

Department of State Bureau of Overseas Buildings Operations Industry Day

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JUNE
29-30
2023
WASHINGTON • D.C.



Platforms for Diplomacy: OBO Program & Project Forecast



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

OBO Industry Day

Platforms for Diplomacy - OBO Program Overview and Project Forecast

June 29, 2023

Stephanie Leedom – DOS, Overseas Buildings Operations

DOS Overseas Buildings Operations, 2022- 2023

- Division Director, PDC/W HA

Fairfax County Park Authority, 2020- 2021

- Director of Planning & Development

DOS Overseas Buildings Operations, 2016 - 2020

- Senior Project Manager
 - Merida, Mexico - NCC
 - Tegucigalpa, Honduras - NEC
 - Windhoek, Namibia – NEC
 - Lilongwe, Malawi - NEC

General Services Administration, NCR PBS, 2009 - 2016

United States Peace Corps, Honduras, 2006- 2008

Zimmer Gunsul Frasca Partnership, Los Angeles, 2004 – 2006

Master of Urban Design, University of Michigan, 2004

DeStefano + Partners, Chicago, 2001- 2003

Bachelor of Architecture, Virginia Tech, 2001

Personal: Native Washingtonian, enjoy running/hiking, baseball, and time with my husband, kids, and dogs



SAME – Industry Day: Agenda

01

OBO PROGRAM OVERVIEW

02

EMBASSY EFFECT

03

FORECAST – FY24 CAPITAL PROGRAM

04

Q&A





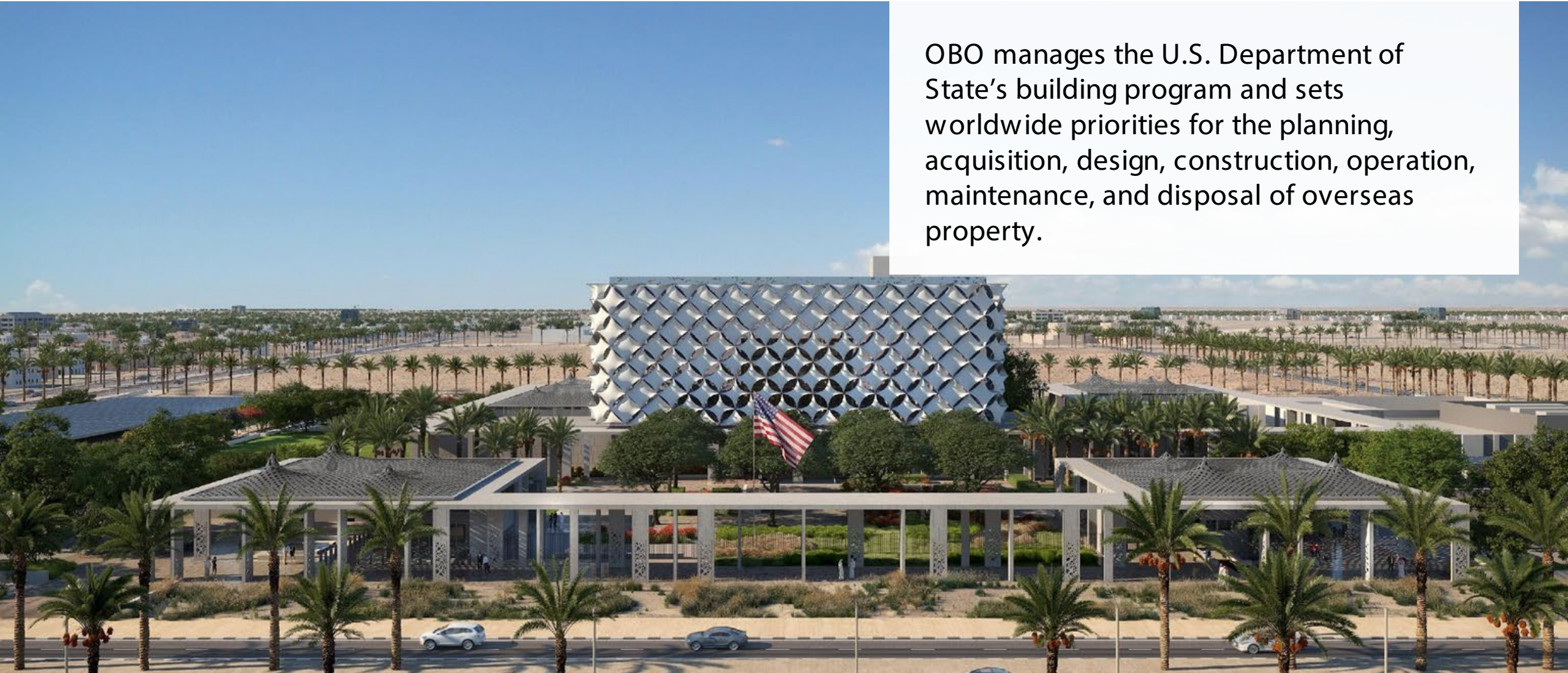
01

OBO PROGRAM OVERVIEW

History and Drivers of OBO Programs

Overseas Buildings Operations

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.



