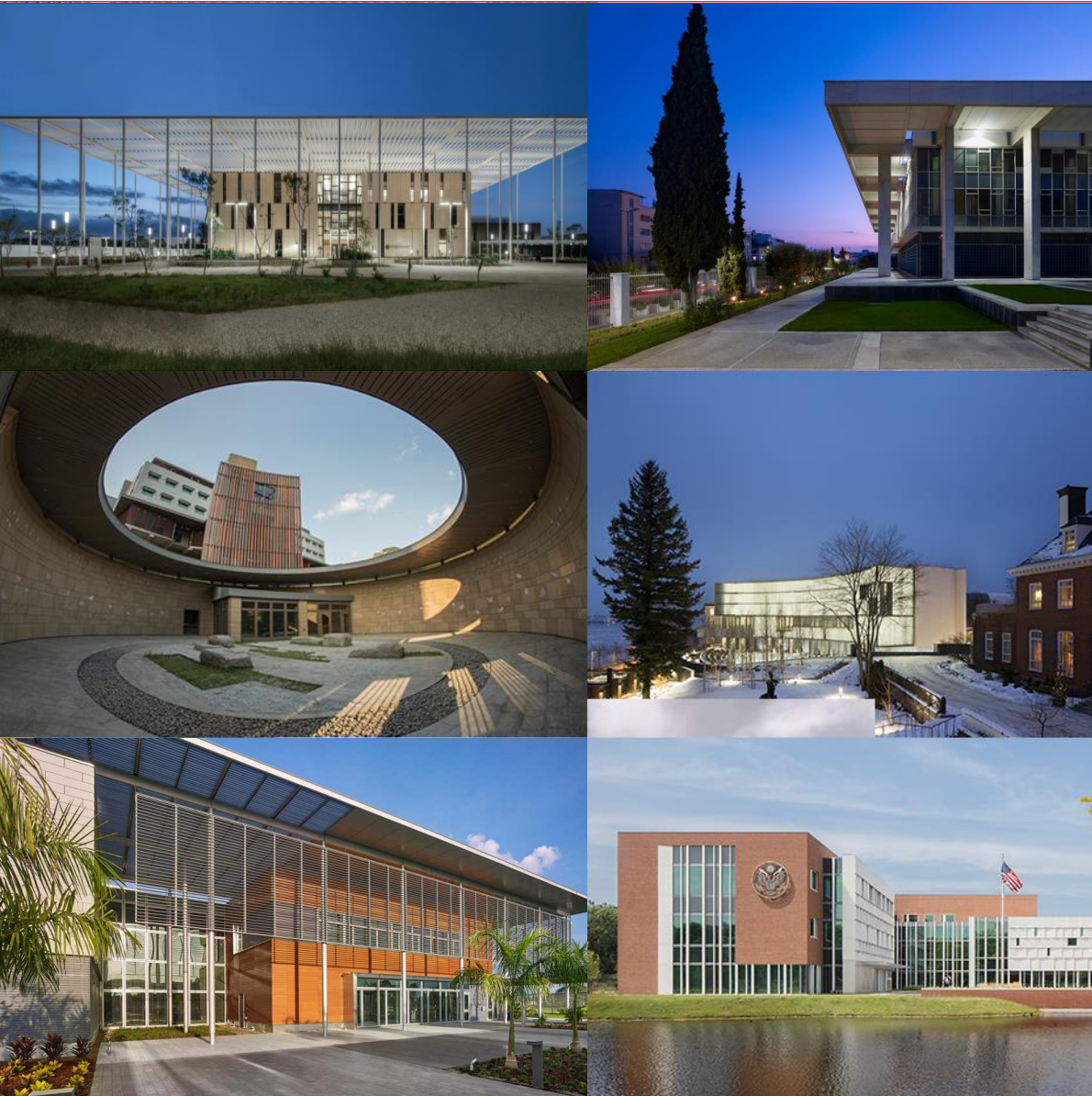


# Overseas Buildings Operations Asset Leadership Network





# OBO Mission and Vision



## Mission

To provide safe, secure, functional, and **resilient** facilities that represent the U.S. government to the host nation and support staff in the achievement of U.S. foreign policy objectives.

## Vision

Construct, maintain, and manage facilities that represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture, and construction execution.



