



ART ANDERSON ASSOCIATES

VALUE BEYOND ENGINEERING™

GSA SCHEDULE CATALOG

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FIRM PROFILE

Art Anderson Associates is a multidiscipline engineering services firm with a long history of providing its clients *value beyond engineering*. Founded in 1957 as a naval architecture and marine engineering firm in support of the nearby Puget Sound Naval Shipyard, Art Anderson Associates has fifty years of experience in the engineering consulting business. In those fifty years, the firm has grown and diversified, evolving from a narrow maritime market into a provider of comprehensive engineering-related services.

We like to think of ourselves as being different from your typical engineering firm. We're based in the Harborside district of Bremerton, Washington, a short ferry ride from downtown Seattle. Our location is reflective of our outlook: we're a little out of the way, a little different, but well worth the trip. We look outside our office windows and see buildings going up on land and passing boats on the glistening sea and can't help but notice how much this encapsulates who we are. We're excited by the impact of landside development, the challenges of the shoreline environment and the opportunities of the sea and are eager to translate this excitement into a successful project for our clients.

What this means for our clients is simple: We can do it. Big or small, landside or seaside, preliminary planning to project closeout, Art Anderson is capable of delivering superior value. We maintain a staff of approximately fifty professionals, including naval and landside architects, planners, designers, project and construction managers, support staff and engineers of all major disciplines who have tackled a surprising diversity of projects.



Our heritage is in naval architecture and marine engineering, and we continue to provide these services to major clients that include the US Navy, Washington State Ferries and the National Oceanographic and Atmospheric Administration. In addition to these traditional maritime services, we are on the cutting edge of marine research, consistently winning research grant awards from the US Navy for both sealift and seabasing systems and technologies as well as advanced high-speed marine vehicle development.

Maybe it has something to do with where we live, but many of our personnel have a fascination



with ferries. Over the years, we've developed an extensive resume of planning and implementation services for waterborne transportation, having completed projects in Canada, Mexico, Hawaii, Alaska and all over the continental United States. We've established ourselves as leaders in this field, helping local governments, transportation agencies and private operators plan, implement and improve ferry systems.

Marine projects are only half our business, though. We have over twenty years of providing landside facilities engineering and architecture. With civil, structural, mechanical and electrical engineers on staff, we've completed projects ranging in size from small mechanical/electrical systems renovation projects to full-service engineering and architecture for new construction. In addition to traditional design procurement, we have a strong history of participation in design-build projects. We've established key partnerships with design-build contractors and thrive in the collaborative and fast-paced atmosphere of this procurement method.

Design services aren't everything we do. We have nineteen years of experience providing 3rd party construction project management services in support of both renovation and new construction. These services help ensure lower construction costs and a better-performing facility. In addition to a number of other valued clients, the US General Services Administration, the federal government's property management agency and the nation's largest landlord has trusted us to deliver greater value on its projects for the full nineteen years, and counting.



Overall, Art Anderson Associates has the tools and expertise to bring a project from an initial vision to a built reality. Few firms offer the breadth of expertise we offer, and few firms can draw on such expertise to create integrated design solutions that deliver superior value to the client. But we strive to deliver more than just an engineered solution. Our goal is delivering value beyond engineering: delivering more than just an engineered product, but a solution that delivers superior value to our clients and their stakeholders.

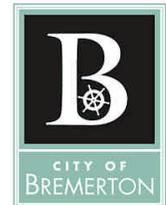
POINT OF CONTACT INFORMATION

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OUR SATISFIED CLIENTS INCLUDE

As Project and Construction Managers, we serve as an extension of the owner's staff. We are just as concerned with controlling project cost, time and quality as our clients are on each project we manage. Our clients include:

