SAME Mid-Maryland Industry Day
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.
To provide safe, secure, resilient and functional facilities that represent the U.S. Government to the host nation and support our staff in the achievement of U.S. foreign policy objectives.

These facilities should represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture, and construction execution.
285 Missions
$100B Portfolio Value
125M Square Feet
25,100 Assets
18,300 Culturally Significant Objects & Artworks

U.S. Embassy Beirut
Morphosis Architects
• Embassies
• Consulates
• Office and Support Annexes
• Housing
  - Representational
  - Staff
  - Marine Security Guard
• Warehouses and Shops
• Cultural Heritage Properties

U.S. Consulate General Hyderabad
Richard + Bauer
Tenants

- State
- Defense
- Justice
- Treasury
- Energy
- Agriculture
- Health & Human Service
- Commerce
- Immigration & Citizenship
Mission Requirements

**Building Size**
- 2,000 – 125,000GSM

**Consular Windows**
- 0 – 120

**Desks**
- 20 – 1,350

**Acreage**
- 1 – 100+ acres
- Varied Terrain/Grade

**Environment**
- -40 to 140 degrees
- Desert to Tropical

**Security**
- Min. setback 100ft.
- Guard Towers: 0–26
- Safe Havens

**Housing**
- Chief of Mission
- Deputy Chief of Mission
- Marine Residence
- Staff/Temporary Duty
Program Funding

**FY18 Budget** $3.8B total budget

**FY19 Budget** $3.8B total budget

**FY20 Budget** $3.1B requested

U.S. Embassy Guatemala City
Miller Hull Partnership
<table>
<thead>
<tr>
<th>Program Activity Snapshot</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital Security Construction</strong></td>
</tr>
<tr>
<td>60+ Active Projects</td>
</tr>
<tr>
<td>$20 Billion Workload</td>
</tr>
<tr>
<td><strong>Major Renovation</strong></td>
</tr>
<tr>
<td>25+ Active Projects</td>
</tr>
<tr>
<td>$950 Million Workload</td>
</tr>
<tr>
<td><strong>Minor Construction and Improvement</strong></td>
</tr>
<tr>
<td>500+ Active Projects</td>
</tr>
<tr>
<td>$350 Million Workload</td>
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</tbody>
</table>
Office of Acquisitions Management (A/OPE/AQM)

- Manages, plans, and directs Department’s acquisition programs
- Conducts contract operations in support of activities

Facility, Design, and Construction Division (A/OPE/AQM/FDCD)

- Establishes acquisition agreements for logistics requirements abroad and OBO requirements with the private and public sectors
**Project Delivery Method**

- Both Design-Build with Bridging Documents and Design-Bid-Build are used
- Construction Manager as Constructor is also being used
- Context, complexity, construction environment, and urgency are evaluated in deciding a delivery method
- Alternative project delivery methods such as Early Contractor Involvement are used to ensure best possible outcome and reduced risk
A/E Selection Process

- Encourages both emerging practices and established firms
- Selection criteria reflects emphasis on the delivery of high quality projects
- Initial selection focuses on the strength of the lead designer and the associated A/E firm
- Second-stage selections focus on the strength of the team, the management plan, and the quality of past performance on construction documents
- Where appropriate, design competitions are incorporated into the selection process
- Selection Panel consists of OBO associates, industry peers and foreign service users
Construction Selection & Awards

**Contractor Selection**
- The Department recruits, prequalifies and awards contractors committed to the best practices with verifiable records of consistent success
- The Department is working to expand the pool of contractors to promote competition and the best outcome for the U.S. government

**Contract Award**
- Best Value method is used to evaluate proposals, with focus on past performance and project management in the evaluation process, rather than strictly lowest proposed cost
Smart Standardization System

SRP module (SRP-M)

space

template

» assembly of SRP-Ms

suite / space group

prototypes

» level of development to be tested

building
Worldwide Design A/E IDIQ 2019

1100 Architect
New York City, New York

Allied Works Architecture
Portland, Oregon

Ann Beha Architects
Boston, Massachusetts

Diller Scofidio + Renfro
New York City, New York

Ennead Architects
New York City, New York

Kieran Timberlake
Philadelphia, Pennsylvania

Krueck & Sexton Architects
Chicago, Illinois

Machado and Silvetti Associates
Boston, Massachusetts

Mark Cavagnero Associates
San Francisco, California

Marlon Blackwell Architects
Fayetteville, Arkansas

Morphosis Architects
Culver City, California

Richard + Bauer Architecture
Phoenix, Arizona

Robert A.M. Stern Architects
New York City, New York

SHoP Architects
New York City, New York

Studio Ma
Phoenix, Arizona

The Miller Hull Partnership
Seattle, Washington

U.S. Embassy Ankara
Ennead Architects
A/E IDIQ Firms

Support Services IDIQ

AECOM
Washington D.C.

Caples Jefferson Architects
Long Island City, New York

Davis Brody Bond
New York City, New York

EYP, Inc.
Washington, D.C.

Jacobs Government Services
Pasadena, California

Moore Ruble Yudell Architects
Santa Monica, California

U.S. Embassy The Hague
Moore Ruble Yudell Architects & Planners
Top Secret Design Services IDIQ 2018

Beyer Blinder Belle
Washington, DC

EYP Architecture
Albany, NY

Hellmuth, Obata + Kassabaum
St. Louis, Missouri

Morphosis Architects
Culver City, California

Richard + Bauer Architecture
Phoenix, Arizona

U.S. Embassy Oslo
EYP
Opportunities

A/E Design Opportunities
- Posted on FedBizOpps (www.FBO.gov)
- Posted on OBO’s website (www.STATE.gov/obo)
- Posted on AIA’s website

Construction Opportunities
- Posted on FedBizOpps (www.FBO.gov)
- Posted on OBO’s website (www.STATE.gov/obo)

IDIQ Opportunities
- Real Estate Services | 2018 Award, 2023 Renewal
- World Wide A/E Design Services for Rehabilitation/Renovation and New Construction | 2019 Awarded
- A/E Support Services | 2019 Renewal
- Construction and Design/Build Services | 2019 Renewal, in process
- Engineering Services | 2018 Renewal, in process
- Commissioning Services | 2019 Awarded
- Scheduling Consultants | 2019 Awarded
- Value Engineering services | 2017 Award, 2022 Renewal
- Roofing Services | 2018 Renewal, in process
- Fire Systems | 2019 Renewal
- Seismic Studies | 2018 Renewal, in process
- Energy Sustainable Design | 2017 Renewal
- Telecom Testing | 2019 Renewal
- RF Shielding Testing | 2019 Renewal
- Constructability Review Services | 2019 New
- Power Systems Engineering | 2018 Awarded
- Technical Security Systems Install | 2019 Awarded
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