

Architect of the Capitol

SAME: Federal Programs Briefings

August 5, 2021



Overview



- Mission
- What we Do
- Current Initiatives
- High Visibility Projects
- Working with the AOC
- Upcoming Projects
- Questions



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.

What We Do



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



Oversee annual budget of approximately \$700 million per year and manage multiple ongoing 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



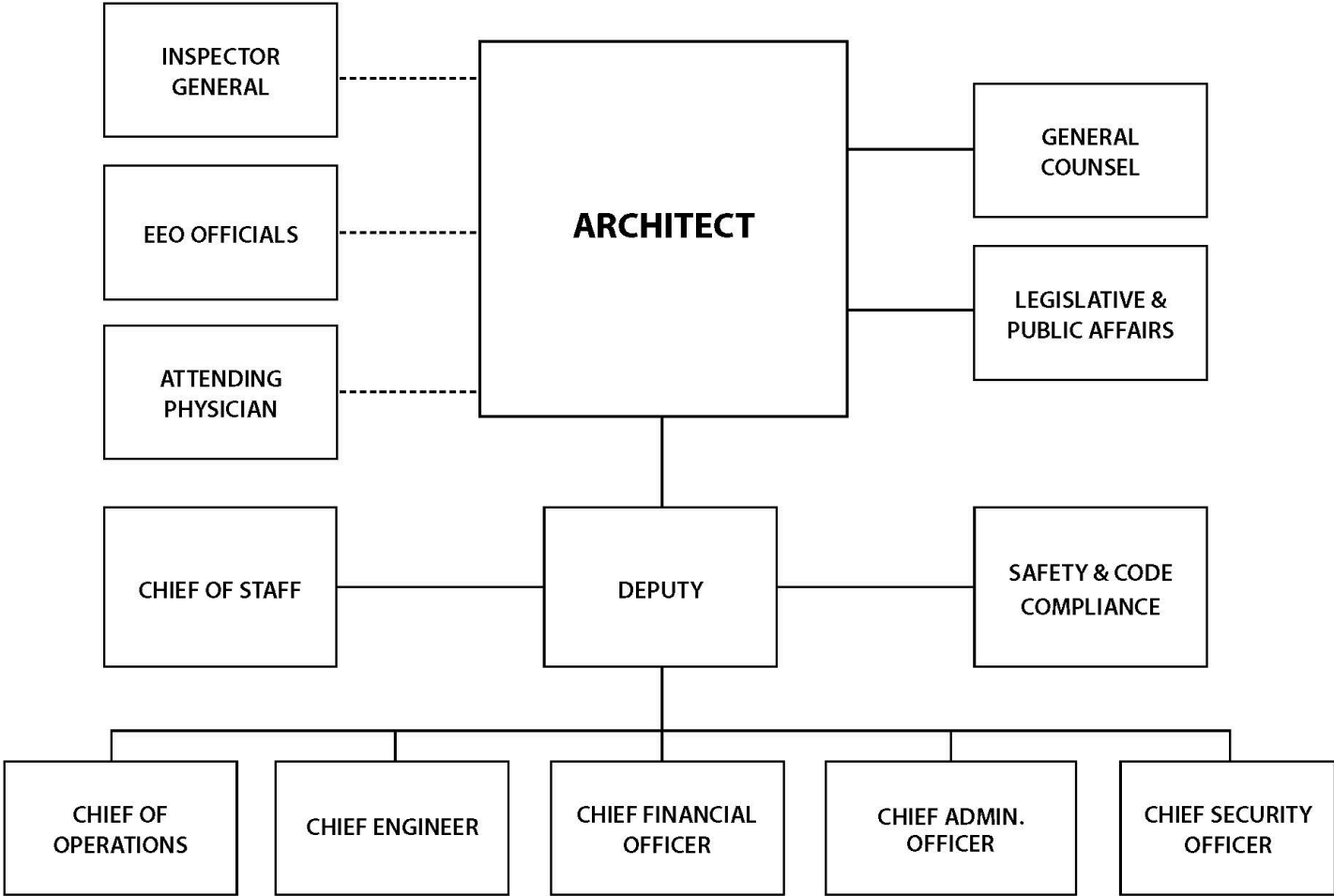
Architect of the Capitol



- On January 16, 2020, J. Brett Blanton was sworn in as the 12th Architect of the Capitol.
- Mr. Blanton brings more than 25 years of experience in civil engineering, facilities operations, construction management and capital planning.
- Mr. Blanton served as the deputy vice president for engineering at the Metropolitan Washington Airports Authority.
- Mr. Blanton served in the Navy for 22 years.
- Oversaw some of the largest infrastructure projects undertaken by the Department of the Navy.
- He is a licensed professional engineer and a certified energy manager.



