

General Services Administration Federal Supply Service Authorized Federal Supply Schedule Price List

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ART ANDERSON ASSOCIATES
VALUE BEYOND ENGINEERING®

Schedule 871: Professional Engineering Services

SIN 871-1—Strategic Planning for Technology Programs/Activities

SIN 871-2—Concept Development and Requirements Analysis

SIN 871-3—System Design, Engineering and Integration

SIN 871-4—Test and Evaluation

SIN 871-5—Integrated Logistics Support

SIN 871-6—Acquisition and Life Cycle Management

SIN 871-7—Construction Management



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Contract Information

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Supplement No. 6, Dated 02/11/2014

Value Beyond Engineering®

Art Anderson Associates has over fifty years of experience providing *Value Beyond Engineering*®. A multidiscipline engineering services firm, the company has a broad range of expertise and experience that lends itself to unique engineering and design challenges. From project pre-planning all the way through construction, from ships at sea to buildings on shore and everywhere in-between, Art Anderson Associates has the ability to exceed your expectations of what a single firm can provide.

Our Primary Markets

With a multidiscipline capability that can offer unique and integrated solutions for a variety of project challenges, Art Anderson Associates is well-equipped to deliver successful projects. Our mix of capabilities lends itself to projects and markets that can harness the synergy of our different disciplines. These markets include:



GSA Schedule and Federal Contracting

Art Anderson Associates is an experienced federal contractor, with the individual expertise, corporate experience, internal business processes and contract vehicles in place to successfully serve federal clients on a wide range of projects. Through our GSA Schedule Contract, we can provide non-Brooks Act architectural, mechanical, electrical, civil, structural and marine engineering services to any federal client with Schedule contracting authority. We invite you to review this brochure and consider how we can be partners in your success.

Contact: Rob Henry, Vice-President, 360-479-5600, rhenry@artanderson.com

Federal Term/IDIQ Contracts

IDIQ Construction Project Management for GSA

For more than 25 years, Art Anderson Associates has held consecutive term IDIQ agreements with the US General Services Administration, Region 10 to provide Construction Project Management services for federal facility projects. Through the course of these contracts, we provided services on more than 500 tasks representing more than \$1.15B in construction value. These tasks have ranged from small project scoping/estimating or minor renovation/improvement tasks (e.g. \$25K fire alarm retrofit in a GSA warehouse) to large, complex efforts like the \$100M+ Federal Courthouse in Seattle or the \$20M historic Pioneer Courthouse full building renovation and base isolation project in Portland, Oregon.



BPA Construction Project Management for GSA

In 2008, Art Anderson Associates was awarded a five-year Blanket Purchase Agreement by the GSA Northwest Arctic Region Project Support Branch to provide Construction Project Management services for federal facility projects. Since the contract was executed, we have been awarded 14 tasks totaling more than \$1M in services.



“Zonal” Construction Project Management for GSA

Art Anderson Associates has a Contractor Teaming Agreement with O’Connor Construction Management of Irvine, California to provide Construction Project Management services under a national Blanket Purchase Agreement with GSA. The agreement covers two national “zones,” including Regions 8 (based in Denver and covers CO, MT, UT, WY, ND, SD), 9 (based in San Francisco and covers CA, NV, AZ, HI, Guam, Saipan and American Samoa) and 10; and regions 5, 6 and 7 (middle United States).



Construction Project Management for National Park Service

In 2010, the US National Park Service, Pacific West Region awarded Art Anderson Associates a Blanket Purchase Agreement to provide Construction Project Management services for projects in Pacific West Region National Parks. For this contract, we again teamed with O’Connor Construction Management to provide NPS direct access to both firms for increased geographical coverage and service, without additional subconsultant markup. Tasks on this contract have included fence modifications at the Hagerman Fossil Beds National Monument, water and sewage system modifications at Crater Lake National Park, and others.



