A Global Real Estate Portfolio: Challenges & Opportunities in Embassy Development
EXPO Real – Munich, Germany
October 4, 2022
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Overview: OBO and OBO/PRE
Mission, Vision, & Goals

MISSION
To provide safe, secure, resilient, and functional facilities that represent the U.S. Government to the host nation and support the Department’s achievement of U.S. foreign policy objectives abroad.

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

GOALS
SECURITY
Enhance the security, safety, and functionality of facilities and residences for overseas personnel.

RESILIENCE
Provide industry-leading resilient facilities that represent the nation and support personnel in achieving U.S. foreign policy objectives.

STEWARDSHIP
Promote continuous improvement facilitated by a culture of optimizing people, processes, and supporting technology.
Portfolio

290 Locations
25,052 Global Assets
9,304 Government-owned
15,748 Leased
16,315 Residences
931 Office Buildings
$82B Portfolio Value
7.6M Gross Square Meter of Space
18,300 Culturally Significant Objects & Artworks
# Program

## Capital Security Construction
- 50+ Active Projects
- $20B Workload

## Major Renovation
- 40+ Active Projects
- $850M Workload

## Compound Security Upgrade
- 24+ Active Major Projects
- $400M Workload

## Minor Construction & Improvements
- 320+ Active Projects
- $110M Workload

## Real Property Leasing
- 15,700+ Leases
- $73B Replacement Value

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U.S. Embassy Maputo, Mozambique
Design Architect: Allied Works / Architect of Record: YGH Architects / Contractor: Pernix Group
Major Projects – Capital Security Construction Outlook FY22-27

15+ Planned Projects
- New Embassy or Consulate
- New Chancery or Office Annex
- Housing
On the Boards U.S. Embassy Brasilia, Brazil

Design Architect: Studio Gang
On the Boards  U.S. Consulate General Curaçao

U.S. Consulate General Curaçao
Design Architect: Kieran Timberlake
On the Boards  U.S. Embassy Doha, Qatar

Design Architect: Richard Kennedy Architects
On the Boards U.S. Embassy Juba, South Sudan

Design Architect: Miller | Hull Partnership
On the Boards U.S. Embassy Kinshasa, Democratic Republic of the Congo

Design Architect: SHoP Architects
On the Boards  U.S. Consulate General Lagos, Nigeria

Design Architect: Ennead Architects
On the Boards U.S. Consulate General Rio de Janeiro, Brazil

DESIGN ARCHITECT: Richard Kennedy Architects
Opportunity: Embassy Effect
Embassy Effect

- **ECONOMIC**
  - Construction
  - Support
  - Real Estate

- **SOCIAL**
  - Policy / Political
  - Infrastructure / Amenities
  - Humanitarian Assistance

- **ENVIRONMENTAL**
  - Risk / Security
  - Sustainability

**EMBASSY EFFECT**
Economic Effect
Environmental Effect

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<tr>
<th>RESILIENCE</th>
<th>DURABILITY</th>
<th>ADAPTABILITY</th>
<th>SUSTAINABILITY</th>
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Bangkok Flooding (L); Windhoek Drought (R)
Social Effect

- Policy / Political
- Infrastructure / Amenities
- Cultural / Technical Exchange
- Humanitarian Assistance
Embassy Effect Video

https://youtu.be/64ZwmLOYF2A
Challenge: NEC Program
U.S. Embassy London

Business case for a zero net cost project
Completed 2018

Winner:

- **Engineering News Record**, Global Best Projects Award, Government Buildings
- **AIA Pennsylvania**, Silver Medal (highest level)
- **AIA Philadelphia**, Gold Medal
- **World Architecture Festival**, Shortlisted in Civic and Community Category
- **Fast Company, Innovation by Design** Awards, Honorable Mention
Overseas Buildings Operations Portfolio
Challenge: Portfolio Planning
Portfolio Planning Overview

Planning at All Levels

- Prioritization
- Country-wide
- Master Plan / Site Redevelopment
- Pre-project / Pre-design
Where do you fit in to the planning process?

