

# Interagency Facilities Council – May 16, 2007

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## *Agenda*

- Introduction - Elizabeth Sines, Director, Area Management Division
- Opening Remarks and Presentation - General Williams, Director, OBO
- CSCS Update - Alex Kurien, Director, Strategic Planning Division, OBO
- Pre- and Post NEC Building Operating Expense – Alex Willman, Facility Management Division, OBO
- Communication with Tenant Agencies in the Planning Process - Dave Barr, Director, Project Development Division, OBO
- Open Discussion and Closing - General Williams





*Charles E. Williams*  
*Director / Chief Operating Officer*  
*Overseas Buildings Operations*

## *The Mandate*

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- 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*

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### Opened/Year

### New Facilities

2001

One

2006

Fourteen

**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)**





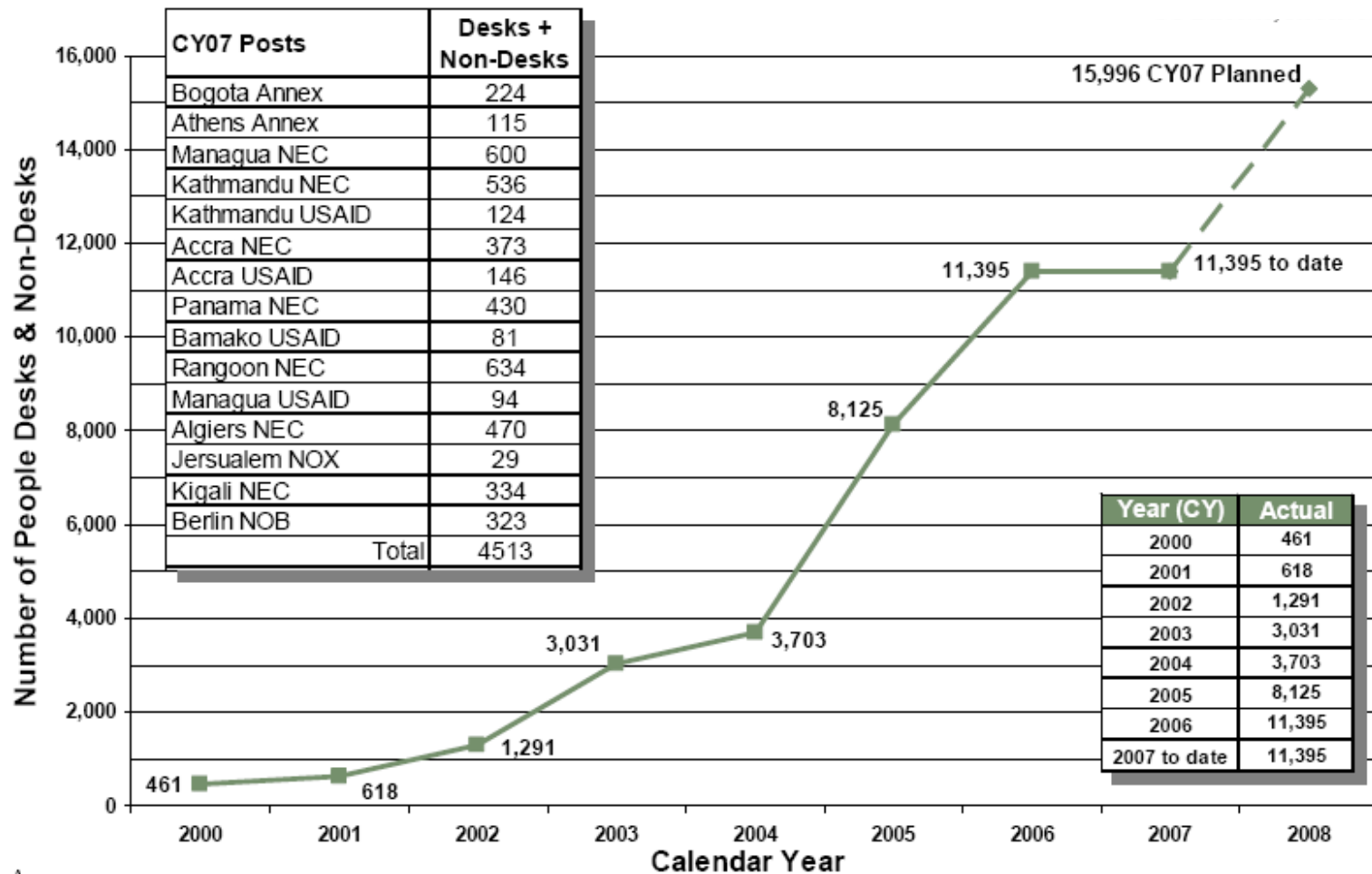
## *2001-2006 Results*



1. Abidjan NEC
2. Abu Dhabi NEC
3. Abuja NEC
4. Astana NEC
5. Athens NOX
6. Baghdad IOB
7. Bamako NEC
8. Belmopan NEC
9. Bogotá NOX
10. Bridgetown NAB
11. Cape Town NEC
12. Conakry NEC
13. Conakry NOX
14. Dar Es Salaam NEC
15. Dar Es Salaam NOX
16. Dili IOB
17. Doha NAB
18. Dushanbe NEC
19. Frankfurt NAB
20. Freetown NEC
21. Istanbul NEC
22. Kabul ARG/NOX
23. Kabul NEC
24. Kabul NOX/Cafeteria
25. Kampala NEC
26. Kampala NOX
27. Kingston NEC
28. Lima NOX
29. Lomé NEC
30. Luanda NEC
31. Nairobi NEC
32. Nairobi NOX
33. Phnom Penh NEC
34. Phnom Penh NOX
35. São Paulo NAB
36. Sofia NEC
37. Tashkent NEC
38. Tbilisi NEC
39. Tirana NOX
40. Tunis NEC
41. Yaoundé NEC
42. Yerevan NEC
43. Zagreb NEC



# *Number of People Moved to Safer Facilities 2000-Present*



## *What Is on Our Plate Today*

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- 38 NEC /Annex projects under design/construction (\$3.B)
- 24 rehab projects underway (\$332.2M)
- 197 Compound Security and FE/BR replacement projects (\$190M) underway
- 13 NEC/Annex projects planned for award in FY 2007
- 76 NEC projects in Long-Range Overseas Buildings Plan (\$6.5B)
- 17,681 properties at 265 locations to serve



## *New Facilities Awarded in 2006*

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- Abuja NOX
- Djibouti NEC
- Guangzhou NEC (design)
- Johannesburg NEC
- Khartoum NOX
- Libreville NEC
- Skopje NOX
- Surabaya NEC
- Suva NEC
- Tbilisi NOX

## *New Facilities Planned for Award in 2007*

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

\* Funded in FY 2006



1. **MOVE** to a true risk allocation process that is fair, clear and acceptable to all parties.
2. **AVOID** adding a non-traditional scope of work to the general contractor's Design-Build team.
3. **ALLOW** specialty contractors to perform highly sensitive and special work (separate contract).
4. **REPRESENT** to the Design-Build team that all "*Rights of Passage*" issues have been handled so they will not impact an orderly construction process. (e.g. host country requirements)
5. **MOVE** to provide simple, clear and firm RFP language for procurement.
6. **ENSURE** estimates are derived from empirical data extracted from normal conditions.
7. **MOVE** Value Engineering to the planning phase of Project Development.
8. **LOOK** for Project Directors who can create and maintain a strong team.
9. **PAY** more attention to the quality of the Design-Build team's on-site staffing.
10. **FIX** customer expectations at the pre-construction session and control them through the construction period.