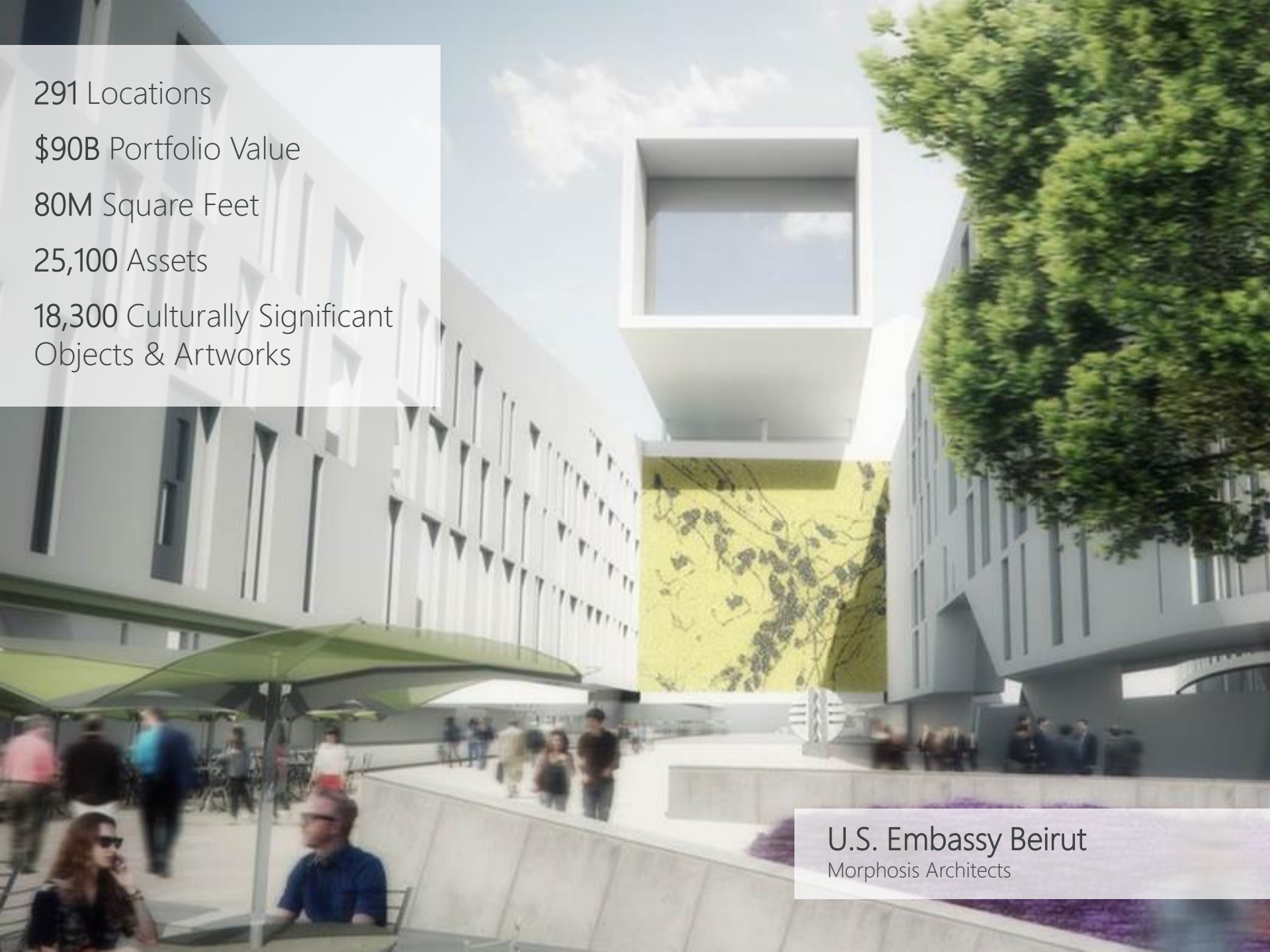
291 Locations

\$90B Portfolio Value

80M 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





## 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

## Tenants

- Classification
- 0 – 40+
- Access Requirements

## Security

- Guard Towers: 0-26
- Tactical Operations Center
- Helicopter Landing Zones
- Security Annexes

## Housing

- Chief of Mission
- Deputy Chief of Mission
- Marine Residence
- Staff/ Temporary Duty

