



## PROJECT DEVELOPMENT SERVICES

# ABOUT US

## Mission:

We champion a behavioral change from the traditional mindset to achieve value and certainty through collaboration.

The real estate development sector expertise frequently functions separately in silos. **Real Estate Developers** focus on new development visions, business models, financing, land acquisitions and property management. **Designers** turn that vision into design documentation. Contractors use the design documentation to build a project. **Business and facility operators** use the business model and the completed project to trade in the market. There is rarely consistent supervision supporting the vision from inception to operation and ensuring all stakeholders key requirements are coordinated, prioritized and achieved. Many times, there is a lack of organization to strategically explore, evaluate and optimize development opportunities. We help our clients overcome these problems by applying lean construction principles to all stages of the development process.

With the use of these principals, we achieve certainty by breaking down the traditional industry barriers through collaboration. This mindset drives value to the client.

## Services Offered:

- Development Management
- Risk Management
- Cost Estimation, Control and Reporting
- Design Management
- Procurement Management
- Contract Administration
- Reporting and Communication to all Stakeholders
- Lean Design and Project Management

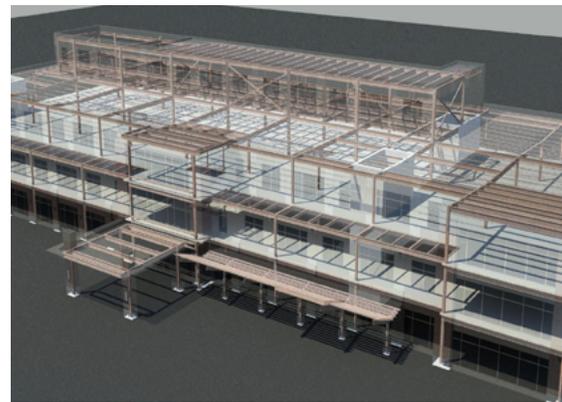


# VALUE PROVIDED



**MANAGE, FACILITATE & DELIVER** completed development projects on behalf of stakeholders. Axiom's role provides Stakeholders the freedom to productively explore all the potential future developments and growth opportunities. We actively study development opportunities with the stakeholders to determine which development projects will be successful financially and which projects should be avoided. We identify the opportunities that achieve the greatest return on investment for the stakeholders.

**REDUCE RISK** through methodical planning, preparation and proper documentation. Risk will be minimized by providing a more comprehensive informed platform for strategic decisions. We secure the necessary details and provide direction to support an efficient development delivery process. This process guarantees the timely delivery of a quality product that meets or exceeds the financial returns.



**PROVIDE A HIGH LEVEL OF EXPERIENCE** utilizing tested and accomplished personnel that are experts in design management, construction management and cost management of a development project.

**UTILIZE INNOVATIVE APPROACHES**, ideas and methods while facilitating all stages of the development process. Lean™ Design and Lean™ Construction principles are used to support an efficient approach. We provide different perspectives. This culture eliminates the limitations of repeatedly delivering through the traditional approach of design, bid and construct. We capitalize on value added competencies through techniques such as Target Value Delivery.



# COLLABORATION & CERTAINTY

## PROVIDED THROUGH THE STAGES OF DEVELOPMENT

**STAGE 1** Our approach is to review and support the enhancement of the client's methods of development delivery. In addition, we will organize and quantify the initial development opportunity for the client's review and direction, setting the stage for a methodical, measured approach to the development process.

**STAGE 2** Through collaboration in the early stages of development, certainty will be established by completing feasibility studies, back planning, creating a development brief to match the requirements of the financial model and researching alternatives to optimize the development (structure, height, materials and prefabrication methods of delivery). These actions will further define the development strategy and support the creation of a business plan. The focus is to ensure the client is able to control the direction, progress and approvals of the development prior to resources and capital being committed.

**STAGE 3** The development brief and design brief will be used to provide clear direction for the initiation of the detailed design and support the development of critical components such as the procurement, funding and exit strategies.

**STAGE 4** The strategic business and development objectives will not be lost or hindered through the design, contracting and construction stages of the development process. Pre-Planning allows optimization to occur with the design and construction to capitalize on further opportunities in the delivery process.

**STAGE 5** After the construction is completed, we help manage the Client's deliverables, takeover and support the launch into the business operations.

# RESUMES



## LEE HARRISON PRINCIPAL PE, SE

Lee is the founder and principal of Axiom, a structural engineering firm specializing in cost predictability of complex technical projects with compressed timeframes.

