



# WEST ELEMENTARY BUILDING PROJECT

Feasibility Study & the OPM (Owners Project Manager)



# What is the OPM?

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- An Owner's Project Manager ("OPM") provides project management guidance to an Owner (the owner is APS) throughout the life of the Owner's Public School Project.
- Works closely with the Owner from the initial stages of the project (our feasibility study) all the way through completion of construction and building occupancy.
- SELECTION OF A QUALIFIED OPM IS ONE OF THE MOST IMPORTANT DECISIONS WE WILL MAKE.

## Selection of an OPM is the Law.

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- MGL c. 149 s. 44A ½ requires that , inter alia, the Owner of a proposed building project hire an OPM if the cost of the project will exceed \$1.5 million dollars.
- Since we are partnering with MSBA, the above statute along with MGL c. 70B s. 1, *et seq*, and various MSBA regulations prescribe how we select the OPM and what duties the OPM is vested with.
- MSBA has a standard OPM contract and the OPM (who is not a designer) monitors and documents the project according to the OPM contract while simultaneously providing the Owner with ongoing project management advice and consultation.

## Duties of the OPM *SHALL* Include (but are not limited to):

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- Provide advice and consultation with respect to design, value engineering, scope of the work, and cost estimating.
- General contractor and sub-contractor pre-qualification pursuant to 44D 1/2 or 44D 3/4 when applicable.
- Scheduling, construction and the selection, negotiating with the oversight of the designer and a general contractor for the project.
- Ensuring the preparation of time schedules which shall serve as controls for monitoring the building project, and assisting with project evaluation.

# The OPM will also help with:

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- Advice on Designer Selection
  - Site Selection
  - Choice of Project Delivery Method
  - Coordinating Stakeholders
  - Budget and Constructability Reviews
  - Management of Site Meetings
  - Procurement of Consultants and Owner supplied materials
- The OPM can be an individual or an organization that meets the requirements of the law.
  - If an organization is hired (a firm) then MSBA requires that the firm supply their services using a “Project Director” who meets the requirements of the law.
  - For the full PDF on OPM and the process go to:  
<http://www.massschoolbuildings.org/sites/default/files/edit-contentfiles/OPM/OPM%20Process%20Guidelines-%20FINAL.pdf>