



Project Management and Engineering Consultancy N.V.

GENERAL ORGANIZAL CAPABILITY

**Consultancy Services, Engineering & Construction Management
Services**

Aruba Tourism Authority

APRIL 2022

PMEC N.V.

Project Management and Engineering Consultancy N.V.

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1. **PMEC Project Management and Engineering Consultancy N.V. (PMEC N.V.)**

1.1 **Company Profile**

PMEC N.V. is a multi-discipline company who has strategically positioned itself in the recent years as the leading engineering and consultancy firm on the island of Aruba. Our staff is currently comprised of over 11 professionals with substantial expertise and experience in project and construction management, engineering and consulting providing a wide range of services to both private and public sector clients. Uncompromising quality of Project, Engineering and Construction Management Services is our key element for the success of the projects and our business. In addition, our organization counts with the support of our strategic allied partners with over 250 professionals.

1.1.1 **Philosophy and Methodology**

The driving success of our business has always been the determination of our staff team to provide qualified services to our clients. Our focus is to assist in the development and implementation of practical solutions based on best practices and applied standards to guarantee a high level of customer satisfaction. PMECC N.V. is committed to each and every project and will be accountable for ensuring that the allocated resources are used appropriately to complete the project. A variety of stakeholders will be involved including the client, asset administrators, accountants and financial advisors, legal advisors, designers, contractors, specialty consultants, tenants and social groups. We will work to understand and respect the project goals and requirements of each of the team members, while focusing on completing the project within budget and on schedule.

1.1.2 **Project and Construction Management**

With our extensive working experience with project stakeholders and by combining the in-depth knowledge from our multi-discipline staff we can ensure that each and every project is successful not only to the client but also the end-user and other stakeholders. This is achieved by our systematic application of activities as per the following stages:

□ **Pre-Construction Stage:**

- Prepare project charter.
- Select and manage design team.
- Identify all project stakeholders.
- Attend project coordination meetings with client, consultants and stakeholders.
- Prepare detailed project program.
- Prepare communication protocols.
- Provide input on issues of constructability and construction related issues.
- Prepare detailed project budget.
- Review the client's master schedule and provide comments.
- Prepare a cost estimate during the design stage.
- Identify construction packages.
- Identify long delivery items.
- Lead or participate in value engineering sessions and provide comments and recommendations.
- Set criteria to prequalify contractors.
- Liaison and communicate with Authorities Having Jurisdiction.
- Establish cost control program and cash flow for construction stage.
- Commence Government applications process.

□ **Contract Document Stage:**

- Attend all project coordination meetings.
- Review construction documents for constructability, bid ability, and coordination.
- Provide advice on alternatives to systems and procedures to improve schedule or reduce budget.
- Provide advice and identify long delivery items that may require pre-tendering.
- Prepare independent cost estimates at project milestones including detailed work sheets.
- Advise and assist the client on developing pre-qualification criteria.
- Provide Monthly Progress reports including Cost Schedule reports.
- Identify required permits, licenses and approvals.

□ **Tender Stage:**

- Provide comments and advice on the tender schedule and tender packages.
- Review final tender documents and make recommendations on bid-ability.
- Provide advice, assistance and recommendation on the pre-qualification criteria.
- Attend tender briefings and assist in the preparation of addenda.
- Attend site visits and assist in the clarification of site-specific issues.
- Assist the client in bid analysis.
- Provide the client with cost information, as requested, prior to negotiations with any bidders.
- File for notice of project with appropriate Local Government Authorities
- Provide advice on any packages that are required to be re-tendered

□ **Construction Stage:**

- Submit monthly written reports including budget and scheduling information.
- Maintain complete and updated project files, drawing and specifications.
- Provide construction supervision to perform defined activities.
- Conduct ongoing site safety orientation sessions for all persons entering the site.
- Evaluate trade contractors for compliance with health and safety policies.
- Monitor and inspect all General Contractor's work.
- Identify and report project risks.
- Review change notices and forward independent estimates to the Client.
- Maintain detailed log of changes.
- Review regulations to identify and monitor permits, licenses and approvals.
- Recommend payment of Contractor invoices.
- Monitor requests for information from Contractors.
- Inspect and determine that all shop drawings, site instructions, and samples are complete.
- Manage and maintain record of changes and anticipated changes to the project.
- Produce monthly progress reports.
- Manage record drawings and specifications.
- Perform quality assurance (QA) and quality control (QC).
- Assist in the interim and final inspections.
- Expedite the completion of deficiencies.
- Manage all maintenance manuals, operating instructions and turn over to the client.
- Prepare post construction evaluation and cost analysis report.
- Arrange for the issuing of substantial completion certificates and holdback releases.
- Produce a final report on the project.