AOC Organization



Planning, Design and Construction Program



- More than 209 Active Planning/Design/Construction Projects/Facility Maintenance across 9 Jurisdictions
 - Capitol Building
 - Capitol Grounds and Arboretum
 - Capitol Power Plant
 - House Office Buildings
 - Library Buildings and Grounds
 - Senate Office Buildings
 - Supreme Court Buildings and Grounds
 - U.S. Botanic Garden
 - U.S. Capitol Visitor Center



Current Initiatives



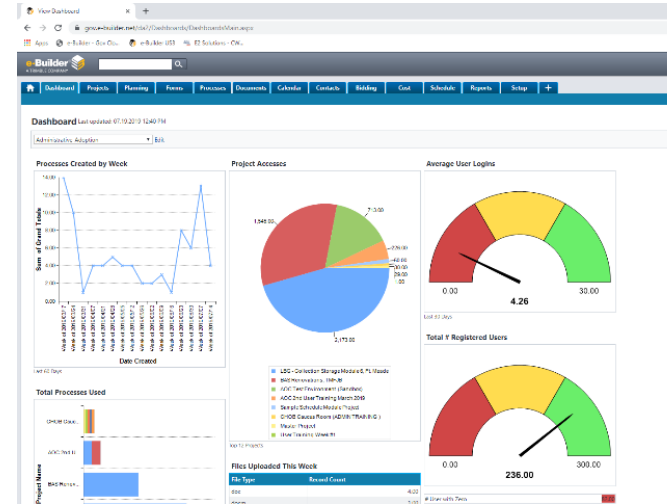
- Project Management Information System (e-Builder)
- AOC University
- Building Official
- Enterprise Asset Management (EAM)
- COVID Lessons/Virtual Work
- Sustainability



Initiatives – Project Management Information System (e-Builder)

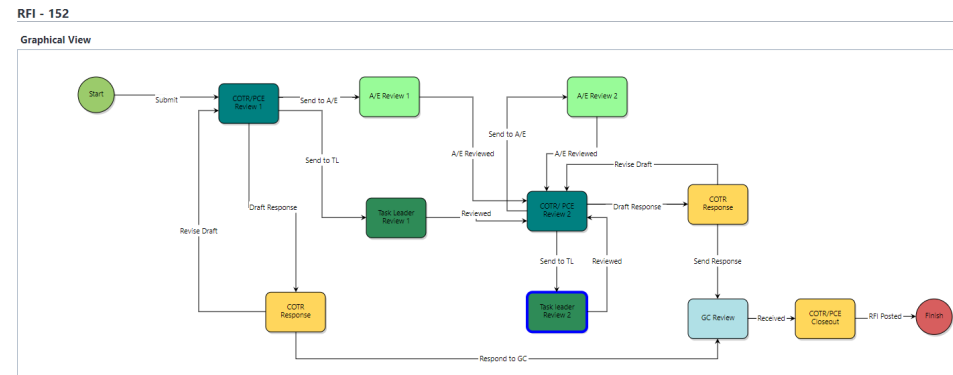


- Purpose:
 - Standardize, enhance and improve transparency of project delivery
- Background:
 - Contract Awarded: 9/28/18 to e-Builder
 - Implementation in three phases
 - Phase 1 and 2 (Processes): Complete
 - Phase 3 (Financial System Integration): in Progress
- Phasing:
 - FY 2019 Pilot: 3 Projects
 - FY 2020 Pilot: 21 Projects
 - FY 2021: Full System Adoption



