



UNITED STATES DEPARTMENT OF STATE
OVERSEAS BUILDINGS OPERATIONS

INDUSTRY ADVISORY PANEL

PROVIDING PLATFORMS FOR DIPLOMACY

APRIL 8, 2008

SEPTEMBER 18, 2008

JUNE 26, 2008

DECEMBER 18, 2008



EMBASSY OUAGADOUGOU, BURKINA FASO



ANTANANARIVO, MADAGASCAR

NEW EMBASSY COMPOUND

Ground was officially broken on April 4, 2008. The \$94 million design-build construction contract was awarded to B.L. Harbert International, which subcontracted the design to the A/E firm Page Southerland Page. The design incorporates U.S. Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED) elements. Specific items that positively impact public health and the environment include: bike racks, open spaces, low VOC's in paints, a bus stop, storm water retention systems for less flooding, waste water treatment, and sunshades.

AGENDA

0930 – 0955 **Opening Remarks**

0955 – 1200 **Morning Session**

1200 – 1300 **Lunch**

1300 – 1530 **Afternoon Session**



OUAGADOUGOU, BURKINA FASO

NEW EMBASSY COMPOUND

Ground was officially broken on April 1, 2008. The \$77 million design-build construction contract was awarded to B.L. Harbert International, which subcontracted the design to Page Southerland Page. Once complete, it will provide 4,500 square meters of safer, functional space for embassy staff. Over 12,000 cubic meters of concrete and 1,100 tons of steel will be used in its construction. The design incorporates energy efficient central air conditioning, a water treatment plant, and an advanced sewage treatment system.

DISCUSSION TOPICS

1 Quality Assurance in Planning. There are many documented (and in some instances) codified practices for quality assurance in the design and construction processes, but less visible practices for the programming and planning phase.

a Other than CII's International Project Risk Assessment (IPRA) and the Project Definition Rating Index (PDRI), what other best practices does the panel know of that could be utilized by OBO on either its capital or non-capital program?

b Are these practices currently used with design-build programs?

C What have been the successes and failures of these programs?

OBO Champion:

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IAP Champions:

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2 Design Excellence in Design-Build. The design-build methodology presents many opportunities and challenges to the Owner and the Contractor. Among the challenges is finding common ground on design expectations with regard to quality.

a If OBO continues to use the Design-build methodologies, what recommendations or array of options does the panel know of to encourage, motivate or compel the Contractor to pursue design excellence?

b Are there requirements or benchmarks that could be incorporated into the RFP to facilitate these recommendations or options?

C Are there requirements that do not require bridging?

d What potential impact would these options have on the existing methodology OBO uses?

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3 Uniform Service Standards at U.S. Embassies, Maintaining the Department of State's Real Property Assets. USS facilitate the creation of reliable data/information posts need to analyze the various factors that affect performance. Posts will be able to see how they perform in relation to other posts and then analyze the reasons for the difference. Is it that the post is different because the post needs more resources, is it because the post needs to improve its processes. Is the post excelling in performance and it has a best practice that others should adopt? How has private industry established standards and how does it enforce the standards?

- a** USS facilitate the creation of reliable data/ information posts need to analyze the various factors that affect performance. Posts will be able to see how they perform in relation to other posts and then analyze the reasons for the difference. Is it that the post is different because the post needs more resources, is it because the post needs to improve its processes. Is the post excelling in performance and it has a best practice that others should adopt?
- b** Customers moving from post to post can expect the same level of service each time. There is no learning of new standards for each post.
- c** Service Providers moving from post to post will have a reduced learning curve since they will know that the standards (and the processes, another CMI initiative underway) are the same.
- d** USS are essential for LES empowerment. They give LES the ability to work authoritatively with other posts and to participate fully in developing and improving department-wide practices. When LES understand only their own post systems, they are limited in their understanding and participation as full partners in any global changes. USS will help change that.
- e** USS simplify and reduce costs for developing common software. The collection of data can be included in the software systems being used, meaning that the data does not need to be collected manually.
- f** At the HQ (global) level USS allow for one global conversation between all stakeholders about priorities instead of 260 isolated conversations.

