

Setty & Associates, Ltd., is associated with design, planning, project management, construction inspection, construction management, commissioning, and post occupancy evaluations. Our leadership has successfully supported the work of federal, state, local and private agencies nationwide for over 28 years.

GSA Schedules



SETTY & ASSOCIATES, LTD.

- ♦ Mechanical ♦ Electrical ♦ Plumbing ♦ Fire Protection ♦ Architecture ♦ Sustainability Consultant
- ♦ Condition Assessments ♦ Energy Audits ♦ Design ♦ Construction Management ♦ Commissioning
- ♦ Headquarters: 3040 Williams Drive, Suite 600, Fairfax, VA 22031 ♦ Tel: 703-691-2115 ♦ Fax: 703-691-8084 ♦
- ♦ NY Branch Office: 121 West 27th Street, Suite 1100, New York, NY 10001 ♦ Tel: 646-253-9000
- ♦ E-Mail: setty@setty.com ♦ Web: www.setty.com



**PROJECT MANAGEMENT/CONSTRUCTION MANAGEMENT/COMMISSIONING/
MEP/FP DESIGN ENGINEERING**

Setty & Associates, Ltd. (S&A) is an Engineering-Architect (E-A) firm that provides design, project management, construction management, commissioning and inspection services. With a staff of 50, we can provide the support necessary for both large and small scale projects. In addition to management support services, we specialize in mechanical, electrical, plumbing and fire protection (M/E/P/FP) systems, with the companion ability to provide in-house architectural support. We are especially committed to Construction Management and Commissioning services, and offer an integrated approach that provides quality assurance-quality control, while delivering projects on-time and within budget.

With the General Services Administration (GSA)'s diverse building inventory, and its potential variety of project types, note S&A's experience in supporting various building types and project-systems.

Building Types

- | | | |
|-------------------------------|----------------------------|----------------------------|
| ◆ Hospitals | ◆ Medical Facilities | ◆ Laboratory Facilities |
| ◆ Office Buildings | ◆ Courthouses | ◆ Community Centers |
| ◆ Airports | ◆ Police and Fire Stations | ◆ Athletic Facilities |
| ◆ Historic Renovations | ◆ Auditoriums | ◆ Computer Centers |
| ◆ Communications Facilities | ◆ Day Care Centers | ◆ Garages |
| ◆ Dining Facilities | ◆ Dormitories | ◆ Libraries |
| ◆ Financial Institutions | ◆ Religious Facilities | ◆ Shopping Centers |
| ◆ Warehousing | ◆ Municipal Buildings | ◆ Embassies |
| ◆ High Schools & Universities | ◆ Guest Housing | ◆ Multi-Family Residential |

Project – System Types

- | | | |
|-------------------------------|--------------------------------|------------------------------|
| ◆ HVAC Equipment and Systems | ◆ Steam & Hot Water Boilers | ◆ Chillers, Air-Conditioners |
| ◆ VAV Systems | ◆ VFD Changeovers | ◆ Cooling Tower Replmts. |
| ◆ Geothermal Designs | ◆ Thermal Energy Storage | ◆ Power and Lighting Sys. |
| ◆ Switchgear Replacements | ◆ Primary/Secondary Elec. Sys. | ◆ Emergency Power, & UPS |
| ◆ Elec. Substa., Transformers | ◆ Building Automation Systems | ◆ Fire Safety Sprinklers |
| ◆ Fire Pumps | ◆ Direct Digital Control Sys. | ◆ Kitchen Equipment |
| ◆ Underground Fuel Storage | ◆ Storm & Sanitary Sewers | ◆ Restroom Upgrades |

S&A routinely is the lead in providing Construction Management services, having the knowledge, skills, and abilities to coordinate not only (M/E/P/FP) services, but a broad base of disciplines including architectural, structural, landscaping, civil, etc. The specialized expertise for these typical disciplines is assured through our team.

Considering GSA's interest to identify small business sources, note that S&A is a Small Business Enterprise for North American Industry Classification System (NAICS) code 236220 and 541330. S&A is also a Minority Business Enterprise, as certified by the Maryland Department of Transportation (MDOT), Virginia's Department of Minority Business Enterprise (SWAM certification number 642), and the Virginia Minority Supplier Development Council (VAI47). With a branch office in New York, S&A is MBE certified with PANYNJ, NYS Empire, NYC Small Business and Nassau County, Long Island, NY.