U.S. Embassy London

Kieran Timberlake



## Capital Security Construction

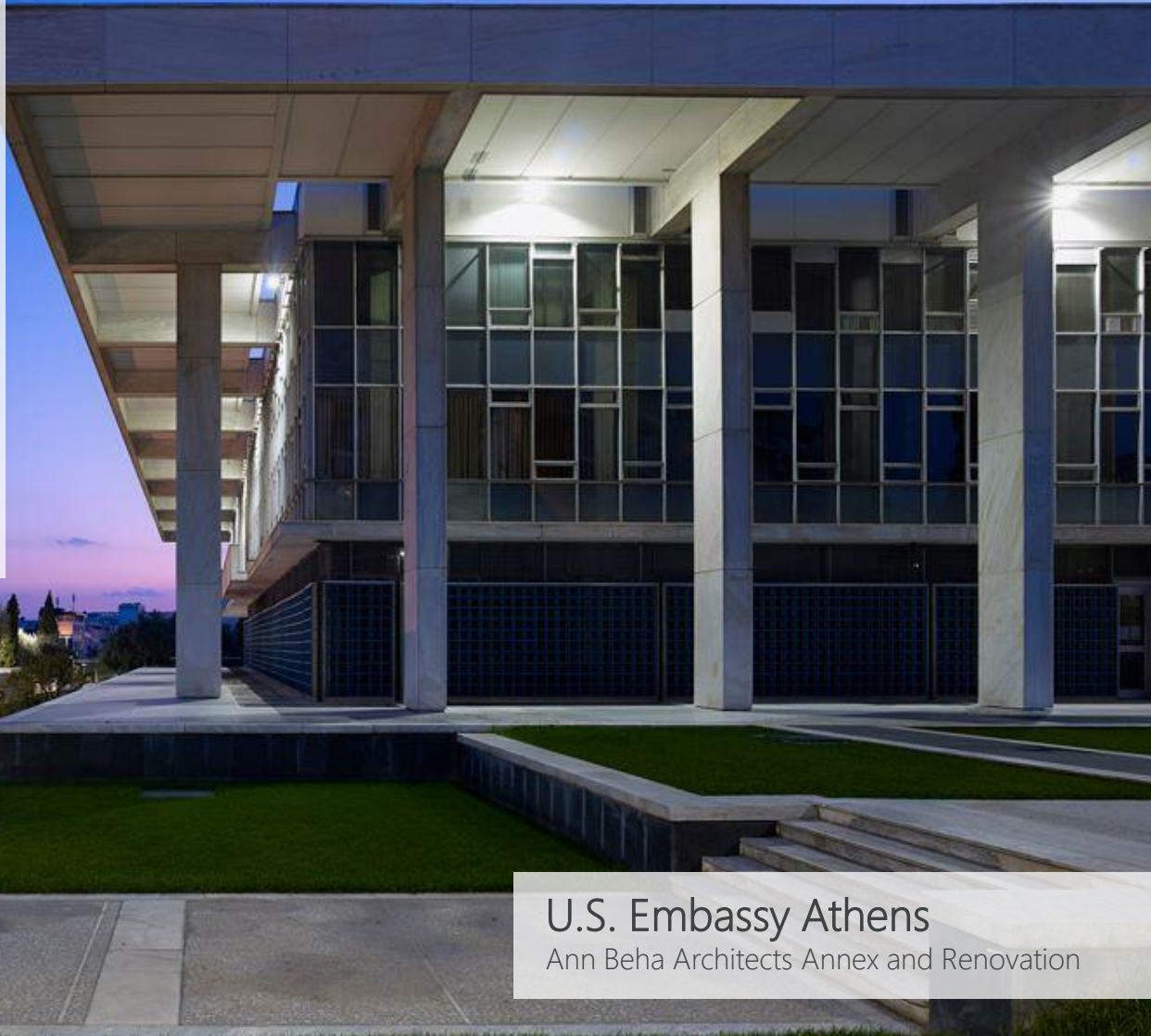
- 60+ Active Projects
- \$20 Billion Workload

## Major Renovation

- 25+ Active Projects
- \$950 Million Workload

## Compound Security Upgrade


- 25+ Active Major Projects
- \$260 Million Workload



U.S. Embassy Athens

Ann Beha Architects Annex and Renovation



The background image shows a large, modern building with a grey brick or stone facade. The building has several rectangular windows of varying sizes. In the foreground, there is a courtyard area with several young trees and long, low concrete benches. The sky is clear and blue.

