OBO directs the overseas building program for the U.S. Department of State and other Agency personnel serving abroad as foreign service diplomats.

With the support of Congress and other Department bureaus, OBO 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.
BUREAU INVENTORY

- 275 MISSIONS
- 12,000 CULTURALLY SIGNIFICANT OBJECTS
- 70,000,000 SQUARE FEET
- 5,300 ARTWORKS
- $7 BILLION UNDER DESIGN & CONSTRUCTION
PROJECT TYPES

- Embassies
- Consulates
- Office and Support Annexes
- Cultural Heritage Properties
- Housing
- Shops
- Warehouses
BUREAU INVENTORY
BUREAU INVENTORY

HANOI
AMBASSADOR'S RESIDENCE

TOKYO
STAFF HOUSING
ASPIRATIONS

- Positive Representation of the United States to the Host Nation
- Reflect American Values of Innovation
GUIDING PRINCIPLES

- Purpose and Function
- Site
- Design
- Engineering
- Safety and Security
- Sustainability
GUIDING PRINCIPLES

- Architecture and Engineering Professional Services
- Construction and Craftsmanship
- Operations and Maintenance
- Art
- Historically, Architecturally, or Culturally Significant Properties and Collections
Past
• Remote Locations / Greenfield Development
• Standard Embassy Design
• First Costs
• Standardized Solutions
• Traditional Office Layouts
• Prescriptive Building Standards
• Security

Moving Forward
• Urban Locations / Brownfield Redevelopment
• Purpose-built Embassies
• Life Cycle Cost
• Sustainable Solutions
• High Performance Interior Design
• Results-driven Building Standards
• Security
DESIGN EXCELLENCE

Past
• Limited Design Leadership
• Hire Production Teams with Good Leadership
• Internal Design Reviews
• Design/Build
• Lowest Price Award
• Industry Outreach
• Reaction Driven

Moving Forward
• Expanded Design Leadership
• Hire Strong Design Teams with Good Leadership
• Industry Design Reviews
• Design/Bid/Build and Design/Build
• Best Value Award
• More Inclusive Outreach Program
• Innovation Driven
SUSTAINABILITY DESIGN

14 LEED® Certified
30 LEED ® Registered

| Addis Ababa | Antananarivo | Bandar Seri Begawan | Brazzaville | Dubai | Johannesburg | Karachi | Lusaka |
| Manila | Monrovia | Ouagadougou | Panama | Sofia | Tijuana |
A/E TEAM SELECTION PROCESS

- Established new processes to hire the most talented A/E teams
- Encourages both emerging practices and established firms to pursue OBO projects
- Selection criteria emphasizes the delivery of high quality projects
- Initial selection focuses on the strength of the lead designer and the associated A/E firm
- Second-stage selections focuses 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
• 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
CONSTRUCTION

Contractor Selection

• The Department is recruiting, prequalifying and awarding 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 be used to evaluate proposals, with focus on past performance and project management in the evaluation process, rather than strictly low proposed cost
CONSTRUCTION

Successful OBO contractors…

- Are aggressive with their procurements and logistics management
- Focus on and fully implement project schedules
- Provide high quality cleared American supervision and labor
- Take commissioning seriously

OBO contractors struggle when they…

- Have partnership that doesn’t work
- Split procurement responsibilities
- Don’t read the security specifications carefully
- Don’t take jobsite safety and health seriously
- Focus on claim vs. production
FY13 Budget

• $800 million for capital construction
• $304 Million for major renovations
ANTICIPATED PROJECTS FY13

Capital Program

• Nouakchott NEC
• Paramaribo NEC
• The Hague NEC

* Construction Award

NEC – New Embassy Compound
NCC – New Consulate Compound

Major Renovation

• Georgetown Chancery
• Vilnius Chancery
• Seoul Chancery
• Freetown Water System
• Budapest Chancery, Phase 2
• Manila Chancery Phase 1
• Athens Chancery
• Montevideo Chancery
ANTICIPATED PROJECTS FY14