IDIQ Naval Architecture and Marine Engineering for NOAA

Art Anderson Associates has more than 27 years of experience under consecutive term agreements to provide naval architecture and marine engineering services in support of the National Oceanic and Atmospheric Administration’s fleet of research vessels. These services have included planning and feasibility studies, pre-procurement design studies, detail design studies, ship system analyses and design packages for vessel modification. The focus of these services is for the analysis, alteration, renovation, improvement, repair and maintenance of NOAA ships, small craft and other relevant support systems.



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:

- US General Services Administration
 - Internal Revenue Service
 - Social Security Administration
 - Drug Enforcement Agency
 - US Customs
 - Immigration & Naturalization Service
 - Bonneville Power Administration
 - US Forest Service
 - US District & Federal Courts
 - Federal Bureau of Investigation
- National Park Service
- US Navy
- US Air Force
- US Coast Guard
- Puget Sound Naval Shipyard
- National Oceanic and Atmospheric Administration
- Army Corps of Engineers, Seattle
- Bremerton School District
- Central Kitsap School District
- State of Washington
- Pierce County
- Kitsap County
- City of Port Orchard
- City of Bremerton
- Port of Bremerton
- Kitsap Transit
- Housing Kitsap
- Bremerton Housing Authority
- Archdiocese of Seattle
- Pacificorp
- Lockheed Martin



US Army Corps of Engineers®



LOCKHEED MARTIN



Internal Revenue Service

DEPARTMENT OF THE TREASURY

SIN Service Descriptions

The GSA Professional Engineering Services Schedule includes seven primary disciplines. Below, we describe the value Art Anderson Associates provides in each of the key disciplines on the PES Schedule.

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.

Construction Management (871-7)

Art Anderson Associates has over 25 years of experience providing project and construction management services on GSA projects that include both renovation and new construction. We provide pre-design through full construction management services, including building evaluation reports, prospectus development studies, design/constructability reviews, value engineering analysis and pre-construction conference through final punchlist and commissioning services. We've completed over 500 construction management tasks for GSA, representing well over \$1billion in construction at federal buildings throughout Region 10 and beyond.

Firm Profile

Art Anderson Associates is an engineering consulting firm with a long history of providing *Value Beyond Engineering*® through the successful delivery of unique and challenging marine, landside and waterfront projects. Our firm was founded in 1957 to provide naval architecture and marine engineering services in support of the nearby Puget Sound Naval Shipyard. Since then, we've grown and diversified to feature a unique blend capabilities, including landside engineering and architecture, construction management, ferry transportation planning and advanced marine research and development.

Even fifty-plus years later, we continue to provide naval architecture and marine engineering services to clients that include the National Oceanographic and Atmospheric Administration and the nation's largest ferry system, Washington State Ferries. Our continued service to these and other clients is an important part of

maintaining our core capabilities in this technical domain. As a result, we hold a high degree of expertise in areas such as trim and stability, marine mechanical systems and powering/resistance analysis.

Our landside practice has over thirty years of success, where we've continued to provide comprehensive engineering and architectural services in support of local and regional facilities. With civil, structural, mechanical and electrical engineers in-house, local owners and A/E primes have relied on our cross-disciplinary expertise to support small renovations and large new construction projects alike. We've also recently developed a high level of expertise working as the lead A/E firm as part of projects procured using the design/build delivery method.



In addition to these design disciplines, we have over twenty-five years of experience providing third-party construction management and owner's representation services. Our services in this market started with a contract with the US General Services Administration, who we have served on more than ten on-call/term contracts spanning more than five-hundred tasks representing over \$1 billion in construction. We've also provided



construction management, construction support services and represented owners for a wide variety of other projects, both on land and for marine vessels.

We maintain a growing practice in advanced marine research for the US Navy. For over ten years, and spanning more than a dozen contracts, we've investigated a number of technologies and approaches in the areas of high-speed sealift, riverine assault systems, marine vessel constructability and floating off-and on-shore platforms for moving military assets from sealift vessels to the theater of battle. The Navy has counted on us for providing innovative solutions to challenging problems, and in doing so, we've gained a high degree of expertise not only with working in the R&D environment itself, but with specific technologies, systems and analysis related to floating offshore structures. We know how floating structures interact with accompanying vessels, other connected structures, their mooring systems and their environment.



