

COST ESTIMATING STATEMENT OF QUALIFICATIONS

Core Competencies

P&M offers specialized project delivery services and program controls as well as a full range of life cycle project and construction management services to the engineering and construction industry from conceptual planning and design through construction and activation. Clients include owners, architects, engineers and design-build construction contractors.

Accurate Construction Cost Estimating:

At P&M, we believe the keys to accurate construction cost estimating include:

- Standardization of means and methods including institution of a uniform code of accounts.
- Consistent use of allowances in compliance with project requirements and best practices.
- Consistent approach for cost estimate adjustments including constructability and productivity, as well as local market conditions based on assessment of competitive bid-market factors using tools such as Saylor references (Lee Saylor, Inc.), bid-analysis supplemented with cost risk analysis as appropriate.

We use the best practices in cost engineering including range estimating and stochastic Monte Carlo analysis as well as traditional bottom up and top down estimating principals.

Strengths and Capabilities:

- **Professional Estimators** for complex projects and programs in public and private sector capital construction projects.
- **Background** as design-build and general contractors with strong abilities in construction management and understanding of how the contractor will plan, build and manage a project.
- **Breadth of Experience** with decades of work in Civil, Architectural, Mechanical, Electrical and I&C takeoffs and estimating.
- **Experts** in Constructability, Risk Assessment, Value Engineering, Forensic Reviews and Expert Witness capabilities.
- **Conceptual & Detailed** estimates are our forte.

Project Market Sectors:

- Transit facilities & structures
- Aviation & Seaport facilities
- Transportation / Heavy Civil (roads & bridges)
- Treatment facilities (waste/water)
- Public Utilities & Energy Infrastructure
- Industrial (manufacturing & power)
- Buildings & Site facilities

OUR VALUES AND GOALS ARE TO CONTRIBUTE TO THE SUCCESS OF OUR CLIENTS THROUGH DEMONSTRATED INTEGRITY, PROFESSIONALISM AND LONGTIME RELATIONSHIPS.

Tools

- Detailed Quantity take offs utilizing On Center, On-Screen Takeoff (OST)
- Experienced in Pay dirt, Plan Swift takeoff tools.
- Estimating Software: WinEst, HCSS, Timberline, MCASES MII, Success, and MC2
- Operational Software: Bluebeam, Acrobat, True View, MS Project, P6
- Historical Cost Databases: RS Means, RS Means Online, Cost Data/Richardson, NECA, Walkers, P&M Historical Data

Differentiators

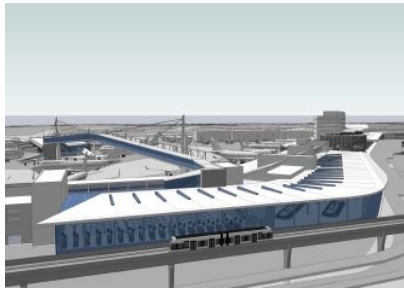
- Conscientious career professionals drawing on P&M's collective experience.
- Fostering meaningful relationships by listening and learning about your needs.
- Solve problems through specialized Technology providing flexible solutions.
- Certifications in industries' best practices such as Project Management Institute (PMI), Association for the Advancement of Cost Engineering (ACEI), American Society of Professional Estimators (ASPE).

COST ESTIMATING STATEMENT OF QUALIFICATIONS

SERVICES

- Conceptual and early design estimates
- Engineers estimates throughout design stages (30/60/90/100)
- Independent Cost Estimates (ICE)
- Change order cost estimates
- Alternative design / constructability estimates
- Contingency and Allowance determination analysis based on classification and risk assessment as well as the estimate type and design progress
- Risk assessment workshop facilitations
- Integrated cost estimating in support of project lifecycle integrated cost controls / project management
- Detailed quantity take-offs utilizing On Center On-Screen Takeoff (OST)
- Cost estimates as part of Value Engineering studies and workshops
- P&M extensive historical cost data base reflective of geographic specific market commodity and labor market conditions

PROJECT REFERENCES / BID RESULTS



International Arrivals Facility (2014-2019)

This \$600M+ program involves 385,000 sf expanded international arrivals facility with an aerial walkway connecting Concourse A and South Satellite. Project delivery is thru Progressive Design/Build. As a key Program Management team member, P&M provides the lead cost estimating and cost controls services. Below is a bid result for Trade Packages (Structural steel and metal deck, building enclosure, vertical transportation, mechanical/plumbing, fire protection, electrical/fire alarm and baggage handling).

Owner's Estimate: \$197M Low Bid: \$194M ▲ : 1.5%



North SeaTac Airport Renovation (2012-2018)

This \$500M+ GC/CM project entails renovations to the North Satellite, concourses C and D, and main terminal to accommodate Alaska Airlines Group. As a key Program Management team member, P&M provides the lead cost estimating and program scheduling services. Below is a bid result for a Preliminary Work Package for early procurement and installation of long lead items like concrete and reinforcing, vertical transportation, structure steel, exterior glazing and others.