The Instance Details page for RFI - 152 includes the following information:

- Project:** LBG - Collection Storage Module 6, Ft. Meade
- Process Document:** RFI - 152
- Current Workflow Step:** Task leader Review 2 - Show Workflow Diagram
- Status:** Submitted
- Subject:** Smoke Vent Location and Dimension (CRITICAL)
- Project Number:** 00040237
- Overall Due Date:** 01/30/2020 02:00PM
- Step Due Date:** 01/24/2020 12:21PM
- Reason for RFI:** Scope Clarification
- Information Requested:** The dimension from inside of the joist to inside of the joist is smaller than 4'-0" for smoke vent and will not be able to connect the 5x3x1/2 angles together as a box. Only the 2 angles from top chord to top chord then frame out the opening with 1g pour stop to complete the opening. Please confirm if this is acceptable.



Initiatives – AOC University



- Programs and pathways to support employee learning through AOC and its partners
- Comprehensive curriculum
- Expanded opportunities for management and leadership development programs
- Apprenticeship and mentoring opportunities for employees
- Effective learning management system
- Dedicated resources to support the AOC infrastructure



Initiatives – Building Official



- Code compliance assurance services for facility construction efforts
- Documentation of code compliance
- Uniform standards for construction



Initiatives – Enterprise Asset Management



- Maintenance standards
- Budget impacts
- Predictive maintenance
- Proactive life
- Improved efficiency



Initiatives – COVID Lessons/Virtual Work



- A Unique and Challenging Period
- Created the pandemic specification:
 - High-touch cleaning on projects
 - Reporting criteria
 - Return-to-work policies
- Larger projects:
 - Reduced work force by adding a third shift, to reduce congestion in work areas
 - Limited construction worker access to AOC facilities which reduced AOC risk of exposure
- Tracking
 - Hours lost on projects across campus
 - Contact tracing to avoid additional impacts