Upon selection, S&A has the ability to expand its team members through sub consultants as needed to address a full spectrum of support functions, including disciplines such as interior design, structural engineering, civil engineering, landscaping, environmental protection, acoustics, audio-visual engineering, and cost estimating.

Sustainability – LEED Experience

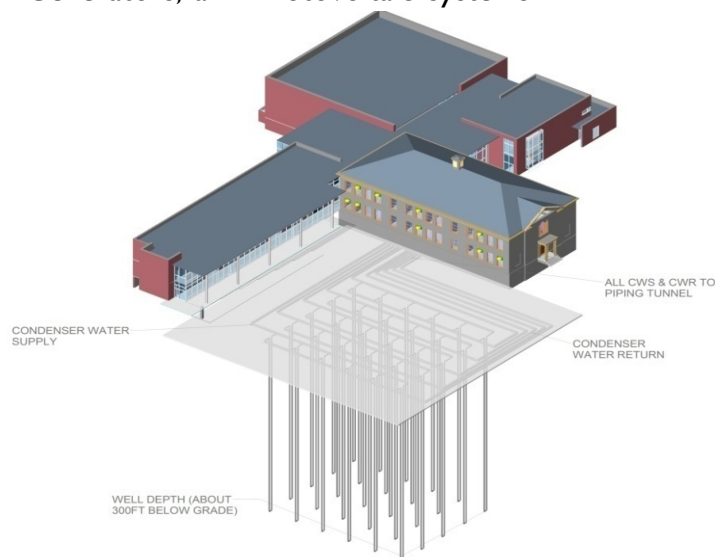


We have faced the challenges of integrating the comprehensive expectations of sustainable design with other program goals, and we can offer such insights to the design team.

Our design experts are fully capable of interacting with design team members in defining options and professionally critiquing proposed solutions, including those involving complex renewable energy technologies, such as Geothermal Heat Pumps, Hydronic solar, Wind Power Generators, and Photovoltaic Systems as we have successfully implemented these into our own design projects.

The sustainability concepts we could advocate are well supported through the USGBC's LEED rating systems and ASHRAE mandates. S&A is very familiar with LEED rating systems; i.e., LEED-NC and LEED-EB:O&M, which have the greatest application in new construction and major alterations projects. S&A has in-house LEED Accredited Professionals – able to address the complex issues involved.

Note the following projects in which S&A delivered sustainable design services. Such background is available to support Commissioning Services should GSA desire a project to achieve such ratings.



Geothermal Loops at Stoddert Elementary School, Washington, DC

- | | |
|--|-------------------------------------|
| • Woodson High School, Washington, DC | LEED-Gold |
| • Wheeler Terrace Apartments, Washington, DC | LEED-Gold Certified |
| • Mayfair Mansions Community Center, Washington, DC | LEED-Certified |
| • Friendship Public Charter School, Washington, DC | LEED-Silver |
| • EFA LANTDIV, BEQ, Yorktown, VA | LEED-Silver Certified |
| • Crown Farm Community Rec. Facility, Gaithersburg, MD | LEED-Gold |
| • Belvedere Corporate Center, Charlottesville, VA | LEED-Gold |
| • Community Recreation Facility, Washington, DC | Energy Modeling for LEED Compliance |

Construction Management

We have had extensive project review experience and bring to the process the knowledge of skilled designers, knowledgeable in all facets of involved analyses, technology characteristics, and representation needs.

We have been extensively involved in both design and construction stage procurement support, which varies from client to client:

- Such can involve merely responding to technical issues, to providing a critique of qualifications and proposed costs.
- Providing Construction Stage CM Services are inclusive of all quality control, safety inspection, cost control, and schedule control documentation – serving to head-off problems before they occur. Related to the due diligence quality control of CM support, our commissioning focus extends our attention to program goal and performance expectations, documenting key decisions and impacts. Of course, related to both CM and Commissioning is the need to support testing services that correlates design intent with actual performance.
- We also have an extensive history of providing Post Construction Services, whether associated with Post Occupancy Evaluations or Re-Commissioning Services.
- Claims support is a function of knowing not only the involved cost differentials, but understanding time related impacts to when those costs are incurred.
- Our team has an extensive track record dealing with conditions that can cause contract modifications. Our approach is to first avoid modifications if at all possible, and if unavoidable, to work with all parties to establish a fair and equitable adjustment to project costs.

