



TWO CENTURIES OF FRIENDSHIP WITH AN ENDURING ALLY

The U.S.–Thai relationship began in 1818 when an American sea captain entered the port of Bangkok and initiated a historic friendship between two nations.

The first recorded American to visit Thailand, he came seeking sugar and left with a full hold and with our nations' first official contact—a letter proposing continued trade between the United States and the Kingdom of Siam.

Dated August 15, 1818, the letter marked the beginning of a friendship and laid the foundation for a vital and enduring alliance—one that remains strong today.

In 1833, the first American Envoy to Thailand negotiated the Treaty of Amity and Commerce, marking the start of America's longest-standing diplomatic relationship in Asia. The new Consulate General in Chiang Mai represents America's' continued commitment to Thailand, as it continues to evolve far beyond the original trade in teak and sugar.

"There shall be a perpetual Peace between the Magnificent King of Siam and the United States of America." Article 1, Treaty of Amity and Economic Relations Between the Kingdom of Thailand and the United States of America

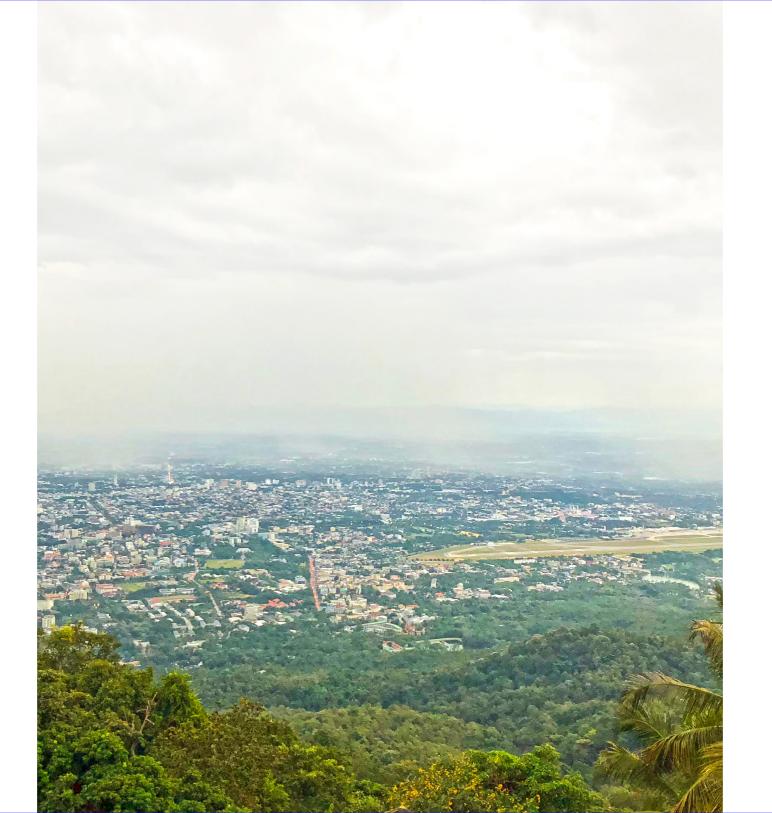
A MESSAGE FROM THE U.S. AMBASSADOR TO KINGDOM OF THAILAND

I am honored to serve as the U.S. Ambassador to the Kingdom of Thailand, a mission of critical importance for the American people and to the Indo-Pacific region.

Thailand is a key partner and our most enduring ally in Asia. We have enjoyed more than two centuries of friendly relations, having been diplomatic treaty partners for over 185 years, and security treaty allies for 65 years. This year marks the 70th anniversary of the U.S. Consulate General in Chiang Mai, the oldest foreign Consulate in northern Thailand. For over two hundred years, our two nations have worked together to achieve shared security and prosperity. As we celebrate the past and plan for the future, the construction of the new U.S. Consulate General compound in Chiang Mai is a clear symbol of the United States' commitment to the future of our relationship with our Thai partners and allies.

On behalf of President Donald J. Trump, I look forward to the next century of our friendship, as we work to bring about shared peace and prosperity to the benefit of the United States, the Kingdom of Thailand, and the region.

Michael George DeSombre U.S. Ambassador to the Kingdom of Thailand August 2020



A MESSAGE FROM THE U.S. CONSUL GENERAL CHIANG MAI

The history of American engagement in northern
Thailand is a story of friendship and cooperation.
It is a story of two great nations and the many people
who have worked to make life better for generations
of Thais and Americans. As the U.S. Consulate General
celebrates its 70th anniversary in Chiang Mai in 2020,
we reflect on all we have done together with our Thai
partners to fight drugs, cure disease, educate our children,
and preserve and share our cultures for generations to come.

