OBO Introduction

Expo Real 2022

October 4-6, 2022
U.S. Diplomatic facilities represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture, and construction execution.
Overseas Buildings Operations

OBO manages the U.S. Department of State’s building program and sets worldwide priorities for the planning, acquisition, design, construction, operation, maintenance, and disposal of overseas property.
Mission and Vision

Mission
To provide safe, secure, functional, and resilient 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, and construction execution.

U.S. Embassy New Delhi, India
Architect: Weiss/Manfredi Architects / Contractor: BL Harbert International
OBO Focus

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.

COLLECTIVE RESPONSIBILITIES
CUSTOMER SERVICE
BUSINESS PROCESS IMPROVEMENT
TOTAL COST OF OWNERSHIP
PROACTIVE RISK MANAGEMENT

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.
OBO’s Collective Responsibilities

Customer Service
Supporting OBO and the Foreign Service

Business Process Improvement
Define Processes Before Adding Systems

Total Cost Of Ownership
All Decisions Must Consider Total Life-Cycle Costs

Proactive Risk Management
Everyone Contributes to Forecasting & Mitigation

We Serve for the Benefit of the Foreign Service
OBO Fiscal Year Budgets

FY 2021  $3.6B
FY 2022  $3.5B
FY 2023  $3.4B

U.S. Consulate General Milan
Architect: SHoP Architects / Contractor: Caddell Construction
Portfolio

290 Locations
25,052 Domestic & Overseas Assets
  9,304 Government-owned
  15,748 Leased
16,315 Residences
931 Office Buildings
$82B Portfolio Value
82.2M Gross Square Feet of Space
18,300 Culturally Significant Objects & Artworks
601 Project Activities with a $34 Billion Value
- 50+ Capital Security Construction
- 40+ Active Major Renovations
- 50+ Compound Security Upgrades
- 450+ Minor & Repair Projects

25,052 Assets
- 931 Office Buildings
- 16,315 Residences
- 9,304 Government Owned
- 15,748 Leased

60 LEED Certifications
- 12,500 Art Partners
- 35+ Secretary’s Register Properties
- 18,300 Cultural Objects
290 OBO Diplomatic Locations
Global Diplomatic Construction Program

601 Project Activities
$34 Billion Value
$100M monthly active construction
OBO LEED Projects

U.S. Green Building Council
LEED® Rating System

- 60 LEED Certifications since 1999
- More than 30 projects have been registered.
- First LEED Certified Projects in at least 17 countries.
Major Projects – Capital Security Construction Outlook FY 2022-2027

15+ Planned Projects
- New Embassy or Consulate
- New Chancery or Office Annex
- Housing
Major Projects – Capital Security Construction Outlook
FY 2022 – FY 2027 Planned Awards

**FY 2022**
- Brasilia, Brazil
  - NEC (FY 2020 FUNDING)
- Curacao, the Netherlands
  - NCC (FY 2021 FUNDING)
- Juba, South Sudan
  - NEC + HOUSING
- Kinshasa, Democratic Republic of the Congo
  - NEC + HOUSING
- Lilongwe, Malawi
  - NEC (FY 2020 FUNDING)
- Medan, Indonesia
  - NCC (FY 2020 FUNDING)
- Paris, France
  - MSGR (FY 2017 FUNDING)
- Port Louis, Mauritius
  - NEC
- Rio de Janeiro, Brazil
  - NEC (FY 2021 FUNDING)
- Riyadh, Saudi Arabia
  - NEC (FY 2021 FUNDING)
  - SITE ACQUISITIONS
- Multiple Sites

**FY 2023**
- Adana, Turkey
  - NCC
- Hanoi, Vietnam
  - NEC
  - SITE ACQUISITIONS
- Banjul, The Gambia or Chisinau, Moldova
  - NEC SITE
- Brussels, Belgium
  - NEC SITE

