Memorandum

MIAMI-DADE COUNTY

RCT
Agenda Item No. 8(A)

Date: January 11, 2010

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, and which also includes: 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 light 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 rejected by the Department continues to progress.

Curtain Wall: All of the previously installed curtain wall system has been removed. The new Enclos curtain wall at the Activity Building has been installed, with alignment and caulking remaining to be completed. Fireproofing paint at the Theater Building columns and curtain wall attachments is being finalized. Based on information provided by The Tower Group (TTG), installation of the curtain wall at the Theater Building is commencing the week of December 14th and is projected to be installed by the end of the year. Shop drawings for the fabrication of the ticket booth and the punch windows throughout the project are progressing through the review and permitting process.

Metal Panels: The review of the one-time product approval based on the lab testing of field conditions for the metal panel installation is expected to be completed by the Miami-Dade County Building Code Compliance Office (BCCO) by late December. In late November, TTG released the order for the new material, which has a lead time of approximately 9 weeks for fabrication and delivery.

Stucco: The stucco subcontractor is completing the installation of the Exterior Insulation Foam System (EIFS) at the Activities Building's west wall and at the Theater Building back of house areas, and has begun the repair of delaminated stucco at the stage house. The stucco punchout remedial work is expected to be completed by February 2010 according to the latest submitted schedule update.

Other Work in Progress: The Contego product, a fire retardant paint, continues to be applied at the lobby's structural columns and curtain wall connections. Balcony railings continue to be installed at the lobby areas. TTG is compiling a comprehensive list of deficiencies/open issues from the Architect's Field Observation reports and reviewing this with the Architect to ensure that all items are addressed before continuing with the interior work. At the same time, TTG will be concentrating on refining the sequence of work and durations for the interior of the auditorium.

Sub-contractor Issues: After meeting with the Department of Small Business Development on several occasions, TTG has replaced the mechanical subcontractor, Thermal Flow, a certified Community Small Business Enterprise (CSBE) firm. The new mechanical subcontractor is Tropic Air.

CONSTRUCTION SCHEDULE

TTG's November 2009 schedule update forecasts a substantial completion date of December 3, 2010 which is the same as that projected in the prior month's schedule update, and is 954 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 $2.5 million has been assessed up to the end of November 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 has submitted a draft payment application for the month of December 2009.

The Department has issued approximately $2.1 million in Work Orders from the $3.7 million owner-controlled contingency account, and continues to review PCOs submitted and/or re-submitted by the Contractor.

Assistant County Manager