Mission and Vision



Mission

To provide safe, secure, functional, and resilient facilities that represent the U.S. Government to the host nation and support the Department's achievement of U.S. foreign policy objectives abroad.

Vision

These facilities represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture, and construction execution.

Portfolio

288 Locations

25,098 Domestic & Overseas Assets
(9,387 Government- owned & 15,711 Leased)

16,562 Residences

915 Office Buildings

\$75.2B Portfolio Replacement Value

84M SF Gross Square Feet of Space

16,500 Culturally Significant Objects & Artworks



Project Typologies

Embassies

Consulates

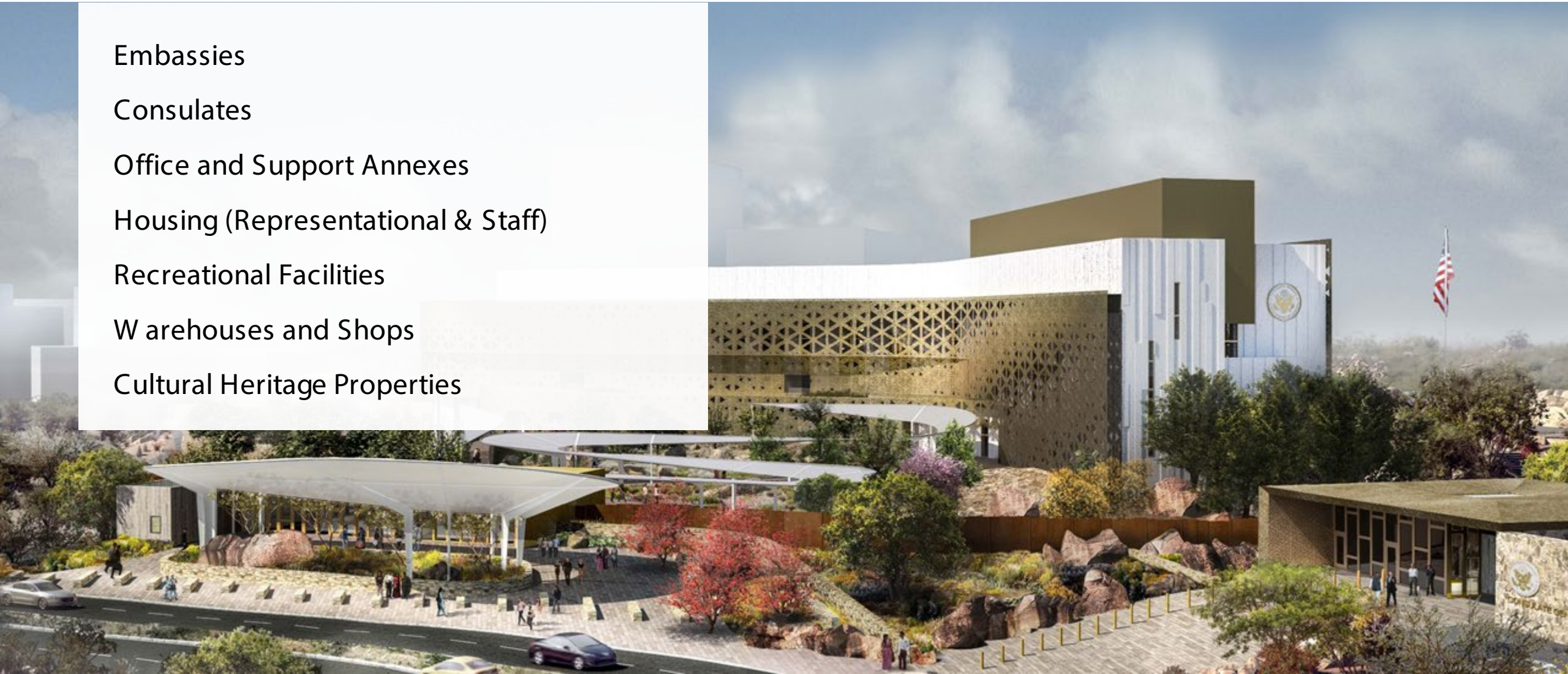
Office and Support Annexes

Housing (Representational & Staff)

