

Facilities Facts

To help inform the Elmbrook community on high school facilities topics.

Project Oversight by Owner's Representative

"An Owner's representative can serve as an effective extension of the owner's staff, bringing industry knowledge and expertise to the project, with only the Owner's interests at heart. An effective Owner's Representative will protect the Owner from many of the pitfalls of the planning, design and construction processes."

*—Mike Duckett,
district resident and
Owner's Representative
for the Miller Park
construction project*

Why would an Owner's Representative be of Value to the District?

- Based on prior construction projects and the scope of the high school project, the Board of Education believes it is in the best interests of the district and its taxpayers to hire an Owner's Representative to focus on and oversee all aspects of the proposed high school projects should they move forward.
- The firm and person selected for any approved project would possess significant commercial design and construction experience, strong project management skills, and the ability to provide oversight, problem solve, and be alert to day-to-day issues that can often develop on large projects.
- Such matters, about which the administration and Board of Education will need to be informed and have guidance in addressing, can be kept in check or even anticipated by a person with the duties of Owner's Representative. The person's role is being the informed "eyes" and "ears" of the district and its best interests.
- The high school construction projects would be complex renovations, larger in scope than previous district construction projects. The district does not have sufficient in-house personnel to adequately monitor and guide these large projects.
- Because much of the work would need to be done when students are in school, each high school project would demand comprehensive plans for appropriate phasing of the work and complex staging of materials, machines, and a multitude of workers.
- Use of an "Owner's Representative" would make the project management team of architect and construction manager stronger, and the presence of the "Owner's Representative" would help ensure a successful building program—one that is completed on schedule and within budget.

What has happened to date and what are duties of an "Owners Representative?"

- The person hired will represent the owner during all phases of the project including the planning process, design development, bidding and construction.
- Through a competitive bid process, the Board of Education has extended a contract to *Boldt Construction Company* to fulfill this role as the Board of Education considers proposals to renovate and add onto the two high schools.
- Boldt has assigned Mr. Rob Stieg to work directly with the district. He is a long time district resident and an active parent who is already familiar with the scope of work involved through his having served on the district's High School Facilities Needs Assessment Team.

This is Fact Sheet #14 in a series published by the Community Relations Office of the Elmbrook School District. Your involvement in this process is encouraged. Call 262.781.3030 ext. 1176 or Email: feedback@elmbrookschoools.org