- U.S. General Services Administration
 - Internal Revenue Service
 - Social Security Administration
 - Drug Enforcement Agency
 - U.S. Customs
 - Immigration & Naturalization Service
 - Bonneville Power Administration
 - U.S. Forest Service
 - U.S. District & Federal Courts
 - Federal Bureau of Investigation
 - National Park Service
- U.S. Navy
- U.S. Air Force
- Puget Sound Naval Shipyard
- U.S. Coast Guard
- Army Corps of Engineers, Seattle
- U.S. Park Service
- Bremerton School District
- South Kitsap School District
- North Kitsap School District
- State of Washington
- City of Port Orchard
- City of Bremerton
- Port of Poulsbo
- Port of Bremerton
- Port of Grays Harbor
- Kitsap Transit
- Kitsap County Consolidated Housing Authority
- Bremerton Housing Authority
- Archdiocese of Seattle



US Army Corps of Engineers®



Internal Revenue Service
DEPARTMENT OF THE TREASURY

GSA SCHEDULE CONTRACT INFORMATION

Contract Number: GS-10F-0159U

Contract Period: March 12, 2008 through March 11, 2013

Special Item Numbers (SINs) and Professional Engineering Disciplines (PEDs) Awarded:

SINs	SIN Description	Engineering Discipline
871-1	Strategic Planning for Technology Programs/Activity	Civil, Electrical, Mechanical
871-2	Concept Development and Requirements Analysis	Civil, Electrical, Mechanical
871-3	System Design, Engineering and Integration	Civil, Electrical, Mechanical
871-4	Test and Evaluation	Civil, Electrical, Mechanical
871-5	Integrated Logistics Support	Civil, Electrical, Mechanical
871-6	Acquisition and Life Cycle Management	Civil, Electrical, Mechanical

Awarded Hourly rates for these SINs are as follows:

Labor Category	PES
	Awarded
Project Executive	\$ 169.04
Program/Project Manager	\$ 139.68
Sr Engineer/Sr Architect	\$ 108.32
Engineer/Sr Design/Site Rep	\$ 85.95
CAD/Designer	\$ 57.61
Clerical	\$ 48.06

The awarded rates as shown above include the Industrial Funding Fee of 0.75%.

Discounts: Art Anderson Associates (AAA) submitted pricing based on “Other than Cost and Pricing Data”, rather than discounts from a Commercial Price List. The Government’s overall prices, terms and conditions are better than the Most Favored Customers (MFC), ROMA Design Group, Winzler & Kelley Consulting Engineers, and Port of South Whidbey Island, who receive no discount from AAA’s standard market rates, a basic discount of 0%, no prompt payment discount, FOB Discount, or quantity or dollar discounts. Discounts offered to the Government range from 10.97% to 24.93% depending upon the labor category.

Minimum Order Quantity: \$100.00

Maximum Order Limitation: \$750,000.00

Prompt Payment Discount: Net 30

Geographic Coverage: FOB Destination, “Domestic and Overseas”, the exact delivery time to be specified on Individual Delivery/Task Orders.

License fees are to be negotiated between the contractor and the individual customer agencies.



Clause I-FSS-969 Economic Price Adjustment Clause – FSS Multiple Award Schedule (Jan 2002) is applicable to this contract. In accordance with I-FSS-969(b)(2), the negotiated market indicator to be used for evaluating out-year (contract years 2 through 20) price adjustments is the Employment Cost Index (ECI), Table 5, Professional, Scientific, and Technical Services.

The following SINs are incorporated to include Recovery Purchasing in accordance with Section 833 of the National Defense Authorization Act for Fiscal Year 2007 for disaster relief: 871-1RC, 871-2RC, 871-3RC, 871-4RC, 871-5RC, and 871-6RC, the pricing for the SINs with the suffix “RC” is the same as the corresponding SIN awarded without the suffix.

FAR Clause 52.204-9 Personal Identity Verification of Contractor Personnel (Nov 2006) is hereby incorporated into this contract.

FAR Clause 52.219-28 Post -Award Small Business Program Rerepresentation (Jun 2007) is hereby incorporated into this contract.

