



Harris & Associates

# PROGRAM MANAGEMENT

Stewarding programs from concept through construction requires extraordinary leadership and highly specialized skills. Harris has the uncommon vision, agility, and experience to meet your unique program goals.

Successful programs demand a rigorous focus on managing risk, schedule, cost control, and quality. To manage risk and costs, we create realistic estimates when a project starts and employ cost control techniques to identify potential impacts prior to bid. Having architects, planners, and engineers in-house makes all the difference. As work commences, we remain vigilant—viewing projects through your eyes. You benefit from strategies and solutions that mitigate risks while maximizing results. Accounting for every detail, we ensure processes run smoothly and that projects finish as and when they should.

From community engagement campaigns to project public affairs, engaging stakeholders to create the best project feasible is our goal. We foster stakeholder alignment, deep engagement, institutionalized accountability, and a transparent reporting structure.

## Succeeding Together

We earn the confidence of clients, communities, and stakeholders alike by building rapport and creating a team atmosphere focused on preventing pitfalls. Our commitment to communication also ensures everyone pulls in the same direction each step of the way. The bottom line: With Harris as your program manager, partners fulfill their commitments, you get what you pay for, and you don't spend any more than what's necessary.

## Protecting Your Resources

By evaluating potential risks and roadblocks across your program, we can make informed decisions regarding cost and schedule contingencies. We use cost and risk analyses to realistically estimate and track budgets, milestones, and cash flow requirements. The quality of your program's projects will benefit from Harris' proactive approach and ability to make insightful recommendations if requirements change.



### **San Diego Unified School District Propositions S and Z Bond Program San Diego Unified School District San Diego, CA**

Harris is providing program management and construction staff augmentation support services related to the implementation of San Diego Unified School District's Proposition S and Proposition Z Bond programs. The \$4.9B construction program encompasses more than 200 facilities.

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## ■ ADVISORY SERVICES

Our strategic advisors collaborate with agency leaders to address aging infrastructure, capital financing, and stakeholder expectations—including those of community members. We oversee budgets, schedules, communications, and quality control in order to create comprehensive strategic plans that result in robust programs and positive outcomes.

## ■ PROJECT + PROGRAM PLANNING

From the outset, our team meets with yours to reach consensus on the metrics of program success. Harris has a proven track record of accomplishing the scope of services despite aggressive schedules. We work with our clients to create a master schedule, a master budget, project scheduling and prioritization, and an achievable implementation plan that establishes the road map for success.

For example, Harris is providing program management services for Culver City's Unified School District's Measure CC Bond Program. The team is developing an overall program strategy that accounts for phases, construction schedules, timing, budget, prequalification, construction manager procurement, contractor procurement, construction material, building systems, and equipment.

## ■ FINANCIAL MANAGEMENT

Proper financial reporting empowers decision-makers and provides necessary financial accountability and transparency, enhances operational effectiveness, and builds constituents' confidence in the program. Effective and transparent cost and budget reporting also helps sustain program stakeholder endorsement.

## ■ DATA + ANALYTICS

Using analytics tools such as Power BI and UrbanFootprint, Harris collects troves of data, identifies valuable information, and relays digestible summaries to agencies for more accurate, confident decision-making. Equipped with this data, Harris helps agencies identify patterns, anticipate future challenges, and ultimately create programs that serve communities for years to come.

## ■ DESIGN

Harris will partner with you and the designer to develop and deliver projects that fully address your goals, efficiently and economically. We will stretch your dollars further by streamlining work and reducing potential problems, delays, and claims through our proven review process. Our team shares experience in design consultant oversight, cost estimating, value engineering, biddability/constructability (and maintainability) review, and contractor pre-qualification services as part of our full suite of construction management services.

## ■ PROCUREMENT

Harris develops your procurement plan in collaboration with your staff and construction managers to help control costs before construction begins. We work with you to perform bid alternates and contractor outreach to attract the best contractors. We also ensure the general conditions are properly prepared, that your agency's requirements are properly detailed, and that all bid forms and data are properly collected and documented in accordance with procurement requirements.

## ■ CONSTRUCTION PHASE OVERSIGHT

Harris leaders have decades of award-winning construction oversight experience. We are problem solvers, administrators, risk managers, and quality control observers who represent your interests during the building process, offering a suite of construction management services.

## ■ COMMISSIONING AND CLOSE-OUT

The close-out phase of any project begins on day one. Harris establishes the required close-out documents up front and continually monitors the gathering and collection process. We verify that all punch list corrections are completed and all systems tested. We provide training on new equipment, receive all guarantees and warranties, and wrap up all contractual money issues. Harris concludes project recordkeeping and provides a clear paper trail for future review. We will set the stage for a smooth and efficient occupancy, and we have extensive experience with California Division of the State Architect (DSA) requirements, along with other authorities and regulatory agencies.

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[www.WeAreHarris.com](http://www.WeAreHarris.com)

Harris partners with public agencies to enhance their communities.