Recreational Facilities

Warehouses and Shops

Cultural Heritage Properties



Unique Program

Program

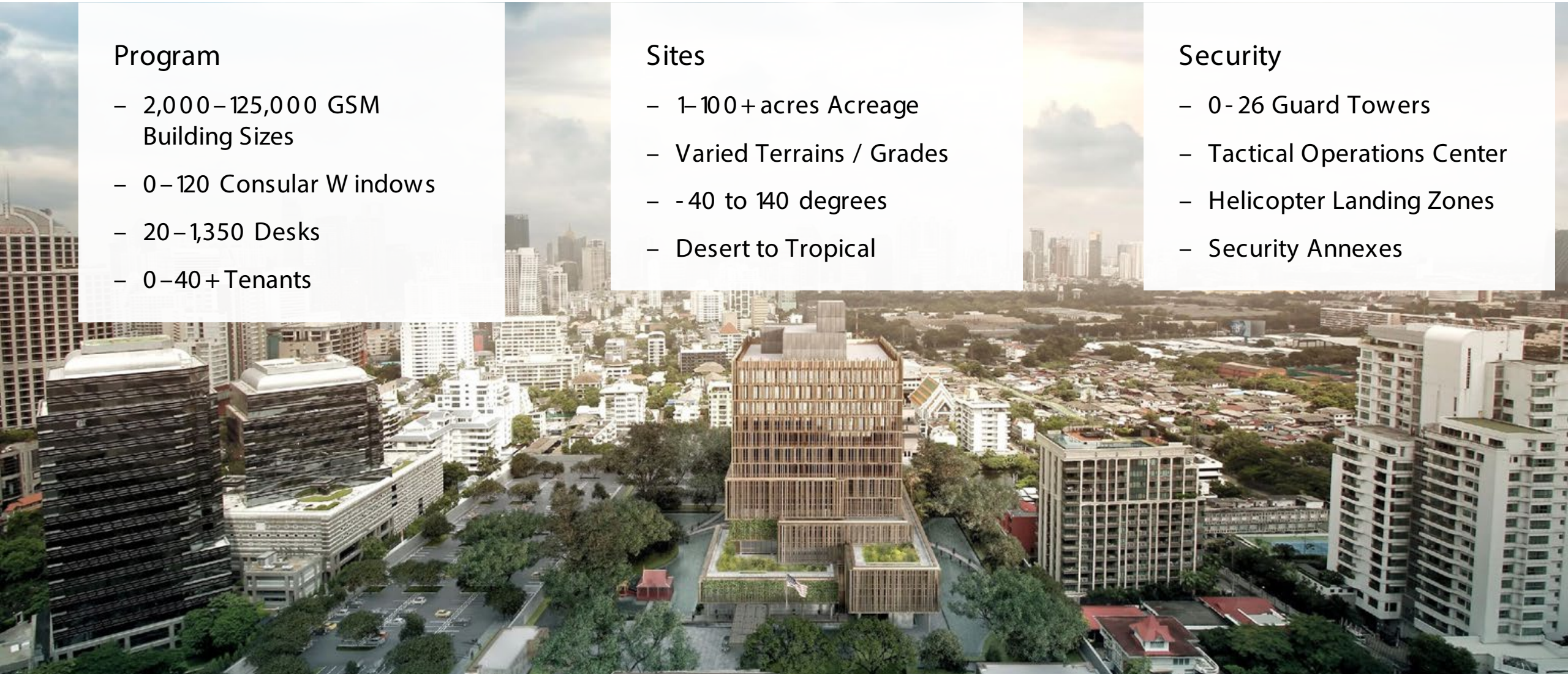
- 2,000–125,000 GSM Building Sizes
- 0–120 Consular Windows
- 20–1,350 Desks
- 0–40+ Tenants

Sites

- 1–100+ acres Acreage
- Varied Terrains / Grades
- -40 to 140 degrees
- Desert to Tropical

Security

- 0–26 Guard Towers
- Tactical Operations Center
- Helicopter Landing Zones
- Security Annexes



OBO Fiscal Year Budgets

\$3.4 billion
FY 2023

\$3.5 billion
FY 2022

\$3.6 billion
FY 2021



History of the Program & Funding

Secure Embassy Construction and Counterterrorism Act **SECCA**

Public Law 106-113: Authorizes appropriations to State for construction and security of U.S. diplomatic facilities and for other purposes.