Pursuant to FAR Clause 52.219-9, the Small Business Subcontracting Plan dated February 26, 2008, approved by Deborah A. Ginther, Contracting Officer, GSA, on March 4, 2008, is attached and incorporated into this contract.

Firm Fixed Price/Labor Hour Task Orders: Art Anderson Associates possesses an adequate and auditable labor hour recording and invoicing system capable of fully supporting labor hour invoices, therefore, the firm is approved to accept both Labor Hour task orders and Firm Fixed Price task orders from customer agencies under this contract.



LABOR CATEGORIES

Project Executive

Description

Senior level corporate manager responsible for provision of company services with customers. Assigned high level projects as necessary to provide customer assurance of quality services. Assists Project Manager with contract estimating, negotiation and contract management. May be assigned special projects upon customer request. Assists project managers with multi-project contract and technical management.

Skills, Experience & Education

Degree from an accredited college in engineering, architecture, business, construction management or related field. Generally, 20+ years in progressively challenging positions within the design and construction industry.

Project Manager

Description

In addition to Senior Level Engineer requirements, responsible for acting as primary customer contact for assigned projects. Responsible for cost, schedule and technical adequacy of assigned projects.

Skills, Experience & Education

May possess architectural, construction management or related college degree in lieu of engineering. 7+ years of varied experience.

Sr. Engineer/Sr. Architect

Description

Senior level engineer carries out design effort either independently or in conjunction with other senior level engineers. Responsible for independent execution of engineering design problems and performing duties in accordance with applicable codes and references. Serves as a mentor to junior level engineers.

Skills, Experience & Education

Ability to use all Microsoft Office products. Required engineering degree from an accredited college and PE license. Desired LEED accreditation and 5+ years of varied experience.

Engineer/Sr. Designer

Description

Entry level engineer to perform design effort in conjunction with other engineers. Execute engineering design problems in accordance with applicable engineering standards using both manual and computer methods. Will work on projects as a team member.



Skills, Experience & Education

Knowledge and ability to interpret and apply codes and references. Competent in AutoCAD and Microsoft Office software products. Verbal/written communication and organizational skills. Degree in engineering from an accredited college plus 3-5 years varied experience. Ability to obtain PE within 2 years is desired.

CAD Operator/Designer

Description

Provide designer-level CAD input of engineered projects. Perform plan sheet layout, title blocks, background design, general design modifications, drawing notes and standard references. Execute modification of drawings as design is developed into final construction documents.

Skills, Experience & Education

AutoCAD knowledge & ability; knowledge of industry codes, processes, procedures and customs; ability using Microsoft Office software products; organization skills; ability to manage a variable workload; a positive, helpful attitude. 3+ years experience utilizing CAD in the design and construction industry desired. High school degree or equivalent required. Technical education or training in CAD desired.

Clerical

Description

Provide administrative support to project team, including management of relevant hard file systems; project documentation preparation support and maintenance.

Skills, Experience & Education

Strong ability using Microsoft Windows operating system and Microsoft Office software products; strong organizational skills; knowledge of contracting and design/construction industry; ability to effectively manage variable workload; positive, helpful attitude. 3+ years experience providing administrative support and high school degree or equivalent.

PRICING DETAIL

Labor Category	Base Year Billing Rate	Proposed Rates for Subsequent Years @2.9% escalation			
		2nd Year	3rd Year	4th Year	5th Year
Project Executive	\$169.04	\$173.94	\$178.98	\$184.17	\$189.51
Project Manager	\$139.68	\$143.73	\$147.90	\$152.19	\$156.60
Sr. Engineer/Sr. Architect	\$108.32	\$111.46	\$114.69	\$118.02	\$121.44
Engineer/Sr. Designer					
Site Representative	\$85.95	\$88.44	\$91.00	\$93.64	\$96.36
CAD/Designer	\$57.61	\$59.28	\$61.00	\$62.77	\$64.59
Clerical	\$48.06	\$49.45	\$50.88	\$52.36	\$53.88

(1) Salary escalation factor estimated at 2.9% for base year adjusted to midpoint of base year @ 1.45%. For all subsequent year, escalation factor of 2.9% per year (Average of past five year's COLAs published by Social Security Administration) is proposed.

