



Improving Security in United States Embassy Construction Using Value Engineering

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Mission Statement

Bureau of Overseas Buildings Operations

- Our mission is to assure that our 260+ U.S. diplomatic missions around the world have secure, safe, and functional facilities to allow our over 20,000 employees overseas to achieve the U.S. foreign policy objectives. To accomplish this, OBO serves as the U.S. Department of State's Overseas Property Manager.
- This mission simply stated requires OBO to manage and lead all overseas facility actions, working with key DOS staff and tenants to find workable solutions, and in doing so, to make OBO one of DOS's most accountable elements.





Globally Distributed Assets

- 163 countries
- 260 missions
- 280 locations
- 3,563 owned buildings
- 39,000,000 sq. ft. owned
- 11,664 leased buildings
- 34,000,000 sq. ft. leased
- 5,458 acres managed
- Over 83,000 employees working in these facilities

Ciudad Juarez, Mexico





Skopje





Nairobi





Nairobi



Means of Attack	Truck bomb
Location	U.S. Embassy, Nairobi, Kenya
Time	1030 local, Aug. 7, 1998
Victim Deaths	291
Victim Injuries	5000



Skopje Flag Raising April 27, 2009

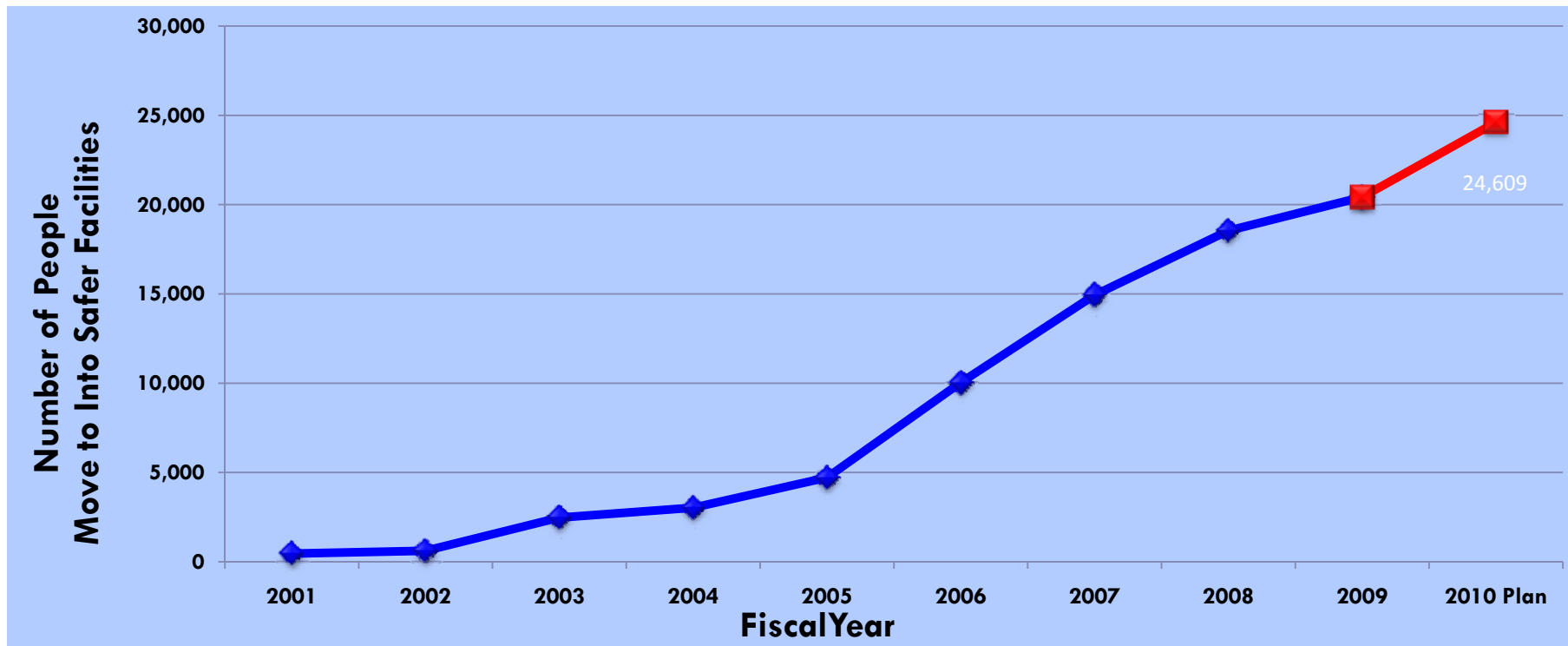
20,000th person out of harms way





OBO Accomplishments (2000 Base Line)

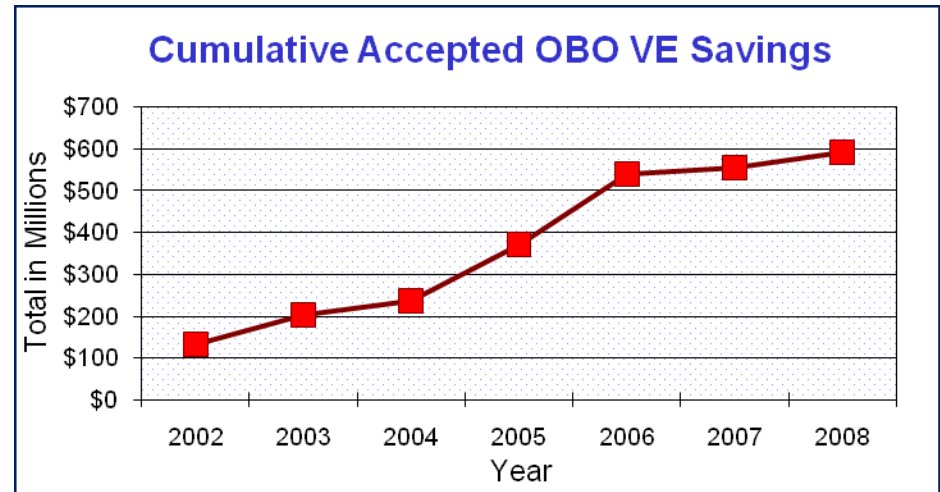
- Completed 250+ Projects
 - 68 Security Capital Construction
 - 93 Major Rehabilitation
 - 90 Security Upgrades





Value Engineering

- Defined as an “Organized study which analyzes the functions of systems, equipment, facilities, services, and supplies to achieve essential performance, reliability, quality, and safety.”





Value Engineering Objectives:

- Ensure realistic budgets.
- Identify and remove nonessential capital and operating costs.
- Improve and maintain optimum quality of the project.
- Provide a greater knowledge of the project costs and the resulting economic impact of various planning/design decisions.
- Perform a “step-back” review of the project to ensure plan is in line with performance requirements.
- Promote greater project team interaction.





Opportunities

Change perception of VE

- VE is not a cost cutting exercise
- Performance improvements
- Identify project risks and develop mitigation
- Improve the accuracy of cost estimates

Increase acceptance of VE by having project team

- Take ownership of the performance measurement
- Take an active role in identifying risks





Key Elements of a Successful Program

- Strong Leadership
- Management Support
- Accepted/Understood Process
- Successful stories widely distributed
- Continued education of team members not versed in VE

