



U.S. Department of State Bureau of Overseas Buildings Operations

Mission, Organization and Functions

OBO manages the U.S. Department of State's building program and sets worldwide priorities for the design, construction, operation, maintenance, and disposal of overseas property.





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

These facilities should represent American values and the best in American architecture, design, engineering, technology, sustainability, art, culture and construction execution.

275 Missions

70 Million Square Feet

12,000 Culturally Significant Objects

5,300 Artworks





- Embassies
- Consulates
- Office and Support Annexes
- Housing
- Warehouses and Shops
- Cultural Heritage Properties



U.S. Embassies

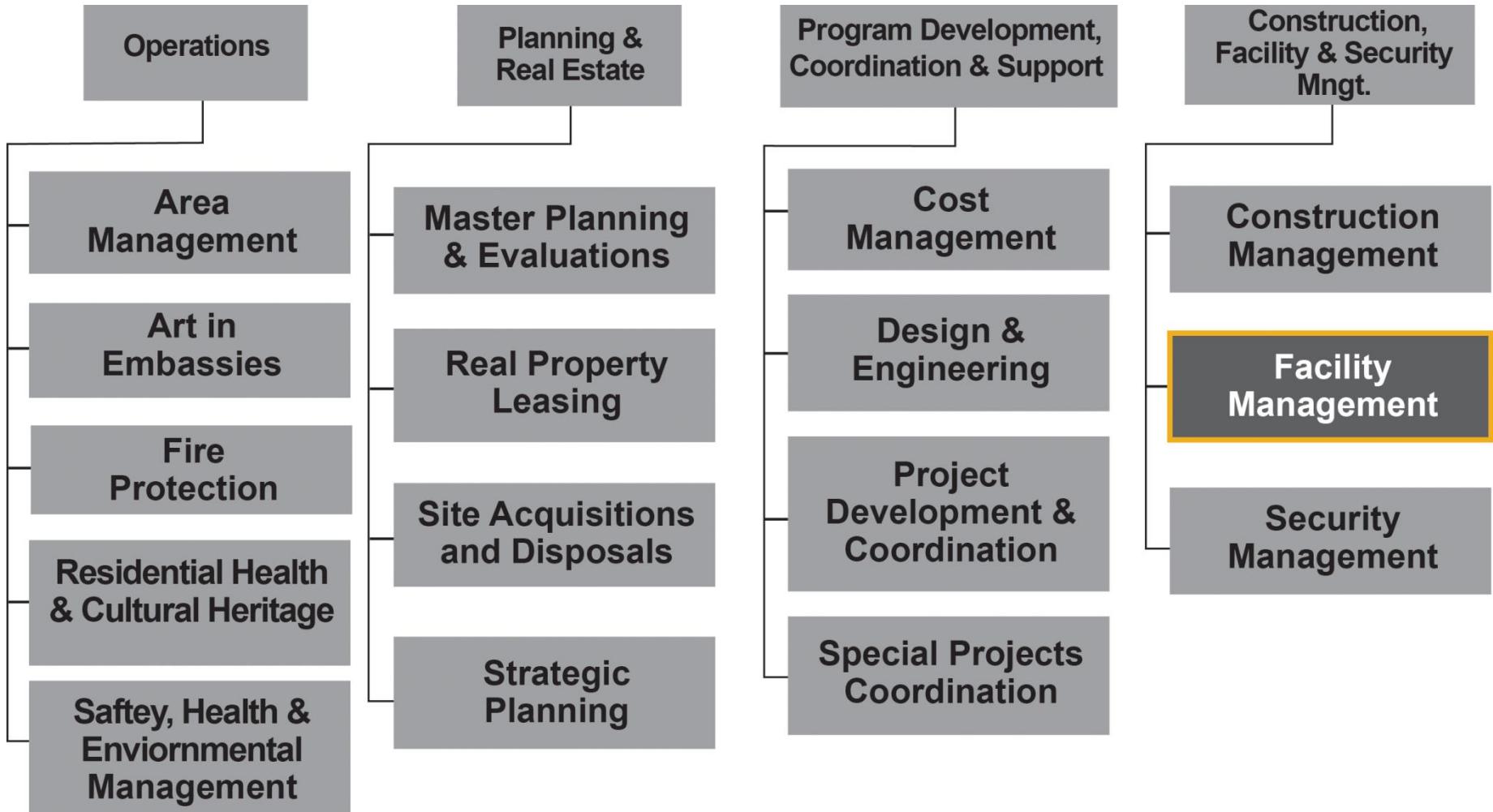
U.S. Embassy Manila



Consulates

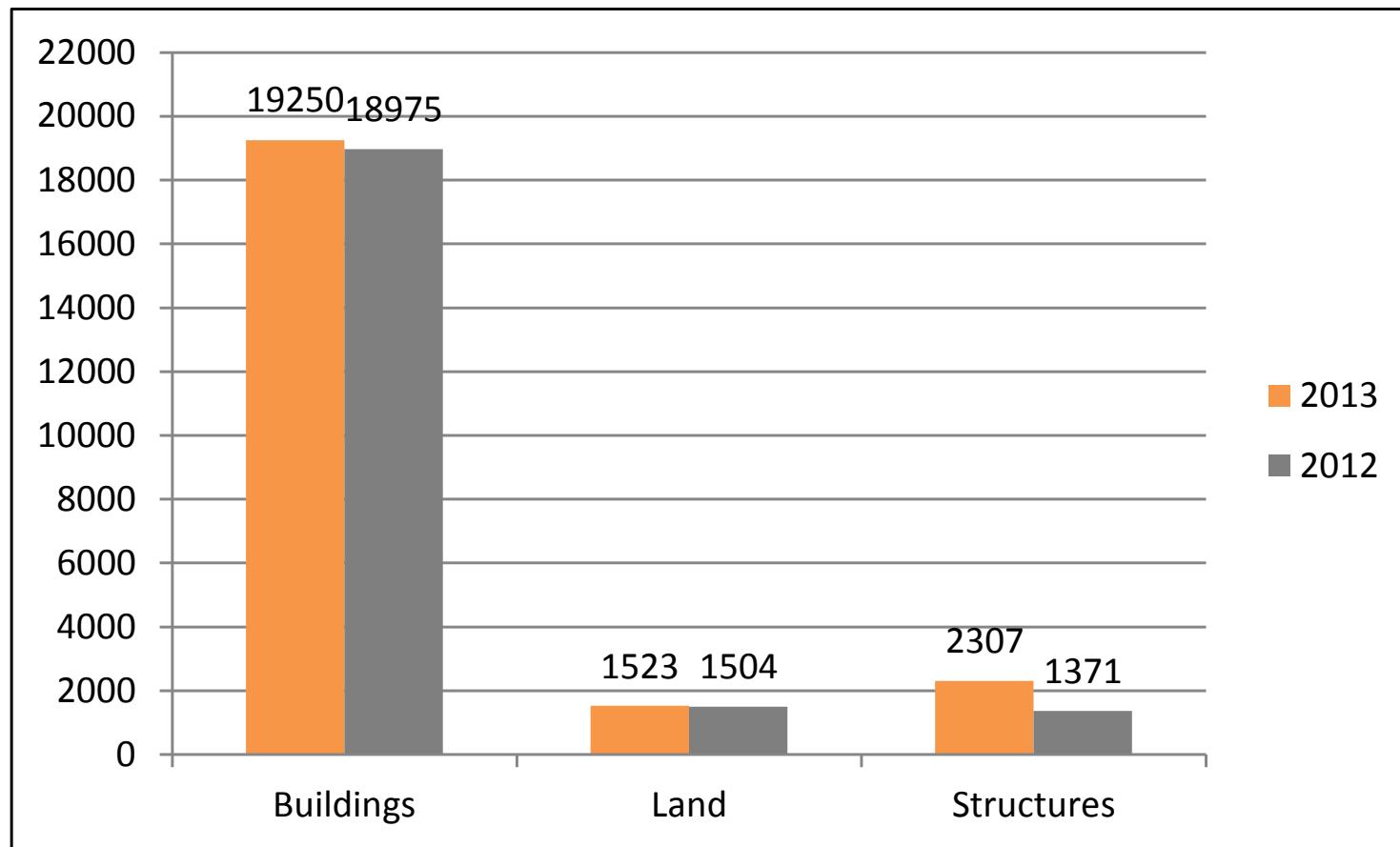
U.S. Consulate General Barcelona

Organizational Chart



Properties Worldwide

23,080 Civilian USG properties overseas, including buildings, land and structures per the definitions of the Federal Real Property Profile. 71% are residential, 29% functional properties.



Global Facility Management

The Office of Facility Management (FAC) provides global support in operating, managing, and maintaining Department of State facilities overseas. Our technical experts provide professional specialty services to ensure safe, secure, functional, sustainable, and reliable Embassy and Consulate facilities.

Over 200 U.S. Facility Managers (FMs) are stationed at the 275 embassies and consulates to plan, manage, and maintain the functional and residential properties.



Are Standards Needed?

- U.S. embassies range from the large multi-acre compound in Baghdad to a “super small” embassy in Palau in the Pacific Ocean. Does one FM standard fit all embassies?