11. **DELIVER** a building site that is ready for construction now.
12. **MAKE** the Standard Design (SED) a true “site adaptation” vehicle.
13. **MOVE** to a “TRUE” Design-Build delivery method for our NECs by providing the Design-Build team a standard design that equals approved construction document.
14. **INCREASE** emphasis on smart, energy efficient, and sustainable building going forward.
15. **HELP** bring the procurement team to the “new ways to think, new ways to build” mentality.
16. **DEAL** appropriately with change orders immediately (set time periods in the early stages of the process).
17. **DESIGN** reviews must be expedited and cannot generate requirements that add to scope without identifying funding and allowing time extension.
18. **CONSIDERATION** must be given to the “how-to” for Operations and Maintenance in the planning phase of our projects.
19. **ADD** a commissioning staff to the on-site team and ensure that this staff is an active participant in pre-construction.
20. **BEGIN** to get serious about the use of public-private partnerships to assist with some of our work.



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July 2006 ***ENR Magazine*** stated that **Factors influencing construction going forward are:**

- The Skills Base and Culture of the Workforce
- Technology Advances
- The Size, Scope and Type of Project
- The Site Conditions and other Environmental Factors
- Design Integration of the project
- Labor/Capital Ratio

***“Tackling the Process Flow”***

**Strategy**

Employing “Lean” Thinking/Focus

- Reduce Waste
- Reduce Touch-Time
- Identify Value
- Identify the Value Stream
- Process Flexibility (Pull)
- Improve Process Flow





## *Why this Path Now?*

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### *The Drivers*

- Budgets are tighter (cost control at center stage)
- Accountability in Government is paramount today
- Several Wars ongoing
- Work Force Management Process Flow needs reworking
- Smarter Management & Enhanced Communication are musts



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## *New Embassy Construction (2001 - Present)*



# 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 Project - 2001*

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**Doha, Qatar NAB**

# Completed Projects - 2002

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*Bogotá Annex*



*Dar es Salaam NEC*



*Tunis NEC*



*Nairobi NEC*



*Dar es Salaam  
USAID*

# Completed Projects - 2003

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*Abu Dhabi NEC*



*Zagreb NEC*



*Istanbul NCC*



*Sao Paulo NAB*



*Lima NOX*



## Completed Projects - 2004

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# Completed Projects - 2005

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*Abidjan NEC*



*Abuja NEC*



*Kabul NEC*



*Frankfurt NAB*



*Cape Town NEC*

## Completed Projects - 2005

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*Luanda NEC*



*Phnom Penh NEC*



*Tashkent NEC*



*Yerevan NEC*



*Yaoundé NEC*



*Tbilisi NEC*



*Tirana, Albania Annex - 2006*

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# *Kabul, Afghanistan Rec Center/Pool - 2006*

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*Conakry, Guinea NEC - 2006*

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## *Dushanbe, Tajikistan NEC - 2006*

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*Astana, Kazakhstan NEC - 2006*

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*Bamako, Mali NEC - 2006*

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*Freetown, Sierra Leone NEC - 2006*

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*Belmopan, Belize NEC - 2006*

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*Bridgetown, Barbados NAB - 2006*

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*Kingston, Jamaica NEC - 2006*

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*Lomé, Togo NEC - 2006*

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# *Phnom Penh, Cambodia NOX - 2006*

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*Kampala Uganda NOX - 2006*

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## *Conakry, Guinea NOX - 2006*

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## *Athens, Greece NOX*

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## *Capital Construction Projects Under Design/Construction*



1 Abuja annex	32.0	20 Koror	5.0
2 Algiers	90.5	21 Libreville	86.9
3 Accra	90.3	22 Managua	79.9
4 Baghdad NEC	612.0	23 Mumbai	122.9
5 Beijing	434.0	24 Panama City	100.6
6 Berlin	143.0	25 Port au Prince	108.5
7 Bogota annex	28.0	26 Quito	98.9
8 Brazzaville	74.3	27 Rangoon	86.0
9 Ciudad Juarez	96.1	28 Skopje	80.6
10 Djibouti	97.0	29 Skopje annex	14.0
11 Guangzhou	150.4	30 Surabaya	61.9
12 Jerusalem	22.5	31 Suva	63.7
13 Johannesburg	96.4	32 Taipei (design)	9.4
14 Karachi	160.0	33 Tbilisi annex	20.6
15 Kathmandu	90.7	34 USAID Accra	22.6
16 Khartoum	106.7	35 USAID Bamako	19.2
17 Khartoum annex	20.0	36 USAID Kathmandu	21.0
18 Kigali	106.0	37 USAID Kingston	15.3
19 Kolonia	5.0	38 USAID Managua	13.9
			3,485.8

*Accra, Ghana NEC*

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99% Complete



# *Panama City, Panama NEC*

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96% Complete





*Kathmandu, Nepal NEC*

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95% Complete



*Rangoon, Burma NEC*



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91% Complete



*Algiers, Algeria NEC*

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93% Complete



*Managua, Nicaragua NEC*

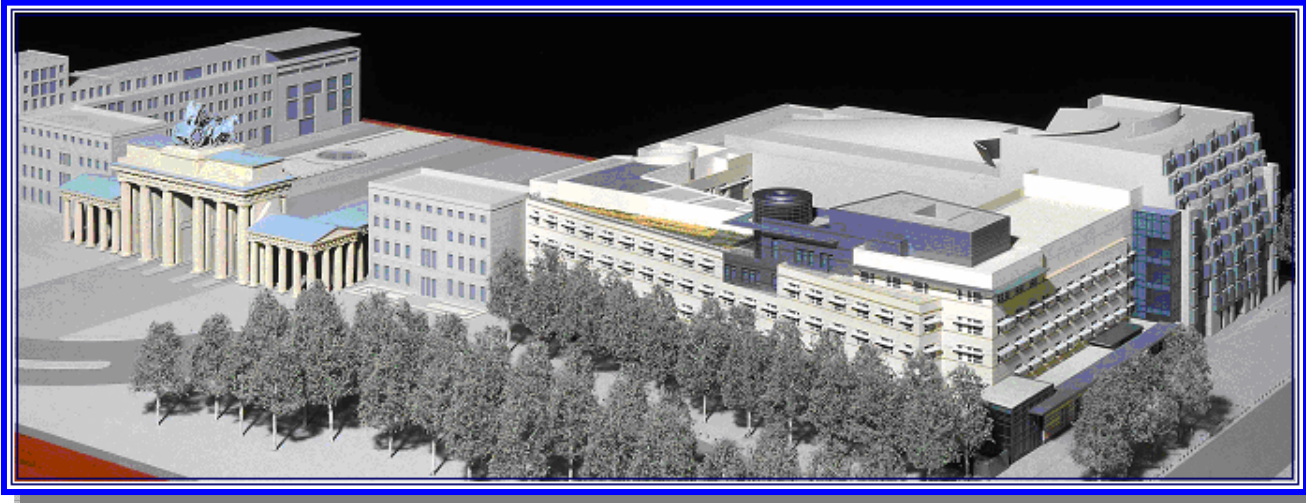
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*Berlin, Germany NEC*