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4 Warrantee Management and O&M Transition.

a For the FY08 projects, OBO will expand the construction teams' role on site to extend the presence of key construction personnel for 60 days after occupancy and then have formal warrantee inspection visits 8 to 11 months after completion.

b For the FY08 projects, OBO will begin to explore and incorporate regional standards and construction, operations and maintenance practices where practical (i.e. Don't install an elevator in central Africa that can only be serviced by someone coming from Europe). OBO will confer with private companies doing construction and operating facilities in the region, like the Hilton being constructed in Djibouti, to discuss how private industry addresses these issues.

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TIJUANA, MEXICO

NEW CONSULATE COMPOUND

Ground was officially broken on April 3, 2008. The consulate office building will be a three story structure with 7,700 square meters of space for approximately 160 employees. The design incorporates a support annex building, utility building, recreational facility, parking garage, and wastewater treatment plant. It is estimated that the construction of this project will add more than \$20 million to the local economy. The NCC will be constructed by Caddell Construction Company, which subcontracted the design to Integrus Architecture.

PANEL MEMBERS



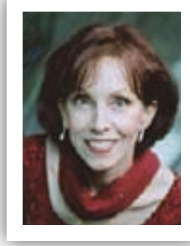
CLARE ARCHER (ABSENT) is a Senior Manager in Gilbane Building Company's Mid-Atlantic Region, and represents the **ASSOCIATED GENERAL CONTRACTORS OF AMERICA (AGC)**. After earning a B.S. degree from Indiana University of Pennsylvania in 1990, Ms. Archer went to work for an architecture/engineering/construction management firm and began working with Gilbane Building Company in 1997. As a Senior Manager, Ms. Archer focuses on business and client development for the public sector. Clare is an active member of AGC's Government Affairs Committee, and is currently the President of AGC of Metropolitan Washington, DC. As a member of the Government Affairs Committee, Clare was a leader on the GSA Construction Manager as Constructor task force, on which she worked closely with GSA representatives to develop a standard template and language for use of this delivery system. She is also actively involved in the Construction Management Association of America and the District of Columbia Building Industry Association (DCBIA).

IAP TERM: SEPTEMBER 2007 – SEPTEMBER 2008

PERRY FOWLER is substituting for Clare Archer



WILLIAM D. BROWNING received a Bachelor of Environmental Design from the University of Colorado and an MS in Real Estate Development from MIT. In 1991, Browning founded Rocky Mountain Institute's Green Development Services, which was awarded the 1999 President's Council for Sustainable Development/Renew America Prize. Browning's clients include Wal-Mart's Eco-mart, Starwood, Yellowstone National Park, Lucasfilm's Letterman Digital Arts Center, New Songdo City, Bank of America's One Bryant Park, the White House, and the Sydney 2000 Olympic Village. He coauthored *Green Development: Integrating Ecology and Real Estate*, *Green Developments* (CD-ROM), *A Primer on Sustainable Building*, and *Greening the Building and the Bottom Line*. Browning was named one of five people "Making a Difference" by Buildings magazine, and an Honorary member of the AIA. He represents the **U.S. GREEN BUILDING COUNCIL (USGBC)** on the Panel, and was a founding member of the USGBC's Board of Directors. In 2006 he became a principal in Terrapin Bright Green LLC, which crafts environmental strategies for corporations, government agencies and large-scale developments. He served on the DoD Defense Science Board Energy Task Force. IAP TERM: JUNE 2008 – JUNE 2009 (NEW)



