Who We Are

OBO manages the U.S. Department of State’s building program and sets worldwide priorities for the design, construction, operation, maintenance, and disposal of overseas property.
To provide safe, secure and functional facilities that represent the U.S. Government to the host nation and support our staff in the achievement of U.S. foreign policy objectives.

These facilities should represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture and construction execution.
Program Facts

275 Missions
87 Million Square Feet of Owned and Leased Space
12,000 Culturally Significant Objects
5,300 Works of Art
Project Funding

FY16 Budget
The Department received $2.6B for construction in FY16.

FY17 Request
The Department has requested $2.6B for FY17.
Program

Capital Security Construction
- 38 Active Projects
- $8.4 Billion Workload
- Project Range $6.6M - $1B

Major Renovation
- 18 Active Projects
- $914.5 Million Workload
- Project Range $7.5M - $224M

Compound Security Upgrade
- 45 Active Projects
- $195 Million Workload
- Project Range $1M - $29.4M

U.S. Embassy Asuncion
Excellence Initiative

- 11 Guiding Principles
- Guiding Principles touch on every aspect of the program
  - Provide the American Taxpayer with the Best Value
  - Meet or exceed all safety and security standards
  - Select sites that facilitate diplomacy
  - Design and Construct enduring, representational projects
  - Create platforms to support eco-diplomacy and energy independence
  - Provide superior workplaces
  - Showcase U.S. technology, innovation, and art
Industry Best Practices

- International Building Code
- Integrated Design Reviews
- Unique Security Features
- Hard Metric Drawing/Specs
- CADD & BIM Deliverables
- LEED Silver Certification
- Life Cycle Value Engineering
Engineering in Design Standards

- Structural engineering
- Blast engineering
- Foundation geotechnical
- Complex Program – Mechanical systems

U.S. Annex in Moscow
Engineering Items Then and Now

- Tailored for environment
- Flexibility
- Technology advancements
- Constructability
- Maintainability

U.S. Embassy N'Djamena
Mechanical

Standard Embassy Design:
• Air-cooled screw chiller
• Variable air volume
• Natural gas or diesel boilers

Excellence in Design:
• Modular air cooled chiller
• Variable air volume
• Dedicated heat recovery chillers
• Water cooled chillers
• Ground source heat pumps
• Chilled beams
Standard Embassy Design:
• One size fits all
• Medium voltage

Excellence in Design:
• Tuned engineering systems (climate, operations)
• Opportunity to research new technology
Structural

Standard Embassy Design:
• Structural bay size
• Standard 9x9

Excellence in Design:
• Structural Variation
• Odd bay size
• Longer span
• Cantilevers
Sustainability

- Addition of PV for primarily on-peak power generation
- OBO takes a modular approach to the PV
- Build in stages to meet the needs of the project (or the available budget)
Sustainable Design: LEED
Sustainable Design: Solar
Perimeter Improvement

- Collaboration between OBO and Diplomatic Security
- Integration of Landscape and Security
- Public Face of Diplomatic Facilities begins at perimeter
- Makes positive first impression
- Demonstrates the openness and optimism of the American people
Future Vision

- New administration/management
- Congressional funding
- Smaller projects/rehabs
- Life cycle cost analysis
New Construction Architect/Engineering Partners

Ennead Architects
New York, New York

Miller Hull Partnership
Seattle, Washington

Richard + Bauer Architecture
Phoenix, Arizona

SHoP Architects
New York, New York

Skidmore Owings & Merrill (SOM)
Chicago, Illinois
Major Rehabilitation Architect/Engineering Partners

Beyer Blinder Belle Architects
Washington, D.C.

BNIM Architects
Kansas City, Missouri

Krueck + Sexton Architects
Chicago, Illinois

Weiss/Manfredi Architects
New York, New York

Zimmer Gunsul Frasca
Washington, D.C.
Support Service Partners

AECOM
Washington, D.C.

Caples Jefferson Architects
Long Island City, New York

Moore Ruble Yudell Architects
Santa Monica, California

EYP, Inc.
Washington, D.C.

Davis Brody Bond
New York City, New York

Jacobs Government Services
Pasadena, California
### IDIQ Selection for Design/Build & Construction Services

#### 8(a) Firms
- Trinity Bhate Joint Venture LLC
- Tidewater, Inc.
- CJW/Desbuild Joint Venture LLC
- Venesco/EMR Joint Venture
- Trison Construction Inc.
- Helix-Gilford JV

#### Service-Disabled, Veteran Owned Business Firms
- Williams Building Company, Inc.
- Facilities Development Corporation (FDC)
- Horizon Construction Group/International Construction Services Joint Venture

#### Full & Open Competition Firms
- Perini Management Services, Inc.
- Framaco International Inc.
- URS Federal Services, Inc.
- Contracting, Consulting, Engineering LLC

#### Women–Owned Business Firms
- Greenway Enterprises, Inc.
- Mesan, Inc.
- Montage, Inc.
- Edifice Worldwide, LLC

#### Small Business Firms
- Enviro-Management & Research, Inc.
- Cosmopolitan Incorporated
- Desbuild Incorporated
- Futron Incorporated

#### HubZone Business Firms
- HSU Development Inc.
- International Construction Services, LLC
- Gilford Construction Corporation
Project Delivery Method

- Both Design-Bid-Build and Design-Build with Bridging Documents are used; neither is a default.