1.1.3 Design Review

Our integrated multi-discipline engineering structure allows us to excel in our unique ability to provide a single point of communication and responsibility for a complete design review covering the entire range of Civil, Structural, Architecture, Mechanical, Electrical and Plumbing disciplines. Drawings and specifications will be reviewed as to completeness and conformity to the approved preliminary drawings, prevailing codes, regulations and other client specific requirements. All reviews will take into consideration our strategy to favor local economic benefit, defining packages in such a way as to allow for as much participation as possible by local contractors, suppliers and labor, and to maximize the transfer of state-of-the-art construction technology. Our staff team can assist the client in the determination of a short-list of appropriate designers, contractors, and specialty consultants. Our systematic application of activities regarding the design review process is as follows:

- Design quality.
- Value management.
- Design risk management.
- Risks (other than health and safety risks) associated with the design, such as the use of innovative components, long lead time items and non-standard elements of the design.
- Design co-ordination.
- Procurement route.
- Compliance with the project charter. The project charter should be amended if necessary.
- Compliance with procedures laid out in project execution plan. The project execution plan should be amended if necessary.
- Compliance with relevant legislation, circulars, guides, codes and regulations (in particular the building regulations). This may require consultation with Government authorities such as the local building control officers or the emergency services, who may have views on fundamental aspects of the design.
- The feasibility, buildability, packaging, cost and programming of the design.
- Co-ordination and integration of different elements or packages of the design.
- Sustainability issues, such as: compliance with any existing client policies or targets, site selection, availability of transport, the local availability of resources and services, the local infrastructure, local ecology, landscape, energy use and energy source, flexibility and durability, waste and water management, material selection, recycling, pollution, resilience to climate change, dismantling and demolition or re-use.
- Development of site waste management plan, including opportunities to reduce consumption of resources and generation of waste.
- Assessment of protocols for submitting design information (for example building information modelling (BIM) protocols).

1.1.4 Planning & Scheduling

Planning and scheduling are distinct but inseparable aspects of managing a successful project, it is a critical management tool used for programming the execution of projects and to communicate expectations to the entire project team. PMEC N.V. multi-discipline staff will take a proactive approach to ensure that the project schedule is up to date and that corrective action is taken when needed to ensure that the client delivery dates are respected. Our systematic application of activities regarding the planning and scheduling process is as follows:

- Assist and or develop Work Breakdown Structure
- Make allocations for each package to be given out separately in order to start the

- project immediately (demolition and site preparation activities).
- Incorporate all infrastructure works (public utilities, access road, etc.) related to the project.
- Review execution schedule submitted by contractors for conformity with the master schedule and contract documents.
- Notify the client of any deviations from the authorized master schedule and make recommendations for services and approvals.
- Expand the master schedule to include detailed activities of design, construction and post-construction phases, incorporating the contractor works approved schedules.
- Continuously monitor project progress. Implement acceleration alternatives when project delays appear that do not impact on overall project budget.
- Regularly review the progress of the work on site and in fabrication shops relative to the project schedule.
- Identify actual or potential variances between the work on site and the project schedule and act to eliminate the risk of delay to the schedule.
- Obtain and analyze monthly updates from contractor's work, adjust the master schedule and discuss with any corrective action to be taken when required.
- Prepare for the monthly project report a written narrative based on the authorized schedule and the progress of the work to date. Our reports will include mitigation strategies taken to address any schedule delays that may arise.

1.1.5 Risk Management

As risks can appear at any stage of a project, and evolve as a project moves forward, a risk management program must be in place from the award of mandate through to the completion of deficiencies. The purpose of the program is to manage risks until they no longer exist, and in cases where a particular risk cannot be eliminated, to minimize the potential negative impact it poses to the project. Taking into consideration the broadness, the complexity and the length of a project, a formal and disciplined process is essential to achieve a successful control of a project as well as to ensure that a project is managed pro-actively rather than reactively. This can be achieved by our systematic application of activities as per the following main steps:

- Identification of Risks.
- Evaluation of Risks.
- Mitigation and Containment of Risks.
- Follow-up of Risks.

