

Why Do I Need an Owner's Representative?



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Introductions

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An Owner's Representative is responsible for **representing the School District's interests throughout all project phases**



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An OR fills the knowledge gap and helps hold consultants accountable



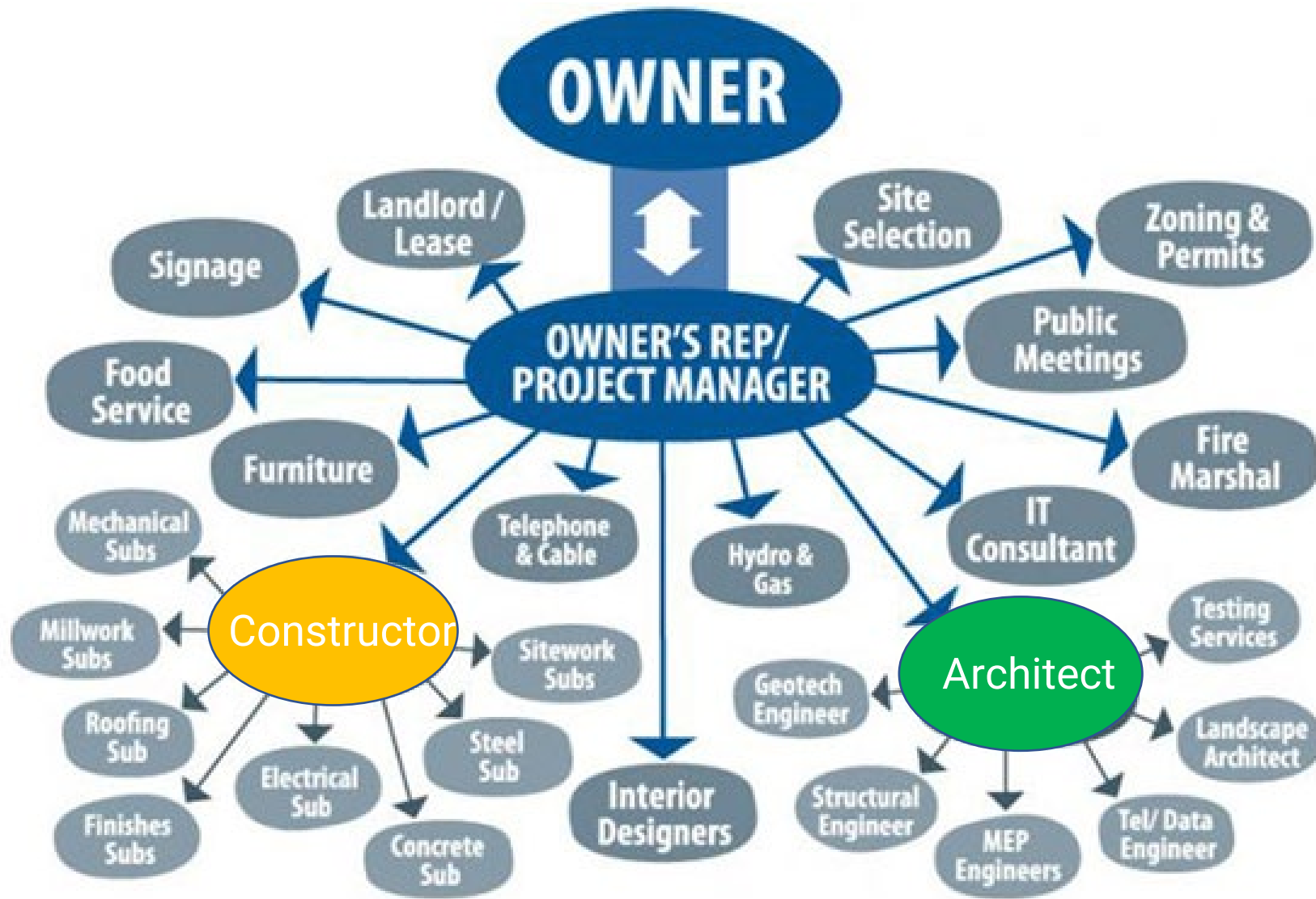
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Value of an Owner's Representative

- Construction industry expert
- Serves only the interests of the owner
- Objectively reports on design/construction



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Owner's Representative provides....