But that's just the beginning. In 2020, we will begin building a new Consulate compound that will last well into the third century of our friendship. This is a concrete sign of our long-term commitment to the people of northern Thailand and the future of our partnership. We have a proud history and a bright future together. Thank you to all of our Thai and American friends throughout northern Thailand. I look forward to everything we will achieve together in the next 70 years!

Sean K. O'Neill U.S. Consul General Chiang Mai August 2020

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THE CHEDI NGAM PALACE: THE CONSULATE'S HISTORIC CORE

The Consulate, first established in 1950, has occupied the Chedi Ngam Palace along the banks of the Ping River. Chedi Ngam translates to "Beautiful Pagoda Palace," and the premises were once home to the last Prince and Princess of Northern Thailand.

The Consul General's residence, built in 1934 in the Anglo-Burmese style, is the centerpiece of the campus and includes a *sala*—a covered pavilion, which is the heart of the Consulate community. The covered space is ideal for a variety of consular functions, from informal meetings to more ceremonial Consulate events. With the opening of the new Consulate in 2023, the cherished *sala* will take contemporary form within the new campus.



ARCHITECTURE AND URBANISM IN CHIANG MAI

Established in 1296 as the capital of the Kingdom of Lanna, Chiang Mai's ancient history is vividly represented through the city's streetscapes and buildings. The original brick walls that define the Old City's perimeter are still visible and many extant historic *wats*—temples—display the area's traditional architectural style. The mountains of Doi Suthep rise to the west of the city and are home to a sacred monastery. To the east, the city's growth takes a more contemporary form with superhighways, office parks, and large-scale retail.

The new site joins the eastern expansion of the city, approximately 1¼ miles from the existing campus with easy access to the Chiang Mai Superhighway.

The Consulate site abuts large scale retail on the north, low-scale residential on the south, and tree-lined streets with lively businesses and restaurants on the east.

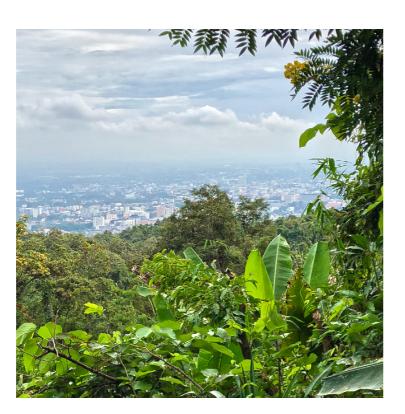
The team is creating a contemporary civic presence by addressing the different density of scales in this growing mixed-use district.

"Chiang Mai has so many interesting buildings from almost every period and an incredibly unique culture—we wanted to bring these traditions and qualities into a contemporary idiom."

Richard Olcott, FAIA, FAAR—Ennead Design Partner

LEARNING FROM HISTORY

Developed in direct response to its humid, tropical climate, the local architectural vernacular provided lessons on how to create a sustainable, efficient project that is rooted in its surroundings. The team was inspired by the indoor/outdoor blending of public spaces and by the walled gardens, which present a protected view that widens dramatically upon entry. The city's architectural legacy is a powerful influence, which the team is honoring throughout the new campus.











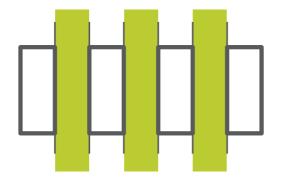
At the outset, the Department of State's Bureau of Overseas Buildings Operations (OBO) gave the team a number of important goals:

- Create a safe and functional facility for U.S. Consulate staff and visitors
- Create an appropriate civic presence
- Allow for future flexibility and growth
- Create sustainable and resilient solutions specific to the site
- Develop an architectural vocabulary that reflects the best of American values and culture while being sensitive to local culture, climate, and traditions

Traditional Northern Thai design layers public and private spaces, which the team applied in various ways to address the Consulate's specific security and programmatic needs. Using Thai constructs, three primary architectural concepts were applied and developed into a distinctly contemporary site plan.

KUTI

Kuti are small residential structures for priests on *wat* (temple) compounds that are arranged in rows and separated by the landscape. An adapation of the *kuti* concept breaks down the Consulate's programmatic requirements into four smaller, linked volumes.





