



Tashkent, Uzbekistan



Phnom Penh, Cambodia



Tblisi, Georgia



Yaounde, Cameroon

## INTERAGENCY FACILITIES COUNCIL

MARCH 16, 2006

*Charles E. Williams*  
*Director/Chief Operating Officer*  
*Overseas Buildings Operations*





# *The Mandate*

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- Our facilities play a critical role in Secretary Rice's focus on transformational diplomacy
- Delicately put in place new and improved diplomatic platforms overseas that provide security and safety, and allow for the transformation of diplomacy for the United States Government





## *Some Quick Facts*

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### Opened/Year

### New Facilities

2001

One

2005

Twelve

OMB's "PART" rated OBO's New Construction Program for Regular Capital Construction 86% (Effective) and Capital Security Construction 97% (Effective) –Among the highest scores in the Federal Government.





## *OBO's Operating Focus*

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### "Results-Based Operations"

- Performance
- Accountability
- Discipline
- Credibility

("Communication and Transparency" is the Mantra)





## 2001-2005 Results

1. Abidjan
2. Abu Dhabi
3. Abuja
4. Baghdad IOB
5. Bogotá IOB
6. Cape Town
7. Dar Es Salaam
8. Dar Es Salaam USAID
9. Dili
10. Doha
11. Frankfurt
12. Istanbul
13. Lima (USAID)
14. Kabul NEC



US Consulate General Frankfurt, Germany



US Consulate General Istanbul, Turkey





## 2001-2005 Results

15. Kabul ARG/USAID
16. Kampala
17. Luanda
18. Nairobi
19. Phnom Penh
20. São Paulo
21. Sofia
22. Tashkent
23. Tbilisi
24. Tunis
25. Yaounde
26. Yerevan
27. Zagreb



US Embassy Sofia, Bulgaria



US Embassy Tashkent, Uzbekistan



US Embassy Tbilisi, Georgia



US Embassy Yerevan, Armenia



US Embassy Zagreb, Croatia





## *Results*

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- We obligated \$2.52 billion in 2005, compared to \$965 million in 2001, the highest in OBO history.
- 8,419 people moved to safer facilities





# Capital Construction Projects

## Under Design/Construction:

1 Accra	90.3	23 Moscow annex	84.4
2 Algiers	90.5	24 Mumbai	96.3
3 Astana	90.3	25 Panama City	100.6
4 Athens annex	77.6	26 Port-au-Prince	108.5
5 Baghdad NEC	612.0	27 Quito	90.0
6 Bamako	71.9	28 Rangoon	86.0
7 Beijing	434.0	29 Skopje	81.6
8 Belmopan	63.8	30 Taipei (design)	9.4
9 Berlin	143.0	31 Tirana annex	24.4
10 Bogota annex	30.6	32 USAID Accra	22.6
11 Bridgetown	31.9	33 USAID Bamako	18.3
12 Ciudad Juarez	99.7	34 USAID Conakry	17.8
13 Conakry	65.7	35 USAID Kampala	26.7
14 Dushanbe	80.0	36 USAID Kathmandu	23.6
15 Freetown	60.2	37 USAID Kingston	16.0
16 Jerusalem annex	22.5	38 USAID Managua	14.7
17 Kathmandu	90.7	39 USAID Nairobi	34.1
18 Khartoum	76.2	40 USAID Phnom Penh	13.9
19 Kigali	102.0		<hr/>
20 Kingston	71.8		3,426.4
21 Lome	72.9		
22 Managua	79.9		





## *What Is on Our Plate Today*

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- 40 NEC /Annex projects under design/construction (\$3.4B)
- 24 rehab projects underway (\$332.2M)
- 197 Compound Security and FE/BR replacement projects (\$190M) underway
- 14 NEC/Annex projects planned for FY 06
- 76 NEC projects in Long-Range Overseas Buildings Plan (\$6.5B)
- 17,681 properties at 265 locations to serve





## *New Facilities Planned for 2006*

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- Abuja, USAID
- Beirut, NEC
- Brazzaville, NEC
- Djibouti, NEC
- Guangzhou, NEC
- Harare, NEC
- Johannesburg, NEC
- Khartoum, NOX
- Libreville, NEC
- Sarajevo, NEC
- Skopje, NOX
- Surabaya, NEC
- Suva, NEC
- Tbilisi, Georgia USAID





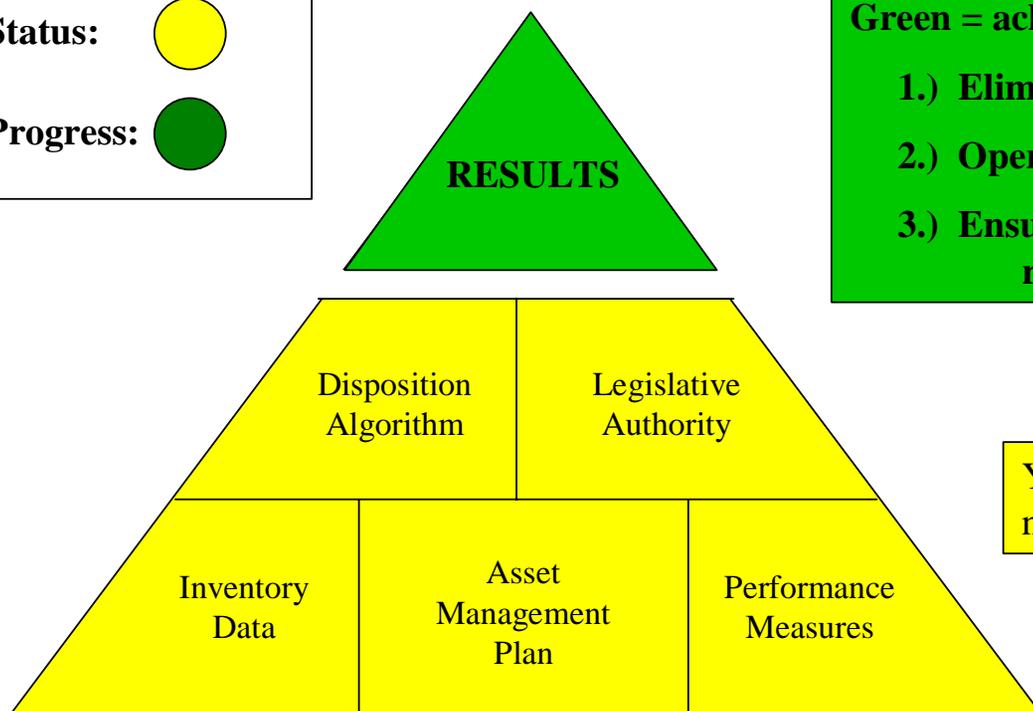
# PMA Real Property Initiative

Results are the key to getting to green.

**PMA Scorecard Q405**

Status: 

Progress: 



**Green = achieving results in three areas:**

- 1.) Eliminate surplus assets
- 2.) Operate at right cost
- 3.) Ensure critical assets are in right condition

**Yellow = having the necessary tools in place**





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# Completed Project (2002) Doha, Qatar NAB



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# Lima, Peru USAID (Annex)



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# Tunis, Tunisia NEC



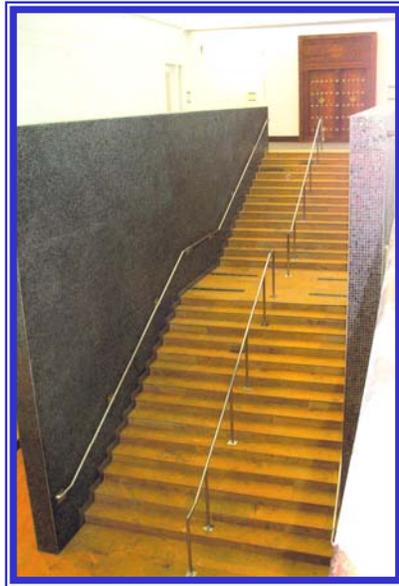
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# *Dar es Salaam, Tanzania NEC*



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# *Dar es Salaam, Tanzania MSGO*



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# *Dar es Salaam, Tanzania (USAID Building)*



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# Nairobi, Kenya NEC



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# *Nairobi, Kenya MSGO*



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## *Nairobi, Kenya USAID Annex*



72% Complete

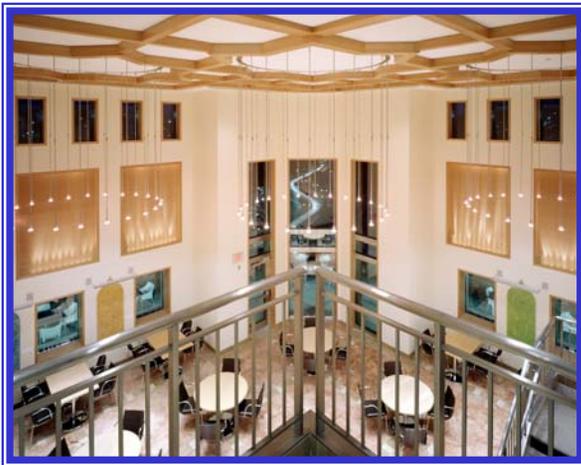
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# *Istanbul, Turkey NEC*