1.1.6 Monitoring and Control

In order to ensure cost certainty, it is required that the project's design, procurement, construction, and maintenance activities are performed in strict accordance with the estimate and its approved changes. This work practice enforces discipline and accountability for the cost and delivery of both services and materials throughout the project. Our systematic application of activities regarding monitoring and control process is as follows:

- Establishing detailed estimate early in the project.
- Continuously monitoring each project work activity and decision against the function, scope, cost, and schedule in the estimate.
- Reviewing the current project scope, cost, and schedule against the estimate on a continuous basis and at milestones during the project.
- Establish milestone payment procedures with contractors. Elements of work are only paid when 100% complete.

1.1.7 EPC – Turnkey Projects

PMEC N.V. can offer comprehensive EPC capabilities as a mid-sized organization in alliance with highly skilled strategic partners who can provide all of the key components for new commercial or public buildings build in the USD \$100,000 to \$1,000,000 range. Our multi-discipline engineering team has experience in all process fields for every aspect of the project from planning, design, engineering, management, procurement, construction to operation and maintenance. PMECC N.V. have relationships with best-in-class vendors to procure quality materials and equipment while keeping costs manageable. Our tracking application helps us maintain tight monitoring and control of all purchasing and shipping activities, ensuring seamless transitions from procurement to onsite delivery, keeping the construction phase of your project on schedule. Our systematic application of activities regarding EPC services is as follows:

- Due Diligence and Feasibility studies.
- Environmental impact studies.
- Conceptual design.
- Procurement.
- Basic and detailed Civil and MEP (Mechanical, Electrical and Plumbing) Engineering.
- Construction and erection management

1.2 Company Information

1.2.1 Legal Information

Company Legal Name:	PMEC Project Management and Engineering Consultancy N.V.
Registry Number:	37367.0
Corporate Body:	Limited Liability Company (N.V.)
Year of Incorporation:	2000
Legal Representatives:	Rodericky Nava – Managing Director SPM United Companies N.V. – Financial Director
UBO:	Jairo J. E. Wever
Type of Business:	Engineering, Project Management and Consultants
Address:	Amsterdamstraat #33, San Nicolas, Aruba