LANNA

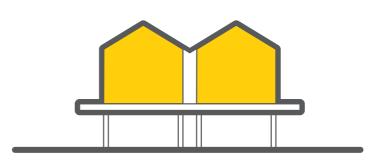
Lanna architecture separates the ground plane from the principal, public floor of a building. The shaded community space below the family's living space also provides ventilation for the enclosed structure above. This approach articulates the Consulate as two volumes, joined together by a communal elevated terrace.

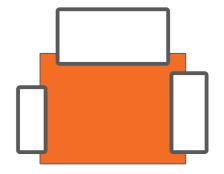


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CHAAN

A Northern Thai home is traditionally arranged as a series of separate cabins around the *chaan*—a central terrace. This approach modulates the Consulate program by creating a series of smaller masses arranged around a shared central space, much like the *sala* in the current Consulate.









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CREATING CIVIC PRESENCE

The Consulate's four primary volumes are connected by communal and social spaces that unite with the landscape. The site plan addresses the urban fabric and maximizes the representational public frontage on three sides, while support structures and parking are clustered adjacent to neighboring service functions to the north. This strategy addresses the neighborhood's variety of density and uses while creating a strong civic presence.

Within the campus, glazed connections between each pavilion produce the appearance of the landscape passing through the buildings and create visual connections around the site.

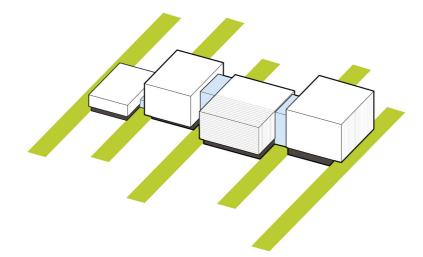


DEFINING A SENSE OF PLACE

The Consulate Office Building is a contemporary, performance-driven interpretation of Northern Thailand's rich design traditions. *Lanna* houses typically have a series of small private rooms that are elevated above the ground and organized around a *chaan*—the open terrace—that inspired the Consulate's raised, open-air public space. Another intriguing tradition is modular façades that use smaller-scaled building components to create unique facade elements that are both utilitarian and ornamental. This efficient method inspired the perforated metal screens and louvers, which provide shade for many of the spaces within. Not only do screens and louvers add texture and depth to the façade, they also dramatically increase the building's performance.

"The layered quality in the local architecture was a rich source of inspiration and helped us understand how to create spaces that are comfortable and well-adapted to the environment."

Kate Mann, AIA, LEED AP—Ennead Associate Principal













COMMUNITY AT THE CENTER

Shared social spaces are critical to sustaining the Consulate's strong and dedicated community of American and Thai staff. This concept led the design team to create public spaces that occupy the physical center of the building. The primary social space—a covered open-air terrace that is elevated above the ground level—is shaded by a modular screen. The terrace—accessed from the communal gallery—is designed to create two independent seating areas defined by lush native plantings, honoring the strong regional tradition of indoor/outdoor living and biophilic design. This space will host a variety of consular and community events, from the casual lunch to larger formal receptions.

"This will be a stunning space when fully realized." Principal Deputy Director Henry Jardine

