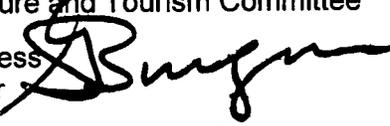


Memorandum



Date: December 13, 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.
8(B)

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.

CONSTRUCTION

Work at both the Theater Building and Activities Building is focused on revisions and additional work requested by the different inspecting agencies. Additional work includes, among other things, installing a sump pump at each elevator, additional sprinkler heads throughout the Theater Building, and additional railings both inside the auditorium and on the exterior north monumental steps.

The Tower Group (TTG) is completing most work activities and continuing to perform testing of the life safety systems, scheduling inspections with the various agencies (Fire Department, Building Department, Accessibility, etc.) in preparation for obtaining a Temporary Certificate of Occupancy (TCO), which continues to be scheduled to occur on or before December 3, 2010. 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 Architect is in the process of developing the punch list for the project. Completion and testing of the specialty systems are also taking place, with the sound and communications systems being scheduled for mid-December.

Site work, including the parking lots, has been substantially completed. The conveyance package for Water and Sewer has been finalized and the water meters for both buildings have been installed.

CONSTRUCTION SCHEDULE

TTG's October 2010 schedule update continues to forecast obtaining a temporary certificate of occupancy (TCO) from the Building Department by December 3, 2010, which is the same as that projected in the 11 prior months' schedule updates. Substantial completion of the project will be issued by the Architect when only minor punch list items remain to be completed and the Building Department has issued a final Certificate of Occupancy (CO). TTG's schedule projects the completion of punch list items for CO by February 1, 2010. Because the contractual substantial completion date for the project is April 23, 2008, the Department has assessed over \$3 million in delay damages against the 10% retainage being held from progress payments. 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 \$1.4 million. 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 \$31.9 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 \$3.5 million, leaving an approximately \$2.6 million balance to finish. The September 2010 payment application has been processed by the Department, and the preliminary October payment application amount has been reviewed by the Department and A/E team and is pending TTG's submittal of the complete 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 \$2.7 million in total Proposed Change Order requests, including 4 contract time extension requests (6 compensable days and 850 non-compensable days).

OPERATIONS

The process for phased-in hiring of key senior management personnel has commenced, with the goal of having an Operations Manager, Production Manager, Marketing Manager and Office Manager in place as soon as possible. The second round of hiring will include a Building Maintenance Manager, Box Office Manager and Outreach and Education Coordinator by the start of the new calendar year.

Eric Fliss, the Center's General Manager, has begun contracting artists for the inaugural 2011-2012 season as well as confirming a variety of dance, music and theater artists that will allow the Center to train staff and test critical systems during the soft opening scheduled for spring 2011.

The Center's partnership with the Asolo Theater in Sarasota, Florida has been recognized with a \$20,000 grant from the National Endowment for the Arts (NEA) that will support presenting Asolo performances at the SMDCAC during the 2011-12 season.

Requests for Proposals (RFP's) have been issued for office, dressing rooms and backstage furnishings, security systems and theatrical lighting fixtures. A pre-bid conference will take place on-site on November 17th, with the different packages projected to be delivered and/or installed by mid/late December. An RFP for procuring a ticketing system has been issued with a focus on a public web service that allows for tickets to be purchased 24 hours per day, 7 days per week, and a box office interface to be utilized by SMDCAC staff to complete on-site transactions. Additional features will include an electronic marketing module, donor and membership modules. Arquitectonica-designed poster showcases will begin to arrive on-site in the next month. Additionally, an RFP is near completion for a café/concessions operator for the Center's café and theater.

On December 1st, 2010, Mr. Fliss and Mr. Spring will present an update on the Center at a roundtable discussion hosted by Commissioner Moss at the South Miami-Dade Government Center. 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.

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 two 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.

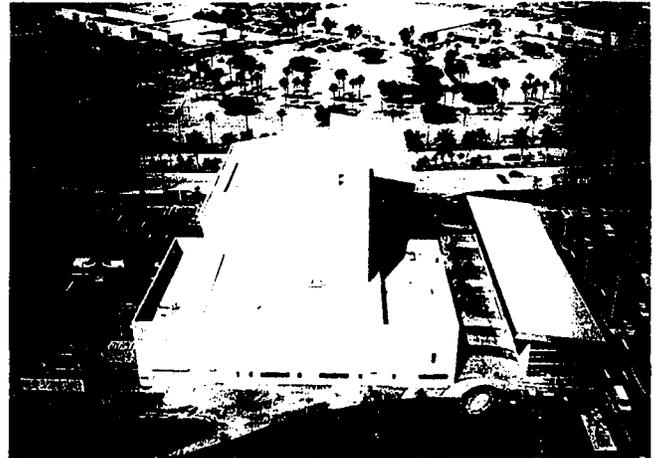
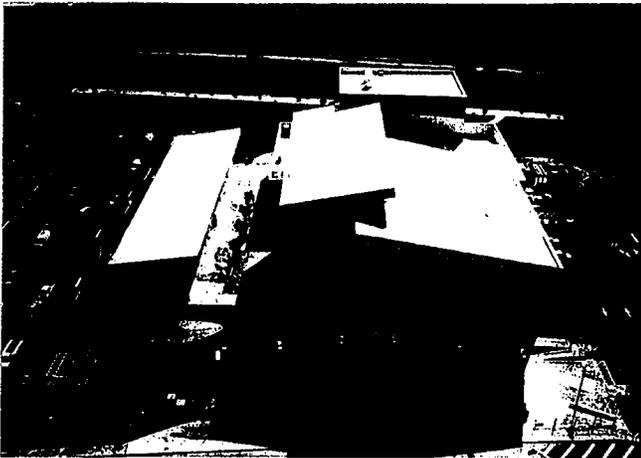
Attachment.



Assistant County Manager



Interior and exterior views of the entrance and lobby of the Theater Building



Aerial views of North and South facades of the Center with surrounding areas



Robert Chambers' projects for the Art in Public Places program in the lobby of the Theater Building

