



United States Department of State

Washington, D.C. 20520

25-063

August 14, 2025

CONGRESSIONAL NOTIFICATION TRANSMITTAL LETTER

Consistent with section 7004(b) of the Department of State, Foreign Operations, and Related Programs Act, 2024 (Div. F, P.L. 118-47) (“the FY 2024 Act”), as carried forward by the Full Year Continuing Appropriations Act, 2025 (Div. A, P.L. 119-4) (“the FY 2025 Act”), the Department of State is notifying the Committees of planned obligations of \$1,656,746,000 in Embassy Security, Construction, and Maintenance (ESCM) account funds for the award of construction projects for overseas United States diplomatic facilities during FY 2025.

The plan notifies the Department’s intent to award construction contracts for the Almaty, Kazakhstan new consulate compound (NCC) project; Ulaanbaatar, Mongolia new embassy compound (NEC) project; Cartagena, Colombia selective improvements project; Kampala, Uganda renovation and expansion project; and Nairobi, Kenya renovation and expansion project. The Department previously consulted on the projects that are subject to section 7004(b) of the FY 2024 Act. This CN does not include any planned art piece purchases over \$37,500 for newly constructed buildings.

The planned activities are explained further in the attached enclosure. Obligations subject to notification requirements may be incurred in 15 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

UNCLASSIFIED

**Department of State, Foreign Operations, and Related Programs
Appropriations Act, 2024
(Division F, P.L. 118-47), as carried forward by the Full-Year Continuing
Appropriations Act, 2025 (Div. A, P.L. 119-4)
Embassy Security, Construction, and Maintenance (ESCM) Congressional
Notification**

**Capital Security/Maintenance Cost Sharing (CSCS/MCS)
(\$ in thousands)**

CSCS Project List	FY 2025 Request	FY 2025 Operating Plan
Almaty, Kazakhstan NCC	\$622,270	\$618,155
Ulaanbaatar, Mongolia NEC	\$391,573	\$475,810
CSCS Subtotal	\$1,013,843	\$1,093,965
MCS Project List	FY 2025 Request	FY 2025 Operating Plan
Cartagena, Colombia Option to Lease	\$15,000	\$17,210
Kampala, Uganda Rehab and New Office Annex	\$188,896	\$195,756
Nairobi, Kenya Rehab and New Office Annex	-	\$349,815
MCS Subtotal	\$203,896	\$562,781
CSCS/MCS Total	\$1,217,739	\$1,656,746

**Capital Security Cost Sharing (CSCS)
Almaty, Kazakhstan – New Consulate Compound (NCC)**

Anticipated Design-Build Award	Q4 FY 2025
Anticipated Construction Completion	Q3 FY 2031

Scope: The project will construct a new consulate compound, which includes a new chancery building, marine security guard residence, support facilities, compound access controls, and parking for official vehicles and visitors.

Location: The Department intends to construct the NCC on a 17.4-acre site, which is located near the new financial and central business districts in Almaty, Kazakhstan.

Justification: The existing facilities do not conform to security, life safety, and functional requirements. These facilities consist of two separate leased buildings, one of which does not meet the Department’s seismic life-safety security standards. Constructing an NCC is the best and most feasible way to provide a secure, safe, and functional consulate in Almaty, Kazakhstan.

Unique Risk Requirements: Zoning restrictions imposed by the local government on building height and the need for environmental remediation prior to the Design-Build contractor’s mobilization.

Value Engineering: OBO’s Value Engineering (VE) program concentrates on improving project value by seeking to optimize life cycle costs, quality, performance, schedule, risk, and initial cost reduction. VE studies use independent teams to perform unbiased analyses to add value and efficiency to projects. OBO focuses on implementing proposals that comply with Department codes, standards, and requirements that reduce total cost of ownership, allow for future expansion, improve functionality of spaces; and improve ease of maintenance. The Department has completed the value engineering study and risk assessment for the Almaty NCC project.

Agency Presence: Department of State, Department of Agriculture, Department of Defense, Department of Energy, Department of Health and Human Services, and Department of Justice.

