

24.10.01

From: [Hsieh, Elise M \(EVOSTC\)](#)
To: [Womac, Cherri G \(EVOSTC\)](#)
Subject: Fwd: Cordova Center
Date: Monday, December 31, 2012 2:33:50 PM
Attachments: [12.26.12 ltr mayor to TC.doc](#)
[ATT00001.htm](#)
[EVOS Grant Agreement with scope of work.pdf](#)
[ATT00002.htm](#)
[EVOS Trustee Council Res.PDF](#)
[ATT00003.htm](#)
[Exterior Detail pic page.pdf](#)
[ATT00004.htm](#)
[Interior pic page.pdf](#)
[ATT00005.htm](#)

Begin forwarded message:

From: "Cathy Sherman" <ACM@cityofcordova.net>
To: "Hsieh, Elise M (EVOSTC)" <elise.hsieh@alaska.gov>
Subject: FW: Cordova Center

Elise,

Hello and Happy New Year! I hope you have been enjoying a relaxing holiday with your family. We have our grandkids with us so our home has been lovely and lively!

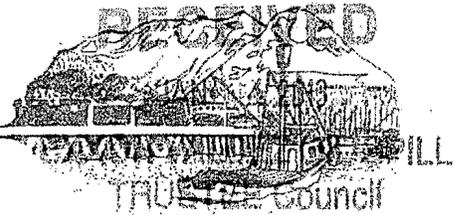
Attached is a preview of what is heading your way via the mail. The letter from the Mayor in the hard copy version is signed. In your packet I have also included a current project budget and a draft phase II budget. Hopefully you will receive these in the next day or so.

I also mailed full signed versions to the Trustees. Please feel free to contact me with regard to these documents and if you need additional information.

Cheers,

Cathy Sherman
Acting City Manager
City of Cordova

CITY OF CORDOVA



Exxon Valdez Oil Spill Trustee Council
4210 University Drive
Anchorage, AK 99508-4626

December 26, 2012

Re: The Cordova Center

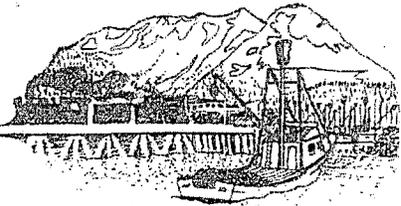
Exxon Valdez Oil Spill Trustees:

It is a well-known fact that in the aftermath of the Exxon Valdez oil spill, Cordova suffered greatly. Beyond the immeasurable damage caused to the environment, the spill had a devastating impact on the people of our community. No one will forget the images of oil drenched seabirds and black beaches splashed across television screens in the spring of 1989. But what most people did not see, and what most don't fully comprehend, is the magnitude of human devastation that followed. Cordova's local economy plummeted after salmon and herring stocks fell and we watched helplessly as multi-generation fishing families were left with no choice but to sell out of the industry. Other than the \$2.5 million punitive damages award, which impacted only a few in the community, Cordova received zero compensation for economic loss from the oil spill.

Cordova has always been in dire need of a place for the community to meet, grow, and prosper. Community leaders felt this need grow exponentially in the years that followed the Exxon spill. In 2000, Cordova began the early planning stages for the Cordova Center, which included numerous meetings involving the entire community. Grants from a variety of agencies and foundations contributed to the initial development. The Exxon Valdez Oil Spill Trustee Council was first approached for support of the Cordova Center in 2003. Five years later in 2008, the Trustee Council came to Cordova to hold a public meeting on the matter. Over the course of six hours in a packed gymnasium with standing room only the Council heard public testimony demonstrating the community's strong and unanimous support for the Cordova Center. At that time, the engineers estimate to complete the facility was just over \$18 million. The Trustee Council voted to fund the Cordova Center with \$7 million, or one third of the total cost, which ever was the lesser amount.

