

The American Council of Engineering Companies (ACEC) National Convention



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



Who is OBO?

The Bureau of Overseas Buildings Operations (OBO) directs the worldwide overseas building program for the Department of State and the U.S. Government community serving abroad under the authority of the chiefs of mission. In concert with other State Department bureaus, foreign affairs agencies, and the Congress, OBO sets worldwide priorities for the design, construction, acquisition, maintenance, use, and sale of real properties and the use of sales proceeds.

Mission Statement:

Assure that our 260+ U.S. diplomatic missions around the world have secure, safe, and functional facilities from which to advance U.S. foreign policy objectives.



1998 Embassy Bombings

- August 7, 1998
- Suicide bombers simultaneously detonated trucks laden with explosives outside the Dar es Salaam and Nairobi embassies buildings.

Nairobi

212 people were killed
An estimated 4,000 injured

Dar es Salaam

11 people were killed
An estimated 85 injured

- In total, 12 Americans were killed



Nairobi 1998



Examples of Attacks on U.S. Properties Overseas

- **December 6, 2006** – Kandahar, Afghanistan: A suicide bomber killed two Americans and five Afghans outside the U.S. Protection and Investigation (USPI) compound.
- **January 12, 2007** – Athens, Greece: Assailants fired a rocket propelled grenade (RPG) at the U.S. Embassy at approximately 6:00 am.
- **February 21, 2008** – Belgrade, Serbia: Demonstrators attacked the U.S. Embassy and set part of it ablaze.
- **September 17, 2008** – Sana'a, Yemen: Militants armed with automatic weapons, rocket-propelled grenades, and at least one suicide car bomb attacked the U.S. Embassy. The bomb targeted the main security gate as staff were arriving for work.
- **April 5, 2010** – Peshawar, Pakistan : Attackers with guns, grenades and two car bombs killed 6 people at the U.S. consulate. No Americans were injured in the attack. A 100 kg bomb went off close to the consulate gate. At least three blasts were reported before a firefight between security forces and the attackers followed.



Peshawar, Pakistan



Global Portfolio

- 168 countries
- 269 posts
- 85,000 U.S. Government employees from 30 agencies
- Over 18,000 properties
 - 5,200 government-owned or long-term leased facilities containing over 78 million sq. ft.
 - 13,000 short-term leased facilities, mostly residences
 - Inventory of over \$26.5 billion in owned properties



Ciudad Juarez, Mexico



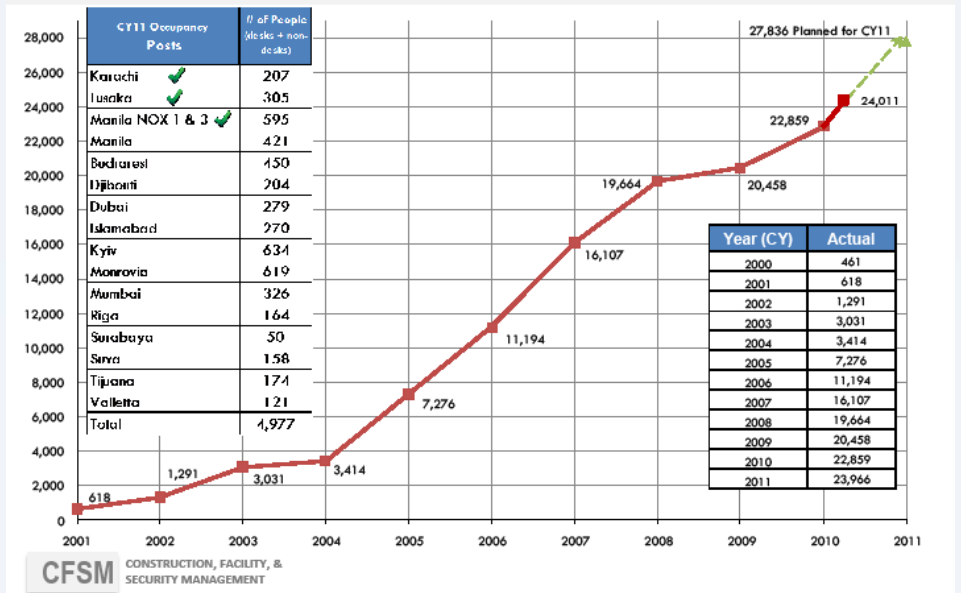
Accomplishments

Completed 250+ Major Projects Since 1999

- 77 Capital Security Construction
- 99 Major Rehabilitation
- 113 Security Upgrade

•Since 2001, OBO has moved 23,966 people to safer facilities

Number of People Moved into Safer Facilities from 2001-Present





What Do We Do?