Sustainability



Buildings and Landscapes



Infrastructure

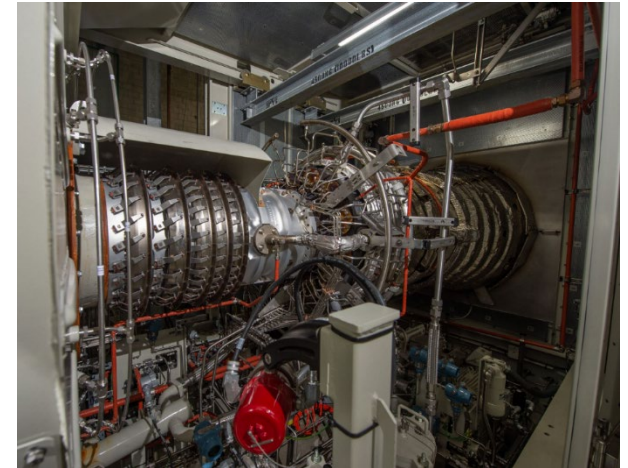


People

Sustainability



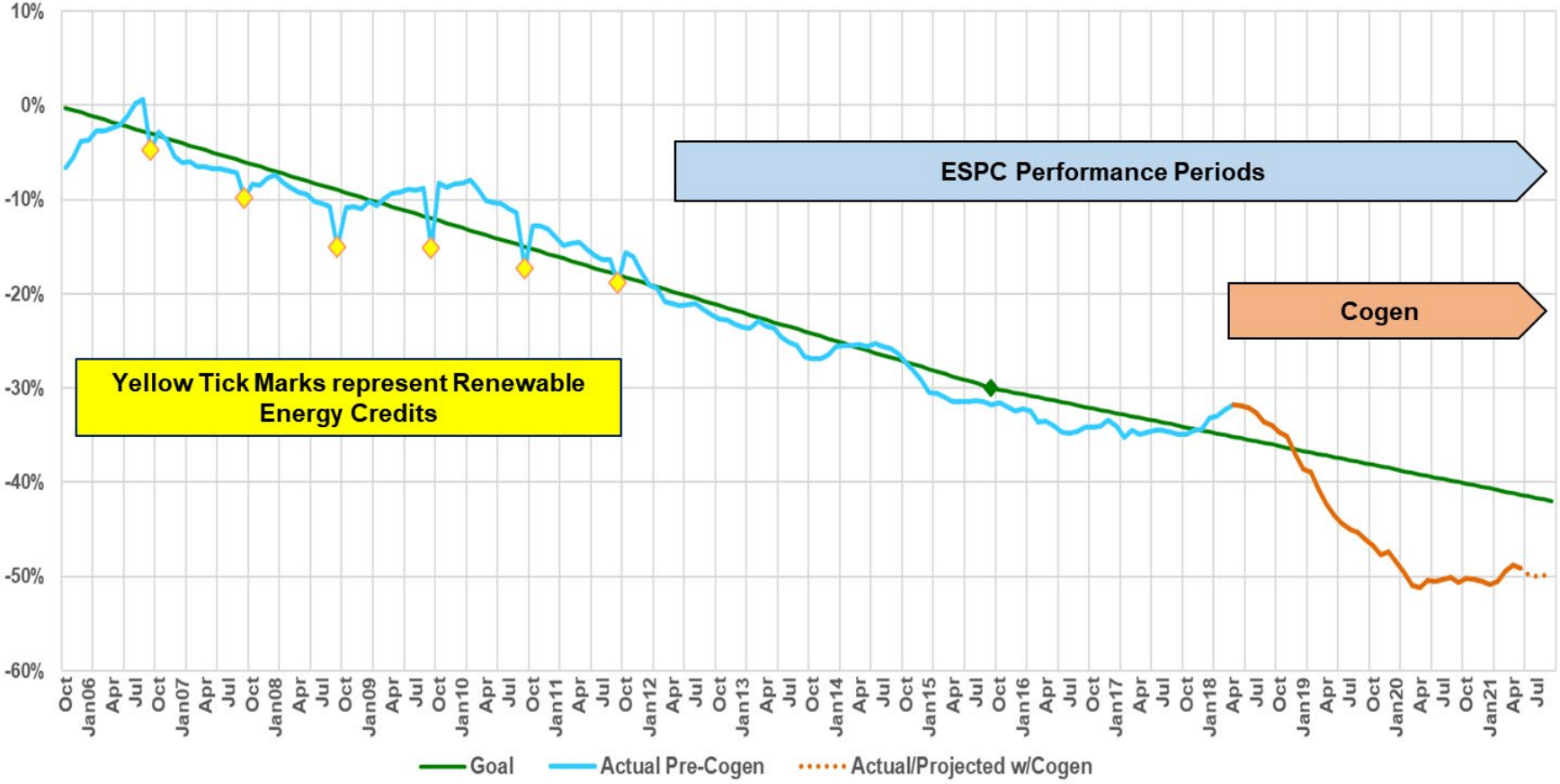
- Buildings and Landscapes
 - Exceeded agency goals to achieve a 50 percent energy intensity reduction by FY 2025
- Infrastructure
 - Completed the construction of a cogeneration system that provides for more efficient production of electricity and steam heat
- People
 - Strengthened recycling programs by following best standards and practices to maximize waste reduction