Following the Council's vote of support, the city believed that the funding for the project would be available within months. It was not. The city immediately began applying for additional support for the project through grants. When the city started the project in August of 2010, the funds promised by the Trustee Council still had not been released. Several grants obtained by the city were due to "time out" if construction did not begin. The Trustee Council was made aware of those deadlines nearly two years prior in 2008. Because the funding was not released in time, the cost estimate had increased to almost \$24 million by the time construction began. If

CITY OF CORDOVA



the funding promised by the Council had been available in 2008, within a reasonable time after the Council's vote to provide the set amount, we could have broken ground and taken advantage of a slow economy and the low cost of steel at that time. By 2010, the economy was improving and construction costs had rebounded. As a direct result, we have faced massive cost increases in our effort to provide Cordova with the Cordova Center.

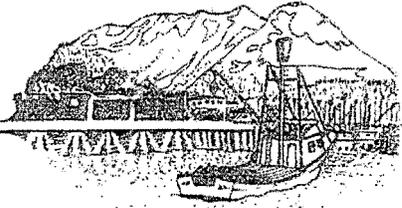
Since 2008, the city has continued to work with the administrators at the Trustee Council in an attempt to make the promised funds available for use. After years of correspondence and endless paper trails of requests for additional information from the Council we continued to see additional delays in receiving the funds. In early 2011, the city was able to read the Council's final grant language. In studying the terms of the grant it was realized that they would preclude the city from access to significant amounts of the grant due to certain restrictions applying to qualifying dates for reimbursement. There are significant issues with cash flow in this project, since the administrators terms would only reimburse one third of the invoices. Furthermore, the city was forced to take out a line of credit at a local bank to pay bills while waiting for reimbursements from the grant, which continues to increase overall facility costs. At this time, 50 % of the Cordova Center's construction has been finished and the rest is underway or scheduled to begin. Our only roadblock at this time is the lack of fluid cash flow, especially with regard to reimbursements from the grant. Providing Cordova with the Cordova Center continues to be our top priority. We remain committed to the successful completion of this effort and are hopeful that the Trustee Council will understand our circumstance and desire for modifications at this time.

As you are aware, the Trustee Council's allocated support for this project is one of the largest portions of funding we have. Delays in providing funding have greatly increased the cost of completion and strained planning efforts and overall productivity. The following modifications requested would alter the grant language to alleviate some of these issues.

At this time, the City of Cordova respectfully requests three actions from the Trustee council:

1. The Trustee Council modify the grant to allow administrators to pay 100% of receipts up to the limit of the grant award. This will eliminate the cash flow problem and reduce unnecessary interest charges.
2. The Trustee Council waive the "qualifying dates" and recognize the full cost of the project. Not doing so in effect insures that the lesser amount will be less than 1/3 the total cost.

CITY OF CORDOVA



3. The Trustee Council increase the grant amount by \$1.3 million, which will be in keeping with one third of the total cost. The delays in the start of construction while waiting for the Trustee Council administrators releasing of funds was the causal result of the increase in estimated completion cost in 2010. It is now 2013 and the final completion cost is anticipated to be higher than estimated in 2010.

The City of Cordova has always been and continues to be sincerely grateful to the Trustee Council for its support of our Cordova Center. We take great pride in our partnership and look forward to hosting scientific seminars, meetings, and other important events in the building in the future upon completion. We humbly request your understanding and an increase in assistance so that we might complete the Cordova Center and provide a space for meaningful dialogue, continued healing and support, and right action.