- Locally employed maintenance staff provide the day to day O&M work. How can we have one standard for the technicians in Rome and Rwanda?
- Maintenance costs for U.S. equipment installed in embassy buildings vary widely. How can one standard maintenance formula work?



ISO Standards

- ISO is recognized as the global “gold standard.”
- Definitions across boundaries set the common basis for the terms and words used in the facility management industry.
- Increasing the use of a web-based computerized maintenance management system demands the use of standard terms.
-
- Consistency is needed for the OBO Facility Managers to communicate among themselves as well as with engineers and technicians at the Office of Facility Management.

Facility Management Standards

How Does Your Organization Envision Using Facilities Management Standards?

- The Department of State publishes the Foreign Affairs Manual which contains all Department administrative organization policies and procedures. It is written based on requirements contained in the [Foreign Service Act](#) policy, and the Foreign Affairs Handbook for procedures.
- OBO is responsible for the Facility Management Handbook. This is one section of the Foreign Affairs Handbook that provides first-time and experienced FMs with guidance on maintaining post real property facilities. It includes and builds upon technical skills and provides information in setting up and managing a good maintenance program.
- ISO standards should be integrated within the Department's Foreign Affairs Manual and Facility Management Handbook.

Lets Connect!



Alexander Willman, P.E.

Branch Chief, Office of Facility Management

WillmanAJ@state.gov