On-Compound Positions:

2022 Overseas Presence Review Table	Desks	Non-Desks
Current	253	164
Projected	269	167
Project (with 10% Growth Factor)	296	184

Budget:

	Prior Year CSCS	FY 2025 CSCS	Total
Site Acquisition	\$28,000,000	-	28,000,000
Site Maintenance and Development	\$14,750,000	-	14,750,000

Project Development and Design	\$22,246,000	374,000	22,620,000
Construction*	-	518,228,000	518,228,000
Non-Contract Construction	-	5,198,000	5,198,000
Procurement Surcharge	\$462,000	8,644,000	9,106,000
Furniture	-	5,092,000	5,092,000
Art	-	1,891,000	1,891,000
Project Supervision	-	41,277,000	41,277,000
Construction Security	-	37,451,000	37,451,000
Total	\$65,458,000	\$618,155,000	\$683,613,000

*Construction estimate includes VAT, construction contingency, and other construction contract costs

Capital Security Cost Sharing (CSCS) Ulaanbaatar, Mongolia – New Embassy Compound (NEC)

Anticipated Design-Build Award	Q4 FY 2025
Anticipated Construction Completion	Q2 FY 2030

Scope: The project includes the construction of a new chancery office building, support facilities, compound access controls, storage, marine security guard residence, recreational facilities, and a parking garage for visitors, staff, and official vehicles.

Location: The Department intends to construct the NEC on a 9.9-acre site located in the Suruga district of Ulaanbaatar. The site is located on two prominent, bi-directional avenues and is situated across from the National Park and the International School.

Justification: The existing facilities in this strategically important country, bordered by Russia to the north and China to the south, do not conform to security, life safety, and operational requirements. Opening a new facility is the best way to provide an effective platform to advance U.S. interests in the region.

Unique Risk Requirements: Ulaanbaatar experiences long winters, which can impact exterior construction. Other unique risks include regional

geopolitical challenges, as well as procurement, construction and shipping logistics due to its location between Russia and China.

Value Engineering: OBO's Value Engineering (VE) program concentrates on improving project value by seeking to optimize life cycle costs, quality, performance, schedule, risk, and initial cost reduction. VE studies use independent teams to perform unbiased analyses to add value and efficiency to projects. OBO focuses on implementing proposals that comply with Department codes, standards, and requirements that reduce total cost of ownership, allow for future expansion, improve functionality of spaces; and improve ease of maintenance. The Department has completed the value engineering study and risk assessment for the Ulaanbaatar NEC project.

Agency Presence: Department of State and Department of Defense.

On-Compound Positions:

2022 Overseas Presence Review Table	Desks	Non-Desks
Current	157	115
Projected	170	123
Project (with 10% Growth Factor)	187	135

Budget:

	Prior Year CSCS	FY 2025 CSCS	Total
Site Acquisition	17,500,000	-	17,500,000
Site Maintenance and Development	5,546,000	-	5,546,000
Project Development and Design	17,611,000	525,000	18,136,000
Construction*	-	394,812,000	394,812,000
Non-Contract Construction	-	5,204,000	5,204,000
Procurement Surcharge	242,000	6,642,000	6,884,000
Furniture	-	3,760,000	3,760,000
Art	111,000	1,001,000	1,112,000
Project Supervision	-	29,118,000	29,118,000
Construction Security	-	34,748,000	34,748,000

Total	\$41,010,000	\$475,810,000	\$516,820,000
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*Construction estimate includes VAT, construction contingency, and other construction contract costs

Maintenance Cost Sharing (MCS) Cartagena, Colombia – Option to Lease (OTL)

Anticipated Design-Build Award	Q4 FY 2025
Anticipated Construction Completion	Q2 FY 2027

Scope: The project will relocate the Embassy Branch Office in Cartagena and includes the renovation of leased space within a commercial building, to be constructed. Once the building is constructed, the developer will fit out the Embassy Branch Office based on the Department’s functional and operational requirements.

Location: The Option to Lease (OTL) project will be situated within a commercial building that will be part of a master-planned community in Serena Del Mar, located in Cartagena, Colombia.

Justification: The existing leased building in Cartagena does not conform to security, life safety, or functional requirements. Branch Office operations have been affected by interruptions due to infrastructure failures within the building, a hazardous working environment, and the landlord’s unresponsiveness to the Department’s repair requests. The purpose of this project is to replace an underperforming facility with deferred maintenance and not to accommodate growth at post. Relocating the office to another leased location is the best way to provide a safe, secure, and functional Embassy Branch Office in Cartagena, Colombia.

Unique Risk Requirements: The developer will execute the design and construction of the building, as well as the fit-out of the Embassy Branch Office space. This will necessitate increased oversight to ensure that the building and office space meet the Department’s requirements.

Value Engineering: A value engineering study is not required for this project.