PHASE 1
KICK-OFF
- Assemble team
- Establish goals and needs
- Identify experts

PHASE 2
RESEARCH
- Compile and analyze data on facilities, real estate market
- Request data on staffing and consular trends

PHASE 3
SCENARIOS
- Identify a range of future scenarios
- Analyze scenarios and impact to mission including staffing and facilities

PHASE 4
OPTIONS
- Develop facility options to respond to scenario analysis
- Determine residential options

PHASE 5
EVALUATION
- Evaluate facility options based on security, ROM costs, and operations scores
- Identify pros, cons, risks

PHASE 6
DECISION
- Synthesize findings in for decision-makers
- Provide recommendation

Overview of the Portfolio Planning Process
Opportunity: Geographic Information System (GIS)
Applications

Climate, Security, and Resilience

Application that assesses current and projected risks to facilities due to natural hazards

Housing Network Dashboard

Real estate-oriented GIS dashboard used to assess safety, security, and quality of life for diplomats

Common Operating Picture

A collection of dashboards containing data on projects, assets, travel, etc.

OBO GIS Hub

A centralized space for viewing GIS products including dashboards, datasets, and training resources.
Opportunity: BIM
What does BIM mean to OBO?

BUILDING INFORMATION...

MODELING

Connecting drawings + models

Connecting data + strategy

Connecting models + data

MANAGEMENT
How is OBO implementing BIM?

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<th>PROJECT PHASE</th>
<th>BIM USES - Penn State 2019</th>
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<tr>
<td>PLANNING</td>
<td>Capture Existing Conditions</td>
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<tr>
<td>DESIGN</td>
<td>Author Design</td>
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<tr>
<td>CONSTRUCTION</td>
<td>Compile Record Model</td>
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Work With Us
How to Get Involved

Monitor SAM.GOV

- One-stop source for US federal government contract opportunities
- Set up alerts based on geography, federal agency, and type of product and service.
- NAICS Code examples: 23 – Construction; 53 – Real Estate Leasing
- Product and Service Code examples: X – Lease Facilities; Y – Construction of Facilities

Via the local US Embassy or Consulate

- Embassy webpage and social media presence
- Contact Embassy directly or advertise

Contact OBO

- Capabilities Conversations
Working with OBO

www.state.gov/working-with-obo/

CAPABILITIES CONVERSATION

1. Watch our Bureau Introduction Video.  

2. Click here to submit a request for scheduling a Firm Introduction.  
   Complete this form expressing your interest to share about your firm’s experience, product and/or capabilities, and to request to attend one of our Firm Introduction sessions.

3. After receiving an email from OBO External Affairs, your firm may be invited to attend one of our upcoming group Introduction Sessions with OBO Subject Matter Experts. In this session, your firm will have a chance to discuss how your capabilities align with the Bureaus needs, presenting your experience and capabilities, followed by Q&A.

Introducing Your Firm

OBO now has a recorded Bureau Introduction Video that breaks down how projects are built, from real estate planning and acquisitions through commissioning and ongoing facilities maintenance. OBO leadership offers insight into the way teams are formed and how we work with our partners to deliver safe, secure, and resilient facilities for over 100,000 diplomatic staff around the world.

Along with the Bureau Introduction video, OBO holds sessions throughout the year to delve further into aligning OBO with partners that help make the program succeed. These partners include industry areas in real estate, architecture, interior design, engineering, construction, and facilities maintenance industries. For further steps on working with OBO, please see below:

1. Watch our Bureau Introduction Video.  
Global Real Estate Portfolio: Opportunities in Housing Development

October 5, 2022
15:00 to 16:30
A22 Hall A2 Conference Room

Visit us at Booth # A2. 231
OBO-Capabilities@state.gov