

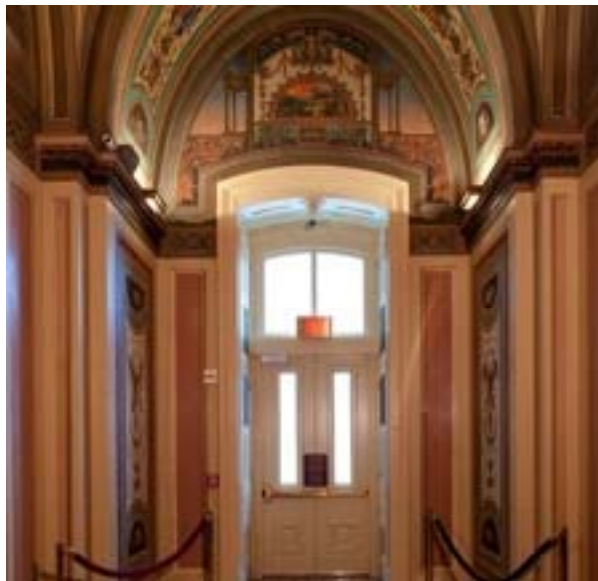
# Architect of the Capitol at the Washington Builders Congress Federal Market Insights

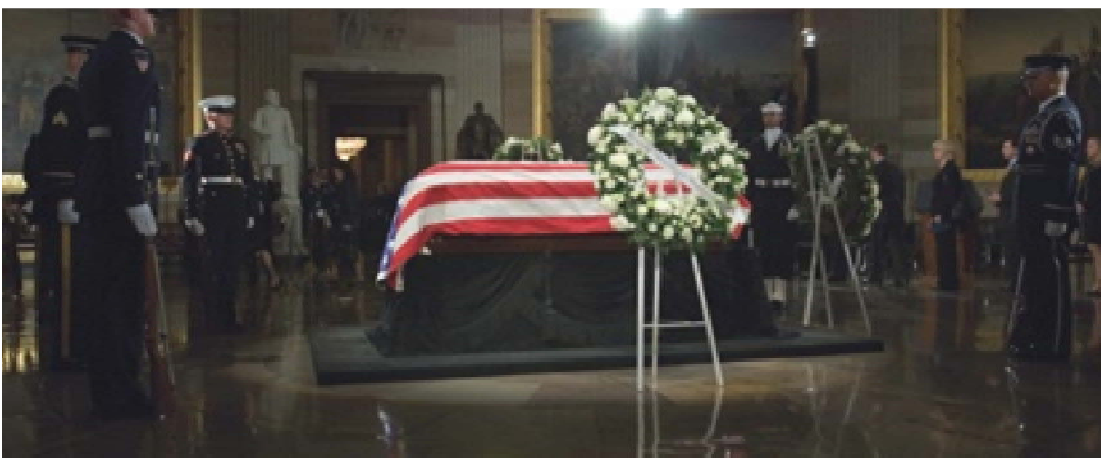


April 27, 2016

[www.aoc.gov](http://www.aoc.gov)