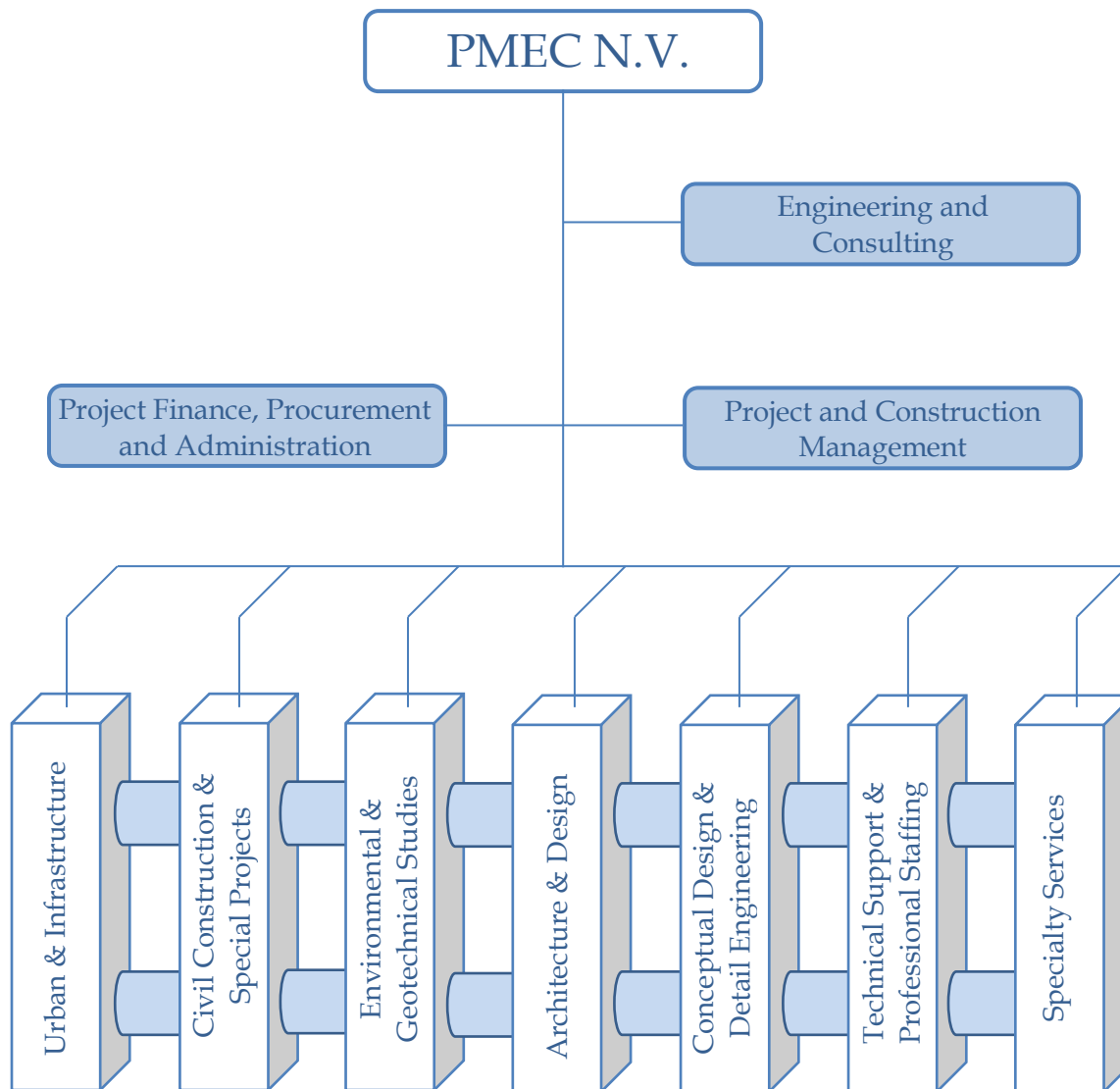
1.2.2 Relevant Information

Total Staff as of APRIL 2022	+18
Total Incidents/Accidents	0
Total Reported Lost Hours	0

1.2.3 General Liability Insurance

Public Liability: AWG. 1,000,000
 Employer's Liability: AWG. 1,000,000
 Coverage: Aruba
 Insurance Company: NAGICO

1.3 Services Segments



1.3.1 Engineering Disciplines (Staff)

- Architecture & Interior Design
- Landscape Design
- Civil and Construction
- Structural
- Infrastructure
- Electrical & Instrumentation
- Mechanical
- Plumbing
- ICT

1.3.2 Specialty Services

- Thermal Imaging, Power Logging for Electrical Efficiencies Measurement (In house Certified Specialist).
- Fire Suppression System Designs and Assessment in accordance with NFPA Standards (in house NFPA Certified Fire Protection Specialists and Support Alliance).
- Building Information Modeling (BIM) and As-Build drawings.
- NDT Technician
- 3D Laser Scanning and Modeling.
- Steel Structure Inspections and Reporting (In house specialist).
- Quality Assurance (QA) and Quality Control (QC) (In house specialist).
- Planner and Scheduler (In house specialist).
- Geotechnical Studies (With the support of our alliance ECS Florida).

1.3.3 Long Term Clients

PMEC NV primary business is to assist our client on a daily basis on various activities such as project management, field assessment, technical support, strategic energy management, operation and maintenance, reporting, quality assurance (QA) and quality control (QC), design engineering, planning and consultancy. PMECC NV has built during all these years a solid reputation with our long-term clients, such as:

- Valero Aruba Refinery
- Nustar Energy
- GTI Holding
- Water en Energie Bedrijf (W.E.B. Aruba N.V.)
- Dienst Openbare Werken (DOW)
- Government of Aruba, Ministry of Infrastructure, Ministry of Tourism and Ministry of Economic Affairs and Energy
- Aruba Airport Authority N.V. (AAA)
- Fondo Desaroyo Aruba (FDA)
- SOGA Stichting Onroerend Goed Aruba
- Air Navigation Services Aruba (ANSA NV)
- Aruba Tourism Authority (A.T.A.)
- Aruba Marriott Resort & Stellaris Casino
- Hill International

1.3.4 Allied Partners

- STI GROUP www.setxind.com
- HMT Tanks www.hmttanks.com
- Orbital Plus LLC. www.orbitalplus.com
- ICM www.indchimney.com
- HILL International www.hillintl.com
- AXIOM ENGINEERS www.axiomengineers.com
- MESITI-MILLER ENGINEERING, Inc. www.m-me.com
- BENCHMARK TECHNOLOGY www.benchmark-pr.com

2. Key Professional and Technical Staff

PMEC N.V. provides engineering and project management services at many levels for your project needs. Our staff is well versed in the use of computerized technology for survey, design and analysis, and use several conventional measuring and analyzing tools as well as software programs. PMEC N.V. in-house key professional and technical staff are presented individually on the following pages.

