

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

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## Build with Us

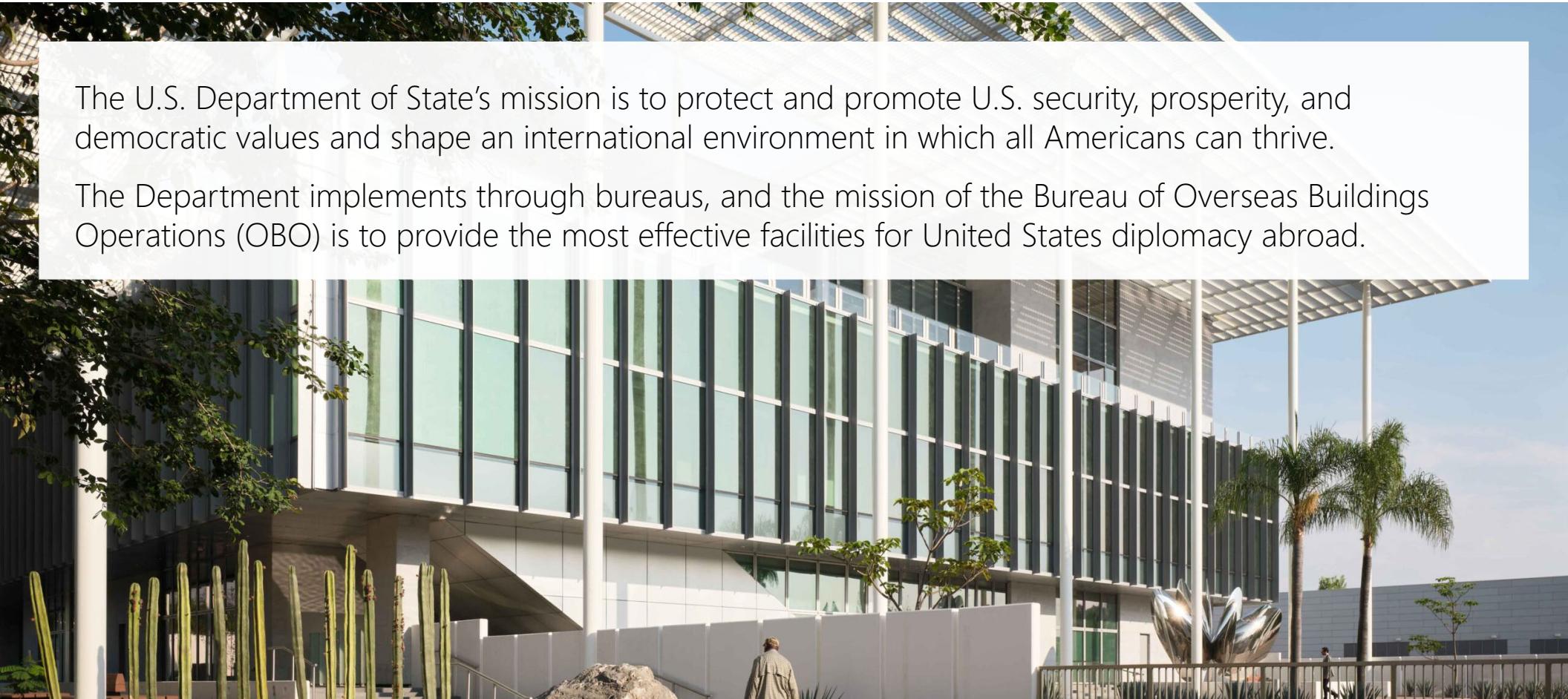
February 6, 2025

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# U.S. Department of State

The U.S. Department of State's mission is to protect and promote U.S. security, prosperity, and democratic values and shape an international environment in which all Americans can thrive.

The Department implements through bureaus, and the mission of the Bureau of Overseas Buildings Operations (OBO) is to provide the most effective facilities for United States diplomacy abroad.



# U.S. Department of State Bureau of Overseas Buildings Operations

OBO is the single real property manager for U.S. governmental diplomatic and consular property overseas and sets worldwide priorities for the acquisition, design, construction, operations, maintenance, and sale of real properties.

Our secure, functional, and resilient facilities enable U.S. foreign policy.