**FY 2024**
- Bangui, Central African Republic
  - NEC + HOUSING*
- Colombo, Sri Lanka
  - NEC DENSIFICATION
  - Port of Spain, Trinidad and Tobago
  - NEC
- Praia, Cabo Verde
  - NEC
  - SITE ACQUISITIONS
- Banjul, The Gambia or Chisinau, Moldova
  - NEC SITE
- Dublin, Ireland
  - NEC SITE

**FY 2025**
- Dhaka, Bangladesh
  - NEC + HOUSING
- Dili, Timor-Leste
  - NEC
- Ulaanbaatar, Mongolia
  - NEC*
  - SITE ACQUISITION
- Lagos, Nigeria
  - HOUSING SITE

**FY 2026**
- Almaty, Kazakhstan
  - NCC*
- Chisinau, Moldova
  - NEC*

**FY 2027**
- Amman, Jordan
  - NOB*
- Lagos, Nigeria
  - HOUSING*
  - BACKUP NEC AWARDS
- Banjul, The Gambia
  - Bratislava, Slovakia
  - Kuala Lumpur, Malaysia

**Out-Year Award Candidates**
- Amsterdam, Netherlands: NEC
- Asmara, Eritrea: NEC
- Auckland, New Zealand: NCC
- Bangkok, Thailand: NOX
  - 2
- Banjul, The Gambia: NEC
- Barcelona, Spain: NCC
- Bogotá, Colombia: NOX
- Bratislava, Slovakia: NEC
- Brussels, Belgium: NEC
- Buenos Aires, Argentina: NEC
- Cairo, Egypt: NEC
- Canberra, Australia: NEC
- Cartagena, Colombia: NOC
- Chennai, India: NCC
- Copenhagen, Denmark: NEC
- Dublin, Ireland: NEC
- Durban, South Africa: NCC
- Frankfurt, Germany: NCC
- Geneva, Switzerland: NOC
- Havana, Cuba: NEC
- Ho Chi Minh City, Vietnam: NCC
- Hong Kong, Hong Kong: NCC
- Jerusalem, Israel: NEC
- Kolkata, India: NEC
- Krakow, Poland: NCC
- Kuala Lumpur, Malaysia: NEC
- Lahore, Pakistan: NCC
- Lisbon, Portugal: NEC
- Ljubljana, Slovenia: NEC
- Madrid, Spain: NEC
- Manila, Philippines: NEC
- Maseru, Lesotho: NEC
- Melbourne, Australia: NCC
- Minsk, Belarus: NEC
- Mogadishu, Somalia: NEC
- Munich, Germany: NCC
- Muscat, Oman: NEC
- Naha, Japan: NEC
- Nay Pyi Taw, Burma: NEC
- Nicosia, Cyprus: NEC
- Osaka-Kobe, Japan: NCC
- Perth, Australia: NCC

*Backup projects for previous fiscal year.
Major Projects – Maintenance / Major Rehab Outlook
FY 2022 – FY 2027

10+ Planned Projects
– Rehabilitations & Renovations
– Lease Fit-Outs
– Safety & Security Upgrades
– Worldwide Energy Program
### Major Projects – Maintenance / Major Rehab Outlook FY 2022 – FY 2027 Planned Awards

#### FY 2022
- **Amsterdam, Netherlands**
  - Electrical Upgrade (FY 2020 Funding)
- **Banja Luka, Bosnia and Herzegovina**
  - Embassy Branch Office Lease Fit-Out
- **Bern, Switzerland**
  - Selective Improvements Rehab (FY 2021 Funding)
- **Buenos Aires, Argentina**
  - Selective Improvements Rehab (FY 2018 + FY 2022 Reprogrammed)
- **Durban, South Africa**
  - Consulate Lease Fit-Out
- **Seoul, South Korea**
  - Housing + GSO Upgrades (FY 2020 Funding)

#### FY 2023
- **Gaborone, Botswana**
  - Electrical Upgrade
- **Guangzhou, China**
  - Façade and Roof Replacement
- **Tel Aviv, Israel**
  - Office Consolidation Lease Fit-Out
- **Energy Program**

