

Memorandum



Date: March 7, 2011

To: Honorable Javier D. Souto and Members
Recreation and Cultural Affairs Committee

From: George M. Suggs
County Manager 

Subject: South Miami-Dade Cultural Arts Center
Status Report

RCA
Agenda Item No. 8 (C)

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. We are pleased to report that the Center is nearing completion and that the quality standards set for the construction of the buildings are being achieved and/or exceeded.

CONSTRUCTION

Work by The Tower Group (TTG) at both the Theater Building and Activities Building is focused on revisions and additional work requested by the different inspecting agencies having jurisdiction and the completion of punch list items compiled by Arquitectonica and the theater and sound and communications consultants. Additional work requested by inspecting agencies 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.

TTG is completing most work activities and continuing to perform testing of the life safety systems, scheduling inspections and re-inspections, as necessary, with the various agencies (Fire Department, Building Department, Accessibility, etc.) in preparation for obtaining a Certificate of Occupancy (CO), which TTG expects will occur on February 23, 2011. The date has changed from the previously projected December 3rd date due to the unanticipated time required to address some of the permitting agency comments and to conduct theater systems and smoke evacuation testing. Arquitectonica has issued a preliminary punch list for all project areas. TTG is reviewing the preliminary punch list items and quickly addressing as many of these items as possible in an effort to minimize the final punch list that will be issued at substantial completion. Dependant on TTG's ability to obtain CO and successfully complete the commissioning of the acoustical and sound and communications and theater systems, the Architect may issue a certificate of acceptance for substantial completion in late February or early March.

CONSTRUCTION SCHEDULE

Based on TTG's projection of obtaining a final CO on February 23, 2011, substantial completion for the project will be 1036 calendar days beyond the 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 1st, 2010, delay damages have been assessed directly against the Contractor and are being tracked separately from those previously assessed against retainage, and currently total an additional \$2 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 \$32.3 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 \$3.6 million, leaving an approximately \$2.1 million balance to finish. The December 2010 payment application has been processed by the Department, and the preliminary January 2011 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 \$2.8 million in total Proposed Change Order requests, including four 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. In February 2011, Daphne Webb was hired as the Operations Managers for the center. Ms. Webb is a native of South Miami-Dade who has extensive operational experience in managing performing arts organizations, performing arts facilities and botanical gardens. Interviews to hire a Theater Production Manager are underway and will be followed by interviews for the Theater Marketing Manager and Office Manager later this month. The final round of hiring will include a Building Maintenance Manager, Box Office Manager and Outreach and Education Coordinator, completing the staff complement in time for the late April 2011 "soft" opening performances.

The Center's General Manager, Eric Fliss, continues to work with artists, managers and presenters locally, regionally and nationally in order to gain access to quality artists and to secure funding through strong partnerships. In preparation for the 2012 South Arts, Performing Arts Exchange conference being hosted by the department in Miami, Mr. Fliss has been invited to become a member of the South Arts, Performing Arts Exchange Advisory Committee for the 2011 Baton Rouge, Louisiana conference. The Performing Arts Exchange is the major gathering in the Southeastern United States for booking performing arts groups and artists. The department successfully bid on hosting the conference and this will be the first time that this gathering has occurred in Florida.

Responses to Requests for Proposals (RFP's) have been received and have been awarded for office, dressing room and backstage furnishings and theatrical lighting fixtures. The Center's staff anticipates moving into complete and equipped office spaces no later than mid-March. An RFP for procuring a ticketing system has been re-issued with the plan of having the system installed in April with training of staff to follow.

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 houses an informal performance space, and smaller multi-purpose spaces for lectures, classes, or community gatherings. The Center's two buildings are joined by an outdoor promenade leading to a gently-sloping lawn for outdoor concerts and festivals along the Black Creek Canal.

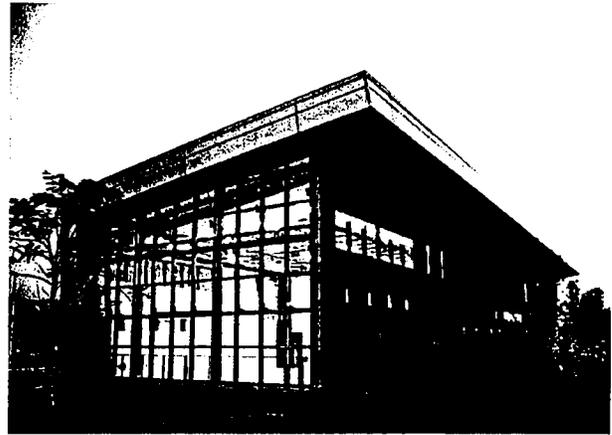
Through the Miami-Dade County's Art in Public Places Program, the Center has major public art works created by Miami artist Robert Chambers. An innovative light piece will illuminate the translucent inner lobby wall with changing light designs created by computer-programmed LED fixtures. In addition, the lobby features 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.