Sincerely,



Jim Kallander
Mayor of Cordova

Enclosures



DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
 DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

RECEIVED

EVOS

DEC 19 2011

Grant Agreement

Grant Agreement Number 11-EV-001		Amount of State Funds \$7,000,000.00	
Collocation Code(s)	Encumbrance Number/AR/Lapse Date / 8498 / 06/30/2015	Project Title Cordova Center Project - EVOS	
Grantee		Department Contact Person	
Name City of Cordova		Name Robin Park	
Street/PO Box P.O. Box 1210		Title Grants Administrator II	
City/State/Zip Cordova AK 99574		Street/PO Box P.O. Box 110809	
Contact Person Cindy Appelton, Grant Administrator		City/State/Zip Juneau, AK 99811-0809	
Phone 907-424-6200	Fax 907-424-3117	Phone 907-465-4731	Fax 907-465-5867

AGREEMENT

The Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs (hereinafter 'Department') and City of Cordova (hereinafter 'Grantee') agree as set forth herein.

Section I. The Department shall pay the Grantee for the performance of the project work under the terms outlined in this agreement. The amount of the payment is based upon project expenses incurred, which are authorized under this Agreement. In no event shall the payment exceed **\$7,000,000.00** plus earned interest.

Section II. The Grantee shall perform all of the work required by this Agreement.

Section III. The work to be performed under this agreement begins 12/14/2010 and shall be completed no later than 12/13/2015.

Section IV. The agreement consists of this page and the following:

ATTACHMENTS

- Attachment A: Scope of Work
1. Project Description
 2. Project Budget
 3. Project Narrative
 4. Project Management/Reporting
 5. Forms Packet
- Attachment B: Payment Method
 Attachment C: Standard Provisions

APPENDICES

- Appendix A: Audit Regulations
 Appendix B: Audit Compliance Supplement
 Appendix B2: Insurance
 Appendix C: State Laws and Regulations.
 Appendix D: Special Requirements and Assurances for Federally Funded Projects (if applicable)
 Appendix E: Site Control
 Appendix F: State Fire Marshal Review

AMENDMENTS: Any fully executed amendments to this Agreement

Grantee		Department	
Signature	<i>Cathy R. Shuman acting</i>	Signature	<i>Debi Kuse</i>
Printed Name and Title	<i>Mark Lynch, City Manager</i>	Printed Name and Title	<i>Debi Kuse Jolene Julian, Grants Administrator III</i>
Date	<i>December 14, 2011</i>	Date	<i>12-28-11</i>

Reviewed by: _____

Attachment A Scope of Work

1. Project Description

The purpose of this grant [pursuant to the provisions of AS 37.05.315] in the amount of the lesser of one-third of the cost of construction or \$7,000,000.00, plus interest, is to provide funding to the City of Cordova towards the construction of the Cordova Center for Exxon Valdez Oil Spill (EVOS) related functions. The funding source for this project is the EVOS Trustee Council (Trustee Council). As a critical part of the legacy of the EVOS, a need exists for a facility that serves several important EVOS administrative functions as the office in Anchorage is phased out. This funding will provide for the following in the multi-use facility "Cordova Center" as it is constructed: a conference center (including multimedia capabilities) for EVOS related meetings, workshops, and scientific conferences; a public education facility, including a museum and library to contain material and permanent exhibits about EVOS and its impacts to resources and services as well as their recovery and status; and an information center that will provide information about the past and ongoing restoration work conducted by the Trustee Council.

The total square footage of the Cordova Center is 34,858. It has been calculated that approximately 25,849 square feet of the Cordova Center will be used at least a portion of the time for EVOS-related activities. The EVOS Council originally authorized funding in May of 2008 for this project with the intention to fund one third of the total project. Ground breaking took place in the summer of 2010 and a resolution approving conditions for the project funding was approved November 3, 2010. It has been determined that expenditures incurred prior to the start date of this grant agreement may be considered for reimbursement. Expenditures will be reviewed by a designated EVOS Council Member or the Executive Director of the Trustee Council prior to being sent to DCCED for reimbursement. Approval by the EVOS Council or the Executive Director will insure that the condition set forth in #4 of the following conditions has been met.