# Portfolio



289	<b>Locations</b>
18,211	<b>Assets</b>
3,220	Government-owned
14,991	Leased
17,290	<b>Residences</b>
921	<b>Office Buildings</b>
\$83.2B	<b>Portfolio Replacement Value</b>
84.6M SF	<b>Gross Square Feet of Space</b>
16,500	<b>Culturally Significant Objects &amp; Artworks</b>



# Typologies

Embassies

Consulates

Office and Support Annexes

Housing (Representational & Staff)

Warehouses and Shops

Cultural Heritage Properties



# Unique Program

## Program

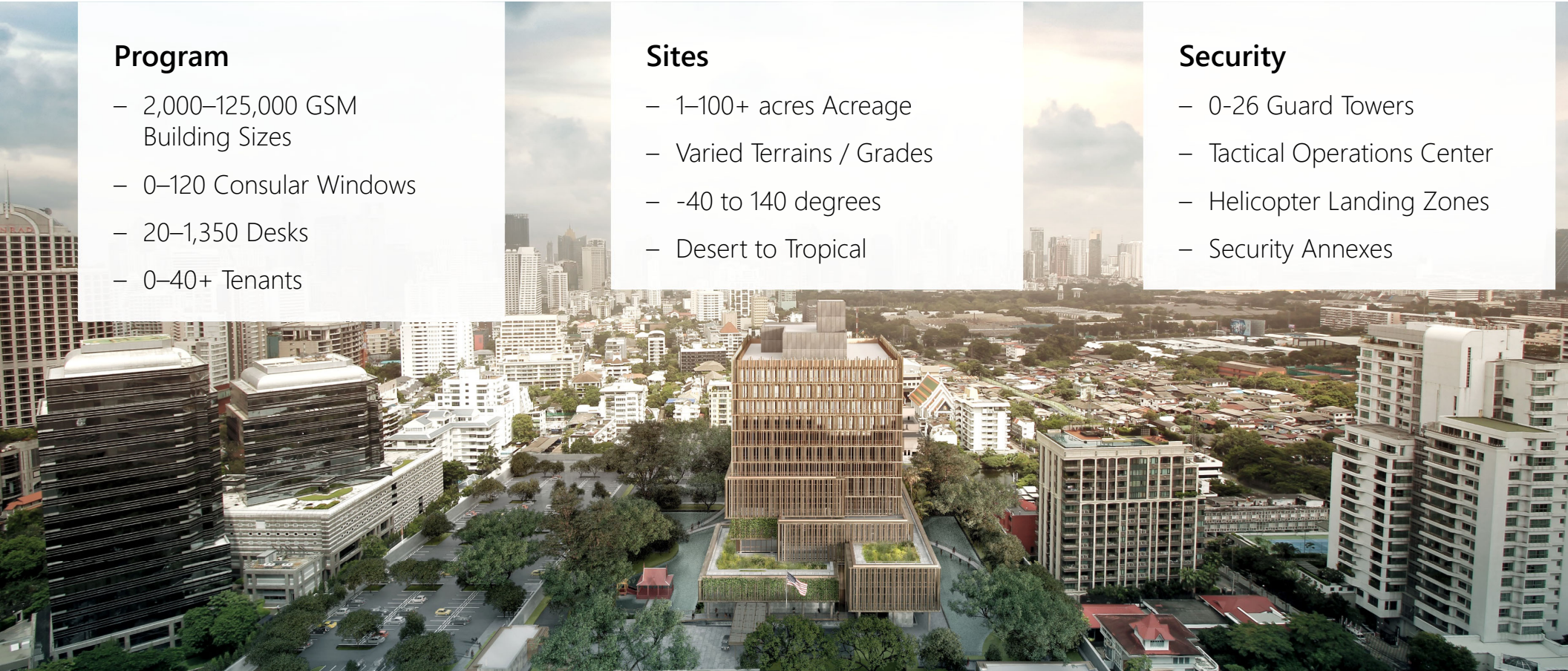
- 2,000–125,000 GSM Building Sizes
- 0–120 Consular Windows
- 20–1,350 Desks
- 0–40+ Tenants

## 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**

(estimate)