REBEKAH G. GLADSON, FAIA, AUA, is Associate Vice Chancellor and Campus Architect for the University of California, Irvine, and represents the **DESIGN-BUILD INSTITUTE OF AMERICAN (DBIA)**. Ms. Gladson has built over \$2.4 billion in construction and is responsible for the design and construction that supports the aggressive expansion efforts of the UC Irvine campus. Utilizing the design-build method of delivery, Ms. Gladson has been able to consistently deliver award-winning, state-of-the-art teaching and research facilities on budget and on time. Immediate Past Chair of the National Board for DBIA, Ms. Gladson was recently honored with DBIA's prestigious Brunelleschi Lifetime Achievement Award to honor her extraordinary leadership in design-build delivery. In 2008, she was elected to The College of Fellows of The American Institute of Architects for her "notable contributions to the advancement of the profession of architecture." Invited to address the Asia Bridge Summit 2008 in Shanghai, China, Ms. Gladson also recently received the coveted S.I.R. Award from Associated General Contractors (AGC) of California. Rebekah Gladson received her Masters of Architecture from California Polytechnic State University, San Luis Obispo. IAP TERM: JUNE 2008 – JUNE 2009 (NEW)

INDUSTRY ADVISORY PANEL



GREGORY S. KNOOP, AIA, LEED-AP, is a Principal for Oudens, Knoop, Knoop, + Sachs Architects. He has over 17 years of diverse experience in project planning, design, and administration. He is responsible for the firm's efforts in designing for diplomacy. His experience in embassy planning, and design, has included the U.S. Embassy facilities in Ljubljana and Abuja. He was the architect for Embassy renovations for Paris, Ankara, Hermosilla, and several projects in South America. Mr. Knoop is a member of **SAVE INTERNATIONAL**, and represents this organization on the panel. He has been involved in many OBO Value Engineering studies, has published articles on value engineering, and was a lecturer at the SAVE International 2007 conference. Mr. Knoop received a Bachelor of Architecture degree with honors from Carnegie Mellon University in 1990. He holds licenses in Maryland, the District of Columbia, Pennsylvania, West Virginia, Virginia, and is NCARB certified. IAP TERM: SEPTEMBER 2007 – SEPTEMBER 2008

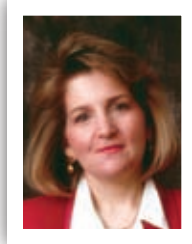
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available

KRISTINE COOK LINDSEY is a Member, Vice President and General Counsel of CEI Group, LLC, a commercial roofing and sheet metal contractor. CEI has divisions in Michigan and Florida, and a third division that specializes in international roofing projects, including State Department projects. Most recently CEI installed the roofing system on the New Embassy Compound in Panama City, Panama. Prior to rejoining CEI in July of 2006 she spent seven years with General Roofing Services, Inc. in the positions of Associate General Counsel and General Counsel focusing on legal matters relating to construction and operations in the company's 36 roofing contractor subsidiaries. Before going in-house Ms. Lindsey was in private practice with Williams, Williams, Rattner & Plunkett in Birmingham, Michigan. She is representing **WOMEN CONSTRUCTION OWNERS & EXECUTIVES, USA (WCOE)** on the panel. Ms. Lindsey was elected for a second term as WCOE's national Secretary in 2008. She received her Juris Doctor from Wayne State University Law School and two Bachelor of Arts degrees from Miami University and studied at the University of Vienna in Austria. IAP TERM: JUNE 2008 – JUNE 2009 (NEW)



REGAN P. McDONALD, PE, is a Senior Principal for Corporate Facilities Administration with BAE Systems Information Technology. He is representing the **SOCIETY OF AMERICAN MILITARY ENGINEERS (SAME)** and serves as the Vice President of the Northern Virginia Post of SAME. A career officer in the U.S. Army Corps of Engineers (USACE), Mr. McDonald served in a variety of positions including Deputy Commander of the Detroit District USACE, Assistant Professor of Civil Engineering at West Point, Advisor to the Iraqi Ministry of Water Resources, and Chief of Staff of the National Geospatial-Intelligence Agency's New Campus Program Office (BRAC). He holds a BS degree in Civil & Environmental Engineering from Clarkson University, an MS in Civil Engineering from Cornell University, and an MBA from Virginia Tech. IAP TERM: SEPTEMBER 2007 – SEPTEMBER 2008

