

Date: April 25, 2006

Agenda Item No. 12(B)5

To: Honorable Chairman Joe A. Martinez and Members,
Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Performing Arts Center Progress Report

Schedule – The project is on target for its scheduled August 2006 occupancy certificate date. Using a cost comparison analysis, the project is approximately 95.67% complete through January 2006. Selective acceleration of specific trades is ongoing and continues to be very productive.

At the September 20, 2005 Board meeting, I reported that staff will be approving related expenses in order to avoid additional slippage to the project schedule and also provide the best opportunity to meet the occupancy date of August 4, 2006. As of February 28, 2006 staff has authorized ongoing Acceleration/Recovery Plan expenses in the amount of \$9.654 million. These expenses include general conditions, non-recoverable back charges, securing contracts that have not been purchased, revisions due to unforeseen condition, requests for additional compensation and selective subcontractor acceleration.

Specific challenges and successes for acceleration are:

- Majority of the lath and plaster ceilings on the second and box tier levels of the Ballet/Opera House have been completed as scheduled by our acceleration plan. Painting commenced on certain areas of the ceiling. With the completion of drywall and plaster at the intermediate and upper side lobby areas of both halls, the installation of wall fabric commenced. In the upper Audience Chamber seating area, painting of the floors commenced and is scheduled to be completed by the end of the week.
- Over 50% of the fixed theatre seating was delivered this week and installation is scheduled to commence next week. With continued acceleration measures, all of the fixed seating in the Ballet/Opera House is scheduled to be installed by the end of April. The Concert Hall's seating is scheduled to be completed a month later.
- The premium time that was authorized for the installation of the remaining mechanical ducts in the lobby areas has allowed for the completion of major ceiling areas and the installation of ceiling tile and light fixtures. 90% of this work has been completed with the remainder scheduled to be completed by early April.
- Terrazzo art work commenced as scheduled last month. 90% of the terrazzo has been installed, in the lobby of the Ballet/Opera House. Acceleration of this scope in the Concert Hall is also expected.

- The exterior envelope stone installation continues to be a challenge; however, the management team monitors this scope very closely. Additional crews have been brought on to ensure that the target completion date of this scope is achieved. There are 17 facades being worked on concurrently, with over 40 men in total. Completion date for the stone activity is scheduled for April/May of 2006.
- The selective acceleration process has enabled the installation of most of the glazing system. Glazing along the main entrance, plaza colonnade and intermediate levels is roughly 95% completed. According to the latest schedule, this scope should be completed by early March.
- Landscaping around the center is progressing as scheduled. Trees have been installed in the main plaza area, while the installation of brick pavers continues along the perimeter of both buildings. Acceleration of pavers is expected in the main plaza area once the art stone installation is completed. The reconstruction of N.E. 14th Street commenced the last week of February. Signalization work will be performed in a joint effort with the Miami-Dade Public Works Department. Work is expected to commence by the second week of March.
- Extensive coordination between the City of Miami, Florida Department of Transportation and the City of Miami CRA is underway for the "Super Block" scope of work. Construction of the various scopes of work has commenced.

Although daily workforce fluctuates, the count provided by the subcontractor's certified payroll and Forman's reports indicate between 550 to 580 workers are continuously utilized on site. The management team will continue to implement the selective acceleration process until the project completion date is achieved. This process has proven itself to be efficient and successful.

Construction Status

Sanford and Dolores Ziff Ballet/Opera House

Concrete installation for the Anna Murch Plaza fountain is nearing completion. The balance of the work will be installed by the first week of March. Once the concrete and stone work is completed, installation of the brick pavers in the Plaza of the Arts will commence. Pavers at the Box tier terrace are in progress and scheduled to be completed by early March.

Exterior Stone installation at the east facade ground level was completed this month. Other areas on the west and east facade are still in progress. Three facades of the Studio Theatre have also received granite stone.

Single ply roofing membrane installation is in progress at certain parts of the roof. Once the lightweight concrete is installed on the remainder of the roof areas, those areas will become available for the installation of the single ply. This activity will be ongoing through the month. The Rehearsal Room and Studio Theatre will receive the roof membrane by the end of the month.

Scaffolding in the Audience Chamber is scheduled to be dismantled late March. Plaster on the Orchestra and Box level ceilings are completed and are scheduled to be painted by the third week of March. Plaster installation at the main Audience Chamber walls is on-going and scheduled to be completed by mid-March.