# 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.



# 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**

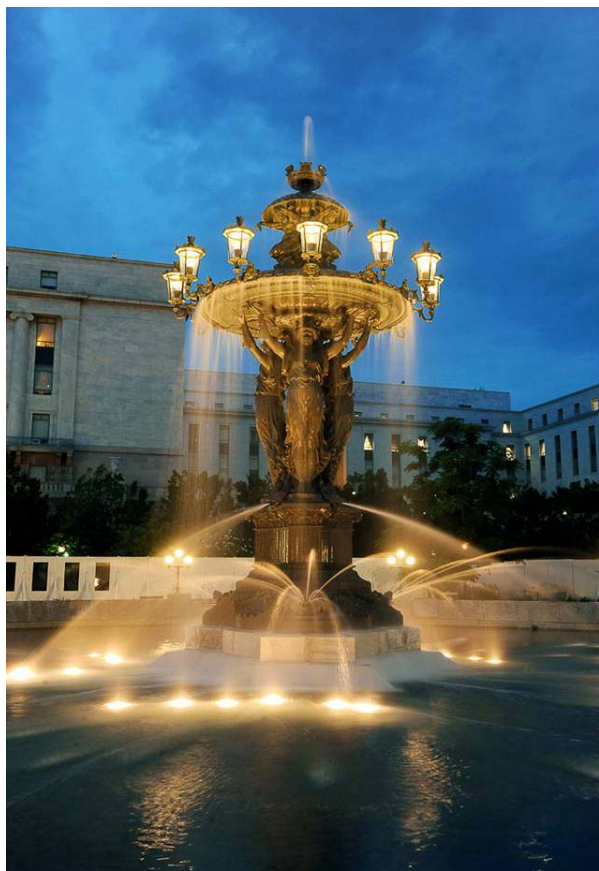
MACC – April 2016

## **Senate Underground Garage Rehabilitation**

MACC Design-Build - Fall 2016

## **U.S. Capitol Stone and Metal Restoration – Phase II**

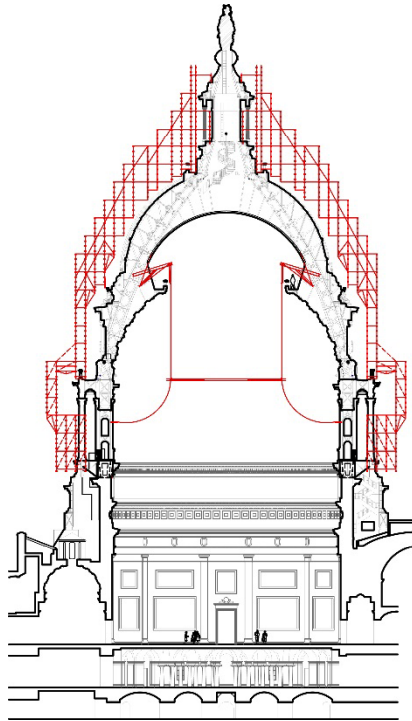
Fall 2016