Energy Reduction



Energy Reduction Progress FY06-FY21



High Visibility Projects



Approximately \$700M in active construction projects



Senate Employee Child Care Center



Calder Clouds



CVC Exhibition Hall Redesign



Garage Structural Repairs, JAB



1. LOC Energy Savings Performance Contract
2. Visitor Experience



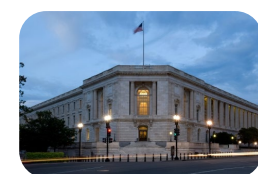
U.S. Capitol Exterior Stone (multiple phases)



Book Module 6 Storage Facility (Fort Meade)



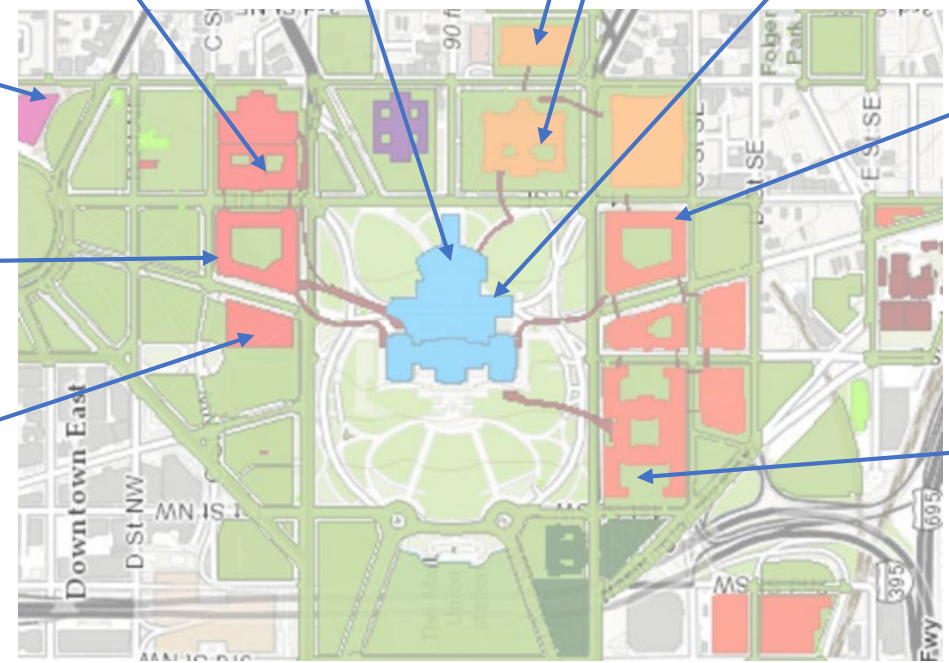
Thurgood (Façade and Garage) Projects



Russell Exterior Envelope Project (multiple phases)



Senate Underground Garage Renovation Design-Build



Cannon Renewal (multiple phases)



Refrigeration Plant Revitalization



Garage Interior Rehabilitation, Phase 4, Rayburn House Office Building

Exterior Repair and Restoration, Russell Senate Office Building



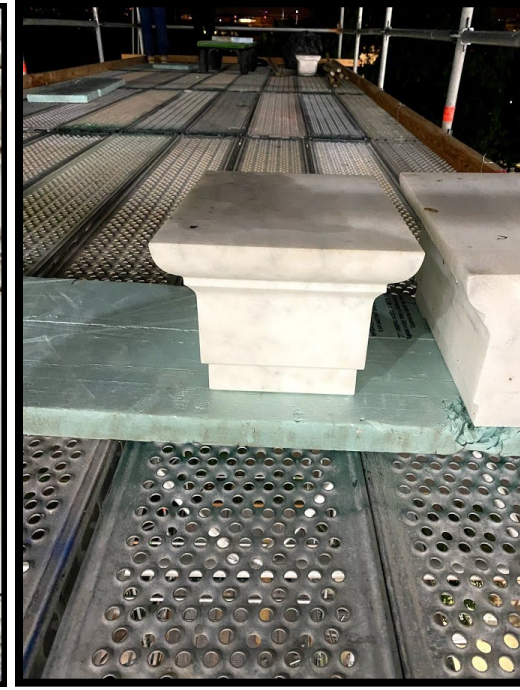
- Project Description
 - Exterior restoration: building facade and full window rehabilitation
- Phases of Work
 - Three sequences of the project
 - Currently on final sequence on Delaware Avenue and the Constitution Avenue corner
- Current Activities
 - Window restoration on Delaware courtyard, street façade and rotunda:
 - Repointing on-going on street façade