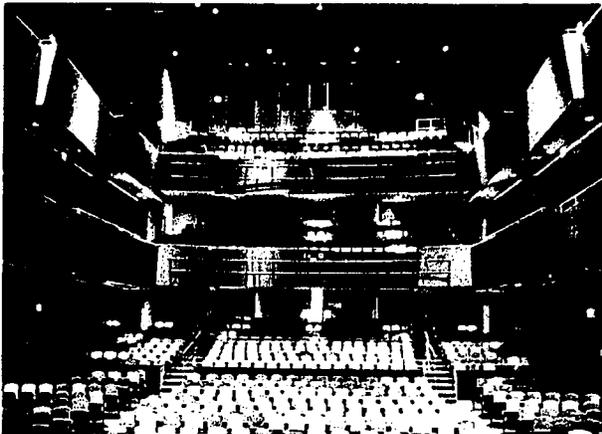
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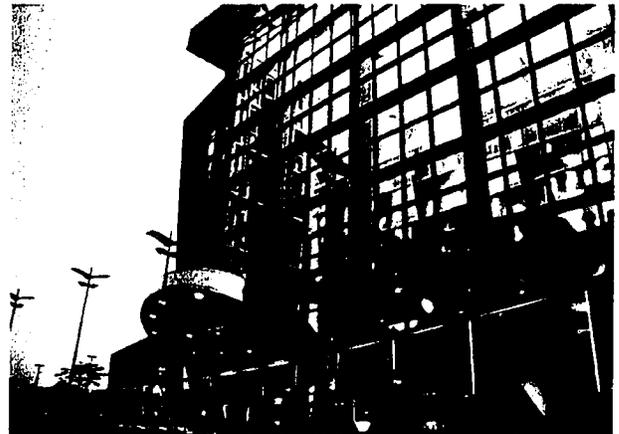
Assistant County Manager



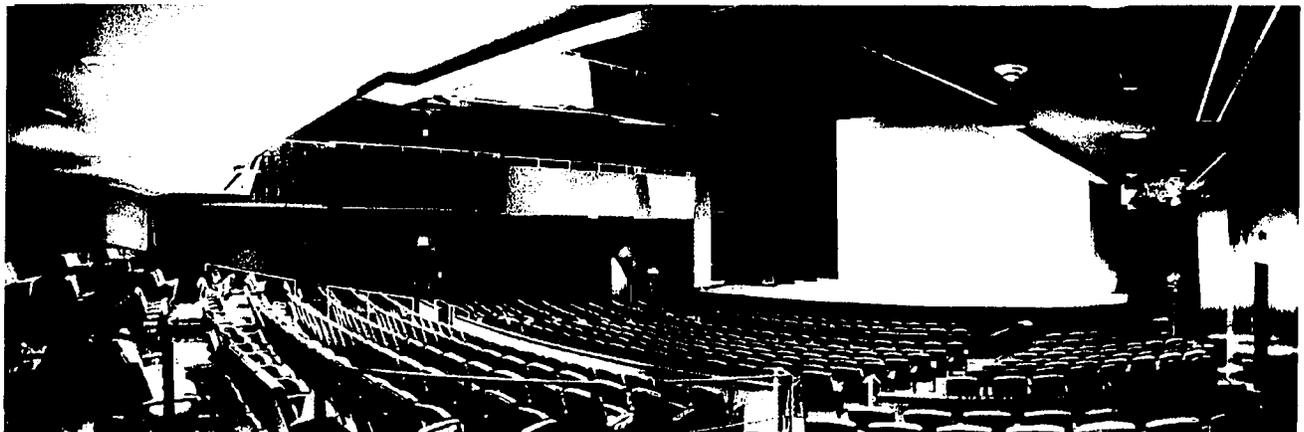
Exterior views of the Theater and Activity Buildings at dusk



Interior view of Auditorium from the stage



Exterior facade of Theater Building



Interior view of Auditorium from the seats towards the stage