OPPORTUNITIES

- Power/Electrical IDIQ re-compete
- IMAP
- World-wide Operations & Maintenance
- Support Services re-compete
OBO’s Total Cost of Ownership

The majority of time and costs of a real property asset occur after the ribbon cutting.
As Facilities built since 2000 reach lifecycle milestones, balance between new construction and O&M, major repair, replacement and rehab will shift.
Creating a Facilities Support Services Network

- WW O&M IDIQ
- IMAP
- Regional BMEs
- Specialty Services
- FMTs
- Staff Augmentation
WORLDWIDE O&M REQUIREMENT

Requirement:
• Standardized, transparent and integrated O&M services across its vast Real Property Inventory

Challenges:
• The Department lets over $500M annually in O&M contracts - no two of which appear to be the same (in format, type, or methodology)
• Present O&M contracts are generally poorly written and are filled with ambiguous, confusing, and at times contradictory statements (many are re-hashes of earlier contracts)
• No standard O&M methodology or unity of terms and definitions
• Most critical areas (CAA) of embassies receive least amount of O&M attention
• Small Business Clearance (It will be important to define the significance of interrelationships of these services so as not to appear to be bundling)
• Multiple AQM offices currently handling these different efforts - fall under one office
• Multiple OBO functional divisions handle now, but policies should derive from one central entity
• Evolving CMMS capability
INTERNATIONAL MAINTENANCE & ASSISTANCE PROGRAM (IMAP)

• Technically diverse work force – deployable worldwide in 1-4 person teams
• Small-scale Maintenance & Repair – Fixed Price and T&M task orders
• Top Secret clearance required for work in sensitive spaces – secure logistics
• Aligned with OBO/FAC Technical Programs
• Electrical – Power Generation/Switchgear; Grounding/Lightning Protection; Distribution
• Mechanical – HVAC; Plumbing; Water Treatment; BAS
• Elevators – Safety Inspections
• Roof Systems
• Assists Post Work Forces w/ M&R Execution
• Embedded Training for post mechanics
• Quality Assurance of ongoing operations and contracts
• Condition Assessments of critical building systems and infrastructure
Power & Electrical Management Program

- Provides engineering and technical services to post and other OBO offices
- Ensuring cost-effective, reliable, and maintainable building operations and utilities
- Ensure that Posts have the same reliability and quality of power as can be reasonably be expected in the US.
- Support ranges from in-house electrical support to provide onsite services by qualified contractors.
- Provide repair & replacement services for the certain electrical equipment.
Power & Electrical Management Program

- Generator and Automatic Transfer Switch
- Low Voltage Automatic Voltage Regulator
- Switchgear, power plant transfer schemes controls and grounding
- Distribution Panel, Transformer
- Uninterruptible Power Systems (UPS)
- Power Factor Correction
- Medium Voltage (MV) Equipment – Voltage Regulator, transformer, Demarcation Switch
- Analysis of power problems
- Utility rate & metering surveys for utility contract negotiation
- Operation and utility improvements
## Five Year Work Plan