In return for these funds, Grantor agrees to comply, in building the Cordova Center and in its subsequent operation for the life of the facility or until otherwise agreed by the Trustee Council, with the following conditions that were included in Resolution 11-02 of the Exxon Valdez Oil Spill Trustee Council regarding the Cordova Community Center November 03, 2010:

1. A portion of the facility shall be used as described in the October 2010 Cordova Center proposal, to provide administrative support for the *Exxon Valdez* oil spill Trustee Council ("Trustee Council") restoration program, including educating the public and building scientific knowledge relating to the impacts of the 1989 *Exxon Valdez* Oil Spill ("EVOS") and restoration of those impacts and further restoration goals.
2. The City of Cordova will provide, before any expenditures from the EVOS Restoration Fund, documentation demonstrating to the satisfaction of the Alaska Department of Law and National Oceanic and Atmospheric Administration that the city has firm commitments for the funding of all anticipated costs of construction of the Cordova Center, and that the Cordova Center will be used for the EVOS-related purposes as described in the October 2010 proposal.

3. The City will provide a written commitment that it will fund all operation and maintenance costs of the Cordova Center and not request those funds from the Trustee Council; the City will be responsible for all ongoing costs after construction.
4. The Trustee Council will fund the expenditure of up to \$7,000,000 (plus interest earned on that amount after January 4, 2011) or one-third of the cost of construction of the Cordova Center, whichever is less. Funds will be distributed on a quarterly basis to pay for not more than one-third of the billings for the construction phase of the project.
5. The City will provide meeting space for Trustee Council-related meetings and workshops (including Trustee Council meetings, meetings of researchers conducting EVOS-related work, and Public Advisory Committee meetings) free of any facility charges for the life of the facility (estimated at 50+ years). The Conference Center will include a main auditorium and theater with a capacity of 220 people each, a multipurpose community room, and a small meeting room.
6. In the Museum component of the Cordova Center, 3,450 square feet of the total 5,925 square feet will be dedicated to EVOS-related exhibits and interpretive displays for the life of the facility unless otherwise approved by the Trustee Council. The Museum will include both a permanent EVOS display as well as a temporary gallery for traveling and temporary exhibits on EVOS.
7. The Museum includes the Science Discovery and Education Room (850 square feet), 100% of which is devoted to EVOS-related activities for the life of the facility, including the Science Discovery Program and various marine science educational programs unless otherwise approved by the Trustee Council. The Science Discovery and Education Room will include a lab equipped with wet and dry sinks and storage for scientific equipment.
8. The Library in the Cordova Center will contain 3,450 square feet (out of a total of 5,652 square feet) of EVOS materials for the life of the facility unless otherwise approved by the Trustee Council. Subject to the agreed space limitations, the Library shall accept all EVOS-related documents approved for transfer to it by the Trustee Council. The Library will also serve as a resource for EVOS-related media inquiries, filmmakers, researchers, and authors.
9. All of the facilities and services described above will be provided to the Trustee Council or any successor organization free of any use or maintenance charges in consideration for the payments from the EVOS Restoration Fund towards the Cordova Center's construction costs.

This document is intended to satisfy the requirements of condition number 10 of Trustee Council Resolution 11-02, requiring that the foregoing conditions be made legally binding through a contract or other appropriate form of agreement.

An email is on file with the Department confirming concurrence from the Department of Law and National Oceanic Atmospheric Administration that the City of Cordova has demonstrated, as required by Resolution 11-02 of the *Exxon Valdez* Oil Spill Trustee Council, the City has firm commitments for the funding of all anticipated costs of construction of the Cordova Center.

No amendment or modification of this Grant Agreement may impair Grantee's agreement to comply with the conditions set forth in Resolution 11-02 of the Trustee Council regarding the Cordova Community Center November 3, 2010.

No officer or employee of the United States, or family member of that officer or employee, shall have any personal or pecuniary gain or interest, direct or indirect, in any contract, subcontract, or the proceeds thereof, for work performed in connection with the project. For purposes of this requirement "family member" is defined to include spouse and minor children.

