Department of State Program

Moderator:
• Col. John Cawthorne, F.SAME, USAF (Ret.), Neumarket Consulting

Speakers:
• Jaime Salcedo, Acting Managing Director for Program Development, Coordination and Support, Bureau of Overseas Building Operations, Department of State
• Adi Kanga, Managing Director for Construction, Facility and Security Management, Bureau of Overseas Building Operations, Department of State
OBO manages the U.S. Department of State’s building program and sets worldwide priorities for the design, construction, operation, maintenance, and disposal of overseas property.
To provide safe, secure 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.
Program Facts

275 Missions
70 Million Square Feet
12,000 Culturally Significant Objects
5,300 Works of Art
Embassies
U.S. Embassy Rome

Consulates
U.S. Consulate General Barcelona

Representational Residences
Ambassador’s Residence Buenos Aires

Staff Housing
Staff Housing Tokyo
Project Funding

FY16 Budget
The Department received $2.6B for construction in FY16.

FY17 Request
The Department has requested $2.6B requested for FY17.
Excellence in Diplomatic Facilities

Security and life safety
Life Cycle Cost
Centrally Located
Result-driven Design Standards
Industry Design Reviews
Culture of Innovation
Project Delivery Method

• Context, complexity, construction environment, and urgency are evaluated in deciding a delivery method

• OBO Director determines the project delivery method for each project

• Both Design-Bid-Build and Design-Build with Bridging Documents are used; neither is a default

• Alternative project delivery methods such as Early Contractor Involvement are used to ensure best possible outcome and reduced risk
OVERSEAS BUILDINGS OPERATIONS

PROGRAM DEVELOPMENT, COORDINATION & SUPPORT
A/E Selection Process

• Encourage 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
Industry Best Practices

- International Building Code
- Integrated Design Reviews
- Unique Security Features
- Hard Metric Drawing/Specs
- CADD & BIM Deliverables
- LEED Silver Certification
- Life Cycle Value Engineering
Engineering in Design Standards

- Structural engineering
- Blast engineering
- Foundation geotechnical
- Complex Program – Mechanical systems
Recent and Anticipated Design Selections

• Guatemala City, Guatemala
  New Embassy Compound
  Miller Hull

• Nogales, Mexico
  New Consulate Compound
  ENNEAD

• Hermosillo, Mexico
  New Consulate Compound
  Richard + Bauer

• Kampala, Uganda
  New Annex
  BNIM

• Nairobi, Kenya
  New Annex
  Krueck + Sexton

• Nassau, Bahamas
  New Embassy Compound
  ENNEAD

• Brasilia, Brazil
  New Embassy Compound
  Studio Gang Architects

• Guadalajara, Mexico
  New Consulate Compound

• Riyadh, Saudi Arabia
  New Embassy Compound

• Casablanca, Morocco
  New Consulate Compound
New Construction Architect/Engineering Partners

Ennead Architects
New York, New York

Miller Hull Partnership
Seattle, Washington

Richard + Bauer Architecture
Phoenix, Arizona

SHoP Architects
New York, New York

Skidmore Owings & Merrill (SOM)
Chicago, Illinois
Major Rehabilitation Architect/Engineering Partners

Beyer Blinder Belle Architects  
Washington, D.C.

BNIM Architects  
Kansas City, Missouri

Krueck + Sexton Architects  
Chicago, Illinois

Weiss/Manfredi Architects  
New York, New York

Zimmer Gunsul Frasca  
Washington, D.C.
Support Service Partners

AECOM
Washington, D.C.

Capes Jefferson Architects
Long Island City, New York

Moore Ruble Yudell Architects
Santa Monica, California

EYP, Inc.
Washington, D.C.

Davis Brody Bond
New York City, New York

Jacobs Government Services
Pasadena, California
OVERSEAS BUILDINGS OPERATIONS

CONSTRUCTION MANAGEMENT
Construction Management

The Construction Management Office provides management oversight and on-site construction supervision for the Bureau of Overseas Buildings Operations (OBO) worldwide construction program.

129 Completed Projects Since 1999
Program

Capital Security Construction
• 38 Active Projects
• $8.4 Billion Workload
• Project Range $6.6M - $1B

Major Renovation
• 18 Active Projects
• $914.5 Million Workload
• Project Range $7.5M - $224M

Compound Security Upgrade
• 45 Active Projects
• $195 Million Workload
• Project Range $1M - $29.4M
Recent and Anticipated Construction Awards

