

Memorandum



Date: September 13, 2010

RCT

Agenda Item No. 8A

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

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

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 three main building envelope items previously rejected by the Department has been completed and inspected by IBA Consultants, the specialty inspectors for the project. Inspection of all other ongoing activities is being performed by Arquitectonica International, the project's architect of record and their consultants (structural, mechanical, electrical engineers, etc.). The Tower Group (TTG) continues to review and address the list of deficiencies and/or open issues

from the Architect's Field Observation reports and the specialty consultants' (i.e., acoustician, sound and communications, and theater designer) site visit reports.

Site work has begun around the buildings with the rough grading at the south performance lawn area and plaza area, underground irrigation work, prepping and pouring of the colored concrete canal walk, and foundations for the curved low wall and steps at the front of the Theater Building. The retention ponds on the south side of the site have begun to be formed.

Inside the Theater Building, work in the lobby is leading towards preparation for the installation of the terrazzo flooring with the finishing of drywall and painting activities and the dismantling of the scaffolding. The loose seating has been delivered to the site. Railings are being installed at the lobby and at the auditorium balconies.

At the Activities Building, final electrical rough-in work is progressing before drywall is completed, and ceramic tile is being installed in the bathrooms.

CONSTRUCTION SCHEDULE

TTG's May 2010 schedule update continues to forecast a substantial completion date of December 3, 2010 which is the same as that projected in the seven prior months' schedule updates. This date is 954 calendar days beyond the current contractual substantial completion date of April 23, 2008. The Department has assessed over \$3 million in delay damages against the 10% retainage being held for the project. Starting March 1, 2010, delay damages are being assessed directly against the Contractor and are being tracked separately from those previously assessed against retainage, and currently total approximately \$680,000. The distinction in how delay damages are assessed does not preclude the Owner from deducting any portion of liquidated and/or delay damages or the total amount of liquidated and/or delay damages from retainage and/or from future monthly payment requisitions.

CONSTRUCTION BUDGET/PROPOSED CHANGE ORDERS/CONTRACT TIME EXTENSIONS

To date, approximately \$30.4 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 \$3.3 million, leaving an approximately \$4.3 million balance to finish. The April 2010 payment application has been processed by the Department, and the preliminary May payment application amount has been reviewed by the Department and A/E team and is pending TTG's submittal of the final package.

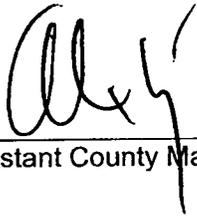
The Department has issued approximately \$2.7 million in Work Orders from the \$3.7 million owner-controlled contingency account. The Department and A/E team continue to review \$6.3 million in total PCO requests, including 4 contract time extension requests (751 compensable days and 105 non-compensable days).

OPERATIONS

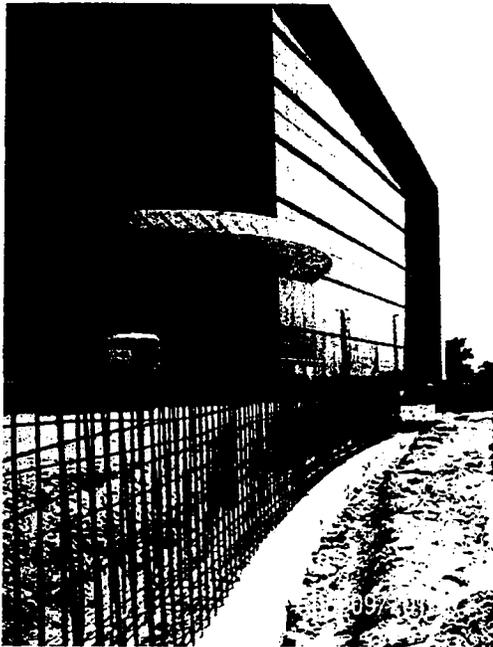
The General Manager of the South Miami-Dade Cultural Arts Center continues to connect with local stakeholders in the South Miami-Dade community. Local artists, public officials, municipal parks and recreation directors, local civic clubs, minority business associations, clergy and community-based organizations continue to meet with the General Manager on an ongoing basis to familiarize themselves with the programming and institutional opportunities at the Center.

The General Manager is currently meeting in Raleigh-Durham, NC with fellow Dance Touring Initiative members to begin the process of identifying a modern or contemporary ballet company to perform at the South Miami-Dade Cultural Arts Center as part of the 2011-2012 inaugural season.

The Center has launched its Facebook page creating photo albums with images of potential artists, links to artists' videos, updates on the Dance Touring Initiative, along with interior and exterior photographs of the facility as a way of keeping the community updated and informed about the progress and plans of the cultural center.



Assistant County Manager



Foundation for low curved wall in front of the Theater Building



Installation of ceramic tile in Activity Building restrooms



Colored concrete walk in the South Lawn area, adjacent to the Black Creek Canal



Sitework layout for concrete plaza between Theater and Activity Bldg