To the extent that provisions in this Scope of Work conflict with any other provision in this agreement or its attachments or appendices, the statements in this Scope of Work control.

2. Project Budget

Cost Category	Grant Funds	Total Project Cost
Construction	\$6,950,000.00	\$6,950,000.00
Administration Funds	\$50,000.00	\$50,000.00
Total	\$7,000,000.00	\$7,000,000.00

3. Budget Narrative

The Grant Funds identified above will be used to complete the project described in the above Project Description. The Total Project Cost shall not be increased. Administration Funds will be limited to a maximum of one percent of the total project cost; approval of the Trustee Council is required to increase administrative funding above one percent.

4. Project Management/Reporting

This project will be managed by the Grantee.

Signatory authority for execution of the Grant Agreement and subsequent amendments is granted to the Mayor. The Mayor may delegate signatory authority for executing the Grant Agreement and amendments to others within the City government via the Signatory Authority Form. The Mayor may also designate financial and progress reporting authority via the Signatory Authority Form. Such delegation is limited to others within the City government, unless otherwise approved by the Department.

The Grantee must establish and maintain separate accounting for the use of this Grant. The use of Grant funds in any manner contrary to the terms and conditions of this Grant Agreement may result in the subsequent revocation of the grant and any balance of funds under the grant. It may also result in

the Grantee being required to return such amounts to the State for redeposit into the Exxon Valdez Oil Spill Restoration Trust Fund or an associated subaccount of the GeFONSI account established by the Alaska Department of Fish and Game.

- * The Grantee must furnish Certificates of Insurance as set forth in Article 1 of Appendix B2 prior to receipt of any grant funds.

The Grantee shall submit a Designated Legislative Grant Financial/Progress Report Form (see attached) quarterly during the life of the Grant Agreement. Grant Financial/Progress Report Forms are due fifteen (15) days after the end of the quarter being reported. The report period is the first day of the first month through the last day of the third month of the quarter. The final Financial/Progress Reports must be submitted within thirty (30) days following completion of the project. Under no circumstances will the Department release funds to the Grantee unless all required reporting is current.

5. Grant Forms Packet

The following page, which includes the Designated Legislative Grant Financial/Progress Report Form, is to be used by the Grantee for quarterly reporting. Additional copies of this form are available from the Department, electronically or in hard copy.

**RESOLUTION 11-02 OF THE EXXON VALDEZ OIL SPILL TRUSTEE COUNCIL
REGARDING THE CORDOVA COMMUNITY CENTER**

We, the undersigned, duly authorized members of the *Exxon Valdez* Oil Spill Trustee Council do hereby certify that, in accordance with the Memorandum of Agreement and Consent Decree entered as settlement of United States of America v. State of Alaska, No. A91-081 Civil, U.S. District Court for the District of Alaska, and after public meetings, unanimous agreement has been reached to expend funds received in settlement of State of Alaska v. Exxon Corporation, et al., No. A91-083 CIV, and United States of America v. Exxon Corporation, et al., No. A91-082 CIV, U.S. District Court for the District of Alaska, for necessary Natural Resource Damage Assessment and Restoration activities for fiscal year 2011 in the amount of \$7,000,000 (plus interest earned on that amount after it is made available to the State) or one-third the cost of construction of the Cordova Center, whichever is less. In addition, unanimous agreement has been reached to expend funds to the appropriate state agency for management of the Cordova Center project in the amount of \$8,393. All funds are designated to the State of Alaska, and are to be distributed as follows:

Alaska Department of Fish & Game	\$7,008,393
Total State of Alaska	\$7,008,393
TOTAL APPROVED	\$7,008,393

Funds shall be spent in accordance with the following conditions:

1. A portion of the facility shall be used as described in the October 2010 Cordova Center proposal, to provide administrative support for the *Exxon Valdez* oil spill Trustee Council ("Trustee Council") restoration program, including educating the public and building scientific knowledge relating to the impacts of the 1989 *Exxon Valdez* Oil Spill ("EVOS") and restoration of those impacts and further restoration goals.
2. The City of Cordova will provide, before any expenditure from the EVOS Restoration Fund, documentation demonstrating to the satisfaction of the Alaska Department of Law and National Oceanic and Atmospheric Administration that the city has firm commitments for the funding of all the anticipated costs of construction of the

Cordova Center, and that the Cordova Center will be used for the EVOS-related purposes as described in the October 2010 proposal.

