900
Ops 2	5,000
Other (Polygraph suites, Protective	41,100
Casework Rooms	4,300
Weapon & Ammunition Storage,	67,500
Total	528,600