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## Zagreb, Croatia NEC



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# *Abu Dhabi, United Arab Emirates NEC*



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## *Tirana, Albania MSGQ*



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# *Tirana, Albania Annex*



89% Complete

March 16, 2006

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# Sofia, Bulgaria NEC



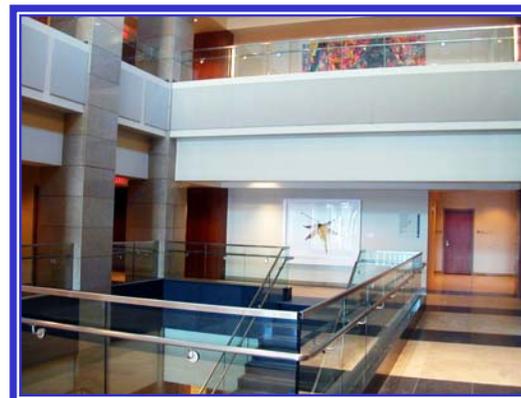
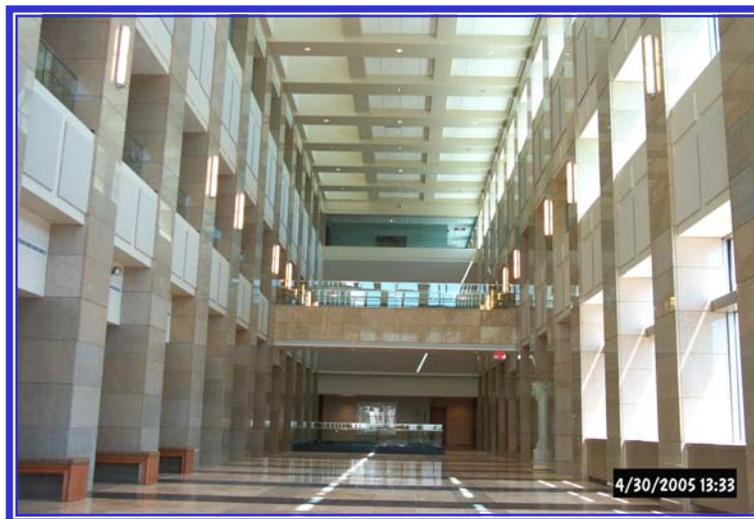
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# Yerevan, Armenia NEC



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## *Abidjan, Côte d'Ivoire NEC*



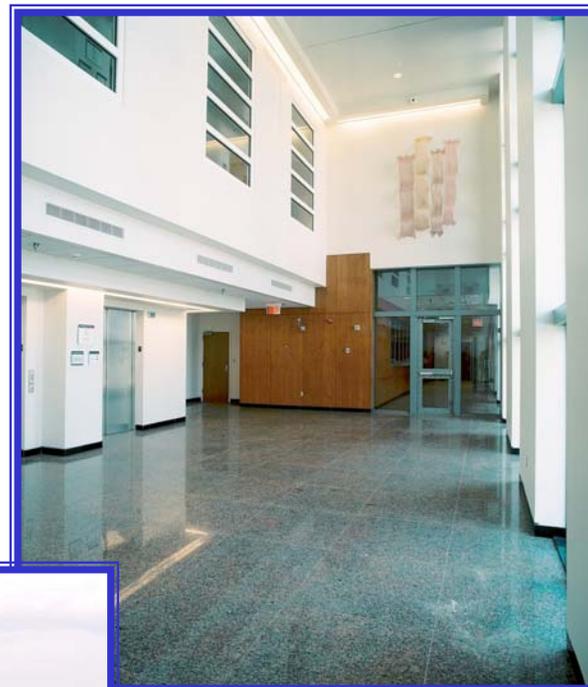
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# Abuja, Nigeria NEC



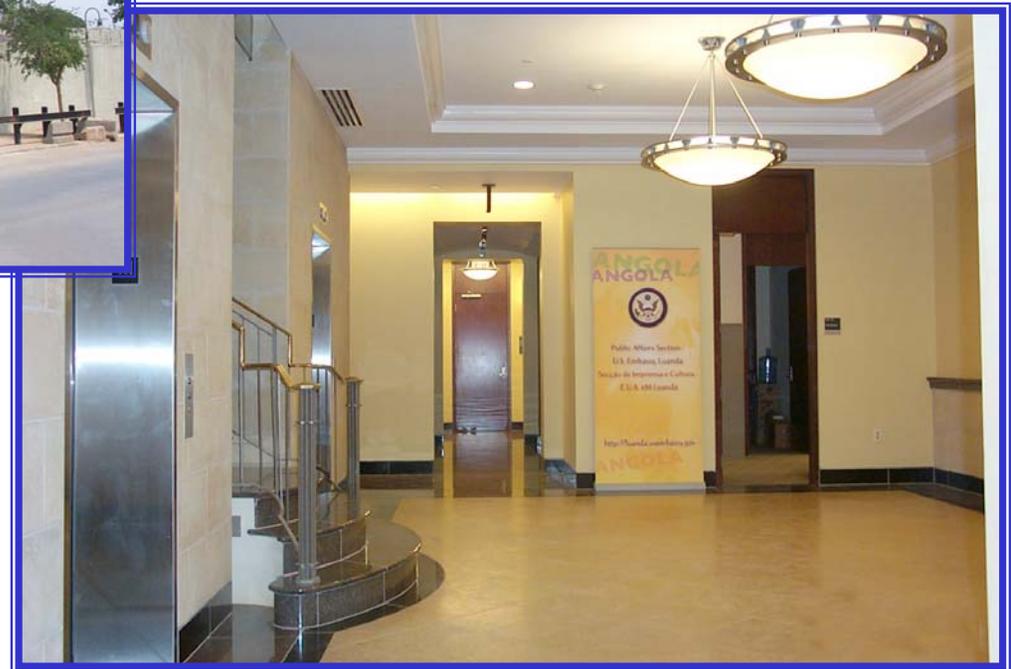
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# *Luanda, Angola NEC*



*March 16, 2006*

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# *Cape Town, South Africa NEC*



*March 16, 2006*

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# *Yaounde, Cameroon NEC*



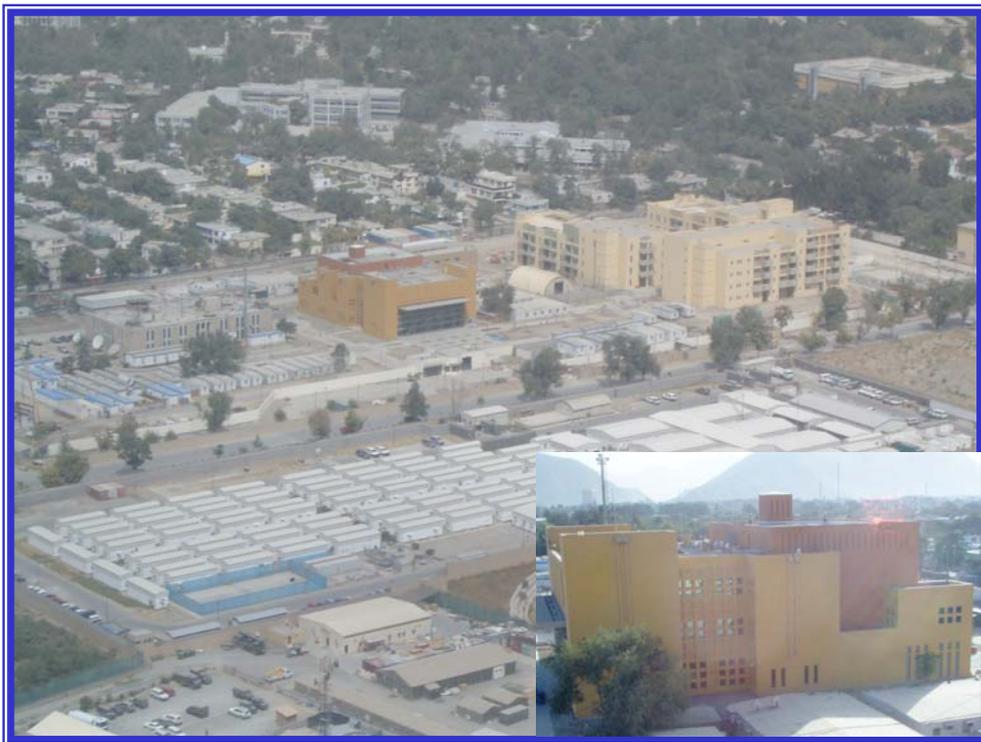
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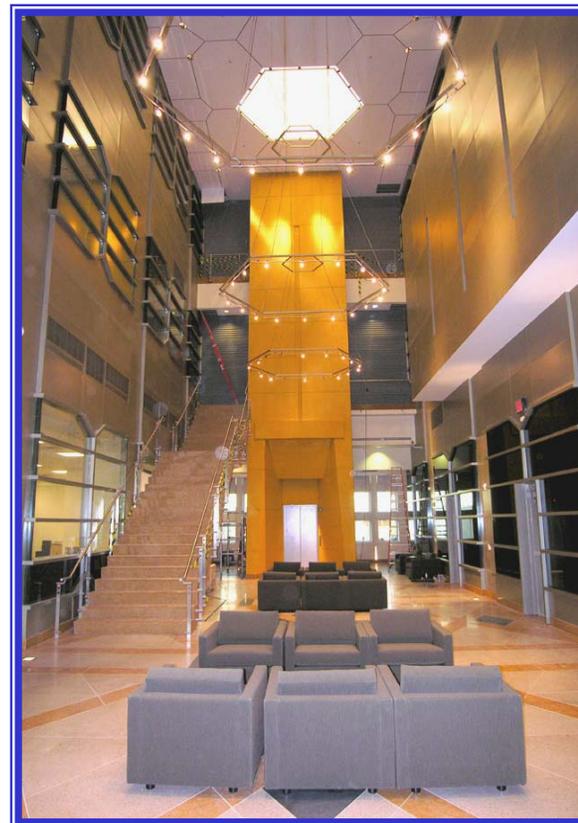




