



UNITED STATES DEPARTMENT OF STATE
OVERSEAS BUILDINGS OPERATIONS

INDUSTRY ADVISORY PANEL



PROVIDING PLATFORMS FOR DIPLOMACY

13 February 2007

20 September 2007

17 July 2007

13 December 2007

The Mandate

- Our facilities play a critical role in Secretary Rice's focus on transformational diplomacy
- Delicately put in place new and improved diplomatic platforms overseas that provide security and safety, and allow for the transformation of diplomacy for the United States Government

Some Quick Facts

<u>Opened/Year</u>	<u>New Facilities</u>
2000	One
2006	Fifteen
2007	Sixteen (Forecasted)

OMB's "PART" rated OBO's New Construction Program for Capital Security Construction 97% (Effective) – Among the highest scores in the Federal Government.

Results-Based Operations and Maintaining a Level Playing Field with Contractors

- Performance
- Accountability
- Discipline
- Credibility

(“Communication and Transparency” is the Mantra)

OBO Director's Targeted Communication/Coordination Opportunities

- Monthly Open Door (Anyone in OBO family)
- Weekly Staff Meetings
- Weekly Top Team Meetings
- Weekly Project/Program Progress Reviews
- Weekly Cross-cutting Meeting
- Bi-Weekly Risk Assessment/Certification/Accreditation Meetings
- Weekly Risk Management Meetings
- Recurring Procurement Meeting (A/LM)
- Lessons Learned/Innovation Task Force Meetings
- Monthly Program/Project Performance Reviews (PPR)
- Quarterly Interagency Meetings
- Planning & Development Meetings with Regional and Special Customers

