



U.S. DEPARTMENT OF STATE
BUREAU OF OVERSEAS BUILDINGS OPERATIONS

OBO "Reverse" Industry Day

Desbuild Incorporated

November 21, 2024

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1.0

Opening and Introduction

James Rodriguez | Director | External Affairs | OBO

Introductions



James Rodriguez
Director | External Affairs | OBO



J. Douglas Dykhouse
Principal Deputy Director | OBO



Mitch Miles
Managing Director | Construction and Security Management | OBO



Ananth Badrinath "AB"
Co-Founder & Director | Desbuild Inc.



Prakash Hosadurga
Co-Founder & Director | Desbuild Inc.



Aaren Salido
Chief Operating Officer | Desbuild Inc.



Roman Tellez
Director, Construction Management | OBO



Christopher Harris
Regional Coordinator, Security Management | OBO

Andrea Berry
Facility Manager, Wellington | OBO



Lauren Luckett
Strategic Industry Partnerships | External Affairs | OBO



2.0

Welcome Message

J. Douglas Dykhouse | Principal Deputy Director | OBO

J. Douglas Dykhouse, Principal Deputy Director

J. Douglas Dykhouse joined the U.S. Department of State Bureau of Overseas Buildings Operations in April 2022 as the Principal Deputy Director.

Douglas joined the Foreign Service in 2000.

Most recently he was the Deputy Director in the Executive Office of the Bureaus of Near Eastern Affairs and South and Central Asian Affairs (NEA-SCA/EX) and served as the Management Counselor at Embassy Budapest.

Douglas has also served twice in EUR-IO/EX, previously in NEA-SCA/EX, in Kabul, Afghanistan; Zagreb, Croatia; Mexico City, Mexico; and Ashgabat, Turkmenistan.

He earned a Bachelor of Arts in History and a Master of Arts in Russian and East European Studies from the University of Michigan.

He is married to retired Foreign Service Officer Vivian S. Walker and has two stepsons.





3.0

Introduction to Desbuild Incorporated

Mitch Miles | Managing Director | Construction and Security Management | OBO

Mitch Miles, Managing Director for Construction and Security Management

Mitch Miles is the Managing Director of Construction Management and Security Management for the U.S. Department of State Bureau of Overseas Buildings Operations.

OBO's worldwide construction portfolio spans 280+ worldwide posts and over 120M+ square feet of property valued at over \$100B, with approximately \$13B in on-going design and construction.

Mitch joined the Foreign Service in 2006 and is a member of the Senior Foreign Service with the rank of Office Counselor. While at State, he has managed multiple projects including the \$600 million new U.S. Embassy Brasilia, Vilnius, Minsk, Geneva and Addis Ababa. He also held senior leadership positions supporting projects in London, The Hague, Hyderabad, Jerusalem, and New Delhi. Prior to State, he had a decade of experience in estimating, scheduling, and construction management.

Mitch has a Master of Science from the University of Reading in Construction Project Management and Bachelor of Science in Construction Management from Boise State University where he also taught as an adjunct professor. He continues to engage in the construction industry through his membership in AACE International and the Construction Management Association of America. He is married with three children and is an avid runner.



Presenters



Ananth Badrinath "AB"
Co-Founder & Director | Desbuild Inc.



Prakash Hosadurga
Co-Founder & Director | Desbuild Inc.



Aaren Salido
Chief Operating Officer | Desbuild Inc.



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Contractors Presentation

Working in an Active Compound and Occupied Space

Case Study – Renovate U.S. Embassy Wellington NZ



Project was for complete renovation and seismic upgrade of the embassy building. This is a **32,000 facility** in a **1.3-acre** compound. Work included both interior and exterior renovation of the building. The interior and exterior was a phased construction.



Case Study – Renovate U.S. Embassy Wellington NZ



Exterior renovation included

- 300 drilled piles around the perimeter of the building.
- Install a 10" thick reinforced concrete skin to the building.
- Exterior terracotta cladding to the building.
- New entrance canopy.
- New storm and sewer lines.
- Asphalt Parking.
- New Vehicle barriers.
- New anti-ram anti climb boundary wall.



Case Study – Renovate U.S. Embassy Wellington NZ



Interior renovation included

- Complete renovation of both cleared and uncleared spaces.
- Architectural, MEP, Sprinkler, Fire alarm, telecom and TSS replacement.
- Addition of a new three stop elevator.



Coordination and Communication



Clear communication with occupants.



Regular updates about project phases, timelines and upcoming changes.



Disruption minimization.



Coordination with building management.



Phasing



PHASED
CONSTRUCTION AND
SCHEDULING TO
MAINTAIN FACILITY
OPERATIONS.



TIMELINE AND
BREAKDOWN FOR
SEQUENCE OF WORK.



NOISE MITIGATION
STRATEGIES.



Work Plan and Site Utilization

Air quality management and dust control.

Equipment and material delivery scheduled to avoid peak hours.

Waste management.

Reduction of visual clutter.



Security and Safety Protocols

- Site access control.
- Safety for both workers and occupants.
- Wayfinding with clear signage.
- Privacy in Sensitive Areas.



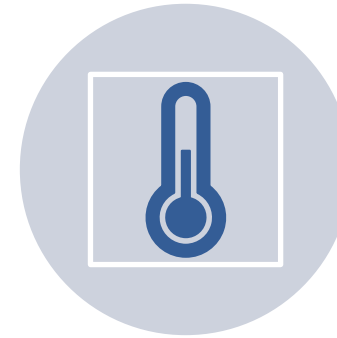
Utilities and Outages



**PROTECT EXISTING
INFRASTRUCTURE.**



**PLANNED POWER AND UTILITY
OUTAGES.**



**HVAC SYSTEM MONITORING
TO PREVENT DISRUPTIONS IN
AIR QUALITY OR
TEMPERATURE.**

Flexibility and Occupant Feedback

- Flexible work options.
- Gathering feedbacks
- Responsive issue resolution





5.0

OBO Response

Roman Tellez | Director, Construction Management | OBO

Christopher Harris | Regional Coordinator, Security Management | OBO

Andrea Berry | Facility Manager, Wellington | OBO



6.0

Q&A

Lauren Lockett | Industry Advisory | External Affairs | OBO

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 OBOExternalAffairs@state.gov

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