

**Testimony of Brian Abt  
Chief Executive Officer, Mid-Atlantic Region, Clark Construction Group, LLC**

**Before the  
U.S. House of Representatives  
Committee on House Administration**

**For a Hearing Concerning  
Oversight of the Renovations of the Cannon House Office Building**

September 10, 2019

Chairperson Lofgren, Ranking Member Davis, and Members of the Committee, thank you for inviting me to discuss the renovation and renewal of the Cannon House Office Building.

My name is Brian Abt, and I serve as Chief Executive Officer, Mid-Atlantic Region for Clark Construction Group, an American-owned and operated company headquartered in nearby Bethesda, Maryland. Clark was founded by George Hyman, a Lithuanian immigrant, in 1906, two years before the historic Cannon building was completed. Our company's history is an American success story with Mr. Hyman's small company starting right here in Washington, DC and growing into one of the largest privately held, U.S.-owned general contractors. Overall, we have more than 4,000 employees in offices and jobsites across the United States. I am including a history of our company and an overview of our work as a supplement to my testimony (Exhibit 1).

We are proud to have built many of the significant landmarks in the Greater Washington Region and around the country. Our work has included new construction as well as renovation of important federal projects, such as the Walter Reed National Military Medical Center in Bethesda, Maryland; the Smithsonian's National Museum of African American History and Culture on the National Mall; the Women in Military Service for America Memorial at the entrance to Arlington National Cemetery; the new U.S. Coast Guard Headquarters just across the river in Southeast DC; the expansive headquarters for the National Geospatial-Intelligence Agency at Fort Belvoir, Virginia; the San Antonio Military Medical Center in Texas; and the Camp Pendleton Replacement Hospital near San Diego, California. In addition, we have completed other major projects such as The Wharf and Nationals Park in Southwest Washington, DC; and the new Stanford Hospital project in Palo Alto, California. Through our subsidiaries, we further support critical infrastructure projects to build roads, bridges, and tunnels.

One of our company's core values is giving back to the communities where we live and work. We do this both through financial support for nonprofit organizations and through thousands of hours of volunteer time generously donated by our employees. In 2018, our employees donated thousands of volunteer and pro bono hours in the community. We support organizations such as Mary's Center, Samaritan Inns, DC Central Kitchen, Boys Clubs and Girls Clubs of Greater Washington, and Martha's Table – all of which are doing their part to help local families and children, especially those facing food insecurity or homelessness. We support the needs of

veterans through organizations such as Team River Runner. In short, we are committed not only to building important projects but also building better communities.

In 2012, Clark partnered with Michigan-based The Christman Company to form the Clark/Christman Joint Venture or “CCJV.” The Christman Company brings deep experience with historic buildings and has worked on hundreds of historic sites and national landmarks, including renovations to the Maryland, Virginia, and U.S. Capitol buildings. Both Clark and The Christman Company are built around the values of integrity, teamwork, mutual respect, recognition of excellence, a passion for our work, a competitive spirit, and a focus on developing long-term relationships. The CCJV partnership brought together the two companies’ talents, expertise, and ethic to support the Cannon Renewal project.

As you know, Cannon was originally completed in 1908 and is the oldest House office building. Cannon has served Members of Congress and the American public for more than 110 years and stands as a symbol of our democracy and our representative government. While we are proud of all our projects, the members of the CCJV team – from the senior most project leader to each craftworker on site – share a special pride and are honored to have the opportunity to work on this important and historic American building.

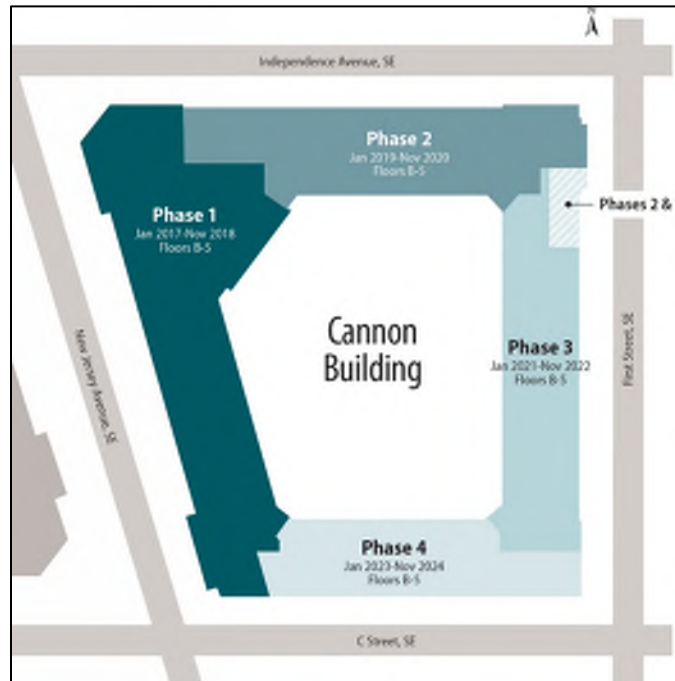
The Cannon Renewal project brings together numerous partners, including the Architect of the Capitol, CCJV, and other companies, in a 13-year effort to ensure the long-term integrity, efficiency, safety, and sustainability of the Cannon building. Together, the project partners operate in what is known as a “One Team” approach where all of the stakeholders work to further a single mission: to create a 21<sup>st</sup> century building that preserves the early 20<sup>th</sup> century historic fabric of this national treasure.

From the beginning, all members of the Cannon Renewal project were committed to operating and collaborating as “One Team.” The Architect of the Capitol was truly innovative in establishing a process to encourage teamwork and problem-solving by all parties. Moreover, from the earliest stages of the project, we established a common team charter, an integrated project governance structure, and regular team partnering meetings to identify and address critical issues together. I am including the Cannon Renewal project One Team Charter as a supplement to my testimony (Exhibit 2).

On the Cannon project team, CCJV serves as the Construction Manager as Constructor (CMc) responsible for implementing the renovation of the building using design plans and specifications developed by a third-party design team engaged by the Architect of the Capitol. To perform this work, CCJV installed a robust project leadership team of nearly 40 managers and superintendents. To date, CCJV has overseen the work of more than 800 craft workers and apprentices and provided more than \$100 million in subcontracts to small, minority, and women-owned, businesses.

The Cannon Renewal project was designed to be delivered in phases tracking two-year Congresses. I am including with my testimony a copy of an overall program schedule for the 13-year Cannon Renewal program as issued by the Architect of the Capitol in early 2012 (Exhibit 3). This overall program schedule shows the different phases of the Cannon Renewal program as

planned around immovable two-year Congressional election cycles. Figure 1 below further illustrates this phased project approach.



**Figure 1 – Cannon House Office Building Renovation Phases Diagram**

Following a two-year design and preconstruction period, the renovation proceeded as follows:

- Phase 0 was the enabling phase for the Cannon Renewal and ran from January 2015 to November 2016. This phase consisted of putting in place the infrastructure backbone for the renovation project, including the extensive mechanical, plumbing, and electrical systems that are now located in the basement and garage areas of Cannon, as well as work within the moat area of the courtyard. The exterior Southwest Terrace and accessible entrance on C Street were also restored in this phase. Phase 0 was completed on time and within the budget for this phase.
- Phase 1, which was constructed between January 2017 and December 2018, included renovations to the west side of the building along New Jersey Avenue. Work in this phase included repair and preservation of the historic façade and interior finishes; upgrades to aging and inefficient building systems, including mechanical, electrical, fire protection, telecommunications/information technology, and audio-visual systems; and bringing the building up to current building codes and Architect of the Capitol standards. Additionally, the existing fifth floor structure was demolished and rebuilt, with new Member offices now flanking both sides of the corridor as they do on the lower floors. As shown in Figure 1 above, this phase is the largest of the above-grade phases, encompassing more than 191,000 square feet of active renovation. Phase 1 is also the most complex of the phases due to the specialty spaces located within this area, including the historic, four-story Rotunda, the sizable Caucus Room, Budget Hearing Room, Homeland Security Hearing Room, and the Food Servery, among others.

- Phase 2, Phase 3, and Phase 4 involve similar renovations to the remaining areas of Cannon, though each involves a smaller overall building area than Phase 1 and fewer specialty spaces.
  - Phase 2, which began in January 2019 and runs through November 2020, includes the area to the north side of the building along Independence Avenue. It will encompass more than 122,000 square feet of finished space.
  - Phase 3 is scheduled from January 2021 to November 2022, and includes the area to the east side of the building along First Street, SE. It will encompass more than 129,000 square feet of finished space.
  - Phase 4, the final phase, is scheduled from January 2023 to November 2024 and includes the area to the south side of the building along C Street, SE. This phase encompasses approximately 93,000 square feet of finished interior space and approximately 58,800 square feet of courtyard renewal.

In addition to the actual construction work performed during each project phase, CCJV's work must account for the unique nature of the initiative and the purpose of the Cannon building. Specifically, this project requires that Cannon remains open for use during the renovation, allowing Congress to safely and securely conduct its important work for the Nation.

To this end, every person employed by CCJV and its subcontractor workforce is required to attend CCJV's comprehensive orientation training sessions before accessing the building. The purpose of the orientation training is to set and align expectations as to why we are performing the work, how we will perform the work, and the importance of conducting our work in a manner deserving of working on the United States Capitol grounds.

These orientation training sessions are given in two parts. One part of the training focuses on safety, security, site logistics, access, and work restrictions. The training describes the nature of the work being performed, the security protocols when accessing and working in the building, work restrictions, safety hazards within the work environment, and the importance of planning the work to avoid incidents. The other orientation training session focuses on working in historic buildings. This training covers various topics including quality of workmanship, historic preservation guidelines, and behavioral standards for working in the building. I am including the *Tradesperson Orientation Program for Working in Historic Buildings* outline provided to our workforce to supplement my testimony (Exhibit 4).