□ Mechanical Engineers:

- **Meier Maduro;** AOT Engineer
 - Sr. AOT Engineer with +14 years of accumulated experience in utilities complex installation, maintenance, operation, commissioning and troubleshooting activities. Former Utilities Complex Area Process Engineer responsible for the supply and treatment of cooling water, process waters plant, instrument air system, boiler feed water system, condensate system, power generation, steam generators and desalination plants. NFPA Certified Fire Protection Specialist & FIDIC Online Module 1

- **Percy Solagnier;** Mechanical Engineer
 - Mechanical Engineer with +14 years of accumulated experience in preparing scope of work, preparing specifications for clients, making plot studies, and piping studies, creating solutions for technical problems (constructability, supporting, thermal expansion), making man-hour estimates, 2D and 3D CAD designing of pipe systems, production and/or modification of isometrics, pipe supports, P&ID's, plot plans, general arrangement drawings.

- **Winston Duinker;** Mechanical Associate
 - Sr. Mechanical Designer with +42 years of accumulated experience in piping design and drafting. Equipment layout, piping layout, general arrangement drawings, piping isometrics, and detail drawings.

□ Electrical Engineers:

- **Ivor Lee;** Electrical Engineer
 - Sr. Electrical Engineer with +22 years of accumulated experience in coordinating cost reductions, experience in maintenance, proven skills in project management, extensive interaction with product design, quality control, vendor relations, and capital expenditures, in commercial and industrial installations.

- **Robert Danjo; Electrical Engineer**
 - Sr. Electrical Engineer with +12 years of accumulated experience in E&I Engineering, E&I Field Engineer, Planner, Project Coordinator-E&I, Electrical draftsman, making E&I work scopes for Shutdown & Turnarounds.
- **Andy Soemers; Electrical Engineer**
 - Electrical Engineer with +9 years of accumulated experience in electrical design & electrical load studies. Thermal Scan Level I
- **Oswald Orman; IT Senior Systems Engineer**
 - IT Senior Systems Engineer with +14 years of accumulated experience in systems engineering & information systems security.

□ **Architecture & Interior Designer:**

- **Mildred E. Hopmans; Master's Degree in Interiors (PUCMM)**
 - Architecture with +11 years of accumulated experience in designing and building interiors for safety, functionality, and aesthetics. Expertise in layout, color, lighting, materials selection, custom furniture and all installations.

□ **Civil & Structural Engineers:**

- **Ricky Nava; Civil Engineer/Project Manager**
 - Sr. Civil Engineer with +18 years of accumulated experience in mayor civil construction, project management, cost estimation, geotechnical test & analysis, soil investigation, designer, and quality control.
- **Robert Sy; Civil Engineer**
 - Sr. Civil Engineer with +22 years of accumulated experience in develop designs, detail drawings, detail scope of work, bill of materials, planning, scheduling, evaluating preventative maintenance programs, inspection, construction coordination and site supervision.
- **Angel Delgado; Structural Engineer**
 - Sr. Civil Engineer with +30 years of accumulated experience in calculation, modelling and interpretation of civil works, drawings, and structural design.

