

# Architect of the Capitol

Washington Building Congress Board of Governors

May 31, 2019



# Agenda



- Welcome
  - Architect of the Capitol Overview
  - Organizational Structure
  - AOC Workload
  - Questions
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# AOC Overview

Acting Architect of the Capitol  
And  
Chief Operating Officer  
Christine A. Merdon PE, CCM



# AOC Mission: Serve, Preserve, Inspire



AOC employees work every day to **serve** Congress and the Supreme Court, **preserve** America's Capitol, and **inspire** memorable experiences for all who visit the buildings and grounds.

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# What We Do



Care for 18.4 million+ square feet of facilities; 570+ acres of grounds and thousands of works of art



Manage \$1 billion+ in active construction projects



Host 5 million+ visitors annually while serving 30,000 daily occupants around the clock to maintain the Capitol campus



# How We Do It



Provide excellent customer service



Prioritize safety



Promote sustainability

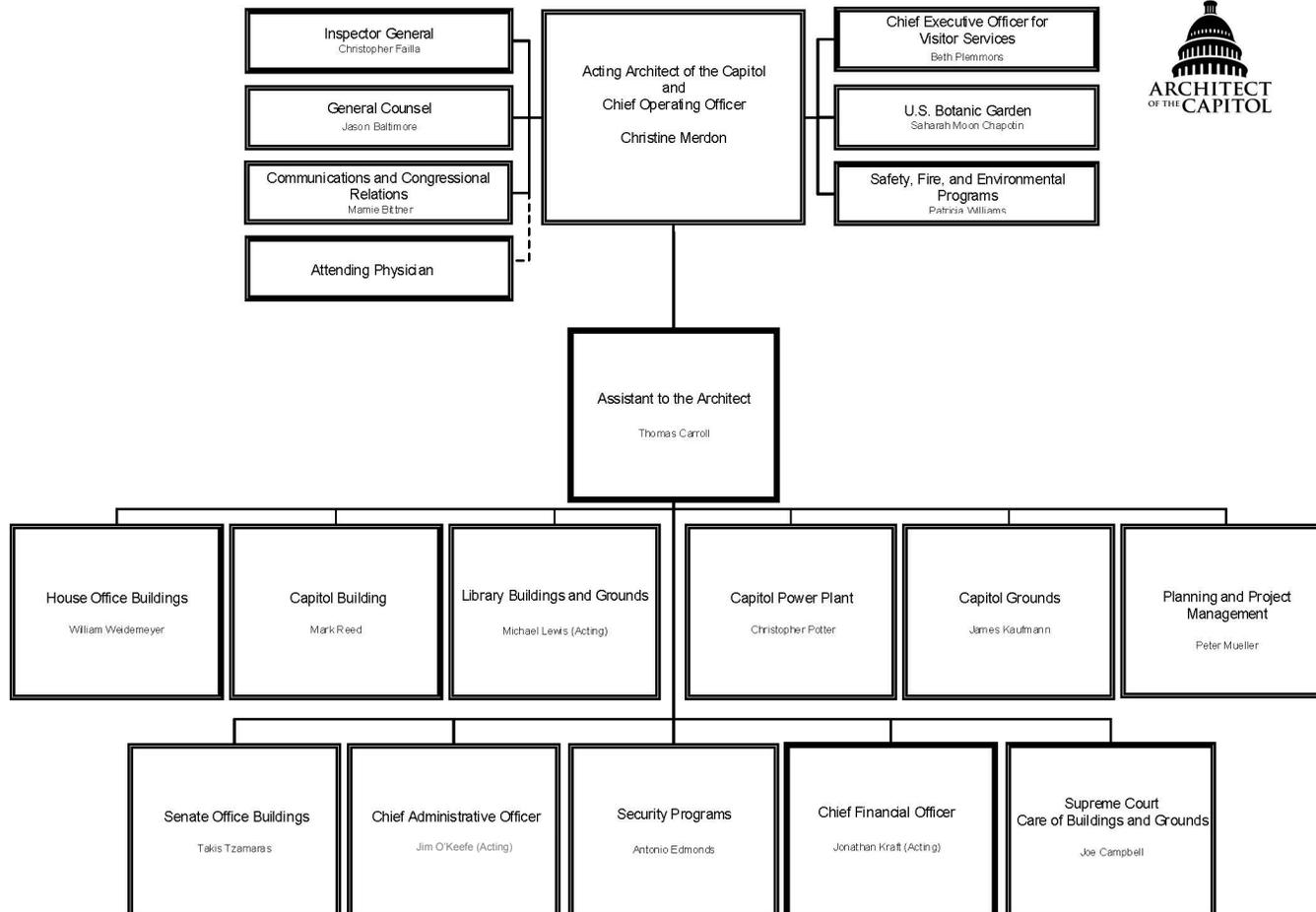
# Capitol Campus



# Organizational Structure



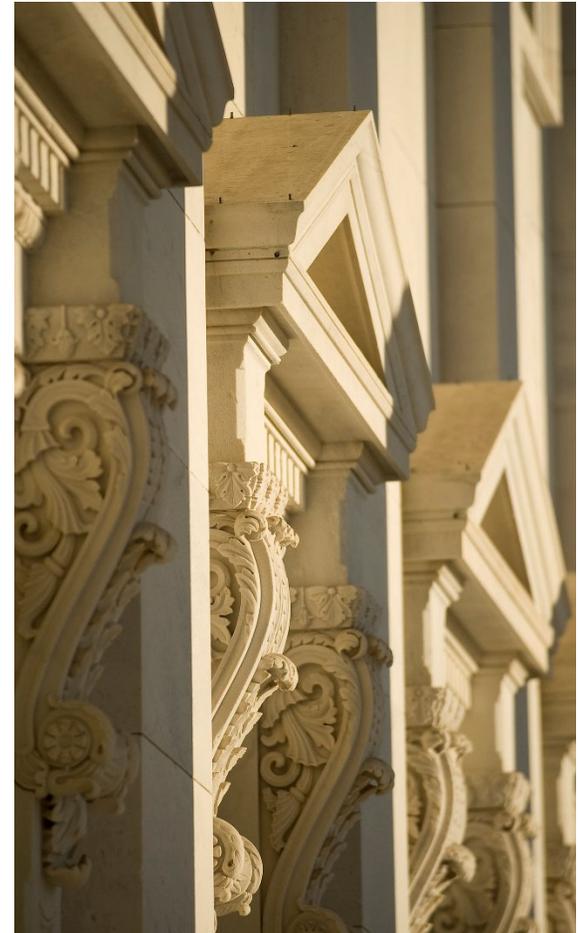
# AOC Organization



# Jurisdictions: Our Customers



- AOC is responsible for the historic preservation, maintenance and renovation or improvement of the buildings on Capitol Hill.
- Each Jurisdiction carries out AOC's responsibilities for a particular group of buildings and their occupants
- Jurisdictions generate projects:
  - Minor Construction projects are managed from within the Jurisdictions
  - Line Item Construction Projects projects are managed by PPM



