

Ed Carpenter

From: Jason Campbell <jasonc@cityofdeadwood.com>
Sent: Tuesday, February 28, 2012 11:25 AM
To: Ed Carpenter
Subject: FW: What I can find in my files

Ed,

Here's the Public Works Director's thoughts. I will get you a letter out today. Thanks.

Jason A. Campbell
Deadwood City Attorney
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From: JR Raysor
Sent: Tuesday, February 28, 2012 11:13 AM
To: Jason Campbell
Subject: RE: What I can find in my files

My thoughts on the CM@R program is that it is the only way to go on a large ticket construction item IF the city knows what they would like to achieve with the project. It locks in a price that is doable and allows the city to rest assured that they will receive the product they are seeking. It follows a similar format to a design build project except that you know up front what your costs will be. By included a small percentage of the total project cost as a contingency fee it allows for some changes to scope without exceeding the city budget. Only change orders initiated by the city are covered out of that account.

My experience with the Rec Center was that we knew going in what the deliverables were. The process was smooth, it was fast (three months from the interview we were under construction) and it was worry free. Any constructability problems that were discovered after construction was initiated were not billable to the city. I also believe it holds the contractor to a higher level of accountability which makes the selection process that much more critical. You need to select a competent and reliable contractor and designer for the project to succeed and meet your highest expectations.

Jim J.R. Raysor
Public Works Director

City of Deadwood SD
(605) 578-3082 (O) 920-0010 (C)

Yesterday is history and tomorrow is a mystery.
Today is a gift, that is why they call it the "present"!

From: Jason Campbell
Sent: Tuesday, February 28, 2012 10:57 AM
To: JR Raysor
Subject: RE: What I can find in my files

Thanks. Second thing, could you email back to me your thoughts and experience with using the CM@R process? Thanks!

From: JR Raysor
Sent: Tuesday, February 28, 2012 10:16 AM
To: Jason Campbell
Subject: What I can find in my files

Don't know if this is much help but it's all I have.....

Jim JR Raysor

Public Works Director
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