

October 15, 2019

Disadvantages of CMR include:

- Requires multiple bids from subcontractors for all the major disciplines/trades.
- Changes late in the process are difficult and expensive.
- Requires an open-book policy from construction manager so the City can see line items for overhead costs, markups, and various contingencies, architectural design team may not take input from construction manager if brought in during later planning or pre-construction stages.
- Limited pool of qualified construction managers.
- QA/QC largely in contractor's hands.
- Designer tends to be advocate of construction manager not the City.

Conclusion

Each construction method has its own advantages and disadvantages. The reason to choose a construction method is based on the project needs and how soon you want the project to be completed. Design-Build costs are usually 4.5% less than Construction Management at Risk and 6% less than Design-Bid-Build. The largest barrier for the City will be finding firms that provide Design-Build or Construction Management at Risk services. There are not many firms in our area that provide these services. Also, when you use a method other than Design-Bid-Build the advocacy of the engineering firm (design and inspection) moves from the City to the project manager.]

No action was taken by Council following the presentation.

- A Board appointment and announcements were the last items on the agenda.

A motion was made by Councilman Reynolds, seconded by Councilman Jones to appoint Laykin Sperl, an officer of the High School Student Council, to serve as the high school representative on the Police Advisory Board through the school academic year.

Roll call vote with the following results:

Voting Aye: Mischnick, Jones, Reynolds, Bentley.

Voting Nay: None.

Motion carried.

Currently there remains vacancies on the Board of Adjustment, Economic Development Plan Citizen Advisory Board, youth representatives on the Library Board, the Museum Board, the Park and Tree Board and the alternate position on the Planning Commission. Anyone interested in serving on these Boards should contact the City Clerk's Office. Information on all of the City Boards is also available on our web site, www.cityofalliance.net.

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There being no further business before Council, Vice Mayor Mischnick adjourned the meeting at 8:53 p.m.



Brian Mischnick, Vice Mayor

(SEAL)



Linda S. Jines, City Clerk

Complete minutes of the Alliance City Council may be viewed by the public during regular work hours at the City Clerk's Office, 324 Laramie Avenue, Alliance, Nebraska.