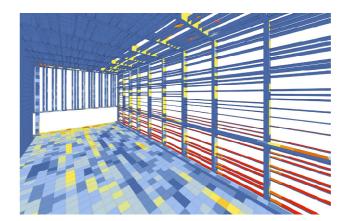


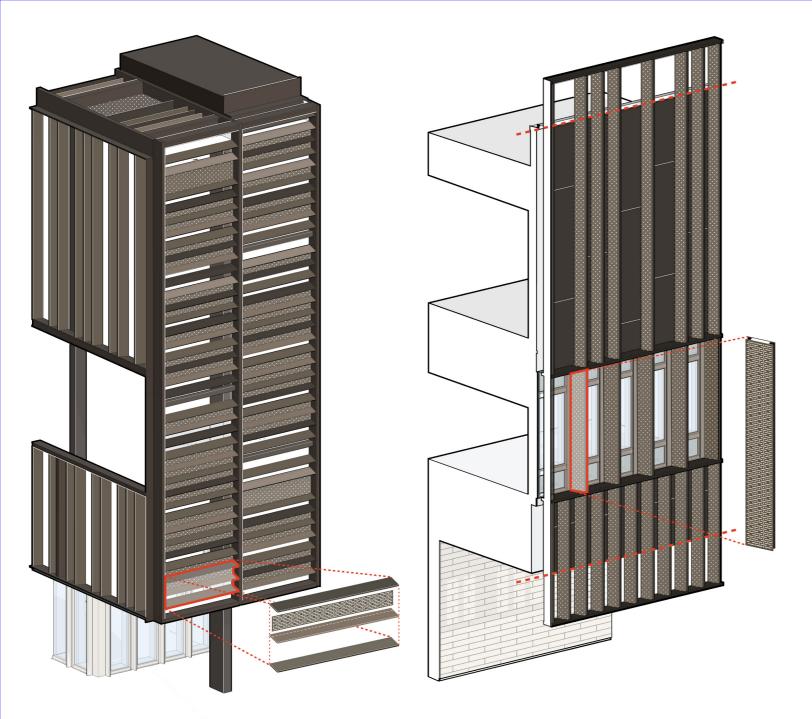
CREATING COMFORTABLE OUTDOOR SPACES

For much of the year, the heat and humidity in Chiang Mai are intense, but well-designed outdoor spaces can remain very comfortable with protection from the elements. Aluminum perforated screens and louvers shade the south-facing terrace, minimizing solar heat gain while controlling daylight. Robust digital analytics were utilized to study different louver configurations with the goal of reducing "red" hot spots, which fall outside of the human comfort zone.

"The louvered screens on three sides are so important for performance—they allowed us to let in enough sunlight for the trees but block out enough to provide for human comfort. It will have the feeling of dappled light in a forest's understory."

Lesley Conroy, PLA, LEED AP BD+C—GGN Senior Associate

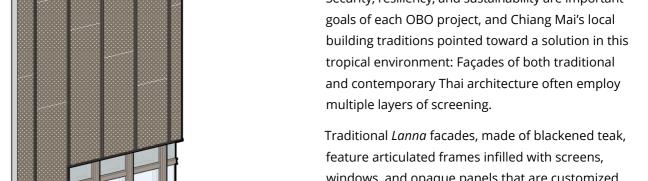






Security, resiliency, and sustainability are important

windows, and opaque panels that are customized to address programmatic and functional needs. This traditional element is translated into carefully deployed layers of aluminum louvers and perforated screens. By modeling sun patterns throughout the year and strategically designing horizontal (south-facing) and vertical (east-and west-facing) shade devices, the building's performance is optimized to decrease glare and reduce mechanical and electrical loads.





SUPPORTING THE WORKPLACE COMMUNITY

A central circulation spine connects three of the Consulate's volumes, with many shared programs—cafeteria, informal communal workspaces, double-height gallery space, and the elevated terrace—organized around it. Stairs connect these spaces vertically, creating opportunities for staff members to interact with each other. Warm wood ceilings and brick flooring are deployed throughout these representational and community spaces. Interior spaces take advantage of indirect light to provide respite from the strong sun. These elements—an acknowledgment of the contrast between light and dark often found in Thai architecture—use locally available, sustainable construction materials.



DRAWING THE LANDSCAPE INSIDE

Northern Thai architecture blurs the line between inside and outside, with openings to allow easy passage through the built environment. Taking into account security and resiliency requirements, the team strategically used glazing to create connections across the site's buildings and landscape. The "in-between" spaces amongst the volumes have dense bands of plantings that seem to pass through the spaces themselves. Exterior materials continue through the glazed interstitial spaces, reinforcing the sense that the Consulate is a series of separate volumes connected by landscape.

The Main Entry—on the ground level—is connected to the programs above by a staircase that rises from one of the landscaped bands. This glazed volume reflects traditional ideas about creating purposeful movement through space to encourage interaction and communication.



A PROCESSION THROUGH THE CONSULAR GARDENS

The team was struck by the way local buildings and landscapes seemed to direct and redirect visitors onto specific approaches. A guided procession through the Consular Garden informs how visitors and staff access the site through covered pathways and carefully sequenced outdoors rooms—a sensory fragrance garden, a dappled light garden, an arboretum, and the formal entrance garden. Each provides a distinct and immersive experience as visitors progress towards the building's entrance, while providing the necessary separation of spaces and creating opportunities for sustainable gardens.

"In parts of the city, and at many of the *wat* complexes, we found a very strong sense of order and procession as you move through these spaces—in a way, the landscape follows the lead of the building."

Rodrigo Abela, ASLA, PLA, LEED AP BD+C—GGN Principal



INVITING IN THE COMMUNITY

After walking through the covered paths of the Consular Garden, visitors enter into the Consular Waiting Room. Much of the Consulate's public-facing work is dedicated to serving the local American community or those wishing to travel to the United States. Like many of the shared spaces inside the building's ground floor, the Consular waiting area features wooden ceilings and warm Lanna brick walls that create a welcome reprieve from the glaring light outside.