Plaster veneer installation near the west lobby grand staircase has been completed. Drywall installation is on-going at the Orchestra level circulation corridors. The terrazzo artwork and installation of terrazzo in the lower lobby commenced this month and is expected to be completed by the end of March. Surface preparation for terrazzo on the ramp is ongoing and is expected to be completed concurrently with the lower lobby work.

The installation of carpet in the dressing rooms and performers lounge is scheduled to be completed this month. Earlier this month, the installation of vinyl tile commenced in the dressing room corridor and utility areas.

Installation of miscellaneous metals, mechanical, electrical, plumbing and fire protection rough-in is nearing completion, while the trim installation will be on-going until the project nears completion. MEP trim-out in the dressing room area, back of house and utility areas is in progress. Rigging installation at the main stage area is approximately 99% complete.

Wood flooring installation has been completed at the back and west side stages of the house. The Studio Theatre wood flooring was also completed this month. Structural support for the stage wagons is complete at the east side-stage area. The wood floor installation is in progress and is scheduled to be completed by late March.

Major activities scheduled for the month of March are: Continued exterior stone installation, continued plaster installation at the main auditorium walls, continued installation of drywall throughout the hall, continued wood flooring installation at the side-stage area, complete carpet installation in the dressing rooms, complete terrazzo floor installation at the main lobby, continued lightweight concrete installation at the main roofs, mechanical, electrical, plumbing and fire protection.

Carnival Concert Hall

Installation of the art wave stone has been completed. The water circulation and drainage system is on-going and the Palm trees along the fountain and building walkway have been installed.

The north and south/east facade ground floor stone installation is complete. Additional crews have been brought on to install stone at other critical facades. Majority of these facades are scheduled to be completed by the end of the month. Single ply roofing membrane is scheduled to begin by late March, while the lightweight concrete installation will commence by mid-March.

Plaster work at Audience Chamber is in progress. The final punch-out is in progress at the second tier, north area of the chamber's sloped ceiling and walls. All ceilings on the box tier level have received their final coat of plaster and are ready for punch-out. The Orchestra level plaster ceiling is scheduled to be completed by early March. The painting at the box tier ceilings also commenced and is scheduled to be completed by March.

Wood trim is in progress at the third tier lobby level. This work is scheduled to progress down to the other lobby areas. The preparation of lobby floors began this month in order to commence the installation of carpet. All glass railing panels are installed and the wood railing is scheduled to begin by mid-March.

Final painting has been completed from the ceiling to the second tier level. The remaining Box and Orchestra levels are scheduled to be completed by early April. The curtain wall installation at the stage entry lantern was completed last month. Drywall installation is nearing completion at the Box tier level while the Orchestra level is scheduled to be completed by early April. Framing and drywall installation within the south lantern is in progress and is scheduled to be completed by late March.

Installation of miscellaneous metals, mechanical, electrical, plumbing and fire protection rough-in is nearing completion, trim installation will be ongoing until the project nears completion. Electrical wiring for panels and outlets throughout Concert Hall is ongoing.

Millwork installation is in progress. The wood veneer installation on the outer band of the acoustical canopy is nearing completion. Wood floor installation at the main stage area is scheduled to complete by mid-March. Installation of wood on the Orchestra level floor commenced and is scheduled to be completed by early April.

Major activities scheduled for the month of March 2006 are: Continued exterior stone installation, continued wood floor installation, continued plaster installation at the Audience chamber walls, continued drywall installation at auxiliary spaces on the Orchestra level, continued installation of running wood trim, completion of the canopy installations and continued mechanical, electrical plumbing and fire protection.

Art Deco Tower

Installation of the storefront glass is in progress. Once complete, the building will be dried-in and ground level interior finishes will begin.

Art in Public Places (APP)

Anna Murch's wave panels at all four fountains are in place and have been grouted. Freeport Fountains is currently working on the installation of the weirs, valves and piping. Seat benches have arrived from Italy and are currently in storage at Titan's warehouse. Installation of the benches will commence after the installation of the plaza pavers is completed in June, 2006.