Capital Security Cost Sharing Program **CSCS**

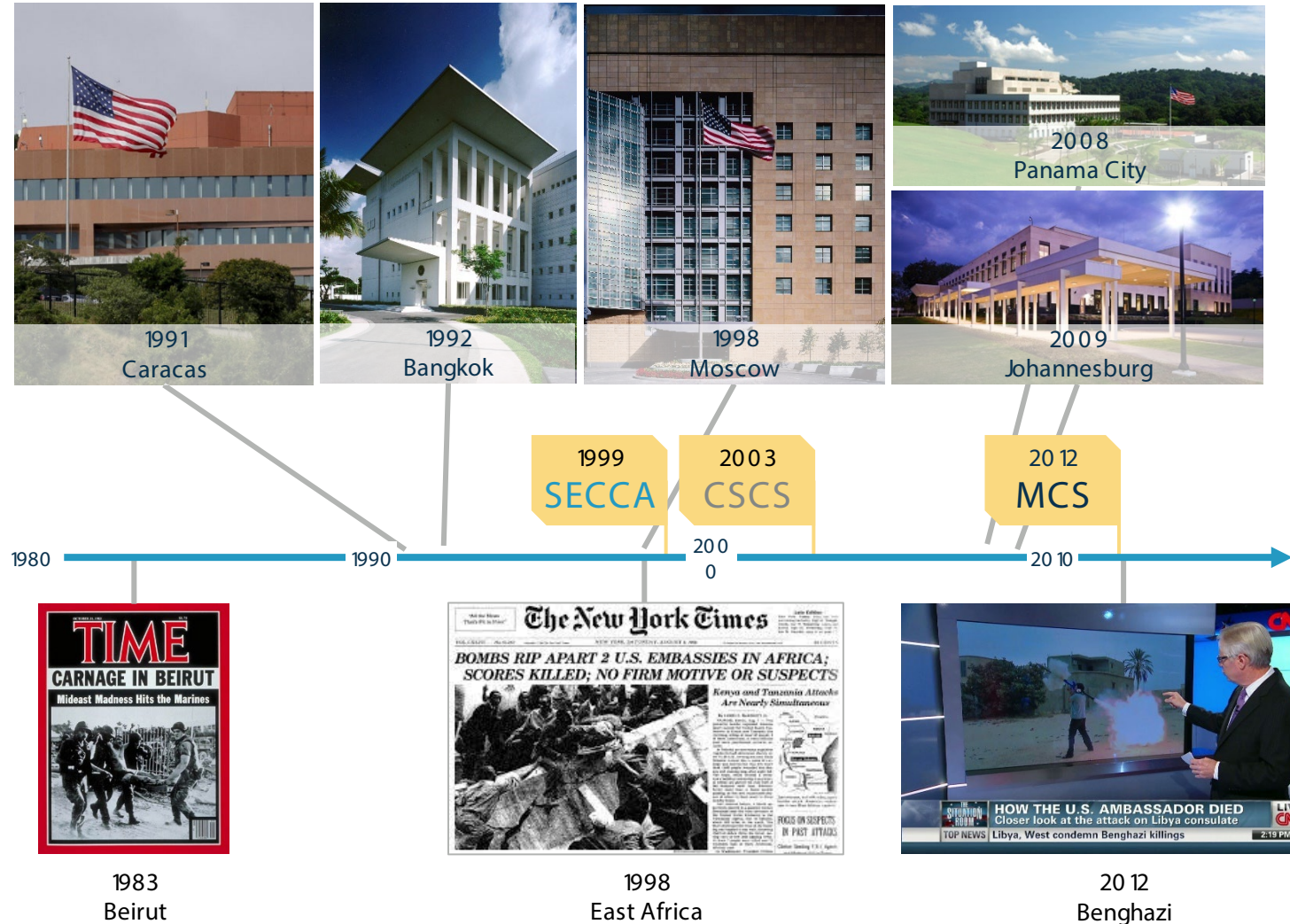
Under SECCA, CSCS authorizes State to divide costs among all agencies with overseas personnel under chief of mission authority. Additional funding to accelerate the construction of new secure, safe, functional, and resilient facilities.

Maintenance Cost Sharing Program **MCS**

Funds the maintenance and repair of overseas facilities.

Secure Embassy Construction and Counterterrorism Act **SECCA 2022**

Updates to the Public Law and DOS Authority



288 OBO Diplomatic Locations



Global Diplomatic Construction Program



60 1 Project Activities
\$34 Billion Value
\$100 M monthly active construction

- Capital Security Construction
50+ / \$20 B W orkload
- Major Renovation
40+ / \$850 M W orkload
- Compound Security Upgrade
24+ / \$400 M W orkload
- Minor Construction & Improvements
320+ / \$110 M W orkload
- Real Property Leasing 15,700+ Leases

