

Date: March 8, 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

RCT
Agenda Item No. 7A

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 curtain wall and stucco, two of the three main building envelope items previously rejected by the Department, is nearing completion while the metal panel remedial work has begun.

Curtain Wall: The new curtain wall system panels at the Theater and Activities Buildings were installed before the end of 2009, with alignment and caulking taking place in early 2010. TTG has obtained the permit for the new punch windows throughout the project, and has received a material delivery. Installation of the windows commenced in early February.

Stucco: The installation of the Exterior Insulation Foam System (EIFS) at the Activities Building and at the Theater Building back of house areas and stage house is substantially completed. A successful inspection of the work was conducted in early February.

Metal Panels: The Miami-Dade County Building Code Compliance Office (BCCO) review of the one-time product approval based on the lab testing of field conditions for the metal panel installation has been verbally approved pending some additional paperwork to be submitted by the sub-contractor. Remedial work on the metal panels has begun at the Activities Building with all metal panel re-work anticipated to be completed by March 2010. IBA Consultants, the specialty inspectors, have been inspecting the work regularly. TTG invited BCCO representatives to review the current project conditions and a walk through occurred on January 27, 2010.

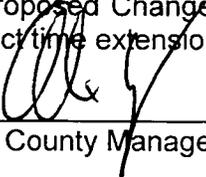
Other Work in Progress: The scaffolding previously erected in the Theater Building lobby to aid the removal of the old curtain wall system and allow for the installation of the new system has been dismantled. The installation of the wood paneling inside the auditorium is continuing. The installation of the aluminum cladding around the main lobby elevator shaft has begun with the north façade scheduled to be completed and protected before the main lobby stair is installed. TTG continues to review and address the list of deficiencies and/or open issues from the Architect's Field Observation reports.

CONSTRUCTION SCHEDULE

TTG's January 2010 schedule update continues to forecast a substantial completion date of December 3, 2010 which is the same as that projected in the three prior months' schedule updates. This date 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 \$2.7 million has been assessed up to the end of December 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 payment application package covering the months of May to December 2009. The Department has begun to review the payment package while TTG gathers some remaining documentation. The Department has issued approximately \$2.1 million in Work Orders from the \$3.7 million owner-controlled contingency account, and continues to review Proposed Change Orders submitted and/or re-submitted by the Contractor. There are no contract time extension requests from the Contractor pending review at this time.


Assistant County Manager