#### FY 2024
- **Honiara, Solomon Islands**
  - Embassy Liaison Office Lease Fit-Out*
- **Malé, Maldives**
  - New Embassy Lease Fit-Out
- **Marseille, France**
  - Consulate Lease Fit-Out
- **Thessaloniki, Greece**
  - Rehab*
- **Energy Program**

#### FY 2025
- **Kampala, Uganda**
  - Office Rehab*
- **Malé, Maldives**
  - New Embassy Lease Fit-Out
- **Marseille, France**
  - Consulate Lease Fit-Out
- **Thessaloniki, Greece**
  - Rehab*
- **Energy Program**

#### FY 2026
- **Kampala, Uganda**
  - Office Rehab*
- **Marseille, France**
  - Consulate Lease Fit-Out
- **Thessaloniki, Greece**
  - Rehab*
- **Energy Program**

#### FY 2027
- **Gaborone, Botswana**
  - Rehabilitation
- **Dublin, Ireland**
  - Selective Improvements Rehab
- **Munich, Germany**
  - Selective Improvements Rehab
- **Shenyang, China**
  - Rehabilitation

#### Out-Year Award Candidates
- Addis Ababa, Ethiopia: Lease Fit-Out
- Belo Horizonte, Brazil: Rehab
- Dublin, Ireland: Selective Improvements Rehab
- Dushanbe, Tajikistan: Lease Fit-Out
- Fukuoka, Japan: Lease Fit-Out
- Havana, Cuba: Rehab
- Munich, Germany: Consulate 2nd Emergency Egress
- Muscat, Oman: Selective Improvements Rehab
- Naples, Italy: Rehab
- New Delhi, India: Rehab Phase II
- Paris, France: Rehab
- Rome, Italy: Rehab
- San Salvador, El Salvador: Rehab
- São Paulo, Brazil: Selective Improvements Rehab
- Shenyang, China: Rehab
- Tashkent, Uzbekistan: Rehab
- Vienna, Austria: Selective Improvements Rehab
- Yaoundé, Cameroon: Selective Improvements Rehab

*Backup projects for previous fiscal year.

Recent Site Acquisitions

U.S. Embassy
Almaty, Kazakhstan

U.S. Embassy
Amman, Jordan

U.S. Embassy
Dublin, Ireland

U.S. Embassy
Hanoi, Vietnam
Recent Site Acquisitions

U.S. Embassy
Medan, Indonesia

U.S. Embassy
Praia, Cabo Verde

U.S. Embassy
Port Louis,
Mauritius

U.S. Embassy
Riyadh,
Saudi Arabia
Recent Site Acquisitions

U.S. Embassy Tallinn, Estonia

U.S. Embassy Ulaanbaatar, Mongolia
The Embassy Effect

Economic

Environmental

Social
The Embassy Effect

Economic
“The new embassy in London through design work and extensive collaboration with the city's government, adjacent developers, neighbors, and community organizations connects the landscape of the river's edge to the new linear park, and over 18,000 new units of residential development.”

Richard Maimon, FAIA, LEED AP BD+C
Partner
Kieran Timberlake
The Embassy Effect
Environmental
55+ LEED Certifications
3 LEED Platinum
18 LEED Gold
33 Silver or LEED-certified
The Embassy Effect
Social
“Art in Embassies has a commitment to showcasing American and international artists around the world. What's always impressed me is the process they utilize to select the works for host countries. There are works that touch on a common thread and create dialogues within these countries. The works themselves become the public face of these buildings, they humanize the embassies to the host countries.”

Lincoln Schatz
Artist Contributor
Art in Embassies Program
Planning for the Future
“What is the pathway by which technology will evolve from where it is today to where it could be in 2050? We are looking for the development of new technologies and approaches that can be very adaptive and resilient to what I consider to be the major threat, the game changer of climate change.”