But this expertise is not limited to the world of research. We have significant practical design experience with floating facilities that include ferry terminals, marinas, breakwaters, barges and fish collectors. Many of our designs have had very challenging requirements, meaning we had to develop unique solutions for anchoring, moorage and access. For one of our fish collector projects, we had to develop a moorage design that would accommodate an extremely high reservoir fluctuation. One of our floating breakwater projects, a 1,400-ft long concrete structure, required intense analysis and necessitated a complex moorage system consisting of over fifty mooring lines.



When you put all this experience together, it's easy to see why we're so unique. We offer the cross-disciplinary experience that is typically only found in the mega-firms, while maintaining the responsiveness and client focus of a small company. But it's more than that—we leverage

our mix of capabilities to take on challenging projects that span many disciplines, and develop niche expertise in a variety of areas. It's all part of our commitment to providing *Value Beyond Engineering*®—going beyond the traditional to deliver value that exceeds the expectations of our clients, and ultimately the people who will use the solutions we provide.

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 GSA 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 \$179M facility was completed in late 2004.

The 23-story, 615,000-square foot US 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 US 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

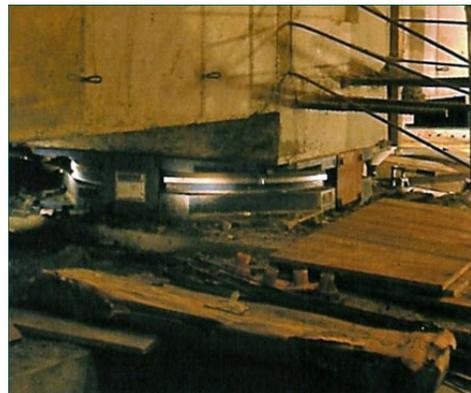
Portland, Oregon

Art Anderson Associates provided full construction management services for the \$20M seismic upgrade/rehabilitation of the historic 57,000-sq. ft. Pioneer Courthouse in Portland, Oregon. Our firm's 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.



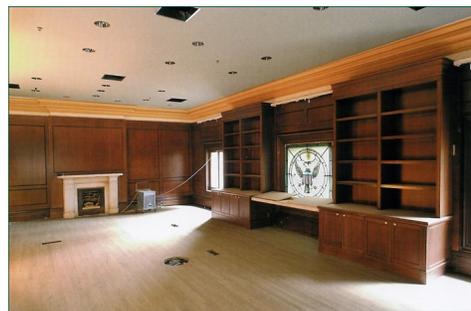
The project entailed replacement of the building foundation with a state-of-the-art base isolation system to preserve the historic 1897 structure during a seismic event. The friction pendulum isolators, used for the first time in the Portland area, isolate the building from the earth, allowing it to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

Art Anderson Associates provided the General Services Administration on-site construction management of the \$21M 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 \$24M, 47,000sf 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 Housing Kitsap (formerly the Kitsap Consolidated Housing Authority) 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 Housing Kitsap 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 Housing Kitsap for design and construction of tenant improvements in a cost-effective and timely manner. The project was completed in 2004.

Client: Housing Kitsap



Federal Center South Re-Roof

Seattle, Washington

Federal Center South is an early-1940s warehouse that houses federal offices, and underwent a significant modernization/redevelopment effort funded in large part through the American Recovery and Reinvestment Act (ARRA). One project in this modernization was the replacement of the facility's roof.

Art Anderson Associates was the Construction Project Manager selected by GSA to provide oversight and documentation of the construction process and contractor performance as set forth in the construction contract. Our primary responsibilities involved overseeing the general contractor, quality assurance, construction sequencing and scheduling; providing assistance in problem-solving and issue resolution; processing, managing, and tracking project documentation; verifying and documenting contract compliance through final close-out; managing facility commissioning; and management of documentation relevant to LEED certification.