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70% Complete





*Kigali, Rwanda NEC*

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63% Complete



## *Port-au-Prince, Haiti NEC*

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58% Complete



# Quito, Ecuador NEC

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51% Complete

# *Ciudad Juarez, Mexico NCC*

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41% Complete



*Khartoum, Sudan NEC*

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30% Complete

# Skopje, Macedonia NEC

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20% Complete





## *Mumbai, India NCC*

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12% Complete

*Beijing, PRC NEC*

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60% Complete



## *Baghdad, Iraq NEC Status*

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- “Lean Management” construction execution is working
- Great management team
- Major challenges every day
- On schedule (85%)
- Managing to budget
- 6 months left to completion (24 months)
- Construction quality is superb
- Working two shifts (24/7)
- Self-contained compound

# LEED Certification

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Sofia, Bulgaria NEC

## *Tough Road Ahead*

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- **Beirut**
- **Karachi**
- **Addis Ababa**
- **Khartoum**
- **Tripoli**
- **Harare**



## *Operational Developments*

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- Touching the leading edge of technology with BMIS, BIM, and lean management
- Made major changes in risk allocation



# *Interagency Facilities Council*

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## CSCS Update

Alex Kurien

Director, Strategic Planning Division





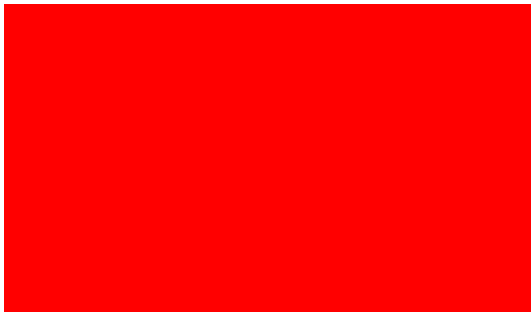
# ***Capital Security Cost-Sharing: Building for the Future***



*Tbilisi NEC*



*Yerevan NEC*







# ***The Need for New Facilities: Secure, Safe, Functional Workplaces***

- Over 81,000 U.S. Government employees from 30 Departments and independent agencies (“agencies”) work under Chief of Mission authority at over 372 embassies, consulates, and other locations
- Most embassy and consulate facilities do not meet current security standards
- Most embassy and consulate facilities are overcrowded, antiquated, and do not meet current safety or functional standards



# ***Legal Authority for the Cost-Sharing Program***

- (e) CAPITAL SECURITY COST SHARING.—
- (1) AUTHORITY.—Notwithstanding any other provision of law, all agencies with personnel overseas subject to chief of mission authority . . . shall participate and provide funding in advance for their share of costs of providing new, safe, secure United States diplomatic facilities, without offsets, on the basis of the total overseas presence of each agency as determined annually by the Secretary of State in consultation with such agency. Amounts advanced by such agencies to the Department of State shall be credited to the Embassy Security, Construction and Maintenance account, and remain available until expended.
- (2) IMPLEMENTATION.—Implementation of this subsection shall be carried out in a manner that encourages right-sizing of each agency's overseas presence.
- (3) EXCLUSION.—For purposes of this subsection 'agency' does not include the Marine Security Guard.
- *Section 604 of the Secure Embassy Construction and Counterterrorism Act of 1999, added by the FY2005 Consolidated Appropriations Act, Division B, P.L. 108-447, December 8, 2004*



# ***The Cost-Sharing Law in English***

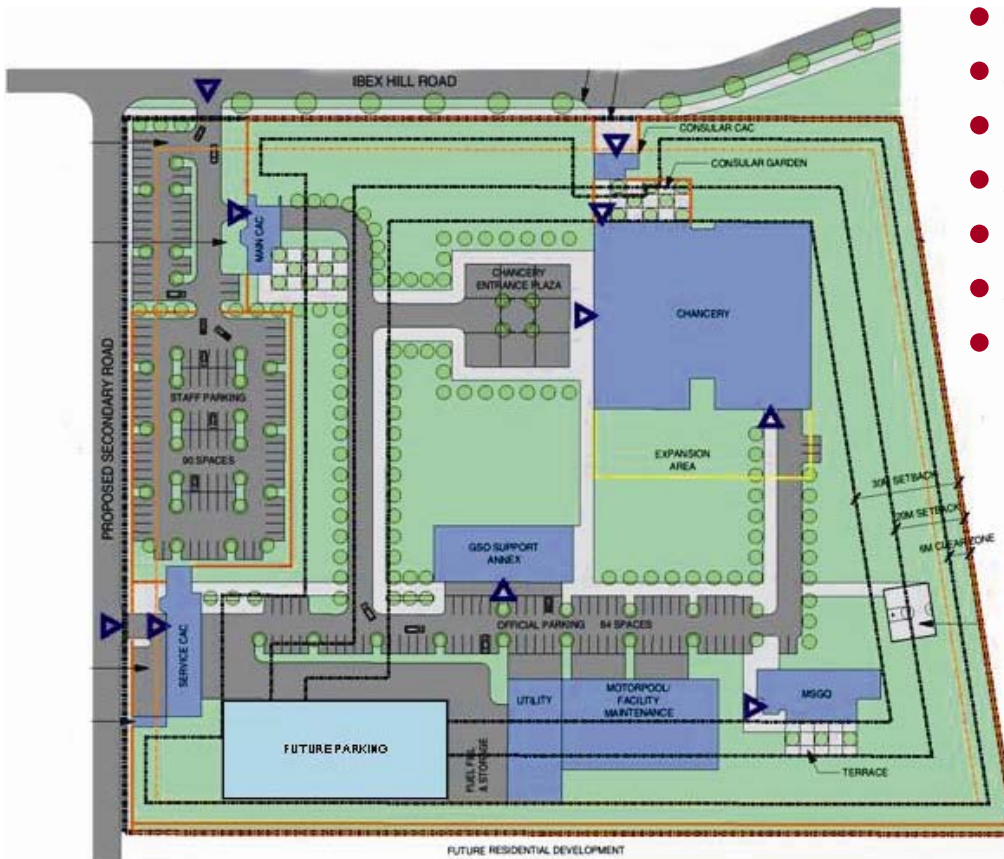
- **All agencies with personnel overseas subject to Chief of Mission authority shall provide funding in advance for their share of the cost of providing new, safe, secure diplomatic facilities**
  - **on the basis of the total overseas presence of each agency**
  - **as determined annually by the Secretary of State in consultation with such agency**
- **Implementation shall be carried out in a manner that encourages right-sizing of each agency's overseas presence**
- **New diplomatic facilities may not include space for any agency that has not provided the full amount of its funding share as required by this program**





# Concept: 21<sup>st</sup> Century NECs

## New Embassy Compounds are modeled on a Standard Embassy Design (SED) approach



- Chancery Office Building
- Support Annex
- Marine Security Guard Quarters
- Staff and Visitor Parking
- Recreation center
- Site Development/Landscaping
- Perimeter Security System
  - Compound Access Control (CAC) system
  - Personnel Access Control (PAC) system
  - Nine foot anti-climb/anti-ram wall with lights
  - Surveillance equipment



# *CSCS Program Principles*

- Each agency contributes a fair share to fund an accelerated construction program for secure, safe, functional workspace
- The CSCS Program provides a steady and predictable source of capital for NEC construction
- The Program operates at the HQ level with minimal staff. Posts, agency bureaus, and ICASS are not required to track or transfer funds
- The charges are allocated per capita and worldwide; every existing and planned position under Chief of Mission authority is counted
- This allocation method creates further incentive for agencies to right-size every one of their overseas positions in support of the President's Management Agenda



# Capital Security Cost-Sharing

The purpose of the CSCS program is to fund new embassy construction through contributions from all overseas agencies (including State and ICASS) in proportion to their overseas presence.

- After 5-year phase-in (FY05-09), the Program will generate \$1.4 billion annually through FY 18.

