



United States Department of State

Bureau of Overseas Buildings Operations

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Mission Statement

Bureau of Overseas Buildings Operations

Our mission is to assure that our 260+ U.S. diplomatic missions around the world have secure, safe, and functional facilities to allow our over 20,000 employees overseas to achieve the U.S. foreign policy objectives. To accomplish this, OBO serves as the U.S. Department of State's Overseas Property Manager.

This mission simply stated requires OBO to manage and lead all overseas facility actions, working with key DOS staff and tenants to find workable solutions, and in doing so, to make OBO one of DOS's most accountable elements.



Globally Distributed Assets

- 163 countries
- 260 missions
- 280 locations
- 3,563 owned buildings
- 39,000,000 sq. ft. owned
- 11,664 leased buildings
- 34,000,000 sq. ft. leased
- 5,458 acres managed



Ciudad Juarez, Mexico



The Washington Post

“Hardened U.S. Embassies Symbolic of Old Fears, Critics Say”

U.S. Department of State, Bureau of Overseas Buildings Operations

“We wish the world was a safer place. However, in the last 10 years since the bombings in East Africa, the world is a more dangerous place. We need to construct facilities to put American diplomats in safe and functional facilities for them to advance foreign policy and ultimately, hopefully make the world better, safer and more secure for all citizens of the world. ”



1998 Embassy Bombings

- August 7, 1998
- Suicide bombers simultaneously detonated trucks laden with explosives outside the Dar es Salaam and Nairobi embassies buildings.

Nairobi

212 people were killed

An estimated 4,000 injured

Dar es Salaam

11 people were killed

An estimated 85 injured

- In total, 12 Americans were killed



Nairobi 1998



Examples of attacks on U.S. property overseas

1998 – 10 ■ 1999 – 29 ■ 2000 – 6 ■ 2001 – 5 ■ 2002 – 10 ■ 2003 – 25
2004 – 27 ■ 2005 – 9 ■ 2006 – 16 ■ 2007 – 15 ■ **TOTAL = 152 attacks**

- **December 6, 2004 – Jeddah, Saudi Arabia:** Five militants attacked U.S. Consulate Jeddah, killing five Foreign Service nationals and wounding nine others.
- **February 11, 2005 – Tbilisi, Georgia:** An IED exploded after being tossed over the perimeter wall of a U.S. Embassy residence.
- **September 12, 2006 – Damascus, Syria:** The U.S. Embassy was attacked by assailants using grenades, gunfire, and two vehicles laden with explosives.



Skopje, Macedonia
March 25, 1999



Examples of attacks on U.S. property overseas

- **December 6, 2006 – Kandahar, Afghanistan:** A suicide bomber killed two Americans and five Afghans outside the U.S. Protection and Investigation (USPI) compound.
- **January 12, 2007 – Athens, Greece:** Assailants fired a rocket propelled grenade (RPG) at the U.S. Embassy at approximately 6:00 am.
- **February 21, 2008 – Belgrade, Serbia:** Demonstrators attacked the U.S. Embassy and set part of it ablaze.
- **September 17, 2008 – Sana'a, Yemen:** Militants armed with automatic weapons, rocket-propelled grenades, and at least one suicide car bomb attacked the U.S. Embassy. The bomb targeted the main security gate as staff were arriving for work.



How OBO Accomplishes the Mission

Security Capital Construction Program

- Description: The construction of new overseas office buildings/complexes (NOBs/NECs)
 - 28 Active Projects
 - Workload of \$3.2 Billion

Major Rehabilitation

- Description: The Rehabilitation of existing overseas facilities
 - 12 Active Projects
 - Workload of \$175 Million

Security Upgrade Program

- Description: Bringing overseas facilities to current security standards.
 - 17 Active Projects
 - Workload of \$81 Million