# *Kabul, Afghanistan NEC*



(Phase 2)





# *Kabul (II), Afghanistan ARG*



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# Phnom Penh, Cambodia NEC



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# Tashkent, Uzbekistan NEC



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# Tbilisi, Georgia NEC



March 16, 2006

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# Dushanbe, Tajikistan NEC



99% Complete

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# Conakry, Guinea NEC



96% Complete



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# *Bridgetown, Barbados NAB*



95% Complete

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# Kingston, Jamaica NEC



70% Complete

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# Kingston, Jamaica Staff Housing

## Powell Plaza



100% Complete

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# *Freetown, Sierra Leone NEC*



70% Complete



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## *Bamako, Mali NEC*



66% Complete

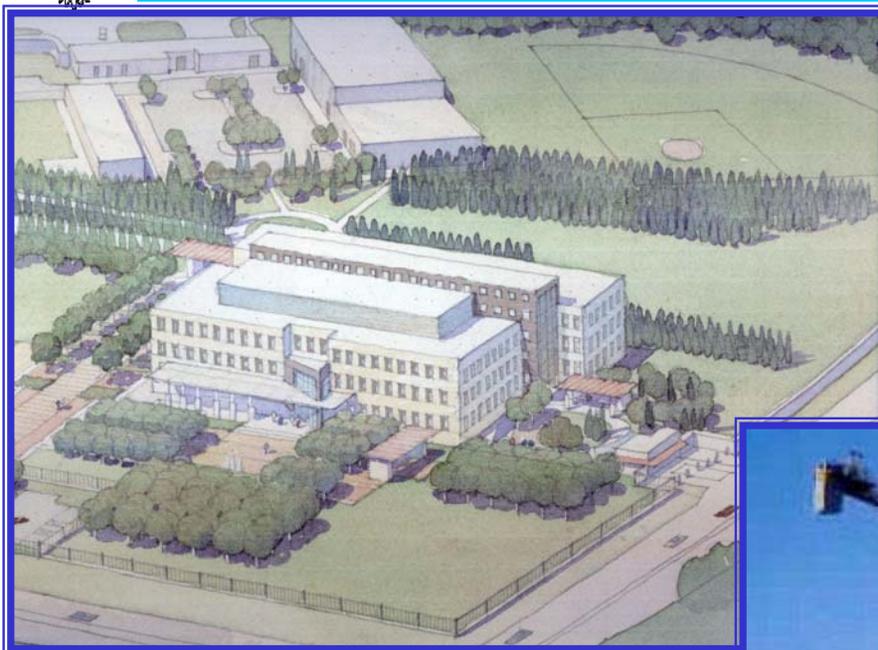
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## *Astana, Kazakhstan NEC*



61% Complete

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# *Lomé, Togo NEC*



59% Complete



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# *Belmopan, Belize NEC*



55% Complete



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# Athens, Greece NOX



50% Complete

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# Accra, Ghana NEC



48% Complete

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*Providing Platforms for Diplomacy*





# *Katmandu, Nepal NEC*



41% Complete

March 16, 2006

*Providing Platforms for Diplomacy*





# *Panama City, Panama NEC*



37% Complete

March 16, 2006

*Providing Platforms for Diplomacy*





# Algiers, Algeria NEC



33% Complete

March 16, 2006

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# Rangoon, Burma NEC



33% Complete



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# Managua, Nicaragua NEC



22% Complete

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# Berlin, Germany NEC



20% Complete



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# *Port-au-Prince, Haiti NEC*



17% Complete



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# Beijing, PRC NEC



26% Complete

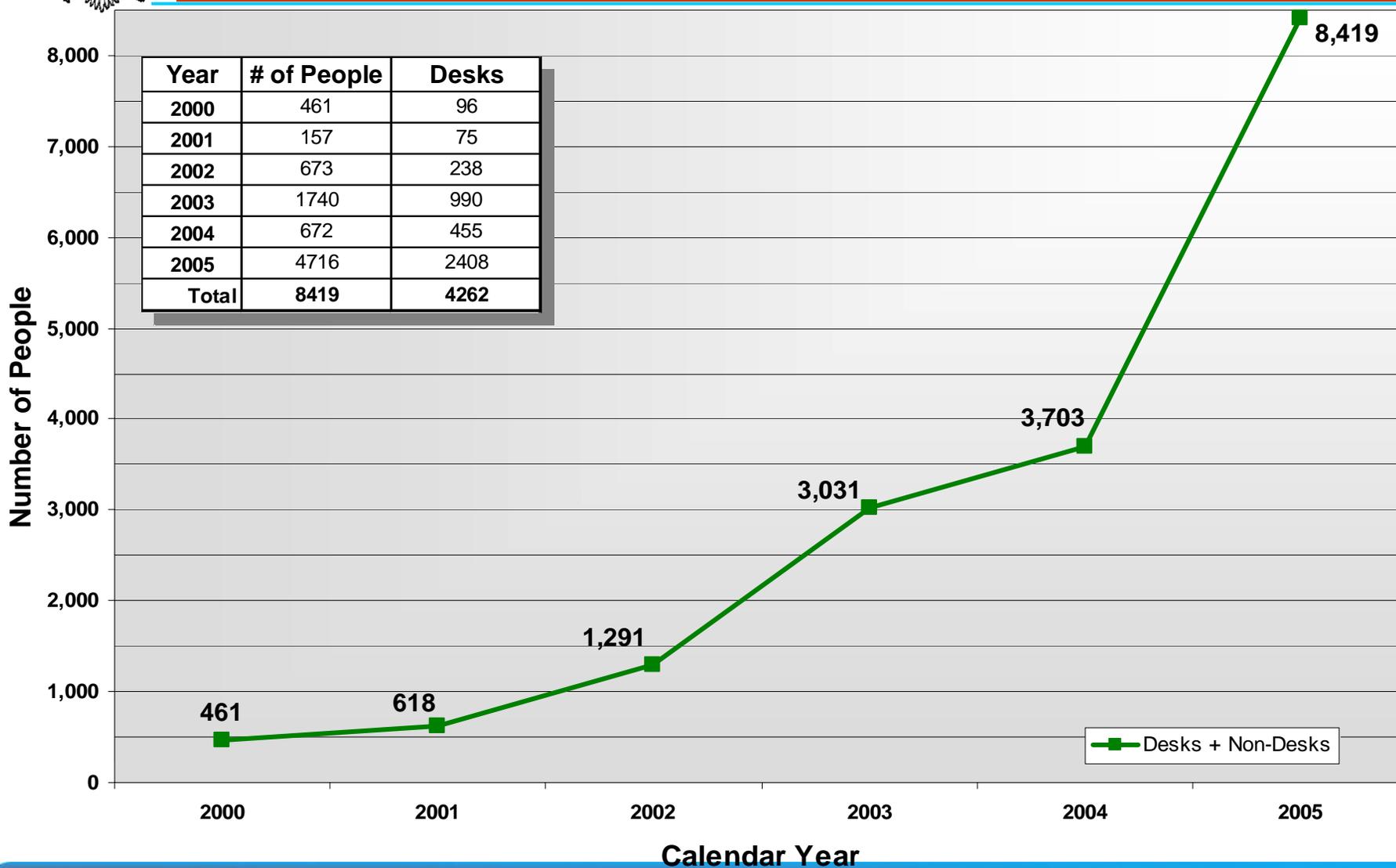
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## Number of People Moved to Safer Facilities CY 2000-2005