Modillion Existing Condition



Modillion Removal



Replacement Modillion

Rayburn Garage Interior Rehabilitation and Center Courtyard, House Office Buildings



- Project Description
 - Heavy demolition and renovation activities
 - Maintaining building operations without limiting Congress' ability to conduct business
- Phases of Work
 - In fourth phase of four phases of the project
- Current Activities
 - Waterproofing of the center courtyard to eliminate water leaks
 - Addition of new elevator and signage



Refrigeration Plant Revitalization (RPR), Capitol Power Plant (CPP)



- Project Description
 - Renovate aging chillers and perform repairs to the Refrigeration Plant to significantly increase chilled water generation efficiency and reliability
- Phases of Work
 - The multi-phase RPR program was initiated in 2012 – currently in Phase 4
- Current Activities
 - Cooling Tower Renovation and Electrical Upgrades
 - Funding received for Phase 5 piping replacements and egress Improvements



Exterior Stone and Metal Preservation, Phase 3 – West Front, U.S. Capitol Building



- Project Description
 - Clean, repair, repoint/caulk, paint remove and repaint the exterior stone and metal at west front
- Phases of Project
 - Phase 4 (the east front) will follow after the completion of Phase 3
 - Completion required before the next Presidential inauguration
- Current Activities
 - Pre-mobilization



Working with the AOC



- What we do
 - Master Planning, Facility Assessments, Project Development
 - Capital Program (Planning, Design, Construction)
- How we do it
 - Integrated Project Delivery
 - Multiple Award Contracts
 - Phased Projects
 - Risk Management
- Important Factors
 - Safety
 - Historic Preservation/Stewardship
 - Energy and Sustainability
 - Site Security
 - Minimize Disruptions



Contracting Tools



- FAR was developed for use by the Executive Branch
- AOC is not subject to the FAR, but generally aligns with FAR
- E-Verify
- Requirements > \$100,000 are advertised and posted on SAM.gov ([new](#))
- Search under “Federal Organizations” for “001- Architect of the Capitol”
- The AOC currently conducts Virtual Pre-Proposal conferences during the pandemic
- Our AOC procurement sends out draft RFPs for industry input
- E-mail aocprocurement@aoc.gov for more information on contracting questions



Current Contract Types and Contractors



A/E Indefinite Delivery Indefinite Quantity (through mid-2024)

- AECOM
- Burns & McDonnell
- DLR Group of DC
- James Posey Associates
- Leo A. Daly Company
- Quinn Evans Architects
- Michael Graves and Associates
- Whitman, Requardt and Associates

E/A Indefinite Delivery Indefinite Quantity (through mid-2024)

- RMF Engineering
- Affiliated Engineers
- Wiley Wilson | Burns & McDonnell

Current Contract Types and Contractors (continued)



Facility Conditions Assessment (through mid-2024)

- Faithful + Gould

Multiple Award Construction Contract (MACC) (through February 2029)

- Balfour Beatty Construction
- The Christman Company
- Gilbane Building Company
- John C. Grimberg Co. Inc.
- Hensel Phelps Construction Co.
- Kiewit Building Group Inc.
- Walsh Federal, LLC.