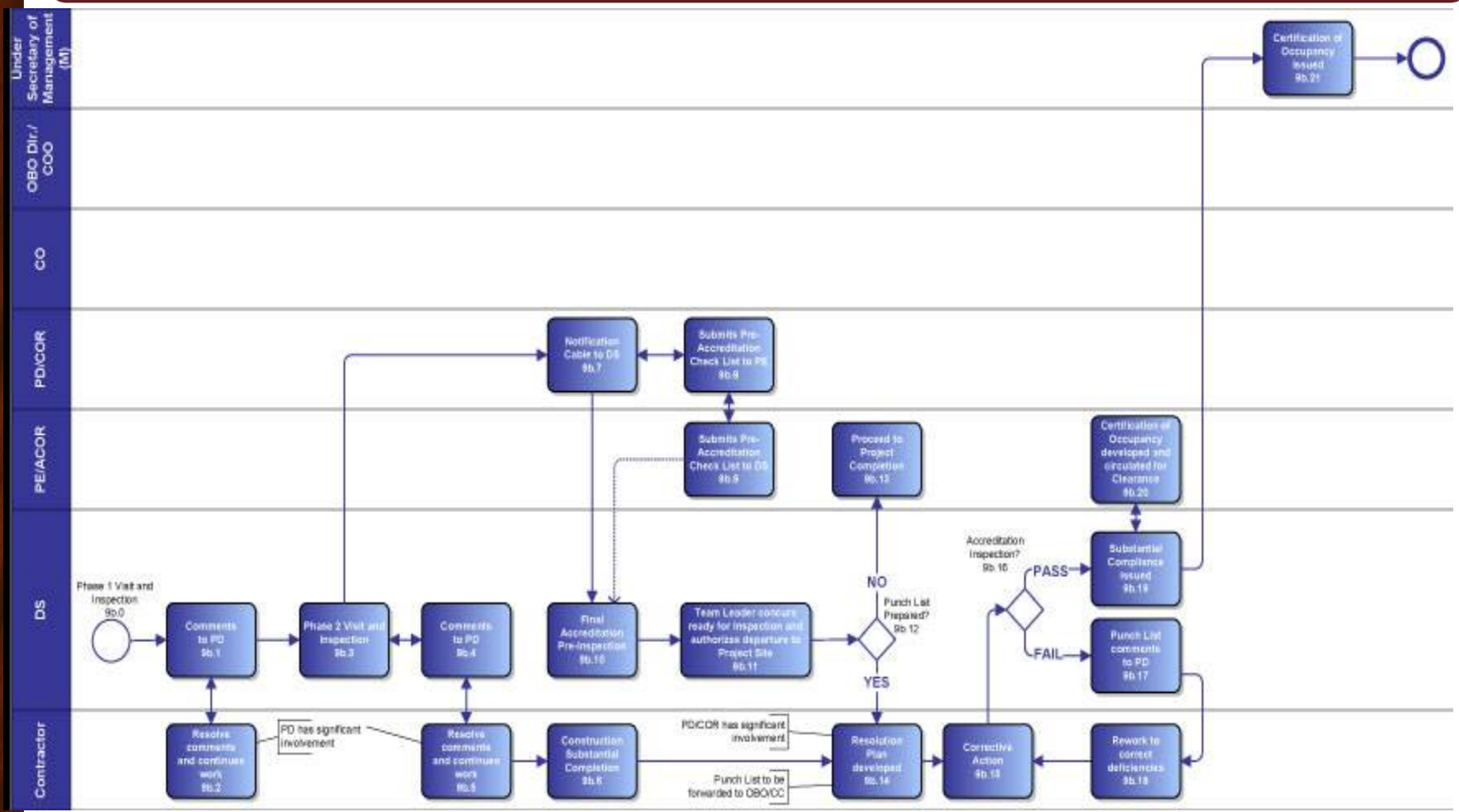
The OBO NEC Acquisition Process

(14 Steps)

1. Site Selection
2. Site Purchase
3. Project Planning and Development
4. Acquisition of the Design/Build Team
5. Certification Process
6. On-Site Project Supervision Team
7. Notice to Proceed to Design/Build Team
8. Construction Substantial Completion
9. Accreditation Process
10. Issuance of Certificate of Occupancy
11. Formal Turn Over (Project Director & Facility Manager)
12. Post Move In
13. Punch List and Warranty Management
14. Contractor's Final Release

Accreditation Process

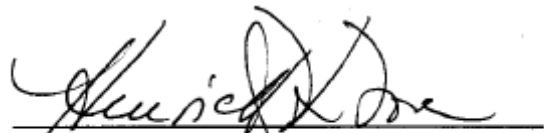
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OBO's Demonstration of Commitment by signing the MOU

FEDERAL LEADERSHIP IN HIGH PERFORMANCE and SUSTAINABLE BUILDINGS MEMORANDUM OF UNDERSTANDING

PURPOSE: With this Memorandum of Understanding (MOU), signatory agencies commit to federal leadership in the design, construction, and operation of High-Performance and Sustainable Buildings. A major element of this strategy is the implementation of common strategies for planning, acquiring, siting, designing, building, operating, and maintaining High Performance and Sustainable Buildings. The signatory agencies will also coordinate with complementary efforts in the private and public sectors.



Henrietta H. Fore
Under Secretary of State for Management
Department of State

3.6.06

Date



General Charles E. Williams
Director/COO
Overseas Buildings Operations
Department of State

5/6/06

Date

Energy & Sustainable Design Program (Organizational Chart)

DE – Design & Engineering Division
PM – Sustainability Program Manager
OFEE – Office of the Federal Environmental Executive
FGBC – Federal Green Building Council