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# Capital Security Cost-Sharing Program For U. S. Government Agencies Overseas



*U.S. Embassy - Kampala, Uganda*

*Overseas Buildings Operations  
U. S. Department of State*



*March, 2006*

*[www.state.gov/obo/c11275.htm](http://www.state.gov/obo/c11275.htm)*



# *The Capital Security Cost-Sharing Program*

1. Administrative Activity – FY06
  - Survey is underway, due back March 31st
  - Rent Credit submissions will be in March
  - FY06 Invoice payments are overdue – letters on the way to those who have not paid
2. U/S Guidance Memo nearly final
  - Agencies' input was valuable – thank you
  - OBO will address each question individually
  - New Rent Credit scope will be included
3. New Per Capita charges
4. PD Reorganization





## *FY08-10 Per Capita Charges*

- New per capita charges are fixed for FY08-10
- Calculations reflect updated cost of construction for NECs and current overseas position count
- Phase-in will continue as scheduled

	<b>80% phase-in (FY08)</b>	<b>full charge (FY09-10)</b>
– Principal Office	\$ 149,509	186,886
– CAA	\$ 40,579	50,724
– Non-CAA	\$ 16,391	20,488
– Non-Office	\$ 2,837	3,546





## *Contacts for the CSCS Program*

---

- Alex Kurien, Director  
Project Planning Division  
Office of Planning & Development  
Overseas Buildings Operations Bureau  
(703) 875-6976     KurienAJ@state.gov
  
- Kelly B. Denton, Program Analyst  
New Initiatives Division  
Office of Planning & Development  
Overseas Buildings Operations Bureau  
(703) 516-1980     DentonKB@state.gov

Same CSCS Web Site: [www.state.gov/obo/c11275.htm](http://www.state.gov/obo/c11275.htm)





# NEC Furniture Reimbursement Program

Embassy Project	Substantial Completion	Furniture Funds Due Date
<b>FY-05</b>		
Accra	1-Apr-07	17-Apr-06
Algiers	4-Sep-07	28-Jul-06
Athens	27-Feb-07	CLOSED
Belmopan	24-Aug-06	CLOSED
Kathmandu	21-Sep-07	5-May-06
Managua	30-Apr-07	CLOSED
Panama City	1-Mar-07	26-May-06
Rangoon	13-Jul-07	7-Apr-06
<b>FY06</b>		
Berlin	16-Nov-07	15-Jan-07
Port au Prince	3-Jul-07	15-Jan-07

- Outstanding Furniture commitments must be settled before the Funds Due Date. This allows OBO to take advantage of the economy of scale when pricing the final purchase shipping and assembly costs.
- Furniture must be assembled and in place as of the substantial completion date prior to building accreditation.
- Move in Date is typically 2 months after Substantial Completion.





*Office of*

**Real Estate**

*Decommissioning  
Program*

*March 16, 2006*

*Providing Platforms for Diplomacy*





# *What is Decommissioning?*

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- Decommissioning refers to the series of steps to remove an embassy, consulate or other property from government service, its preparation for disposal or restoration and its protection until completed.





# *Decommissioning Process*

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- OBO Real Estate initiates via a cable sent to post, outlining the process, 18 months in advance of the move.
- Post and OBO determine which properties are to be decommissioned.
- Post initiates surveys, determine costs.
- Post prepares property for sale or transfer.
- OBO funds legal fees, broker fees, guard costs and make readies.
- Coordination between post, OBO, and DS.





# *Decommissioning Planning*

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- Post appoints a decommissioning POC.
- POC prepares the decommissioning plan with guidance from OBO and DS.
- All parties, including tenant agencies, sign up to the plan.





## *Decommissioning Elements*

### Scope

Removals

Restorations

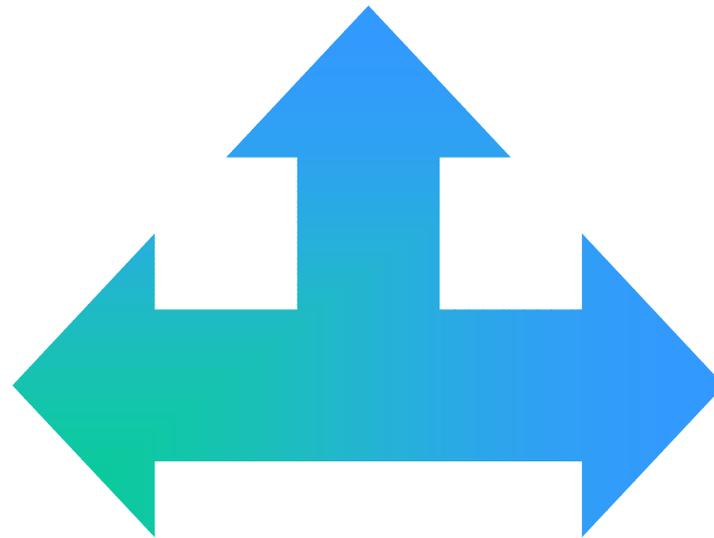
Real Estate

### Schedule

Inspections

Appraisals

Legal Issues



### Budget

Cost Estimate

Funding Sources





# *Decommissioning Components*

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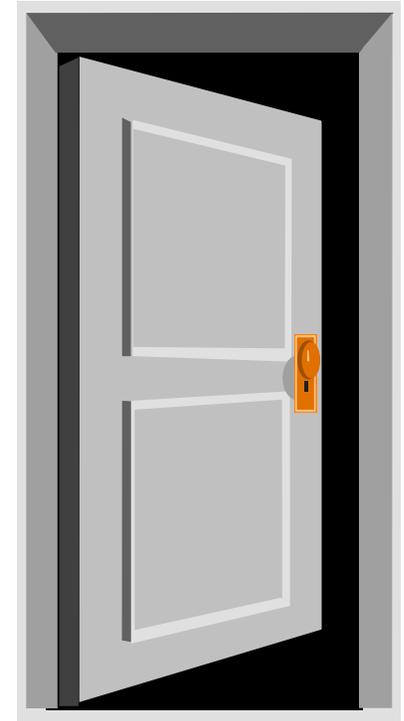
- **Removal of Security Equipment**
  - DS has major role with OBO and post.
- **Real Estate**
  - Sale of government owned property.
  - Return of leased property.





# *Security Removals*

- FE/BR doors and windows
- Shielded enclosures
- Secure conference facilities
- Surveillance cameras and equipment
- Vehicle barriers
- Vault doors
- Equipment disposal





# *Government-Owned Buildings*

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- OBO will assist post with disposal of properties.
- Post ensures the properties are in clean, secure and in marketable condition.
- Post coordinates host government approvals for sale if necessary.
- OBO is responsible for operational, maintenance and guard costs for the property until sold.





## *Leased Properties*

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- OBO/RE will assist post with:
  - reviewing lease terms and conditions
  - restoration requirements
  - negotiations with landlords
  - providing legal guidance as required





# *Decommissioning Completion*

- ✓ The property is cleared of all USG owned personal property.
- ✓ The building is secured.
- ✓ Restoration is complete.
- ✓ Maintenance, operational and guard costs estimates have been transmitted to OBO.
- ✓ COM certifies that decommissioning is complete.