## Project Examples

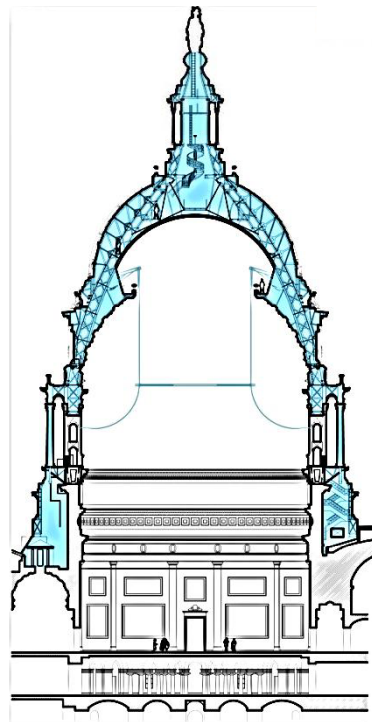


# Dome Restoration Project



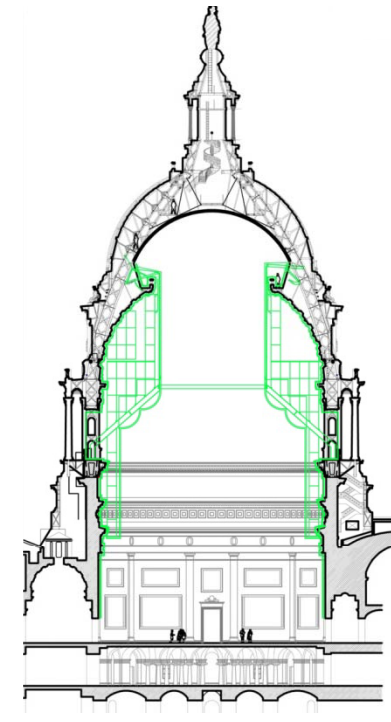
**Dome Exterior**

- 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

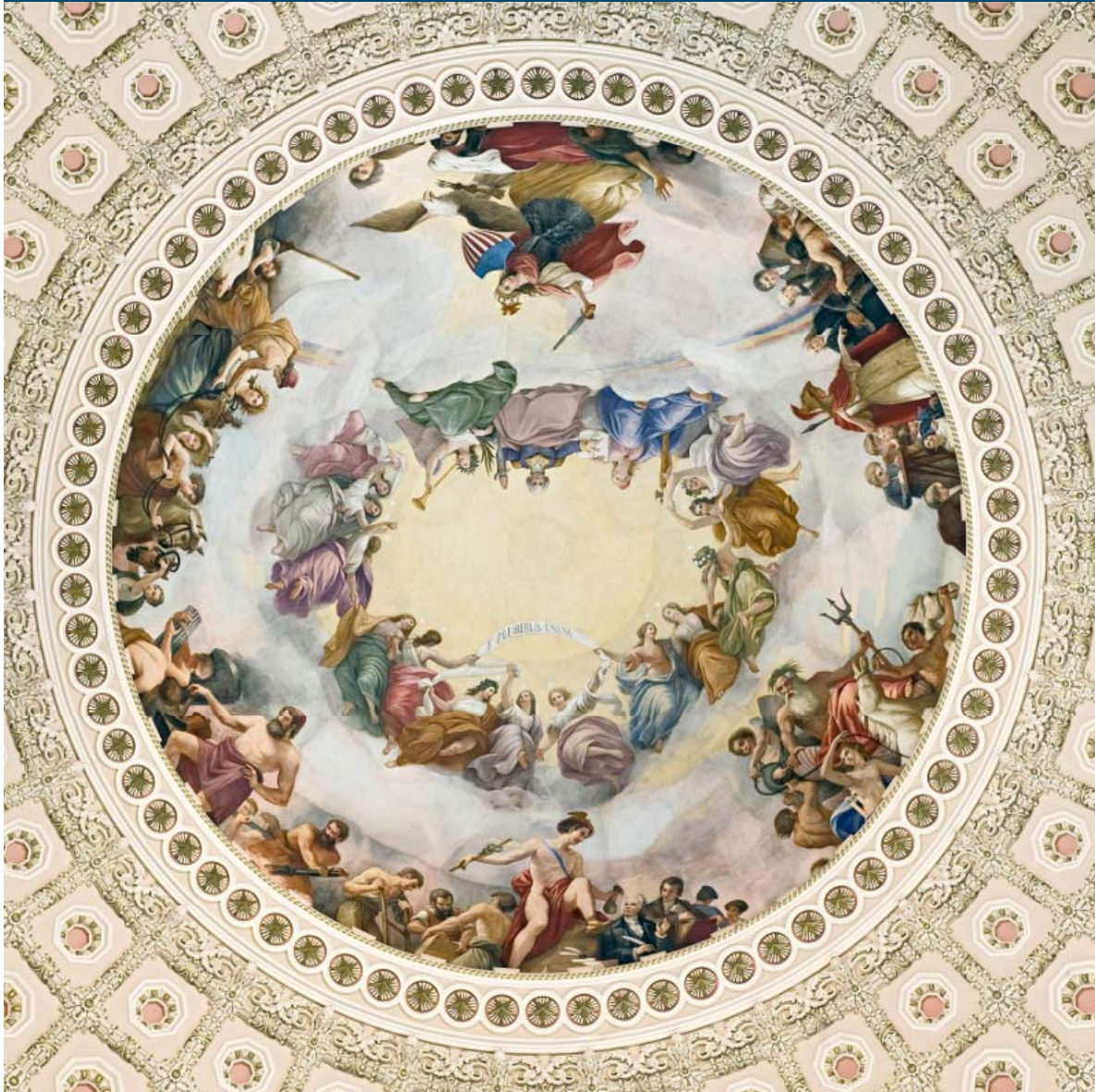
# Dome Restoration Project



# Dome Restoration Project



# Dome Restoration Project



# Cannon Renewal



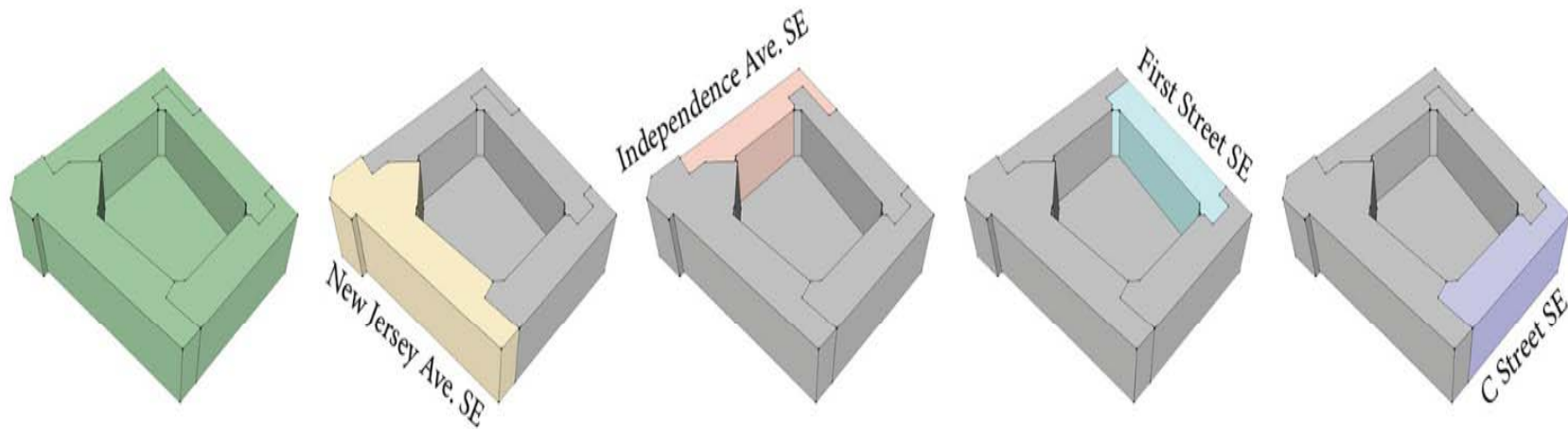