Worldwide A/E Design Services IDIQ Firms

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Construction Contractors



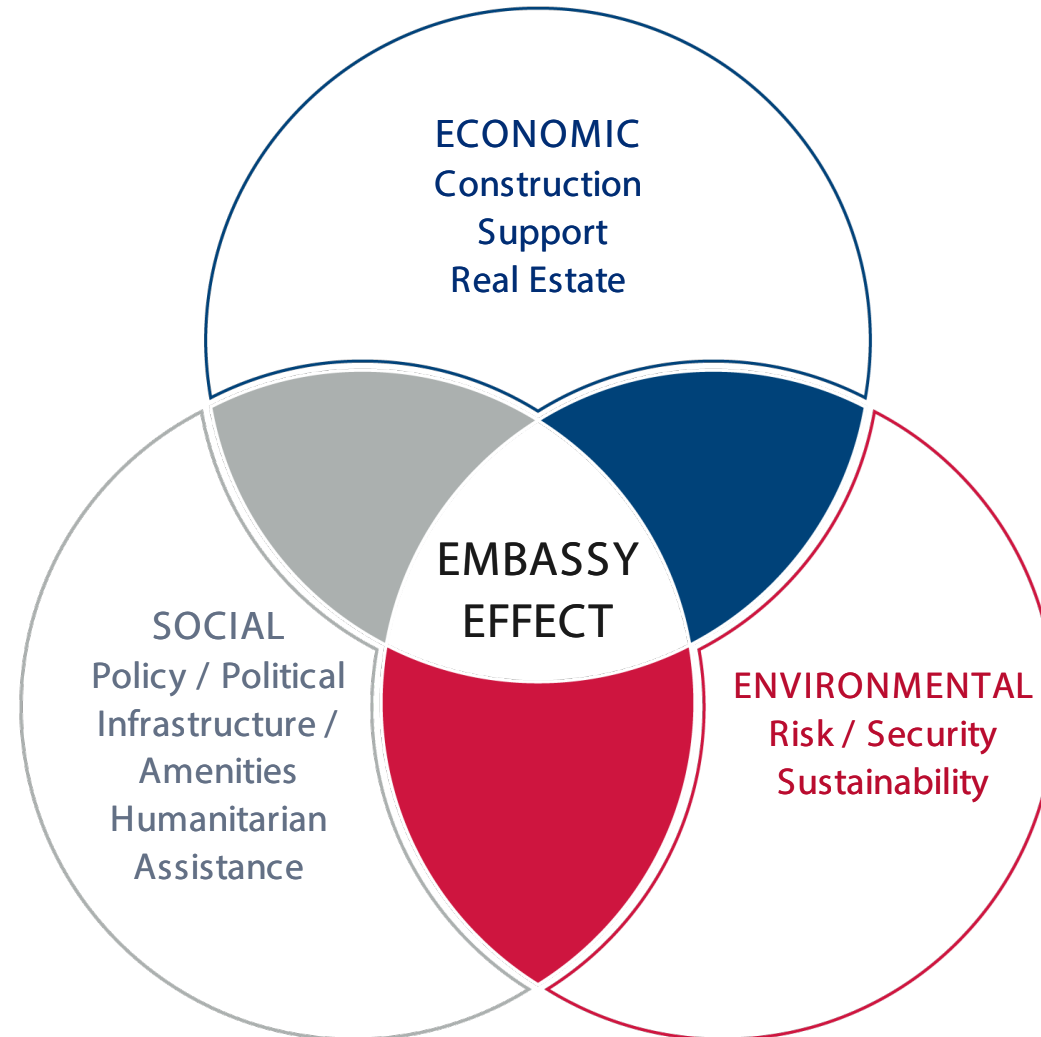


02

Embassy Effect

Making a Positive Economic, Environmental, and Social Impact

Embassy Effect



ECONOMIC

ENVIRONMENTAL

SOCIAL





The Embassy Effect Economic



Economic Effect





The Embassy Effect Environmental

Environmental Effect



OBO LEED Projects

U.S. Green Building Council LEED® Rating System

- LEED Silver Certification Requirement
- 62 LEED Certifications since 1999
 - 3 Platinum, 22 Gold, 37 Silver/Certified
- 30+ projects are registered
- First LEED Certified projects in over 17 countries





The Embassy Effect Social

Social Effect





Forecast

FY24 Capital Program - Planned Awards



3.1

Capital Security Cost Sharing Program

FY 2024 PLANNED AWARDS

Capital Security Construction Program – 4 Year Plan (FY24 – FY27)

FY 2024

Bangui, Central African Republic
NEW EMBASSY COMPOUND + HOUSING

Colombo, Sri Lanka
CHANCERY DENSIFICATION

Port of Spain, Trinidad and Tobago
NEW EMBASSY COMPOUND

Praia, Cabo Verde
NEW EMBASSY COMPOUND

SITE ACQUISITIONS

Banjul, The Gambia or
Chisinau, Moldova
Dublin, Ireland

FY 2025

Dhaka, Bangladesh
NEC + HOUSING
Dili, Timor-Leste NEC
Ulaanbaatar, Mongolia NEC*

SITE ACQUISITION

Lagos, Nigeria HOUSING SITE

FY 2026

Almaty, Kazakhstan NCC*
Chisinau, Moldova NEC*
Tallinn, Estonia NEC*

FY 2027

Amman, Jordan NOB*
Lagos, Nigeria HOUSING*

BACKUP NEC AWARDS

Banjul, The Gambia
Bratislava, Slovakia
Kuala Lumpur, Malaysia

Out-Year Award Candidates

Amsterdam, Netherlands: NEC
Asmara, Eritrea: NEC
Auckland, New Zealand: NCC
Baku, Azerbaijan: NEC
Bangkok, Thailand:
NOX 2
Banjul, The Gambia: NEC
Barcelona, Spain: NCC
Bogotá, Colombia: NOX
Bratislava, Slovakia: NEC
Brussels, Belgium: NEC
Buenos Aires, Argentina: NEC
Cairo, Egypt: NEC
Canberra, Australia: NEC
Cartagena, Colombia: NOC
Chennai, India: NCC
Copenhagen, Denmark: NEC
Dublin, Ireland: NEC
Durban, South Africa: NCC
Frankfurt, Germany: NCC
Geneva, Switzerland: NOC
Havana, Cuba: NEC
Ho Chi Minh City, Vietnam: NCC
Hong Kong, Hong Kong: NCC
Jerusalem, Israel: NEC
Kolkata, India: NCC
Krakow, Poland: NCC
Kuala Lumpur, Malaysia: NEC
Lahore, Pakistan: NCC
Lima, Peru: NEC

Capital Security Construction Program FY24



FY 2024

- Bangui, Central African Republic: New Embassy + Housing
- Colombo, Sri Lanka: Chancery Densification
- Port of Spain, Trinidad & Tobago: New Embassy
- Praia, Cabo Verde: New Embassy