# Jurisdictions: Our Customers

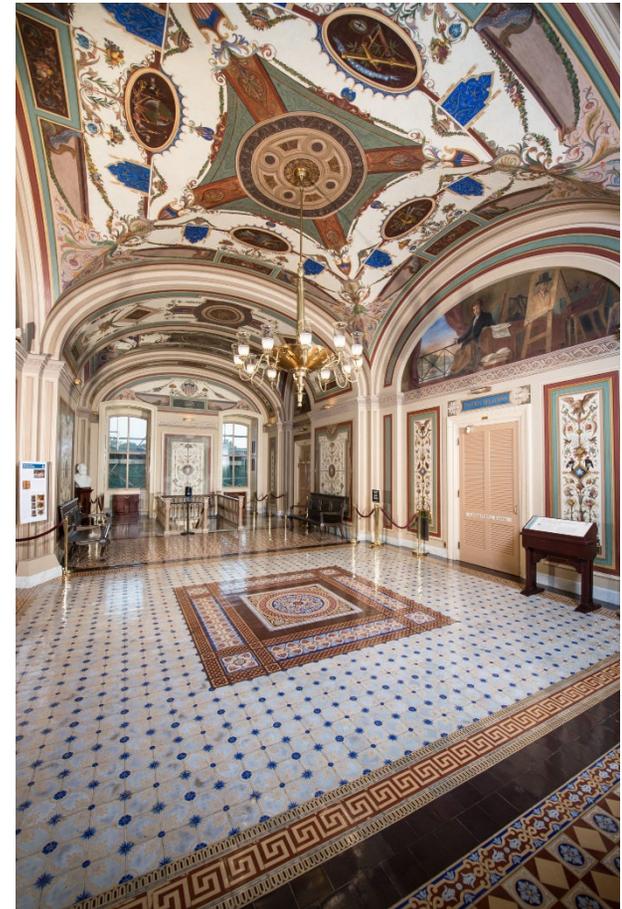


<b>Jurisdiction</b>	<b>Major Buildings</b>	<b>Occupant</b>
Capitol Building	Capitol Building, Capitol Visitor's Center (CVC)	Congress
House Office Buildings (HOB)	Cannon, Rayburn, Longworth, O'Neill, Ford, 501 First St. SE	House of Representatives
Senate Office Buildings (SOB)	Russell, Dirksen, Hart, Postal Square, Senate Page Residence, Senate Child Care Center	Senate
Library Buildings & Grounds (LBG)	Thomas Jefferson, Madison, John Adams, off-site facilities at Culpepper VA and Ft. Meade MD	Library of Congress
Capitol Power Plant (CPP)	Capitol Power Plant, Utility Tunnels	AOC
Office of Security Programs (OSP)	All buildings served by AOC	US Capitol Police (USCP)
Supreme Court	Supreme Court, Thurgood Marshall	Supreme Court
Capitol Grounds and Arboretum	All grounds and parking lots at AOC buildings in vicinity of Capitol Hill	Various
Botanic Garden	Conservatory, Administration Building, Production Facility, Bartholdi Park	Botanic Gardens

# AOC and the Federal Acquisition Regulation (FAR)



- The FAR was developed for use by the Executive Branch
- AOC is not subject to the FAR, but generally aligns with the FAR
- E-Verify
- AOC Contracting Manual is available to the public at <https://www.aoc.gov/doing-business-aoc/overview>

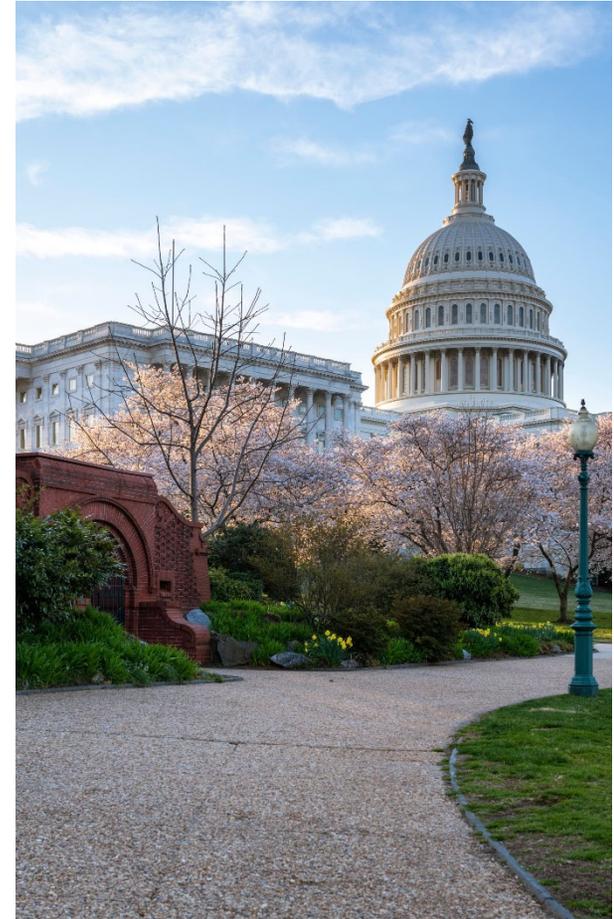


# Legislative Branch Differences



## Applicable Laws

- Davis-Bacon Act
- Service Contract Act
- Walsh-Healey Public Contracts Act
- Buy American Act
  - Underlying trade agreements do not apply
- Contract Disputes Act
  - Congress made certain provisions applicable to the AOC
- Javits-Wagner-O'Day (JWOD) Act
- Equal Employment Opportunity
- Fair Labor Standards Act
- Anti-Deficiency Act