SIN SERVICE DESCRIPTIONS

Strategic Planning for Technology Programs/Activities (871-1)

Art Anderson Associates is experienced in helping our clients develop long-term programs and strategies for facility and asset management. We work closely with clients to understand their long-term needs and requirements and leverage our planning and organizational capabilities to develop an approach that effectively balances competing priorities and complex goals. The result of our efforts is an effective plan for property and/or asset acquisition, facility improvement or renovation, and other key objectives necessary to achieve the client's objectives.

Concept Development and Requirements Analysis (871-2)

Art Anderson Associates is adept at bringing clarity to a client's vision. We begin with a firm understanding of our client's priorities and explore ideas with them. Our creativity and experience, combined with our multidisciplinary approach, allows us to explore integrated, systemic alternatives and options. We leverage our engineering and design expertise to develop high-level performance specifications and costs analyses that guide these efforts and give weight to the client's priorities and goals. We work with the client to develop an effective approach to evaluation that allows them to make effective decisions on how to proceed.

System Design, Engineering and Integration (871-3)

Art Anderson Associates understands how to translate conceptual-level designs and plans into preliminary and detailed design. Whether for facilities or marine applications, we have significant depth of experience in this area. Our multidisciplinary approach means that as concepts are developed into preliminary and detail designs, we effectively balance the variety of components that make up an overall system. In fact, we consider this one of our greatest strengths as an organization—the ability to see how everything works together and capitalize on the interaction of components to make an overall system better. As designs are developed, we utilize state-of-the-art tools for complex analysis, including not only software tools, but physical model development and testing (particularly for vessels and floating structures).

Test and Evaluation (871-4)

Art Anderson Associates is experienced in developing models for testing and evaluation. These models can take either digital or tangible form. We utilize high-tech software tools to virtually model and test our designs, using the results to feed back into our design to improve performance. Some of these software tools include advanced capabilities like finite element analysis, hydrostatics and hydrodynamics, electrical systems load analysis, computational fluid dynamics and more. We've developed a number of physical models for both powered and non-powered marine applications. We also have established relationships with a variety of specialty firms that can independently conduct, analyze and/or verify test results.

Integrated Logistics Support (871-5)

Art Anderson Associates has focused significant effort on understanding the life cycle costs of systems and facilities that we work with, and endeavor to provide planning and design support that



maximizes their life-cycle performance. We've worked with clients to develop operations and maintenance plans that support the designs we have provided, giving them the knowledge they need to get the most out of their systems.

Acquisition and Life Cycle Management (871-6)

Art Anderson Associates works with clients to ensure they receive the most from their facility or system investment. Whether our work is at the front end, helping with the initial plans and strategies for operations and maintenance, or at the back end, managing construction and/or renovation as part of a life cycle management program, we keep a firm grasp of the importance of effective management. Decisions are made with the client's best interests in mind, and according to their priorities and objectives for performance.

SUBCONTRACTOR UTILIZATION

Throughout our firm’s history of service to the federal government, we’ve leveraged the capabilities of valued subcontractors and partners to effectively deliver projects throughout a wide geographic area. These relationships give us the ability to provide on-site representation throughout the life of a project, even in remote locations. Many of our subcontractors have worked with us on previous GSA projects and we prefer working with subcontractors that have such a history. When this is not possible, we ask existing subcontractors and utilize our own professional network to find the type of subcontractor we need. We maintain close communication with our subcontractors in order to ensure they are meeting our and our client’s expectations and regularly communicate directly with our client to get their feedback on our subcontractors’ performance.