**FY 2025**

**\$3.4 billion**

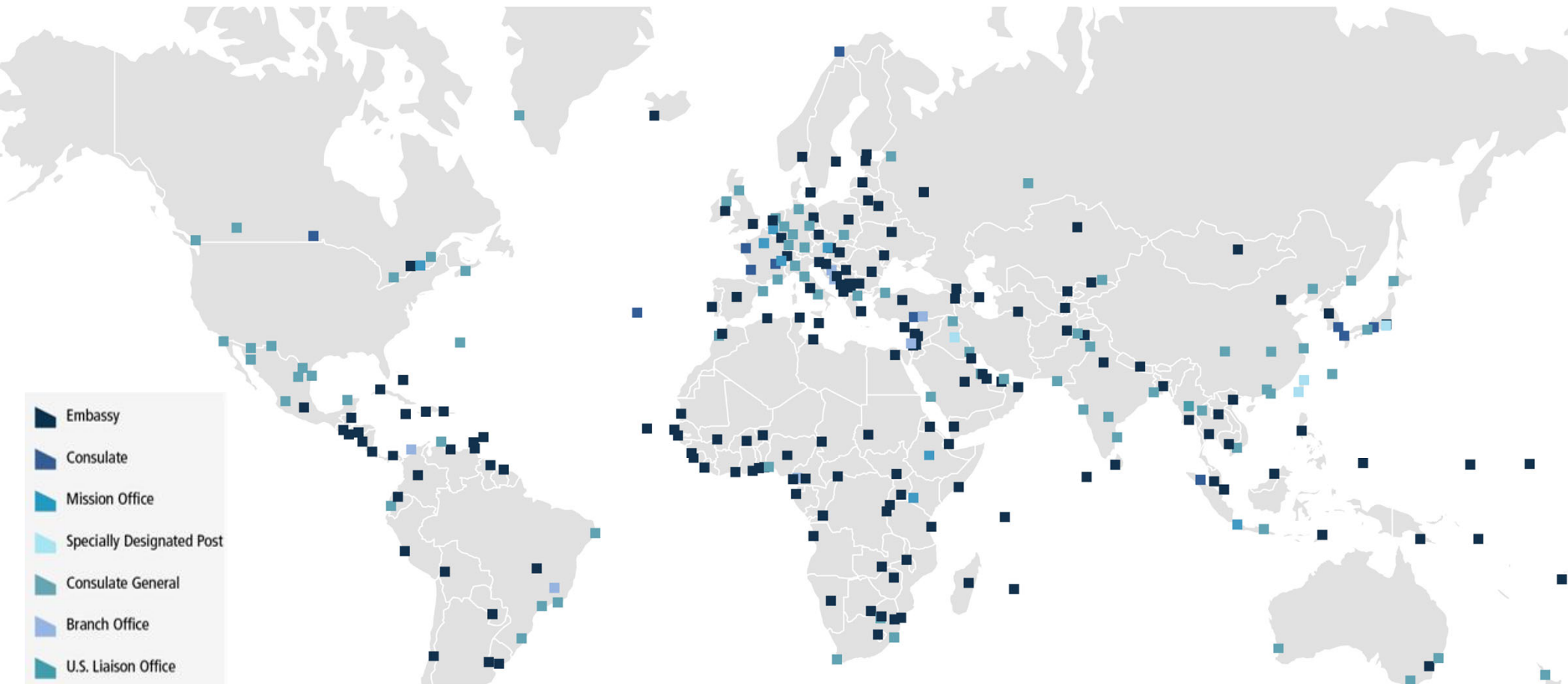
**FY 2024**

**\$3.4 billion**

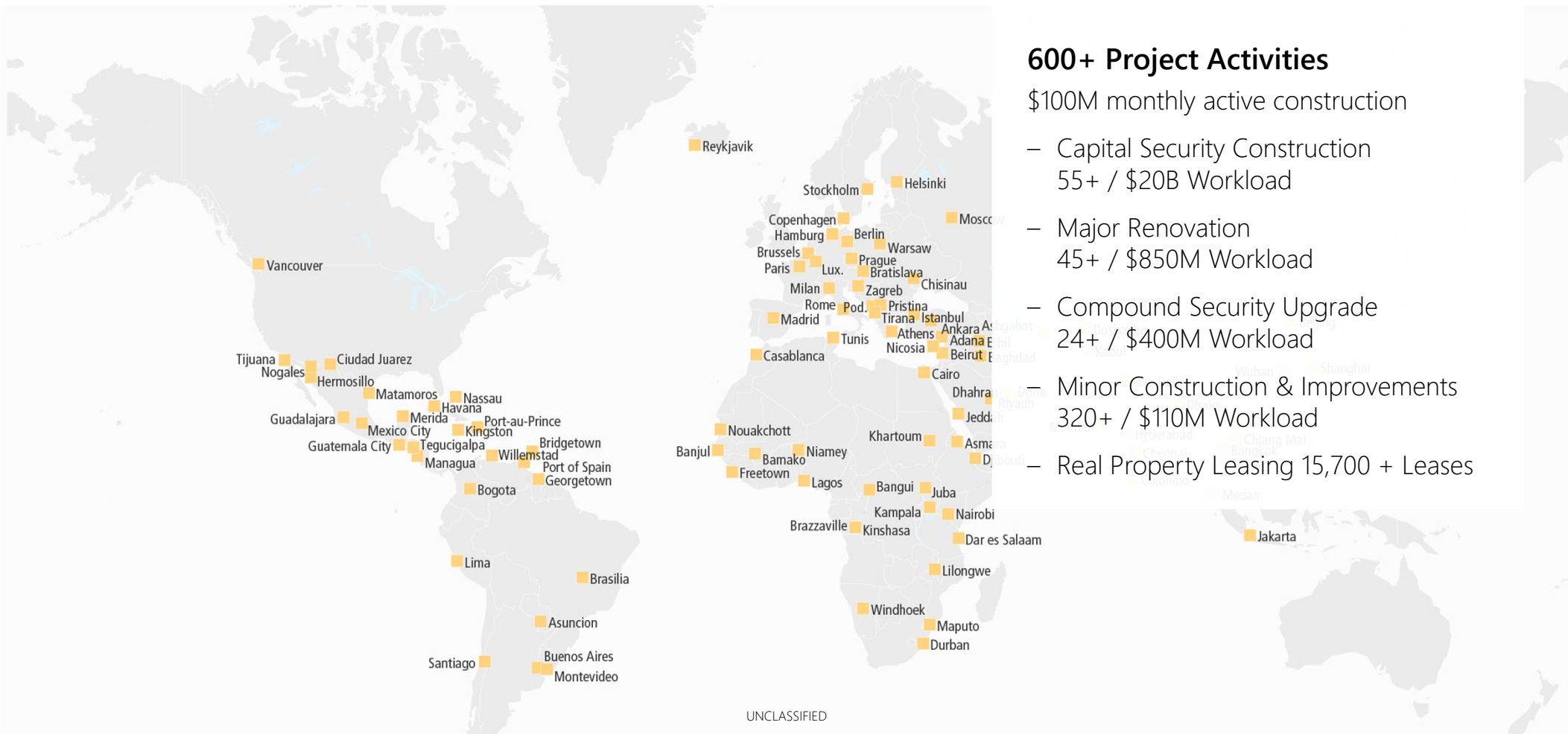
**FY 2023**



## 289 OBO Diplomatic Locations



# Global Diplomatic Construction Program



## 600+ Project Activities

\$100M monthly active construction

- Capital Security Construction  
55+ / \$20B Workload
- Major Renovation  
45+ / \$850M Workload
- Compound Security Upgrade  
24+ / \$400M Workload
- Minor Construction & Improvements  
320+ / \$110M Workload
- Real Property Leasing 15,700 + Leases

# Current Project Delivery Methods

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

- Design-Build with Bridging Documents
- Design-Bid-Build
- Design-Build
- Construction Manager as Constructor (CMC)





