



PREFERRED CONSTRUCTION
MANAGEMENT

Accuracy you can build on

COMPANY BROCHURE



1131 Greenwood Lake Tpke, Suite A-1 | Ringwood, NJ | 07456 | (T) 973.853.6060

94 Auburn Street, Suite 207 | Portland, ME | 04103 | (T) 207.618.7500

www.pcmcompany.com



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COMPANY PROFILE



OFFICE LOCATIONS

1131 Greenwood Lake Tpke,
Suite A-1
Ringwood, NJ 07456
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94 Auburn Street,
Suite 207
Portland, ME 04103
207.618.7500

Year Established

1995

Family Owned & Operated

Karen Sarnowski, President

Jan Sarnowski, Vice President

Certifications

New Jersey

WBE | SBE | DPMC | SDA | DBE (NJDOT, NJT & PANYNJ)

Maine

DBE (MEDOT)

New Hampshire

DBE (NHDOT)

Massachusetts

WBE | DBE

Connecticut

DBE

Philadelphia

WBE

New York

WBE | DBE (PANYNJ)

Washington

DBE



Estimating

PCM offers a wide spectrum of cost estimating services from the idea stage to design phases through bidding and construction. We work with Owners, Architects, Engineers, General Contractors, Construction Managers and Government & Facility Officials. Our estimating staff has extensive experience in a diverse field of project sectors.

CPM Scheduling

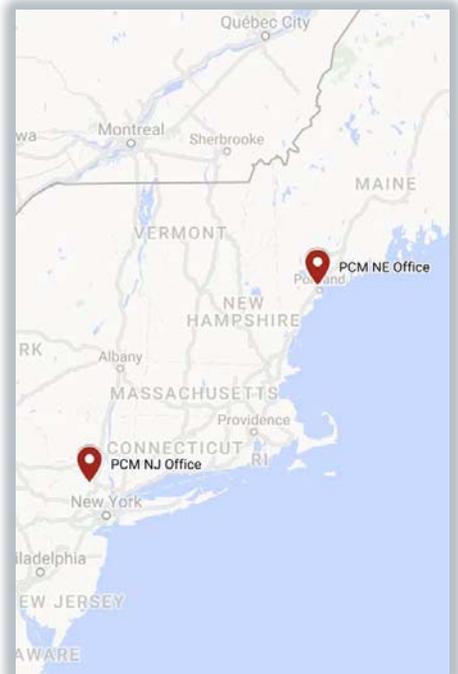
PCM utilizes Primavera P6 and MS Project to develop Critical Path Method (CPM) schedules for our clients. Our scheduling specialists are experienced in creating, analyzing and updating project schedules. PCM tailors our CPM scheduling service in order to meet the needs of our clients.

Claims Analysis

The experts at PCM are equipped to support your team if a construction claim / dispute should occur. By analyzing the construction documentation and parties performance PCM can assess liability and damage in order to resolve disputes in a cost effective and timely manner.

Project Support Services

PCM offers comprehensive construction support services including staff augmentation, subcontractor solicitation, contract management and document control, among other services. Our experience provides solutions to the challenges that owners, architects, engineers and contractors face every day. PCM customizes our support services to meet the needs of our client and the project requirements.