3. The City will provide a written commitment that it will fund all operation and maintenance costs of the Cordova Center and not request those funds from the Trustee Council; the City will be responsible for all ongoing costs after construction.

4. The Trustee Council will fund the expenditure of up to \$7,000,000 (plus interest earned on that amount after it is made available to the State) or one-third of the cost of construction of the Cordova Center, whichever is less. Funds will be distributed on a quarterly basis to pay for not more than one-third of the billings for the construction phase of the project.

5. The City will provide meeting space for Trustee Council-related meetings and workshops (including Trustee Council meetings, meetings of researchers conducting EVOS-related work, and Public Advisory Committee meetings) free of any facility charges for the life of the facility (estimated at 50+ years). The Conference Center will include a main auditorium and theater with a capacity of 220 people each, a multipurpose community room, and a small meeting room.

6. In the Museum component of the Cordova Center, 3,450 square feet of the total 5,925 square feet will be dedicated to EVOS-related exhibits and interpretive displays for the life of the facility unless otherwise approved by the Trustee Council. The Museum will include both a permanent EVOS display as well as a temporary gallery for traveling and temporary exhibits on EVOS.

7. The Museum includes the Science Discovery and Education Room (850 square feet), 100% of which is devoted to EVOS-related activities for the life of the facility, including the Science Discovery Program and various marine science educational programs unless otherwise approved by the Trustee Council. The Science Discovery and Education Room will include a lab equipped with wet and dry sinks and storage for scientific equipment.

8. The Library in the Cordova Center will contain 3,450 square feet (out of a total of 5,652 square feet) of EVOS materials for the life of the facility unless otherwise approved by the Trustee Council. Subject to the agreed space limitations, the Library shall accept all EVOS-related documents approved for transfer to it by the Trustee Council. The Library will also serve as a resource for EVOS-related media inquiries, filmmakers, researchers, and authors.

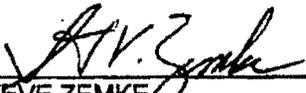
9. All of the facilities and services described above will be provided to the Trustee Council or any successor organization free of any use or maintenance charges in consideration for the payments from the EVOS Restoration Fund towards the Cordova Center's construction costs.

10. The foregoing conditions must be made legally binding through a contract or other appropriate form of agreement, reviewed and approved by the Alaska Department of Law.

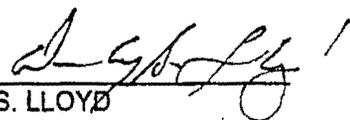
By unanimous consent, we hereby request the Alaska Department of Law and the Assistant Attorney General of the Environmental and Natural Resources Division of the United States Department of Justice to take such steps as may be necessary to make funds available in the amount of \$7,008,393 from the appropriate accounts as designated by the Executive Director.

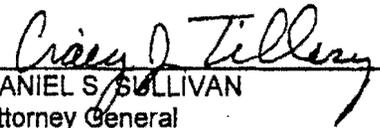
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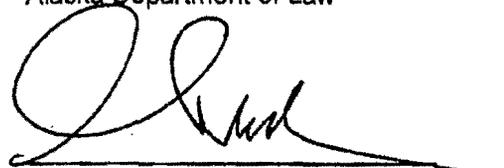
Approved by the Trustee Council at its meeting of November 3, 2010 held in Anchorage, Alaska, as affirmed by our signatures affixed below.