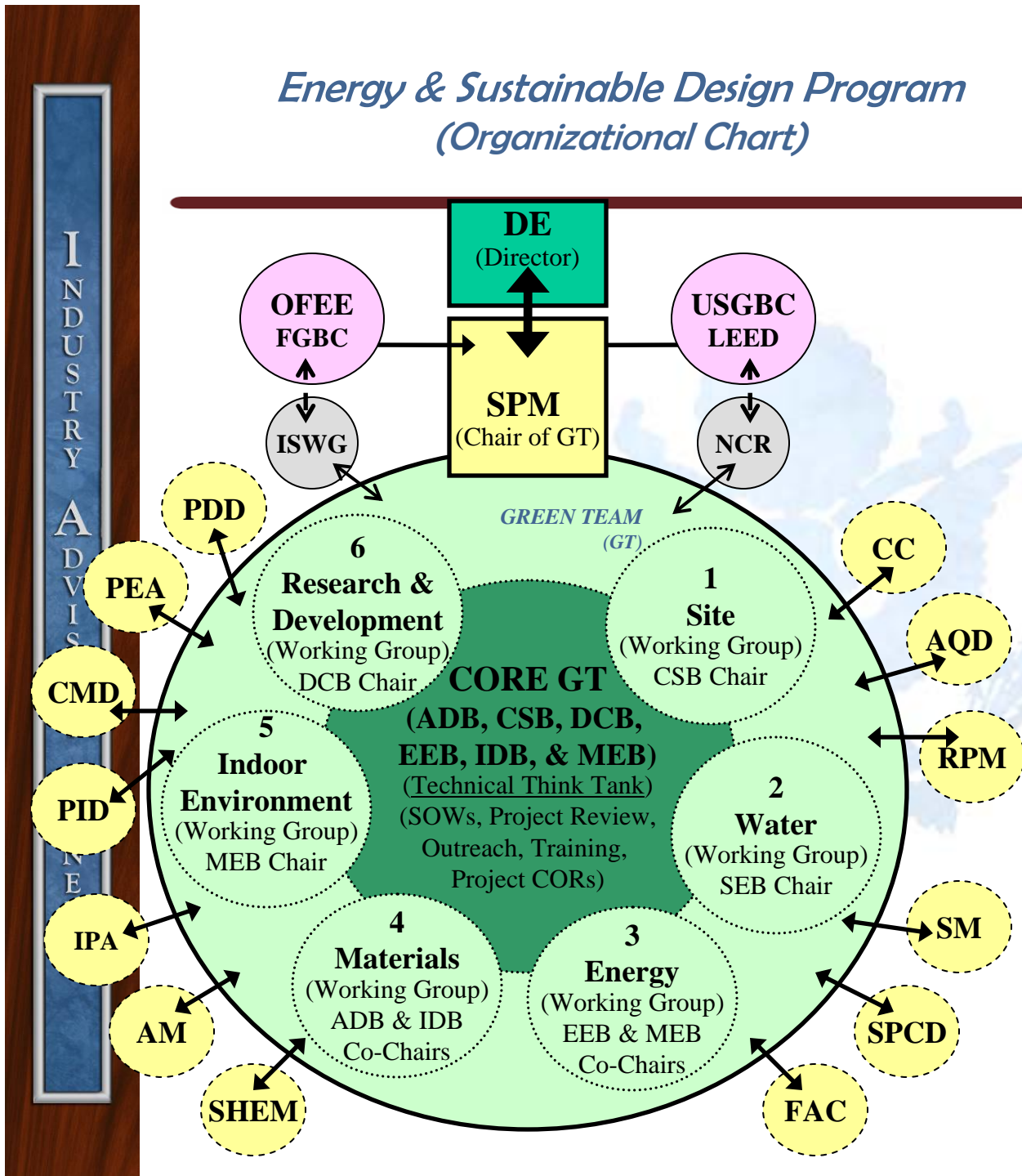
USGBC – U.S. Green Building Council
LEED – Leadership in Energy & Environmental Design, Green Building Rating System

GT CORE & WORKING GROUP CHAIRS

ADB – DE's Architectural Design Branch
CSB – DE's Civil Structural Branch
DCB – DE's Design Coordination Branch
EEB – DE's Electrical Engineering Branch
IDB – DE's Interiors Design Branch
MEB – DE's Mechanical Engineering Branch
SEB – DE's Security Engineering Branch

AT-LARGE GREEN TEAM CHAMPIONS

PDD – Project Development Division
PEA – Planning Evaluation & Analysis
CMD – Cost Management Division
PID – Planning Integration Division
IPA – Interiors Planning & Analysis
AM – Area Management Division
SHEM – Safety, Health, & Environmental Management Division
FAC – Facility Management Division
SPCD – Special Projects Coordination Division
SM – Security Management Division
RPM – Real Property Management Division
AQD – Acquisitions & Disposals Division
CC – Construction & Commissioning Division