Owner's Estimate: \$55.5M Low Bid: \$54.2M ▲ : 2.4%

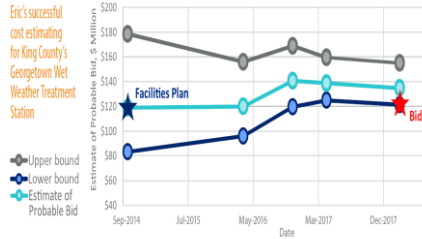


South Magnolia Combined Sewer Overflow (2011-2013)

The project involved design of a new CSO facility that includes a 1.5 million underground storage tank and a gravity sewer pipeline (3,000 in ft) using Horizontal Directional Drilling (HDD) process. P&M, as Lead Cost Estimator, developed engineer's construction cost estimates from options analysis through final design.

Engineer's Estimate: \$12.98M Lowest Bid: \$12.52M ▲ : 3.5%

COST ESTIMATING STATEMENT OF QUALIFICATIONS



King County Georgetown Wet Weather Treatment Station (2014-2018)

The estimating services included review of the planning level LTCP estimates and development of engineer's cost estimates from conceptual through final design. The project entails comprehensive engineering and consulting for the design, environmental compliance, construction, permitting and commissioning of the wet weather treatment station.

Engineer's Estimate: \$139M Lowest Bid: \$120.9M ▲ : 13%

King County West Point Treatment Plant Oxygen Generation & Dissolution System (OGADS) Modifications (2014-2018)

The objective of this project is to improve efficiency and variable flow of the oxygen generation and oxygen mixing systems. P&M developed engineer's construction cost estimates from options analysis through final design.

Engineer's Estimate: \$6.7M Lowest Bid: \$6.1M ▲ : 3.3%

OTHER PROJECT REFERENCES

- Port of Seattle - Asset Cost Estimating Services IDIQ
- Port of Seattle - South Satellite Renovations Project
- Port of Seattle - Advanced Planning IDIQ
- Port of Seattle - Utility Infrastructure Master Planning
- Sound Transit - On-Call General Engineering Consultant Services
- Sound Transit - South Parking Garage DBPM
- Sound Transit - North Seattle Tunnel and Rail Project (Northgate)
- Sound Transit – Lynnwood Link Extension Light Rail
- King County WTD - Engineering Services Work Order for East Section Wastewater Treatment Facilities
- King County WTD - Master Plan for Resiliency and Recovery Planning & Engineering Service
- King County WTD - Generator Installation at Denny Way and Lakeland Hills Pump Station
- King County WTD - West Point Treatment Plant Controls System Replacement
- King County WTD - South Plant Raw Sewage Pumps (RSP) Medium Voltage Switchgear Replacement
- King County WTD - Mechanical Electrical On-Call
- King County WRLD - Black River Dam Pump Station Improvements Stormwater Pump Replacement

COST ESTIMATING STATEMENT OF QUALIFICATIONS

Name of Project	Conceptual	Early and/or Final Design	Review
Sound Transit Lynnwood Link Extension		◆	
International Arrivals Facility Program	◆	◆	◆
North SeaTac Airport Renovation Program	◆	◆	◆
Port of Seattle Project Controls Services	◆	◆	◆
CSO Program Management	◆	◆	◆
North Mercer and Enatai Interceptor Upgrade		◆	
Georgetown Wet Weather Treatment Station	◆	◆	
Ship Canal Water Quality Project	◆		◆
WTD Project Controls Services	◆	◆	◆
South Magnolia CSO		◆	
West Point Treatment Plant OGADS		◆	
West Point Treatment Plant Controls Replacement		◆	
Sewer System Pipe Replacement, Bellevue		◆	
Naval Air Station Wastewater Plan	◆		
Port Hadlock Sewer Facility	◆		

CLIENTS

Owners

- Port of Seattle (Airport/Seaport)
- Port of Tacoma
- City of Seattle
- King County
- Sound Transit (Light Rail)
- Puget Sound Energy
- City of Bellevue
- Jefferson County

Partners

- Brown and Caldwell
- CDM Smith
- HDR Engineering
- HNTB
- Jacobs
- Meng Analysis
- Parametrix
- Parsons
- Phoenix Mechanical
- Sazan Group
- SNC-Lavalin
- Tetra Tech
- WSP Engineering

Awards:

2013 WTS Puget Sound Employer of the Year
-Small Business Category

Primary Contact:

Hreinn Thormar, PMP
President
Tel: 253.248.0038 - E-mail: main@pmsvs.com

- DUNS No. 131846532
- NAICS:541611,541512, 541519, 541618, 541330, 541690, 541990, 236220
- Cage Code: 3HU74
- King County Small Contractors & Supplier Firm (SCS # 174)
- Small Business (SBE # S000023569)