## Minor Construction & Improvements

- 500+ Active Projects
- \$350 Million Workload

## Acquisitions & Disposals

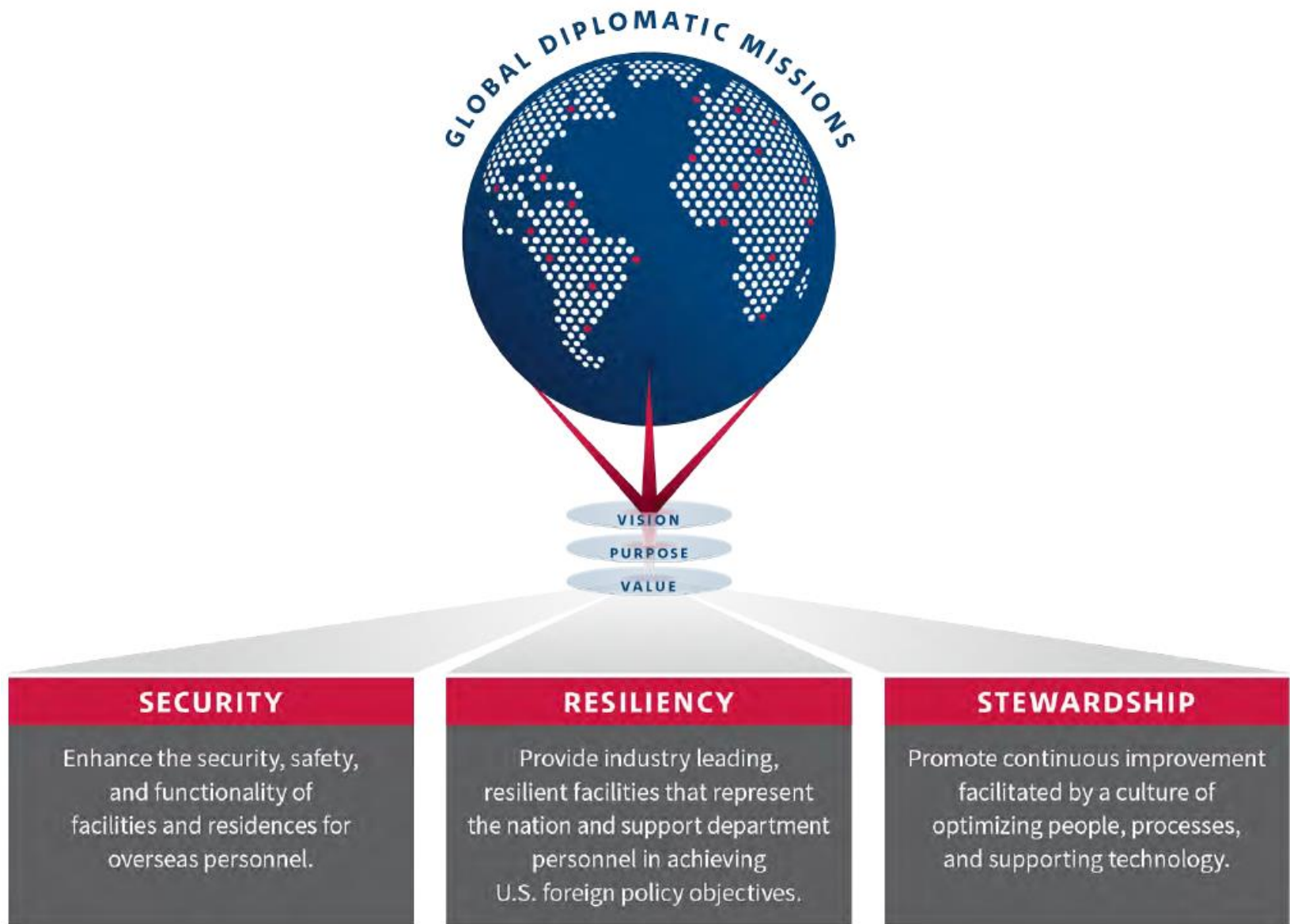
- 40+ Active Site Searches
- \$1 Billion Workload

## Real Property Leasing

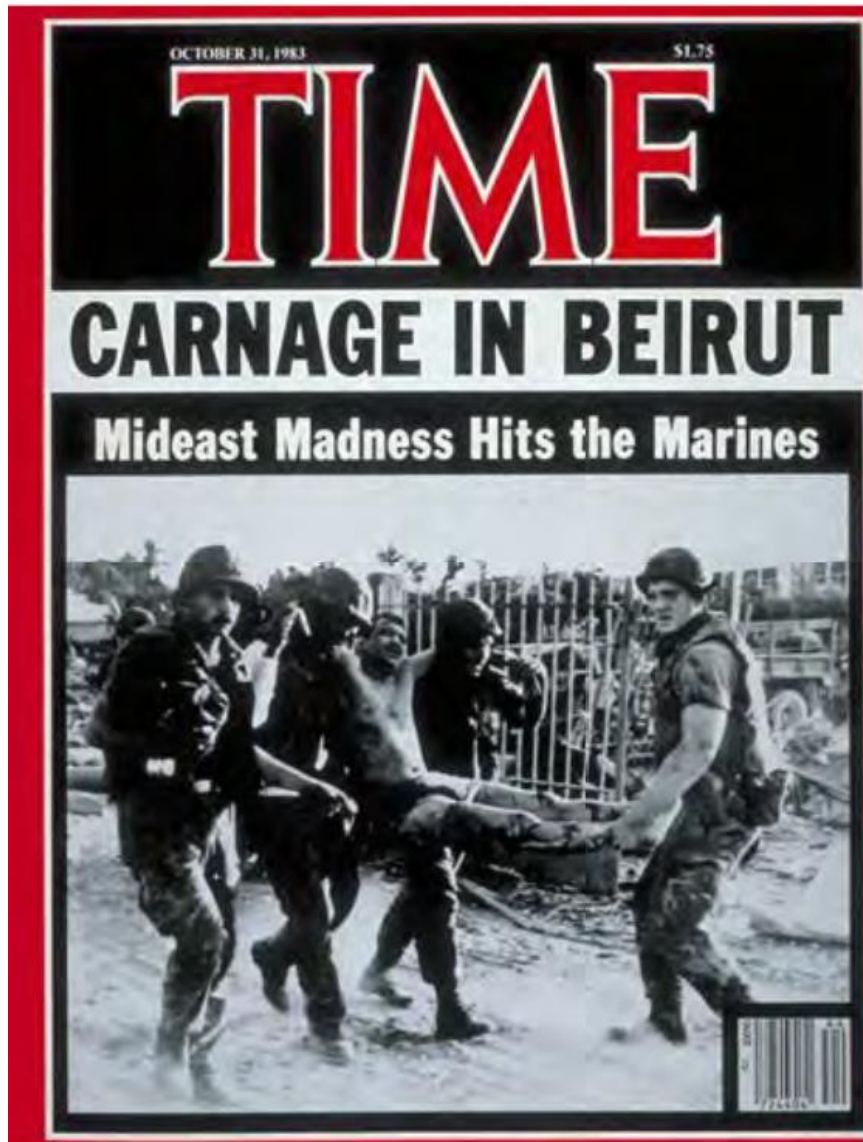
- 16,500+ Leases
- \$500 Million Portfolio