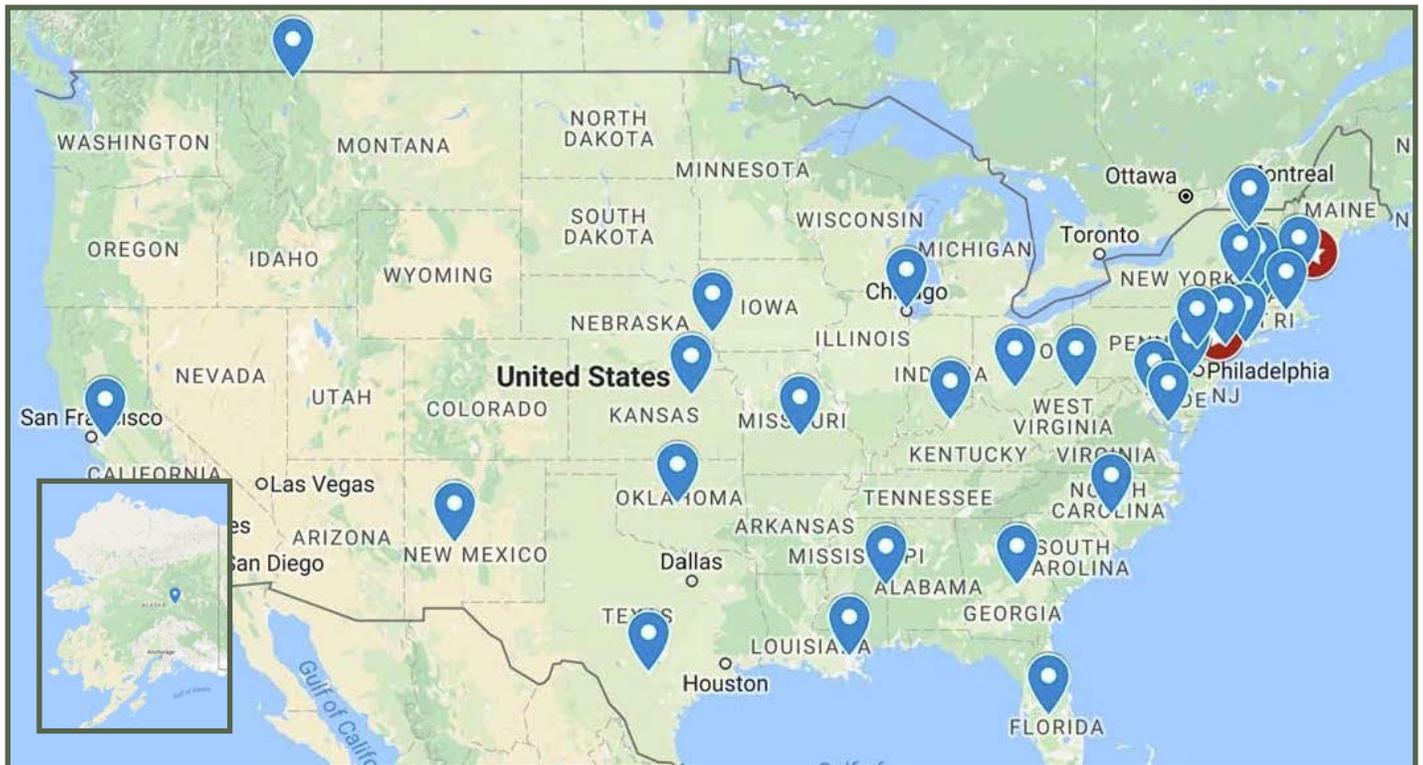
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Geographical Reach



Project Locations

- | | | |
|-----------------|----------------|-------------|
| Maine | Virginia | Nebraska |
| New Hampshire | North Carolina | Kansas |
| Massachusetts | West Virginia | Oklahoma |
| Vermont | Georgia | Texas |
| New York | Florida | New Mexico |
| Connecticut | Ohio | Montana |
| Rhode Island | Kentucky | California |
| Pennsylvania | Illinois | Alaska |
| New Jersey | Michigan | Canada |
| Delaware | Missouri | Puerto Rico |
| Maryland | Mississippi | Guyana |
| Washington D.C. | Louisiana | Dubai |



ESTIMATING SERVICES

As a construction consulting firm, PCM provides construction cost estimates for Owners, Architects, Engineers, General Contractors and Trade Contractors at all phases of design, from schematic documents through hard bid. Recognizing the importance of an accurate estimate, PCM meticulously quantifies the observable and factors in the unforeseen to ensure project costs are captured. Our quantity surveys are generally developed using OnCenter's On-Screen Takeoff (OST). Our pricing is based on our proprietary database based on subcontractor and vendor pricing we receive weekly and is supplemented by Timberline and RS Means. All estimates are thoroughly reviewed internally to ensure scope is captured and pricing is accurate.

PCM provides cost estimates for an entire project or a single division which includes Site, Structural, Architectural and MEP's. Various estimate formats are utilized depending on the level of detail required or the Agency for which the estimate is being prepared. Estimates can be prepared using unit pricing, broken out by labor & material, separated by phases of work, or however else a client requires.

Company experience includes all types of facilities including:

- | | |
|---------------------------------|---------------------------------|
| Multi-Residential and Mixed Use | Health Care |
| Military | Hospitality |
| Historic Restoration | Educational, K-12 and Higher Ed |
| Data Centers | Houses of Worship |
| Office Fit Out | Substation and Transmission |
| Rail Station and Track | Plants and Factories |

PCM's recent estimating challenges include a Sturgeon/Caviar Fish Farm, a new Vodka Distillery and a Shitake Mushroom Plant.



PCM understands that most construction firms have internal estimating departments. View PCM as a resource – whether you need assistance in obtaining Sub-Contractor pricing, preparing a take-off or providing a complete independent estimate during times of substantial workload, we look forward to supporting your estimating team.

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CPM SCHEDULING SERVICES

In order for a quality schedule to be developed, there needs to be a well thought out plan. PCM provides scheduling services from the planning process through the monitoring and tracking of a construction schedule.