Status for the Robert Zakanitch organ scrim at the Concert Hall and curtain at the Ballet/Opera House is on schedule and has not changed since last reported. Fabrication will be taking place during the early part of 2006. After fabrication, Mr. Zakanitch will apply dyes by hand to give the panels and curtain more depth and vibrancy. Installations of the scrim and Ballet/Opera House curtain have been scheduled to take place the week of June 26, 2006.

Architectural Glass Art (AGA) has completed the installation of the Jose Bedia glass rails at both lobbies. The damaged panels were replaced February 23, 2006. The Jose Bedia terrazzo floor installation has commenced at the Ballet/Opera House site. Installation of the brass (Ballet/Opera House) divider strips is almost complete, most of the terrazzo has been poured and grinding in selected areas has begun. Work has begun at the Concert Hall with the preparation of the concrete

slab to insure proper bonding of the terrazzo topping. As with the Ballet/Opera House, cracks on the concrete floor of the Concert Hall will be prepared for the terrazzo installation with an anti-fracture membrane.

Site preparation has begun at Gary Moore's Pharaohs Dance Plaza. The planter and sculptural disc footings and substructures are complete. The rustic terrazzo samples were submitted and approved with the exception of one of the reds. Artistic Surfaces is working on the new color and will submit for approval February 23, 2006. The decorative glass panels at the sculptural disc are being worked on by Architectural Glass Art, the same company that manufactured the glass rails for Jose Bedia. The manufacturer of the art medallions is providing a ring that will be installed at the same time as the terrazzo, with the medallions to follow at a later date. According to PACB's schedule, the installation of the terrazzo work will begin March 9, 2006.

The Cundo Bermudez glass mosaic is 98% complete. Bisazza, the manufacturer for the Cundo Bermudez glass mosaic, has completed all but approximately 20 pieces. Bisazza will commemorate the completion of the project by having Mr. Bermudez lay the last pieces down on February 28, 2006. Bisazza has verified as-built conditions of the wall and metal frame provided by PACB and coordinated final installation methods and detailing with PCP Architects. PACB's schedule has been revised and installation of the mural, by Bisazza, will begin March 22, 2006.

Budget - Current Construction Budget

Original GMP	\$254,650,000.00
Change Orders (Adds) ⁽¹⁾	\$ 63,559,313.00
Change Order (Insurance Deduct)	(\$ 3,200,000.00)
Change Orders (Deduct or Direct Purchase) ⁽²⁾	(\$ 48,632,327.00)
Current value of the Construction Contract	\$266,376,986.00
Current value of the Total Construction (Includes Direct Purchases)	\$315,009,313.00

⁽¹⁾ Increased by executed Change Orders 76, 78-82 by \$4,027,318 for telecom, security, sound system upgrade, FDOT funded drainage well work, and NPS, State of Florida, and HUD grants

⁽²⁾ Increased by Change Order 77 by \$1,621,687 for various direct purchase materials

Since the last pay application (December '05), Work in Place increased in January by \$5.570 million.

Total Paid PACB through Jan. '06	\$249,276,598.00
Retainage Withheld	\$ 7,702,956.00
Work in Place including global settlement within the Construction Contract	\$256,979,554.00
Direct Material Purchases to Date	\$ 44,393,916.00
Total Construction Value to date (95.67%)	\$ 301,373,470.00

Community Small Business Enterprise (CSBE) Participation Status

Construction Manager (CM) has a 10% CSBE participation goal for the Construction Management portion the project. To date, CM has contracted with four CSBE firms for a total dollar value of \$6,107,620.44, or 11.01% of the stated goal.

CM also has a 19.11% CSBE participation goal for the construction portion of the project. Consequently, CM has entered into contracts with nineteen CSBE firms for a total amount of \$40,433,074.46 or 15.58% of the stated goal. As a result of approved change orders the CM is working with DBD to achieve the maximum participation goal. The CM and DBD will continue to meet and review all reasonable options available to achieve the maximum goal for the construction portion of the project.

Comprehensive Employment Strategy Agreement (CESA)

CM has exceeded its new hire goal of 200 with 342 new hires. Of these, thirty reside in Priority Zone 1; seventy-four in Priority Zone 2; one-hundred and sixty-nine in Priority Zone 3; and sixty-nine individuals reside in Priority Zone 4.

Workforce employed on site to date

The total number of individuals employed to date is **5120**, as reported by PACB. This includes administrative staff and represents an increase from last month.



Assistant County Manager