# Cannon Renewal



Funding authorization is required prior to each of the five phases of construction.



PHASE 0:  
BUILDING UTILITIES  
JAN 2015 - DEC 2016

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

PHASE 2:  
FLOORS B-5  
JAN 2019 - NOV 2020

PHASE 3:  
FLOORS B-5  
JAN 2021 - NOV 2022

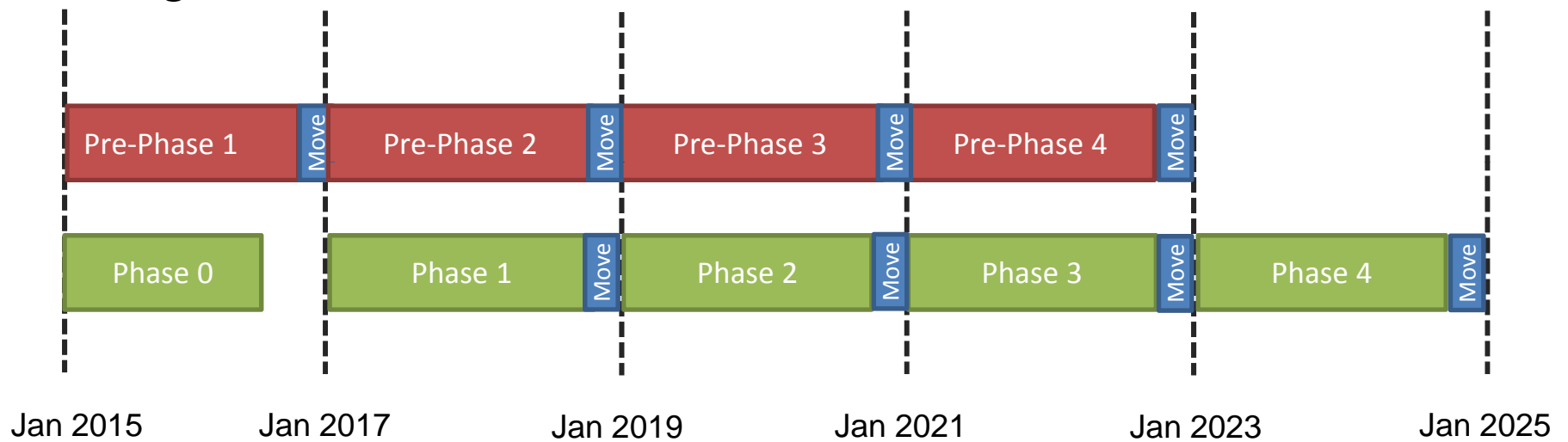
PHASE 4:  
FLOORS B-5  
JAN 2023 - NOV 2024