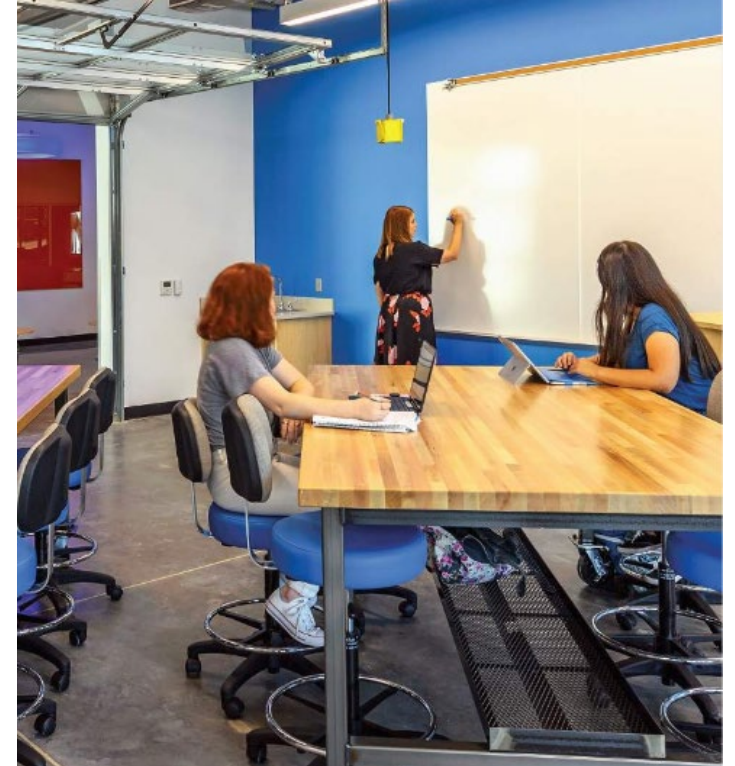
- Staff to oversee construction
- Construction expertise
- Risk Management
- Accountability



OR Services

Planning Phase:

- Advise on delivery method
- Design/Build – new option in IL starting January 1, 2024
- Assist in procurement of architect, constructor, or DB firm



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OR Services

Planning Phase (continued):

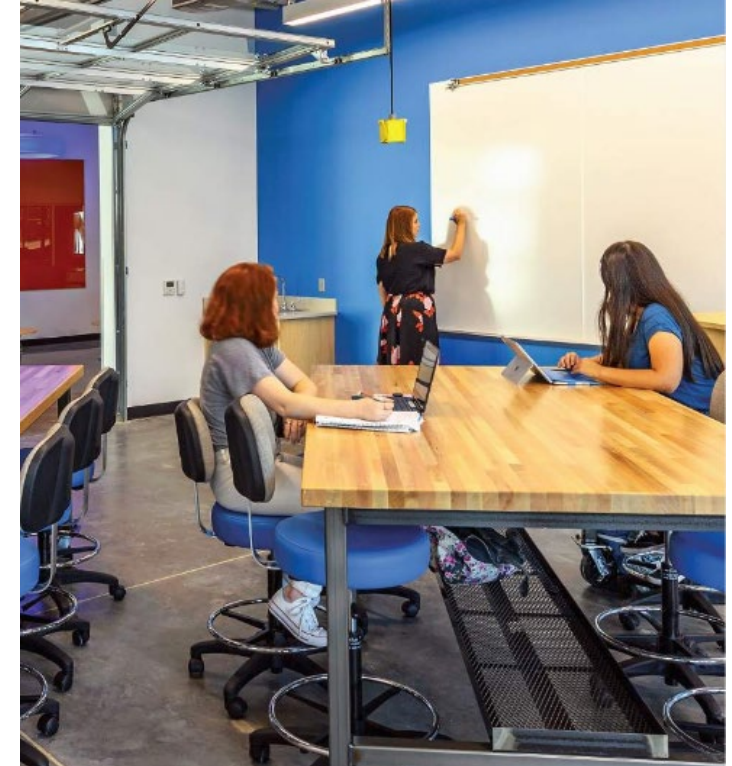
- Verify scopes, budgets, and schedules
- Evaluate all standards and master plans
- Provide transparent lines of communications



OR Services

Planning Phase (continued):

- Find and develop cost savings
- Analyze contingencies
- Refinement and update of cash flow model
- Implement processes, procedures, and checklists



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OR Services

Design Phase:

- Verify Scope and Cost Estimates (Quantity Takeoffs)
- Analyze Budget and Contingency
- Conduct Constructability Reviews



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OR Services

Design Phase:

- Implement Cost Avoidance and Cost Saving Options
- Establish Construction Milestones / Phasing
- Analyze Ongoing Market Conditions



Cost Savings Success Story

Charleston County School District

- **\$312M** Capital Improvement Program
- **\$10+ million** of identified cost savings during design phase
- **\$7+ million** of negotiated cost reductions with suppliers and contractors



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Cost Savings Success Story

Charleston County School District

- **\$4+ million** of cost savings associated with the development of FF&E, Flooring and Kitchen Equipment
- Delivered multiple fast-track design and construction projects, saving time and costs by expediting projects