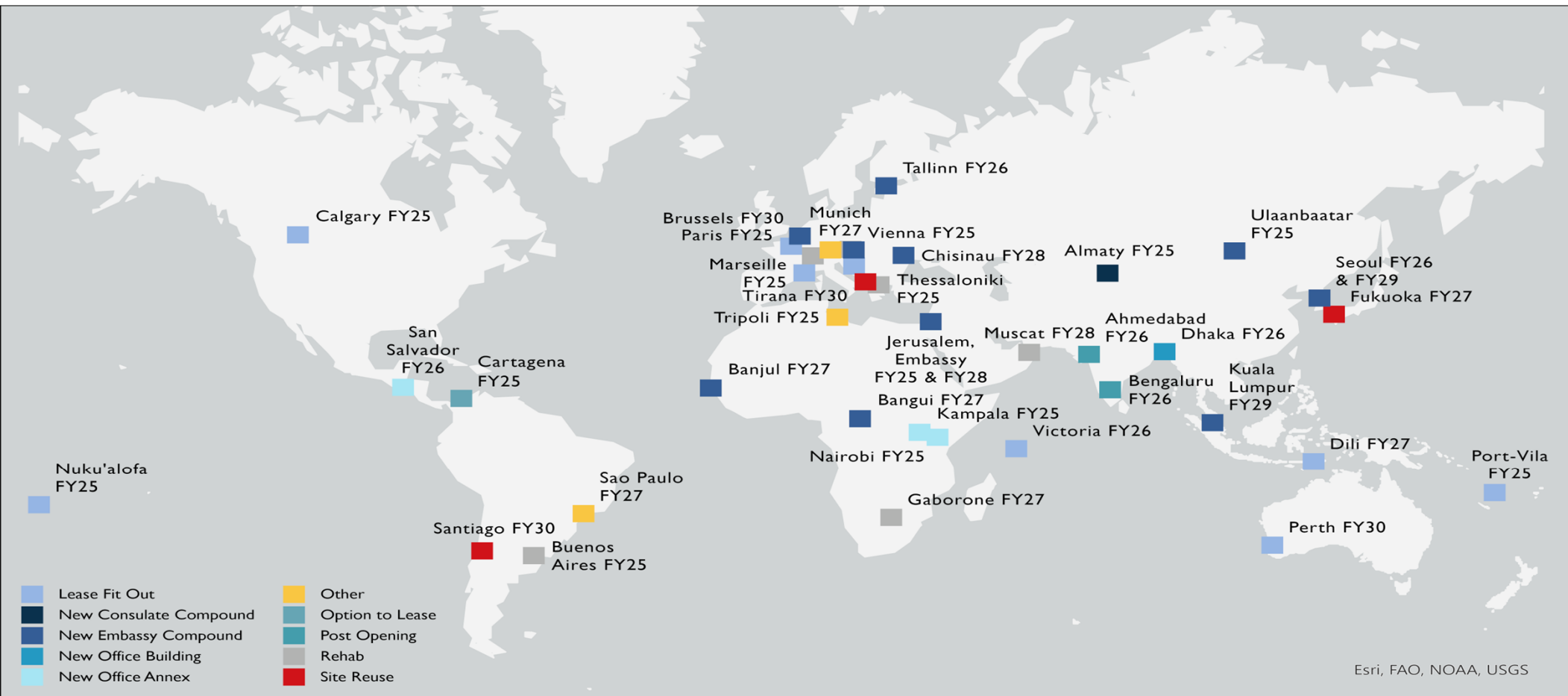
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## FY25-29 Capital Plan

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# FY 2025 – FY 2029 Capital Plan



Esri, FAO, NOAA, USGS

# FY 2025– FY 2030 Capital Plan Opportunities

## FY 2025

Cartagena, Colombia  
OPTION TO LEASE

Nairobi, Kenya  
CAA NOX

Calgary, Canada  
LEASE FIT-OUT

Almaty, Kazakhstan  
NCC

Ulaanbaatar, Mongolia  
NEC

Kampala, Uganda  
CAA NOX

Jerusalem, Israel  
ARNONA ANNEX II

Buenos Aires, Argentina  
SELECTIVE IMPROVEMENTS

Nuku'alofa, Tonga  
EMBASSY LEASE FIT-OUT

Tripoli, Libya  
DIPLOMATIC TRAVEL SUPPORT OPERATIONS FACILITIES

## FY 2026

Dhaka, Bangladesh  
NOB

San Salvador, El Salvador  
NOX

Victoria, Seychelles  
LEASE FIT-OUT

Tallinn, Estonia  
NEC

## FY 2025– FY 2030 Capital Plan Opportunities Cont.

### FY 2027

Banjul, The Gambia

NEC

Fukuoka, Japan

SITE REUSE

Gaborone, Botswana

REHAB

Munich, Germany

CONSULATE SECONDARY EMERGENCY EGRESS

Bangui, Central African Republic

NEC

Dili, Timore-Leste

SITE REUSE

Bratislava, Slovakia

NEC

### FY 2028

Chisinau, Moldova

NEC

Jerusalem, Israel

NEC

Muscat, Oman

SELECTIVE IMPROVEMENTS REHAB

### FY 2029

Kuala Lumpur, Malaysia

NEC

Seoul, South Korea

NEC

### FY 2030

Brussels, Belgium

NEC

Perth, Australia

LEASE FIT-OUT

Santiago, Chile

SITE REUSE

Tirana, Albania

SITE REUSE

# FY 2025 **U.S. Embassy Nairobi CAA Addition**

- Design and construction of a new 11,500 GSM annex to the existing chancery building that will house all CAA functions.
- Design Build Award: September 2025
- Ennead Architects, New York