U.S. Consulate General Guangzhou  
SOM

# Strategic Goals









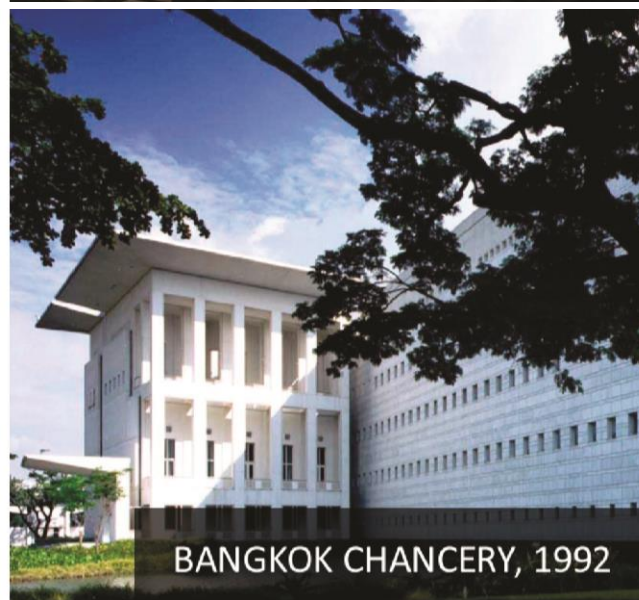
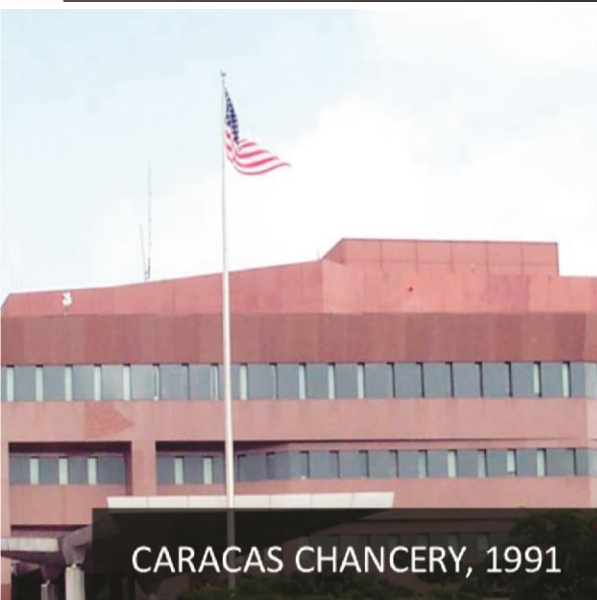
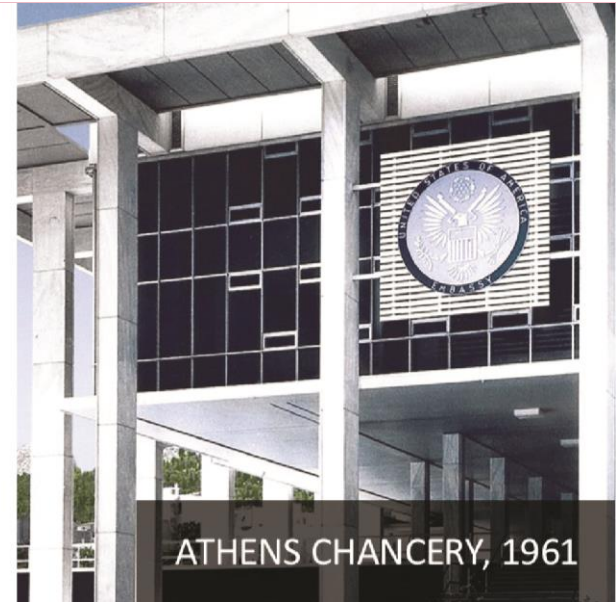
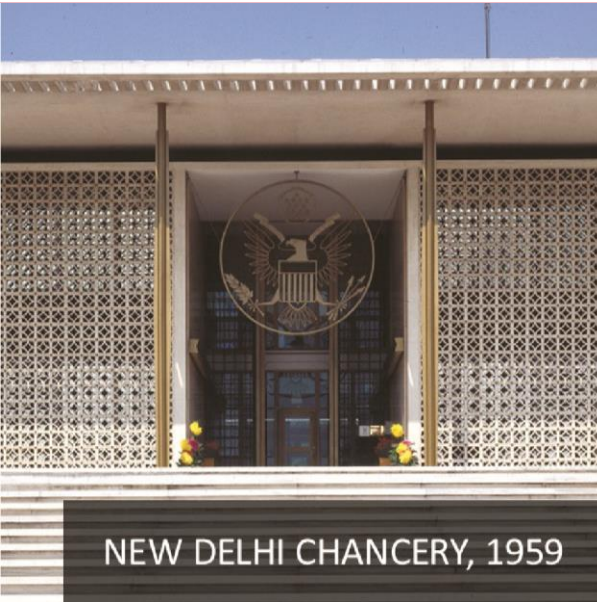
# Resiliency