Client: US General Services Administration, Region 10

FBI Lease-Build to Suit

Portland, Oregon

The objective of this project was to provide up to 134,150sf of rentable space for the creation of a dedicated campus facility for the Federal Bureau of Investigation (FBI) after the agency experienced unexpected and rapid growth after the 9/11 terrorist attacks. With employees spread out over numerous leased facilities, the agency sought to consolidate its operations within a single secure campus. The consolidated facility consists of an office building, an annex, a visitor screening facility, a guard booth and a 200-car secure parking garage, with occupancy scheduled to take place at the end of December, 2010.



GSA, as the federal government's property manager, sought to use a "turnkey lease" delivery method, which incorporates all site development, core and shell design and tenant improvement design requirements. In order to meet this objective, GSA contracted with Art Anderson Associates to provide construction project management services to ensure that the project is successfully executed, and meets or exceeds the design and quality standards set forth in the lease agreement.

Our scope involved development of a construction management plan, serving as the on-site government representative, managing all relevant project documentation, performing inspections, coordinating requests and documents from the developer, performing independent cost estimates, managing project schedule and budget, managing the commissioning phase and supporting GSA through project closeout.

Client: US General Services Administration, Region 10

Crater Lake Garfield Water Tank and Munson Sewer Lagoon

Crater Lake National Park, Oregon

Art Anderson Associates is providing Construction Project Management Services for two projects at Crater Lake National Park in Oregon. The first is replacement of the Garfield water tank liner and construction of new valves and water lines. The second is for construction of a new sewage grinder facility and modifications to the Munson Sewer Lagoon, including removal of sludge, deepening of the pond, modifications to inlet/outlet structures and installation of a liner.



Our services were procured via task order on a National Park Service Blanket Purchase Agreement, based on our GSA Schedule contract. Our primary role is providing on-site inspection and office services in support of the projects. Our on-site inspector participates in weekly meetings, prepares meeting minutes, performs and documents site inspections, and provides technical assistance and support to the Contracting Officer's Technical Representative. This support includes drafting RFPs, preparing cost estimates, assisting in RFI processing, reviewing QC reports, verifying record drawing updates, assisting in dispute resolution, providing claims support and verifying all required O&M manuals, warranties, guarantees, and close out requirements are complete and in compliance with the contract documents.

Client: US National Park Service, Pacific West Region

Hagerman Fossil Beds Boundary Fencing

Hagerman Fossil Beds National Monument, Idaho

Art Anderson Associates provided Construction Project Management Services for the replacement and repair of 12 miles of boundary fencing at the Hagerman Fossil Beds National Monument in Idaho. The project was funded by the American Recovery and Reinvestment Act (ARRA), and our services were delivered as a task order under our Blanket Purchase Agreement with the National Park Service. Fencing types include smooth wire, barbed wire and split-rail cedar.

Our role as the Construction Project Manager includes providing an on-site CM Inspector to conduct various CM duties on behalf of the National Park Service. Before the contractor notice to proceed (NTP), our CM Inspector reviewed RFIs, managed a submittal log, reviewed contractor submittals and provided recommendations to NPS as appropriate. After NTP, CM services included attending and leading project meetings, inspecting the work at the job site and documenting progress with photos, reviewing and reconciling QC daily reports, monitoring progress through daily correspondence and briefings, processing RFIs and claims, assisting in dispute resolution and with change orders, and performing final closeout activities such as inspections, managing post-construction submittals and record drawings and managing final punchlist and acceptance.