General Project Experience in performing CM Services

- ❖ White House Visitors Center
Washington, DC
- ❖ Judiciary Square Building, General Services Administration
Washington, DC
- ❖ Martin Luther King Branch Library
Washington, DC
- ❖ Construction Management for Ariel Rios Building, HVAC Improvements Project
Washington, DC
- ❖ National Gallery of Art Sculpture Garden
Washington, DC
- ❖ Social Security Administration West High- and Low-Rise Buildings, *Baltimore, MD*
- ❖ Social Security Administration Metro West Fitness Center, *Baltimore, MD*
- ❖ USDA South Building Modernization
Washington, DC
- ❖ Boston / Fort Belvoir RPX Transaction
Boston, MA
- ❖ New FBI Regional Headquarters
Chicago, IL
- ❖ New Social Security Administration Southeast Payment Processing Center
Birmingham, AL
- ❖ McCoy Federal Building Renovations
Jackson, MS
- ❖ Paso de Norte Port of Entry, *El Paso, TX*
- ❖ Ysleta Border Station, *El Paso, TX*
- ❖ U.S. Mission to the United Nations
New York, NY
- ❖ James T. Foley, U.S. Courthouse
Albany, NY
- ❖ World Trade Center Memorial and Visitor Center, *New York, NY*
- ❖ U.S. Patent & Trademark Office, New Headquarters Campus, *Alexandria, VA*
- ❖ Library of Congress Audio-Visual Conservation Center, *Culpeper, VA*
- ❖ Liberty Park, *Tyson's Corner, VA*
- ❖ Army Lodge Facility at *Fort Eustis, VA*

**USDA, South Building Construction Inspection/Monitoring Services
Washington, DC**

Setty & Associates provided necessary personnel, material, equipment, services and facilities, to perform the necessary Construction Management Services for the USDA Headquarter renovations.



**J. Edgar Hoover Building (FBI HQ) Construction Management,
Washington, DC**

Contracted by the GSA, Setty & Associates Ltd. is planning, scheduling, coordinating and assuring effective and timely performance of all A/E and general construction services at the J. Edgar Hoover Building, FBI Headquarters.

**GSA, Department of Energy, Forrestal Building, Fire Protection/
HVAC Design & CM Services, Washington, DC**

Setty & Associates provided Project Management and Construction Management Services to ensure continuity of operations during the renovation of the Forrestal Building. Construction is planned over a 3-year time frame comprised of 26 distinct phases.



**D.C. Government, Turkey Thicket Recreation Center
Construction Management Services
Washington, DC**

Setty & Associates provided Construction Administration for the 32,375 sf design/build District of Columbia recreation center with indoor Olympic pool.

Commissioning Services

S&A is a leader in providing commissioning services, having assisted owners with quality assurance and quality control efforts since the mid-1980's, offering an extensive public buildings portfolio. The following projects characterize S&A's GSA commissioning experience:

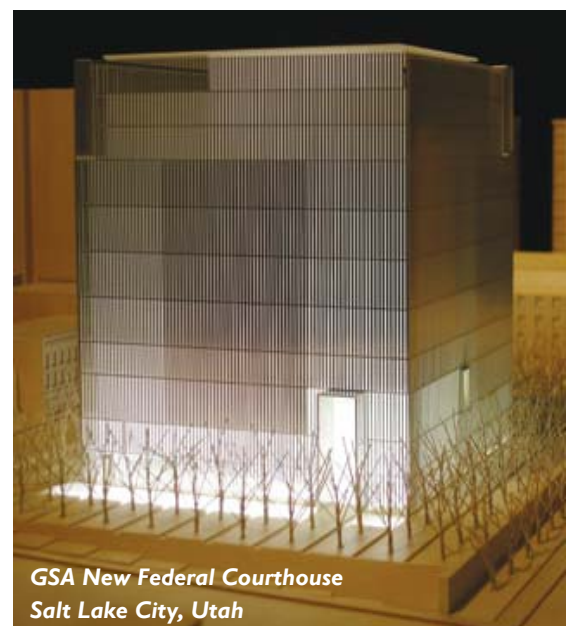
COMMISSIONING PROJECTS

- GSA, New Courthouse, Total Building Commissioning, Salt Lake City, UT
- GSA, New Courthouse Commissioning, Austin, TX
- GSA, New Courthouse Commissioning, Billings, MT
- GSA, Re-Commissioning, White Plains Courthouse, White Plains, NY
- GSA, Lambros Federal Building & U.S. Courthouse, Youngstown, OH
- GSA, Nathaniel Jones Federal Building & U.S. Courthouse, Youngstown, OH
- GSA, Leo W. O'Brien Federal Building, Albany, NY
- GSA, Kenneth B. Keating Federal Building, Rochester, NY
- GSA, James M. Hanley Federal Building, Syracuse, NY
- GSA, Jose V. Toledo Federal Building & U.S. Courthouse, San Juan, PR
- GSA, Charlotte Amalie Ron De Lugo Federal Building, St. Thomas, VI
- USDA, National Finance Center, Denver, CO
- USDA, CPCP South Building Modernization, Washington, DC
- USDA, ERRC Commissioning Procurements Phases I-7, 8, 9A & 9B, Wyndmoor, PA
- Anacostia Library, Fundamental Commissioning, Washington, DC
- FEMA, Commissioning, Washington, DC
- Jefferson Hotel, Commissioning, Washington, DC
- GSA, Veterans Administration Headquarters, Commissioning, Washington, DC
- GSA, Theodore Roosevelt Building (OPM), Commissioning, Washington, DC
- GSA, Howard T. Markey National Court, Commissioning, Washington, DC
- GSA, FAS Workplace Realignment, New York, NY

The Setty team specializes in building system commissioning for energy-efficiency, sustainable design (LEED support), effective system control, and reduced operations-maintenance costs. Our mix of professional engineering expertise and hands-on field experience, gives us a unique ability to avoid many problems before they occur, and to identify, troubleshoot, and resolve issues should they occur.

Our experience and innovative approach has allowed us to be involved in the commissioning of numerous systems on GSA projects, which include but are not limited to:

- Chilled Water Systems
- Heating Systems



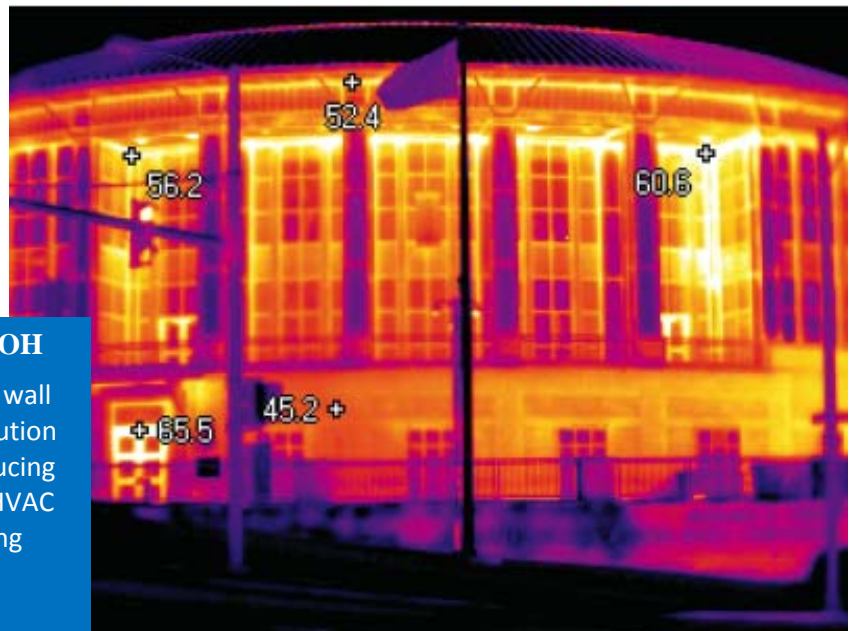
*GSA New Federal Courthouse
Salt Lake City, Utah*

- Hot Water and Domestic Hot Water System
- Air Handler and Ventilation Systems: Terminal Units: including VAV Boxes, etc.
- Building Automation Systems (BAS)
- Metering and Sub-Metering
- BAS Integration to Miscellaneous System Components
- Electrical Power Systems including Motor Variable Frequency Drives
- Emergency Power System: Including Verification of Emergency Power
- Lighting Controls: Interior and Exterior
- Plumbing Systems
- Renewable Energy Systems
- Envelope Thermal Integrity
- Building Envelope Systems
- Thermography

As part of our professional commissioning services we have ready access to a dedicated team of building envelope specialists, controls and operations technicians and construction cost estimators.