# Legislative Branch Differences



## Non-Applicable Laws

- Small Business Act (i.e., FAR 19)
- Brooks Act (for A/E services)
- Competition in Construction Act
- Federal Acquisition Streamlining Act
- North American Free Trade Agreement
- Prompt Payment Act



# Small Business Policy



- Small Business Set-Aside Program
  - Projects less than \$100,000
- Small Business Subcontracting Program (AOC52.219-3)
  - Requires subcontracting plan on all A/E services exceeding \$650,000
  - AOC DOES NOT USE eSRS, contractors submit a hard copy to the Contracting Officer and AOC reports that information to Congress

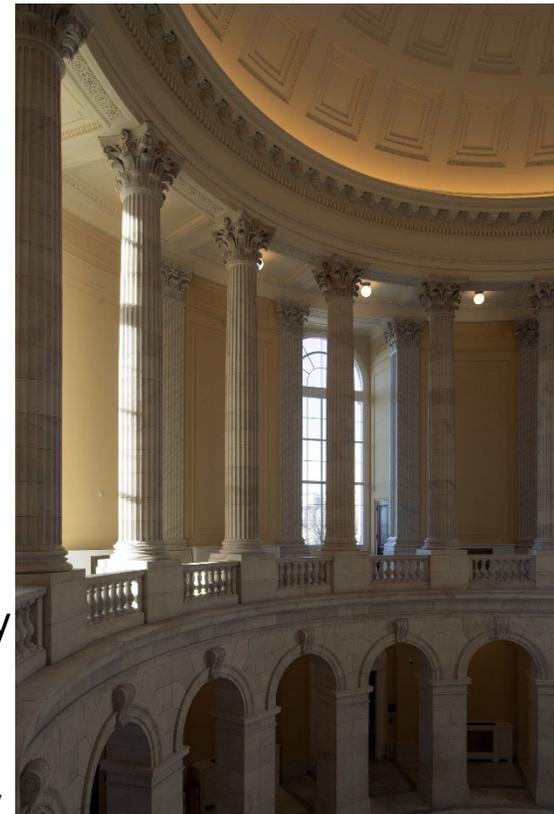


# Contract Requirements of Note



## AOC and Other Governmental Authorities

- AOC is required to obtain all environmental permits a conventional project would require:
  - Air Quality
  - Industrial Wastewater Discharge
  - Department of Health
  - Erosion and Sediment Control
  - Stormwater Management
  - Municipal Separate Storm Sewer System
  - EPA NPDES General Construction
- AOC is not required to obtain local building permits to comply with local building codes, EXCEPT in D.C., for tracking of Erosion & Sediment Control and stormwater permits.
- AOC has additional security measures to provide for security of documents, electronic files, correspondence.



# Contract Performance Assessment Reporting System (CPARS)



- AOC AMMD follows the Performance Evaluation guidelines established in FAR 42.15.
- Performance evaluations will be prepared annually for each IDIQ Contract.
- Performance evaluations will be prepared for all task orders that exceed \$35,000.



# AOC Workload



# Safety: AOC Priority #1



- Agency wide, AOC aims for zero injuries, zero lost days
  - AOC has dedicated contractor safety officers
  - New Division 01 specification has strict construction safety requirements
  - A/E team members are required to use proper PPE when visiting construction sites for any reason:
    - Hard hats
    - Safety shoes (suggest non-metallic toe protection to reduce time through building screening stations)
    - Safety vests
    - Safety glasses
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# Active Projects