Client: US National Park Service, Pacific West Region

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



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



NOAA Federal Research Vessel Engineering Services

Art Anderson Associates is a naval architecture and marine engineering firm with a long history of providing engineering services for research vessel projects. We have held naval architecture and marine engineering contracts with the National Oceanographic and Atmospheric Administration (NOAA) for more than twenty-five years, and have been responsible for successfully completing hundreds of tasks in support of the NOAA Pacific and Atlantic fleets. Through the course of these contracts, we've gained unparalleled understanding of the unique needs and characteristics of research vessels. Our work on NOAA tasks has included general science mission equipment, such as:

- Winches and Trawl Equipment, including foundations, structures and rigging systems
- Bottom and Floating Net Equipment
- Hydroacoustic Equipment
- Overside Handling Equipment, including masts, booms, davits, frames and handling gear
- Additional Handling Equipment, including scientific data gathering systems like sampling devices, sonar systems, ROVs and a host of specialized systems
- Laboratories, including both wet and dry laboratories



In addition to providing our services for these science mission systems, we have a wealth of experience in designing conventional shipboard systems within the context of a research vessel envelope. This experience includes new and renovation designs for:

- Vessel Arrangements
- Propulsion and Steering Systems
- Heating, Ventilation and Air Conditioning Systems
- Seawater and Freshwater Piping and Cooling Systems
- Electrical Power and Lighting Systems
- Fire Alarm and Suppression Systems
- Sewage, Bilge and Graywater Systems
- Ballast, Fuel Oil and Potable Water Systems
- Masts, Bulkheads and Other Ship Structures
- Pilothouse/Bridge Equipment and Systems
- Office and Food Service Equipment and Systems
- Life Safety Equipment
- Vessel Trim and Stability
- Vessel Hull Form and Powering



Recent work on our NOAA contract includes multiple task orders to support the \$13.1M Major Repair Period for the research vessel *Rainier*, including boat davit installation, asbestos abatement, internal space modifications, fixed ballast modifications and piping system modifications. Other recent work includes installation of a rescue boat davit on the *Ka'imimoana*, a stability test of the *Oregon II*, a fan coil unit for the *Henry B. Bigelow* and main mast modifications on the *Okeanos Explorer*.

Client: National Oceanic and Atmospheric Administration

Washington State Ferries Naval Architecture and Marine Engineering Services

Art Anderson Associates has served the nation's largest ferry operator, Washington State Ferries, on ten contracts spanning more than 28 years. Our decades of experience and multiple awards for on-call naval architecture and marine engineering are a testament to the depth of knowledge and understanding we have of auto/passenger ferry vessels.



Recent tasks on our on-call contracts include designing heat recovery systems for the *Issaquah* class ferries, drawing development for the *M/V Chelan's* fire fighting piping systems, electrical engineering support for the crew endurance lighting project and mechanical/electrical support for various tasks at WSF's offices.

Previous work for WSF includes development of trim and stability booklets for various vessels, propulsion control system replacement for the *Evergreen State* class, renovations to the *M/V Hyak*, and electrical engineering support for the *Jumbo Mark II* class. WSF continues to rely on Art Anderson Associates to provide high-value naval architectural and marine engineering services for its fleet.

Client: Washington State Department of Transportation, Ferries Division

Pierce County Ferry System Marine Engineering Services

Art Anderson Associates is providing naval architecture, marine engineering and related consulting services as defined in task orders. The work under the contract includes vessel inspection/evaluation, vessel design services for new or repair work, vessel repair work inspection, liaison with the US Coast Guard and other regulatory bodies, terminal facility design and additional services as-requested.



A highlight of this contract is our work on the overhaul of the *M/V Christine Anderson* as she entered her drydocking period. Our scope of work included conducting a shipcheck, developing plans and specifications and performing final QA and submittal of the overhaul package to Pierce County. The work items involved in the overhaul included upgrading diesel generators to 90kw; striping/painting of car deck lanes; replacement of the boat davit with a new foundation, davit and rescue boat; shaft seal water pump and piping modifications for an upgraded cooling system; pilothouse modifications that include new consoles, lockers, work desk, heaters, electrical upgrades and new engine controls; and installation of soundproofing in the engine control room. All upgrades were performed to USCG 46 CFR Subchapter K, ABS Steel Vessels and ASTM standards.

