

Memorandum



Date: November 8, 2010

RCT
Agenda Item No. 8D

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

TTG's plan includes the completion of most construction activities by the end of September in order to begin testing the fire alarm and smoke evacuation systems, leaving some time to make any final adjustments necessary before the December 3, 2010 substantial completion date. 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. The three specialty consultants have visited or are scheduled to visit the project in early September to assess progress and review any open items before the systems are finalized. Tentative punch list and system testing dates are being scheduled.

Site work continues around the buildings with washing and sealing of the colored concrete in the plaza area and installation of sod and trees in the surrounding lawn areas and retention ponds. The top layer of asphalt has been installed on the east-side parking lot, with striping and parking signage to be installed in mid-September. The main access steps and ramp from 211th Street have been poured and installation has begun on the glass railing following the curve of the steps. Each glass railing panel contains an inscribed letter, spelling 'South Miami-Dade Cultural Arts Center' along the north side of the Theater Building.

At the Activity Building, painting of the interior walls has been completed. The installation of ceramic tile in the bathrooms and wood flooring in the rehearsal rooms are in the final stages of completion. Plumbing fixtures and lockers will be installed by the end of September.

Inside the Theater Building, the installation of the terrazzo flooring in the lobby area and wood flooring on the stage has been completed. The marble elliptical sculptures designed by Robert Chambers as one of his two Art in Public Places (APP) projects have been brought into the building and placed in their final location in the lobby. The sculptures, as well as the terrazzo flooring, are currently covered and protected while other construction activities are being completed. The conduit for Robert Chambers' other APP project is being installed and the LED fixtures have been delivered to the project. Seating has been installed on all three levels of the auditorium, and each seat is individually wrapped for temporary protection. Installation of the cabinetry in the ticket booth has begun, and the metal cladding in the elliptical canopy over the ticket booth and building entrance is being completed. The orchestra shell was delivered to the site and is in the process of being assembled. Wire terminations and programming work continues on the dimming, fire alarm and sound systems, as well as testing and balancing of the heating, ventilating, and air conditioning (HVAC) system.

CONSTRUCTION SCHEDULE

TTG's August 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. Since March 1, 2010, delay damages have been assessed directly against the Contractor and are being tracked separately from those previously assessed against retainage, and currently total approximately \$853,000. 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 \$31 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 \$3.6 million balance to finish. The July 2010 payment application has been processed by the Department, and the preliminary August 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 \$2.9 million in Work Orders from the \$3.7 million owner-controlled contingency account. The Department and A/E team continue to review \$5.8 million in total Proposed Change Order requests, including 4 contract time extension requests (751 compensable days and 105 non-compensable days).

OPERATIONS

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 at the beginning of the new fiscal year. The second round of hiring will bring a Production Manager, Building Maintenance Manager, Box Office Manager and Outreach and Education Coordinator by the start of the new calendar year.

In late September, Eric Fliss, the Center's General Manager, will be attending the South Arts Performing Arts Exchange in Pittsburgh, Pennsylvania. This conference is the primary marketplace and forum for performing arts presenting and touring—artists and work, ideas, learning and information—in the eastern United States.

Preparation for procuring fixtures, furnishings and equipment has commenced with a focus on office, dressing room and backstage furnishings, telephones and computers, security system, theatrical lighting fixtures and poster showcases. Additionally, an RFP is near completion for a café/concessions operator for the Center's café and theater.

Mr. Fliss 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 him on an ongoing basis to familiarize themselves with the programming and institutional opportunities at the Center.



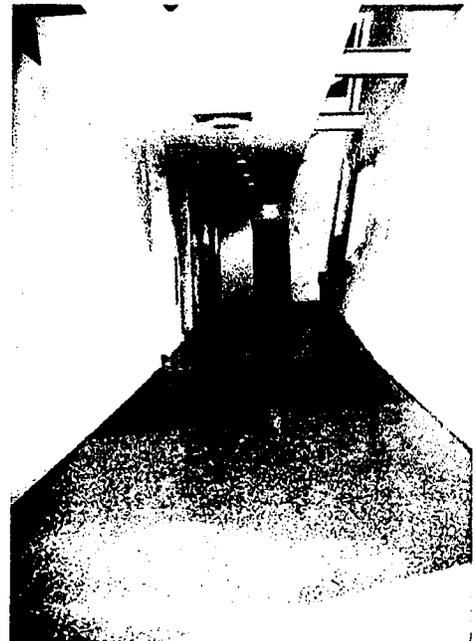
Assistant County Manager



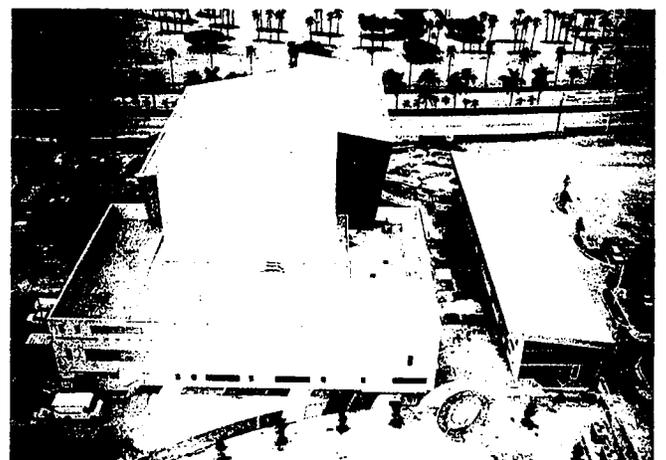
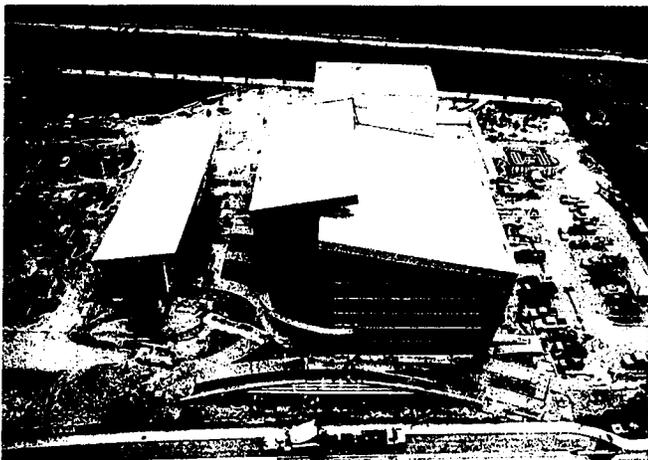
Moving and installation of marble sculptures into the lobby of the Theater building



Preparation and installation of the stage wood flooring in the Theater Building



Completion of the terrazzo flooring in the lobby and corridors of the Theater Building



North and South aerial views of the colored concrete plaza pattern