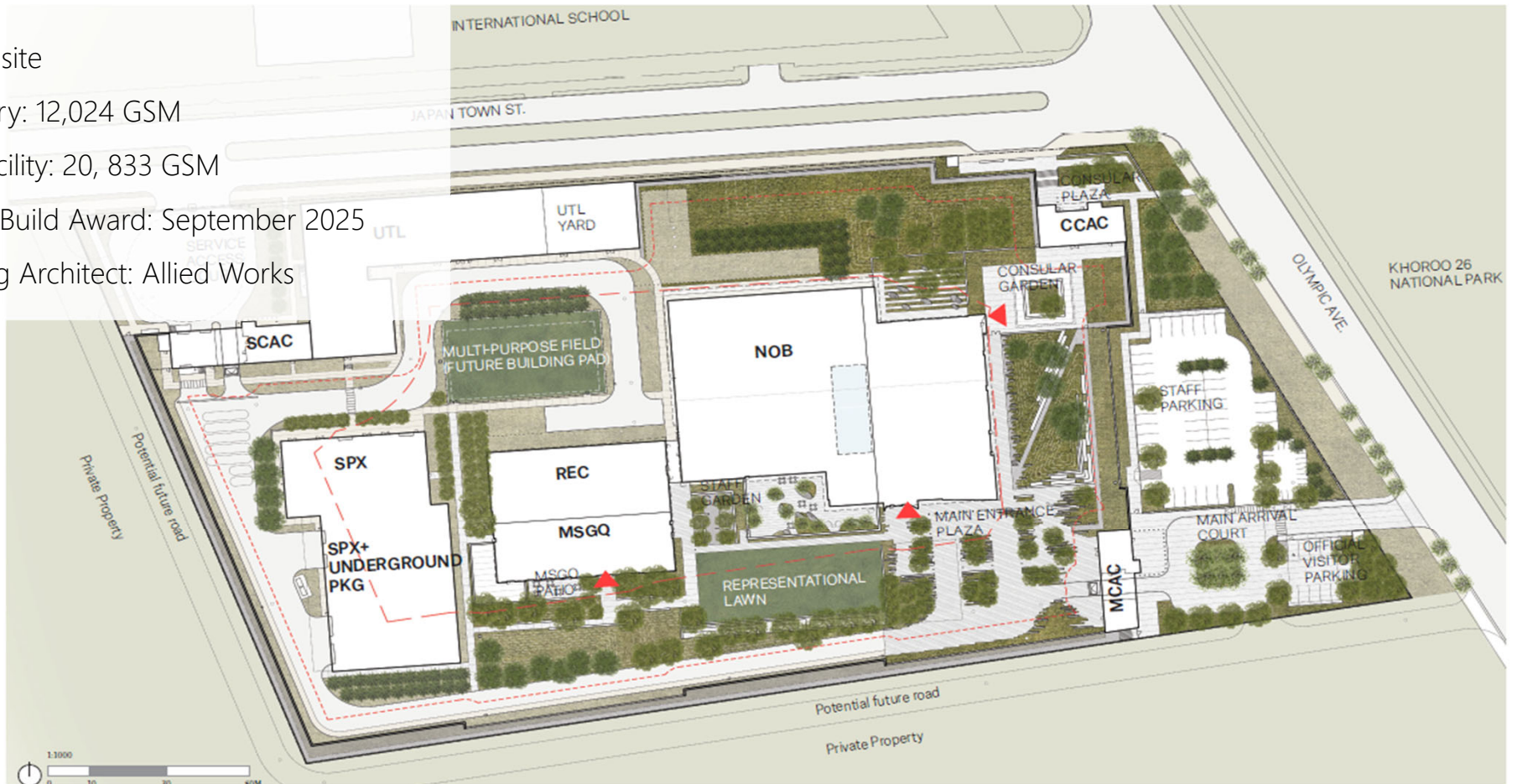
## FY 2025 **New U.S. Consulate Almaty**

- 17.4-acre site that will consist of a New Office Building (approx. 14,752sm), Shops/Support Annex/SPX (approx. 1,958sm), Marine Security Guard Residence (MSGR) (approx. 1,102sm), three Compound Control Accesses (703sm), Utility building (1,568sm), and Non-Building (7,121sm).
- Anticipated Design/Build Contract Award: August 2025
- Bridging Design Architect: Ennead Architects



# FY 2025 New U.S. Embassy Ulaanbaatar

- 10-acre site
- Chancery: 12,024 GSM
- Total Facility: 20, 833 GSM
- Design/Build Award: September 2025
- Planning Architect: Allied Works



## FY 2025 **Kampala, Uganda Controlled Access Area NOX**

- Design and construction of a new 4,500 GSM annex connecting to the existing chancery building for all Controlled Access Area functions.
- Bridging A/E: Krueck Sexton Partners
- Anticipated Design-Build Award: September 2025