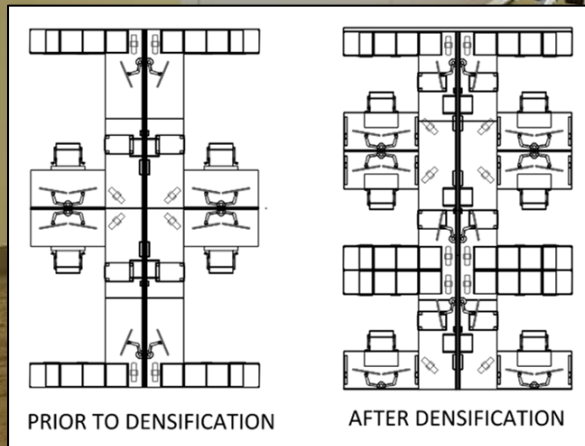
FY 2024 New U.S. Embassy Bangui



- 14- acre site
- 33,500 gross square meters
- Anticipated Design/Build Bridging RFP: June 2024
- Design Architect: Marlon Blackwell Architects

FY 2024 U.S. Embassy Colombo Chancery Densification

- Densification of existing chancery office building
- Anticipated Design/Build Bridging RFP: March 2024
- Design Architect: Ennead Architects



FY 2024 New U.S. Embassy Port of Spain

- 11-acre site
- Anticipated Design/Build RFP: July 2024
- Design Architect: Mark Cavagnero Associates



FY 2024 New U.S. Embassy Praia

- 11-acre site
- 14,302 gross square meters
- Anticipated Design/Build Bridging RFP: January 2024
- Bridging Design Architect: Studio Ma





3.2

Maintenance Cost Sharing Program

FY 2024 PLANNED AWARDS

Maintenance Cost Sharing Program – 4 Year Plan (FY23 – FY27)

FY 2024

Buenos Aires, Argentina
SELECTIVE IMPROVEMENTS PROJECT

Marseille, France
CONSULATE LEASE FIT- OUT

Thessaloniki, Greece
REHABILITATION

Nuku'alofa, Tonga
LEASE FIT OUT

Port Vila, Vanuatu
LEASE FIT OUT

Tarawa, Kiribati
SITE SELECTION

FY 2025

Kampala, Uganda
OFFICE REHAB*
Energy Program

FY 2026

Nairobi, Kenya
OFFICE REHAB*
Energy Program

FY 2027

Gaborone, Botswana
REHAB*
Energy Program

Backup Awards

Dublin, Ireland
SELECTIVE IMPROVEMENTS REHAB
Munich, Germany
CONSULATE SECONDARY EMERGENCY EGRESS
Muscat, Oman
SELECTIVE IMPROVEMENTS REHAB
Shenyang, China
REHAB

Out- Year Award Candidates

Addis Ababa, Ethiopia: LFO
Belo Horizonte, Brazil: Rehab
Dublin, Ireland: Selective Improvements Rehab
Dushanbe, Tajikistan: Lease Fit- Out
Fukuoka, Japan: Lease Fit- Out
Havana, Cuba: Rehab
Munich, Germany: Consulate 2nd Emergency Egress

Muscat, Oman: Selective Improvements Rehab

Naples, Italy: Rehab

New Delhi, India: Rehab Phase II

Maintenance Cost Sharing Program, FY24



FY 2024

- Buenos Aires: Selective Improvement Improvements
- Marseille, France: Consulate Lease Fit-Out
- Thessaloniki, Greece: Rehabilitation
- Nuku'alofa, Tonga: Lease Fit-Out
- Port Vila, Vanuatu: Lease Fit-Out
- Tarawa, Kiribati: Site Selection
- Energy Program



CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA



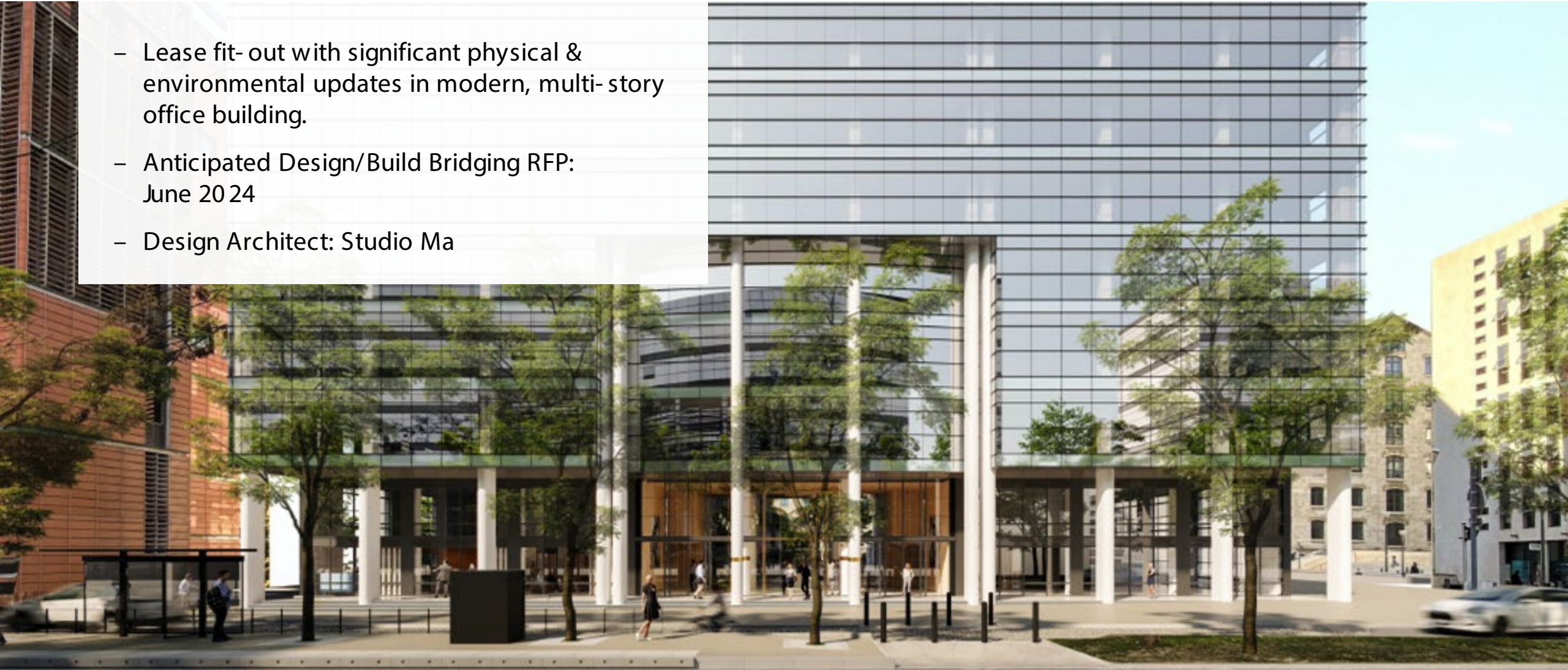
FY 2024 U.S. Embassy Buenos Aires Select Improvements Project