## Capital Security Cost Sharing Phase-In Plan

*(\$ in thousands)*

	<b>FY05</b>	<b>FY06</b>	<b>FY07</b>	<b>FY08</b>	<b>FY09</b>
	20%	40%	60%	80%	100%
DOS Contribution	785,320	810,240	800,559	887,280	920,000
Cost Sharing	88,916	203,131	363,967	384,000	480,000
<b>Total</b>	<b>874,236</b>	<b>1,013,371</b>	<b>1,164,526</b>	<b>1,271,280</b>	<b>1,400,000</b>





# ***Cost-Sharing Program Benefits***

- Provides steady funding for an accelerated \$17.5 billion capital security construction program – funding 150 secure NECs in 14 years – reducing time by 12 years
- Causes all agencies to:
  - Equitably help fund overseas facilities construction
  - Rightsize their overseas staffing
- Allows Congress, agencies, and the public to see the capital cost of stationing personnel overseas
- Enables OBO to provide safe, secure functional facilities overseas and place more USG personnel out of harm's way



# Determining Per Capita Charges

<u>Total needed</u>	<u>Construction cost by type*</u>	<u>\$ assigned to this type</u>	<u># of Positions**</u>	<u>FY05 - 07 Charge per Capita</u>
\$1.4 billion	3.8% - COM	\$ 52,467,451	251	\$ 209,034
	X 33.2% - CAA	\$ 465,052,406	7,840	\$ 59,318
	56.2% - Non-CAA	\$ 786,814,277	27,957	\$ 28,144
	6.8% - Non-Office	\$ 95,665,866	19,366	\$ 4,940
	=	\$ 1,400,000,000	÷	=

\* Based on analysis of typical NEC construction costs

● \*\* 2002 survey data

● To ease budget planning and encourage right-sizing, the *per capita* charges were fixed for FY05-07 and are again fixed for FY08-10:

<u>Position type</u>	<u>total #</u>	<u>FY08 (80%)</u>	<u>FY09-10</u>
● PO	251	\$ 149,509	\$ 186,886
● CAA	9,416	\$ 40,579	\$ 50,724
● Non-CAA	38,951	\$ 16,391	\$ 20,488
● Non-Office	23,027	\$ 2,837	\$ 3,546





# Contacts for the CSCS Program

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# *Interagency Facilities Council*

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## **Pre- and Post NEC Building Operating Expense**

Alex Willman

Facility Management Division





# *Pre- and Post NEC Building Operating Expense Example*

- US mission in Zagreb Croatia was previously housed in an urban chancery and adjacent annex building.
- OBO planned and constructed a New Embassy Compound (NEC) between 2000 and 2003 outside of the urban zone to meet DOS safety and security requirements.
- At the request of the Senate Foreign Relations Committee, OBO provided an analysis of the Building Operating Expenses for comparable properties in both the “pre-NEC” and “post-NEC” configurations.



# ***Pre-NEC Situation: Chancery Condition and Operating Expense***

- The original US mission had an area of 1900 gross square meters for the Chancery and Annex buildings.
- Built in the late 19<sup>th</sup> century, these buildings were not compatible with the demands of the 21<sup>st</sup> century needs of the USG: Old wood doors, drafty wood windows, insufficient heating and cooling systems, unreliable plumbing systems. Total Building Operating Expenses for FY 2002, the year prior to disposing of these two properties, was USD433,000, based upon that year's average exchange rate of 8.04 Kuna to \$1.00
- Of most importance, the security of the USG personnel was compromised by the urban street location that could easily allow terrorist attacks.





## ***Zagreb NEC in 2005: Condition and Operating Expense***

- The NEC in Zagreb was completed by OBO in 2003, incorporating the DOS construction security requirements imposed after the bombings in Nairobi and Dar es Salaam.
- One key security requirement was the 100 foot set-back of the Chancery building from the perimeter anti-climb wall, which required a significantly larger acreage than previously existed.
- Now located within the NEC, the expanded needs of USG agencies to conduct their requirements resulted in the Chancery and Warehouse size of 8,490 GSM.
- For FY 2005 the Building Operating Expenses for the Chancery and Warehouse were \$899,900, based on the average local exchange rate of 5.92 Kuna to \$1.00.



# Zagreb BOE per GSM Comparison

- The Building Owners and Managers Association (BOMA) annually publishes the “Experience Exchange Report”, comparing operating cost per square foot of US government and private sector office properties.
- OBO employed this BOMA operating cost methodology to contrast the pre-NEC and current NEC Zagreb BOE for similar non-residential properties:

	<u>Pre-NEC</u>		<u>Current NEC</u> %
	<u>Difference</u>		
– BOE	\$432,990	\$899,940	52%
– BOE [Both \$2005]	\$545,570	\$899,940	39%
– Cost/GSM	\$282/GSM	\$106/GSM	166%

## Conclusions:

- Operating cost comparisons need to follow private sector models
- The NEC is over 2 ½ times as efficient on the basis of operating cost per unit area

# *Interagency Facilities Council*

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## Channels Of Communication

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## ***IFC Issues to be addressed***

***“What is proper venue for vetting agency issues concerning the following:***

- 1. OBO decides on and enforces cost-containing or space limitation measures such as, 30 people per conference room/copier/server & storage space. This is, however, an industry AVERAGE - and in the private sector some businesses have greater need for conference space than others; e.g., lawyers and bankers. For the Commercial Service, access to private meeting space is mission critical. How do agencies with overseas mandates make the case for a flexible approach to meeting our legitimate needs?***
- 2. OBO and State jointly decide allocation of space inside USG facilities and determine who moves in and who moves out. The needs of the Commercial Service are often not considered adequately and we are forced into or out of USG facilities at significant cost to our effectiveness. How do agencies get early warning of moves and what means exist for respecting the mandates of all agencies in making decisions?”***