OUR APPROACH TO PROJECTS

Our Core Values

Honesty, open communication, truthfulness, respect and integrity are the guiding values of our team. We recognize that our managers and clients form an inseparable team on any project. We strive to represent our clients to the best of our ability in potentially difficult contractual situations with construction contractors. To do this requires full and complete honesty, truthfulness and open communication. We respect the interests of all vested team members in the final product of a design and construction endeavor. We know we cannot be successful if we are aloof, self-serving, combative or non-responsive to individual concerns that arise during projects. The final core value of integrity is attained the old fashioned way, “We earn it.” Over time, it became obvious that we and our clients both hold integrity in a special position and that there was no problem or issue that would lead us to incur a negative mark on our integrity.

Reputation for Honesty

Art Anderson Associates has a long history of working closely with clients in a variety of design and construction management capacities. Our honesty and the trust in our capabilities is the backbone of our working relationships. Throughout our projects, Art Anderson Associates has assisted our client in reviewing and negotiating project contract proposals and change orders for design and construction.

GSA, the country’s largest landlord and the owner of federal real estate, has placed their trust in Art Anderson Associates to perform fair and honest construction management services and administration for more than twenty years, and Art Anderson Associates’ past history on numerous projects demonstrate that GSA’s trust is well placed. We maintain a variety of in-house controls to support our core values in providing professional services. The succession of CM contracts performed by Art Anderson Associates is a testimony to our firm’s honesty and ability to be trusted at all levels of contract and construction management.

PROJECT EXPERIENCE HIGHLIGHTS

The following projects are examples of the wide diversity of owner’s representation services for construction that we’ve undertaken.

US District Courthouse

Seattle, Washington

WINNER OF THE 2004 G.S.A. NATIONAL CONSTRUCTION EXCELLENCE AWARD

Our signature construction management project, Art Anderson Associates provided CM support services for the new Federal Courthouse in Seattle, Washington. This \$179 million facility was completed in late 2004.

The 23-story, 615,000-square foot U.S. Courthouse was urgently needed to provide a more efficient, expansive and secure facility for occupants of the aging and deteriorating Nakamura Federal Courthouse. The facility houses the U.S. District Court’s Western Division of Washington and includes thirteen District courtrooms, five bankruptcy courtrooms, twenty-two judicial chambers suites; offices for the District Clerk, Bankruptcy Clerk, United States Attorney, U.S. Marshals and other court-related agencies.

Art Anderson Associates’ services began as a non-voting member during the contractor best value selection process. Throughout the project, we provided GSA construction management support staff in the areas of quality assurance via daily on-site reviews/documentation, management and maintenance of government construction project records, change order resolution, mechanical/electrical system installation review and commissioning, management and coordination of all tenant relocations and completion/closeout documentation.

Client: US General Services Administration, Region 10



Pioneer Courthouse Seismic Upgrade and Rehabilitation

Portland, Oregon

Art Anderson Associates provided full construction management services for the \$20 million seismic upgrade/rehabilitation of the historic 57,000-sq. ft. Pioneer Courthouse in Portland, Oregon. Art Anderson Associates Project Representative facilitated resolutions and served as the point-of-contact for all owner design and construction issues. He also performed site reviews and managed the owner's construction budget and all special inspector contracts that were required.



The project entailed replacement of the building foundation with a state-of-the-art base isolation system to preserve the historic 1897 structure during a seismic event. The friction pendulum isolators, used for the first time in the Portland area, isolate the building from the earth, allowing it to move freely in an earthquake.

Rehabilitation work included preservation and reconditioning of historic features, including light fixtures, intricate plaster work, woodwork, wood flooring and office fireplaces. All mechanical, electrical, data/communication and security systems were replaced. Exterior improvements include sidewalk, entry steps and stone wall restoration. The basement level was lowered and a secure parking area for federal judges provided. Additional work included upgrades to the HVAC system.