Haiti Earthquake,  
U.S. Embassy Manila



# Stewardship





# Stewardship





# OBO Strategic Priorities



## **Embassy After Next: Building Program**

*Lead the way, set the pace*

- Serve the global U.S. diplomatic community
- Focus on safety, security, and functionality
- Maximize return on investment



## **Facility Maintenance & Upkeep: Asset Value Preservation**

*Effectively manage properties*

- Employ a holistic life-cycle approach
- Transition from construction to operations
- Use data and industry best practices



## **Diplomatic Residential Initiative: Housing Investment**

*Enhance quality of life for overseas diplomatic corps*

- Acquire appropriate diplomatic housing
- Optimize the use of high value assets
- Reposition underutilized assets



## **Data Management & Analytics: Information Capture**

*Use data to drive strategic decision-making*

- Create a data management platform
- Use technology to capture and share knowledge
- Enhance physical assets across all life-cycle phases



## **Talent Management: Recruit and Retain**

*Build a high-performing team of professionals*

- Support the Bureau's mission
- Manage OBO's diverse diplomatic asset portfolio
- Deliver results for Congress, the Department, and embassy stakeholders



# Embassy After Next

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## Embassy After Next: Building Program

LEAD THE WAY /// SET THE PACE

- Serve the global U.S. diplomatic community
- Focus on safety, security, functionality, and resiliency
- Maximize return on investment



# Embassy After Next

 <b>SECURITY</b>	<b>PHYSICAL</b> <b>OPERATIONAL</b> <b>TECHNICAL</b>	<ul style="list-style-type: none"><li>» Accelerate delivery of secure diplomatic missions by clarifying processes</li><li>» Reduce risk and simplify assessment by employing new technologies</li><li>» Ensure compliance using standardized solutions</li></ul>
 <b>RESILIENCY</b>	<b>DURABLE</b> <b>ADAPTABLE</b> <b>RELIABLE</b>	<ul style="list-style-type: none"><li>» Improve building performance with a focus on facility lifecycle</li><li>» Create flexible solutions to lower operation and maintenance costs</li><li>» Safeguard continuity of operations</li></ul>
 <b>STEWARDSHIP</b>	<b>VALUE</b> <b>SCHEDULE</b> <b>QUALITY</b>	<ul style="list-style-type: none"><li>» Support the global diplomatic community by maintaining secure, reliable, quality facilities</li><li>» Amplify stakeholder collaboration with program tracking and data management</li><li>» Increase portfolio value and functionality by adopting industry best practices</li></ul>



# Embassy After Next

Standardization	Project Performance Management	Lifecycle Asset Management (LCAM)	Digital Design Review (DDR)	Building Information Management (BIM)
<ul style="list-style-type: none"><li>• System to focus resources on strategic priorities</li><li>• Employ known solutions where appropriate to accelerate delivery, save costs</li></ul>	<ul style="list-style-type: none"><li>• Identify and reduce causes of changes</li><li>• Achieve predicted project schedule and budget</li><li>• Enhance reporting and forecasting</li></ul>	<ul style="list-style-type: none"><li>• Deploy standardized processes for new and legacy assets</li><li>• Facilitate lifecycle prediction and validation</li><li>• Use enterprise database management for portfolio assets</li></ul>	<ul style="list-style-type: none"><li>• Streamline processes and introduce new tools</li><li>• Reduce hard copy deliverables</li><li>• Validate deliverables against OBO data requirements</li></ul>	<ul style="list-style-type: none"><li>• Improve facility quality through better information</li><li>• Reduce effort communicating / enforcing criteria</li></ul>