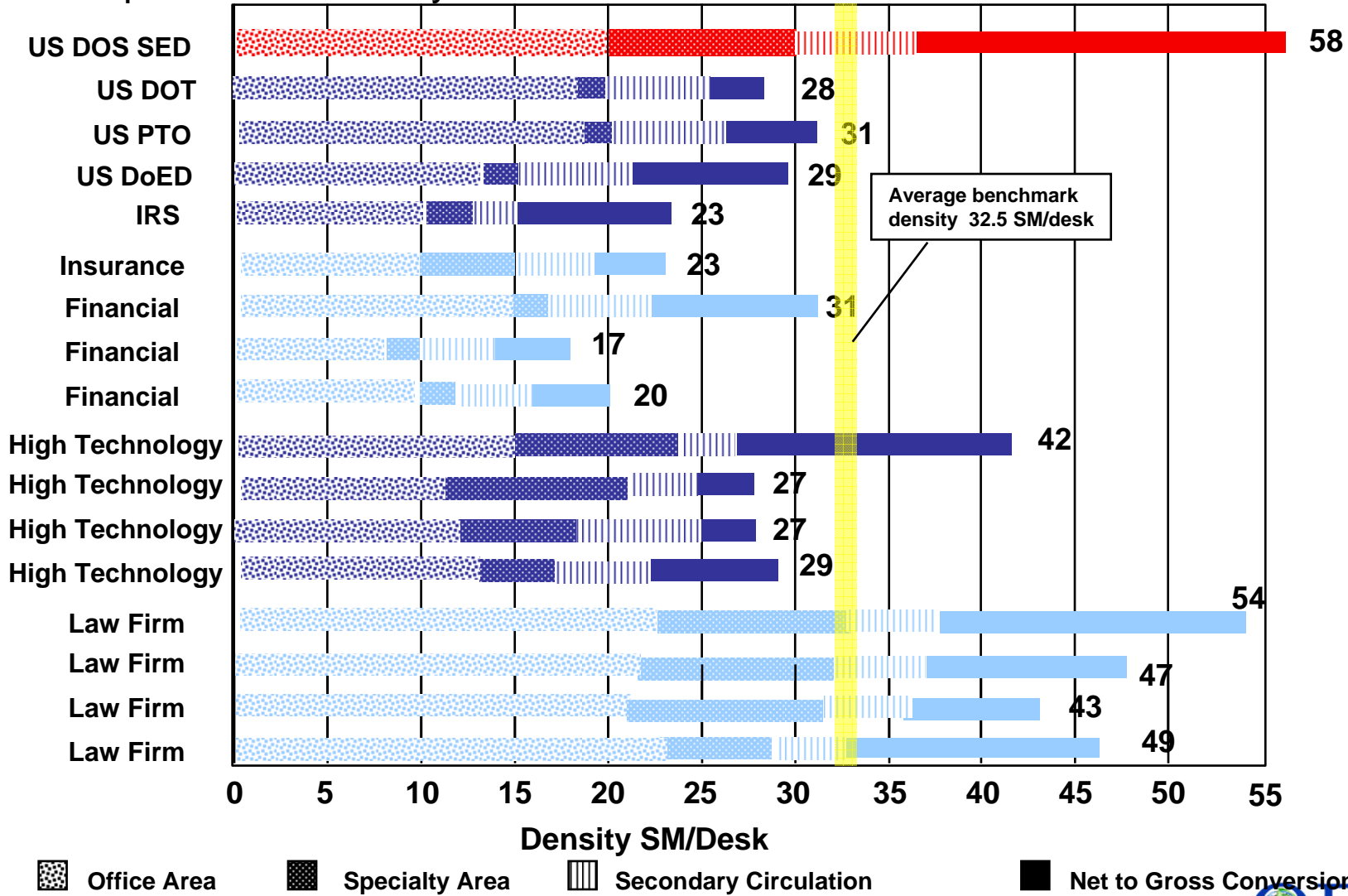
## **ISSUE 1**

***“OBO decides on and enforces cost-containing or space limitation measures such as, 30 people per conference room/copier/server & storage space. This is, however, an industry AVERAGE - and in the private sector some businesses have greater need for conference space than others; e.g., lawyers and bankers. For the Commercial Service, access to private meeting space is mission critical.”***



# Pre-2004 Space Standards

## Area per Desk - Density

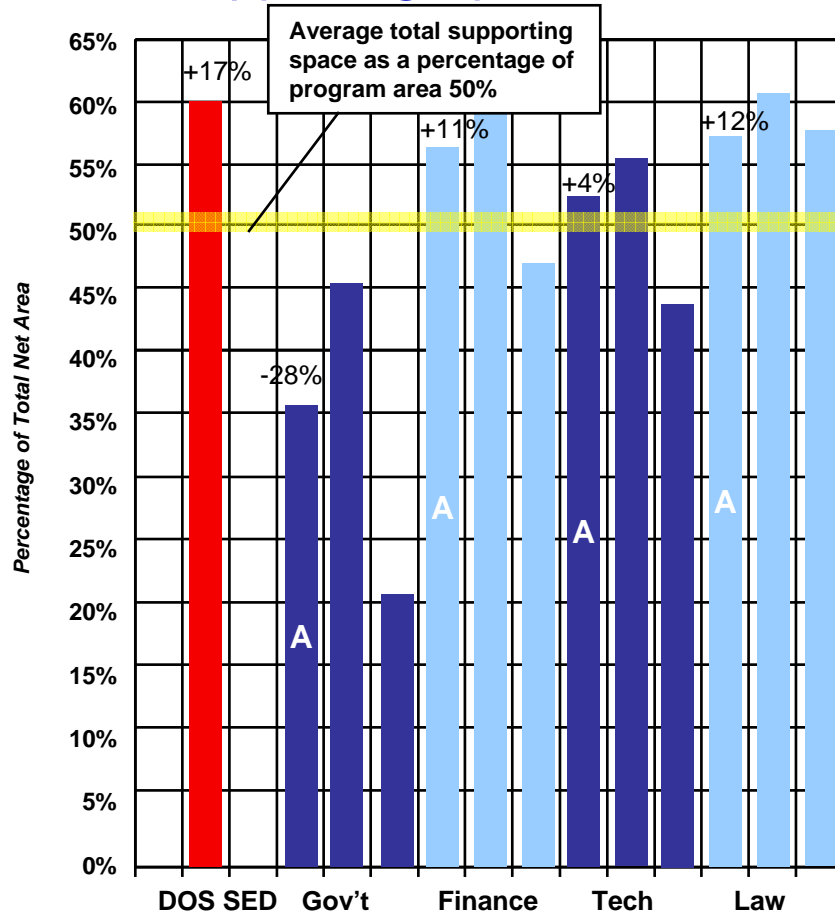




# Pre-2004 Support Space Standards

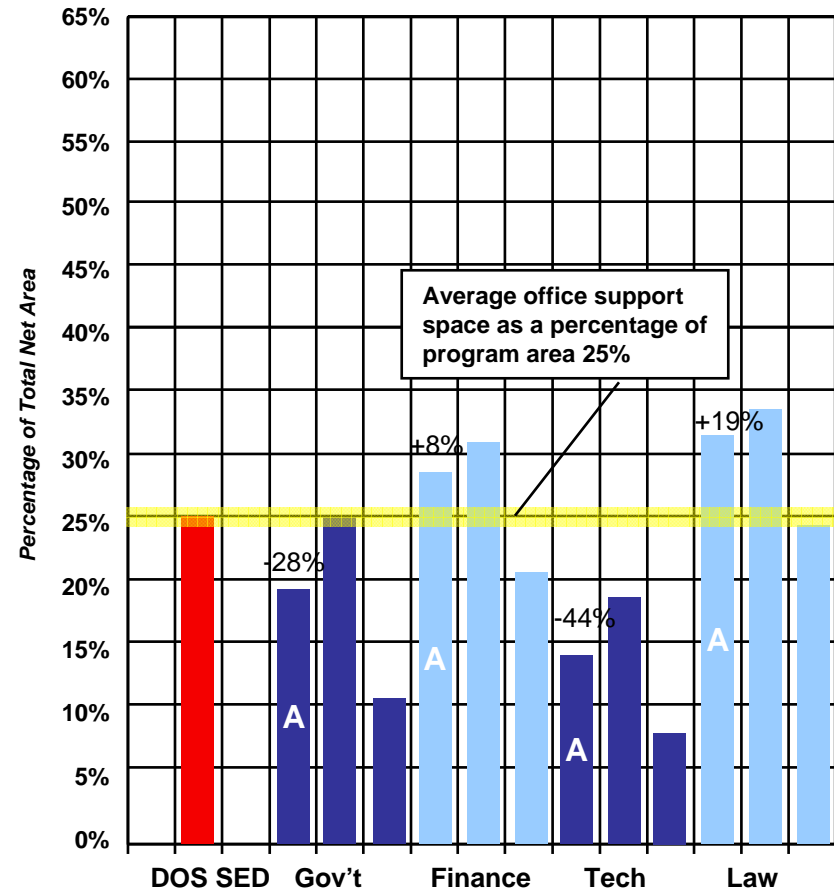
Comparison - Average/High/Low

## Total Supporting Spaces\*



\*Supporting Spaces include: office support, specialty spaces, common use spaces

## Office Support Space



\*Office support includes: files, reception, meeting, work rooms







***Yes, our standards align with industry averages, and some agencies, such as the Commercial Service may have greater need for conference space than others.***



