

## Owner's Representation Advantages - Brief Overview of the "Why"

1. **Cost Management** - An owner's representative will work with your construction team to manage costs. Ideally, they do this from the front end by taking a lead role in selecting the companies that are best suited to your needs. As OPS already has a team, the owner's representative will work collaboratively with the members of the team to keep costs in line.
2. **Cost Escalation Protection** - The owner's representative will manage your construction schedule to proactively schedule projects to maximize value.
3. **Change Order Management** - This is significant. Once large projects are in process, there will be regular needs for adjustments. The owner's representative will manage this for you. **YOU WILL NOT HAVE TIME TO DO THIS!!!!**
4. **Risk Mitigation** - There are numerous potential liabilities inherent in large scale projects. The owner's representative will help to limit, avoid, transfer, and insure risks.
5. **Single Point of Contact** - Instead of having to think about who to reach out to when attempting to manage the process, the owner's representative is always your go to person.
6. **Cost for Services** - expect to pay approximately 2% for owner's representative services. Theoretically, much of this cost is made up through effective management that results in savings and added project value.
7. **Organizational Capacity** - the owner's rep sole focus in on representing the district's interests on bond related projects, insuring oversight of public monies and implementation of projects so finance and operations can remain focused on their day to day job responsibilities