<table>
<thead>
<tr>
<th>Bureau</th>
<th>Post Name</th>
<th>Priority Score</th>
<th>Real Property Use</th>
<th>Project Name</th>
<th>Requirement Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AF</td>
<td>ACCRA</td>
<td>75</td>
<td>FCTUTL - Power Plant/Utility Building</td>
<td>OBC replace medium voltage AVR</td>
<td>Replace medium voltage automatic voltage regulators</td>
</tr>
<tr>
<td>AF</td>
<td>DJIBOUTI</td>
<td>75</td>
<td>OFFOBC - Chancery Office Building</td>
<td>OBC replace medium voltage AVR for utility power</td>
<td>Replace medium voltage automatic voltage regulator. Install correct type of fast reacting LV AVR. Complex PLC controlled transfer switchgear needs to be replaced with simple ATS scheme. -HGreene 3/15/13 Post FM staff continues to request funding for this project. Post is having more frequent city electrical power brownouts/blackouts. -HGreene 7/21/2014</td>
</tr>
<tr>
<td>WHA</td>
<td>BOGOTA</td>
<td>71</td>
<td>OFFOBC - Chancery Office Building</td>
<td>Replace switchgear</td>
<td>Replace Post switchgear</td>
</tr>
<tr>
<td>WHA</td>
<td>TEGUCIGALPA</td>
<td>69</td>
<td>OFFOBC - Chancery Office Building</td>
<td>MV Feeder, Generator/ATS, Switchgear &amp; Panelboard Replacement</td>
<td>Replace medium voltage cables from the automatic voltage regulators to the main switchgear. Remove and replace portions of the main switchgear and main distribution switchboards. Replace both generators with same size. Replace three existing automatic transfer switches with two new automatic transfer switches. Add capacitor bank for power factor correction. Replace the Chancery main distribution switchboard and multiple panelboards throughout the facility.</td>
</tr>
<tr>
<td>EAP</td>
<td>SINGAPORE</td>
<td>63</td>
<td>OFFOBC - Chancery Office Building</td>
<td>Replace Chancery transformers, switchgear, generator, and central UPS</td>
<td>Replace Chancery transformers (2), switchgear, generators, and Central UPS.</td>
</tr>
<tr>
<td>WHA</td>
<td>RIO DE JANEIRO</td>
<td>84</td>
<td>OFFCOB - Consulate Office Building</td>
<td>Replace Two Post Generators and ATS's</td>
<td>Post generators and ATS.</td>
</tr>
<tr>
<td>AF</td>
<td>KAMPALA</td>
<td>71</td>
<td>OFFOBC - Chancery Office Building</td>
<td>Replace MV Service and Chiller Feeders</td>
<td>Replace (2) of (3) existing chiller feeders. Remove (2) of (3) existing chiller feeder cables. Install new cables in existing spare underground conduits. Re-route to USAID and essential switchboards. Relocate one each, existing 350/3 feeder circuit breakers from non essential bus to essential and USAID, respectively. Terminate and re-energize. Install Spinner II centrifuge on second generator. Support incidental conduit in main electrical room.</td>
</tr>
<tr>
<td>AF</td>
<td>KINSHASA</td>
<td>65</td>
<td>OFFOBX - Annex Office Building</td>
<td>Install transformer, generator and voltage regulator</td>
<td>Replace the leaking JAO compound transformer, add voltage regulation, and install a new compound generator that is properly sized for the loads.</td>
</tr>
<tr>
<td>AF</td>
<td>BANGUI</td>
<td>74</td>
<td>OFFOBC - Chancery Office Building</td>
<td>Upgrade Post electrical system</td>
<td>Furnish and install all materials to perform an electrical upgrade for the OBC, including new generator, interior and exterior lighting, interior OBC wiring, compound distribution system and main electrical service upgrade. Refer to scope section for additional details.</td>
</tr>
<tr>
<td>EUR</td>
<td>PODGORICA</td>
<td>OFFOBC - Chancery Office Building</td>
<td>OBC replace main switchboard</td>
<td>Replace switchboard</td>
<td></td>
</tr>
</tbody>
</table>
Working with OBO - Facilities

OBO contractors struggle when they

- Don’t coordinate deployments with post management well in advance
- Don’t properly record performance in invoices
- Don’t work closely with local Facility Manager and staff on site
- Don’t immediately communicate changes in site conditions to the COR

Contractor Challenges

- Logistics – sourcing materials locally or remotely
- Finding (and keeping) qualified workers
- Getting clearances for new hires
- Dealing with site changes due to ongoing post operations
- Wide diversity of economic and environmental
Successful OBO Contractors

- Strong understanding of the Department’s operational security requirements
- Coordinate material delivery with the Department’s centralized logistics management system
- Provide skilled, cleared American labor
- Has access to and can deploy local labor in lieu of more expensive imported labor when technically appropriate
- Are flexible when on-site mission priorities shift with events