OBO provides safe, secure, functional, and resilient facilities that represent the U.S. government to the host nation and support our staff in achieving U.S. foreign policy objectives. These facilities represent American values & the best in American architecture, design, engineering, technology, sustainability, art, culture, and construction execution.

OBO's Directorate of Planning & Real Estate (PRE) oversees and implements programs related to buildings and real estate, planning, and delivery of safe, secure, functional, and resilient properties across a diverse global portfolio.

OBO directs the worldwide overseas building program for the Department of State and the U.S. Government community serving abroad under the authority of the chiefs of mission in concert with other Department bureaus, foreign affairs agencies, and Congress. OBO sets worldwide priorities for the design, construction, acquisition, maintenance, use, and sale of real property and the use of sales proceeds.
MPE plans site acquisitions, develops master plans to optimize project/site use, and conducts purchase or sales appraisals and market surveys.

Master Plans analyze the use of government-owned properties for large missions facing overcrowding, rapid growth, or security deficiencies and develop solutions considering security, operations, and cost.

Country Analysis addresses the needs of the entire mission in a country, reviewing all facilities and recommending solutions responding to current and future needs.

Alternative Analyses evaluate new construction alternatives such as stay-in-place with upgrades, relocation to a new commercial leased space, or new construction on the current site.

Advance Plans establish detailed scope, schedule, and budget information to inform budget priorities accurately and necessary follow-on actions.

Evaluations include independent analyses based on a systemic approach using market data (comparables) to support the management of real estate sales and purchases overseas and negotiations with landlords directly or through post.

OAD manages real estate purchases and sales and provides general international real estate transaction-related support on various topics.

Asset Management facilitates the purchase, redevelopment, sale, and decommissioning of properties and guides diplomatic missions on non-lease property transactions.

Site Acquisitions supports the Capital Security Construction Program by negotiating land acquisitions, property exchanges, and long-term leases. Global and local real estate service partners often conduct site searches and relay essential information on sites.

The Sales Program focuses on selling surplus or underutilized properties. Proceeds are then reinvested through the Purchase Program. The Decommissioning Program works in close collaboration with posts, Diplomatic Security, and the Bureau of Information Resource Management to plan and prepare for the removal of facilities from service.

OSP manages OBO’s overall strategic planning, providing short- and long-range planning, cost-sharing analysis, and project requirements.

Long-Range Planning develops and manages major program schedules for Capital Security Construction and the Maintenance Cost Sharing Programs, publishing six-year plans that detail new construction, major rehabilitation, and major lease/fit-out projects for overseas posts.

Cost Sharing administers the programs that generate up to $2.2 billion annually for construction and rehabilitation in coordination with all co-located agencies.

Project Requirements define holistic, projected staffing and facility requirements for capital and major rehabilitation projects that form the basis for the space requirements programs prepared by OBO design and engineering.

Knowledge Management develops the tools and processes to manage all real property data, Geospatial Information Systems, and federal reporting requirements, including the annual Federal Real Property Profile.

RPL manages 16,000+ leased properties as OBO’s central leasing office and establishes policies and procedures to accountably manage the portfolio.

Major Leasing negotiates with landlords, directly or through post, leads technical teams to evaluate properties, and reviews existing space for potential alternative uses. They develop leasing strategies to meet new initiatives and for programs needing facilities for short periods, providing expert advice and guidance to posts on an ongoing basis for planning and executing various lease projects for all property uses.

Portfolio Management is the single authority on staff housing standards. They support post compliance with housing policies and regulations and monitor adherence to cost and size standards by reviewing more than 3,500 lease waiver requests annually. They also manage OBO’s leasehold account, the fund that pays rents for all Department program leases, and assure that leasing funds are expended per approved plans and on time.