

Memorandum



Date: September 13, 2010

RCT

Agenda Item No. 8B

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 (A/E) 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

Site work has progressed around the buildings with the installation of underground irrigation piping and some trees within the south lawn retention pond and east parking lot areas, and with the continued pouring of colored concrete at the plaza area between the Theater Building and Activities Building and at the elliptical front access to the plaza from the east parking area. The monumental steps along 211th street are being prepared to be poured, including the installation of the decorative light posts and fixtures in front of the Theater Building. The temporary trailers

have been removed from the site and the retention pond on the northeast side of the site is being formed.

Inside the Theater Building, the installation of the terrazzo flooring has been completed and the Robert Chambers' designed marble sculptures have been moved to the lobby area. The sculptures will be protected while the work in the lobby is completed. The electrical contractor has begun installing the exposed conduit that forms the basis of the artist's other art piece for the Center: a network of 120 LED fixtures programmed to illuminate a translucent wall suspended in the lobby space. Framing for the installation of acoustical metal panels at the sound and light lock areas (the vestibules leading from the lobby into the theater) and preparation for the installation of the stage flooring have also begun. Wiring terminations for the sound and communications system is progressing and expected to be completed by early September.

At the Activity Building, drywall installation has been completed, ceramic tile continues to be installed in the bathrooms, and preparation for the installation of wood flooring has begun at the drama/rehearsal room and dance/rehearsal room.

CONSTRUCTION SCHEDULE

TTG's July 2010 schedule update continues to forecast a substantial completion date of December 3, 2010, which is the same as that projected in the nine 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 totals just over one million dollars. 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

As submitted by the Contractor, payments have been made for work completed through June 2010. Approximately \$30.8 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 \$3.4 million, leaving an approximately \$3.8 million balance to finish. The June 2010 payment application has been processed by the Department, and the preliminary July 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 \$2.8 million in Work Orders from the \$3.8 million owner-controlled contingency account. The Department and A/E team continue to review over \$6.0 million in total proposed change order requests, including 4 contract time extension requests (751 compensable days and 105 non-compensable days).

OPERATIONS

Eric Fliss, the Center's General Manager, was invited to attend a national meeting convened by Alternate Roots, a coalition of professional cultural workers whose mission is to support the

creation and presentation of original art, rooted in a particular community of place, tradition or spirit. This two-day learning exchange explored "how the techniques of community arts building furthers the work of presenting and deepens the impact arts presentations can have in communities." Alternate Roots, with the support of South Arts, the arts service organization for the Southeastern United States, has identified our General Manager as an ideal candidate for this type of bridge conversation based on his experience as an artist and presenter. These networking opportunities are continuing to build excitement about the Center and raise its profile among performing arts groups and artists regionally and nationally.

The process for phased-in hiring of key senior management personnel is commencing, with the goal of having an Operations Manager, Marketing Manager and Office Manager in place no later than the beginning of the new fiscal year.

Preparation for procuring fixtures, furnishings and equipment has commenced with a focus on office, dressing room and backstage furnishings, telephones, theatrical lighting fixtures and poster showcases.

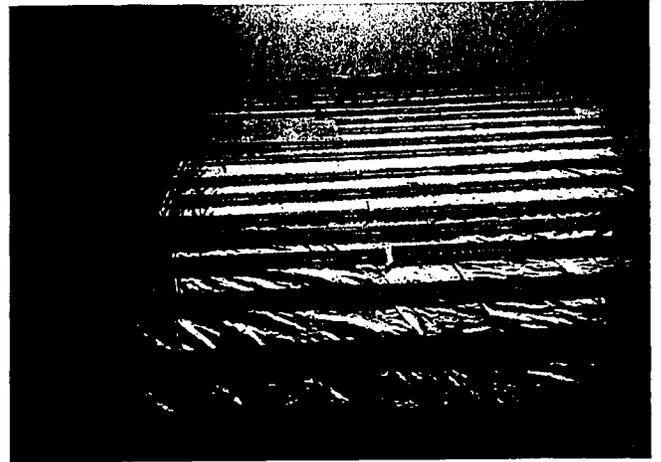
The General Manager of the South Miami-Dade Cultural Arts Center continues to connect with local stakeholders in the South Miami-Dade community. Local artists, public officials, municipal parks and recreation directors, local civic clubs, minority business associations, clergy and community-based organizations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



Assistant County Manager



Trees planted in the south lawn area



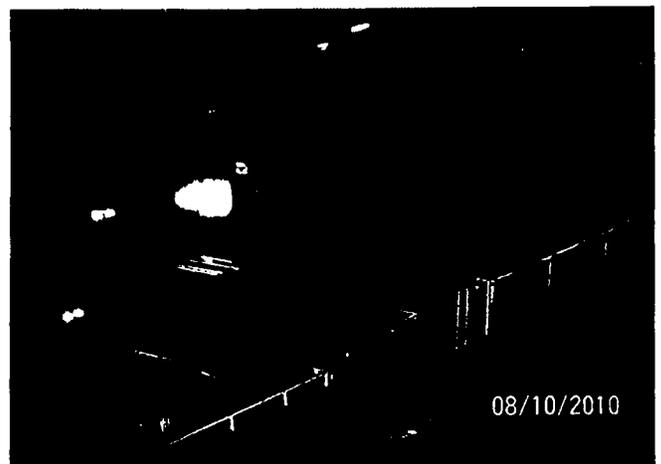
Preparation for the installation of wood flooring in the dance rehearsal room of the Activity Building



Polishing of terrazzo flooring in the main lobby and corridors of the Theater Building



Terrazzo flooring pattern in the lobby area as viewed from above



Interior view of the wood paneling and railings installed in the Auditorium