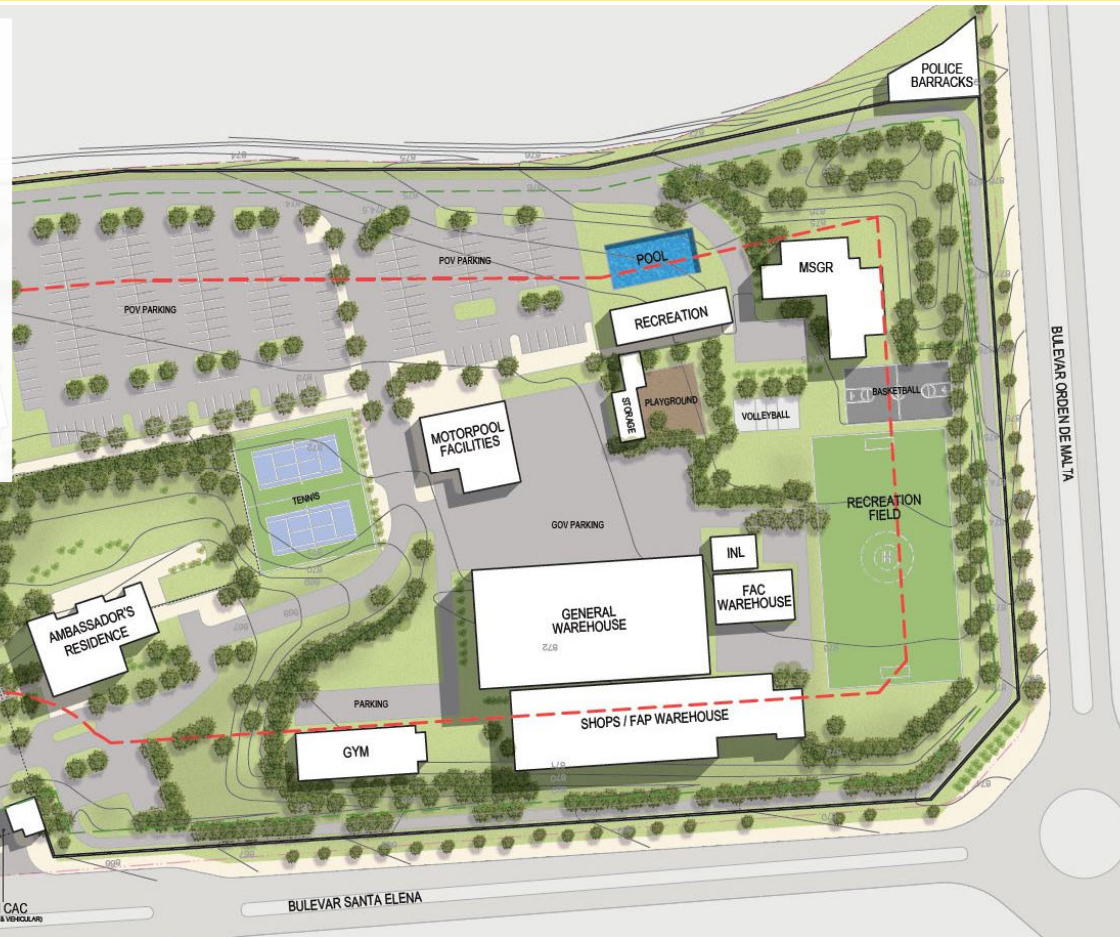
## FY 2026 Dhaka, Bangladesh NOB

- RFP Issue: June 2026
- Design Build Award: September 2026



# FY 2026 San Salvador, El Salvador NOX and Major Rehabilitation

- Build a New Classified Office Annex, address deficiencies in Consular Affairs and MPR, renovate the existing chancery, build a staff parking garage, replace and retrofit warehouses and shops, upgrade and expand the SCAC, cafeteria and commissary.
- A/E: Diller Scofidio International
- Design Build Award: September 2026



## FY 2026 Tallinn, Estonia NEC

- NEC project is planned to provide New Office Building (NOB), and support buildings
- Bridging Design A/E: TBD
- Design Build RFP Issue: May 2026
- Design Build Award: September 2026





## Procurement and IDIQ Awards

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# How to Get Involved



## Monitor SAM.GOV

- One-stop source for US federal government contract opportunities
- Set up alerts based on geography, federal agency, and type of product and service.
- NAICS Code examples: 23 – Construction; 53 – Real Estate Leasing
- Product and Service Code examples: X – Lease Facilities; Y – Construction of Facilities

## Contact OBO

- Capabilities Conversations

# A/E Selection Process & Award

## Qualification-Based Selection of A/E firms for the delivery of high-quality projects

- A/E Selection follows the Brooks Act, now known as the Selection of Architects and Engineers statute, which establishes the statutory requirement to use a qualification-based selection process for A/E contracting.
- Selection focuses on the strength of the lead designer and the associated A/E firm; also focuses on the strength of the team, the management plan, and the quality of past performance on produced designs and construction documents.
- A/E Selection Panel consists of highly qualified OBO professionals from a variety of offices with vast experience in architecture, engineering, and construction. Reviews at least three A/E firms for selection, the most highly qualified firm selected for negotiation and award.