## Question 1

- 1. How do agencies with overseas mandates make the case for a flexible approach to meeting our legitimate needs?**

## Answers

**The “Standards Change Request” process allows agencies to request changes to their standard space or construction features in the SED.**

**POC: Peter Marshall, PDD Standards Management Team Leader, 703-875-6307**

**For project-specific needs, agencies can make their case during:**

- Space requirements program reviews**
- Integrated planning reviews (“IPRs”)**

**POC: OBO/PD/PEA/CPB Planning Manager for the specific NEC, or Richard Gausseres, Capital Planning Branch Chief, 703-875-4927**



# The Standards Change Request Format

BULLETIN #: TB-00-000-2006

<b>PD/PDD</b> STANDARDS MANAGEMENT TEAM		<b>TECHNICAL BULLETIN</b> No. TB-00-000-2006	
<b>SCR TRACKING NUMBER</b> No. SCR-00-000-2006			
<input checked="" type="checkbox"/> SCR-1 (Draft Request) Date Due/Revised:	<input checked="" type="checkbox"/> SCR-2 (Analysis/Review) Date Due/Revised:	<input checked="" type="checkbox"/> SCR-3 (Technical Requirements) Date Due/Revised:	<input checked="" type="checkbox"/> TB (Technical Bulletin) Effective Date 11-14-04
<p><b>INSTRUCTIONS TO REQUESTORS:</b></p> <p>Requestors will submit the SCR-1 form and a supporting RFP Change Request to the NEC Standards Management Team (SMT). This team will review and approve the request and to forward the request to the NEC. The SMT will review the request and will also determine if the request is within the scope of the NEC. The SMT will review the request and will also determine if the request is within the scope of the NEC. The SMT will review the request and will also determine if the request is within the scope of the NEC.</p>			
<b>SUMMARY OF CHANGE:</b>			
<b>Description of Change:</b>	PropONENT shall provide to the best of their ability a detailed description of the change being requested and circumstances leading to the request.		
<b>Requestor:</b>	Provide detailed contact information on the PropONENT office.		
<b>Point of Contact:</b>	Provide Point of Contact for PropONENT Office and contact information for the POC back up.		
<b>Justification for Change:</b>	PropONENT shall provide to the best of their ability justification supporting the change being requested. The propONENT will also provide a summary of the possible impact on both the SED and the NEC Programs if the proposed change is not adopted.		
<b>Scope of Work Summary:</b>	PropONENT shall provide to the best of their ability a detailed Scope of Work Statement.		
<b>NET Cost Impact:</b>	PropONENT shall provide to the best of their ability a statement on cost. SMT in conjunction with CMB will provide final cost analysis.		
<b>Other systems Impacted:</b>	PropONENT shall provide to the best of their ability a list of other systems that may be impacted by this change.		
<b>Options to this change:</b>	PropONENT shall provide a minimum of two options to the change being requested.		
<p><b>ADDITIONAL SUPPORT:</b></p> <ol style="list-style-type: none"> <li>Support documentation;</li> <li>Reference Documents;</li> <li>Impact on overall NEC. Additional NEC Cost</li> <li>Consequences of not Implementing Recommendation;</li> </ol>			

David P. Bar

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BULLETIN #: TB-00-000-2006

GRAPHICS/DWG	GRAPHICS/DWG																												
Existing Condition	Proposed Revision																												
<table border="1"> <thead> <tr> <th>SPACE ID</th> <th>CURRENT HSM</th> <th>PROPOSED HSM</th> <th>CHANGE HSM</th> </tr> </thead> <tbody> <tr> <td>Space name and ID</td> <td>3.00</td> <td>6.00</td> <td>3.00</td> </tr> <tr> <td>Space name and ID</td> <td>6.00</td> <td>4.00</td> <td>-2.00</td> </tr> <tr> <td>Space name and ID</td> <td>15.00</td> <td>22.00</td> <td>7.00</td> </tr> <tr> <td>Space name and ID</td> <td>4.40</td> <td>6.00</td> <td>1.60</td> </tr> <tr> <td>Space name and ID</td> <td>54.00</td> <td>72.00</td> <td>18.00</td> </tr> <tr> <td colspan="2" style="text-align: center;">TOTAL HSM</td> <td></td> <td>27.60</td> </tr> </tbody> </table>		SPACE ID	CURRENT HSM	PROPOSED HSM	CHANGE HSM	Space name and ID	3.00	6.00	3.00	Space name and ID	6.00	4.00	-2.00	Space name and ID	15.00	22.00	7.00	Space name and ID	4.40	6.00	1.60	Space name and ID	54.00	72.00	18.00	TOTAL HSM			27.60
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TOTAL HSM			27.60																										
<b>APPLICABILITY:</b>																													
Standard change to be implemented for NEC's no earlier than FY 08.																													
<b>ADDITIONAL GUIDANCE:</b>																													
This change requires further action by other offices to revise elements of the standard RFP/Procurement Package for NEC construction. Affected elements of the RFP/Procurement Package are as follows:																													
<b>RFP/PROCUREMENT CONTRACT REVISIONS:</b>																													

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BULLETIN #: TB-00-000-2006

<input checked="" type="checkbox"/> 1.2.1 OBO Instructional Codes Supplement (OBO ICS)	<input type="checkbox"/> 1.2.5 Antismoke Ceilings Maintenance (ECM) Manual
<input checked="" type="checkbox"/> 1.2.2 SED NEC Documents	<input type="checkbox"/> 1.2.9 Workzone Support Areas Application Manual
<input checked="" type="checkbox"/> 1.2.2.2 SED NEC Documents (Classified)	<input type="checkbox"/> 1.2.10 LEED Scorecard
<input checked="" type="checkbox"/> 1.2.3 Requirement Emergencies Package (REP)	<input type="checkbox"/> 1.3.1 Space Requirement Program (SRP)
<input checked="" type="checkbox"/> 1.2.4 Telecommunications Requirement	<input type="checkbox"/> 1.3.2 Site Planning
<input checked="" type="checkbox"/> 1.2.4 Telecommunications Requirement (Classified)	<input type="checkbox"/> 1.3.3 Test & Drawings (STD)
<input checked="" type="checkbox"/> 1.2.5 Technical Security System (TSS) Requirement	<input type="checkbox"/> 1.3.4 OBO Division 1 Specifications
<input checked="" type="checkbox"/> 1.2.6 Commercial Product Data	<input type="checkbox"/> 1.3.5 Project Specific Classified Requirements
<input checked="" type="checkbox"/> 1.2.7 Local Area (LCA) Entry Requirement	<input type="checkbox"/> TRD: Other
Standards Management Team Leader Name: Peter A. Marshall	Room No./Building: 1005
Office Symbol: OBO/PD/PDD	Phone No.: 56307

The above information represents a cleared Change Directive from OBO Management. Please notify PDD of any discrepancies or additional clarification needed to quantify this change to the OBO Standards within three (3) business days of the issuance date.