CONNECTING COMMUNITY AND CULTURE

The Chedi Ngam Palace's *sala*—shaded patio—opens onto a broad lawn and is used for a variety of internal and external events for the Consulate community. This multi-use space was so successful that the new Consulate incorporates two *salas* to provide similar functions. A formal *sala* is sheltered by the building above and opens onto a formal lawn that will be used for diplomatic events, while the more informal *sala* opens onto a community field.

The design for the new U.S. Consulate will become a physical embodiment of the team's goals: To create a resilient, high-performance, secure, and welcoming place that is responsive to its climate and respectful of its context, and in doing so, represents a renewed commitment to the long and valued diplomatic relationship between the United States and Thailand.



A MESSAGE FROM THE DIRECTOR, BUREAU OF OVERSEAS BUILDINGS OPERATIONS

The new U.S. Chiang Mai Consulate General represents more than our great friendship with Thailand of over 200 years—it is a clear and tangible representation of America's investment and commitment to Thailand's future. Through the design, our team has woven together local customs and architectural traditions with the latest American design, engineering, and construction. The end result will be a welcoming, high performing campus that reflects our pride in being a part of the Chiang Mai community these last 70 years and our continued partnership with its people for many more years to come.

Addison D. "Tad" Davis, IV

Director, Bureau of Overseas Buildings Operations

August 2020

UNITED STATES OF AMERICA DEPARTMENT OF STATE BUREAU OF OVERSEAS BUILDINGS OPERATIONS



PROJECT STATISTICS

GROSS FLOOR AREA:

11,400 GSM

SITE AREA:

6.5 ACRES

FULL-TIME OCCUPANCY:

172

PROCUREMENT METHOD:

DESIGN BUILD

BUDGET:

\$157,310,000

LEED TARGET:

SILVER

DESIGN CONTRACT AWARD:

SEPTEMBER 2018

DESIGN-BUILD CONTRACT AWARD:

SEPTEMBER 2019

CONSTRUCTION START:

MARCH 2020

ANTICIPATED COMPLETION:

SEPTEMBER 2023

PROGRAM

CONSULAR OFFICE BUILDING

SERVICESHOPS

MARINE BARRACKS

SECURE ENTRANCE PAVILIONS

SUSTAINABILITY HIGHLIGHTS

GREEN ROOF

PHOTOVOLTAIC

AIR-COOLED CHILLERS WITH HEAT RECOVERY

CHILLED WATER LOOP

SOLAR HOT WATER HEATERS

DAYLIGHTING CONTROLS

NATIVE VEGETATION

ON-SITE WASTEWATER TREATMENT

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OBO PROJECT TEAM

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Henry Jardine

Principal Deputy Director

Angel A. Dizon, III

Managing Director for Program Development,

Coordination and Support

Philip Barth

Managing Director for Construction, Facility and Security Management

Andrew Tarnowka

Project Manager

Kenneth Sizemore

Design Manager / Architect

Stephen Davies

Design Manager / Architect

Surinder Masson

Construction Executive

Michael Groark

Project Director

DESIGN, ENGINEERING, AND CONSTRUCTION TEAM

DESIGN ARCHITECT

Ennead Architects

ASSOCIATE ARCHITECT

A49

INTERIOR ARCHITECT

Spacesmith LLP

LANDSCAPE ARCHITECT

Gustafson Guthrie Nichol

STRUCTURAL ENGINEER

LERA Consulting Structural Engineers

PHYSICAL SECURITY AND FAÇADE ENGINEER

Thornton Tomasetti

MEP, FIRE PROTECTION, AND

TECHNICAL SECURITY ENGINEER

Mason & Hanger

CIVIL AND GEOTECHNICAL ENGINEER

Langan Engineering and Environmental Services Inc.

LIGHTING DESIGNER

HLB Lighting Design

ACOUSTICAL ENGINEER

Shen Milsom & Wilke LLC

FOOD SERVICE CONSULTANT Hopkins Foodservice Specialists, Inc.

VERICAL TRANSPORTATION CONSULTANT

Lerch Bates

CODE CONSULTANT

Jensen Hughes

ARCHITECTURAL SPECIFICATIONS

Heller & Metzger

COST ESTIMATING

Michael Baker International

GENERAL CONTRACTOR

BL Harbert International

ARCHITECT OF RECORD

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