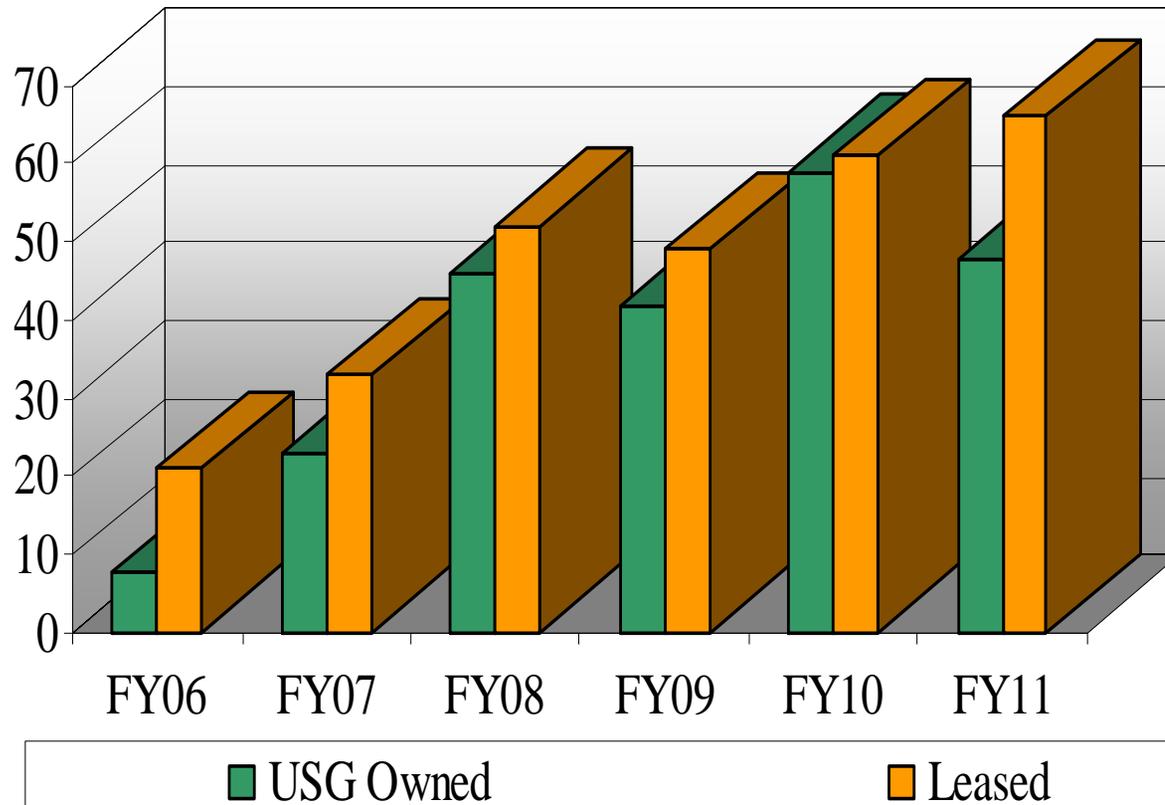
# Decommissioning Schedule

## FY2006 – FY2011

226 - Government Owned

282 - Leased

508 - Properties





## *Design Review and Permit Process*



Brian Schmuecker  
Overseas Buildings Operations  
Design and Engineering Division  
Engineering Support Branch  
[SchmueckerBL@State.gov](mailto:SchmueckerBL@State.gov)

**(703) 875 6212**





# Agenda

1. Introduction and Background
2. Design Review and Permit Process
3. Resources
4. Summary





### Mission Statement

- Assure 263 U.S. diplomatic missions have appropriate facilities to achieve foreign policy objectives
- Oversee the Department of State's real property assets at over 15,000 facilities worldwide
- Provide all 45,000 employees at U.S. diplomatic missions with safe, secure, and functional facilities





## OBO Inventory

- Chanceries, Consulates and Annexes
- Embassy Residences
- Staff Housing
- Marine Housing
- General Services Facilities
- Warehouses





# Project Types

- Build-Lease (7400)
- Building Innovation (7690)
- Capital (7100)
- Compound Security (7913)
- Emergency Egress/Accessibility (7933)
- Energy Conservation (7550)
- Environmental Security (7932)
- Marine Security Guards (7514)
- Natural Hazards (7570)
- Non-Capital – Major Rehabilitation (7911)
- Security Upgrades (7515)
- Special Maint. & Repair (7902)





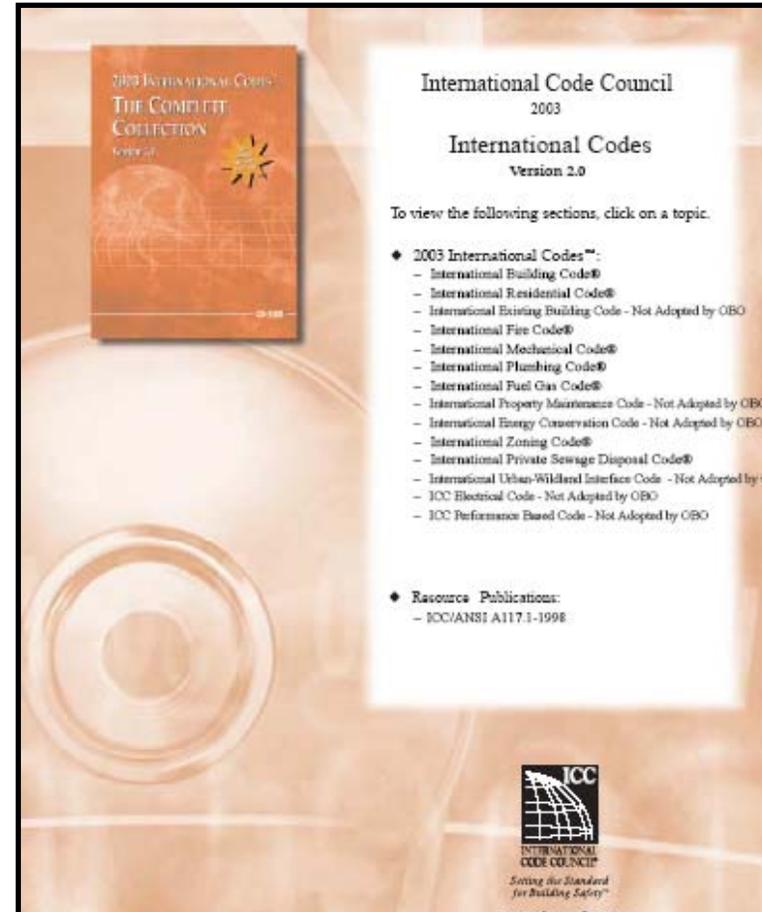
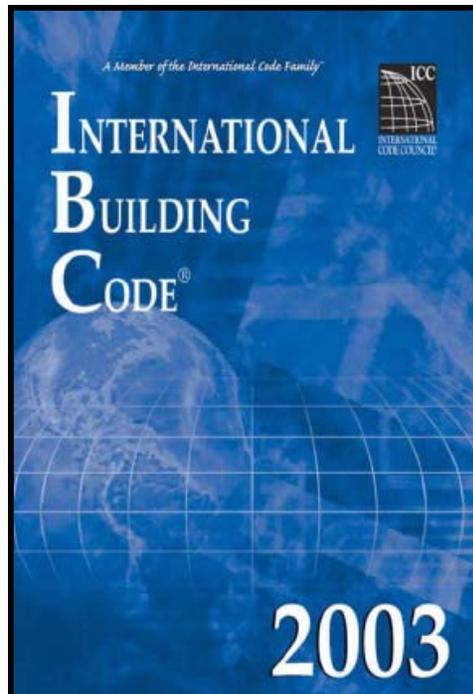
### **Requirements for Alterations**

- 15 FAM 641 - "Posts must obtain prior approval of the OBO for [Repairs and Improvements] to U.S. Government-owned/long-term leased real property, regardless of cost or funding source"
- 04 State 271805 – "Design Approval for Building Repairs/Improvements"





## International Code Council's Family of Codes



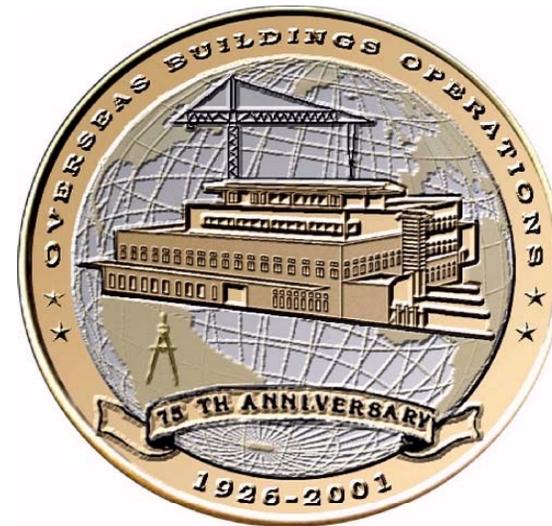


## *Background*

### Information Brochure:

- Codes
- Administration of the Code
- Duties of the Code Official
- Permitting
- Permitting Process

# Adoption of U.S. Building Codes by the Department of State



1 October 2004

**Overseas Buildings Operations**





## *Background*

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Examples of work needing a technical review and for which a permit will be issued:

- Demolition of structures.
- Excavation work adjacent to existing foundations
- Interior alterations affecting public spaces, egress routes or building systems.
- Structural alterations
- Fire detection and suppression system work
- Electrical work exceeding 20,000 USD





### What types of projects are exempt from the Design Review Process?

- Housekeeping
- Maintenance Work
- Most work under 50,000 USD
- Rule of Thumb: Would it require a permit in Fairfax County or the District of Columbia?





## *Design Review and Permit Process*

---

### Purpose of the Design Review

- Ensure compliance with current building codes and regulations
- Promote economical and durable solutions
- Apply consistency in the execution of work.