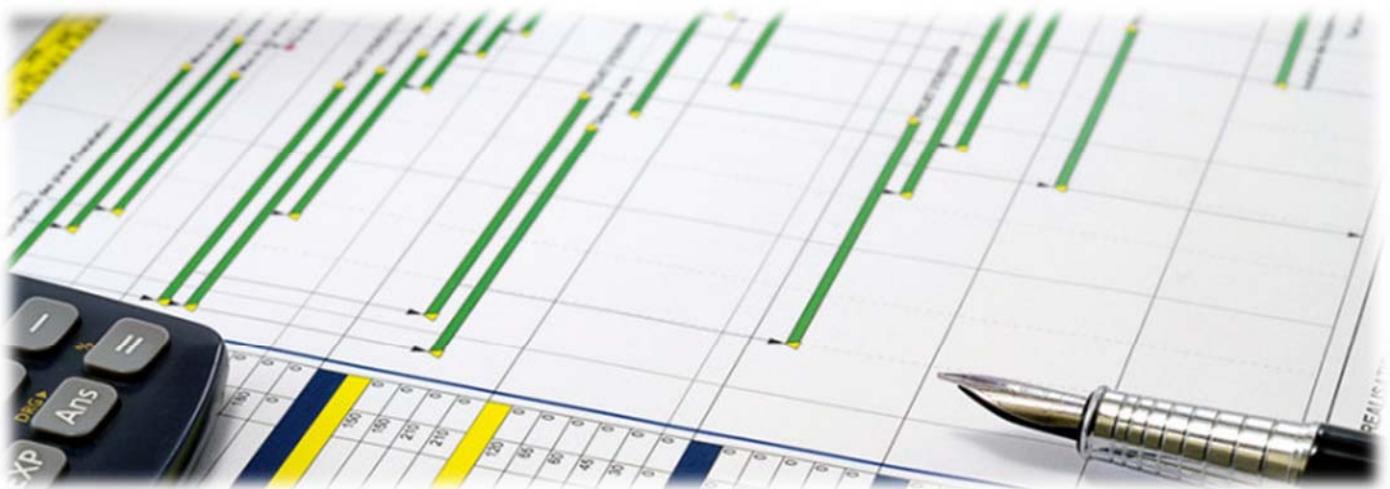
PCM has an extensive list of scheduling projects that includes proposal level schedules, baseline schedules and updates. We have extensive experience with cost loading, activity coding and resource loading/leveling.

Our experienced schedulers will provide potential risks and opportunities that the schedule presents, as well as, a review of the critical path. PCM understands the importance of the construction schedule in the success of the project's goals.

A CPM schedule plays a critical role in tracking changes to a construction project. Schedulers at PCM have extensive experience with Time Impact Analysis and Forensic Schedule Analysis. We can provide a comprehensive report to back up your request for a time extension.

United States Army Corps Construction Schedules

The USACE has established specific requirements and procedures for their construction contracts. PCM specializes in the USACE Standard Data Exchange Format and can provide your team CPM scheduling services for all of your USACE projects.



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PROJECT SUPPORT SERVICES

PCM recognizes the efforts and knowledge needed to get a project started and completed. Outside of estimating, scheduling and claims services, PCM can assist your project management team with the following solutions:



Pre-Construction

- Soliciting Sub-Contractor and Vendor pricing
- Project Buy-Out

During Construction

- Hosting and documenting weekly / monthly project meetings
- Establishing the project submittal log
- Obtaining and reviewing submittals
- Reviewing and distributing RFP's to respective trades and coordinating changes in pricing



CLAIMS ANALYSIS

Mr. Jan Sarnowski and Mrs. Kyla Magnusson has over forty years' experience in the construction industry testifying as expert witness in arbitration, mediation and jury trial. Areas of expertise include:

- Construction cost analysis to support or defend disagreements related to change orders, scope disputes and delays
- Analysis of Extended General Conditions in defense or support of disputed eichleay method claims, delays and lost opportunity costs.
- Rendering an opinion of delays on a construction project utilizing state of the art software including Primavera's P6, Primavera's Risk Analysis and MS Project.

Jan and Kyla have a team of lead estimators and CPM schedulers at PCM to assist them in analyzing disputed construction costs and schedule impacts.

After a full investigation of the contract documents, which include all plans, specifications, meeting minutes, RFI's and daily reports a report is drafted and delivered to the attorney.

Our clients include:

- Peckar & Abramson, Attorney at Law
- Gilmore and Monahan, Attorney at Law
- Richard Malagiere, Attorney at Law
- RWJBarnabas Health, Health Care System
- Saiber LLC, Attorney at Law
- Showboat Hotel and Casino, Hospitality
- Begley, Carlin and Mandio, Attorney at Law
- Verticon Construction, General Contractor
- Tishman Construction, Construction Manager
- Gilbane, Construction Manager
- John A. Havey, Attorney at Law



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