

EXECUTIVE SUMMARY**Program Manager - Owner's Representative RFQ and Authorization to Advertise
to Award One or Two Program Manager – Owner's Representative - RFQ FY20-192****GENERAL OVERVIEW:**

The existing Program Manager (PM) agreement expires August 20, 2020. Currently, the SMART Bond Program is managed by one (1) PM; however, the original intent was to hire two (2) qualified PM firms. The proposed configuration is to engage two (2) PM firms that will focus on specific areas of the SMART Program to optimize experience and expertise. This is also cost-effective in that staffing is scalable according to the volume of work in the Program; thereby limiting the District's financial liability during periods when volume does not require an extensive staff. Scalable staffing is of interest to the District as the capital needs, and available funding, varies from year to year.

Staff has determined that engaging the assistance of a team of construction industry professionals organized in one (1) or two (2) Program Manager - Owner's Representative (PM) agents is the most flexible and efficient means to achieve the coordination and synergy necessary to meet the demands of the Schools and SMART Bond Program. A PM offers flexibility through its capacity to engage professionals with specific expertise at appropriate points in the planning and implementation of projects.

The intent is to enter into an agreement with one (1) or two (2) qualified firms to perform Program Manager – Owner's Representative Services. Services shall include all types and manner of Program Manager – Owner's Representative Services related to Owner's Design and Construction programs as required and directed by the District.