The project has already received a number of awards for construction and design excellence. Some of these awards include:

- 2005 Northwest Construction Awards Best Renovation/Restoration
- 2006 23rd Annual Reconstruction/Renovation Award, sponsored by Building Design + Construction Magazine
- 2006 Portland AIA Award for Craftsmanship



Client: US General Services Administration, Region 10

Scoping and Estimating Task for Multiple Concept Projects

Puget Sound Region, Washington

Art Anderson Associates provided GSA scoping and estimating services for multiple prospective projects at various GSA facilities in the Puget Sound region. The services provided include reviews of concept improvements to facilities with GSA property managers and site investigation; fully develop the scope of the project improvement to allow GSA to procure design services and execute construction. Additionally, prepare and itemize a project budget for execution of the prospective improvement, including GSA project management, design, construction and construction management costs.

The program included the following projects:

- Pumphouse Lightning Protection, Auburn, WA
- Water Tower Valve Maintenance, Auburn, WA
- Tacoma Union Station Courthouse 1st Floor Men's Restroom Expansion Joint Repair, Tacoma, WA
- Repair and Repaint Administration Building Exterior, Auburn, WA
- Warehouse 2 Exterior Painting, Auburn, WA
- Jackson Federal Building Replacement of Various Areas of Vinyl Asbestos Tile, Seattle, WA
- New Courthouse Determination of Options for Hot Water in Public Restrooms, Seattle, WA
- Federal Archives and Records Center Study of Roof Leakage Issues, Seattle, WA
- Federal Office Building Study of HVAC System in HUD Space, Seattle, WA

Client: US General Services Administration, Region 10

Old Courthouse Building Improvements and Tenant Agency Backfill Program

Eugene, Oregon

GSA constructed a new federal courthouse in Eugene, Oregon. Following relocation of the federal courts and affiliated tenant agencies, GSA initiated a program to perform improvements to the old courthouse, converting it into an office building and seeking out federal agencies to reoccupy the space. GSA initiated the process by selecting an 8(a) contractor to execute a design/build program for building core improvements, such as handicap-accessible restrooms on all floors, elevator improvements and a new "first impressions" lobby enhancement.

Art Anderson Associates was brought onboard to execute construction management of the building core improvements and provide oversight of follow-on tenant improvements for federal agency repopulation of the building. AAA is currently managing renovation of all restrooms (twenty in total) within the building, final design and renovation of the elevators and tenant improvements for the Bureau of Alcohol, Tobacco and Firearms. Future tenant improvements are beginning for other federal agencies and execution of the lobby enhancements is forthcoming. AAA is onboard to assist GSA with full execution of the repopulation (backfill) program.

Client: US General Services Administration, Region 10

Pacific Highway Port of Entry

Blaine, Washington

WINNER OF THE 2000 G.S.A. NATIONAL CONSTRUCTION EXCELLENCE AWARD

Art Anderson Associates provided the General Services Administration on-site construction management of the \$21 million redevelopment and expansion of the Pacific Highway Port of Entry in Blaine, Washington. The project began with the first of three phases in 1997, which involved demolition and site improvements. Three and a half years later, construction of four new facilities, including an Automobile and Bus Processing Building, Cargo Building, Warehouse, and Parking Facility were completed. Temporary facilities were set up during construction to maintain Port of Entry operations 24-hours-a-day. The facility has the highest volume of commercial truck traffic of any US-Canadian crossing west of the Mississippi.

Client: US General Services Administration, Region 10



Oroville-Osoyoos Port of Entry

Oroville, Washington

Art Anderson Associates provided the General Services Administration construction management services for the construction of the new \$24 million, 47,000-sq. ft. Joint Port of Entry in Oroville, WA-Osoyoos, BC. The project entailed demolition of existing facilities, setup of temporary buildings, construction of new structures and site landscaping. The facility is a four-building complex that is linked together by a shed roof and houses both United States and Canadian offices.

