



South Kingstown School District

School Building Committee Update
March 30, 2023

Agenda

Owner Project Manager (OPM)

Owners Project Manager (OPM)

Role is to support the Owner, a requirement

StudioJAED is currently working with 5 different OPMs

Thoughts:

Identify responsibilities for OPM...needs?

Look for “chemistry” ...possible long term relationship

Owners Project Manager

Thoughts:

Identify the Role of OPM

“ The Face” or “Support”

Who do they “serve”?

Organization & Communication Flow

Filter & Buffer

Another Team member

First Phase could be a “Test Drive”

Owners Project Manager (RFQ)

1.0 INTENT

Assistance in completion of the RIDE School Building Authority Necessity of School Construction Stage II including, but not limited to, **cost estimate validation** and a **quality assurance/compliance review prior to submission.**

Pre bond / voter approval assistance including, but not limited to, **informational web site development and communications coordination.**

Owners Project Manager (RFQ)

1.0 INTENT

Development of RFQ for Architectural and Engineering Design Team (Designer) selection

Development of RFP for Construction Manager at Risk (CMaR) selection

Owners Project Manager (RFQ)

2.0 OVERALL SCOPE OF SERVICES

1. PROJECT ADMINISTRATION
2. ARCHITECTURAL AND ENGINEERING DESIGN TEAM SELECTION
3. CONSTRUCTION MANAGER AT RISK SELECTION
4. SCHEDULING
5. FINANCIAL
6. DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS PHASES
7. COST ESTIMATING
8. COMMISSIONING
9. CONSTRUCTION
10. CHANGE ORDER REVIEWS
11. INDEPENDENT CONSULTANT PROCUREMENT
12. PHASING, FF&E, MOVE MANAGEMENT

Owners Project Manager

3.0 TECHNICAL PROPOSAL

1. Staff Qualifications
2. Capability, Capacity, and Qualifications of the Proposer
3. Work Plan
4. Approach/Methodology

Owners Project Manager

3.2 EVALUATION, SELECTION AND AWARD

Criteria	Possible Points
1. Staff Qualifications	25
2. Capability, Capacity, and Qualifications of the Proposer	25
3. Work Plan	25
4. Approach/Methodology	25
Total Possible Points	100