- Building systems and life safety upgrades, increased physical security, interior finish updates and Consular renovation.
- Anticipated Design/Build Bridging RFP: March 2024
- Design Architect: Krueck Sexton Partners



FY 2024 U.S. Consulate General Marseille Lease Fit-Out

- Lease fit-out with significant physical & environmental updates in modern, multi-story office building.
- Anticipated Design/Build Bridging RFP: June 2024
- Design Architect: Studio Ma



FY 2024 U.S. Consulate General Thessaloniki Major Rehabilitation

- Security, fire- life safety, and interior upgrades
- Anticipated Design/Build Bridging RFP: FY 2024
- Design Architect: Annum Architects



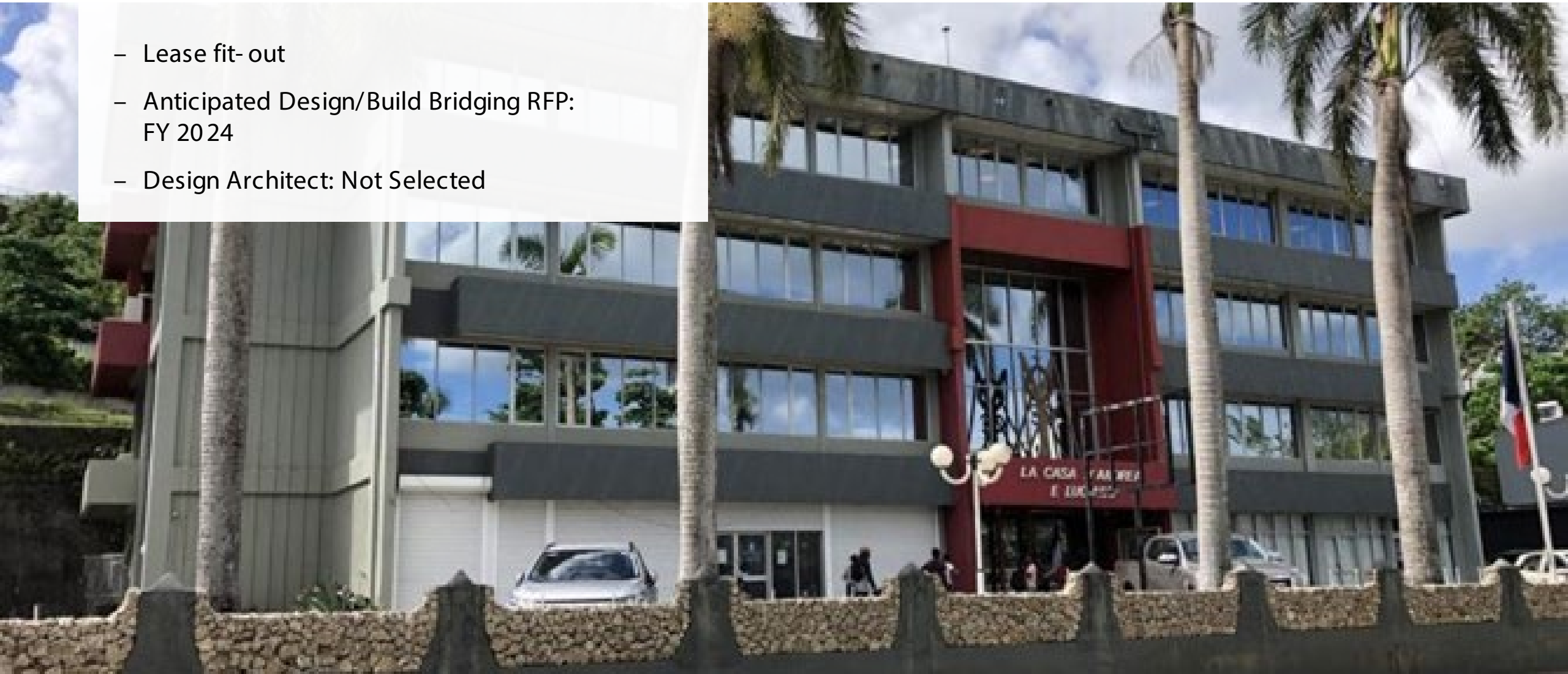
FY 2024 U.S. Embassy Nuku'alofa Lease Fit Out