Selected building enclosure retro-commissioning projects assisted by thermal imaging include:

- Alfred Arraj Federal Courthouse, Denver, CO
- The Blair House, Washington, DC
- Polyklinik Kommuniti Ayer Keroh, Melakka, Malaysia
- Nathaniel Jones Federal Courthouse, Youngstown, OH
- FDA Broadcast Production Studios and Offices, Rockville, MD
- Byron Rogers Federal Courthouse, Denver, CO
- Bolling Federal Office Building, Kansas City, MO
- Thomas Lambros Federal Courthouse, Youngstown, OH
- Rogers Federal Office Building, Denver, CO
- White Plains Federal Courthouse, White Plains, NY
- Byron White Federal Courthouse, Denver, CO
- New Customs House, Denver, CO
- Federal Agency Headquarters Campus Buildings, Langley, VA



Jones Federal Courthouse, Youngstown, OH

Air leaks through cracks around the curtain wall lead to significant losses of energy. The solution included sealing up the cracks and also reducing the indoor air pressure maintained by the HVAC systems. These measures helped the building reach modern energy consumption targets.

**GENERAL SERVICES ADMINISTRATION
Federal Supply Service**

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA *Advantage!*, a menu-driven database system. The INTERNET address for GSA *Advantage!* is: www.GSAAdvantage.gov.

Schedule Title: **Professional Engineering Services**
FSS Group: **871**
Contract Number: **GS-23F-0111S**

For more information on ordering from Federal Supply Schedules click on the FSS Schedules at fss.gsa.gov.

Option 1 Contract Period: **April 8, 2011 to February 27, 2016**

Contractor Name: **Setty & Associates, Ltd.**

Address: **3040 Williams Drive, Suite 600, Fairfax, VA 22031**

Phone Number: **703-691-2115**

Fax Number: **703-691-8084**

Web site: www.setty.com

Contact for
Contract Administration: **Boggarm S. Setty, P.E., ASHRAE Fellow**

Business Size: **Small, Minority Owned Enterprise**

Prices Shown Herein Are: **Net (discount deducted)**

Date: August 14, 2012

LABOR HOUR RATES FOR SINS:

871-1 Strategic Planning for Technology Programs/Activities
871-2 Concept Development and Requirements Analysis
871-3 System Design, Engineering, and Integration
871-4 Test and Evaluation
871-6 Acquisition and Life Cycle Management
871-7 Construction Management

Discipline	Hourly Rates Year 7 2/28/12 – 2/27/13
Administrative (Principal)	\$193.32
Document Specialist	\$153.89
Project Manager/ Program Analyst/ Leader/ Manager	\$140.58
Senior Architect	\$157.90
Architect	\$109.64
Senior Mechanical Engineer	\$140.58
Mechanical Engineer	\$123.55
Senior Electrical Engineer	\$142.26
Electrical Engineer	\$87.86
Senior Plumbing Engineer	\$140.58
Plumbing Engineer	\$123.55
Information Specialist	\$153.89
Quality Control Specialist	\$153.89
Trainer	\$153.89
Writer	\$153.89
Draft Person/CAD	\$81.06
Construction Manager	\$123.55
Construction Inspector	\$87.86
Cost Estimator	\$126.59
Scheduler	\$132.22
Senior Commissioning Agent	\$149.14
Commissioning Specialist	\$132.44
Commissioning Controls Specialist	\$114.81
Test and Balance Specialist	\$114.81
Word Processor/Clerical	\$61.42

**GENERAL SERVICES ADMINISTRATION
Federal Supply Service**

Setty & Associates, Ltd. Customer Information

- 1a. Awarded SINs: **871-1 Strategic Planning for Technology Programs/Activities
871-2 Concept Development and Requirements Analysis
871-3 System Design, Engineering, and Integration
871-4 Test and Evaluation
871-6 Acquisition and Life Cycle Management
871-7 Construction Management**
- 1b. Awarded Pricing: **Refer to Previous Page**
- 1c. Labor Categories: **Administrative (Principal)
Documentation Specialist
Engineering Analyst
Technical Analyst
Project Manager/Program Analyst/Leader/Manager
Senior Architect
Architect
Senior Mechanical Engineer
Mechanical Engineer
Senior Electrical Engineer
Electrical Engineer
Senior Plumbing Engineer
Plumbing Engineer
Information Specialist
Quality Control Specialist
Trainer
Writer
Draft Person/CAD
Construction Manager
Construction Inspector
Cost Estimator
Scheduler
Senior Commissioning Agent
Commissioning Specialist
Commissioning Controls Specialist
Test and Balance Specialist
Word Processor/Clerical**
2. Maximum Order: **\$1,000,000.00 each SIN**
3. Minimum Order: **\$100.00 each SIN**

