U.S. Department of State

Bureau of Overseas Buildings Operations

October 03, 2019

SAME NoVA Post 4th Annual – Business-to-Business (B2B) Engagement

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.

U.S. Embassy Mexico City

Tod Williams Billie Tsien/Davis Brody Bond

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.

U.S. Embassy Tegucigalpa
SHoP Architects

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

Program Activity Snapshot

Capital Security Construction
60+ Active Projects
$20 Billion Workload

Compound Security Upgrade
25+ Active Major Projects
$260 Million Workload

Major Renovation
25+ Active Projects
$950 Million Workload

Acquisitions & Disposals
40+ Active Site Searches
$1 Billion Workload

Minor Construction and Improvement
500+ Active Projects
$350 Million Workload

Real Property Leasing
16,500+ Leases
$500 Million Portfolio

Project Acquisition

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

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

Connect with OBO

@State_OBO

Facebook.com/StateOBO

@State_OBO

Bureau of Overseas Buildings Operations

OBO-EA@state.gov | www.overseasbuildings.state.gov