

### Core Competencies

P&M offers specialized integrated project delivery services and program controls as well as a full range of life cycle project and construction management services. Clients include owners, architects, engineers, and construction contractors. Our staff bring extensive background as a general contractor with expertise in alternative as well as traditional design-bid-build project delivery.

P&M has the capacity and expertise to successfully manage complex aviation capital improvement programs drawing from P&M's decades of collective experience managing aviation projects. P&M has successfully provided integrated project controls teams for the SeaTac airport major capital programs and enhanced its institutional understanding of client needs and expectations.

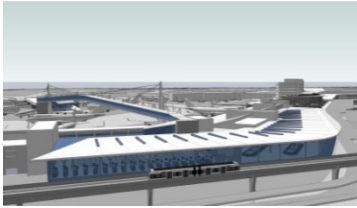
#### Professional Services:

- Professional cost estimating (conceptual through detailed)
- Planning, scheduling, and constructability reviews
- Total cost management and controls
- Risk workshop facilitations, risk assessments and stochastic analysis incl. contingency and management reserve analysis and quantification
- Value Engineering and Alternative Analysis (risk, cost and schedule analysis)
- Earned value management
- Claims analysis and change management
- Document controls and specification coordination
- Project administration

### Differentiators

- Expertise in schedule portfolio management of airside and landside projects utilizing P6, Tableau, and GIS providing intelligent cash flow projections and scheduling reports/dashboards, enabling optimization of campus wide project planning, scheduling and conflict identification.
- Integration of risk management into project planning and controls processes.
- Thorough knowledge of the unique complexity of planning, cost estimating and delivering aviation programs associated with airport 24/7 operations and the participation of numerous stakeholder and related touch points.
- Implementation of comprehensive cost tracking tools to manage program budgets and cost forecasting in a framework that supports quarterly cash flow projections and monthly invoice approvals.
- Experience working with Owners project management platforms and augmenting with P&M specialized expertise and technology to provide flexible and scalable solutions as well as "outside the box" solutions.
- Providing integrated program management and construction management teams and systems to achieve customer stated project goals and to provide unique project solutions.
- P&M staff draws from multiple market sectors experience, enabling the application of industry best practices benefiting aviation program delivery.
- Fostering collaborative relationships by listening and learning about client needs and performing with utmost character and ethics. P&M staff keeps this at the forefront of their minds as they conduct their business with all stakeholders.
- Excellent knowledge base and certifications in industries' best practices such as: Project Management Institute; Association for the Advancement of Cost Engineering; American Society of Professional Estimators; Risk Management Professionals; Information and Image Management.

## Recent Representative Projects



### **Port of Seattle International Arrivals Facility Program Management**

P&M provides an integrated program controls team to support the delivery of the program that includes program controls manager, lead cost estimator, lead scheduler, lead cost engineer, cost controls and project administrators. The project is delivered thru “Progressive Design/Build” and is first of its kind at the Port of Seattle. Cost estimating services, as an example, entail development of independent cost estimates, finalization of owner’s estimate and reconciliation with the D/B cost estimates in support of GMP negotiations.



### **Port of Seattle North Satellite Renovation Program Management**

P&M provides program management services in a lead role for scheduling, cost engineering and cost estimating (independent cost estimates, finalization of engineer’s estimate and reconciliation with the GC/CM cost estimates in support of MACC negotiations). The project entails renovations to the North Satellite, concourses C and D, and main terminal to accommodate Alaska Airlines Group.



### **Port of Seattle South Satellite Terminal Renovation - Program Management**

P&M provided an integrated program controls team to support the delivery of the SSAT program that included program controls manager, lead scheduler, lead cost estimators and lead cost/risk engineer. The renovations included update of the building’s structural system loading and seismic specifications, expansion of and improvements to existing SSAT Terminal and abatement of regulated materials. Project was terminated in 2018.



### **Port of Seattle Project Controls Services IDIQ**

P&M was awarded the initial contract (2011-2014) and subsequently re-awarded the contract. P&M supports the Airport Project Management Group in planning and delivery of major capital projects and programs with integrated program cost and schedule management of several hundred projects comprising the Port of Seattle Century Agenda. These projects spanning over 20 years are geared towards making SeaTac Airport the West Coast Gateway of Choice for international and regional travel for the next 25 years.



### **Port of Seattle Advanced Planning Services**

P&M provided cost estimating and scheduling. Planning services include: 1) a more detailed and dimensioned analysis of the Sustainable Airport Master Plan (SAMP) program to validate the feasibility of individual projects and program elements; 2) Planning necessary to transition projects from a master plan to design, and; 3) refinement of the anticipated capital program with more defined phasing, project definition, schedule and cost. Cost estimating includes review of the Sustainable Airport Master Planning (SAMP) capital cost estimates; developing Class 5 conceptual estimates for alternative concepts and Class 4 estimates for planning estimates.



**Port of Seattle Consolidated Rental Car Facility**

P&M provided program and construction scheduling in addition to cost controls. The \$420M program delivered a 2.1 million sq. ft. rental car facility with off-site roadway improvements, bus maintenance, CNG fueling station, storm water, security, terminal improvements and tenants shell space through GC/CM and DBB delivery methods.



**Port of Seattle Terminal Escalator Modernization**

P&M was contracted by the Port of Seattle to evaluate the Design/Build Contractor's baseline schedule and monthly project updates and to perform time impact analysis on design and construction changes. The project involved replacement of 42 escalators in the Main Terminal, Concourse B and the South Satellite plus 2 new escalators in South Satellite with construction phased over 2 years to minimize impacts to passengers.



**Port of Seattle Asset Cost Estimating IDIQ**

P&M as the prime consultant was retained under two consecutive contracts to support the Port of Seattle Aviation Division with management of capital assets to minimize cost of long term ownership of building architecture, civil, electrical, mechanical, communications, vertical conveyance, baggage handling, signage, and controls. P&M's primary task is to develop replacement costs estimates for asset renewal and replacement planning.

**OTHER PROJECTS:**

- Utilities Master Planning Services
- Claims Analysis Open Order Contract
- Portland Airport Automated Parking Guidance
- Port of Seattle MEP Engineering Services
- Port of Seattle Construction Scheduling

**Market Sectors:**

- Mass Transit
- Aviation / Airports
- Harbor/Marina Terminals & Facilities
- Transportation / Infrastructure
- Wastewater
- Power Plants & Energy Utilities
- Public Utilities
- Manufacturing

**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](mailto:main@pmsvs.com)

DUNS No. 131846532

- NAICS:541611,541512, 541519, 541618, 541330, 541690, 541990, 236220
- Cage Code: 3HU74
- King County (SCS Frim # 174)
- WSDOT Approved Contractor/Consultant
- Small Business (SBE# S000023569)

P&M has strong record as equal opportunity employer with 40% diverse inclusion of woman and minorities in its consultant staff!