

Date: November 6, 2009

RCT

Agenda Item No. 8A

To: Honorable Javier D. Souto and Members
Recreation, Culture and Tourism Committee

From: George M. Burgess
County Manager

Subject: South Miami-Dade Cultural Arts Center
Status Report

The Department of Cultural Affairs has prepared this report to provide the Committee with a monthly update on the progress with constructing and opening the new South Miami-Dade Cultural Arts Center.

BACKGROUND

The South Miami-Dade Cultural Arts Center is located on S.W. 211 Street in Cutler Bay and is being developed to serve as a multidisciplinary arts center to showcase the performing arts. The design team includes an architectural and engineering team led by Arquitectonica International, Inc, theater consultant Fisher Dachs Associates, Inc., acoustical and sound and communications consultant Artec Consultants, Inc., and arts management consultant AMS Planning & Research Corp.

The Center's 966 seat state-of-the-art Theater Building includes a fly tower, orchestra pit, front of house spaces (box office, lobby, restrooms, concessions, etc.), back of house support spaces (dressing rooms, storage and work areas, administrative offices, etc.) and a multi-purpose rehearsal space. The separate Activities Building of the Center will house an informal performance space, and smaller multi-purpose spaces for lectures, classes, or community gatherings. The Center's two buildings will be joined by an outdoor promenade leading to a gently sloping lawn for outdoor concerts and festivals along the Black Creek Canal.

Through the Miami-Dade County's Art in Public Places Program, the Center will have major public art works created by Miami artist Robert Chambers. An innovative light piece will illuminate the translucent inner lobby wall with changing designs created by computer-programmed LED fixtures. In addition, the lobby will feature a number of marble sculptures also created by Robert Chambers.

A contract with The Tower Group, Inc. (TTG) for the construction of the South Miami-Dade Cultural Arts Center was approved in July 2005 and the Department of Cultural Affairs issued the Notice to Proceed to the Contractor on December 29, 2005. The Department is managing the construction of the Center and will operate the facilities upon completion.

CONSTRUCTION

Remedial work for the main building envelope items is currently in various stages for each the three systems rejected by the Department.

Curtain Wall: The curtain wall shop drawings have been reviewed by the Architect/Engineer (A/E) team, drawings have been submitted to the Building Department and a permit has been issued. The curtain wall is currently being produced and IBA Consultants, the specialty inspection firm, will be performing site visits to the shop for inspection and testing. This work does not include shop drawings, permitting, or fabrication of the ticket booth system or the punch windows throughout the project, which are currently in the shop drawing review process. According to TTG, installation of the new curtain wall system may begin once the metal panel testing is completed and any additional steel that may be required is installed and the fire proofing of the curtain wall connections is completed.

Metal Panels: Seven mock-ups have been constructed to replicate the specific project conditions installed at the Center. Product testing on the mock-ups began on September 8, 2009 at Farabaugh Laboratories, a Miami-Dade certified testing lab located in Pittsburgh, PA. Testing is being witnessed by

IBA Consultants and is anticipated to continue for approximately three weeks, depending on the success rate of the testing performed. An additional two weeks is anticipated for the formal results to be documented and certified by the lab engineer once the testing is completed. With the results of the testing, a determination can be made regarding the extent of and methods for the repair and/or replacement of metal panels installed at the Center.

Stucco: TTG has hired a new stucco subcontractor, Schear Corporation, which has provided its product submittal for A/E review and has begun to erect scaffolding in preparation of commencing the installation of the Exterior Insulation and Finish System (EIFS) proposed by the Contractor. All the stucco at the Activities Building had previously been removed. A representative from Schear and a representative from IBA Consultants are performing sounding tests on the Theater Building stucco to identify areas of delamination. The stucco at the marked areas will be removed and a mortar product will be applied as a repair procedure before installing the EIFS over the existing stucco.

Other Work in Progress: Framing for the Panelite system, which will receive the lighting fixtures for Robert Chambers' Art in Public Places installation, is being installed at the lobby.

CONSTRUCTION SCHEDULE

TTG's August 2009 schedule update maintains the forecasted substantial completion date of January 17, 2011 projected in the prior month's schedule update. This date is 999 calendar days beyond the current contractual substantial completion date of April 23, 2008. The Department continues to assess delay damages each month against the 10% retainage being held for the project. Over \$2 million has been assessed up to the end of August 2009.

CONSTRUCTION BUDGET/PROPOSED CHANGE ORDERS/CONTRACT TIME EXTENSIONS

To date, approximately \$29.2 million has been paid from the overall \$38.0 million construction contract amount, which includes deduct change orders issued to date for materials and equipment purchased through the Direct Purchase Program (i.e., sales tax savings program). Retainage currently totals approximately \$3.2 million, leaving an approximately \$5.6 million balance to finish. TTG completed the submittal for the April 2009 payment application in August 2009. The application was processed by the Department and payment has been issued. TTG has not submitted payment applications for May, June, July, or August 2009.

The Department has issued over \$2 million in Work Orders from the \$3.7 million owner-controlled contingency account. The Department and A/E team continues to review Proposed Change Orders (PCOs) submitted by TTG. The Department has made comments and requested further substantiation for two PCOs totaling over \$400,000 that requested a refund of cost savings proposed by TTG during the bid negotiation and accepted by the Department as a condition of contract award.

OPERATIONS

The Department's grant proposal to the Southern Arts Federation for the Center is the only one in the state of Florida to be selected for the prestigious Dance Touring Initiative. Presented by the Southern Arts Federation, in partnership with the National Endowment for the Arts, this Initiative provides funding to the Center for presenting modern dance and/or contemporary ballet along with intensive professional development and training for Center staff. Through this initiative, the Center, along with its partners in Kentucky, Mississippi, North Carolina, South Carolina and Tennessee, will engage two dance companies to perform during 2010-2012 and collaborate on marketing plans and local residency activities in support of these performances.



Assistant County Manager