Client: US General Services Administration, Region 10



Norm Dicks Government Center

Bremerton, Washington



Art Anderson Associates provided the Kitsap Consolidated Housing Authority (KCCHA) construction management for this \$25 million, multi-agency government facility. Construction management services included owner's site representation, assistance negotiating change order pricing, coordination with City Public Works division and local utility companies, frequent KCCHA management updates on potential construction cost impacts to the project budget and schedule monitoring/management. We served as the primary interface with all government tenants, including Congressman Norm Dicks, the City of Bremerton, Kitsap County Health District, Kitsap County Offices, Bremerton Housing Authority, and KCCHA for design and construction of tenant improvements in a cost-effective and timely manner. The project was completed in 2004.

Client: Kitsap County Consolidated Housing Authority

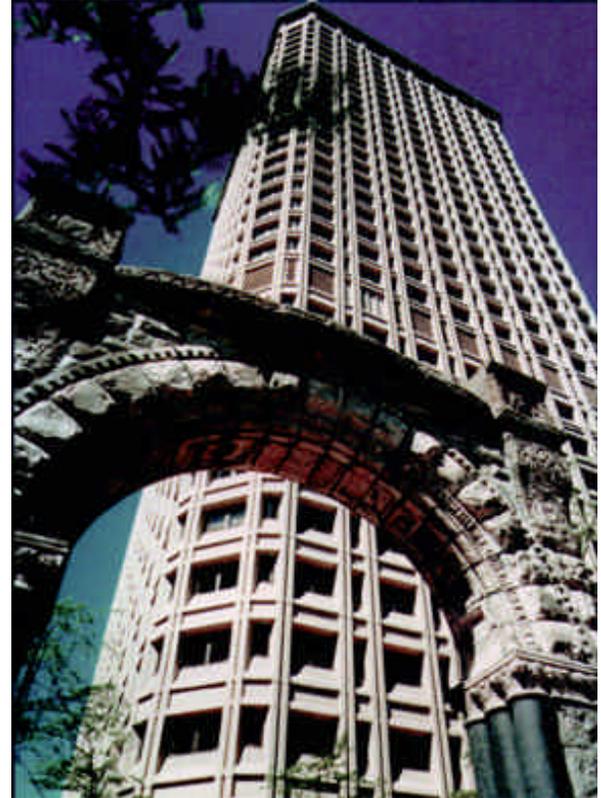


Henry M. Jackson Federal Building Renovations

Seattle, Washington

Art Anderson Associates has provided construction management services on more than 26 projects at the Henry M. Jackson Federal Building in Seattle, WA. Projects have included the \$2 million First Impressions Lobby expansion and renovation, multiple tenant improvements, and a wide variety of renovation, upgrade and repairs to both the interior and exterior of the 35 story building.

Client: US General Services Administration, Region 10



Department of Homeland Security District Headquarters

Tukwila, Washington

Art Anderson Associates performed build/lease inspection services and construction cost review/analyses for the 125,000-sq. ft., \$7.5 million Department of Homeland Security District Headquarters in Tukwila, Washington (developed by Sabey Corporation). The facility provides the primary processing functions and holding facilities for Immigration and regional offices for multiple Department of Homeland Security divisions.

Art Anderson Associates provided regular site reviews and tenant construction budget management, including contractor cost proposal analysis/resolution for build-out of the various DHS department spaces.



Client: US General Services Administration, Region 10

Lummi Island Ferry System Upgrades

Bellingham, Washington

The Whatcom County Department of Public Works owns and operates a small ferry system connecting mainland Washington with Lummi Island, a small island community. Struggling with aging infrastructure and a growing demand for service, the county tapped the expertise of Art Anderson Associates to assist with analysis of the program and development of its long term plan for facility and vessel improvement.

Beginning in March, 2005, Art Anderson Associates has been under contract with the County to

provide comprehensive system analysis, planning, and ultimately design and management services for upgrades to the Lummi Island Ferry System. The program execution is the result of studies which showed a need for a new ferry vessel, terminal and upland improvements to meet the increasing transportation demand from island residents and tourists.