LEED Certification

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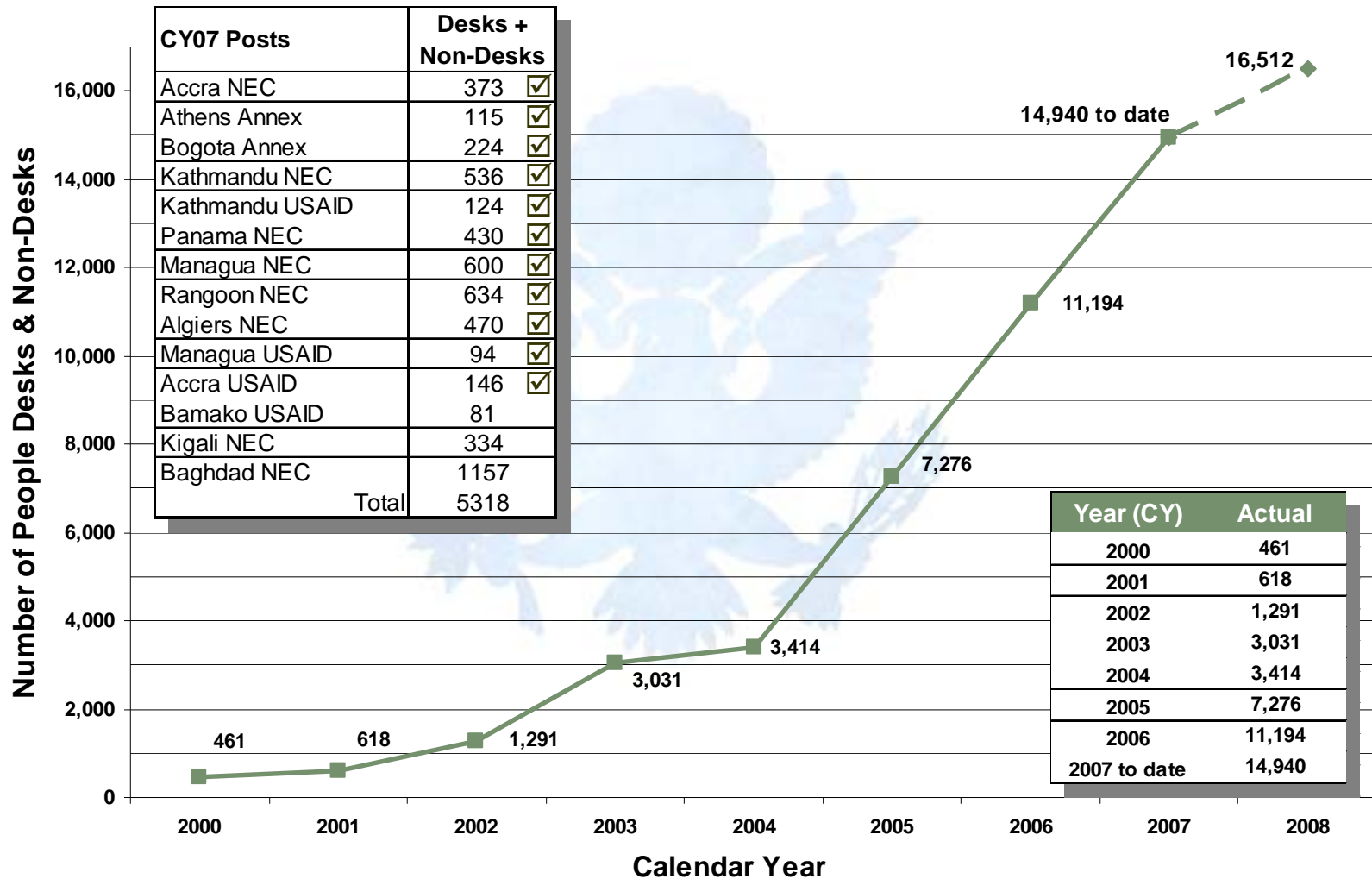


