



United States Department of State
Washington, DC 20520

26-004

January 7, 2026

CONGRESSIONAL NOTIFICATION TRANSMITTAL LETTER

Consistent with sections 7004(b) and 7015(b) of the Department of State, Foreign Operations, and Related Programs Appropriations Act, 2024 (Div. F, P.L. 118-47) (“FY 2024 Act”), as carried forward by the Continuing Appropriations Act, 2026 (Div. A, P.L. 119-37), and section 34 of the State Department Basic Authorities Act of 1956, the Department of State is notifying the Committees of its intent to: (1) acquire property in Port-au-Prince, Haiti; (2) reprogram \$64.9 million from canceled or completed Capital Security and Maintenance Cost Sharing projects to support the Thessaloniki, Greece Major Rehabilitation, and Ulaanbaatar, Mongolia - New Embassy Compound (NEC) projects; and (3) reprogram \$169.8 million from Proceeds of Sale, Repair and Construction, Worldwide Security Upgrades, and previously notified cancelled or completed construction projects to support the lease extension for the Ambassador’s official residence in London, United Kingdom.

The planned activities are explained within the attachment. Obligations subject to notification requirements may be incurred in fifteen calendar days from the date of notification.

Recipients:

House Foreign Affairs Committee
Senate Foreign Relations Committee
House Appropriations Committee
House Subcommittee on National Security, Department of State, and Related Programs
Senate Appropriations Committee
Senate Appropriations Subcommittee on State, Foreign Operations, and Related Programs

We hope this information is helpful. Please do not hesitate to contact us with questions.

Sincerely,

Paul D. Guaglianone
Senior Bureau Official
Bureau of Legislative Affairs

Enclosure:

As stated.

Capital Security Cost Sharing (CSCS) Port-Au-Prince, Haiti - Adjacent Parcel Acquisition (“HLZ Site”)

Port-au-Prince, Haiti: Port-au-Prince is the capital and largest city in Haiti with a metropolitan population of nearly 2.6 million. It is also the nation’s economic and business center. Since the earthquake in 2010, the country has faced a severe economic and political crisis, a surge in gang violence, and a general collapse of its government.

Site and Location: The U.S. Department of War Southern Command (SOUTHCOM) identified the approximately 13.3-acre Helicopter Landing Zone Site (HLZ Site) adjacent to the embassy as the most viable location for a safe and secure evacuation in the event of an emergency. This is primarily due to its size and proximity to the Embassy’s chancery and housing compounds.

Transaction Details: The U.S. government will pay no more than \$8.6 million from available balances within the Capital Security Cost Sharing program to support the acquisition of the HLZ Site, including VAT, legal fees, and any other associated closing costs. The property owner has offered this purchase price through January 23, 2026.

Site Development Costs: None. The site has already been cleared and is currently fenced.

Program Scope: The site will be used for evacuation purposes and would be available for potential future uses that enhance the embassy’s security.

Justification: Haiti’s main airport has limited commercial flights and has been periodically closed due to the volatile security situation in Port-au-Prince. Given the deteriorating security environment, the U.S. Embassy requires an adequate HLZ in the near-term to support the Embassy in the event of an air evacuation. The U.S. Embassy has already successfully used the HLZ Site for evacuations on multiple occasions and this interim use was incorporated into the Department’s agreement to purchase the site.

Unique Risk Requirements: The risk of doing business in Haiti is moderately high given the political environment and volatile security situation.

Agency Presence: Department of Agriculture, Department of -War, Department of Health and Human Services, Department of Homeland Security, Department of Justice, Department of State, Centers for Disease Control & Prevention (CDC), Drug Enforcement Administration (DEA), and U.S. Citizenship & Immigration Services (USCIS).