We have also organized tasks with the goal of preserving a Congressional work environment free of undue noise, debris, risk, and disruption. This is why a significant portion of our work takes place at night and on weekends. We also coordinate with the other members of the Cannon Renewal project team to provide clear and timely communications to help occupants prepare for construction activities. And finally, to meet our mission and expectations, CCJV has dedicated highly experienced leaders to this project and developed a transition plan to ensure workforce continuity over the 13-year effort.

Now, seven years into the 13-year Cannon Renewal project, our partnerships with the members of the Cannon project team are working well, and we have made positive and significant progress on Phase 2 work. Further, I am proud of the notable successes we delivered in earlier stages of the project. As previously mentioned, the initial phase, Phase 0, was completed on time and within budget. The next phase, Phase 1, the largest and most ambitious phase, was completed in time for opening day of the 116<sup>th</sup> Congress. CCJV worked hard to preserve the project schedule and meet this Phase 1 deadline despite challenges, including change requests and unforeseen conditions, that arose during this period and impacted the construction schedule. Through it all, our safety record is strong with injury rates well below national averages. And, during each phase of the project, we have successfully collaborated with the other stakeholders as One Team to incorporate lessons learned, improve performance, and meet our mission.

This collaboration with the project team has proven integral to managing challenges. Specifically, we have encountered two significant types of challenges while constructing Phase 1 that impact project timing and costs: (1) owner-requested changes to the design plans and (2) unforeseen building conditions.

**Owner-Requested Changes:** First, through each project phase we have received numerous owner-requested changes to the original design plans. Owner-requested changes are communicated through requests for proposal and change directive bulletins issued to CCJV by the Architect of the Capitol. To explain what we mean by a “owner-requested change,” I am providing a few examples:

- *Request for a new food servery to accommodate hot food.* The original plans called for a food service space to accommodate limited service and prepackaged foods. As such, the One Team budgeted for limited food service equipment. During Phase 1, a decision was made to pursue a hot food service vendor. This decision led to a change request to install additional food service equipment, including a walk-in cooler and hot and cold service tables. The work entailed significant additional mechanical and electrical improvements to the space to serve the new equipment. The authorization to proceed with this change occurred in September 2018. CCJV completed the work by March 1, 2019. I am including materials reflecting this owner-requested change to supplement my testimony (Exhibit 5).
- *New electrical systems in the Budget and Homeland Security Committees Hearing Rooms.* In August 2018, 20 months into Phase 1, additions to existing design plans for the Budget Committee and Homeland Security Committee Hearing Rooms were provided. The additions included new infrastructure for power, lighting, audio/visual connectivity, and display. This change required CCJV to channel plaster walls in finished spaces to accommodate the new services. The existing plaster walls contained hazardous materials. At each area, where the walls were channeled, work enclosures were installed to contain the hazardous materials during the removal process. The new electrical services were then installed. Once the electrical services were installed, the walls were finished with plaster and repainted. We received authorization to proceed with these changes to the Hearing Rooms in August 2018, and the spaces were completed by January 31, 2019. I am including materials reflecting this change to supplement to my testimony (Exhibit 6).

- *Request to add connectivity for card readers at suite entry doors.* Card readers were not included in the original contracting documents but were added as a security and access control upgrade for Member suites. This change required CCJV to provide demolition, re-work the electrical service, and provide new door hardware preparation. Prior to this change, CCJV was installing the electrical pathways for the suites. We had to stop the work until the final design and authorization was provided. We were authorized to proceed with this change in October 2017, at which time we resumed with providing this electrical service at the suite entry doors. Materials related to this change are appended to support my testimony (Exhibit 7).
- *Additional fire extinguisher cabinets in corridors.* During the final stages of Phase 1, the Fire Marshall inspection resulted in a requirement to place additional fire extinguishers throughout the corridor spaces. These fire extinguishers are housed in recessed cabinets. CCJV was authorized to proceed in October 2018. At the time of this directive to proceed, the corridors were complete and final painted. To install the recessed cabinets, work enclosures were installed at each location to contain the hazardous materials during the removal process of the plaster. The cabinets were then installed, and the walls refinished and repainted. I am including materials related to this change to support my testimony (Exhibit 8).

**Unforeseen Building Conditions:** In addition to owner-requested changes to the design plans, given the age of the building, we also encountered unforeseen building conditions that required changes. While project preparation included review of historical designs and testing, these conditions were unknown to the entire team, including the designers, until we identified them during core renovation tasks. To explain how we encountered unforeseen conditions, I am providing the following examples:

- *Unforeseen penetrations of the basement corridor walls.* The basement corridor ceiling was hung from a concrete slab that was originally constructed to provide space for piping and utilities above the ceiling. The design documents show the removal of the slab to create space for new mechanical, electric, and plumbing lines over a new suspended ceiling. The intent of the mechanical and electrical design was to route the new installation through many of the existing penetrations in the basement walls. Upon removal of the slab, CCJV discovered unforeseen conditions in which the existing penetrations were not properly supported. Many of the existing penetrations were insufficiently sized and located to accommodate the new mechanical and electrical services. Thus, 48 new penetrations were coordinated and provided. Significant re-design and re-coordination was required and occurred over an eight-month period. Ultimately, this change delayed the installation of the mechanical and electrical installation in the basement. I am including materials reflecting this condition as a supplement to my testimony (Exhibit 9).
- *Unforeseen terra cotta ceiling slab over Suite 203.* In September 2017 as part of the mechanical, electrical, and plumbing installation for Suite 203, CCJV discovered that the floor slab in the room above was constructed with a flat arch structural detail that was different from the floors found throughout the rest of Phase 1. Extensive re-design and

re-coordination was required to support these services since the terra cotta was insufficient to support the necessary systems. The redesign detailed additional support members to span the terra cotta arch. CCJV was authorized to proceed with the corrective changes in August 2018, and the work was completed in late October 2018. Materials reflecting this unforeseen condition are included to supplement to my testimony (Exhibit 10).

- *Unforeseen hazardous materials encountered in mortar of the exterior stone façade.* The design documents included cleaning, tuckpointing, and restoration of the original historic façade of the building. During this work, caulking containing hazardous materials was discovered in masonry joints of certain areas of the façade. CCJV tested, removed, and disposed of the hazardous materials in compliance with federal standards. This unforeseen condition disrupted the planned work sequence and required the scaffolding used to access the work to remain in place much longer than originally planned, which ultimately delayed the site restoration. Please find materials related to this unforeseen condition included with my testimony (Exhibit 11).

Each owner request and/or unforeseen condition requires changes to the design and construction plans. These changes necessarily affect the timing and cost of the work by complicating workflows, causing re-work, compressing schedules, and often requiring extra crews or overtime to complete. Changes also tend to create a cascading effect as delays and overruns in one area of work affect the next.

Given that Phase 1 was the largest and most complicated phase, we experienced the most changes in this period. Of the Phase 1 changes, approximately 73 percent by dollar volume were incorporated during the final 12 months of the phase. These changes, and the cascading impacts on schedule and cost, were realized against the backdrop of an immovable two-year construction schedule for Phase 1 that culminated in an immovable move-in date for the 116<sup>th</sup> Congress. Members of the Committee, we, like you, understand that the people's business comes first, and we responded accordingly.

Thanks to the "One Team" approach and the high degree of collaboration among the Architect of the Capitol, the CMA, the design team, and the other stakeholders engaged on the Cannon Renewal project -- and thanks in large part to the hard work and sacrifice of our subcontractors who worked nights, weekends, and holidays -- the Phase 1 renovation was completed in time for Members of Congress and their staffs to move in at the start of the 116<sup>th</sup> Congress. Despite all the challenges, the team got it done. We successfully delivered Phase 1 by "Opening Day," thus fulfilling our commitment and enabling the important work of Congress to proceed without interruption. This was a herculean effort that we and all our front-line workers are proud to have accomplished. We view it as our small contribution to the American democratic process. Now, all that remains of Phase 1 is the completion of approximately 150 "punch-list" items, out of thousands already completed, which we are working to finish with minimal inconvenience to occupants. Many of these items involve long lead materials such as door hardware and require special access to perform the work.

We have identified several lessons learned from Phase 1 to improve efficiency and performance across subsequent phases. The benefits of these lessons are already emerging on Phase 2 construction. For example, during Phase 2, improvements are found in the following:

- *Installation of the Temporary Roof Enclosure (TRE).* The TRE covers the entire fifth floor of that phase and allows the building to remain dry as the existing fifth floor is removed and rebuilt. In Phase 2, we changed our approach for how the TRE is supported and anchored. The change in approach resulted in the TRE installation completing three months ahead of when the installation was completed on Phase 1. Presently, the schedule is forecasting the TRE to be removed four months ahead of when it was removed on Phase 1. This improved performance will allow the follow-on work for demolition of the existing fifth floor, installation of the new structural steel, and interior finishes to begin ahead of when these similar activities began in the earlier phase, which ultimately provides more certainty as to when the fifth floor suites will be ready to occupy.
- *Erection of the new structural steel for the fifth floor.* The erection of the new structural steel for the fifth floor is presently forecast to complete three months ahead of when the structural steel was completed on Phase 1. This is due to the revised approach to the TRE installation, as well as our revised approach for when we verified the exact location of the fourth floor existing structural steel, which supports the fifth floor. In Phase 1, we verified the exact locations of the structural beams and columns supporting the fifth floor after the fifth floor was removed. We found that the exact location of the structural steel, which was installed in 1908, was in slightly different locations than what appeared on the contract drawings. We then had to correct our structural steel fabrication and installation drawings to coordinate with the exact locations of the fourth floor steel. This resulted in the Phase 1 structural steel installation beginning six weeks after the demolition of the existing structure occurred. For Phase 2, we have verified the exact location of the fourth floor structural steel prior to the demolition of the existing structure. This revised approach enabled us to start the structural steel immediately following the demolition activities, which is two months ahead of when this activity started on Phase 1.
- *Restoration of existing stone floors in corridors.* The Cannon Renewal Program includes restoring the existing stone floors within the corridors on floors one through four. For Phase 1 we planned for this work to occur near the completion of the phase. When we established the Phase 1 plan, we could not have anticipated the volume and timing for when changes would occur. Most of the Phase 1 changes occurred in the last 12-months prior to occupancy. As such, there was considerably more activity and workers in the corridor spaces than planned in the lead up to the opening of the 116<sup>th</sup> Congress. This required us to perform the floor restoration at night over a four-month period. As part of the floor restoration installation we had to remove floor protection every night to allow for the floor restoration to occur, then replace floor protection before the early morning work shift. This was a very time-consuming and inefficient process. In Phase 2, we have completed the floor restoration before the demolition activities. We are protecting the floors throughout the remaining work duration. This revised approach has proven to be more efficient than what we experienced in Phase 1.