Sofia, Bulgaria NEC

2001-2007 Results

1 Abidjan	77.1	29 Kabul NEC	178.5
2 Abu Dhabi	73.7	30 Kabul Cafeteria	5.3
3 Abuja	69.5	31 Kampala	38.1
4 Accra	90.3	32 Kampala USAID	27.8
5 Accra USAID	22.6	33 Kathmandu	90.7
6 Algiers	90.5	34 Kathmandu USAID	21.0
7 Astana	86.7	35 Kigali NEC	106.0
8 Athens Annex	78.3	36 Kingston NEC	71.8
9 Bamako	71.9	37 Lima AID	14.6
10 Bamako USAID	19.2	38 Lome	72.9
11 Baghdad IOB	61.5	39 Luanda	51.0
12 Baghdad NEC	612.0	40 Managua	79.9
13 Belmopan	63.8	41 Managua USAID	13.9
14 Bogota AID/NAS	3.8	42 Nairobi	53.5
15 Bogota annex	28.0	43 Nairobi USAID	34.1
16 Bridgetown	32.7	44 Panama City	100.6
17 Cape Town	52.8	45 Phnom Penh	77.1
18 Conakry	67.2	46 Phnom Penh USAID	14.0
19 Conakry USAID	17.3	47 Rangoon	86.0
20 Dar AID	14.9	48 Sao Paulo	84.8
21 Dar es Salaam	46.6	49 Sofia	73.3
22 Dili IOB	12.0	50 Tashkent	76.2
23 Doha	22.5	51 Tbilisi	72.8
24 Dushanbe	93.1	52 Tirana annex	24.4
25 Frankfurt	77.0	53 Tunis	70.1
26 Freetown	60.2	54 Yaounde	72.6
27 Istanbul	83.2	55 Yerevan	70.3
28 Kabul ARG/USAID	38.6	56 Zagreb	64.4
			<u>3,634.2</u>

Number of People Moved to Safer Facilities 2000-Present



What Is on Our Plate Today

- 34 NEC /Annex projects under design/construction (\$3.2B)
- 24 rehab projects underway (\$332.2M)
- 197 Compound Security and FE/BR replacement projects (\$190M) underway
- 8 NEC/Annex projects planned for award in FY 2008
- 76 NEC projects in Long-Range Overseas Buildings Plan (\$6.5B)
- 17,681 properties at 265 locations to serve

New Facilities Awarded in 2007

- Addis Ababa NEC
- Antananarivo NEC
- Brazzaville NEC
- Jeddah NEC/Housing
- Karachi NEC
- Manila NOX
- Ouagadougou NEC
- Riga NEC
- Sarajevo NEC
- Tijuana NEC
- Valletta NEC

New Facilities Planned for Award in 2008

- Baku NEC
- Bandar Seri Begawan SSMC
- Beijing NOX
- Belgrade NEC
- Dubai NEC
- Guayaquil NAB
- Juba NCC
- Tunis NOX/School

Reflecting on Accomplishments: First Fifty

- Developed BMIS that helped the organization look at business processes for improvements and scrub the data to obtain more accurate data.
- Achieved high FISMA (Federal Information Security Management Act) quarterly scores of 97.1-98.7 %up from less than 90% over a year ago.
- Secured appropriated budgets for these 50 projects totaling \$2.95 billion.
- Earned "Effective" PART scores on two programs directly tied to these 50 projects
- These 50 new projects were constructed on 41 sites that total 677 acres. Of the 41 sites, 12 were previously owned. Two others were build-to lease/short-term leased projects. For the remaining projects, OBO has acquired 27 new sites since 1998 totaling 482 acres at a cost of \$120M.

Reflecting on Accomplishments: First Fifty, continued

- OBO was able to dispose of 11 properties valued at \$31 million as a result of building these new 50 projects.
- A representative sampling of 13 projects had 545 original works of art installed from 218 artists. Of these, 75% were American artists.
- Total man-hours worked = 106,256,575 (77 accidents)
- Lost time accident rate = 0.14
- Total design reviews = 186
- Total number of contractors = 21
- Total concrete placed (cubic meters) = 461,838
- However, the most significant result by far was that these 50 new buildings allowed over 14,000 Department staff to move from harm's way into secure and functional facilities.