# Schedule



## Project Schedule

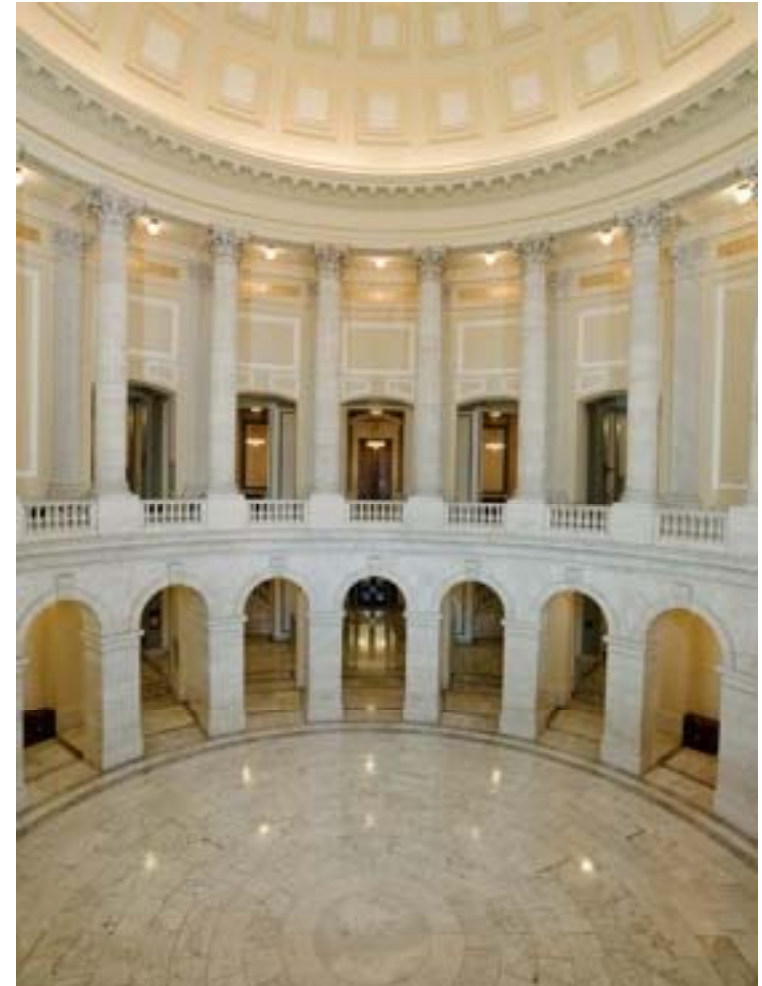
Showing Pre-Phase and Phase Structure with Member Moves



# 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



# 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



# Roof Replacement





# Fall Protection



# Electrical Upgrades



# Heavy Industrial Work at Capitol Power Plant and Distribution Systems



# Sustainable Sites



# Life Safety Upgrades



# Egress





Partnership = Success

Thank You.