- Context, complexity, construction environment, and urgency are evaluated in deciding a delivery method.

- OBO Director determines the project delivery method for each project.

- Alternative project delivery methods such as Early Contractor Involvement are used to ensure best possible outcome and reduced risk.
A/E Selection Process

- Encourages both emerging practices and established firms
- Initial selection focuses on the strength of the lead designer and the associated A/E firm
- Second-stage selections focus on the strength of the team, the management plan, and the quality of past performance on construction documents
- Where appropriate, design competitions are incorporated into the selection process
- Selection Panel consists of OBO associates, industry peers and foreign service users
Construction Selection & Awards

Contractor Selection

- The Department recruits, prequalifies and awards contractors committed to the best D-B-B and D-B practices with verifiable records of consistent success
- The Department is working to expand the pool of contractors to promote competition and the best outcome for the U.S. government

Contract Award

- Best Value method is used to evaluate proposals, with focus on past performance and project management in the evaluation process, rather than strictly lowest proposed cost
Recent and Anticipated Design Selections

- Guatemala City, Guatemala
  New Embassy Compound
  Miller Hull

- Nogales, Mexico
  New Consulate Compound
  ENNEAD

- Hermosillo, Mexico
  New Consulate Compound
  Richard + Bauer

- Kampala, Uganda
  New Annex
  BNIM

- Nairobi, Kenya
  New Annex
  Krueck + Sexton

- Nassau, Bahamas
  New Embassy Compound
  ENNEAD

- Brasilia, Brazil
  New Embassy Compound
  Studio Gang Architects

- Tegucigalpa, Honduras
  New Embassy Compound

- Guadalajara, Mexico
  New Consulate Compound

- Riyadh, Saudi Arabia
  New Embassy Compound

- Casablanca, Morocco
  New Consulate Compound
Capital Construction Program Overview

**FY15 Construction Awards**

U.S. Embassy Harare

U.S. Embassy Maputo

U.S. Embassy N’джамена

U.S. Embassy Niamey

U.S. Embassy Port Moresby

U.S. Consulate General Matamoros

Tijuana Marine Residence

Belmopan Marine Residence
Capital Construction Program Overview

FY16 Construction Plan
U.S. Embassy Ankara
U.S. Embassy Asuncion
U.S. Embassy Beirut
U.S. Embassy Mexico City
U.S. Consulate General Erbil
U.S. Consulate General Dhahran
U.S. Consulate General Hyderabad
Capital Construction Program Overview

**Anticipated FY17 Construction**
U.S. Embassy Guatemala
U.S. Embassy New Delhi
Kampala Office Annex
Nairobi Office Annex
Paris Marine Security Guard Residence

**Anticipated FY18 Construction**
U.S. Embassy Kinshasa
U.S. Embassy Tegucigalpa
U.S. Consulate General Nogales
Bangkok Office Annex
Opportunities

A/E Design Opportunities

• Posted on FedBizOpps (www.FBO.gov)
• Posted on OBO’s website (www.STATE.gov/obo)
• Posted on AIA’s website

Construction Opportunities

• Posted on FedBizOpps (www.FBO.gov)
• Posted on OBO’s website (www.STATE.gov/obo)

IDIQ Opportunities

• Real Estate Services | 2015 Renewal
• A/E Design Services
  – World Wide A/E Design Service for Rehabilitation/Renovation | 2018 Renewal
• A/E Support Service | Awarded in 2015
• Construction and Design/Build Services | 2019 Renewal
• Engineering Services | 2018 Renewal
• Commissioning Services | 2018 Renewal
• Scheduling Consultants | 2018 Renewal
• Value engineering services | 2016 Renewal
• Roofing Services | 2018 Renewal
• Fire Systems | 2018 Renewal
• Seismic Studies | 2018 Renewal
• Energy Sustainable Design | 2017 Renewal
• Telecom Testing | 2018 Renewal
• RF Shielding Testing | 2017 Renewal
Points of Contact

Office of Acquisition Management
David Vivian
VivianDW@state.gov

OBO Director of External Affairs
Christy Foushee
FousheeCT@state.gov or OBOEA@state.gov