



Project/Construction Management

For more than 30 years Art Anderson has provided engineering, design, and construction management services for renovation, modernization, repair and new construction of industrial, commercial, residential and civic facilities throughout the Pacific Northwest.



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GSA Schedule: GS-10F-0159U
SEAPORT-e: N00178-14-D-7178
NAICS: 541330 Engineering Services
541310 Architectural
541340 Drafting
541350 Building Inspection
Veteran Owned Small Business (VOSB)
SBA Small Business

Project Experience

U.S. District Courthouse, Seattle, WA:

Winner of the 2004 GSA National Construction Excellence Award

Art Anderson provided CM support services for the \$179 million Federal Courthouse in Seattle, Washington. We were involved throughout the project as a non-voting member during the contractor best value selection process up through the completion of the 23-story, 615,000-square foot facility. Art Anderson Associates supplied GSA with construction management support staff and provided comprehensive quality assurance to ensure the project's successful execution.



Tacoma Union Station Holding Cell Renovation:

This project involved renovation of the main detention holding cells, build-out of additional courtroom holding cells, renovation of prisoner-attorney interview rooms and other prisoner corridor renovations. The services we provided included managing project documentation, monitoring progress, performing routine inspections, and coordinating construction activities.

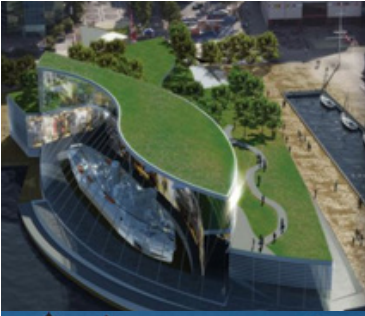
Oroville/Osoyoos Border Station: Art Anderson provided construction management services for the construction of the joint Port of Entry in Oroville, Washington. Our scope of services included full-time site project management representation, issue resolution, contract modification documentation, and final inspection, testing and closeout.



Federal Center South, Seattle, WA: Art Anderson was GSA's Construction Project Manager providing oversight and documentation of the construction process and contractor performance for the replacement of the facility's roof as part of a modernization effort. Our services included quality assurance, issue resolution, and managing documentation relevant to LEED certification.

Lease-Build FBI Office Facility, Portland, OR: This project provided a single campus to enable the Federal Bureau of Investigation to consolidate its operations after experiencing rapid growth following 9/11. Our scope in providing CM services involved serving as the on-site government representative, performing inspections, and supporting GSA through project closeout.

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Project/Construction Management Services

In providing Project Management/Construction Management (PM/CM) services, Art Anderson Associates serves as an extension of the owner's staff. We bring years of expertise to help navigate the complexities of a construction project, managing multiple involved players and competing interests to work for the project's success. We work to ensure that the project runs smoothly and with minimal surprises throughout its course.

With more than 30 years of experience providing project and construction management services for a diverse range of projects, Art Anderson Associates has a successful track record of excellence in helping owners meet their facility goals. We have completed more than 500 GSA management tasks totaling more than \$1B in constructed value in Washington, Oregon, Idaho, Alaska, and Hawaii, ranging from minor tenant improvement projects to large-scale new construction projects.

PM/CM Services typically performed by Art Anderson Associates include:

- Building Evaluation Reports
- Prospectus Development Studies
- General Construction Oversight/Reporting
- Sequencing and Scheduling Support
- Construction Inspections and Monitoring
- Project Documentation Management
- Cost Estimating & Cost Management
- Problem-Solving/Issue Resolution
- Contract Compliance Documentation
- LEED Documentation
- Lease Negotiation Support
- Project Meeting Leadership
- Change Order Assistance
- Submittal Review and Documentation
- Final Closeout and Punchlist Documentation
- Claims Support

We have successfully served numerous clients including the General Services Administration (GSA), US Navy, US Coast Guard, Army Corps of Engineers, State of Washington, school districts, municipalities, port districts, housing authorities, and other government agencies.

PM/CM staff are backed up by a full-service facilities architecture and engineering practice that spans civil, structural, mechanical and architectural disciplines. This experience demonstrates a capability to provide a wide range of services for a variety of project types. As part of the owner's team, we share concerns of controlling project cost, time, and quality. Our versatility allows us to tailor our services to best suit the particular needs of each client and project.