STEVE ZEMKE
Trustee Alternate
Chugach National Forest
U. S. Department of Agriculture


KIM ELTON
Senior Advisor to the Secretary
for Alaska Affairs
U.S. Department of the Interior


DENBY S. LLOYD
Commissioner
Alaska Department of Fish and Game


for DANIEL S. SULLIVAN
Attorney General
Alaska Department of Law


CRAIG R. O'CONNOR
Special Counsel
National Oceanic & Atmospheric
Administration
U.S. Department of Commerce


LARRY HARTIG
Commissioner
Alaska Department of Environmental
Conservation

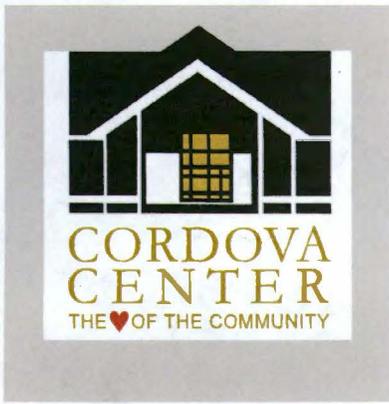
Cordova Center Total Project Budget

Income		Expenses: Prior Years 2002-2009
Economic Development Administration	\$ 200,000.00	\$ 200,000.00
Federal Financial Assistance Grant #02DG11100000215	\$ 300,000.00	\$ 300,000.00
Appropriations Bill FY03 S.2708 -Dept of Interior (411)	\$ 994,000.00	\$ 310,176.00
Appropriations Bill FY04 - Veterans Administration (412)	\$ 994,100.00	\$ -
State of Alaska - FY05 Appropriation	\$ 25,000.00	\$ 1,003.73
State of Alaska - FY06 Governor's Capital Project Budget Appropriation	\$ 1,000,000.00	\$ 4,276.25
City of Cordova	\$ 140,000.00	\$ 140,000.00
City of Cordova	\$ 85,000.00	\$ 85,000.00
City of Cordova	\$ 1,500,000.00	\$ -
Exxon Valdez Oil Spill Trustee Council	\$ 7,000,000.00	\$ -
State of Alaska - Designated Legislative Grant	\$ 1,000,000.00	\$ -
State of Alaska - SB119 Library Construction Grant	\$ 2,000,000.00	\$ -
State of Alaska - Grant - Capital Construction	\$ 2,500,000.00	\$ -
Local	\$ 23,109.00	\$ -
Secured to Date	\$ 17,761,209.00	\$ 1,040,455.98