# The Design Review and Permit Process

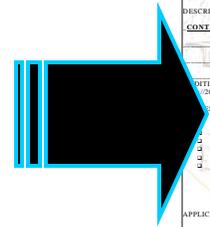
### REVIEW REQUEST

PERMIT NUMBER: 05-1001 DATE OF ISSUANCE: 1 FEBRUARY 05  
 POST: ANKARA  
 PROPERTY NUMBER: X-1001 PROPERTY NAME: CHANCERY  
 PROJECT TITLE: REPLACE FIRE ALARM SYSTEM  
 TYPE OF WORK:  NEW PROJECT NUMBER: X1-00-1001  
 MAJOR REHABILITATION (if applicable)  
 MINOR REHABILITATION  
 LOCATION ON PROPERTY: SECOND FLOOR, WEST WING  
 DESCRIPTION OF WORK: REPLACE CIRCUITS, SENSORS, SIGNAL DEVICES AND CONTROL PANEL.  
 ADDITIONAL INFORMATION ABOUT THIS PERMIT MAY BE OBTAINED AT:  
<https://209.253.50.206/project/bnkKozHome/index.cfm?&SecureTry=1>  
 TRADES INVOLVED:  
 SITE WORK/EXCAVATION  
 SELECTIVE DEMOLITION  
 CONCRETE  
 MASONRY  
 STEEL  
 CARPENTRY  
 MOISTURE AND THERMAL PROTECTION (INCL. ROOFING)  
 DOORS/WINDOWS  
 INTERIOR FIT-OUT  
 SPECIAL CONSTRUCTION  
 ELEVATORS/LIFTS  
 MECHANICAL  
 ELECTRICAL  
 TECHNICAL SECURITY  
 TELECOMMUNICATIONS  
 REVIEWED FOR CODE COMPLIANCE: William G. Minor Jr.  
 DIRECTOR, DESIGN AND ENGINEERING DIVISION  
 OFFICE AGENCY: CSO-Ankara PROJECT EXECUTION OFFICE



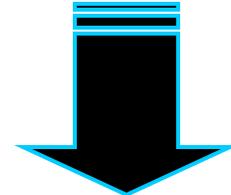
### REVIEW COMMENTS

PERMIT NUMBER: 05-1001 DATE OF ISSUANCE: 1 FEBRUARY 05  
 TYPE OF WORK:  NEW PROJECT NUMBER: X1-00-1001  
 MAJOR REHABILITATION (if applicable)  
 MINOR REHABILITATION  
 LOCATION ON PROPERTY: SECOND FLOOR, WEST WING  
 DESCRIPTION OF WORK: REPLACE CIRCUITS, SENSORS, SIGNAL DEVICES AND CONTROL PANEL.  
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 REVIEWED FOR CODE COMPLIANCE: William G. Minor Jr.  
 DIRECTOR, DESIGN AND ENGINEERING DIVISION  
 OFFICE AGENCY: CSO-Ankara PROJECT EXECUTION OFFICE



### FINAL CHECK AND PERMIT APPLICATION

PROPERTY NUMBER: X-1001 PROPERTY NAME: CHANCERY  
 PROJECT TITLE: REPLACE FIRE ALARM SYSTEM  
 TYPE OF WORK:  NEW PROJECT NUMBER: X1-00-1001  
 MAJOR REHABILITATION (if applicable)  
 MINOR REHABILITATION  
 LOCATION ON PROPERTY: SECOND FLOOR, WEST WING  
 DESCRIPTION OF WORK: REPLACE CIRCUITS, SENSORS, SIGNAL DEVICES AND CONTROL PANEL.  
 ADDITIONAL INFORMATION ABOUT THIS PERMIT MAY BE OBTAINED AT:  
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 REVIEWED FOR CODE COMPLIANCE: William G. Minor Jr.  
 DIRECTOR, DESIGN AND ENGINEERING DIVISION  
 OFFICE AGENCY: CSO-Ankara PROJECT EXECUTION OFFICE



### BUILDING PERMIT

UNITED STATES DEPARTMENT OF STATE  
 OFFICE OF OVERSEAS BUILDINGS OPERATIONS  
 CHARLES E. WILLIAMS  
 DIRECTOR AND CHIEF OPERATING OFFICER

PERMIT NUMBER: 05-1001 DATE OF ISSUANCE: 1 February 0005  
 POST: ANKARA - ONDAGO PROPERTY NAME: TELMAN HALL  
 PROJECT NUMBER: 05-1001 PROJECT TITLE: AMBIENT ABATEMENT PROJECT GUEST USE  
 TYPE OF WORK:  NEW PROJECT NUMBER: X1-00-1001  
 MAJOR REHABILITATION (if applicable)  
 MINOR REHABILITATION  
 LOCATION ON PROPERTY: BASEMENT BOILER ROOM  
 DESCRIPTION OF WORK: REMOVE AMBIENT CONTAINING MATERIALS  
 ADDITIONAL INFORMATION ABOUT THIS PERMIT MAY BE OBTAINED AT:  
<https://209.253.50.206/project/bnkKozHome/index.cfm?&SecureTry=1>  
 TRADES INVOLVED:  
 SITE WORK/EXCAVATION  
 SELECTIVE DEMOLITION  
 CONCRETE  
 MASONRY  
 STEEL  
 CARPENTRY  
 MOISTURE AND THERMAL PROTECTION (INCL. ROOFING)  
 DOORS/WINDOWS  
 INTERIOR FIT-OUT  
 SPECIAL CONSTRUCTION  
 ELEVATORS/LIFTS  
 MECHANICAL  
 ELECTRICAL  
 TECHNICAL SECURITY  
 TELECOMMUNICATIONS  
 REVIEWED FOR CODE COMPLIANCE: William G. Minor Jr.  
 DIRECTOR, DESIGN AND ENGINEERING DIVISION  
 OFFICE AGENCY: 090-06-04-001 PROJECT EXECUTION OFFICE  
 CONTACT INFO: William G. Minor Jr.  
 OVERSEAS BUILDINGS OPERATIONS





## *Design Review and Permit Process*

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### Requesting a Review

- Forward Design Package to Area Management's Other Agency Liaison
- Package to include Drawings and Specifications (at a minimum)
- Submit package no later than 90-percent phase of design.





## *Design Review and Permit Process*

---

### Submittal Format (nlt 90-percent design)

- English language
- Metric units
- Hardcopy – same sized sheets, no larger than 750 x 1065, include graphic scale (**Adequate Number of Copies – Drawings/Specs**)
- Electronic (for OBO Archives)
  - AutoCad2000-compatible,
  - MSWord97-compatible.
  - Prefer source material and PDF 5.0-compatible versions.
  - Consolidate files for PDF versions





# Design Review and Permit Process

Request for Review:  
Submit with any design submittal

**REQUEST FOR TECHNICAL SERVICES**

Date: \_\_\_\_\_

**TO:** OBO/PE/DE - DIRECTOR

**THRU:** \_\_\_\_\_

**FROM:** \_\_\_\_\_

**POST:** \_\_\_\_\_

**FUNCTION CODE:** \_\_\_\_\_ **Due Date:** \_\_\_\_\_

**Specific Instructions:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DESIGN MANAGER:** \_\_\_\_\_

**DESIGN REVIEW ROUTING**

Architectural (ADB) ( ) Construction Commission(CC) ( )  
 Civil/Structural(CSB) ( ) Security Management(SM) ( )  
 Electrical(EEB) ( ) Facilities Maintenance(FAC) ( )  
 Mechanical(MEB) ( ) Cost Management(CMB) ( )  
 Fire Protection Interior Design  
 Engineering (FPE) ( ) and Furnishing (IF) ( )  
 Engineering Support (ESB)( Information Management(IM) ( )  
 Security Engineering (SEB) Special Projects(SP) ( )  
 Design Management (DMB)( )Other ( )  
 Drawing Archive ( X )  
 +

**Reference Attachment(s):**

Quantity	Date	Description	Paper ( )
Electronic ( )			

OBO Form DE001 May 03

**REQUEST FOR TECHNICAL SERVICES**

Date: \_\_\_\_\_

**TO:** OBO/PE/DE - DIRECTOR

**THRU:** \_\_\_\_\_

**FROM:** \_\_\_\_\_

**POST:** \_\_\_\_\_

**N CODE:** \_\_\_\_\_ **Due Date:** \_\_\_\_\_

**Specific Instructions:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DESIGN MANAGER:** \_\_\_\_\_

**DESIGN REVIEW ROUTING**

Architectural (ADB) ( ) Construction Commission(CC) ( )  
 Civil/Structural(CSB) ( ) Security Management(SM) ( )  
 Electrical(EEB) ( ) Facilities Maintenance(FAC) ( )  
 Mechanical(MEB) ( ) Cost Management(CMB) ( )  
 Fire Protection Interior Design  
 Engineering (FPE) ( ) and Furnishing (IF) ( )  
 Engineering Support (ESB)( Information Management(IM) ( )  
 Security Engineering (SEB) Special Projects(SP) ( )  
 Design Management (DMB)( )Other ( )  
 Drawing Archive ( X )  
 +

**Reference Attachment(s):**

Quantity	Date	Description	Paper ( )
Electronic ( )			

OBO Form DE001 May 03

Available from:  
OBO-Document  
Control (Room 339)  
or  
DE's Web Site





## *Design Review and Permit Process*

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Design forwarded to relevant professional staff:

Accessibility

Architecture

A/E Selections

Blast Engineering

Building Innovation

Civil Engineering

Design Information Mgmt

Electrical Engineering

Environmental Engineering

Fire Protection Engineering

Geotechnical Engineering

Hazardous Materials

Historic Preservation

Interior Design

Mechanical Engineering

Natural Hazards

Quality Assurance

Roofing Design

Residential Design

Security Engineering

Structural Engineering

Sustainable Design

Telecommunications

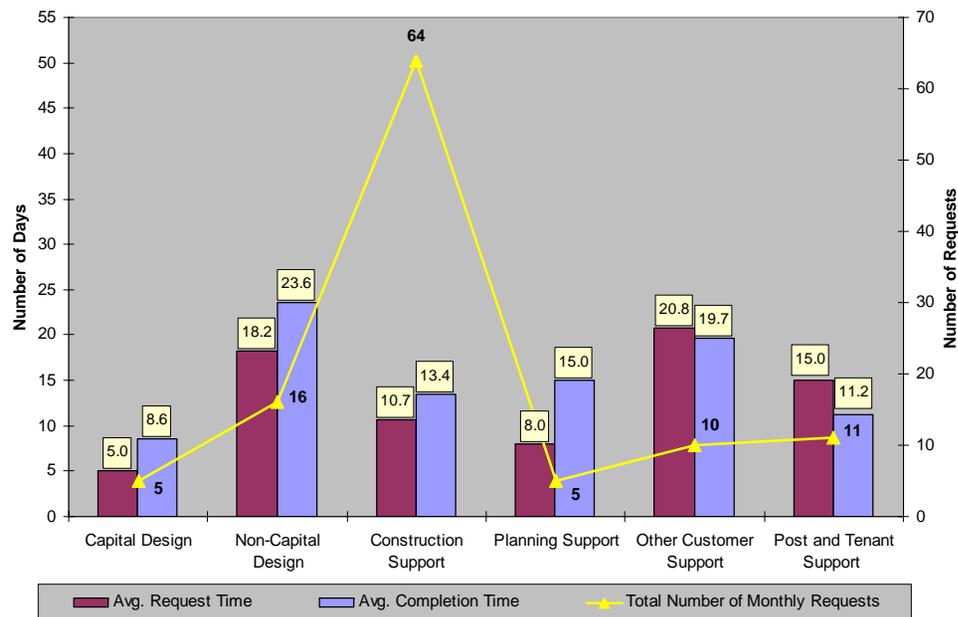
Value Engineering





# Design Review and Permit Process

## Customer Support - February 2005



OBO's Technical Review Performance Measure is 17 calendar days

## OBO Technical Review Performance





## *Design Review and Permit Process*

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### Final Design and ePermit Issuance

- Final Submittal reviewed for Incorporation of Review Comments
- Once determined to be Technically sound, Permit Application is prepared by Proponent





## *Design Review and Permit Process*

---

### Purpose of the Permit

- Remove ambiguity regarding approvals (Permit is posted at project site)
- Ensure transparency with regard to work.
- Validates that work conforms to life safety requirements.
- Mechanism to track as-builts





# Design Review and Permit Process

## ePermit

Technical Approval includes:

- Review for code compliance
- Label on drawings, and
- Issuance of an ePermit

UNITED STATES DEPARTMENT OF STATE  
OFFICE OF OVERSEAS BUILDINGS OPERATIONS  
CHARLES E. WILLIAMS  
DIRECTOR AND CHIEF OPERATING OFFICER

### BUILDING PERMIT

(To be POSTED at PROJECT SITE)

PERMIT NUMBER: 05-0001      DATE OF ISSUANCE: 1 February 2005  
POST: BRUSSELS - USNATO  
PROPERTY NUMBER: 7011A (R077)      PROPERTY NAME: TRUMAN HALL  
GUEST HSE  
PROJECT TITLE: ASBESTOS ABATEMENT PROJECT  
TYPE OF WORK:  NEW      PROJECT NUMBER: XJ-7B-0048  
 MAJOR REHABILITATION      (if applicable)  
 MINOR REHABILITATION  
LOCATION ON PROPERTY: BASEMENT BOILER ROOM  
DESCRIPTION OF WORK: REMOVE ASBESTOS CONTAINING MATERIALS  
ADDITIONAL INFORMATION ABOUT THIS PERMIT MAY BE OBTAINED AT:  
<https://208.253.50.206/project/bin/Kom.Home/index.cfm?&SecureTry=1>

TRADES INVOLVED:

<input type="checkbox"/> SITE WORK/EXCAVATION	<input type="checkbox"/> DOORS/WINDOWS
<input checked="" type="checkbox"/> SELECTIVE DEMOLITION	<input type="checkbox"/> INTERIOR FIT-OUT
<input type="checkbox"/> CONCRETE	<input type="checkbox"/> SPECIAL CONSTRUCTION
<input type="checkbox"/> MASONRY	<input type="checkbox"/> ELEVATORS/LIFTS
<input type="checkbox"/> STEEL	<input type="checkbox"/> MECHANICAL
<input type="checkbox"/> CARPENTRY	<input type="checkbox"/> ELECTRICAL
<input type="checkbox"/> MOISTURE AND THERMAL PROTECTION (INCL ROOFING)	<input type="checkbox"/> TECHNICAL SECURITY
	<input type="checkbox"/> TELECOMMUNICATIONS

REVIEWED FOR CODE COMPLIANCE: *William G. Miner /s/*  
DIRECTOR,  
DESIGN AND ENGINEERING DIVISION  
PROJECT EXECUTION OFFICE  
OVERSEAS BUILDINGS OPERATIONS

APPLICANT: PATTI HOFFMAN  
OFFICE/AGENCY: OBO/OM/AM/EUR  
CONTACT INFO: [HoffmanPL@State.gov](mailto:HoffmanPL@State.gov)

DEB9040228





## *Design and Engineering Resources*

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### Electronic Resources:

- CADD Drawing Archives
- PDF Versions of Hardcopy Archives
- ProjNet





## Design and Engineering Resources

ProjNet SM

Home Design Bid Build Portals Lessons

Home / Welcome

ProjNet Last Updated: 04/07/2005 08:18:28 AM CST

Managing Agency (req.):  
State  
Email (req.):  
Password (req.):  
Terms of Use (req.):  
 I agree  I do not agree  
Login

**Lost your password:**  
Click "Home" and then "Forgot Password" link to request your password.

**Have a "Vendor ID":**  
Click "Home" and then the "Register" link to register.

**Document Control:**  
If you are working on a project for Dept. of State., Overseas Buildings Operations, contact [documentcontrol@state.gov](mailto:documentcontrol@state.gov) for assistance.

**Privacy Policy & Terms of Use**  
**Privacy Policy:** Personal data collected in this application is limited to business contact and system usage data. This site does not capture data that would be considered to fall under the Privacy Act. The Privacy Act regulates the type and release of sensitive personal information that may be maintained and released by Government agencies.  
**Consent to Monitoring:** Information from this server resides on a computer system supported by a U.S. Government agency. The use of this system may be monitored for computer security purposes. Any unauthorized access to this system is prohibited and is subject to criminal and civil penalties under Federal Laws including but not limited to Public Laws 83-703 and 99-474.

ProjNet is a suite of tools that supports OBO design and construction in a Sensitive But Unclassified environment.

It currently includes a Review Tool, File Mgr, Plan Room, Bidder Inquiry and Portal Tools

Business Solutions in the Public Interest (BSPI) Award Finalist





# Design and Engineering Resources

## ProjNet's Dr. Checks:

A collaborative tool that supports the review process and facilitates the identification and resolution of design issues.

The screenshot shows the ProjNet Dr. Checks web application. The interface includes a navigation menu with 'ProjNet', 'DrChecks', 'Review', 'Search', and 'Links'. The main content area displays a list of reports on the left and a detailed view of a comment on the right. The comment view includes fields for 'Comment ID', 'Discipline', 'Doc Type', 'Spec', 'Sheet/Detail', 'Code Ref', and 'Doc Ref'. It also contains a 'Comment' field with text about blast report requirements and a 'Critical Issue' field. Below the comment is an 'Evaluation' section with 'Status' set to 'Concur' and a 'Discussion' field with text about updating wall rotation. At the bottom, there is an 'Add Check' section with radio buttons for 'Flag as Open Comment' and 'Close Comment'.