Capital Security Construction Program

- Rehabilitate existing facilities
 - 17 Active Projects
 - \$123.4 Million Workload

Major Rehabilitation

- Rehabilitate existing facilities
 - 17 Active Projects
 - \$123.4 Million Workload

Physical Security Upgrade Program

- Compound upgrades to meet current security standards
 - 23 Active Projects
 - \$117.1 Million Workload
- FE/BR Replacement Projects: Replacement and upgrade of FE/BR doors and windows
 - 18 Active Projects
 - \$29.2 Million Workload



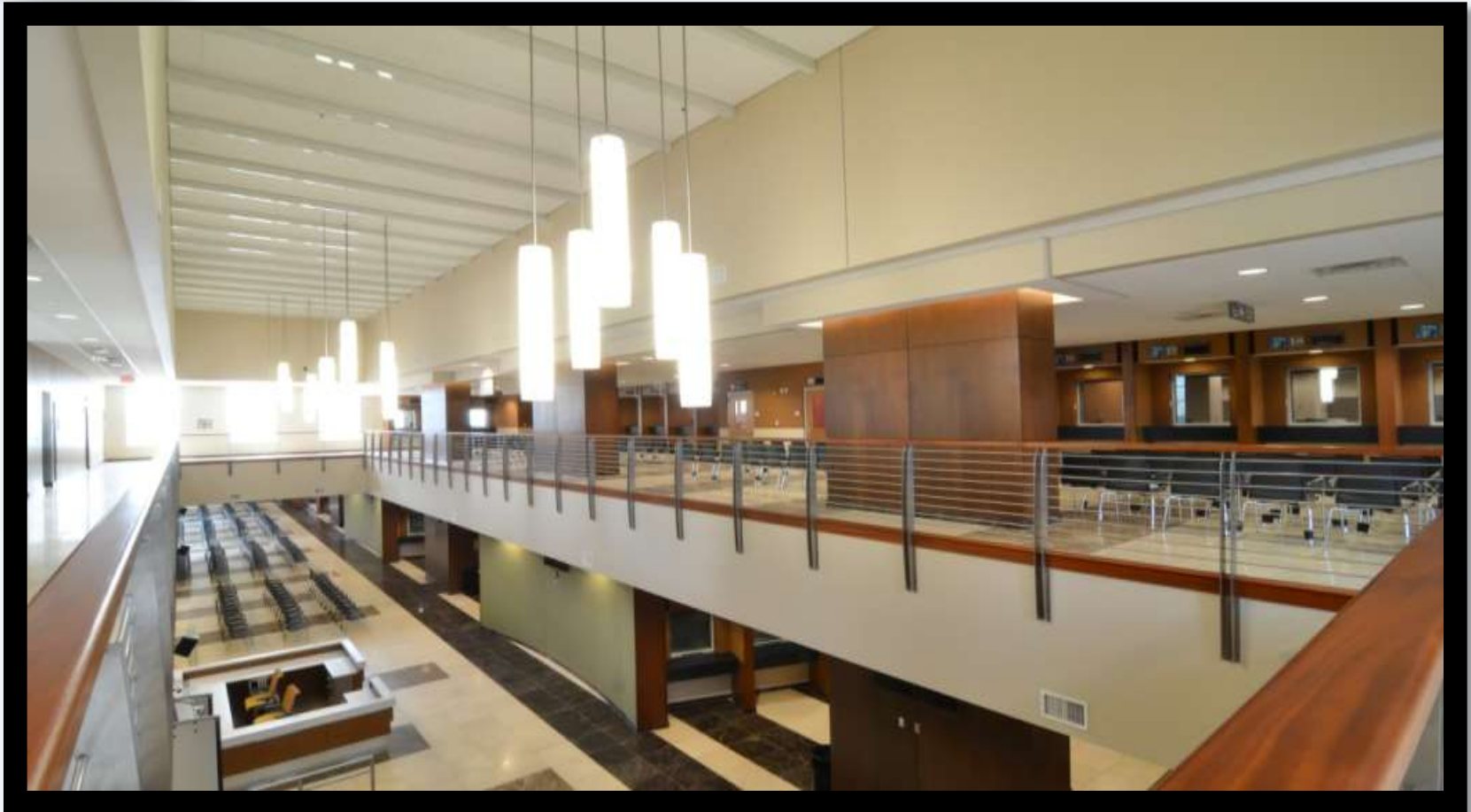
Capital Security Construction Projects



Manila, Philippines



Capital Security Construction Projects



Manila, Philippines



Capital Security Construction Projects



Karachi, Pakistan



Capital Security Construction Projects



Karachi, Pakistan



Major Rehabilitation Projects



Canberra



Vilnius



Capital Security Construction Projects



Dublin



Harare

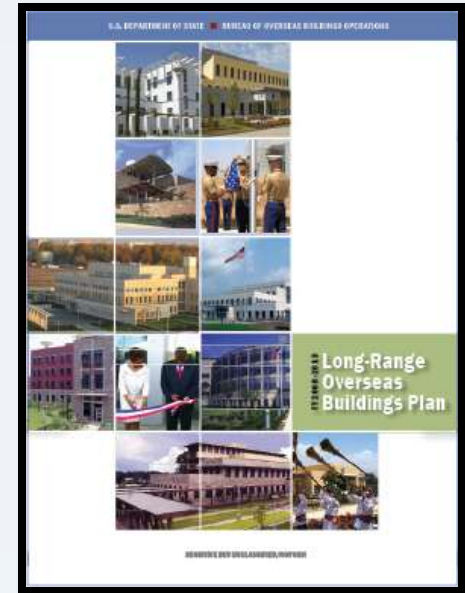