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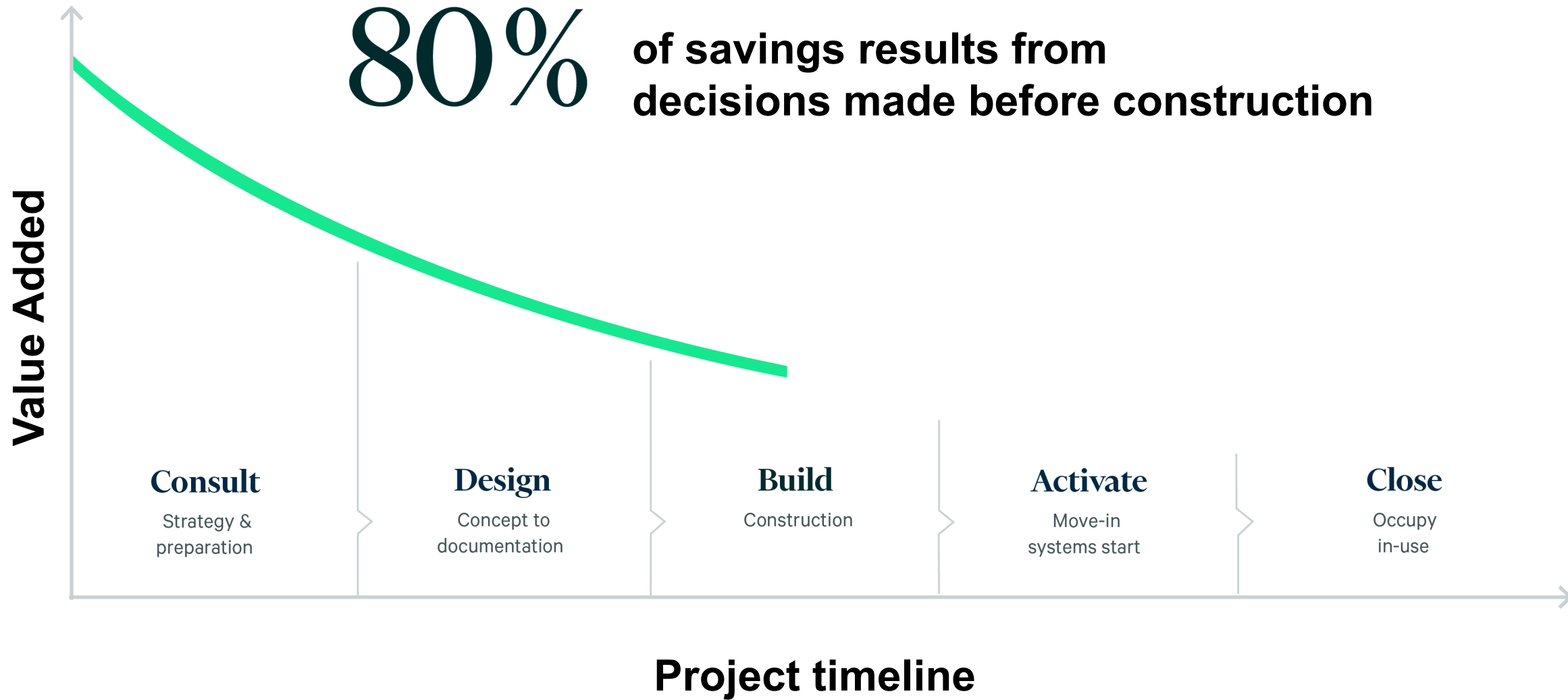
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OR Value

80% of savings results from decisions made before construction



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OR Services

Construction Phase:

- Administer Designer and Contractor Agreements
- Provide Quality Assurance
- Provide Schedule Management
- Perform Change Order Reviews/Negotiate Cost Reductions



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OR Services

Construction Phase:

- Process Designer and Contractor Invoicing/Pay Apps
- Provide Document Controls
- Provide Transparent Communications and Reporting



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OR Services

sample reports

Custom Reporting

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OR Services

Closeout Phase:

- Application of Processes, Procedures, and Checklists
- Correction of Punch List Items
- Coordinate FF&E and Technology
- Provide Owner Training



OR Services

Closeout Phase:

- Document warranties
- Conduct Final Change Order Review
- Provide Financial Closeout Documents
- Coordinate Move Management



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OR Risk Mitigation

- Cost overruns and schedule delays → constant monitoring
- Claims and disputes → project controls and reporting



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OR Risk Mitigation

- Regulatory noncompliance → design and document review
- Reputation with community → trusted advisor



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Do I need an OR if I have a CM?

Owner's Rep

- Oversight and consulting
- Consults on all aspects
- Site presence based on activity
- Weighs consequences of all tasks of all parties

Construction Manager

- Managerial and logistical
- Responsible for all aspects
- On site every day
- Concentrates on day to day tasks at hand



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OR Traits

- Trustworthy/High Integrity
- Exceptional communicator
- Collaborator
- Technical, administrative, and contractual expertise



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OR Traits

- Scalable to meet your needs



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OR Costs

- Factors: Complexity, schedule, and size
- Lump sum based on hourly rates and agreed upon time commitments
- Sliding scale between 1% and 3% of construction costs
- Goal is to achieve savings greater than fees



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Questions and Answers

We thank you for your time!



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