I am including timelines demonstrating these examples of lessons learned to support my testimony (Exhibit 12).

Based on what we know now, at this point in the project, we believe that the most difficult phase is behind us. The work allocated for Phases 2, 3, and 4 involves fewer square feet of active renovation and fewer complex specialty areas than Phase 1. We also now know more about owner requests and what is behind the walls of this 110-year old historic building, allowing us to approach the rest of the project with greater insight and predictability.

We understand the trust placed in CCJV and the entire Cannon Renewal project team to preserve the historic fabric of the Cannon building while delivering important renovations in a manner that meets the expectations of the Architect of the Capitol, key stakeholders such as each of you, and everyone who uses and visits Cannon. It is important to note that, as we sit here today seven years into this 13-year program, we are on track with the overall plan and schedule as originally envisioned by the Architect of the Capitol at the outset of this program. We have certainly experienced challenges; however, despite those challenges, the Cannon Renewal “One Team” has completed each of the phases so far in time to meet Congressional cycles and operations. This is a significant and important accomplishment.

I am proud of the team’s performance to-date and look forward to continuing to work with our project partners and stakeholders to complete the remaining phases of the Cannon Renewal as planned. We are honored to be working on this critically important project and, in our own way, supporting the important work that you all do as Members of Congress.

Thank you for this opportunity to discuss this project with you, and I look forward to answering any questions the Committee may have.

# **EXHIBIT 1**

# COMPANY OVERVIEW

Clark Construction Group, LLC

The logo for Clark Construction, featuring the word "CLARK" in a large, bold, white serif font above the word "CONSTRUCTION" in a smaller, white, all-caps sans-serif font, both set against a dark blue rectangular background.

**CLARK**  
CONSTRUCTION



# CLARK CONSTRUCTION GROUP, LLC

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Clark Construction Group, LLC is one of the nation's most experienced and respected providers of construction services. Headquartered in Bethesda, Maryland and American-owned and operated since 1906, Clark is consistently ranked by leading industry organizations as one of the country's largest general building and civil construction companies. With annual revenues of approximately \$5 billion, the firm's portfolio features projects of all sizes and levels of complexity — from intricate interior renovations to some of the most complex civil operations in the country. Clark's projects have been successfully completed for both public and private clients under a variety of project delivery methods, including general contracting, construction management, design-build, and turnkey development.

# KEY PROJECTS

## MID-ATLANTIC REGION

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# WALTER REED NATIONAL MILITARY MEDICAL CENTER EXPANSION & RENOVATION

Completed 2011

506,000 SF of occupied renovation / 1.3 million Healthcare SF / 1.9 million GSF

Delivered on time, including added site work and major equipment changes.



# NATIONAL MUSEUM OF AFRICAN-AMERICAN HISTORY & CULTURE

Completed 2016

409,000 GSF

Delivered on time, aided by VDC modeling and mock-ups.



# NATIONAL GEOSPATIAL AGENCY (NGA) CAMPUS EAST

Completed 2011

2.1 million Office SF / 3.9 million GSF

Delivered on time, including a fast-track Central Utility Plant and significant Owner change requests.





# U.S. COAST GUARD HEADQUARTERS

Completed 2013

1.2 million Office SF / 2.1 million GSF

Delivered on time, including large-scale abatement/removal of contaminated soil and fit-out redesign mid-project.



# WOMEN IN MILITARY SERVICE FOR AMERICA MEMORIAL

Completed 1997

33,000 GSF

Construction of new memorial and theater, with restoration of historic entrance to Arlington National Cemetery.



# MUSEUM OF THE BIBLE

Completed 2017

430,000 GSF

Historic restoration and  
conversion of an existing  
1920s warehouse,  
adjacent to occupied  
SBA Headquarters.  
Added a new top floor.



# NATIONALS PARK

Completed 2008

1.6 million GSF

Delivered four weeks earlier than contracted completion date.



# THE WHARF – PHASE ONE

Completed 2017

1.2 million GSF

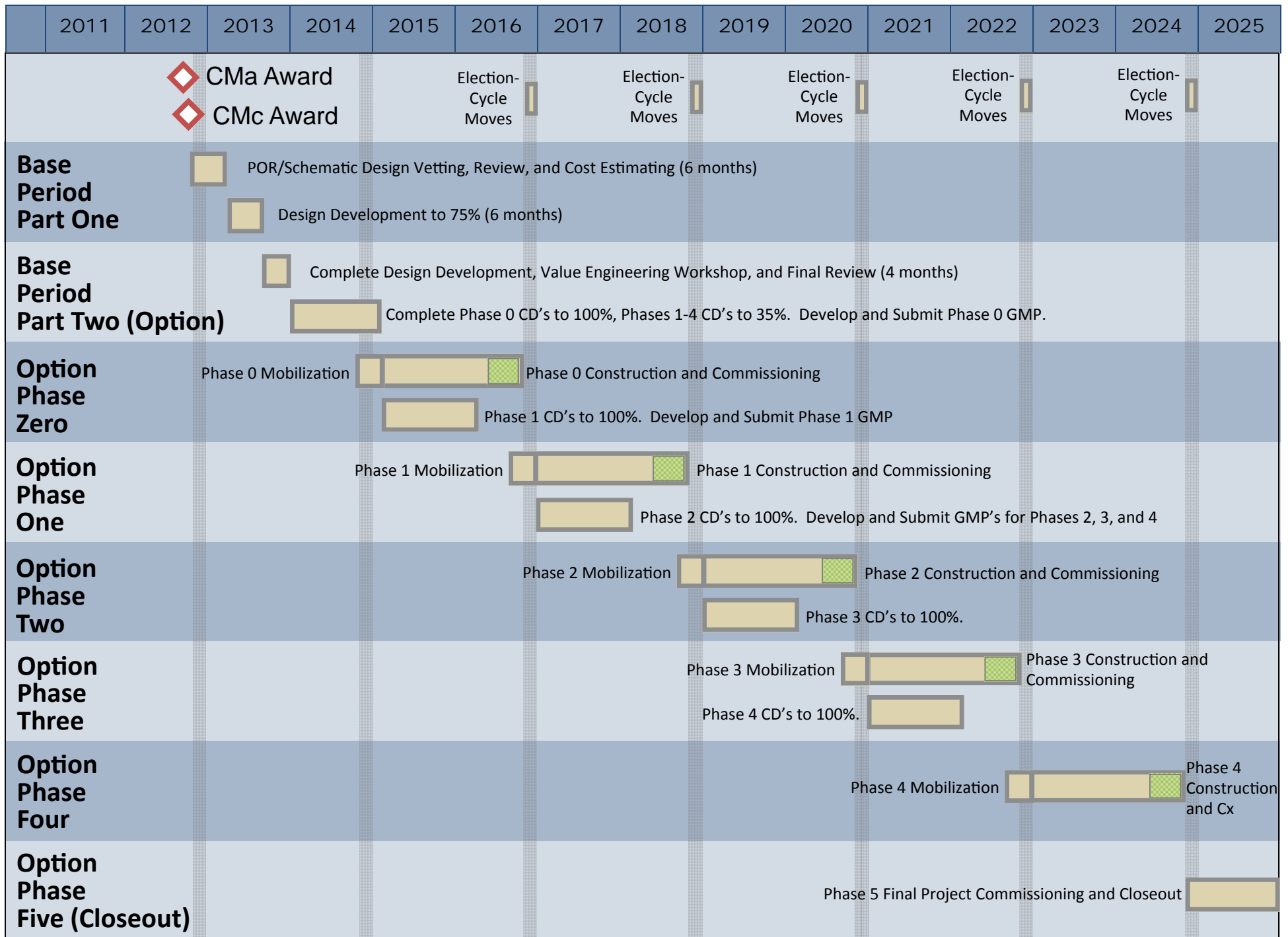
Delivered on time through collaborative planning with the Owner.

# **EXHIBIT 2**



# **EXHIBIT 3**





# **EXHIBIT 4**



**Cannon House Office Building Renewal**  
Washington, DC



**TRADESPERSON ORIENTATION PROGRAM FOR  
WORKING IN HISTORIC BUILDINGS**





"Over a century ago Washington laid the corner stone of the Capitol in what was then little more than a tract of wooded wilderness here beside the Potomac. We now find it necessary to provide great additional buildings for the business of the government."