Throughout the term of the contract, Art Anderson Associates has acted as owner's representative, developing the system's 14-year budget plan and detailed program, drafting a Public Works Trust Fund loan application package, determining the appropriate size of the new vessel and conducting a feasibility study and cost estimate for upgrades to both the Lummi Island and Gooseberry Point terminals to accommodate the new ferry. We worked with the County to understand their needs and available resources and structured a program that effectively addresses their priorities.

Since the completion of these initial program analysis and planning tasks, Art Anderson Associates has been retained for the engineering design of the terminal improvements. Our scope of work for the terminal improvements includes providing plans and specifications for wing walls, dolphins, the wave break/catwalk, mooring hardware, the passenger staging area, ADA-accessible passenger loading systems and all relevant mechanical and electrical systems. In addition to these designs, we are also performing site inspections, construction management assistance, environmental and building permitting, DNR lease amendments and overall project management.

Client: Whatcom County Department of Public Works



Port Orchard Parking Study

Port Orchard, Washington

The City of Port Orchard commissioned Art Anderson Associates to conduct a study to evaluate access, circulation and parking issues in the City’s downtown area. These issues involve both present and future projected traffic in and through the study area. The lack of parking to support downtown businesses has been a systemic problem, and new City initiatives expected to increase demand for parking in the future.



The study was commissioned to provide recommendations based on the current inventory of parking and projected future demand based on impacts of normal growth and those stimulated by new downtown regulations.

Art Anderson Associates’ efforts began with an analysis of existing conditions. We conducted several site visits, interviewed property owners and tenants and assessed the building conditions in the downtown core. We conducted an analysis of downtown traffic to determine its patterns and volumes. We investigated environmental and cultural resource issues to identify developmental



constraints. We then factored in proposed land use changes and the City’s identified parking criteria to develop a model for future parking demand, based on multiple development scenarios.

Other major component of our work was identifying and describing options for parking structures to meet future parking demand. Our personnel investigated six potential parking structure sites. For each, we described the benefits and drawbacks of the

location, identified the potential capacity of each structure, investigated regulatory constraints on site development, and developed design concepts, preliminary construction schedules and cost estimates. Each multi-story structure included retail and residential development either integrated into the structure or contiguous to the supporting parking. We provided concept-level drawings and 3-D renderings of each site, based on criteria supplied by the city and our design concept.

Additionally, our report investigated and described various financing options for parking structure construction. The result of our report was a series of conclusions and recommendations that will provide options for the City’s political leaders to pursue future development of parking structures, in concert with downtown core area development.

Client: City of Port Orchard

Star of the Sea Parish Master Plan and Facility Upgrades

Bremerton, Washington

Art Anderson Associates is working with the Archdiocese of Seattle and Our Lady Star of the Sea Parish in Bremerton to develop a master plan and provide engineering services for the campus, which includes both a parish and school. The three-phase plan includes a comprehensive survey of existing conditions,



development of conceptual and final master plans and definition of recommended alternative. The result is a clear strategy for meeting the needs of the parish's various ministries for the next twenty years.

Art Anderson Associates personnel have worked very closely with the parish's Long Range Planning Committee and the various users of parish facilities, participating in many meetings and design charrettes to develop understanding of the parish's facility needs over the next twenty years. Our approach involved breaking out each of the parish's various ministries, identifying their long-term requirements and synthesizing the results into a prioritized improvement program.

We coordinated efforts with the various governmental agencies that have a stake in the process. We assisted the client in identifying adjacent properties for acquisition and helped negotiate with



the City of Bremerton to close a city street that bisects the campus, turning it into a plaza with a vehicle turnaround. We developed planning concepts that included 2D and 3D visualizations of the future campus and identified various phasing options for implementation.

Our current work involves working with the Archdiocese and Parish on the capital campaign that will fund Parish

improvements in the vestibule, choir loft, nave, sanctuary, sacristy, parish center and church exterior. Art Anderson Associates has just begun execution of the plan's near-term engineering design and construction management services for the facility improvements.

Client: Archdiocese of Seattle