- Harare, Zimbabwe
  New Embassy Compound
  Awarded May 2015

- Niamey, Niger
  New Embassy Compound
  Awarded September 2015

- Matamoros, Mexico
  New Consulate Compound
  Awarded September 2015

- Colombo, Sri Lanka
  New Embassy Compound

- Mexico City, Mexico
  New Embassy Compound

- Asuncion, Paraguay
  New Embassy Compound

- Beirut, Lebanon
  New Embassy Compound/Housing

- Dhahran, Saudi Arabia
  New Consulate Compound

- Guatemala City, Guatemala
  New Embassy Compound

- Hyderabad, India
  New Consulate Compound
Design/Build Process

- Kick-Off Meeting
- Design Reviews/Design Certification
- Secure site—All temporary Security Systems in Place
- Pre-Construction Conference/OBO & Contractor Alignment
- Submittal & Shop Drawing Reviews
- Early Procurement of Long Lead Items
- Construction Security/Transit Security
- Commissioning/Training/Accreditation
- Substantial Completion
- Occupancy/Warranty Period
Design/Bid/Build Process

- Pre-Construction Conference/OBO & Contractor Alignment
- Secure site—All temporary Security Systems in Place
- Submittal & Shop Drawing Reviews
- Early Procurement of Long Lead Items
- Construction Security/Transit Security
- Commissioning/Training/Accreditation
- Substantial Completion
- Occupancy/Warranty Period
OBO Site Management

- Project Director/COR
- Construction Manager
- Site Security Manager
- Technical Disciplines
  - Mechanical
  - Electrical
  - Civil/Structural
  - Architectural
- Administrative
- Security Team
- Commissioning Agents

U.S. Embassy London – Construction Site
OVERSEAS BUILDINGS OPERATIONS

SECURITY MANAGEMENT
The Security Management Office ensures all appropriate physical, technical and procedural security measures are incorporated into every OBO project.

They manage construction security programs that prevent physical and technical penetration.
Our Mission

• Incorporate appropriate security measures into all OBO Project designs

• Initiate preventive steps to deter physical or technical penetration during construction

• Ensure completed projects provide reasonable protection against mob violence, technical attacks, and terrorism

• Responsible for Construction Security, Technical Security and Physical Security for overseas construction projects & security interface between OBO and Diplomatic Security (DS) and other agencies
Security Management

Program Functions

• Construction Site Security Operations
• Compound Security Operations
• Physical Security Standards
• Technical Security Design & Installation

Compound Security Function

• Major Compound Security Upgrade Projects
• Minor Physical Security Upgrade Projects
• Residential Security Upgrade Projects
• Forced Entry / Ballistic Resistant (FE/BR) Maintenance, Repair and Replacement Projects
• Chemical / Biological Upgrade Program
• Soft Targets Security Upgrades
OVERSEAS BUILDINGS OPERATIONS

FACILITY MANAGEMENT
Facility Management

• Provides global support in operating, managing, and maintaining using a mix of facility managers, engineers, architects, and technicians that ensure safe, functional, sustainable, and reliable facilities.

• Over 200 Facility Managers are located world-wide who are Posts primary point of contact for all maintenance and repair activities either by contract or local staff.

• Preventive maintenance and repair contracts managed by the Facility Manager include chillers, elevators, generators, water and wastewater treatment systems.

• Utilize local Architectural/Engineering and construction firms to carry out repair or construction contracts on DoS overseas facilities. These are post managed projects that are managed by the Facility Manager.
Facility Management

• Facility engineering, architectural and technical contract services.

• Roof Management provides for the repair or replacement of roofs and exterior waterproofing systems.

• Utility Management ensures the installation of high quality and reliable power systems.

• Elevator Management responsible for keeping elevators operating in a safe and reliable manner.

• Environmental Management identifies hazardous contaminants at DoS facilities and minimizes the possibility of exposure to employees or the environment.

• Classified System Management provides services to modify, renovate and replace building systems within classified spaces.
Facility Management

- Preventive Maintenance Service Contracts provide routine specialized service for equipment and systems.

- International Maintenance Assistance (IMAP) Program provides qualified and cleared US technicians for work within classified spaces.

- Training Program uses US experts to provide basic and advance training enabling local staff to properly and safely maintain facilities.

- Power System Support Program provides specialized technician services directly focusing on medium-voltage systems.

- Computerize Maintenance Management System Program provides for the development and management of OBO’s world-wide maintenance management system.
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 | 2015 Renewal
• A/E Design Services
  – World Wide A/E Design Service for Rehabilitation/Renovation | 2018 Renewal
• A/E Support Service | Awarded in 2015
• Construction and Design/Build Services | 2019 Renewal
• Engineering Services | 2018 Renewal
• Commissioning Services | 2018 Renewal
• Scheduling Consultants | 2018 Renewal
• Value engineering services | 2016 Renewal
• Roofing Services | 2018 Renewal
• Fire Systems | 2018 Renewal
• Seismic Studies | 2018 Renewal
• Energy Sustainable Design | 2017 Renewal
• Telecom Testing | 2018 Renewal
• RF Shielding Testing | 2017 Renewal
Points of Contact

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