Standard Site Master Plan

- Chancery Office Building
- Annex Office Building
- Warehouse/Shops
- Marine Security Guard Quarters
- Staff and Visitor Parking
- Recreation Center
- Site Development and Landscaping
- Compound Access Controls
- Perimeter Security Package



Completed Projects - 2001



Doha, Qatar NAB

Kampala, Uganda NEC



Completed Projects - 2002



Completed Projects - 2003



Completed Projects - 2004



Completed Projects - 2005

Abidjan NEC



Abuja NEC



Kabul NEC



Cape Town NEC



Frankfurt NAB



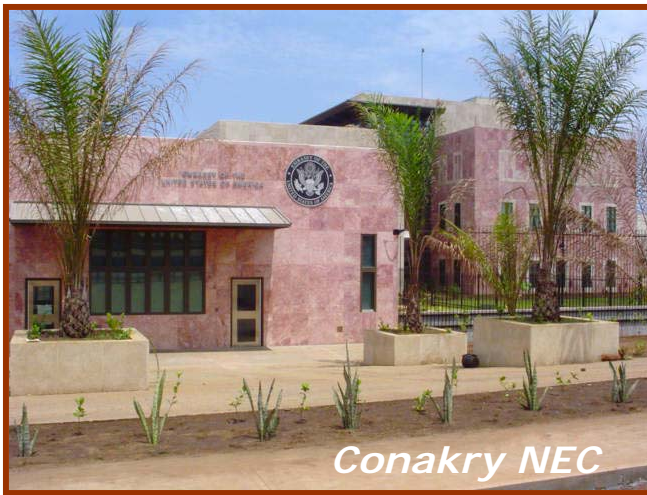
Completed Projects - 2005



Completed Projects - 2006



Completed Projects - 2006



Completed Projects - 2006



Completed Projects - 2006

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Completed Projects - 2007



Athens, Greece NOX



Completed Projects- 2007

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Accra, Ghana NEC



Completed Projects- 2007

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Bogotá, Colombia Annex

Completed Projects- 2007

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Bamako, Mali NOX

Completed Projects- 2007

Kathmandu, Nepal NEC



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Completed Projects- 2007

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Kathmandu, Nepal NOX

Completed Projects - 2007



Managua, Nicaragua NEC

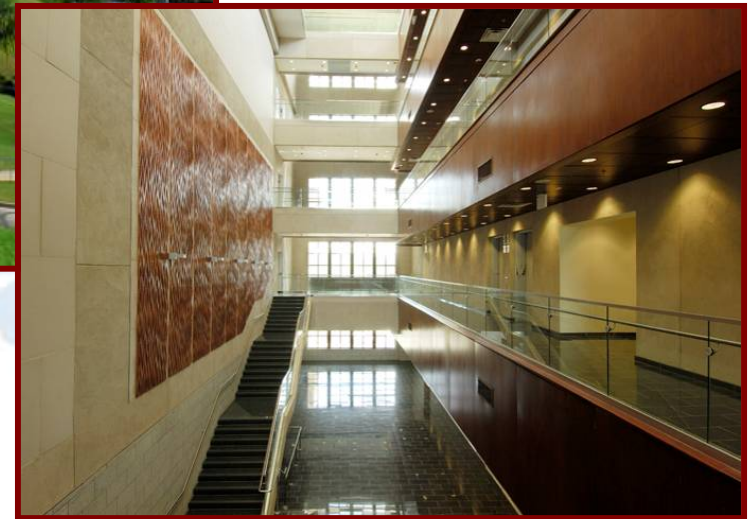
Completed Projects - 2007



Managua, Nicaragua USAID

Completed Projects - 2007

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Panama City, Panama NEC

Completed Projects - 2007



Rangoon, Burma NEC

50th Completed Facility

Completed Projects - 2007



Algiers, Algeria NEC

Completed Projects - 2007

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Accra, Ghana USAID

Completed Projects - 2007



Kigali, Rwanda NEC

Capital Construction Projects Under Design/Construction (in millions)