Budget:

	Prior Year CSCS	FY 2026 CSCS	Total
Site Acquisition	\$670,000	\$7,930,000	\$8,600,000
Total	\$670,000	\$7,930,000	\$8,600,000

**Maintenance Cost Sharing (MCS)
Thessaloniki, Greece – Major Rehabilitation**

<i>From:</i>	<i>Amount</i>
Chisinau, Moldova Electrical Upgrade	(\$5,208,000)
Port Moresby, Papua New Guinea NEC	(\$1,267,000)
Tijuana, Mexico MSGR	(\$1,873,000)

<i>To:</i>	<i>Amount</i>
Thessaloniki, Greece Major Rehabilitation	\$8,348,000

As notified in the FY 2024 ESCM Operating Plan CN 24-118, this project focuses on rehabilitating and modernizing the interior office space of the consulate facility in Thessaloniki, Greece. The facility, situated on a single floor of an eight-story commercial building acquired in 1999, does not meet the Department's current fire/life safety and security standards. Due to rising construction costs since the initial budget, an additional \$8.3 million is required to award the construction contract and address increased operational expenses. The necessary funding will be reprogrammed from projects that have been completed under budget.

Budget:

	Prior Year MCS	FY 2026 MCS PY Reprogrammed	Total
Site Acquisition	-	-	-
Site Maintenance and Development	-	-	-
Project Development and Design	\$3,000,000	-	\$3,000,000
Construction	\$20,480,000	\$6,366,000	\$26,846,000
Non-Primary Contract Construction	\$408,000	\$504,000	\$912,000
Procurement Surcharge	\$367,000	\$140,000	\$507,000
Furniture	\$382,000	\$38,000	\$420,000
Art	-	-	-
Project Supervision	\$2,144,000	\$634,000	\$2,778,000
Construction Security	\$2,936,000	\$666,000	\$3,602,000
Total	\$29,717,000	\$8,348,000	\$38,065,000

**Capital Security Cost Sharing (CSCS)
Ulaanbaatar, Mongolia - NEC**

<i>From:</i>	<i>Amount</i>
Asuncion, Paraguay NEC	(\$248,000)
Berlin, Germany Major Rehabilitation	(\$1,000)
Chisinau, Moldova Electrical Upgrade	\$24,000
Colombo, Sri Lanka Densification	(\$150,000)
Colombo, Sri Lanka NEC	(\$247,000)
Curacao, Netherlands Antilles NCC	(\$11,000)
Dhahran, Saudi Arabia NCC	(\$397,000)

Georgetown, Guyana Major Rehabilitation	(\$185,000)
Hyderabad, India NCC	(\$160,000)
Jakarta, Indonesia NEC	(\$20,000)
Jeddah, Saudi Arabia NCC	(\$2,000)
Jerusalem, Israel NEC Build Out	(\$3,000)
Maputo, Mozambique NEC	(\$1,000)
Matamoros, Mexico NCC	(\$20,000)
Niamey, Niger NEC	(\$5,000)
Port Moresby, Papua New Guinea NEC	(\$6,467,000)
Suva, Fiji Warehouse	(\$4,000)
Wellington, New Zealand Major Rehabilitation	(\$99,000)
Nairobi, Kenya NOX	(\$567,000)
Amman, Jordan Land Acquisition	(\$17,102,000)
Dili, Timor-Leste NEC	(\$30,876,000)

<i>To:</i>	<i>Amount</i>
Ulaanbaatar, Mongolia NEC	\$56,589,000

As recently notified in CN 25-063, this project involves constructing a new embassy compound (NEC) in Ulaanbaatar, Mongolia, as the existing leased facility does not meet security, life safety, or operational requirements. Mongolia, a strategically significant country bordered by Russia to the north and China to the south, experiences long winters that limit the construction season to six months annually. Geopolitical constraints and logistical challenges associated with transporting materials and equipment to this landlocked country—via air, sea, and land—add complexity to the project schedule due to extended transit times, customs processing, and trade and tariff uncertainties.

The majority of the NEC facilities will be constructed using concrete, which requires strict temperature controls to ensure quality. The construction solicitation mandates that contractors complete the project within a specified schedule duration. These constraints have led to proposals exceeding average industry

costs, driven by the need to maintain year-round construction operations and address the additional challenges of concrete construction in Mongolia’s unique climate. As a result, \$56.6 million is needed to fund the construction award, site utilities, and other operational costs, driven by the country’s challenging climate and complex logistical requirements.