He brings a unique and grounded understanding of costs to every structural challenge with more than 20 years of experience working on large-scale projects that utilized a blend of structural materials. His work portfolio stretches throughout the Western US, over to the East coast and across the Pacific. His passion for exploring new and efficient ways of designing and building structures is disrupting industry norms. Lee believes in the power of digital collaboration across all teams to streamline handoffs, decrease change orders and increase speed.



22 years of experience



Washington State University  
Bachelor of Science in Civil Engineering



Idaho Professional Engineer  
Additionally licensed in AK, AR, AZ, CA, CO, FL, HI, IL, KS, KY, LA, ME, MN, MO, MT, NV, NM, NC, ND, OH, OR, SC, TX, UT, VA, WA, DC, WV

### AFFILIATIONS & AWARDS

- Structural Engineers Association of Idaho
- American Concrete Institute
- American Institute of Steel Construction
- Idaho Business Review top 40 under 40
- Engineering News Record Mountain States top 20 under 40



## NATHAN HARRISON EXECUTIVE MANAGER

Nathan is an executive, internationally experienced in the delivery of Real Estate Development. He is skilled in methodically supporting the larger development vision, while aggressively executing the smaller details. His passion is taking on challenging developments and bringing teams together. This has resulted in a long history of successfully delivering projects on time and budget. As the co-founder of Axiom Development Services, Nathan's management approach is always focused on results while being collaborative and progressive.

Having over 20 years of construction and development experience on three continents, Nathan capitalizes on his capability as a general contractor, design manager and development director to deliver projects to award winning success.



22 years of experience



Montana State University  
Bachelor of Science in Engineering  
New Mexico Military Institute, Roswell  
Associate of Science in Engineering

### AWARDS & RECOGNITION

- 2019 - Myanmar National Real Estate Development
  - Dulwich College, Best Educational Development Award
  - Awei Metta, Best Hotel Resort Development Award
- 2009 - 2011 World Travel Awards
  - Yas Island, World's Leading Tourism Development Award

# RESUMES



## JOE PALMER SENIOR PROJECT MANAGER

Joe is an internationally experienced Senior Project Manager. He has participated in projects in Asia, North and South America, as well as worked successfully with many European equipment manufacturers.

Joe has a natural ability to lead projects and keep people on task when distracting challenges arise. He goes out of his way to keep morale high and incorporate safety into designs and processes, which reduces injuries for contractors and the end user.

He has 20 years of experience coordinating, leading and facilitating project teams to ensure resources are used efficiently and entire teams perform to stringent standards. This experience allows him to develop project budgets and schedules that are realistic and attainable to ensure completion as forecasted.



22 years of experience



Washington State University  
Bachelor of Science in Mechanical Engineering



Idaho Professional Engineer

### AFFILIATIONS & AWARDS

- National Society of Professional Engineers
- Idaho Society of Professional Engineers



## BRIAN POWELL PROJECT ENGINEER

Brian is an operations specialist with extensive experience analyzing and troubleshooting value chains, systems and processes to improve efficiency, reduce risk and map growth opportunities.

With over twenty years of project experience on four continents, Brian has leveraged his understanding of construction, facilities and business operations while consulting for a wide range of US government, humanitarian and private sector organizations.



20+ years of experience



Southern New Hampshire University  
Master of Business Administration in  
International Operations and Supply  
Chain Management



Unrestricted Construction Supervisor's  
License - Massachusetts

### AWARDS & RECOGNITION

- Tech4Farmers Pitching Competition Winner -  
Bangkok, Thailand
- Meritorious Honor Award, US Embassy -  
Lilongwe, Malawi
- Marine of the Quarter, C Compnay, Marine Security  
Guard Battalion -  
Beijing, China



## DYLAN LEE QUANTITY SURVEYOR MANAGER

As a professional Quantity Surveyor, Dylan has managed many diverse projects in a variety of locations. His ability to drive a project, a client or a team to research innovative cost strategies, alternative materials and new construction technologies has resulted in a long history of delivering success. His role includes preparation of project cost plans, cost proposals and tender pricing documents, bill of quantity (BOQ), estimation, procurement management and contractor evaluations.

In an integrated approach, he liaises with other professionals throughout the execution of services to provide holistic advice to the Client to achieve best value for money of the development.



20 years of experience



The Robert Gordon University, Aberdeen, Scotland  
Master of Science in Construction & Property  
Management

The Robert Gordon University, Aberdeen, Scotland  
Bachelor of Science in Construction Management

### AFFILIATIONS & AWARDS

- Chartered Professional Qualified Member -  
Royal Institution of Chartered Surveyors, UK (MRICS)
- Qualified Committee Members -  
Royal Institution of Surveyors, Malaysia (MRISM)

# MARKETS