*President Theodore Roosevelt, at the cornerstone-laying ceremony, April 14, 1906*



Joseph Gurney Cannon (May 7, 1836 – November 12, 1926), the chairman of the House Office Building Commission and for whom the Cannon House Office Building (CHOB) is named, is considered to have been one of the most dominant Speakers in U.S. history. He was the second-longest continuously serving Republican Speaker in history, and the longest serving Republican House of Representatives member ever, ending his career with 46 years of cumulative congressional service, a record that held until 1959. He was the

subject of the first Time Magazine cover ever published, appearing on March 3, 1923.



Since the laying of the Capitol cornerstone by George Washington in 1793, the Architect of the Capitol (AOC) has served the United States as builder and steward of many of the nation's most iconic and indelible landmark buildings. These include

the U.S. Capitol, Capitol Visitor Center, Senate Office Buildings, House Office Buildings, Supreme Court, Library of Congress, U.S. Botanic Garden and Capitol Grounds. The mission of the AOC is to provide Congress and the public a wide range of professional expertise and services to preserve and enhance the Capitol complex and related facilities.

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## 1. **Historical Significance of the CHOB**

### a. *Historical Summary*

The CHOB, completed in 1908, is the oldest congressional office building as well as a significant example of the Beaux Arts style of architecture. It occupies a site south of the United States Capitol bounded by Independence Avenue, First Street, New Jersey Avenue, and C Street S.E. It is under the ownership of the AOC.

The first congressional office buildings were constructed immediately after the turn of the century to relieve overcrowding in the Capitol. Previously, members who wanted office space had to rent quarters or borrow space in committee rooms. In March 1901, plans were drawn for fireproof office buildings adjacent to the Capitol grounds. In March 1903, the acquisition of sites and construction of the buildings was authorized. In April 1904, the prominent New York architectural firm of Carrère and Hastings was retained. Thomas Hastings took charge of the House Office Building project, while John Carrère oversaw the construction of an almost identical office building (now named the Russell Senate Office Building) for the Senate. Their Beaux Arts designs were restrained complements to the Capitol.

The Cannon is faced with marble and limestone. Modern for its time, it included such facilities as forced-air ventilation systems, steam heat, individual lavatories with hot and cold running water and ice water, telephones, and electricity. Originally there were 397 offices and fourteen committee rooms in the Cannon Building; the 1932 remodeling resulted in 85 two- or three-room suites, 10 single rooms, and 23 committee rooms.

Of special architectural interest is the rotunda. Eighteen Corinthian columns support an entablature and a coffered dome, whose glazed oculus floods the rotunda with natural light. Twin marble staircases lead from the rotunda to an imposing Caucus Room, which features Corinthian pilasters, a full entablature, and a richly detailed ceiling. The Cannon Building was occupied during the 60th Congress in January 1908. By 1913, however, the House had outgrown the available office space, and 51 rooms were added to the original structure by raising the roof and constructing a fifth

floor. In 1962, the building was named for former Speaker Joseph Gurney Cannon.<sup>1</sup>

b. *Preservation Policy and Standards*

The AOC follows the Preservation Policy and Standards for the AOC Standards. These Standards are one of the bases for the architect's design and apply to the implementation by the contractor's personnel. All work must be performed to meet these standards.

***If at any time you do not understand in detail the desired outcome of a work effort, or if you believe harm may be done to the historic fabric of the CHOB, contact Clark | Christman's superintendent.***

## 2. Exposure

a. *Media Attention*

All work on Capitol Hill is ALWAYS under intense media attention. Be aware any of your actions can become a significant news story and focus of public attention.

***If any member of the media, or anyone you do not know, starts asking questions about the project, do not engage in dialogue, but immediately contact Clark | Christman's superintendent. It is important the AOC have one voice to the public about any issues on this project.***

In an emergency situation, i.e. fire, injury, collapse, etc., immediately contact Clark | Christman's superintendent. Do not talk to the media. All outside communication will be by the AOC only.

*Remember:*

- Many influential persons work in the occupied portions of the CHOB.
- Many high profile national and international guests will visit the site.
- Be professional and respectful at ALL times.
- Be aware for their safety.
- Refer any guests to the Clark | Christman superintendent or project manager for any and all questions.

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<sup>1</sup> From <http://aoc.gov/cc/cobs/chob.cfm>

- Clark | Christman will refer them to the appropriate AOC representative.
- All visitors are required to check-in at the Clark | Christman project office.

*b. Tour Groups*

- Tours of AOC-lead guests may be active throughout the duration of the project.
- No unnecessary noise during tours.
- Keep the work area clean and safe.

### **3. Preservation, Restoration and Reuse Guidelines**

*a. Protection of Historic Fabric*

- All existing building materials are of historical significance and are considered "historic fabric."
- Historic fabric cannot be replaced.
- All historic fabric shall be protected from being damaged by construction activities.
- Pay particular attention to stone, woodwork, light fixtures, railing, and decorative finishes.
- Do not cut into the building without specific Clark | Christman superintendent approval.

*b. Salvage Materials*

- Coordination of materials to be salvaged shall be with the Clark | Christman superintendent.
- Salvage materials must be handled with great care to prevent damage.
- Salvage or surplus material cannot be sold or donated for resale in any form.

*c. Artifact Identification and Disposition ("Don't Pocket the Past" Program)*

- Any artifact which appears historic, material or item, discovered during demolition or other construction operations shall be immediately turned over to the Clark | Christman superintendent.
- The superintendent shall immediately contact the AOC representative for proper handling.



- d. *Selective Demolition, Cut and Patch Procedures*
- Limits of demolition shall be approved by Clark | Christman and project architect prior to work being performed.
  - All cut and patch (including wall channeling) shall be approved by Clark | Christman prior to work being performed.
- e. *Project Recycling*
- All construction debris must be recycled.
  - All debris must be sorted by material classification and deposited in the correct Recycle Container.
  - Refer to Waste Management Plan.
- f. *Sensitivity to Existing Structure*
- Protect existing building elements that are to remain from being damaged.
  - All employees shall treat the building and grounds with the utmost respect and sensitivity to assure its long-term preservation.
  - Do not construct any new materials in such a way that would cause detrimental effect to the building or site.
- g. *Sensitivity to Historical Accuracy*
- Details are important to historic preservation.
  - Details can only be varied when approved **in writing** by the architect.

#### **4. Construction Procedures**

- a. *Strict Adherence to Plans and Specifications*
- No changes without written direction of architect's representative.
  - Notice of all cost changes must be immediately communicated to Clark | Christman for authorization, prior to proceeding.
- b. *Quality of Workmanship*
- No substandard work will be accepted.
  - Workmanship shall be of the highest quality in the industry.

- *Take pride in this project and in your work. This is your legacy.*
  - Please let the Clark | Christman superintendent know if you see faulty workmanship or constructability issues.
- c. *Schedule Concerns*
- The completion date is critical.
  - Sequence of construction by area is important.
  - Cooperation by all is important for a successful project.
- d. *Chain of Command*
- Direct all construction questions to the Clark | Christman superintendent who will contact the architect and/or AOC representatives for resolution.
- e. *Maintenance of Work Areas*
- All debris and loose construction materials shall be picked-up on a daily basis.

## 5. **Restricted and Historically Significant Work Areas**

- a. *Restricted Areas*
- Do not enter the operational portion of the CHOB without permission of your foreman or Clark | Christman's superintendent.
  - ***The CHOB will remain in full operation during construction and significant portions are off limits to construction personnel except designated work zones.***
- b. *Highly Sensitive Areas (as defined)*
- Protect all areas (areas not scheduled for work and work in place) from being damaged by your work.
  - Look left, right, up, and DOWN! Be aware that marble and tile surfaces are just as susceptible to damage as wood, metals, and glass.

## 6. **Working Guidelines**

- a. *Behavior Standards*
1. Professional behavior and appearance at all times
    - No profane or ratty clothing

- Address all project team members, building occupants, and the general public with respect – as you would like to be treated
2. No Smoking and Tobacco Policy
    - **No Smoking inside the building.**
    - No smoking on roofs.
    - No smoking in the attics.
    - Smoking in designated areas ONLY.
    - This is a Zero Tolerance policy.
    - Smokeless tobacco shall only be consumed in designated smoking areas.
  3. Noise Control
    - Music and radios will not be permitted
  4. Political Awareness and Respect.
    - The CHOB houses the elected leaders of our great country and nation. Your political affiliations and opinions are not to be discussed or debated while on the project. One overheard negative comment can create considerable political issues and serious problems for the project. You are free to practice politics at any time outside this workspace!
  5. Food and Drink in the workplace
    - No food or drink is allowed outside designated break areas.

b. *Safety*

***Each employee shall attend a separate Safety Orientation.***

c. *Project Site Rules*

***Each employee shall attend a separate Site Orientation.***

**7. Employee Dismissal and Removal From Site**

*Clark | Christman strives to employ contractors who employ high quality, highly skilled tradespeople. This will result in delivering a project to the AOC of the highest quality achievable in the construction industry.*

*It is our expectation that the contractors and personnel employed to perform the work will realize the significance of the project and respect the intent of the work rules for their value in maintaining a quality work environment.*

*All persons must comply with the work rules. In the unfortunate event that anyone refuses to comply, threatens the safety of other workers or guests, or willingly damages the building or grounds, they will be removed from further participation and employment on this project.*

## **8. Trades' Legacy**

Trade contractors are the backbone of this project, and their pride in their work is the single best way to ensure a healthy site and historic preservation program. You are critical to the success of this project!

- a. Leaving your mark. In the time-honored traditions of "leaving your mark," we invite you to sign your name in the designated location(s). Ask your foreman or a CCJV superintendent where your trade's designated location is. These marks will not only serve to connect you to the next project, but the AOC photographers are able to record and capture the names for the AOC archives.
- b. Showing off. We invite you to bring your family to the site to show them where you work and what you do. These days will be periodically scheduled through the project. Ask about the next tour date and what requirements visitors must meet and follow.

