Architect of the Capitol at the Washington Builders Congress Federal Market Insights

April 27, 2016

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Working with the AOC

- Historic Preservation
- Client Expectations
  - Must not interfere with Legislative and Judicial Branch work
- AOC Credibility
  - Highly sensitive to meeting schedules
  - “Promise Dates”
- Security - Access
- Customer Focused
One Team, One Mission

• To **serve** Congress and the Supreme Court, **preserve** America’s Capitol, and **inspire** memorable experiences.

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Competition Requirements

- Competition required for all procurements > $5,000

- General exceptions
  - Only one source available
  - Emergencies
Advertising Requirements

- Requirements > $100,000 are advertised and posted on FedBizOpps (FBO)

- Search under “Agencies” for “Architect of the Capitol”
Partnership = Success
Recent Contracts

• **Construction Management Contract** – (Awarded March 2016)
  – Act as a Construction Manager as Agent

• **Multiple Award Construction Contract (MACC)**
  – Act as a Construction Manager as Constructor
    • The Christman Company
    • Consigli
    • HITT Construction
    • Kiewit
    • Turner Construction

• **Requirements for Both**
  – Quality Control Management
  – Importance of Safety
  – Collaborative Risk Management
Upcoming Contracts

Garage Rehabilitation, Rayburn Building
   Synopsized in FedBizOpps and Industry Day - April 2016

Garage, Thurgood Marshall Federal Judiciary Building
   Synopsized in FedBizOpps - May 2016

Utility Infrastructure Tunnel Repairs
   MACC – April 2016

Senate Underground Garage Rehabilitation
   MACC Design-Build - Fall 2016

U.S. Capitol Stone and Metal Restoration – Phase II
   Fall 2016
Project Examples
Dome Restoration Project

**Dome Exterior**
- Restore historic exterior surface and ornamentation
- Weatherproof exterior of Dome
- Replace broken windows
- Remove hazardous materials
- Requires scaffolding covering entire Dome
- Donut-shaped Rotunda protector

**Dome Interior**
- Protect interior Dome
- Repair structural elements
- Introduce life-safety and maintenance systems
- Upgrade of electrical, mechanical and security systems
- Remove hazardous materials
- Donut-shaped Rotunda protector

**Dome Rotunda**
- Remove hazardous materials
- Restore ironwork
- Upgrade systems
- Installation of new Rotunda lighting
- Repainted to historically appropriate color

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Dome Restoration Project
Dome Restoration Project
Cannon Renewal
Funding authorization is required prior to each of the five phases of construction.

- **PHASE 0:** BUILDING UTILITIES  
  **JAN 2013 - DEC 2015**

- **PHASE 1:** FLOORS B-5  
  **JAN 2017 - NOV 2018**

- **PHASE 2:** FLOORS B-5  
  **JAN 2019 - NOV 2021**

- **PHASE 3:** FLOORS B-5  
  **JAN 2022 - NOV 2024**

- **PHASE 4:** FLOORS B-5  
  **JAN 2025 - NOV 2027**
Project Schedule
Showing Pre-Phase and Phase Structure with Member Moves

- Pre-Phase 1
- Pre-Phase 2
- Pre-Phase 3
- Pre-Phase 4

- Phase 0
- Phase 1
- Phase 2
- Phase 3
- Phase 4

Jan 2015 Jan 2017 Jan 2019 Jan 2021 Jan 2023 Jan 2025

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Cannon Building – Physical Features

• Completed in 1908
• 678,791 gross square feet (excluding garage)
• 490,300 occupiable square feet (excluding garage)
• 6 levels (including basement)
• 142 Member suites
• 4 Committee Hearing Rooms
• 316 underground parking spaces
• Monumental Rotunda has historically served as the main building entry and defining feature of the interior

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Cannon Project Goals

• Cannon Renewal
  – Replace infrastructure
  – Compliance with building codes and standards
  – Enhance effectiveness
  – Preserve historic character
  – Improve security
  – Meet sustainability goals

• Approaches
  – Integrated Project Delivery – on time and on budget
  – Integrate cost effective, sustainable and energy-efficient solutions
  – Align phases with Congressional moves
  – Uninterrupted mission and minimize campus impact
Garage Rehabilitation
Stone Restoration
Exterior Envelope Repair
Fall Protection
Electrical Upgrades
Heavy Industrial Work at Capitol Power Plant and Distribution Systems
Sustainable Sites
Life Safety Upgrades
Egress
Partnership = Success

Thank You.