Russell Exterior Envelope Project



Thurgood Projects



Exhibition Hall Capitol Visitor Center



U.S. Capitol Exterior Stone



East and West Pavilion Roof



Cannon Renewal



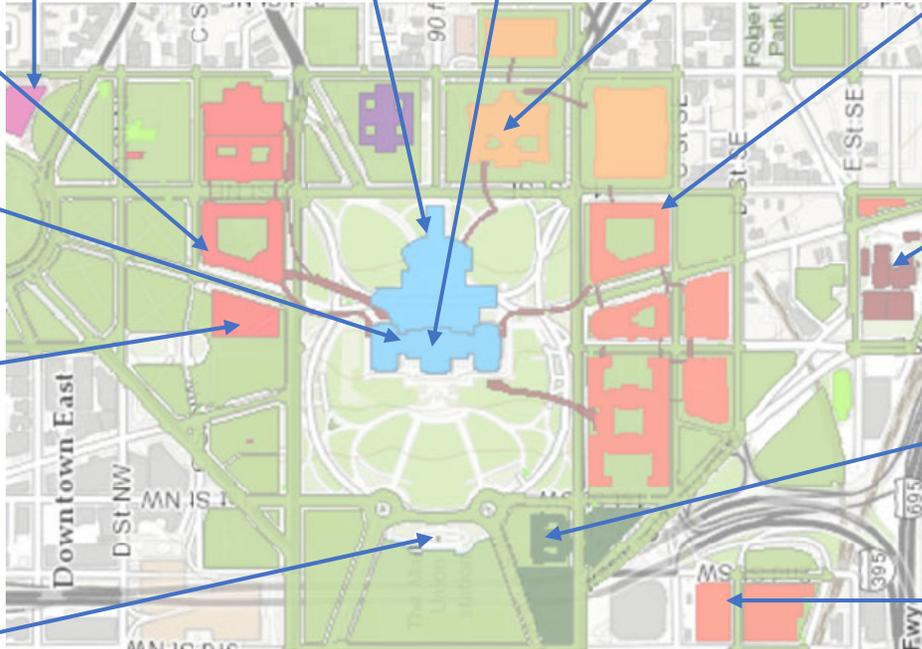
Senate Chamber Lighting



Senate Underground Garage



Grant Restoration



Refrigeration Plant Revitalization



USBG Conservatory Façade and Roof

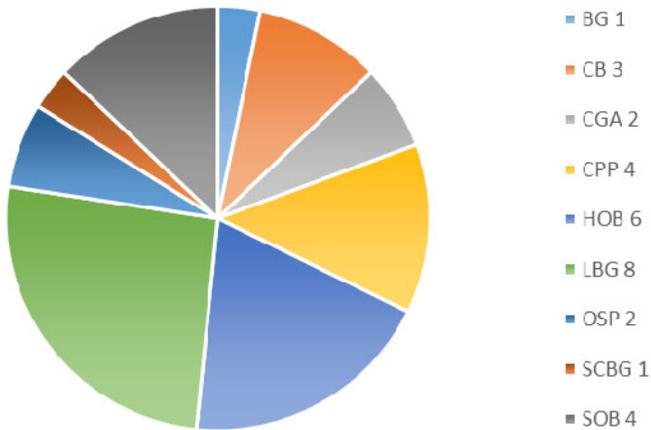


House of Representatives Child Care Center



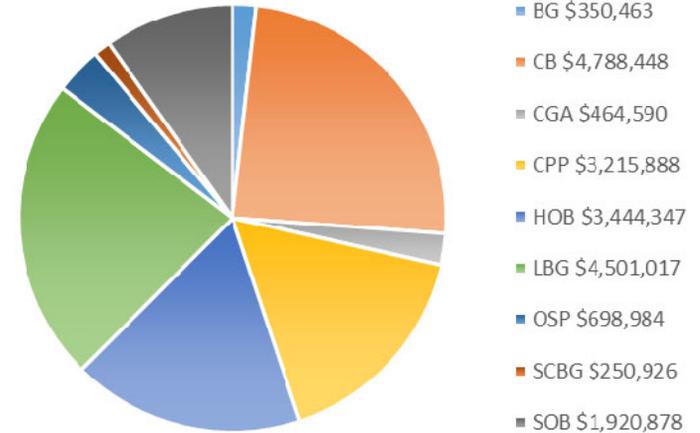
# Active Design and Study Contracts

Active Design and Study Contracts by Count



Total Contracts = 31

Active Design and Study Contracts by Cost



Total Cost = \$19,635,541



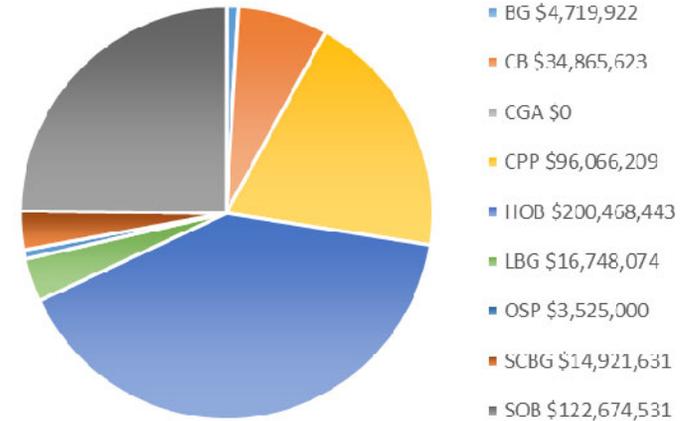
# Active Construction Contracts

Active Construction Contracts by Count



Total Active Projects = 22

Active Construction Contracts by Cost



Total Active Projects = \$493,989,433

# FY 2019 Design Work



	<b>Project Name</b>	<b>Budget</b>
1	Switchgear B & Pump Replacement, Phase VI, Capitol Power Plant (E/A)	< \$1,000,000
2	Condenser Water Pump and HVAC Replacement, Phase VII, Capitol Power Plant (E/A)	< \$1,000,000
