



MEMORANDUM

To: Rob Hernandez, City Manager
From: Marty Johnston, Chief Operating Officer *MJ*
Date: October 5, 2018
Subject: Cultural Arts Center

Rob, yesterday we had our biweekly meeting for Cultural Arts and I wanted to give you the latest update. We are progressing nicely toward our December substantial completion deadline. We have had a few minor delays but nothing that affects our calendar. For example, we had special order glass coming from North Carolina and delivery was delayed due to Hurricane Florence and subsequent flooding. Our only concern is getting the wood flooring into the theater in time for it to “acclimate” before installing the seats.

Also attached is the documentation of weather related delays. As noted, we have missed at total of 112 days due to extreme weather.

We have made adjusted to the schedule and are still projecting making our December deadline. Below, please find our current schedule.

January, 2016	Guaranteed Maximum Price agreed
February, 2016	Permitting began
March 29, 2016	Underground gas storage removed
April-October, 2016	Utilities adjusted on site
October 31, 2016	Start date
November, 2018	Move equipment from the current Cultural Arts Center
December, 2018	Substantial completion

Please let me know if you have any questions or concerns. I will be happy to provide tours to any of the Aldermen who would like to come and see the progress.

Month	Day	Event	Impact	Total Days	Status	Recorded Precip.
December	5	1"	Y	1		1.36
	6	2"	Y	1		1.98
	14	1/2" Rain, Pit Closed	Y	1		0.25
	26-30	Discovered Abandoned Fuel Tank on Site	Y	5		0.15
January	3	3/4" rain overnight til 11am	Y	1		0.35
	7	1" of rain	Y	1		0.98
	23	6" Rain over weekend	Y	1		5.73
February	26	Light rain	Y	1		0.01
	8	1/2" rain overnight	Y	1		0.1
March	22	1 1/2" rain	Y	1		2.08
	2	1/4" rain overnight	Y	1		0.1
	13	3/4" rain at 3:30 pm	Y	1		0.16
April	14	1/2" rain overnight	Y	1		0.1
	3	Thunderstorm at 3:45 pm	Y	1		0.49
	4	1 1/4" rain overnight	Y	1		1.15
May	6	2" rain overnight	Y	1		1.2
	1	1/4" rain at 9:00 am	Y	1		0.38
	2	1/2" rain overnight	Y	1		0.2
	5	1/2" rain overnight	Y	1		0.15
	15	1 1/2" rain over the weekend	Y	1		1.44
	16	1/2" rain overnight, Thunderstorms -Day	Y	1		0.34
	22	7"	Y	1		6.61
	23	1"	Y	1		1.31
	24	1" rain overnight	Y	1		0.44
	25	1" rain overnight	Y	1		0.2
June	31	Light rain at 1:42 pm	Y	1		0.13
	2	Light rain at 11:30 am - 1:00 pm	Y	1		0.04
	6	1/4" rain overnight	Y	1		0.09
	7	1/2" rain during day	Y	1		0.38
	8	Light rain in am with 3/4" overnight	Y	1		0.03
	20	3/4" rain today	Y	1		0.54
	22	Thunderstorm at 2:05 pm	Y	1		0
	26	1/2" rain over weekend	Y	1		0.38
	27	1/2" rain during day / thunderstorm	Y	1		0.1
	30	2" rain at 3:30 pm	Y	1		4"
July	2	1"	N	0		0.61
	3	3" rain over weekend	Y	1		0.12
	4	1/2" rain	Y	1		0
	6	1/2" rain overnight	Y	1		1.37
	7	1/4" rain overnight	Y	1		0.9
	10	1/2" rain over weekend	Y	1		0.03
	17	thunderstorms 2" rain	Y	1		0.98
	18	1/2" rain overnight	Y	1		0.01
	20	Thunderstorms	Y	1		0.01
	25	Thunderstorms at 3:25 pm 1/2" Rain	Y	1		0.33
	26	1" this morning	Y	1		0.17
	27	Rained at 11: 30 am, 1/2" rain	Y	1		0.67
	August	4	Rain all day.	Y	1	
9		Rained, job site shut down. 2"	Y	1		2"
10		Rained, left early.	Y	1		0
14		Rained at 1:00 pm	Y	1		0.01
22		Lighting stopped mason and steel	Y	1		0.04
26		1"	Y	1		0.89
September	5	Could not get CMU materials due to impending hurricane.	Y	1		0.03
	6	Could not get CMU materials due to impending hurricane.	Y	1		0.01
	7	Job Site Closed	Y	1		0
	8	Job Site Closed	Y	1		0
	11	Job Site Closed Rain 5"	Y	1		4.74

	12	Job Site Closed	Y	1		0
	13	Clean Up. Could not get CMU materials.	Y	1		0
October	23	Rain all day.	Y	1		0.56
November	23	1/2"	Y	1		0.51
December	4	Rain 1/2"	Y	1		0
	5	Rain 3/4"	Y	1		0
	7	Rain 3/4"	Y	1		0.79
	8	Rain 1 1/2"	Y	1		0.8
	27	Rain 1/4"	Y	1		0.02
	28	Rain 1/4"	Y	1		0.03
January	3	Snow	Y	1		0.23
	4	Snow	Y	1		0.28
	5	Snow	Y	1		0
February	4	1"	Y	1		0.73
	9	1"	Y	1		0.77
March	30	Rain 1/2"	Y	1		0.29
April	23	Rain 1"	Y	1		3"
May	14	Rain 1" Prevented Roofing	Y	1		0.02
	15	Rain 1 1/4" Prevented Roofing	Y	1		0.45
	16	Rain 1 1/8" Prevented Roofing	Y	1		0.53
	17	Rain 1/2" Prevented Roofing	Y	1		0.13
	18	Rain 3/4" Prevented Roofing	Y	1		0.12
	21	Rain 1/2" Prevented Roofing	Y	1		0
	22	Rain 1/2" Prevented Roofing	Y	1		0.72
	23	Earlier Rain - Roof requires 24 hr dry period	Y	1		0
	24	Rain 1" Prevented Roofing	Y	1		2"
	25	Rain 1/4" Prevented Roofing	Y	1		0.01
	27	Rain 2 1/2" - Prevented Roofing	Y	1		0.96
	30	Rain 1/2" - Prevented Roofing	Y	1		1.15
June	8	Rain 2"	Y	1		0.09
	13	Rain 1/2"	Y	1		0.23
	20	Rain 1/2"	Y	1		0
	21	Rain 1/2"	Y	1		0
	27	Rain 1"	Y	1		0.02
	30	Rain 1/2" - Lightning	Y	1		0
July	13	Rain 1/4"	Y	1		0.14
	16	Rain 1"	Y	1		1.5
	17	Rain 1/2"	Y	1		0.05
	18	Rain 1 1/2"	Y	1		0.02
	19	Rain 1"	Y	1		1
	24	Rain 1"	Y	1		1.04
August	7	Rain 1"	Y	1		0.83
	19	Rain 1"	N	0		1.16
September	12	Partial Demobilization by Out of Town Subs Due to Florence	Y	1		
	13	Partial Demobilization by Out of Town Subs Due to Florence	Y	1		
	14	Partial Demobilization by Out of Town Subs Due to Florence	Y	1		
	15	No Saturday work Due to Hurricane Florence.	Y	1		
	17-21	Glass Delivery Delayed 1 week due to delivering out of NC. Storefront contractor did not return this week due to traveling from NC.	Y	5		
		Total:		112	Days	