Job Order Contract (JOC) (through early 2026)

- NCI

Construction Management (through early-2028)

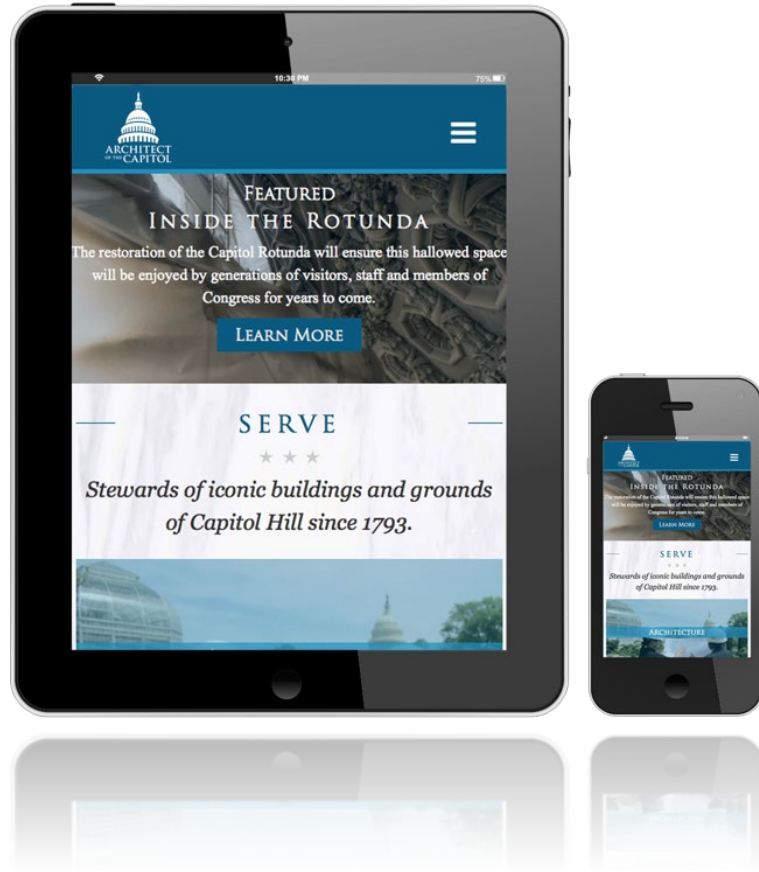
- Parsons
- Procon Consulting

Upcoming Study, Design and Construction Projects



Project Name	Cost Range	Phase	Year
North Exit Stair B, Phase II, TJB	More than \$10,000,000	Construction	2019
Switchgear A & Final Chiller Replacement, RPR, Phase VIII, WRP	\$1,000,000-\$5,000,000	Design	2020
Copper Roof Replacement & Fall Protection, Phase I, JAB	More than \$10,000,000	Construction	2020
Electrical Distribution Switchgear Upgrade, Phase I, LHOB	More than \$10,000,000	Construction	2020
Building Infrastructure Upgrades, Russell Senate Office Building	\$1,000,000-\$5,000,000	Study	2021
Exterior Masonry and Envelope Repairs, John Adams Building	\$1,000,000-\$5,000,000	Design	2021
West Main Pavilion, Exit Stair G, Thomas Jefferson Building	\$1,000,000-\$5,000,000	Design	2021
Resiliency Upgrades, Offsite Facilities	\$1,000,000-\$5,000,000	Design	2021
Production Facility Renewal	\$1,000,000-\$5,000,000	Design	2021
Fire Alarm System Replacement, Hart Senate Office Building	\$5,000,000-\$10,000,000	Construction	2021
Piping Replacement & Egress Improvements, RPR, WRP	More than \$10,000,000	Construction	2021

More Information



www.aoc.gov



www.twitter.com/uscapitol



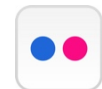
www.facebook.com/architectofthecapitol



www.instagram.com/uscapitol



www.youtube.com/aocgov



www.flickr.com/photos/uscapitol



www.flipboard.com/@uscapitol

Questions?