- Lease Fit- Out, 30 desks including Consular and CAA
- Anticipated Design/Build Bridging RFP: November 2023
- Design Architect: Krueck + Sexton Partners



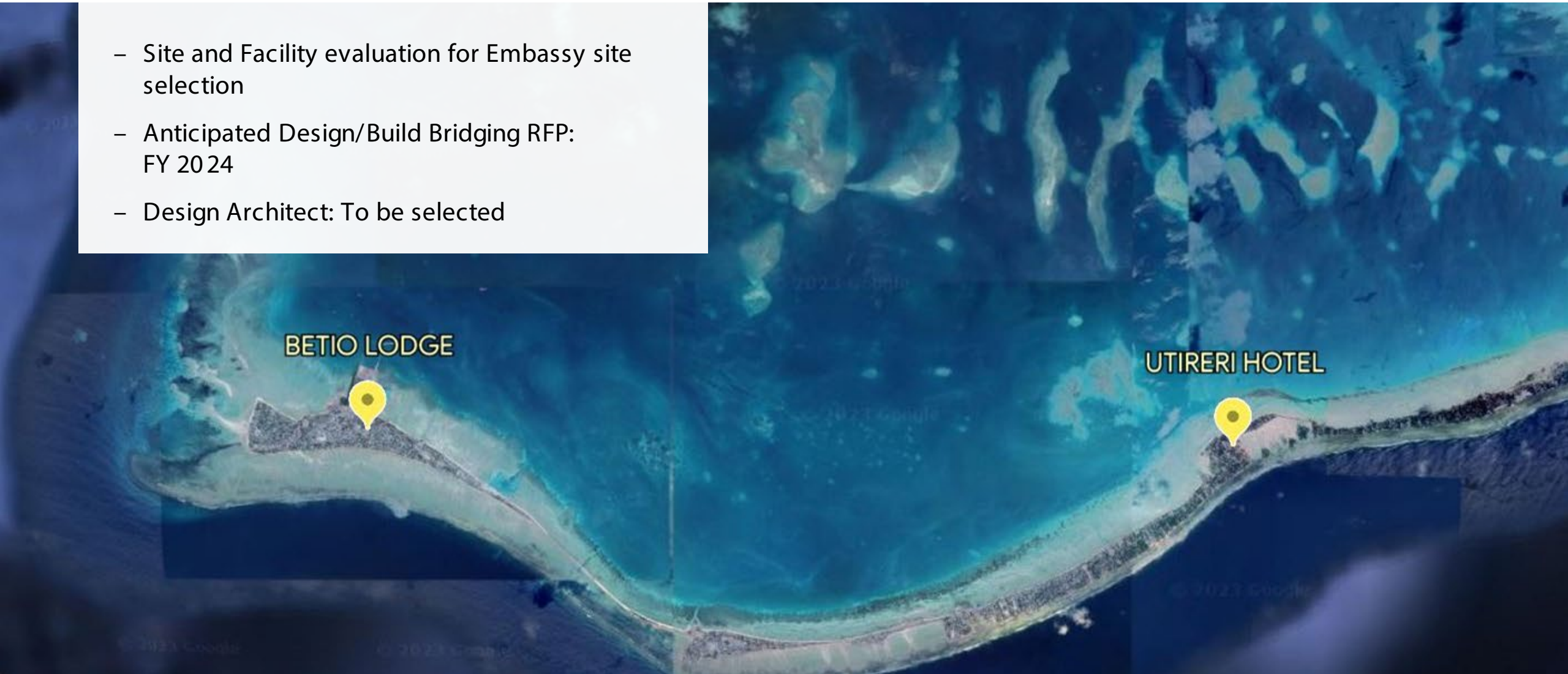
FY 2024 U.S. Embassy Port Vila Lease Fit-Out

- Lease fit-out
- Anticipated Design/Build Bridging RFP: FY 2024
- Design Architect: Not Selected



FY 2024 U.S. Embassy Tarawa Site Selection

- Site and Facility evaluation for Embassy site selection
- Anticipated Design/Build Bridging RFP: FY 2024
- Design Architect: To be selected



FY 2024 Energy Program

U.S. Consulate General Cape Town, South Africa
Battery and PV

U.S. Embassy Ljubljana, Slovenia
Energy Improvements

U.S. Embassy Suva, Fiji
Battery, LED, PV

U.S. Embassy Asmara, Eritrea
Battery, PV

U.S. Consulate Istanbul, Turkey
Energy Upgrades and PV









THANK YOU!

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