# Construction Contractor 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 Trade-off: Focus on Past performance, Project Management, & Team Capabilities
- Lowest Price Technically Acceptable



# IDIQ Opportunities

A/E Design Services 2030  
A/E Environmental Engineering Support Services 2025  
A/E Support Services 2027  
Special Projects Coordination A/E Services 2030  
Asbestos Abatement 2028  
Building Automation Systems (BAS) Technical Support 2028  
China Crystal & Glassware 2025  
Cleared American Guards (GAGs) & Construction Surveillance Technicians (CST) 2026  
Commissioning Services Late 2030  
Construction Management Support 2028  
Construction Scheduling/Claims Consultants Late 2030  
Cost Estimating Services 2027

Domestic A/E Design Services 2028  
Facilities Management Support Services (FMSS) 2030  
Fire Alarm Maintenance 2025  
Fire Extinguishers & Replacement Agent 2025  
Fire Protection/ Engineering 2026  
Fire Suppression 2027  
IMAP 2025  
Pest Management 2026  
Professional Elevator Services 2025  
Professional IT Staffing 2026  
Professional Training Services 2028  
Real Estate Services 2030  
Residential Generators 2025  
Roofing A/E Services Late 2030  
Roofing D/B Services Late 2030

Shielding 2026  
Seismic 2030  
System Furniture Installation 2026  
Technical Security Systems Install 2028  
Telecommunications 2026  
TPC Engineering Services 2026  
Value Engineering Late 2025  
Water Storage Tank Remediation 2026  
Worldwide Electrical Power 2028  
Worldwide Forced Entry-Bullet Resistant 2030  
Worldwide General Construction Late 2026

## Current Design Services IDIQ Firms

**1100 ARCHITECT**

**KIERANTIMBERLAKE**

**m o r p h o s i s**

allied works architecture

**KrueckSexton Partners**

**RICHARD · KENNEDY · ARCHITECTS**

**annum**

**MACHADO SILVETTI**

**RAMSA**

**DILLER  
SCOFIDIO  
+RENFRO**

**MARK CAVAGNERO**

**sh p**

**MARLON BLACKWELL ARCHITECTS**

**ennead** architects

**MILLER HULL**

**STUDIO MA**

## Worldwide Architectural / Engineering Support Services IDIQ Firms

**BURO HAPPOLD**  
ENGINEERING

**JACOBS**<sup>®</sup>

**Page/**

**AECOM**

moore ruble yudell  
*architects & planners*

**SMITHGROUP**

 **Mason & Hanger**  
*A Day & Zimmermann Company*

**LAKE | FLATO**  
ARCHITECTS

**Gensler**

  
NEW YORK

**HR-KCCT**

**WXY**

# Construction Contractors



## Current Top Secret Design Services IDIQ

BEYER  
BLINDER  
BELLE



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## Staying Connected

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# Doing Business with Department of State

A one-stop-shop for all business resources



## Work With Us

Everything you need to know  
from start to finish

## Resources

All relevant resources  
to help support you

## Acquisition Priorities

Our five focus areas

## Business Forecast

DoS's Procurement Forecast  
Tool (coming soon!)

## Contact Us

How to get in touch

To achieve our Acquisition Experience (Acq-X) vision of delivering flexible solutions through a responsive and knowledgeable workforce, it is paramount for the Department of State to foster strong relationships with our industry partners. In short – we cannot achieve this vision without you. Our Industry Liaison Program and the Office of Small and Disadvantaged Business Utilization aim to provide you with an easy and efficient process to learn about our strategic goals, needs, and most importantly – how we can partner with you in the future.



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# Facility Security Clearance (FCL) FAQ



[Facility Security Clearance: Definitions and Terminology](#)

[Requirements for Obtaining an FCL](#)

[Maintaining an FCL: Practices](#)

[Procurement Process for 'Classified' Contracts](#)

[FCL for Subcontractors and Joint Ventures](#)

[References, Resources, and Contact Information](#)

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