## **Acknowledgement of Orientation by Tradesperson**

**I have attended and received a copy of the Tradesperson Orientation Program for the CHOB project.**

*I understand and agree to comply with all of the requirements of this Orientation.*

\_\_\_\_\_  
**Tradesperson signature**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Company Name**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Clark | Christman Representative Signature**

**Your Copy of the Signature Page**  
(Please sign next page and turn in)

## Acknowledgement of Orientation by Tradesperson

I have attended and received a copy of the Tradesperson Orientation Program for Historic Preservation Trades for the CHOB project.

*I understand and agree to comply with all of the requirements of this orientation.*

\_\_\_\_\_  
Tradesperson signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clark | Christman Representative Signature

**Clark | Christman Copy**  
(Please sign this page and turn in)

# **EXHIBIT 5**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Owner Requested Change

Description: New Food Service space

Location: Phase 1 – 1<sup>st</sup> Floor Food Service Space

- *Request for a new food servery to accommodate hot food.* The original program called for a food service space to accommodate limited service and prepackaged foods. The One Team budgeted for limited food service equipment. During Phase 1, a decision was made to pursue a hot food service vendor. This decision led to a change request to install additional food service equipment, including a walk-in cooler and hot and cold service tables. The work required significant additional MEP infrastructure to service that equipment, as well as hazardous materials abatement and new structural openings. Final Notice to Proceed was issued for this work on September 12, 2018

- Request for Proposal: AOC Stop Work Order August 15, 2017

Bulletin 41 Parts 1 – 3 - Issued April 17, 2018

RFP for additional food Service Equipment - issued July 16, 2018

Notice to Proceed: September 11, 2018

Final Directive: February 1, 2019

Work Complete: February 28, 2019 (Turnover date for vendor FF&E)





Acquisition and Material Management Division  
Ford House Office Building, Room H2-263  
Washington, DC 20515  
202.226.2557  
[www.aoc.gov](http://www.aoc.gov)

September 11, 2018

Clark/Christman A Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda MD 20814  
ATTN: Jim Johnston, Project Executive

Subject: Notice to Proceed (NTP) Contract No. AOC13C2002, Cannon House Office Building  
Renewal, Phase 1 GMP, AOC PCO 1289 & 1289a – Food Servery Consolidated Set

Mr. Johnston,

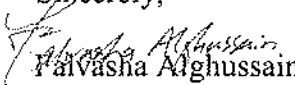
The purpose of this letter is to issue a Notice to Proceed (NTP) for CCJV for the Consolidated Construction Drawings Set for the Food Servery. This Consolidated set pulls together all documents related to the Food Service into one overall set. This includes previously issued Bulletin 41, 41A, and ASI 22 documents as they relate to the Food Service. This consolidated set DOES NOT supersede previous Bulletins and ASIs, but seeks to organize all information related to the Food Service together for use by CCJV. Bulletins 41 and 41A does have other scope unrelated to Food Service and must be incorporated into the Project.

Please note, two pages, as detailed below have been changed in the Consolidated Set. Sheets E444-1 & E703-1 provide direction on additional scope for menu boards:

- E444-1: Added notes 59 & 60 which include directions for a flush ceiling outlet off of back wall to kitchen with a junction box and a 20A-1PH-120V toggle switch and plate.
- E703-1: Added circuit 70 to panel SL-BB1-192A for rough-in of track lights to be provided and installed by the vendor.

Please proceed as per Consolidated Drawings set transmitted to CCJV via thumb drive on Friday August 31, 2018 and provide price proposal for the Food Service to include two changes listed above.

Sincerely,

  
Parvasha Alghussain  
Contracting Officer

ENCL

CC: Bruce Pitts, Susan Wong, Donna Klee



ADDED WALK-IN COOLER  
PHOTO TAKEN 11/19/2018 12:27PM



Redi Photo, LLC  
443-695-3679

Project: Commercial Phase II  
Job#: 110034

CLARK CHRISTMAN JOINT VENTURE

Photo Job: D 110002  
Sheet: 24

Sheet 19 - New food service and  
drinking area (2nd) facing W

Date: 12/11/18



FOOD SERVERY  
APRIL 2019

# **EXHIBIT 6**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Owner Requested Change

Description: Redesign of the Budget and Homeland Security Committees

- *Redesign of the Budget and Homeland Security Committees Hearing Rooms.* In August 2018, 20 months into Phase 1, additions to existing design plans for the Budget Committee and Homeland Security Committee Hearing Rooms were provided. The additions included new infrastructure for power, lighting, audio/visual connectivity, and display. This change required CCJV to channel plaster walls in finished spaces to accommodate the new services. The existing plaster walls contained hazardous material. At each area, where the walls were channeled, work enclosures were installed to contain the hazardous materials during the removal process. The new electrical services were then installed. Once the electrical services were installed, the walls were finished with plaster and repainted.

Change Directive: August 23, 2018

Notice to Proceed: August 24, 2018

Final Directive: May 6, 2019

Work Completed: January 31, 2019



Architect of the Capitol  
The Capitol Building, 5th Floor  
Washington, DC 20540  
Tel: 202-394-7300  
www.aoc.gov

August 24, 2018

Clark/Christman a Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda, Maryland 20814  
Attn: Jim Johnston, Project Executive

Subject: Revised Request for Proposal (RFP), Cannon House Office Building Renewal Project (CHOB), Construction Management as Constructor Services, AOC13C2002, Phase 1, AOC PCO 1480 – BHR(210) & HSHR(310) Redline Revisions


Dear Mr. Johnston:

The purpose of this letter is to issue a Revised RFP for AV changes to the Budget Hearing Room (210) and Homeland Security Hearing Room (310). This RFP supersedes the RFP dated July 23, 2018, July 25, 2018, August 3, 2018 and August 10, 2018 for ASI 35, ASI 35R and ASI 37. This RFP is accompanied by a redlined consolidated set of plans for each room that includes all work shown in ASI 35 and 37 as well as additional coordination items that have resulted. Due to large size of the drawings, AOC delivered two consolidated sets titled BHR Consolidated Set Dated August 23, 2018 and HSHR Consolidated Set Dated August 23, 2018 on thumb drive to CCJV on August 24, 2018.

Please proceed as per released funding for total of \$85,000 under previously issued Not to Exceed (NTE) Letters. CCJV has provided a ROM value of \$80,000 for this work. Please provide a detailed proposal no later than September 7, 2018.

Please note, as discussed in the daily 3pm coordination meetings with CCJV, as well as Principle's Meeting on August 22, 2018, the Contract completion date for the Hearing Rooms is set as November 16, 2018. The Hearing Rooms must be ready for stakeholder follow on work NLT October 1, 2018. Please provide an updated SIPs schedule as well as CPM which shows stakeholder readiness of October 1, 2018 and contract completion on November 16, 2018.

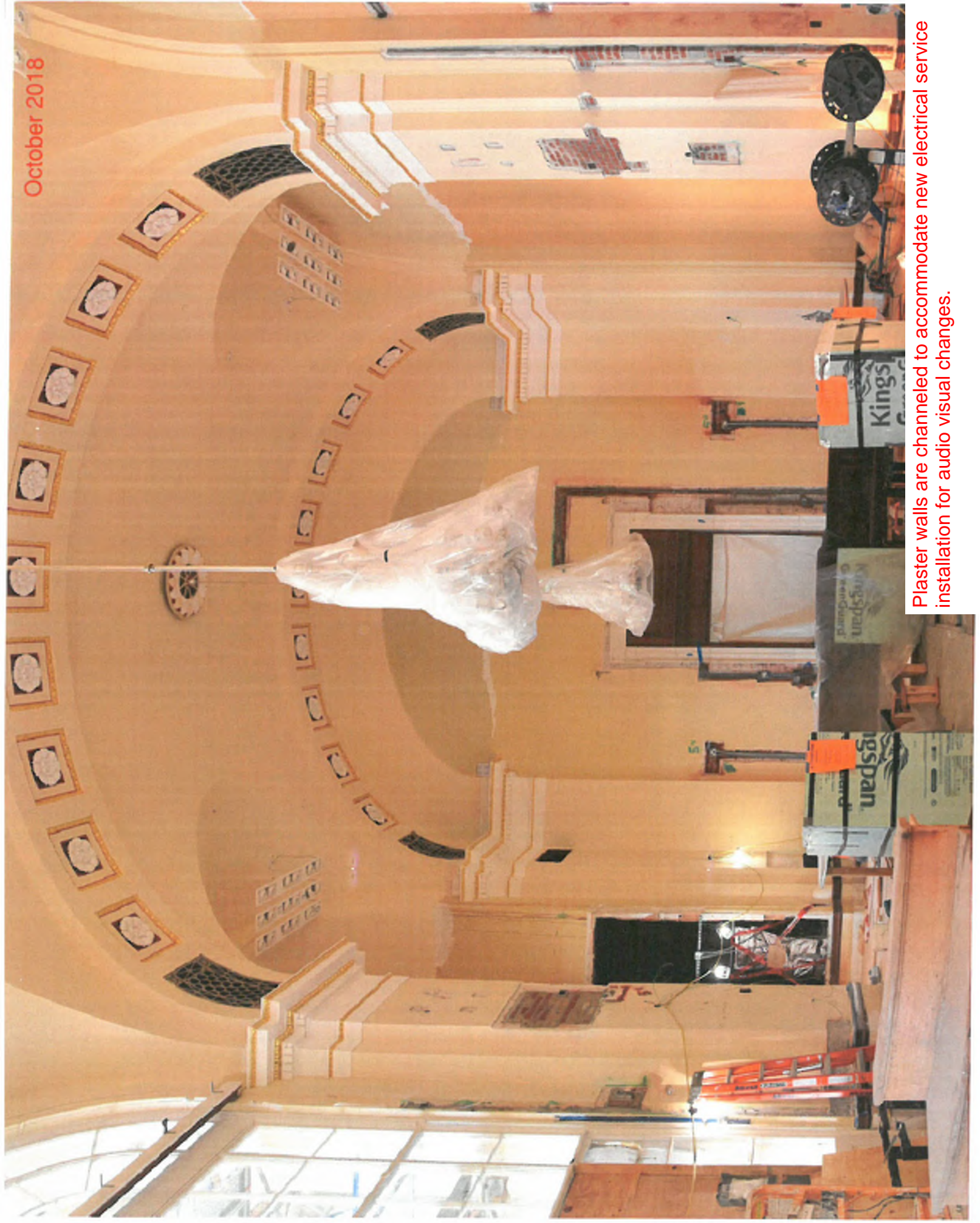
Sincerely,

  
Parvasha Alghussain  
Contracting Officer

ENCL:

CC: Bruce Pitts, COTR, Susan Wong, Donna Klee

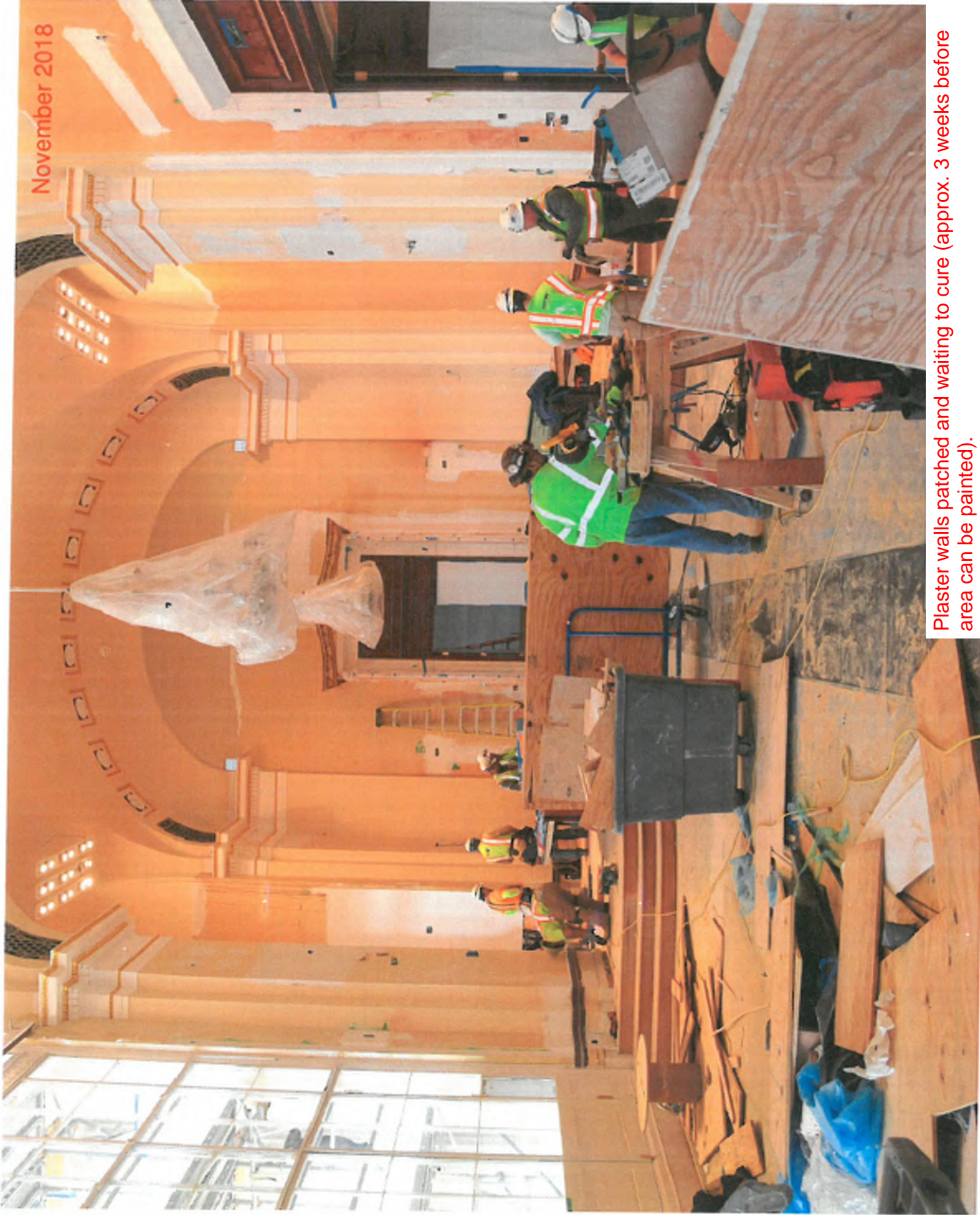
October 2018



Plaster walls are channeled to accommodate new electrical service installation for audio visual changes.

October 2018





November 2018

Plaster walls patched and waiting to cure (approx. 3 weeks before area can be painted).

November 2018



December 2018

Walls painted after plaster cured. Area ready for carpet with painting now complete.

December 2018

# **EXHIBIT 7**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Owner Requested Change

Description: Request to provide rough in for card readers at suite entry and other doors

Location: Phase 1-4 Member Suite Entry and Other Doors Floors 1-5

- *Request to add connectivity for card readers at suite entry doors.* Access control card readers were not required in the original contract documents but were added as a security and access control upgrade for member suites and other select openings. In all, 91 openings (Phase 1 only) were prepped for card readers. Additional rough-ins for crib boxes and door contacts were also included for 75 openings (Phase 1 only).

Fulfillment of this change required CCJV to provide demolition, electrical rough-ins, and door hardware preparation.

Request for Proposal: April 19, 2017

August 22, 2017 (R1)

September 21, 2017 (R2)

October 3, 2017 (R3)

Notice to Proceed: October 24, 2017

Final Directive: December 22, 2017

Work Complete: March 2018



Acquisition and Material Management Division  
Ford House Office Building, Room H2-263  
Washington, DC 20515  
202.226.2557  
www.aoc.gov

October 24, 2017

Clark/Christman A Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda MD 20814  
ATTN: Steven Blanton

Subject: Notice to Proceed (NTP) & Partial Final Directive (FD) - Contract No. AOC13C2002, Cannon House Office Building Renewal, Phase 1 GMP, AOC PCO 1012 – Card Reader Rough-In, CCJV PCO 810107

Mr. Blanton,

This letter serves as Notice to Proceed (NTP/NTE) and Partial Final Directive (FD) for CCJV to proceed with the Card Reader Rough-in scope of work as per CCJV Proposal dated October 11, 2017 and AOC Proposal Review letter dated October 20, 2017 and subsequent meeting held with CCJV/ACECO/Mona/Craftsmen on October 23, 2017. This Partial Final Directive in the amount of \$112,961.00 releases card reader rough-in work with current ongoing rough-in work at Floors 1-4 for the following trades:

ACECO, \$19,915.00  
Craftsmen Group, \$17,346.00  
Mona Electric, \$75,700.00

These figures are based on 10% of cost for the respective tradework per CCJV Proposal 10/11/17 for Phase 1. Pursuant to the Contract Clause 52.243-4, Construction Change Clause and the provisions for a "Request for Equitable Adjustment", the Government requests this work to proceed per the guidance of the Contracting Officer Technical Representative with a not to exceed amount of \$112,961.00 against 020245D P3500 Owner Construction Contingency. Under no circumstances shall the contractor commit to or expend costs to the Government that will exceed \$112,961.00 without prior authorization from the CO. If at any time during the Contractor's performance of this changed work the Contractor anticipates the cost to the Government may exceed the \$112,961.00 amount approved, the Contractor shall immediately provide written notice to the CO.

This directive is based on CCJV Proposal dated October 11, 2017 for work to start. AOC provided proposal review comments on October 20, 2017 and met with CCJV and respective trades on October 23, 2017 to discuss comments and de-scoping items issued in the October 20, 2017 correspondence. In order for work to occur within construction schedule and invoicing, AOC is providing Partial Final Directive in amount of \$112,961.00 for rough-in work. This is a change outside the GMP, and will be followed up with formal modification to the Contract to allow for invoicing to take place. CCJV has committed to revised proposal by early week of October 30, 2017 to allow for finalization of this change work and subsequent modification to the Contract and invoicing for above amount.