4. Geographic Coverage (Delivery Area): **Domestic and Overseas**
5. Point of Production: **County of Fairfax
Commonwealth of Virginia**
6. Discount from List Prices or Statement of Net Price: **Not Applicable**
7. Quantity Discounts: **2% discount on single orders over \$500,000.00**
8. Prompt Payment Terms: **None**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold: **Yes**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: **Yes**
10. Foreign Items: **Not applicable**
- 11a. Time of Delivery: **To be negotiated at the task order level**
- 11b. Expedited Delivery: **Services are available for expedited delivery**
- 11c. Delivery: **Overnight and 2-day delivery are available**
- 11d. Urgent Requirements: **See contract clause I-FSS-14-B. Agencies can contact the contact for contract administration to obtain faster delivery.**
12. F.O.B. Points: **Destination**
- 13a. Ordering Address: **Setty & Associates, Ltd.
3040 Williams Drive, Suite 600
Fairfax, VA 22031
Tel: 703-691-2115
Fax: 703-691-8084
POC: Boggarm S. Setty, P.E., ASHRAE Fellow**
- 13b. Ordering Procedures: **For supplies and services, the ordering procedures, information on blanket purchase agreements (BPA's), and a sample BPA can be found at the GSA/FSS schedule homepage (fss.gsa.gov/schedules).**
14. Payment Address: **Setty & Associates, Ltd.
3040 Williams Drive, Suite 600
Fairfax, VA 22031
Attn: Accounts Receivable**

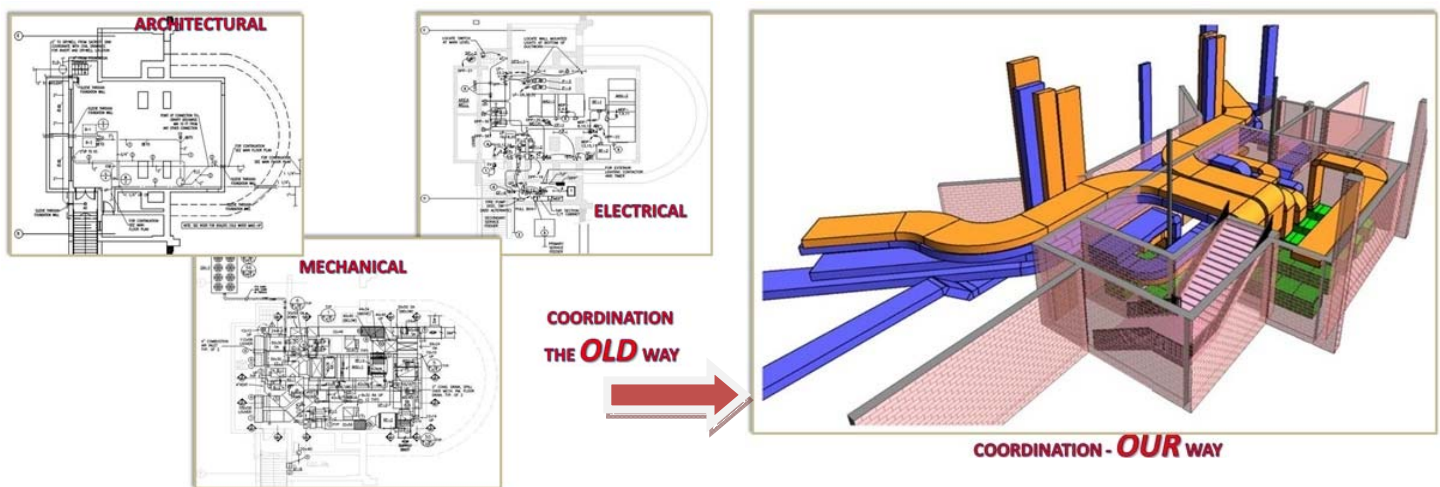
15. Warranty Provision: **Not Applicable**
16. Export Packing Charges: **Not Applicable**
17. Terms and conditions of Government Purchase Card Acceptance (any thresholds above the micro-purchase level): **Setty & Associates, Ltd. will accept the Government Purchase Credit Card for purchases equal to or less than the micro-purchase threshold. The company will also accept the Government Purchase Credit Card for purchases over the micro-purchase threshold.**
18. Terms and Conditions of Rental Maintenance and Repair: **Not Applicable**
19. Terms and Conditions of Installation: **Not Applicable**
20. Terms and Conditions of Repair Parts: **Not Applicable**
- 20a. Terms and Conditions for any other Services: **Not Applicable**
21. List of Service and Distribution Points: **Not Applicable**
22. List of Participating Dealers: **Not Applicable**
23. Preventative Maintenance: **Not Applicable**
- 24a. Special Attributes such as Environmental Attributes: **Setty & Associates, Ltd. adheres to the guidelines under the Environment Policy Act, the Department of Energy, and the EPA.**
- 24b. Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services. The EIT standards can be found at www.Section508.gov/. **Setty & Associates, Ltd. will comply as required.**
25. Data Universal Number System (DUNS) Number: **14-776-3635**
26. Notification regarding Registration in Central Contractor Registration (CCR) Database: **Registered**
27. Relevant Company Information:

BIM INTEGRATION

S&A's services include providing CAD based drawings, using the latest versions of AutoCAD, Revit, and Bentley based platforms. This enables an ability to provide both 2-D and 3-D drawings to suit all client needs, often surpassing their expectations. In particular, the Building Information Model (BIM) capabilities within Revit and Bentley applications, enables additional functionality, including clash detection, and quantity take-offs. Applying the power of these BIM software applications allows S&A managers and engineers to add even greater value for our customers, including:

- Integrated Project Delivery
- Higher Levels of Coordination
- Faster Design to Documentation
- Increased Accuracy from Designing in 3 Dimensions
- More Accurate Construction Cost Pricing
- Smoother Installations

Effective 2D to 3D BIM Integration



Note that S&A has the means to adapt CAD drawings into 3-D images, such as was done for the CareFirst HQ in Baltimore, MD. Such offers improved understanding of how systems work and offers clash detection and take-off quantity measurements. Although such can be outside normal CM related services, we have the means to augment design teams that do not have this capability.



AWARDS AND RECOGNITION

Setty & Associates, Ltd. has received recognition from owners and professional organizations for our work in energy optimization and design of projects that have exceeded established performance requirements while maintaining design use and budget constraints. This reinforces our statement that Setty & Associates, Ltd. performs above industry standard, providing quality services within established guidelines. The following exhibits design and non-design awards received by Setty & Associates, Ltd. and individually by our design engineers. The following are just a sample of our letters of commendation received from our clients that also documents our abilities.

- ◆ ***Naval Research Lab Open End Contract, Washington, DC***
Replace PCB Transformers, Chesapeake Bay Detachment, MD
100% Construction Documents Accepted on First Submission
- ◆ ***U.S. Courthouse, Washington, DC***
Construction Est.: \$3.4; Bid \$3.5
Letter of Commendation for “Fast Track” Completion and Acceptance of Construction Documents on First Submission
- ◆ ***SSA IDQ Prime Contract, 1998-2002, Nationwide***
Letter of Recommendation
- ◆ ***Montgomery County Upcounty Building, Germantown, MD***
\$9,000,000 Construction Cost; PEPCO Energy
Conservation Prototype Building;
ENCOMP Award for Design Excellence and Energy Conservation
- ◆ ***California State Government Office Complex, Sacramento, CA***
\$18,000,000 Construction Cost
Award for Energy Efficient Building
- ◆ ***INTELSAT, Washington, DC***
\$70,000,000 Construction Cost
WMATA Competition Award for Design Excellence in Systems Engineering and Energy Conservation (I.E. Design Engineer and Project Architect)
- ◆ ***Bethesda Metro Center Complex, MD (I.E. Design Engineer and Project Architect)***
\$70,000,000 Construction Costs; Energy Reuse Design
WMATA Competition Award - Design Engineer
- ◆ ***U.S. AID Office Building, Lima, Peru***
DOE-2 Energy Analysis and Report, 35% Design
CEC/MW Engineering Excellence Honors Award Non-Design Category

“...The Energy Conservation Report is very comprehensive and clearly establishes the energy goals of DOS/FOB.”