Cordova Center Total Project Budget

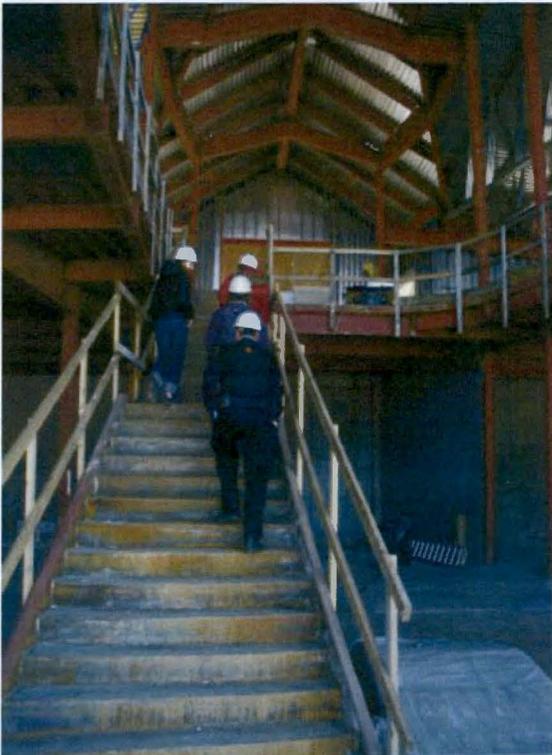
Expenses: 2010	Expenses: 2011	Expenses: 2012	Remaining	Total Project Costs to Date	
\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	
\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	
\$ 264,988.49	\$ 608,630.39	\$ 29,415.92	\$ (219,210.80)	\$ 1,213,210.80	
\$ 994,100.00	\$ -	\$ -	\$ -	\$ 994,100.00	
\$ 23,996.27	\$ -	\$ -	\$ -	\$ 25,000.00	
\$ 995,723.75	\$ -	\$ -	\$ -	\$ 1,000,000.00	
\$ -	\$ -	\$ -	\$ -	\$ 140,000.00	
\$ -	\$ -	\$ -	\$ -	\$ 85,000.00	
\$ 30,946.99	\$ 877,001.42	\$ 140,284.14	\$ 451,767.45	\$ 1,048,232.55	
\$ -	\$ -	\$ 1,911,956.60	\$ 5,088,043.40	\$ 1,911,956.60	
\$ 102,006.16	\$ 897,993.84	\$ -	\$ -	\$ 1,000,000.00	
\$ -	\$ 1,999,999.99	\$ -	\$ 0.01	\$ 1,999,999.99	
\$ -	\$ 2,499,999.99	\$ -	\$ 0.01	\$ 2,499,999.99	
\$ -	\$ -	\$ -	\$ 23,109.00	\$ -	
\$ 2,411,761.66	\$ 6,883,625.63	\$ 2,081,656.66	\$ 5,343,709.07	\$ 12,417,499.93	\$ 5,343,709.07

Budget - Phase 2	Estimate					
Construction Contract	\$7,778,486.00	(+/-)				
Construction Contingency	\$544,494.00	7% of Construction Cost				
Construction Administration	\$194,462.00	2.5% of Construction Cost (OAC Services, MRV Design Issues Only)				
Administration by City	\$150,000.00	2% Project Manager 26 weeks @\$3000, Project Manager Overhead (C				
	\$25,000.00	Inspections, Permits,				
	\$120,000.00	Legal				
	\$25,000.00	Capital Campaign - Grant writing, Travel Printing				
	\$50,000.00	Admin, Publicity, Celebration				
FF&E						
Library	\$200,000.00	Office Furniture, Book Stacks, Mobile Work Stations, Furniture, Book I				
City Hall	\$200,000.00	Desks, chairs, Bookcases, Tables/Chairs				
Education Room/Prjegy Room	\$150,000.00	Furnishings/AV Equipment				
Meeting/Conference Spaces	\$350,000.00	Tables, Chairs, Linens (Napkins, tablecloths), AV Equipment				
Theatre	\$750,000.00	AV Equipment, Specialty Lighting, Curtains, Rigging				
Kitchen/Catering	\$350,000.00	Cooking Utensils, Glassware, Dishes, Flatware, Equipment, Trays, Pitch				
Kitchen/Catering	\$75,000.00	Appliances/Equipment				
Exhibit Design and Installation	\$500,000.00	Museum exhibit/furniture inclusive				
1% for Art	\$250,000.00	1% of Total Project				
Landscaping	\$75,000.00	Upper and Lower Sites plus SW Stair				
Compactor Storage Museum	\$185,000.00	Compactor Storage Unit for Collections Storage				
Design	\$50,000.00	Upper and Lower Sites plus SW Stair				
Shell Testing and Slab Hydrionic As-Builts	\$17,850.00	Window depressurization water intrusion test = 6,900; Radiant Tube N				
	\$250,000.00	Generator				
	\$25,000.00	Fuel Tank(s)				
Overall Cost	\$12,315,292.00					



CORDOVA CENTER PROJECT

PROJECT STATUS 2012





**CORDOVA
CENTER**
THE ♥ OF THE COMMUNITY

2012
Progress
Report

CORDOVA CENTER PROJECT

PROJECT STATUS 2012



14. Interior Stairs/Upper