Montevideo



Maintain Current Level of New Construction

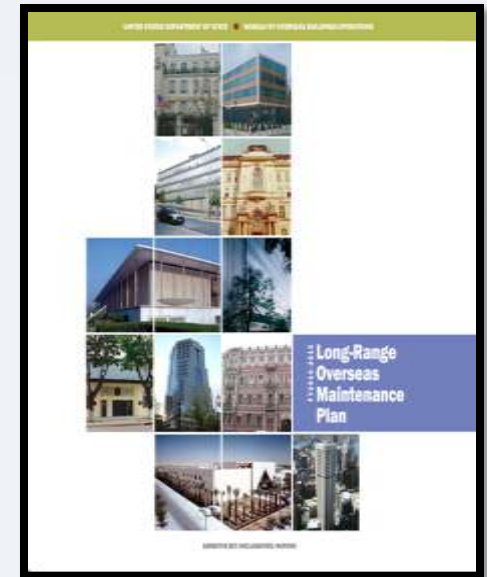
- Funding authorized under the Secure Embassy Construction and Counterterrorism Act of 1999 (SECCA) for replacement of facilities at vulnerable posts.
- The Long-Range Overseas Buildings Plan (LROBP) is the Department's annual planning publication that prioritizes and summarizes overseas facilities projects.
- Projects are prioritized based on vulnerability.
- Over \$8 billion in funding over a six-year planning





Focus on Maintenance and Operations

- In 2007 and 2008 both the OIG and GAO recommended additional long-range planning to identify building maintenance needs.
- The Long-Range Overseas Maintenance Plan (LROMP) was developed to provide an overview of programs and processes in place for maintaining and repairing the Department's overseas facilities.
- Includes over 3500 projects totaling more than \$3.7 billion over six years.