Budget:

	Prior Year CSCS	FY 2026 CSCS PY Reprogrammed	Total
Site Acquisition	\$17,500,000	-	\$17,500,000
Site Maintenance and Development	\$5,546,000	(\$3,000,000)	\$2,546,000
Project Development and Design	\$18,136,000	-	\$18,136,000
Construction	\$394,812,000	\$51,848,000	\$446,660,000
Non-Primary Contract Construction	\$5,204,000	\$5,876,000	\$11,080,000
Procurement Surcharge	\$6,884,000	\$754,000	\$7,638,000
Furniture	\$3,760,000	\$535,000	\$4,295,000
Art	\$1,112,000	-	\$1,112,000
Project Supervision	\$29,118,000	\$576,000	\$29,694,000
Construction Security	\$34,748,000	-	\$34,748,000
Total	\$516,820,000	\$56,589,000	\$573,409,000

London, United Kingdom – Winfield House Lease Extension

<i>From:</i>	<i>Amount</i>
Doha, Qatar AAU HATS	(\$2,067,000)
Nairobi, Kenya Adjacent Parcel Acquisition	(\$1,850,000)
Vientiane, Laos American Center	(\$1,013,000)
Baghdad, Iraq BDSC Fuel Farm	(23,891,000)
Baghdad, Iraq BDSC Fire Systems Upgrade	(\$7,024,000)

Cairo, Egypt Windows Compound Security Upgrade	(\$16,457,000)
Worldwide Security Upgrades	(\$67,463,000)
Marine Security Guard Initiative	(\$67,463,000)
Naypyitaw, Burma Lease Fit Out	(\$611,000)
Reykjavik, Iceland Chancery Major Rehab	(\$737,000)
Port au Prince, Haiti Stecher Romain Housing	(\$169,000)
Repair and Construction	(\$24,816,000)
State-Only Major Rehabs Project Development	(\$3,516,000)
Safe Housing Program	(\$2,600,000)
ABA Compliant Housing Program	(\$3,700,000)
Representational Facilities Program	(\$15,000,000)
Proceeds of Sale	(\$23,700,000)

<i>To:</i>	<i>Amount</i>
Winfield House Lease Extension	\$169,798,000

The U.S. -government's leasehold interest in Winfield House was acquired in 1947 as a gift from Barbara Hutton for use as the U.S. Embassy in London. Hutton constructed Winfield House in 1936 after demolishing the site's previous villa. At the time of acquisition, the original lease was set to expire in 1974. In 1954, the lease was renewed for 99 years, extending its expiration to 2053. The renewal was concluded at £16,600 (approximately \$550,000 in 2020 dollars), a favorable price secured through Prime Minister Churchill's personal intervention.

Since 1954, Winfield House has served as the Chief of Mission Residence (CMR) for the U.S. Ambassador to London. It is one of only three surviving private villas within Regent's Park and includes one of the largest private gardens in central London. The house and grounds stand as a tangible symbol of the uniquely close relationship between the United States and the United Kingdom.

The freehold owner of Winfield House is The Crown Estate (TCE). In 2020, the Department engaged in extensive negotiations with TCE regarding a potential

extension of leasehold interest. At that time, OBO and TCE negotiated a price of £102 million (\$138 million at the 2020 exchange rate) to extend the lease for 150 years. This amount was deemed within the range of market value by independent third-party real estate appraisers and validated by an in-house State Department appraiser. In 2025, discussions regarding the lease extension resumed under the new Administration. TCE has proposed a price of £120 million (estimated at \$162 million) for the extension. An additional \$7.8 million is allocated for currency fluctuations and closing costs. Given the increase in London real estate values since 2020, OBO has determined that this amount remains within the range of fair market value. The Department proposes moving forward with the extension of Winfield House, which would extend the lease to 2175 (150 years from 2025).