Kimberly Gray
Professor of Civil and Environmental Engineering
Northwestern University
Ultimately our work is about connection
Architecture is a language of diplomacy
Embassies communicate who we are as a culture and represent our values.
OBO Awards

– National American Council of Engineering Companies (ACEC) 2019 Engineering Excellence Award
  • U.S. Embassy Islamabad, Pakistan

– The Associated General Contractors of America (AGC) 2019 JLT Build America Award
  • U.S. Embassy Moscow, Russia Annex

– The American Institute of Architects (AIA) Eastern New York Award
  • U.S. Embassy Oslo, Norway

– AIA Phoenix Metro Award
  • U.S. Consulate Matamoros, Mexico

– National ACEC 2020 Engineering Excellence Award 2020 – Grand Award
  • U.S. Embassy Pristina, Kosovo

– VA ACEC Engineering Excellence Award 2022 – Grand Award
  • U.S. Embassy Jakarta

– New U.S. Embassy, London, UK
  • Engineering News-Record (ENR) Global Best Project, Best Government Building
  • 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
  • 2018 Athenaeum Award
  • 2019 Build America Merit Award
  • 2020 Award of Excellence Winner, Council on Tall Buildings & Urban Habitat
OBO Awards

U.S. Consulate General Matamoros, Mexico
• Engineering News-Record (ENR) Global Best Project, Best Government Building
• AIA Phoenix Metro Award

U.S. Embassy, London, UK
• 2020 Award of Excellence Winner, Council on Tall Buildings & Urban Habitat
• AIA Pennsylvania, Silver Medal (Highest Level)
• AIA Philadelphia, Gold Medal
• Fast Company, Innovation by Design Awards, Finalist
• 2018 Athenaeum Award
• World Architecture Festival, Shortlisted in Civic and Community Category

U.S. Embassy Islamabad, Pakistan
• National American Council of Engineering Companies (ACEC) 2019 Engineering Excellence Award

New Office Annex (NOX) Amman, Jordan
• Engineering News-Record (ENR) Global Best Project, Award of Merit

U.S. Embassy Pristina, Kosovo
• National ACEC 2020 Engineering Excellence Awards

Other Awards
• U.S. Embassy Moscow, Russia Annex the Associated General Contractors of America (AGC) 2019 JLT Build America Award
• U.S. Embassy Oslo, Norway the American Institute of Architects (AIA) Eastern New York Award
• U.S. Embassy Jakarta VA ACEC Engineering Excellence Award 2022 – Grand Award
Working with OBO

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

OBO 101

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.
Working with OBO

6-Year Capital Security Construction Plan
IDIQs

www.state.gov/obo
www.sam.gov
Working with OBO

Small Businesses
REC program

Office of Small & Disadvantaged Business Utilization
OSDBU: smallbusiness@state.gov

Working With Us – Overseas Buildings Operations

Rapid Engineering & Construction (REC) Pilot Program

The REC Program uses an acquisition strategy that takes advantage of 8(a) set-aside ceilings while procuring construction and mission support services in order to optimize the government's responsiveness during critical situations. It provides the flexibility needed to award 8(a) set-aside contract actions exclusively to 8(a) concerns through the use of stand-alone contracts (C Type), Basic Ordering Agreements (BOA), or Multiple Award Construction Contract (MACC), Indefinite Delivery/ Indefinite Quantity (IDIQ). The REC is a flexible acquisition strategy that expands the pool of contractors who may participate in OBO's construction and mission support procurements.

Contact: Devin Banks in the Office of Acquisition

Department of Commerce
Office of Small and Disadvantaged Business Utilization (OSDBU)

The Office of Small and Disadvantaged Business Utilization (OSDBU) is an advocacy and advisory office responsible for promoting the use of small, small disadvantaged, 8(a), women-owned, veteran-owned, service-disabled veteran-owned, and HUBZone small businesses within the U.S. Department of Commerce's (DOC) acquisition process.

This website provides valuable information to assist in your marketing and educational efforts. Thank you for your interest in doing business with the U.S. Department of Commerce.
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– WORKING WITH US:
– Capabilities Conversation Information: www.state.gov/working-with-obo/
– Register a Company: https://www.surveymonkey.com/r/CDN7TR5