Submitted By: LaKeisha Henderson, PDD Planner  
Date Prepared: Wednesday, July 27, 2006

Distribution:  LAN,  Document Control,  Hand

\_\_\_\_\_ Chief Operating Officer, OBO  
Charles E. Williams

\_\_\_\_\_ Managing Director, OBO/PD  
Jay A. Hicks

\_\_\_\_\_ Division Director, OBO/PD/PDD  
David P. Bar

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- Used to change the SED (not specific projects)
- Defines SCOPE and COST
- Identifies which FY SED version for implementation
- Indicates effected RFP components
- Sums up the cost by project, FY and entire CSCS program





# ***SCR ROLES***

1. **Proponent (agency)** submits SCR
2. PDD reviews and confirms request as SCR
3. Technical team (includes **proponent**) develops technical requirements and cost
4. Technical team clearance
5. SCR to COO for consideration
6. “Technical Bulletin” notifies stakeholders
7. Implementation







# ..we can build 150 CSCS NECs for \$17.5B

INMAN & NEC

SUM/IP

INMAN & CONSTRUCTION

LROBP

BEYOND THE LROBP

16 Inman Posts are LRFP Candidates				132 Posts are not immediate candidates for LRFPs							79 Posts in years beyond the LROBP are candidates for LRFPs							Candidates for the LRFP Program
Inman	Start Inman	Under Construction	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	Remaining Posts	
16	18	26	43	43	49	54	59	64	69	74	79	84	89	94	99	104	109	
16	34	60	73	86	96	110	121	134	140	159	169	180	191	202	213	223	234	

Inman	Start Inman	Under Construction	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	Remaining Posts
Amman, JO NEC	Alajua, TV NEC	Algiers, AG NEC	Accra, GH USAID	Beirut, NEC & housing	Addis Ababa, NEC	Antananarivo, NEC	Asunción, NEC	Auckland, NEC	Aizawa, NEC	Bangkok, NEC	Carablanca (PPD)	Matamoros	London	Stockholm	Ayia	Stockholm	New York
Bangkok, TH NEC	Abu Dhabi, TC NEC	Astana, KZ NEC	Bamako, ML USAID	Brazzaville, NEC	Antananarivo, NEC	Belgrade, NEC	Baku, NEC	Bucharest, NEC	Bratislava, NEC	Buenos Aires, NEC	Hanoi (PPD)	Moscow	Amsterdam	New Delhi	Auckland	New York	New York
Cairo, EG NEC	Abuja, NI NEC	Athens, GR NEC	Bogota, CO Annex	Djibouti, NEC	Belgrade, NEC	Bandar, NEC	Bandar, NEC	Columbo, NEC	Chennai, NEC	Calcutta, NEC	Lahore (PPD)	Nagata	Hamburg	Vancouver	Calgary	Vancouver	San Francisco
Cinara, VZ NEC	Accra, GH NEC	Baghdad	Ciudad Juarez, MX	Guangzhou, NEC	Juba, NEC	Dupont, NEC	Dakar, NEC	Dakar, NEC	Chiang Mai, NEC	Chiang Mai, NEC	Chiang Mai, NEC	Chiang Mai, NEC	Barcelona	Pokhara	Edinburgh	Edinburgh	Edinburgh
Dhaka, BG NEC	Bogota, CO NEC	Bamako, ML NEC	Khartoum, SU NEC	Harare, NEC & NOX	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC	Kinshasa, NEC
Georgetown, GY NEC	Daer es Salaam	Beijing, CH NEC	Kigali, RW NEC	Johannesburg, NEC	Manda, NOX (17)	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX
Kuwait, KU NEC	Doha, QA NEC	Beijing, CH NEC	Kigali, RW NEC	Johannesburg, NEC	Manda, NOX (17)	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX
La Paz, BL NEC	Durban, SF LFO	Beijing, CH NEC	Kigali, RW NEC	Johannesburg, NEC	Manda, NOX (17)	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX	Khartoum, NOX
Lima, PE NEC	Idarubal, TU NEC	Cape Town, SF NEC	Mumbai, IN NEC	Sarajevo, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC
Mamasa, BA NEC	Kampala, UG NEC	Country, GY	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC	Quito, EC NEC
Moscow, RU NEC	Moscow, RU NEC	Berlin	Skopje, MK NEC	Sarajevo, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC	San Jose, NEC
Nicosia, CY NEC	Nairobi, KE NEC	Prindhat, GINAB	Sova, FJ NEC	Abuja, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX
Pretoria, SF NEC	Ottawa	Freetown, SL NEC	Baghdad, NEC**	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX	Thioli, NOX
Sama, YE NEC	Sao Paulo, BR NAB	Jerusalem															
Santiago, CH NEC	Sofia, BU NEC	Lathmash, NP NEC															
Tampajapa, HO NEC	Tiara, TS NEC	Khartoum, IM NEC															
Yerevan, AM NEC	Lome, TO NEC																
Zagreb, HR NEC	Mamasa, NU NEC																
	Manama, PM NEC																
	Phnom Penh, CB																
	Port-au-Prince, HA																
	Rangoon, BM NEC																
	Tokont, UZ NEC																
	Thioli, GG NEC																
	Tiara, AL NOX																
	Yamoussoukro, CI NEC																

## CHALLENGES

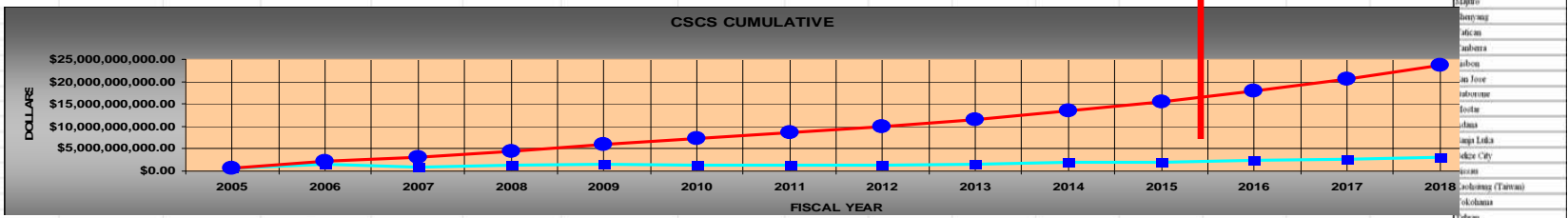
1. WEAKENING \$
2. LABOR INFLATION
3. MATERIAL COSTS