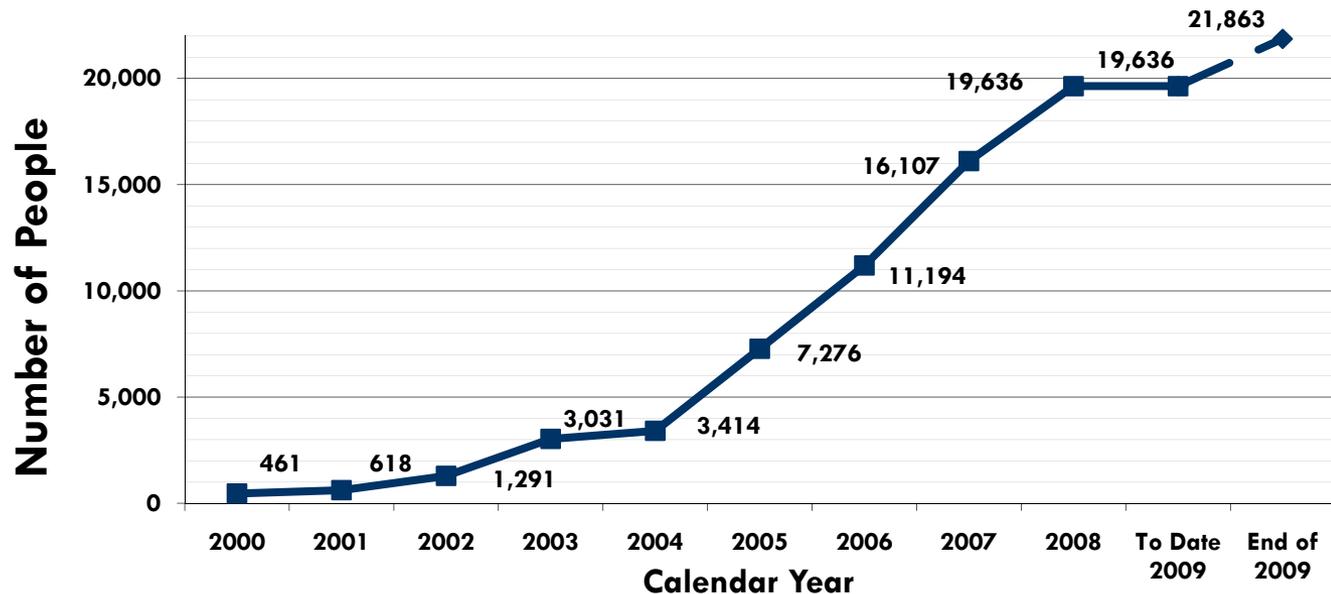
Completed Facilities 2001- Present

Abidjan NEC	Conakry USAID	Luanda NEC
Abu Dhabi NEC	Dar es Salaam USAID	Managua NEC
Abuja NEC	Dar es Salaam NEC	Managua USAID
Accra NEC	Dili IOB	Nairobi NEC
Accra USAID	Doha NEC	Nairobi USAID
Algiers NEC	Dushanbe NEC	Panama City NEC
Astana NEC	Frankfurt NAB/NCC	Phnom Penh NEC
Athens Annex	Freetown NEC	Phnom Penh USAID
Baghdad IOB	Istanbul NCC	Port-Au-Prince NEC
Baghdad NEC	Johannesburg NCC	Quito NEC
Bamako NEC	Kabul ARG CMP	Rangoon NEC
Bamako USAID	Kabul NEC	Sao Paulo NAB/NCC
Beijing NEC	Kampala NEC	Skopje NEC
Belmopan NEC	Kampala USAID	Sofia NEC
Berlin NEC	Kathmandu NEC	Tashkent NEC
Bern NAB	Kathmandu USAID	Tbilisi NEC
Bogota USAID/NAS	Kigali NEC	Tbilisi NOX
Bogota Annex	Kingston NEC	Tirana Annex
Brazzaville NEC	Kingston USAID	Tunis NEC
Bridgetown NAB	Kolonia NEC	Yaounde NEC
Cape Town NCC	Koror NOB	Yerevan NEC
Ciudad Juarez NCC	Lima USAID	Zagreb NEC
Conakry NEC	Lome NEC	



OBO Accomplishments (2000 Base Line)

- Completed 250+ Projects
 - 68 Security Capital Construction
 - 93 Major Rehabilitation
 - 90 Security Upgrade
- Since 2000, OBO has moved 19,636 people out of harms way.



Process Improvements

- Established a Project Management Function
- Streamlined the Request for Proposal (RFP)
- Use Bridging Documents
- Pursuing Certification of Bridging Documents
- Increased the Period of Performance
- Enhanced Industry Outreach
- Improved Responsiveness to Request for Equitable Adjustment (REA)
- Created a Substitution Database



New Program Issues and Actions

- Change in Economic Climate
 - Build fewer, full scope projects
 - Adopt Life Cycle Cost focus
- Shrinking Contractor Pool
 - Extend project durations
 - Provide prompt information and payments
- Programmatic Changes (need for flexibility)
 - Allow more customization
 - Adopt D/B with Bridging



More Issues and Actions

- Emphasis on Sustainability
 - Pursue LEED Silver
- New Building Technologies
 - Expand use of Performance Specs
 - Special Projects
- Need for Design Excellence
 - Considering Peer Reviews
 - Express American design values
- Operations and Maintenance Focus
 - Use Commissioning Agents
 - Expand specialty training



Upcoming Business Opportunities

African Affairs

- Dakar NEC
- N'Djamena NEC
- Niamey OBC Rehabilitation
- Banjul Security Upgrade

East Asian & Pacific Affairs

- Port Moresby NEC
- Jakarta NEC
- Canberra OPA Relocation
- Fukuoka Security Upgrade
- Ulaanbaatar OBC Rehabilitation
- Chengdu Security Upgrade
- Chengdu Staff Housing Rehabilitation
- Kuala Lumpur MP/Cons Rec & Warehouse
- Manila Security Upgrade
- Singapore Security Upgrade
- Tokyo Chancery Rehabilitation
- Tokyo Security Upgrade
- Wellington OBC Seismic

Near Eastern Affairs

- Islamabad NOX
- Islamabad USAID
- Peshawar NEC/Housing
- Dhahran NEC/Housing
- Islamabad Housing
- Casablanca NEC
- Cairo Space Reallocation
- Tel Aviv Chancery Façade Repair
- Ashgabat Security Upgrade

European & Eurasian Affairs

- Amsterdam Security Upgrade
- Florence Security Upgrade
- Frankfurt Consulate Complex
- Helsinki OBC Rehabilitation & CMR Utilities
- Minsk OBC Rehabilitation & Addition
- Nicosia Security Upgrade
- Podgorica Security Upgrade
- Prague CMR Rehabilitation
- Stockholm Security Upgrade
- Vilnius Chancery Follow-on Project
- Berlin Clay Allee Rehabilitation
- Budapest Chancery Follow-on
- Dublin Security Upgrade
- Florence Major Facility Rehabilitation

Western Hemisphere Affairs

- Monterrey NEC
- Brasilia Chancery Follow-on
- Montevideo OBC Rehabilitation
- Brasilia Security Upgrade
- Caracas Security Upgrade
- Tegucigalpa OBC Rehabilitation
- Havana Sprinkler System OBC
- Calgary Security Upgrade
- Montevideo Security Upgrade
- Vancouver Security Upgrade





For More Information Contact

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