3	Exterior Masonry and Envelope Repairs, Thomas Jefferson Building (A/E)	> \$1,000,000
4	Exterior Masonry and Envelope Repairs, John Adams Building (A/E)	> \$1,000,000
5	Fire Alarm and Audibility Upgrade, James Madison Memorial Building (A/E)	> \$1,000,000
6	Emergency Generator Replacement, Hart Senate Office Building (A/E)	< \$1,000,000
7	Fire Alarm System Upgrade, Dirksen Building, Senate Office Buildings (A/E)	< \$1,000,000

# Upcoming Construction Work



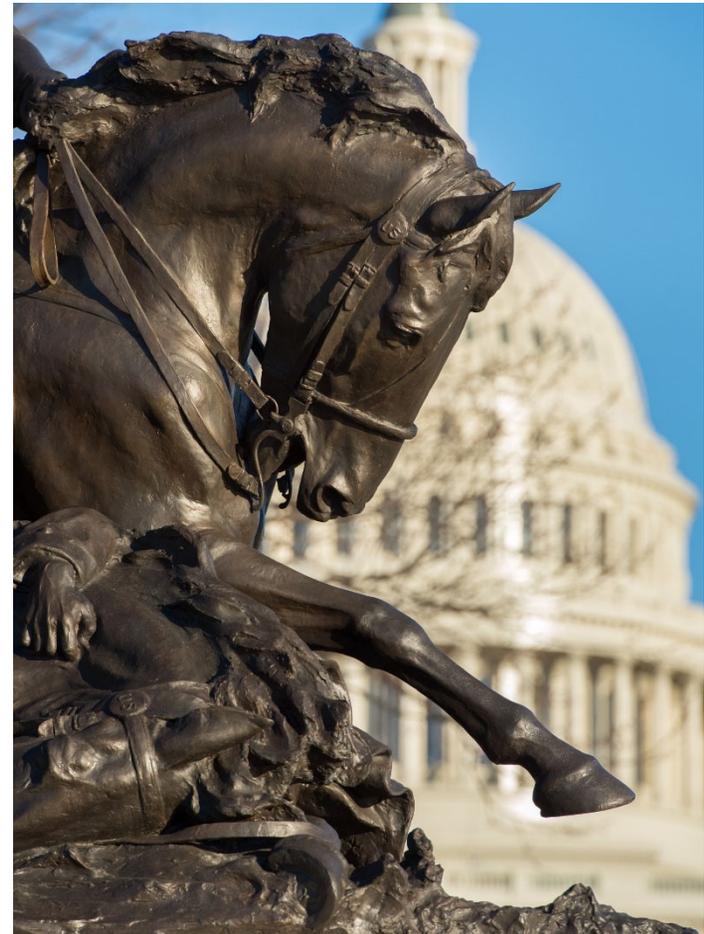
	<b>Project Name</b>	<b>Budget Range</b>
1	Piping Replacements, Capitol Power Plant	\$3-5 million
2	Roof Replacement, Capitol Power Plant	\$2-4 million
3	Electric Distribution System Replacement, Capitol Building	\$5-10 million
4	Library of Congress Collection Storage Module 7	\$25-40 million
5	Security Upgrade, Botanic Garden Conservatory	< \$1 million
6	North Exit Stair B, Thomas Jefferson Building	\$10-20 million
7	Chiller Replacement and Chilled Water System Expansion, Phase I, Manassas	\$15-20 million
8	Tunnel Waterproofing, Y Tunnel	\$3-5 million