INDUSTRY ADVISORY PANEL



BARBARA A. NADEL, FAIA, is Principal of Barbara Nadel Architect (BNA), specializing in justice, health, and institutional facilities, and represents the **AMERICAN INSTITUTE OF ARCHITECTS (AIA)**. Since founding BNA in 1992, she has provided security reviews, programming, master planning, design, value engineering, and expert witness services to U.S. and international clients. She is Editor-In-Chief of *Building Security: Handbook for Architectural Planning and Design*, for which she received the AIA's Institute Honors for Collaborative Achievement and the Milka Bliznakov Prize. Ms. Nadel has served as AIA's National Vice President and New York Regional Director. She is Editor-In-Chief of *Soloso*TM and was 2002 Chair of the Academy on Architecture for Justice. She has received various honors, including the AIA's New York State President's Award and Del Gaudio Award. As a journalist, her work has appeared in over 100 magazines, websites, and books. She received B.Arch. and BFA degrees from the Rhode Island School of Design and a BA in Pre-Architecture from the State University of New York.

IAP TERM: APRIL 2008 – APRIL 2009

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available

ROSEMARIE SCHMIDT, ESQ. represents the **ASSOCIATED OWNERS AND DEVELOPERS (AOD)** on the Panel. Ms. Schmidt is a Vice President and Senior Counsel at Marriott International where she provides business and legal counsel for all aspects of design, construction, procurement, and contracting for building and renovation. She is a member of the Executive Committee reporting to the Architecture and Construction division. She also serves as the Secretary to the Board of Directors subcommittee on diversity and represents Marriott on the national WBENC board of advisors. Prior to Marriott, Ms. Schmidt was with Zuckerman, Spaeder, Goldstein, Taylor & Kolker where she gained extensive experience in workouts and chapter 11 reorganization. She received her JD with honors from Georgetown University where she was Editor-in-Chief of *Law & Policy in International Business*. She earned a Ph.D in American History from AIU, an MA from Notre Dame, and a BA *magna cum laude* from Siena College. She is the author of "Creditors' Rights", *Nat'l Lawyers Guild AIDS Manual*, and *Whitman Walker Clinic Manual*.

IAP TERM: JUNE 2008 – JUNE 2009 (NEW)



JOHN O. WOODS, JR., PE, is Principal and co-founder of Woods•Peacock Engineering Consultants, a SDVOB. Prior to Woods•Peacock, he spent 29 years with FDE Consulting Engineers, 24 as co-owner. In his 37-year structural engineering career he has designed, or been responsible for the design of more than 500 significant structures, and has consulted on thousands more worldwide. Since 1983, he has visited more than 40 countries consulting on buildings for the U.S. Department of State. He represents the **AMERICAN COUNCIL OF ENGINEERING COMPANIES (ACEC)**. He has served as president of ACEC/Metropolitan Washington, and on numerous committees and task forces of ACEC and the Coalition of American Structural Engineers. He is also a large complex case panel member of the American Arbitration Association, and was appointed to the U.S. Access Board in 2005. He has served on the Viet Nam Veterans Memorial Fund since the initial design competition. He received a BSCE degree from The Citadel, and a MS degree from Duke University.

IAP TERM: SEPTEMBER 2007 – SEPTEMBER 2008

JUNE 26, 2008



SARAJEVO, BOSNIA AND HERZEGOVINA

NEW EMBASSY COMPOUND

Ground was officially broken on March 26, 2008. The \$94 million construction contract, 15 to 10 percent of which will be spent in the local economy, was awarded to Caddell Construction Company, which subcontracted the design to the A/E firm Integrus Architecture. Over 14,000 cubic meters of concrete and 2,000 tons of steel will be used in its construction. The design incorporates emergency generators that will supply redundant power to the project.

PARTICIPANTS

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A/SDBU

JUNE 26, 2008



VALLETTA, MALTA

NEW CONSULATE COMPOUND

Ground was officially broken on May 22, 2008. The \$84 million construction contract was awarded to American International Contractor Inc., which subcontracted the design to KCCT. It is estimated that this project will add \$20 million to the local economy. Once completed, it will have a chancery, an MSGQ, a recreational facility, warehousing, and maintenance workshops. Specific elements that positively impact public health and the environment include an automated high efficiency heating/cooling system and a storm water retention system.

INVITEES

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JUNE 26, 2008