3. Representative Projects Overview 2014—2020

	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Mechanical</i>							
Fire Suppression System Design	Aruba Airport Authority N.V.	2015	X	X	-	-	-
AHU Major Replacement & BAS Integration Project	Aruba Airport Authority N.V.	2017	X	X	-	-	-
Aruba Airport Authority Terminal Cooling Capacity Estimation	Aruba Airport Authority N.V.	2017	-	-	-	X	-
Preliminary Assessment Report of the Chiller Water System Quality at AAA Terminal Building	Aruba Airport Authority N.V.	2016	-	-	-	X	-
Preliminary Assessment Report on the Existing Hydronic HVAC System at AAA Terminal Building	Aruba Airport Authority N.V.	2016	-	-	-	X	-
MEP Installations for New Restaurant at Gate 4 & 5	Aruba Airport Authority N.V.	2016	X	X	-	-	-
Revamp New Centralized Warehouse	Aruba Airport Authority N.V.	2017	X	X	-	-	-
Welding Inspection Ramp	Aruba Airport Authority N.V.	2016	-	-	-	-	X
	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Instrumentation & Electrical</i>							
Building Automation System Upgrade or Replacement Project Evaluation Report	Aruba Airport Authority N.V.	2016	-	-	-	X	-
ANSA NAV-AIDS SITES Renovation Project	Air Navigation Services Aruba	2017	-	X	X	-	-
Power logging and Thermal Scans on Electrical Distribution System	Aruba Airport Authority N.V.	2016	-	-	-	X	X
Revamp New Centralized Warehouse	Aruba Airport Authority N.V.	2017	X	X	-	-	-
MEP Installations for New Restaurant at Gate 4 & 5	Aruba Airport Authority N.V.	2016	X	X	-	-	-
	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Information & Communication Technologies</i>							
Wi-Fi & Cable Structure	Aruba Airport Authority N.V.	2016	X	X	X	-	-
New Cable Tray System for ICT Purpose at the Aruba International Airport	Aruba Airport Authority N.V.	2018	X	X	X	-	-
	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Architecture</i>							
Aruba Immigration Enhancement Project Scope	Aruba Airport Authority N.V.	2015	X	X	-	-	-
Virgin Mary	Aruba Airport Authority N.V.	2014	X				
Customs Area Enhancement Project Scope	Aruba Airport Authority N.V.	2015	X	X	-	-	-
US Departure Banner	Aruba Airport Authority N.V.	2015	X	-	-	-	-

Dakota Building	Aruba Airport Authority N.V.	2015	X	-	-	-	-
Roof Structure and Roof Panel Maintenance work at Building F	Aruba Airport Authority N.V.	2016	X	X	-	-	-
Revamp arrival baggage claim area - meeters & greeters restroom area	Aruba Airport Authority N.V.	2019	X	-	-	-	-
Baggage Reclaim Area	Aruba Airport Authority N.V.	2019	X	X	-	X	-
Refurbish VIP Room	Aruba Airport Authority N.V.	2015	X	X	-	X	-
Repair and Painting of East Soffit Building G	Aruba Airport Authority N.V.	2016	X	X	-	-	-
Emergency Exit Drainage Issues	Aruba Airport Authority N.V.	2016	-	-	-	X	-
Maintenance of the High Roof Panels at Building ABCD	Aruba Airport Authority N.V.	2017	X	X	-	-	-
	Client	Year	DesignEngineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Civil & Structural</i>							
Covered Area for Buses and Equipment	Aruba Airport Authority N.V.	2014	X	X	-	-	-
New Structure Design to Replace Revolving doors at the US and Non-US Departures	Aruba Airport Authority N.V.	2015	X	-	-	-	-
Tower Enhancement Project (Structural)	Aruba Airport Authority N.V.	2017	X	-	-	X	-
Refurbishment of the Existing Roof Eaves	Aruba Airport Authority N.V.	2016	X	X	-	-	-
New ramp design at restaurant between gate 4 and 5	Aruba Airport Authority N.V.	2016	-	-	-	X	-
Expansion of the Existing Storm Water Ditch	Aruba Airport Authority N.V.	2017	X	X	-	-	-
New Perimeter Fencing at AAA	Aruba Airport Authority N.V.	2017	X	X	-	-	-
New ICT Wiring Closet in West Wing	Aruba Airport Authority N.V.	2017	X	X	-	-	-
Revamp Technical Building Warehouse	Aruba Airport Authority N.V.	2017	X	X	-	-	-
	Client	Year	DesignEngineering	Bidding Package	Project Management	Support Engineering	Specialty
Civil, Mechanical & Electrical							
Gateway 2030 Utility Building & Security Booth	Hill International/ Aruba Airport Authority N.V.	2019-2020	-	-	-	X	-

	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Civil & Structural</i>							
Structural Assessment Airport Control Tower & Manek Office Building	Princess Juliana International Airport (SXM)	2019	-	-	-	X	-
	Client	Year	Design Engineering	Bidding Package	Project Management	Support Engineering	Specialty
<i>Instrumentation & Electrical</i>							
Thermal Scans Demonstration	Bonaire International Airport	2015	-	-	-	-	X