Focus

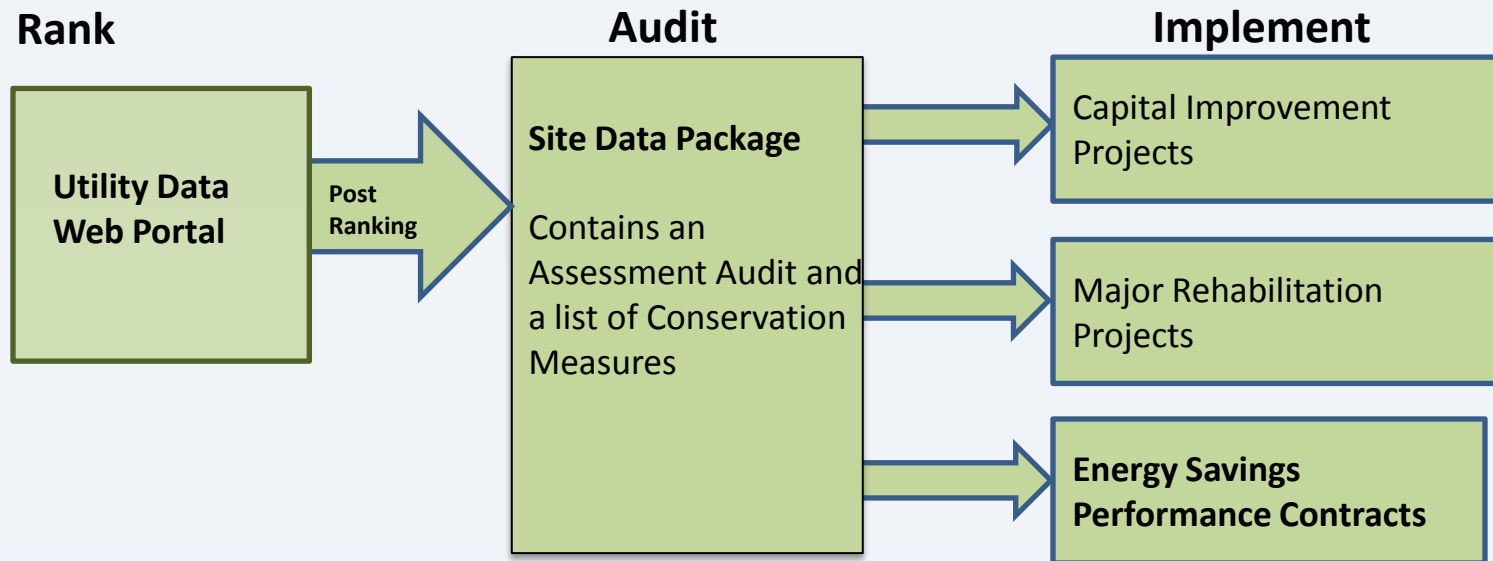
Investment Protection - ensure the \$10+ billion invested in new facilities since 2001 is protected through proper maintenance

Legacy Maintenance - ensure other facilities receive appropriate maintenance and operations funding to provide safer and more functional work and housing environments



Energy Savings Performance Contracts

- 3 Step Process to Rank, Audit and Implement Projects
- MOU with DOE/FEMP Provides Methodology
- NREL Supports Audit Process
- DOE Energy Service Companies Implement





How to Get Work With OBO

Virtually all private sector construction companies participate in OBO projects through:

- 1) Indefinite Quantity Indefinite Delivery (IDIQ) contracts
- 2) Subcontracting or Joint Venture to an IDIQ Contractor
Contact Department's Contracting Office for a list of contractors
- 3) Design/Builders

Recommended Actions:

- Search FedBizOpps
- Contact A/LM:

David Vivian 703-875-6991

VivianDW@state.gov

Set Asides for Small Business

- Contact A/SDBU

Louis Pruitt 703-875-6586

PruittLH@state.gov



Capital and Major Projects

- Projects over \$5 million are subject to the Percy Amendment (22 U.S.C. 302), which gives a 10% preference at evaluation to U.S. companies.
- Projects over \$10 million or that include technical security are subject to Omnibus Diplomatic Security and Anti-terrorism Act of 1986 (22 U.S.C. 4852), requiring cleared firms and firms that meet the U.S. Persons requirement.



Opportunities in FY11

FY11 Capital Projects

1. Port-au-Prince Housing
2. Rabat NEC
3. New Delhi NOX
4. Vientiane NEC
5. Bangkok NOX
6. Oslo NEC
7. Abuja NOX
8. New London Embassy

FY11 Project Totals: \$1,246,000,000

FY11 Major Rehab Projects

1. Frankfurt, Phase 2&3
2. Hyderabad
3. Canberra
4. Prague
5. Vilnius
6. Helsinki

FY11 Physical Security Upgrades

1. Belfast
2. Chengdu
3. Dublin
4. Calgary
5. Guadalajara
6. Harare
7. Matamoros
8. Montevideo
9. Nogales



Opportunities in FY12

FY12 Capital Projects

1. Cotonou NEC
2. Jakarta NEC
3. N'Djamena NEC
4. Taipei NOB, Phase 2
5. Backups
 - Mbabane NEC
 - Ashgabat NEC
 - Paramaribo NEC

FY12 Project Totals: \$1,200,000,000

FY12 Physical Security Upgrades

1. Asuncion
2. Ho Chi Minh City
3. Majuro
4. Manila
5. Ulaanbaatar
6. Toronto
7. Port of Spain
8. Berlin Clay Annex

FY12 Major Rehab Projects

1. Nairobi
2. Dushanbe
3. Wellington
4. Copenhagen
5. Sao Paulo
6. Dili



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