Budget:

	Prior Year MCS	FY 2025 MCS	Total
Site Acquisition	-	-	-
Site Maintenance and Development	-	-	-
Project Development and Design	-	-	-
Construction	-	13,666,000	13,666,000
Non-Contract Construction	-	1,432,000	1,432,000
Procurement Surcharge	-	-	-
Furniture	-	1,560,000	1,560,000
Art	-	-	-
Project Supervision	-	480,000	480,000
Construction Security	-	72,000	72,000
Total		\$17,210,000	\$17,210,000

*Construction estimate includes VAT, construction contingency, and other construction contract costs.

**Maintenance Cost Sharing (MCS)
Kampala, Uganda – CAA Renovation and Expansion**

Anticipated Design-Build Award	Q4 FY 2025
Anticipated Construction Completion	Q2 FY 2030

Scope: The project includes renovating the Controlled Access Area and expanding the current space to meet operational requirements and address security deficiencies.

Location: The project will take place on the existing 9.1-acre U.S. Embassy compound in Kampala, Uganda.

Justification: The existing embassy chancery does not have sufficient space to accommodate the tenants required to have office space within the Controlled Access Area. Renovating the chancery to meet the Department's operational and security requirements is the best way to provide a more

functional workspace, accommodating future growth and the tenants who will reside within the Controlled Access Area.

Unique Risk Requirements: Constructing on an existing compound while maintaining operations presents challenges, including limited laydown and construction space available on the compound.

Value Engineering: OBO's Value Engineering (VE) program concentrates on improving project value by seeking to optimize life cycle costs, quality, performance, schedule, risk, and initial cost reduction. VE studies use independent teams to perform unbiased analyses to add value and efficiency to projects. OBO focuses on implementing proposals that comply with Department codes, standards, and requirements that reduce total cost of ownership, allow for future expansion, improve functionality of spaces; and improve ease of maintenance. The Department has completed the value engineering study and risk assessment for the Kampala Major Rehabilitation project.

Budget:

	Prior Year MCS	FY 2025 MCS	Total
Site Acquisition	-	-	-
Site Maintenance and Development	-	-	-
Project Development and Design	9,308,000	569,000	9,877,000
Construction	-	141,246,000	141,246,000
Non-Contract Construction	-	3,580,000	3,580,000
Procurement Surcharge	126,000	2,607,000	2,733,000
Furniture	-	760,000	760,000
Art	-	-	-
Project Supervision	-	21,616,000	21,616,000
Construction Security	-	25,378,000	25,378,000
Total	\$9,434,000	\$195,756,000	\$205,190,000

*Construction estimate includes VAT, construction contingency, and other construction contract costs.

Maintenance Cost Sharing (MCS) Nairobi, Kenya – CAA Renovation and Expansion

Anticipated Design-Build Award	Q4 FY 2025
Anticipated Construction Completion	Q3 FY 2029

Scope: The project includes renovating existing Controlled Access Areas (CAA) space and constructing an addition to provide additional CAA space. The addition will accommodate 187 desks, including space for future growth, and will feature a new Marine Security Guard watch post, a multi-purpose room, and a lobby.

Location: The project will take place on the existing embassy compound, which is located in the Gigiri District, north of Nairobi city center.

Justification: The project will address CAA space deficiencies, resolve existing blocking and stacking violations, correct adjacency violations, and provide additional desks to accommodate future growth.

Unique Risk Requirements: Construction on an existing compound while maintaining operations presents challenges, including the disruption of utilities. To mitigate this challenge, the project's design ensures the avoidance of disturbing underground utilities during the construction of the CAA.

Value Engineering: OBO's Value Engineering (VE) program concentrates on improving project value by seeking to optimize life cycle costs, quality, performance, schedule, risk, and initial cost reduction. VE studies use independent teams to perform unbiased analyses to add value and efficiency to projects. OBO focuses on implementing proposals that comply with Department codes, standards, and requirements that reduce total cost of ownership, allow for future expansion, improve functionality of spaces; and improve ease of maintenance. The Department has completed the value engineering study and risk assessment for the Nairobi Major Rehabilitation project.

Budget:

	Prior Year MCS	FY 2025 MCS	Total
Site Acquisition	-	-	-
Site Maintenance and Development	-	-	-
Project Development and Design	14,214,000	-	14,214,000
Construction	-	292,412,000	292,412,000
Non-Contract Construction	-	2,058,000	2,058,000
Procurement Surcharge	192,000	4,660,000	4,852,000
Furniture	-	3,660,000	3,660,000
Art	-	1,136,000	1,136,000
Project Supervision	-	22,409,000	22,409,000
Construction Security	-	23,480,000	23,480,000
Total	\$14,406,000	\$349,815,000	\$364,221,000

*Construction estimate includes VAT, construction contingency, and other construction contract costs.