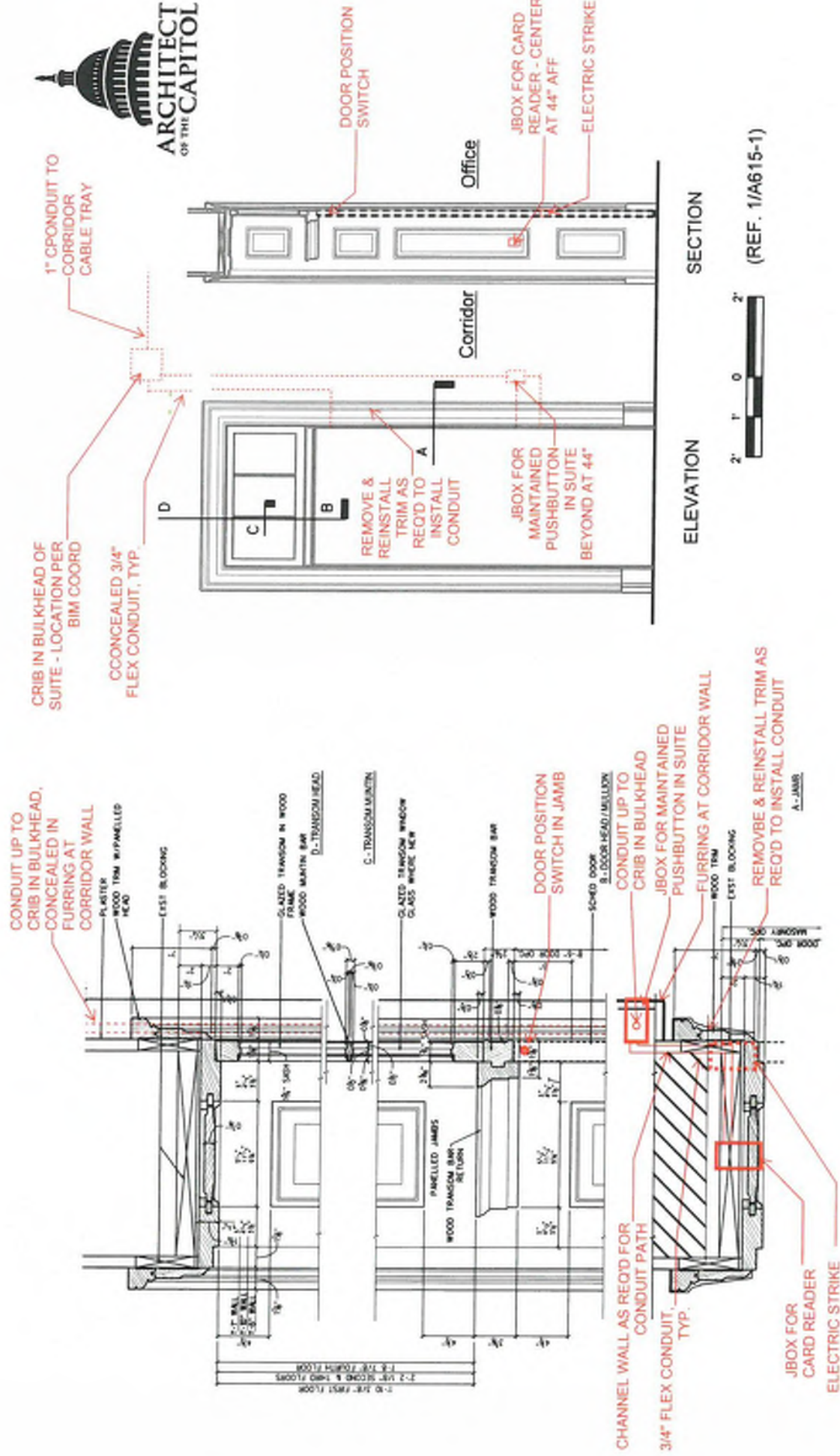
In addition to the above, at October 23, 2017 meeting, several questions were raised by CCJV regarding scope. Below are responses/clarifications to those questions:

1. CCJV is not to install door position switches (DPS)s.
2. CCJV is not to install door strikes on floors 1 through 4, however we would like for CCJV to coordinate with their door supplier to determine if the new doors can be prepped for the electric strikes on the 5<sup>th</sup> floor, but do not install the electric strikes.
3. CCJV is not to install door contacts.

Sincerely,

  
Falvasha Alghussain  
Contracting Officer

Attachment: CCJV 10/11/17 Proposal Summary  
CC: Bruce Pitts, COTR, Susan Wong, S. Barbehenn





Suite Entry Doors:

The work is stopped waiting electrical details and direction for the card reader.

August 1, 2017

# **EXHIBIT 8**



## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Owner Requested Change

Description: Addition of fire extinguishers in corridors

Location: Throughout Phase 1 Public Corridors

- *Redesign of fire extinguisher locations in public spaces.* During the final stages of Phase 1, the Fire Marshall inspection resulted in a requirement to place additional fire extinguishers throughout the corridor spaces. These fire extinguishers are housed in recessed cabinets. At the time of this directive to proceed, the corridors were complete and final painted. To install the recessed cabinets, work enclosures were installed at each location to contain the hazardous materials during the removal process of the plaster. The cabinets were then installed, and the walls refinished and repainted.

Change Directive: October 12, 2018

Notice to Proceed: October 15, 2018

Final Directive: May 14, 2019

Work Complete: October 31, 2018



Acquisition and Material Management Division  
Ford House Office Building, Room 112.205  
Washington, DC 20515  
202.226.2537  
www.aoc.gov

October 15, 2018

Clark/Christman A Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda MD 20814  
Attn: Jim Johnston, Project Executive

Subject: Notice to Proceed, Contract No. AOC13C2002, Phase 1 GMP, Cannon House Office Building  
Renewal, AOC PCO 1544, ASI 038 Addition of Portable Fire Extinguishers and Fire Extinguisher Boxes

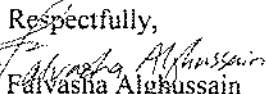
Dear Mr. Johnston,

The purpose of this correspondence is to provide CCJV notice to proceed with a REVISED Not to Exceed (NTE) amount for change order work to install additional portable fire extinguishers and fire extinguisher cabinets. The attached "PH1-ASI-038" document illustrates the locations where the additional fire extinguishers and fire extinguisher cabinets will be installed. CCJV is to add the additional portable fire extinguishers and fire extinguisher cabinets according to the revised layout shown in the drawings.

Pursuant to the Contract Clause 52.243-4, Construction Change Clause and the provisions for a "Request for Equitable Adjustment", the Government requests this work to proceed per the guidance of the Contracting Officer Technical Representative with a not to exceed amount of \$37,500 against Owner Allowance #93. Under no circumstances shall the contractor commit to or expend costs to the Government that will exceed \$37,500 against Owner Allowance #93 without prior authorization from the Contracting Officer. If at any time during the Contractor's performance of this changed work the Contractor anticipates the cost to the Government may exceed the \$37,500 amount approved, the Contractor shall immediately provide written notice to the CO.

This NTE is issued based on ROM value provided by CCJV via email on October 12, 2018 in response to AOC correspondence. This notice supersedes the AOC NTE dated October 12, 2018 for this work. Please provide finalized proposal as soon as possible for this work.

Respectfully,

  
Falvasha Alghussain  
Contracting Officer

ENCL

CC: Bruce Pitts, Susan Wong, Donna Klee



Create containment enclosure to prevent silica dust exposure during cutting of plaster walls for cabinet box.

October 20, 2018



Fire extinguisher cabinet ready for installation. Plaster wall to be refinished and entire wall to be repainted.

October 22, 2018

# **EXHIBIT 9**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Unforeseen condition

Description: Unforeseen penetrations at existing basement walls

- *Unforeseen Penetrations of basement corridor walls.* The existing basement corridor ceiling was hung from a concrete slab that was originally constructed to provide space for piping and utilities above the ceiling. The renewal contract documents called for removal of that slab to create space for new mechanical, electrical, and plumbing (“MEP”) systems over a new suspended ceiling. Upon removal of the slab, CCJV discovered unforeseen and improperly created penetrations of the corridor walls that limited access to basement mechanical spaces.

Significant re-design and re-coordination was required, resulting in re-planning of the work of Phase 1 leading to inefficiencies in production by MEP subcontractors. After extensive investigation a total of 48 openings were redesigned and re-coordinated to allowed MEP piping systems to be installed.

Change Directive (Bulletin 16) issued: May 18, 2017

June 21, 2017 (Bulletin 16R)

Notice to Proceed: June 21, 2017

Final Directive: August 9, 2019

Work Completed: May 2018



**Acquisition and Material Management Division**

Ford House Office Building, Room 112-263

Washington, DC 20515

202.226.2557

WWW.DOC.GOV

June 21, 2017

Clark/Christman A Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda MD 20814  
ATTN: Steve Blanton

Subject: Request for Proposal (RFP) - Contract No. AOC13C2002, Cannon House Office Building Renewal, Phase 1 GMP, AOC PCO 1105, PH1-016 Final rev, Penetration Details for Overhead Services in Basement

Mr. Blanton,

A draft of Bulletin 16 was issued to CCJV on May 19, 2017 with a Not to Exceed amount of \$25,000 to proceed with critical work which may affect schedule. This Bulletin is now finalized and published in Prolog on June 6, 2017 by SBA. Please provide a proposal for work shown in final Bulletin 16. As noted in the NTE, all costs for this Bulletin will be tracked against Owner Allowance #52 for Bearing Wall Openings. Please assemble the proposal and provide to AOC no later than July 7, 2017.