1 Abuja Annex	32.0	18 Libreville	86.9
2 Addis Ababa	144.9	19 Manila	148.8
3 Antananarivo	119.7	20 Mumbai	122.9
4 Beijing	434.0	21 Ouagadougou	98.7
5 Berlin	143.0	22 Port-au-Prince	108.5
6 Brazzaville	74.3	23 Quito	98.9
7 Ciudad Juarez	96.1	24 Riga	123.0
8 Djibouti	97.0	25 Sarajevo	127.5
9 Guangzhou	150.4	26 Skopje	80.6
10 Jeddah	178.7	27 Skopje Annex	14.0
11 Jerusalem	22.5	28 Surabaya	61.9
12 Johannesburg	96.4	29 Suva	63.7
13 Karachi	160.0	30 Taipei (design)	9.4
14 Khartoum	106.7	31 Tbilisi annex	20.6
15 Khartoum Annex	20.0	32 Tijuana	104.1
16 Kolonia	5.0	33 Valletta	126.4
17 Koror	5.0	34 USAID Kingston	<u>15.3</u>
			3,296.9

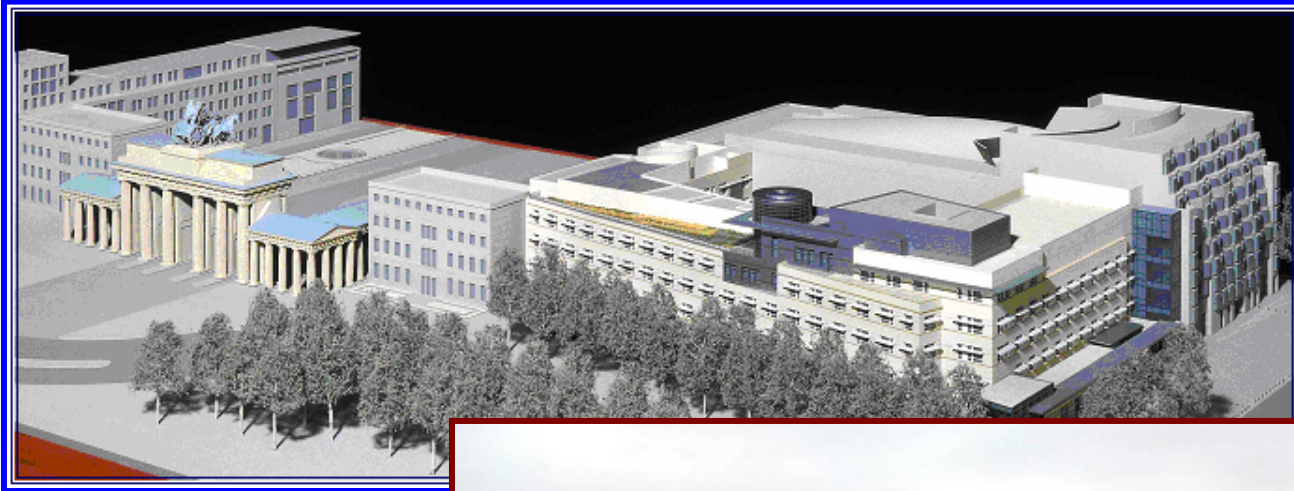
Port-au-Prince, Haiti NEC



87% Complete



Berlin, Germany NEC



83% Complete



Quito, Ecuador NEC

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73% Complete

Ciudad Juarez, Mexico NCC

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66% Complete



Khartoum, Sudan NEC



41% Complete



Brazzaville, Republic of the Congo NEC

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41% Complete



Skopje, Macedonia NEC



31% Complete



Mumbai, India NCC

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28% Complete



Surabaya, Indonesia NCC

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11% Complete

Libreville, Gabon NEC

6% Complete



Johannesburg, South Africa NEC



27% Complete



19% Complete

Beijing, PRC NEC



77% Complete

Tough Road Ahead

- Karachi
- Addis Ababa
- Khartoum
- Tripoli
- Harare
- Jeddah



Significant Activity Since Last IAP

- Completed new facilities in Baghdad, Kigali, and Bamako
- Held annual Industry Day