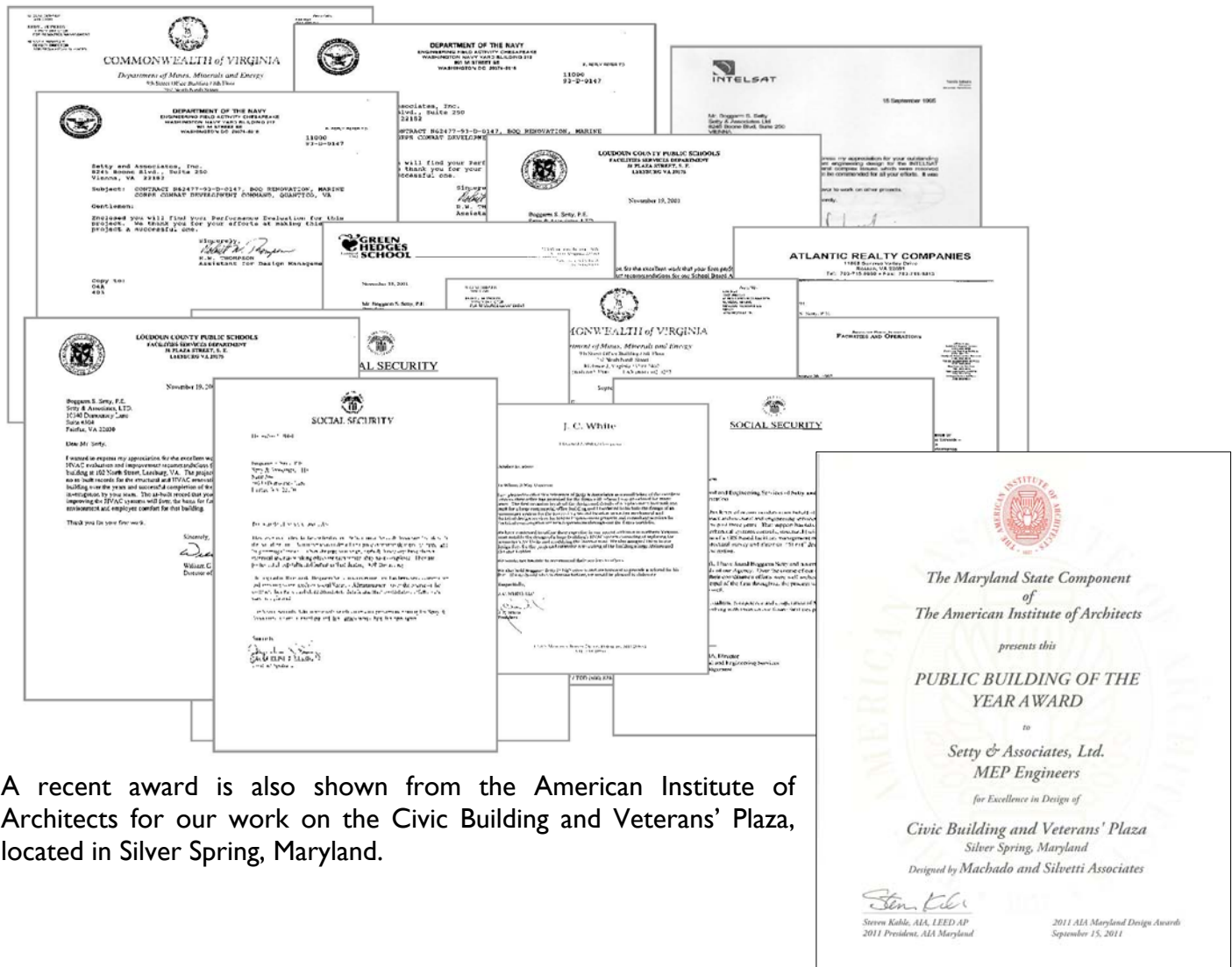
- Joel A. Edillon Department of State

CUSTOMER SATISFACTION

Working in the design profession is about maintaining relationships. Relationships with owners and your professional peers are the basis for not only getting work, but sustaining a business. A firm that does not act professionally, or that can't deliver quality products on-time, and within budget, is a firm that will not see that client again. Much of Setty & Associates work is associated with repeat business. The following letters of recognition are only a sampling of those that we have received over the years, but suggest our focus and commitment to providing valued services.



The reputation of the firm is further characterized by Boggarm S. Setty, P.E.'s induction as an ASHRAE Fellow. This unique distinction places him among only a fraction of the industry's recognized leaders.



A recent award is also shown from the American Institute of Architects for our work on the Civic Building and Veterans' Plaza, located in Silver Spring, Maryland.