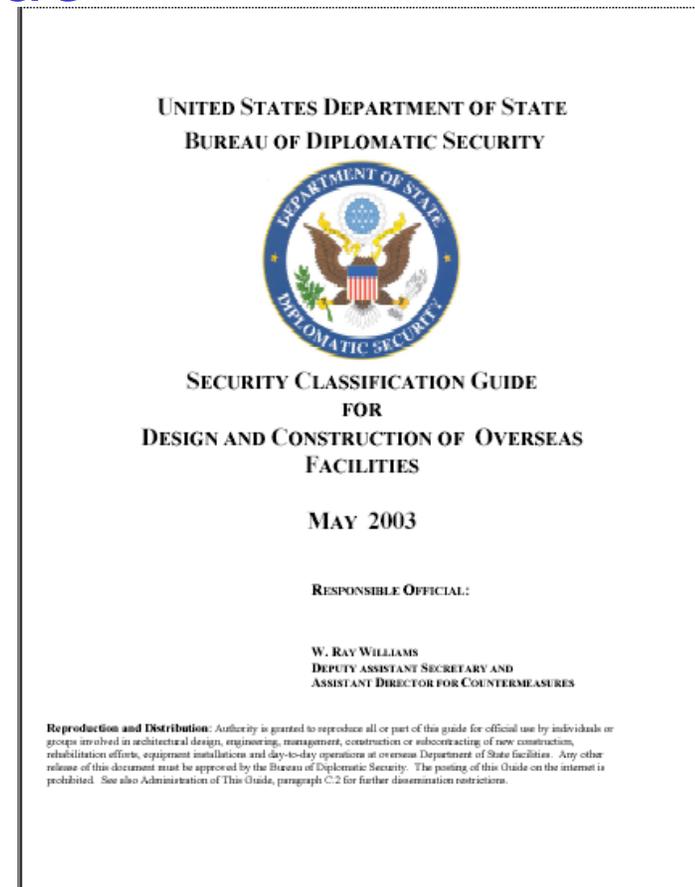




# Resources

## Security Classification Guide

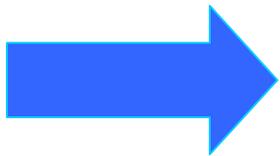
- New Version as of May 2003
- Includes guidance on Unclassified and SBU information.
- The 2003 version supercedes the June 1989 guide.





## Typical Contract Closeout

- Release of Claims
- As-Builts received and reviewed
  - (forward copy to OBO/PE/DE/ESB Archives)
- Final Payment
- Archive Contract Files





# *Design Review and Permit Process - Summary*

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## 1. Introduction and Background

Benchmarks:

- 15 FAM 461 and International Building Code (IBC)

## 2. Design Review and Permit Process

- No later than 90% design phase
- Adequate number of copies (8 maximum)
- OBO provides review in 17 days or less
- ePermit issued and to be posted at site

## 3. Resources

- OBO drawing archives
- ProjNet (facilitates transmission of SBU)
- As-Builts (forwarded to OBO/PE/DE/ESB)





# *NEC Cost Containment Briefing*

Interagency Facilities Council  
March 16, 2006



U S Embassy Phnom Penh

Paul E. Rowe  
Managing Director  
Operations and Maintenance  
Overseas Buildings Operations  
U S Department of State





## *Why NECs Cost More to Operate*



- New embassies are, on average, three times larger than the overcrowded facilities that they replace.

U.S. Embassy Yaounde, Cameroon



New U.S. Embassy Yaounde, Cameroon





## *Why NECs Cost More to Operate*

- NECs replace low-tech with high-tech facilities.





## *Why NECs Cost More to Operate*

- Larger compounds, more land, hence more landscaping, gardeners, water, security lights, etc.



U.S. Embassy Abuja, Nigeria





## *Why NECs Cost More to Operate*

---

- Complex systems and equipment require more staff training and higher skill levels.
- More expensive TCNs are necessary when competent staff cannot be found locally.
- Some posts attempt to retain unqualified existing staff in other capacities in addition to hiring the higher skilled staff needed to operate and maintain the NEC.





## *Why NECs Cost More to Operate*

- OBO is building secure and functional Embassies as mandated by Congress.
- Not OBO's or anyone else's fault that larger, more complex, safer embassies cost more to operate.
- The unacceptable alternative is to remain in unsafe, overcrowded buildings.



U.S. Embassy Tashkent, Uzbekistan



## *Why NECs Cost More to Operate*

---

- Given the magnitude of the congressional investment, not properly maintaining NECs is not an option.
- At the margins, smart initiatives can have a significant impact on operating costs, but not bridge the difference between the operating costs of NECs and former facilities.





## *Smart Initiatives to Minimize NEC Operating Costs*

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- LEED Standards
- Value Engineering
- Cost Containment Group
- OM participation in Initial Planning Survey Team visits





# *Barrier-Free Accessibility*

Interagency Facility Council  
March 16, 2006



Chancery Compound  
Port-au-Prince, Haiti

Michael R. Minton  
Ronald J. Tomasso

Architectural Design Branch  
Design and Engineering  
Overseas Buildings  
Operations  
U S Department of State





## *Barrier-Free Accessibility*

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- OBO facilities shall comply with The Architectural Barriers Act (ABA) of 1968 (42 U.S.C. 4151 et. seq.), which requires compliance with ADA and ABA Accessibility Guidelines for Buildings and Facilities (July, 2004).
- Accessibility is required in all portions of buildings, either U.S. owned or leased, which are used as office space.
- Accessibility is required in certain residential buildings, either USG owned or leased.
- The ABA requires compliance with the Guidelines for buildings that are designed, constructed, altered, or leased with federal funds.





# Barrier-Free Accessibility

## Accessibility Program Funding

FY-05	FY-06	FY-07	FY-08
\$200	\$1,250	3,000	\$3,000



Accessible Entrance  
Chief of Mission's Residence  
London



Accessible Ramp  
Principal Officer's Residence  
Havana

- Barrier-Free Accessibility addresses the backlog of non-accessible OBO facilities, with focus on site and building entrances, public spaces, and office spaces



*Office of*

# Real Estate

*Lease Waiver  
and  
Housing Programs*

March 16, 2006

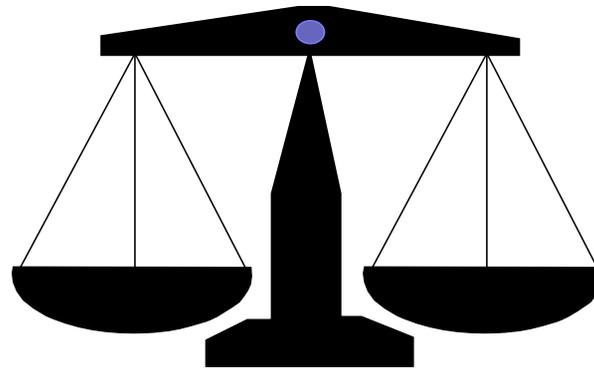
*Providing Platforms for Diplomacy*





# *Regulations*

- **Foreign Service Buildings Act of 1926**
- **15 FAM 311 – Authority and Scope**





# ***HOUSING PROGRAM***

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## **OBJECTIVES:**

- Safe/secure housing
- Cost-effective to USG
- Equitably assigned





# Policy Guidance

- Housing Profile – 15 FAM 250
- Housing over \$25,000 per year – 15 FAM 321
- Housing outside profile – 15 FAM 322
- Functional space (offices, warehouses, parking lots) – 15 FAM 132
- Designated housing (CMR, DCR, POR, MSG) – 15 FAM 313.3
- Representational Housing – 15 FAM 322a (3)
- Deviation from model lease - 15 FAM 324
- Payment over 12-months in advance -- 15 FAM 312.6d(3)
- TDY quarters -- 15 FAM 249
- License agreements -- 15 FAM 340
- Offshore payments -- 15 FAM 324 (Request *classified* instructions if not available at post -- 91 State 354170)





## *Post Authority*

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### **No OBO approval needed**

- Sign residential leases that are not designated, within profile and under \$25,000/year.
- Sign leases for dedicated housing for other Foreign Affairs agencies (AID, FCS, FAS) and the senior DOD rep. However, other factors (cost, size, etc.) may make a formal request essential.
- Living Quarters Allowance housing operations.





## *Lease Waiver Process*

- ALL functional properties require a lease waiver.
- Leases in excess of \$25,000 per year or that exceed space standards require OBO approval 15 FAM 321.
- Post submits waiver request by telegram.
- Justification reviewed by OBO Real Property Management Division and the OBO Evaluations Division for in depth review of cost.
- Approvals: Leases costing between \$25,000 and \$49,999 per year RPM Division Director.
- Leases costing \$50,000 per year or more require OBO Director, COO approval.





## *Housing Program Guidance*

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- OBO - Single Real Property Manager (SRPM)
- Post – Single Real Property Manager (SRPM)
- Post Inter-Agency Housing Board (IAHB)
- 15 FAM Regulations
- Washington – Inter-agency Housing Board





## *OBO Real Estate Property Management*

---

W. Dale Downer, Div Dir	(703) 516-7301
Roger Dierman	(703) 516-1889
William Hyde	(703) 516-1888
Judy Senykoff	(703) 875-6957
Kathy Shipp	(703) 875-5706
Peter Zabriskie	(703) 516-1887

RE/RPM Fax: (703) 875-6970

[http://obo.state.gov/rep/rpm\\_division/](http://obo.state.gov/rep/rpm_division/)



**View the presentation at  
[www.state.gov/obo/](http://www.state.gov/obo/)**

*March 16, 2006*

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