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# A/E IDIQ Contractors



- AECOM
- Burns & McDonnell
- DLR Group
- James Posey Associates
- Leo A Daly
- Michael Graves
- Quinn Evans Architects
- Whitman Requardt



# Contractors

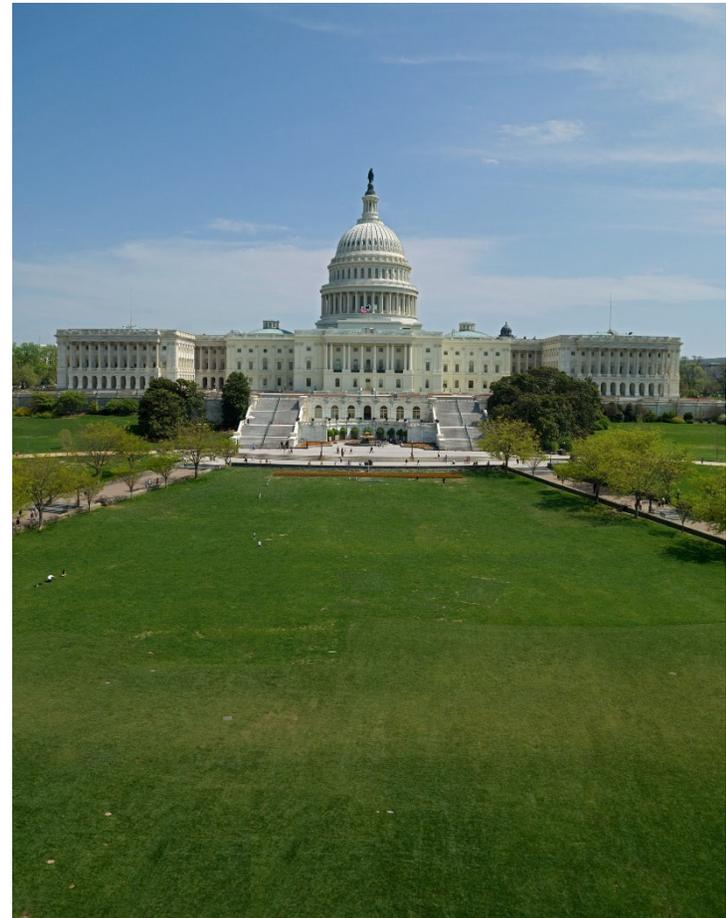


## **MACC**

- The Christman Company
- Consigli
- HITT Construction
- Kiewit
- Turner Construction