# Measuring Effectiveness: Embassy After Next

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Improve the way that OBO plans, designs, and constructs new facilities:

- Establish program-wide performance metrics to assess performance related to cost, schedule, and quality
- Identify opportunities for improvement from analyzing performance data
- Establish feedback loop for challenges and changes to ensure improvement on future projects
- Expand use of industry best practices and technology

# Standardization

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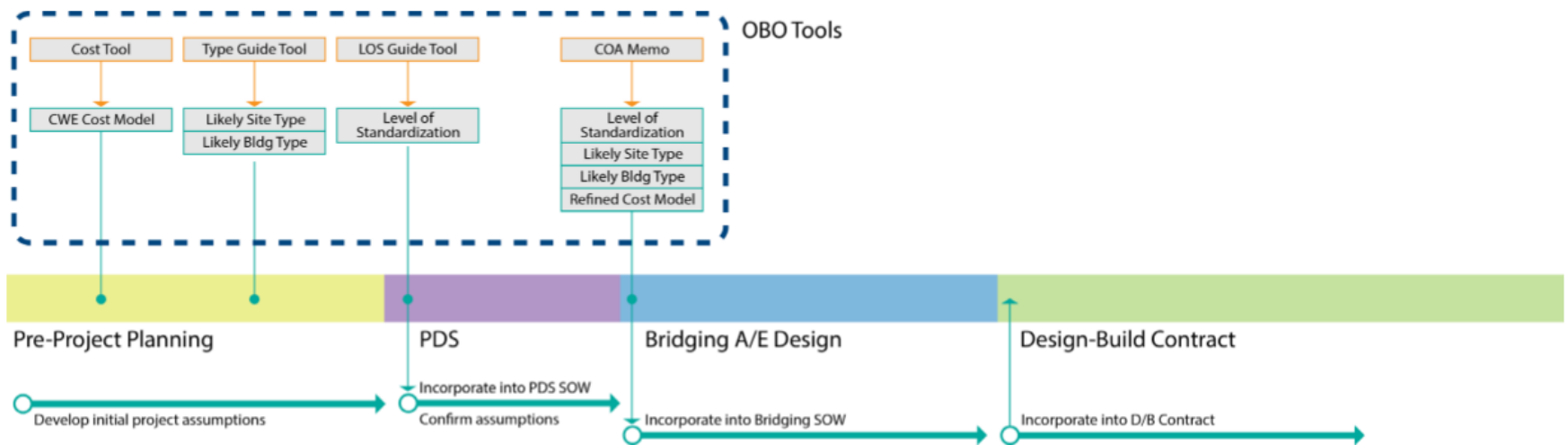
Improve standard processes and establish appropriate target for Level of Standardization for each facility:

- Cost: Reduce risk and associated costs through targeted early project decisions to optimize use of standardized elements
- Schedule: Reduce time to complete design and construction; Reduce risks from unknown elements impacting completion times
- Quality: Improve quality by relying on proven solutions and focusing team attention on elements that require site adaption and add the most value



# Standardization

- Accelerate early decisions to establish objectives for cost, schedule, appropriate Level of Standardization





# Standardization

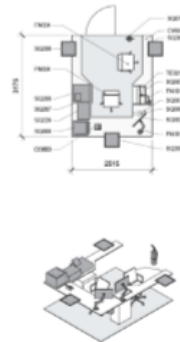
## CONTRACT



## DESIGN STANDARDS REQUIREMENTS



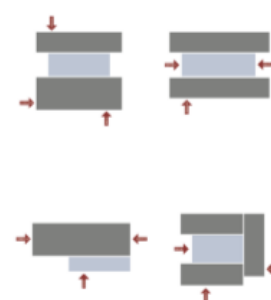
## SRP-Ms



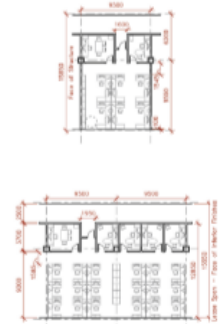
## SPACE GROUP DIAGRAMS



## TYPE DIAGRAMS



## PROTOTYPES



LOS 3

LOS 2

LOS 1



# Life Cycle Asset Management

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Establish requirements and procedures to perform life cycle predictive calculations at key milestones:

- Cost: Reduce life cycle operations and maintenance costs through consideration of maintainability during planning and design phases
- Schedule: Reduce schedule risk by ensuring operations challenges addressed early in design phase
- Quality: Improve quality of the operational facilities by optimizing maintenance strategies and conducting cyclical assessments