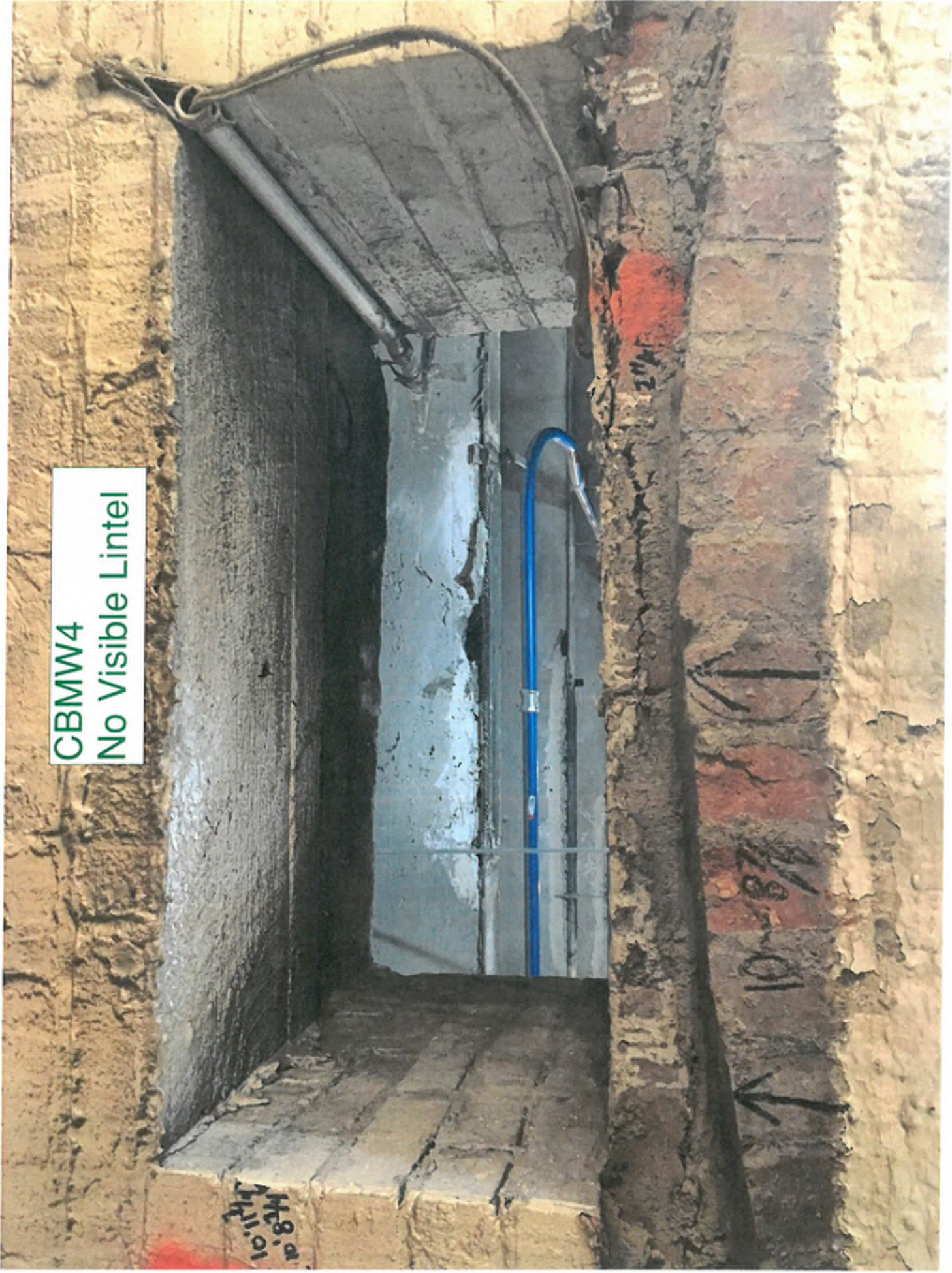
Sincerely,

  
Falvasha Alghussain  
Contracting Officer

Attachment – Bulletin #16 Narrative dated June 6, 2017

CC: Bruce Pitts, COTR  
Susan Wong  
Robert Williams  
Steve Barbehenn  
Aaron Hunter

CBMW4  
No Visible Lintel





CBMW3 (Zoom)  
No Visible Lintel



# **EXHIBIT 10**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Unforeseen Conditions  
Description: *Unforeseen terra cotta ceiling slab over Suite 203*  
Location: Phase 1 - 2<sup>nd</sup> Floor Suite 203  
Phase 1 - 3<sup>rd</sup> Floor Conference Room 303

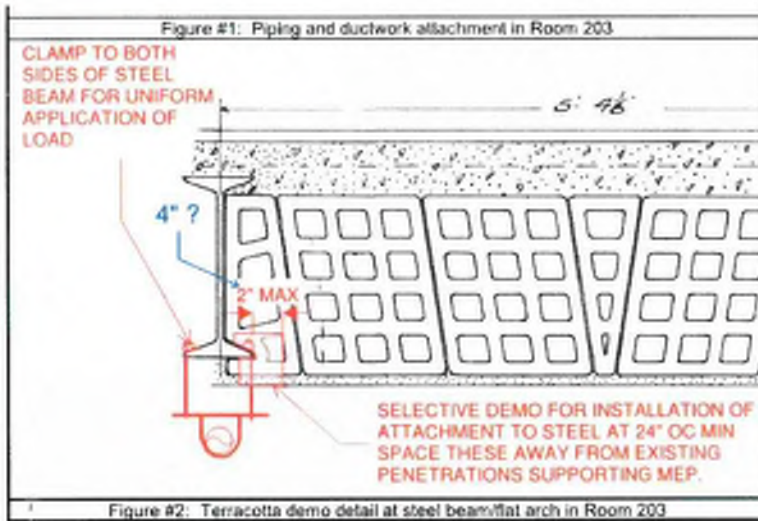
- *Unforeseen terra cotta ceiling slab over Suite 203.* In September 2017 as part of the mechanical, electrical, and plumbing installation for Suite 203, CCJV discovered that the floor slab in the room above was constructed with a flat arch structural detail that was different from the floors found throughout the rest of Phase 1. Extensive re-design and re-coordination was required to support these services since the terra cotta was insufficient to support the necessary systems. The redesign detailed additional support members to span the terra cotta arch.

Notice of Changed Condition: September 12, 2017

Notice to Proceed: August 16, 2018

Final Directive: April 4, 2019

Work Complete: November 16, 2018



Detail shows a solution for supporting the mechanical, electrical, and plumbing systems from existing steel to avoid anchoring support system for these systems into the 3rd Floor terra cotta slab. The solution required select demolition and supplement steel be added to bridge the terra cotta slab to maintain the required spacing of the systems. This condition was unforeseen until the existing ceiling in Suite 203 was removed. This is the only location within Phase 1 in which a terra cotta slab was encountered.

Ania Firslowicz, AIA LEED BD+C

Associate

shalom baranes associates | architects

1010 Wisconsin Ave NW, Suite 900, Washington, DC 20007

Traffic: 202.971-7445 C: 301.787-0589 T: 202.342.2200 D: 202.719.8102

[www.sbaranes.com](http://www.sbaranes.com)

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The information in this email and any attachments may contain confidential information that is intended solely for the attention and use of the named addressee(s). This message or any part thereof must not be disclosed, copied, distributed or retained by any person without authorization from the addressee. If you are not the intended addressee, please notify the sender immediately, and delete this message.

CHOB-PH1-FR-STRUC-023.pdf  
855K



Unexpectedly encountered terra cotta slab during demolition of existing ceiling in Suite 203. This condition resulted in a Change in how the mechanical, electrical, and plumbing systems were supported within the new utility chase.



Suite security installation and terra cotta slab support to bridge terra cotta slab  
July 30, 2018  
July 30, 2018

# **EXHIBIT 11**

## Cannon House Office Building

## Phase 1

### Project Change Detail:

Category: Unforeseen Condition

Description: *Unforeseen hazardous materials in areas of the exterior façade*

Location: New Jersey Avenue Façade Restoration

- *Unforeseen hazardous materials encountered in mortar of the exterior stone façade.* The design documents included cleaning, tuckpointing, and restoration of the original historic façade of the building. During this work, caulking containing hazardous materials was discovered in masonry joints of certain areas of the façade. CCJV tested, removed, and disposed of the hazardous materials in compliance with federal standards. This unforeseen condition disrupted the planned work sequence and required the scaffolding used to access the work to remain in place much longer than originally planned, which ultimately delayed the site restoration.

Notice of Change: March 28, 2018

Notice to Proceed: May 29, 2018

Final Directive: June 19, 2018

Work Completed: August 30, 2018





**Acquisition and Material Management Division**

Ford House Office Building, Room H12-263

Washington, DC 20515

202.226.2557

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

May 29, 2018

Clark/Christman A Joint Venture (CCJV)  
7500 Old Georgetown Road  
Bethesda MD 20814  
ATTN: Jim Johnston, Project Executive

Subject: Not to Exceed (NTE) - Contract No. AOC13C2002, Cannon House Office Building  
Renewal, AOC PCO 1352 - PCB Caulk Removal


Mr. Johnston,

This letter serves as notice for CCJV to proceed with work pertaining to PCB Caulk Removal at the NJ Avenue Façade, as per CCJV proposal 810429 dated May 23, 2018 for a total of \$100,000. Per discussions held on May 29, 2018, CCJV is to review proposal with Retro Environmental, Inc. to ensure all inclusions and exclusions have been fully addressed. Also, please provide an expert report from an Industrial Hygienist on the handling and disposing of exterior façade PCB caulk based on the samples that were collected from the field. CCJV is to also address warranty issue of masonry joints after removal of PCB Caulk with Lorton and provide response in revised proposal.

Pursuant to the Contract Clause 52.243-4, Construction Change Clause and the provisions for a "Request for Equitable Adjustment", the Government requests this work to proceed per the guidance of the Contracting Officer Technical Representative with a not to exceed amount of \$100,000 against Owner Allowance #92. Under no circumstances shall the contractor commit to or expend costs to the Government that will exceed \$100,000 against Owner Allowance #92 without prior authorization from the CO. If at any time during the Contractor's performance of this changed work the Contractor anticipates the cost to the Government may exceed the \$100,000 amount approved, the Contractor shall immediately provide written notice to the CO.

Please provide a finalized proposal for this work for review and approval. This NTE will be superseded by a final directive for this work once proposal is submitted, negotiated and settled. Please provide the proposal as soon as possible to finalize pricing for this work.

Sincerely,

  
Fabzashia Alghussain  
Contracting Officer

ENCL CCJV PCO 810429

CC: Bruce Pitts, COTR, Susan Wong, Desmond Michael



Scaffolding System for Exterior Restoration

October 31, 2018

# **EXHIBIT 12**





