

Cannon House Office Building Renewal Project



History and Background

The Cannon House Office Building, designed by Carrère and Hastings in the Beaux-Arts style, is the oldest Congressional office building on the U.S. Capitol campus.

The 61st Congress occupied the building in December 1908, and in 1912, the fifth floor, with its 51 rooms, was added to help meet the space needs of the expanding Congress. At approximately 800,000 square feet, the Cannon Building includes 142 Member suites, four committee hearing rooms, the historic Caucus Room and the Rotunda. The building contains committee staff offices, food service and other support services, including the Member's Library.

Current Situation

The renewal project ensures the Cannon Building continues to provide space for Members of Congress to perform their legislative business. It has not received a comprehensive systems upgrade since the 1930s, and many of the building's systems are original – dating back to 1908. The systems are past the end of their useful lives and the increasing risk of their failure jeopardizes the building's long-term functionality. Other necessary work includes upgrading infrastructure systems and repairing the stone façade.

Cannon Renewal

Design efforts formally started in 2010, with a series of pre-design studies and a Program of Requirements,

completed by architecture, preservation and engineering firms. AOC involved the contracting experts early in the process to provide value analysis and reduce future risk.

The renewal project is scheduled to take approximately 10 years, with five phases aligned to fall between Congressional move cycles. The entire project budget is \$752.7 million with allocations for planning, design, construction, management, furniture, information technology, security equipment, swing space build-out and moves.

Preparation work for the initial phase has begun, which includes installing building utilities, primarily in the basement and the moat area of the courtyard. This preparation phase enables future work to connect to the new systems, minimizing shutdowns and disturbances.

Each additional phase will impact a quarter of the building, one side at a time, starting on the New Jersey Avenue side of the building and working clockwise (see Project Timeline). Each phase will occur between Congressional transitions.

Swing Space

There will be work to prepare 42 new Member suites, located in spaces currently occupied by Congressional and support staff. In support of the renewal, occupant relocations began in 2014, to the Thomas P. O'Neill, Jr. Federal Building and other House Office Buildings.

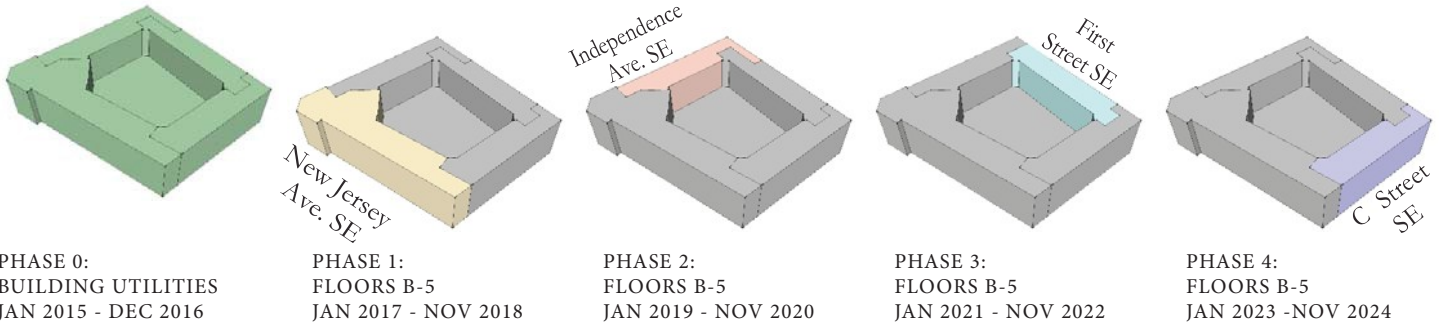


Left: Photograph of Cannon House Office Building from the early 1900s

Below (left to right): Broken cornice and corroded piping



Project Timeline



Cannon Renewal Project Improvements

A renewal of the Cannon House Office Building will provide an effective workplace for the next century to serve the needs of the U.S. House of Representatives and support Congressional operations.

Goals:

- Extend the building's useful life by correcting known facility and infrastructure issues
- Comply with regulatory requirements for life-safety, energy use and accessibility
- Meet security requirements
- Meet stewardship responsibilities
- Accommodate modern technology
- Create a more adaptable infrastructure
- Improve the energy efficiency of the building

- Telecommunications
- Perimeter radiator heating
- Rain leaders
- Drinking fountains

Alleviate Code Deficiencies:

- Fireproof structural elements
- Provide egress improvements
- Upgrade corridors, stairs, exits and utility chases
- Replace standpipe hose connection, fire alarm system and fire seals
- Upgrade emergency lighting and power for life-safety systems
- Provide accessible entry/exit
- Abate hazardous materials

Replace and Restore Building Systems:

- Heating, ventilation and air-conditioning (HVAC) systems and controls
- Electrical power distribution system
- Life-safety and fire protection systems
- Structural and exterior stone
- Domestic water supply/distribution system and hot water generators
- Steam and condensate lines

Restore Historic Elements Including:

- Exterior stone
- Interior architectural woodwork and trim
- Ornament plaster
- Interior marble flooring



Cannon Rotunda



Cannon Caucus Room



Cannon Staircase

For more information, please contact Kristen Frederick at kfrederi@aoc.gov or visit www.aoc.gov/cannon.