# Life Cycle Asset Management

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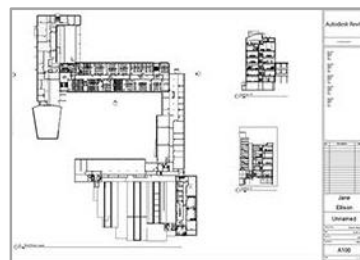
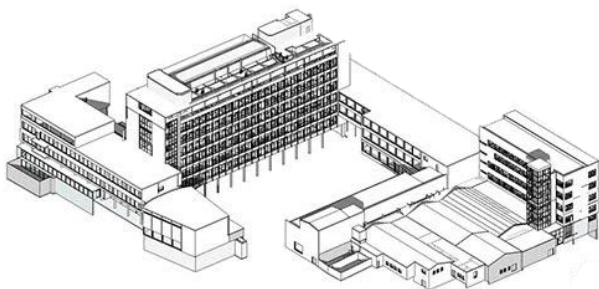


# Building Information Management

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Take advantage of industry best practices through BIM implementation across all phases of the facility life cycle:

- Cost: Reduce costs through better coordination and elimination of rework; Reduce costs associated with “knowledge loss”
- Schedule: Reduce time for coordination during design and construction phases; Reduce time caused by changes during construction
- Quality: Improve quality through better requirements definition and design validation



3D MODEL

CONTRACT DOCUMENTS

Connecting  
Drawings & models

1994



Building Information Modeling (BIM) • ... BIM Requirements For Design Build • DB\_FY19\_V01\_OBOCOBie\_Sample.xlsx

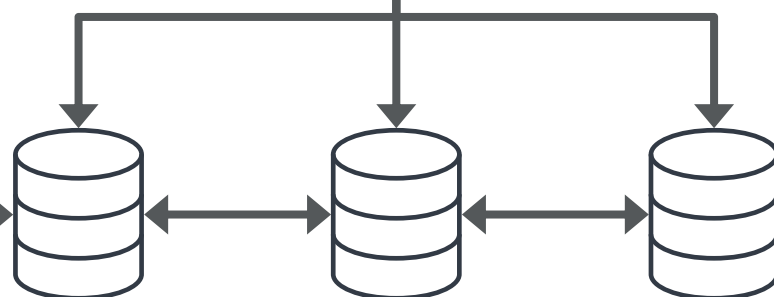
File Open in Excel Edit in Browser Data Find Microsoft Excel View App

	A	B	C	D	E	F	G	H	I
1	Name	CreatedBy	CreatedOn	TypeName	Space	Description	ExtSystem	ExtObject	ExtIdentifier
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3	Water Closet P-9050-01	sample@aes.com	2011-09-14T17:02:00	Water Closet P-9050	1E02	M. Water Closet - Flush Valve - Wall Mounted-Public - 6.1 LufPublic - 6.1 Luf508511			
4	Lavatory P-3100-02	sample@aes.com	2011-09-14T17:02:00	Lavatory P-3100	1E10	M. Lavatory - Oval-535 mmx485 mm - Public-535 mmx485 mm - Public-508287			
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7	Lighting and Appliance Panelboard	sample@aes.com	2011-09-14T17:02:00	Lighting and Appliance Panelboard	1E13	M. Lighting and Appliance Panelboard - 208V MLO-225 A-1MTC-1063616			
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9	Pump CWP-2	sample@aes.com	2011-09-14T17:02:00	Pump-Cold Water	1E13	Cold Water Pump			
10	AHU-1	sample@aes.com	2011-09-14T17:02:00	AHU	2D05	M. Air Handling Unit - Split System - Horizontal-63300000-163300000-1570459			
11	AHU-2	sample@aes.com	2011-09-14T17:02:00	AHU	2D05	M. Air Handling Unit - Split System - Horizontal-63300000-163300000-1570459			
12	Boiler B-1	sample@aes.com	2011-09-14T17:02:00	Boiler	2D05	Boiler			
13	Centrifugal Fan-Air Foil-RAF-1	sample@aes.com	2011-09-14T17:02:00	Centrifugal Fan-Air Foil	2D05	Centrifugal Fan-Air Foil			
14	Centrifugal Fan-Air Foil-RAF-2	sample@aes.com	2011-09-14T17:02:00	Centrifugal Fan-Air Foil	2D05	Centrifugal Fan-Air Foil			
15	Fan SF-1	sample@aes.com	2011-09-14T17:02:00	Fan-SideWall Type 1	2D05	Supply Fan			
16	Fan EF2-1	sample@aes.com	2011-09-14T17:02:00	Fan-In Line Type 1	2D05	Centrifugal Fan-In Line			
17	Fan EF2-2	sample@aes.com	2011-09-14T17:02:00	Fan-In Line Type 2	2D05	Centrifugal Fan-In Line			
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DATA

Connecting  
product data

2007



SYSTEMS

Connecting IT systems

2016





# What's Next?

"A journey of 1,000 miles begins with the current step"