Capital Program
• Maputo
• Ashgabat NEC/Housing
• N’Djamena NEC

* Construction Award

Major Renovation
• Manila Chancery
• Hanoi Chancery
• Port of Spain Chancery
• Madrid Chancery
• Tel Aviv Chancery
• Dili Chancery
• Stockholm Chancery
• Athens Chancery
• New Delhi Chancery and AmC
• Berlin Annex
ANTICIPATED PROJECTS FY15

Capital Program
- Dhahran NCC
- Mexico City NEC

Major Renovation
- Athens Chancery, Phase 2
- *Copenhagen Chancery*
- Manila Chancery, Phase 2
- Tokyo Mitsui Housing, Phase 1

* Construction Award
### RECENTLY AWARDED PROJECTS

<table>
<thead>
<tr>
<th>A/E</th>
<th>IDIQ for Worldwide Design Services (Shortlisted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td></td>
</tr>
<tr>
<td>• BNIM Architects</td>
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<tr>
<td>• Ennead Architects</td>
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<tr>
<td>• Mack Scogin / Merrill Elam Architects</td>
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<td>• Miller Hull Partnership</td>
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<td>• Moore Ruble Yudell</td>
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<td>• Richard + Bauer Architecture</td>
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<td>• Shop Architects</td>
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<td>• Skidmore Owings &amp; Merrill</td>
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<td>• Steven Holl Architects</td>
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<td>• Studio-Gang Architects</td>
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</tr>
</thead>
<tbody>
<tr>
<td>Major Rehabilitations / Renovations</td>
<td></td>
</tr>
<tr>
<td>• Architecture Research Office</td>
<td></td>
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<tr>
<td>• Beyer Blinder Belle Architects</td>
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<td>• BNIM Architects</td>
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<td>• CO Architects</td>
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<td>• Goody, Clancy &amp; Associates, Inc.</td>
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<td>• Krueck &amp; Sexton Architects</td>
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<tr>
<td>• Weiss/Manfredi Architects</td>
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<tr>
<td>• Clive Wilkinson Architects, Inc.</td>
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<tr>
<td>• Zimmer Gunsul Frasca</td>
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RECENTLY AWARDED PROJECTS

A/E

New U.S. Embassy Mexico City, Mexico
– Tod Williams Billie Tsien/ Davis Brody Bond Architects and Planners Joint Venture

Residential Facility Paris, France
– Michael Maltzan Architects
## RECENTLY AWARDED PROJECTS

### Construction
- New U.S. Embassy Cotonou  
  - BL Harbert International
- New U.S. Embassy Dubai  
  - BL Harbert International
- New U.S. Embassy Jakarta  
  - BL Harbert International
- New U.S. Consulate Jeddah  
  - American International Contractors (AIC)

### Construction
- New U.S. Embassy Mbabane  
  - BL Harbert International
- New U.S. Embassy Sarajevo  
  - FRAMACO
- New U.S. Office Taipei  
  - American International Contractors (AIC)
- New U.S. Consulate Tijuana  
  - Caddell Construction
FUTURE 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
- A/E Design Services
  - World Wide A/E Design Service for Rehabilitation/Renovation and New Construction
  - Sustainability
  - A/E Support Service
- Construction and Design/Build Services
- Commissioning Services
- Scheduling Consultants
- Value engineering services
- Telecommunication services
- Roofing Services
- Fire Systems
- Modular Construction
- Photovoltaic & Wind Generated Power
- Technical Security
POINTS OF CONTACT

• Office of Acquisition Management – David Vivian
  – VivianDW@state.gov

• OBO 101 for Construction Firms

• OBO 101 A/E Firms

• Industry Advisor Group Meetings
  – Contact Director of External Affairs Christy Foushee at FousheeCT@state.gov