## **Construction Management**

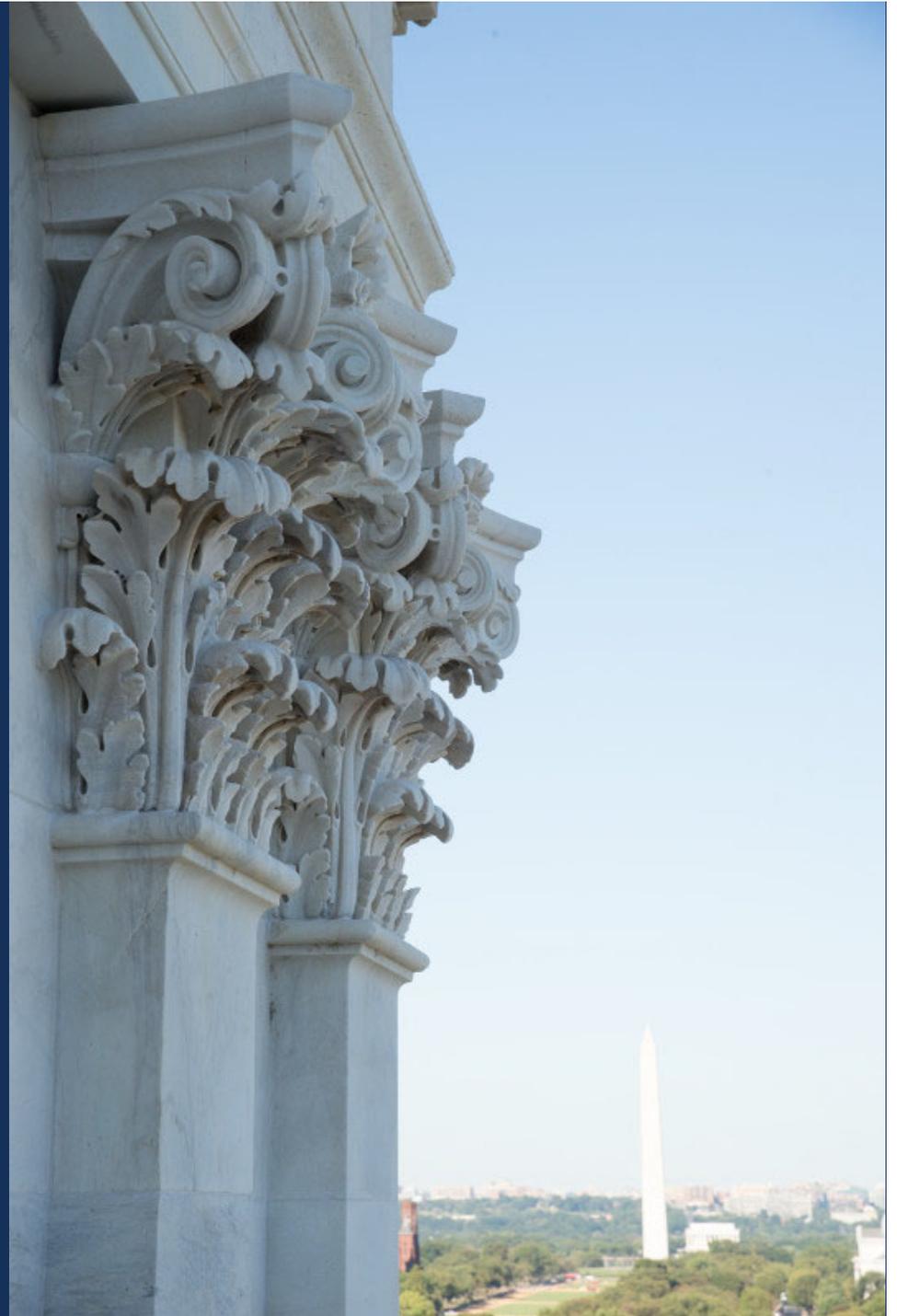
- Jacobs
  - Parsons
  - Procon Consulting
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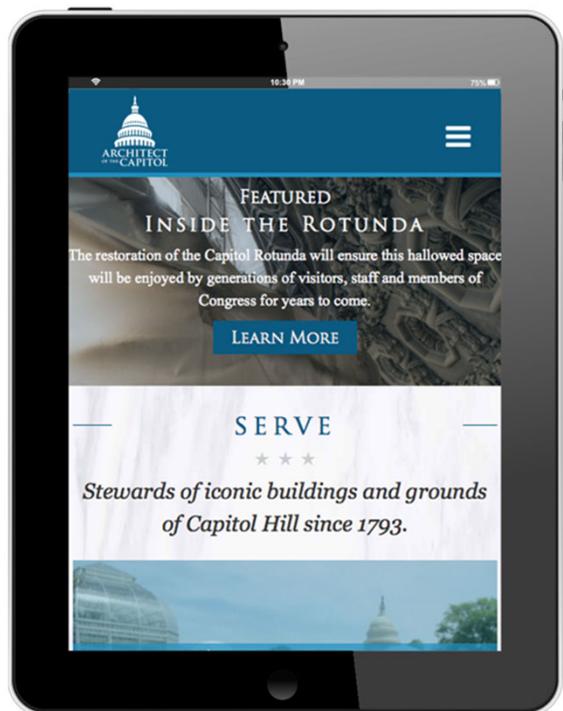
# Questions

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Management Division

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# For More Information



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



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