Client: Pierce County Public Works

Customer Information

Contract Number: GS-10F-0159U

Contract Period: March 12, 2008 through March 11, 2018

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

| SINs | SIN Description | Engineering Disciplines |
|-------------|---|--------------------------------|
| 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 |
| 871-7 | Construction Management | Civil, Electrical, Mechanical |

SIN descriptions can be found beginning on page 4.

Awarded Hourly rates for these SINs are as follows:

| Labor Category | 3/12/12-3/11/18 |
|---|-----------------|
| Project Executive | \$169.04 |
| Project Manager | \$139.68 |
| Sr. Engineer/Sr. Architect/ Construction Manager | \$108.32 |
| Engineer/Sr. Designer/ Construction Site Representative | \$85.95 |
| CAD/Designer | \$57.61 |
| Clerical | \$48.06 |

Descriptions of these labor categories can be found beginning on page 24.

Maximum Order Limitation: \$1,000,000.00

Minimum Order Quantity: \$100.00

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.

Point(s) of Production: Bremerton, Kitsap County, Washington

Prompt Payment Discount: Net 30

Government purchase cards are accepted at or below the micro-purchase threshold.

Government purchase cards are accepted above the micro-purchase threshold.

Foreign Items: N/A

Time of Delivery: In accordance with task requirements.

FOB Point(s): Origin

Ordering Address: 202 Pacific Avenue, Bremerton, WA 98337

Payment Address: 202 Pacific Avenue, Bremerton, WA 98337

Warranty Provision: N/A

Export Packing Charges: N/A

Government Purchase Card Terms and Conditions: N/A

Rental, Maintenance, and Repair Terms and Conditions: N/A

Installation Terms and Conditions: N/A

Repair Parts, and Other Terms and Conditions: N/A

Service and Distribution Points: N/A

Participating Dealers: N/A

Preventive Maintenance: N/A

Special Attributes: None

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.

DUNS Number: 079273157

SAM Registration: Active; Registration valid until 11/5/2014.



Service Contract Act Statement

| SCA Eligible Contract Labor Code | SCA Equivalent Code Title | WD Number |
|---|--------------------------------|-----------|
| Clerical | 01052 – Data Entry Operator II | 05-2559 |
| CAD/Designer | 30062 Drafter/CAD Operator II | 05-2559 |
| <p>The Service Contract Act (SCA) is applicable to this contract and includes SCA applicable labor categories.</p> <p>The prices for the indicated SCA labor categories are based on U.S. Department of Labor Wage Determination Number(s) identified in the matrix. The prices offered are based on the preponderance of where work is performed and should be performed in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.</p> | | |



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

Bachelor of Arts or Science Degree from an accredited college in engineering, architecture, business, construction management or related field required. Corporate Owner, Officer or Senior Project Manager with minimum 20 years experience in the design and construction industry.

Project Manager

Description

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

Skills, Experience & Education

Bachelor of Arts or Science Degree from an accredited college in engineering, architecture, business, construction management or related field required. Minimum 7 years of varied experience in the design and construction industry.

Sr. Engineer/Sr. Architect/Construction Manager

Description

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

Skills, Experience & Education

Ability to use Microsoft Office products. Bachelor of Arts or Science Degree from an accredited college in engineering, architecture or construction management and PE license (when applicable). Minimum 5 years of varied experience in the design and construction industry. No Brooks Act Services allowed.

Engineer/Sr. Designer/Construction Site Representative

Description

Entry level engineer to perform design and site representation 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. Bachelor of Arts or Science Degree in engineering or construction management from an accredited college plus minimum 3 years varied experience in the design and construction industry. Engineers must have the ability to obtain a PE license within 2 years. Construction Site Representative and Senior Designer may substitute 5 years of design and construction industry experience for a college degree.

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. Minimum 3 years experience utilizing CAD in the design and construction industry. High school degree or equivalent required. Technical education or training in CAD.

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.