## STRATEGIES

1. VE
2. NEW WAYS TO THINK
3. NEC ALT.

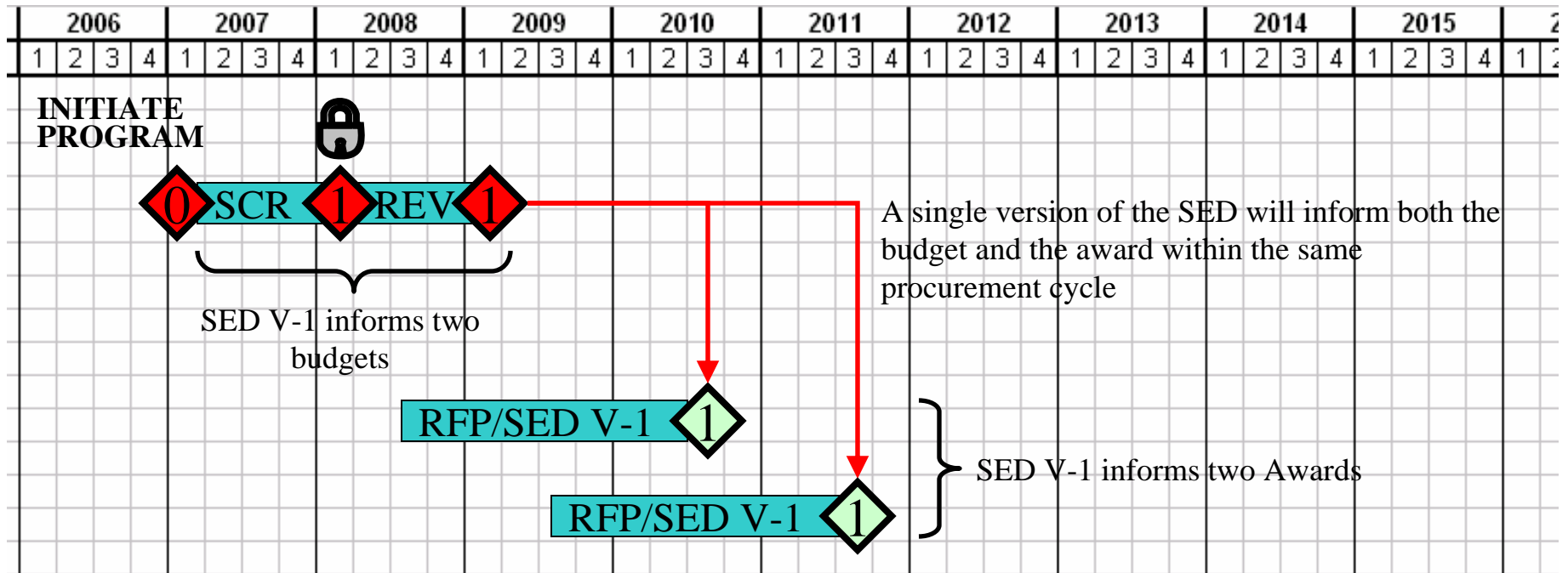
## CONTROLLING CHANGES

\$17.5 b





# Deadline for SCRs is December 8, 2007



A single version of the SED will inform both the budget and the award within the same procurement cycle

SED V-1 informs two Awards

SCR/TB

= DEFINE REQUIREMENTS

REV

= IMPLEMENT CHANGES

1

= FIX BUDGET

1

= AWARD

**A two year cycle allows for an orderly & disciplined process to revise the SED & assure that NEC awards are aligned with their budgeted requirements**



***For project-specific (non-standard) needs, agencies can make their case during:***

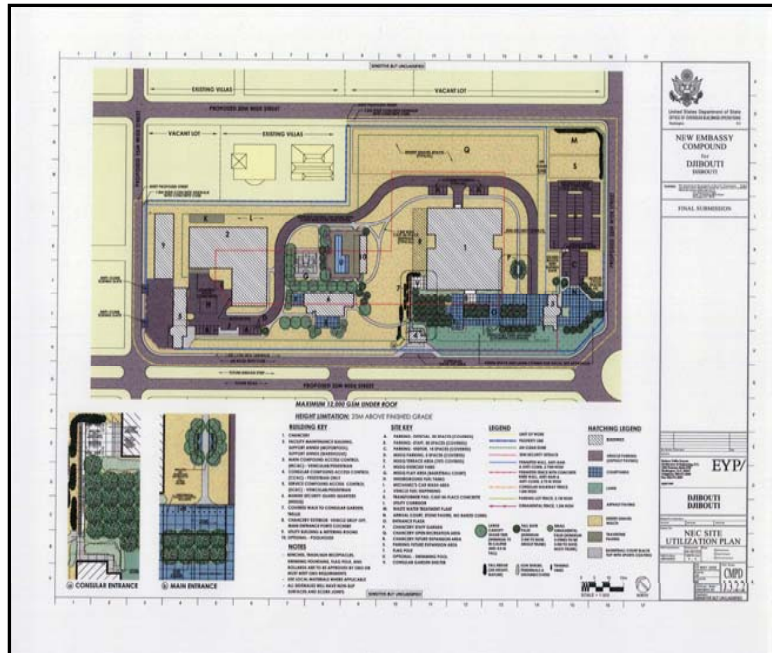
- ***Space requirements program reviews***
  - ***POC: OBO/PD/SPD/RMT - Dan Sponn, Space Requirements Team Lead, 703-812-2448***
- ***Integrated planning reviews (“IPRs”)***
  - ***POC: OBO/PD/PEA/CPB Planning Manager for the specific NEC, or Richard Gausseres, Capital Planning Branch Chief, 703-875-4927***



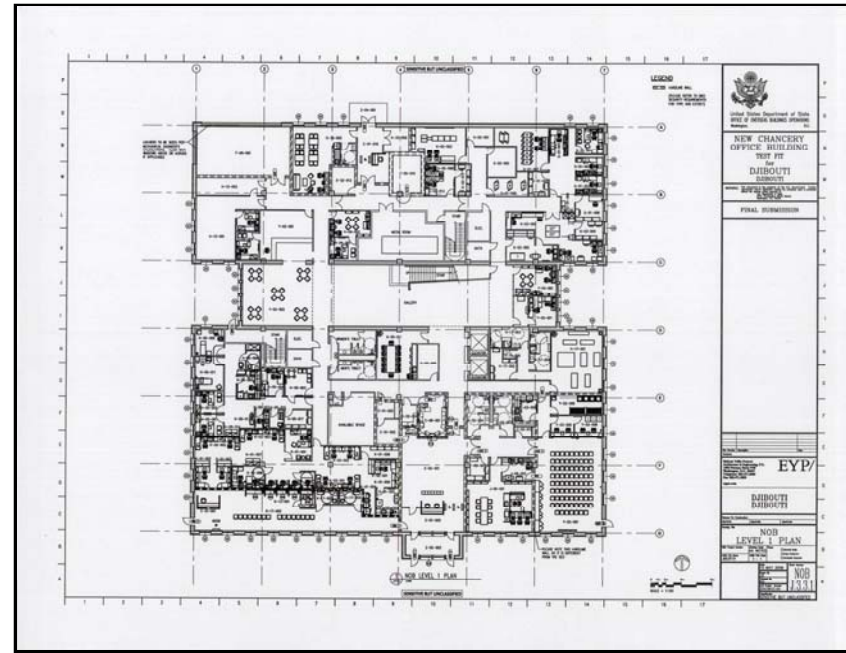




# Integrated Planning Review Products



Site Plan



Test Fit



## ***ISSUE 2***

***“OBO and State jointly decide allocation of space inside USG facilities and determine who moves in and who moves out. The needs of the Commercial Service are often not considered adequately and we are forced into or out of USG facilities at significant cost to our effectiveness.”***



## *Responsibility for Space*

- **NSDD38 approval, and assignment of space to tenant agencies, is the responsibility of the Chief of Mission (COM) at each Post.**
- **COMs, tenant agencies, geographic bureaus, and the Office of Rightsizing determine which positions OBO is to build for. SECCA requires co-location (or waiver).**





## Question 2

**2. How do agencies get early warning of moves and what means exist for respecting the mandates of all agencies in making decisions?**

## Answer

*Where an agency is already at a post the COM is the best source of information on this issue.*

*OBO's Interagency Liaison Officer in Area Management, the Property Services Advisor, liaises with non-State agencies represented at diplomatic and consular posts overseas regarding the full range of real property services OBO provides on their behalf. This includes the design, construction, purchase, acquisition and utilization of office space and housing, as well as the operation, maintenance-renovation and furnishing of buildings, the disposition of surplus real property and, in general, all matters dealing with real property management.*

*Area Management's Property Services Advisor is Mr. Emil Piekarz (703) 875-6964. [PiekarzEM@State.gov](mailto:PiekarzEM@State.gov)*

