

# Memorandum



**Date:** April 11, 2011

RCA

Agenda Item No. 7(C)

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

**From:** Alina T. Hudak  
County Manager

A handwritten signature in black ink that reads "Alina T. Hudak".

**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. 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 the completion of punch list items compiled by Arquitectonica and the theater and sound and communications consultants and any additional work requested by the different inspecting agencies having jurisdiction. Current additional work requested by inspecting agencies includes additional low walls at the auditorium balconies and additional signage.

TTG is completing most work activities and continuing to work with the Department and project engineer to complete the testing requirements of the life safety systems. TTG's latest schedule update projects obtaining a Certificate of Occupancy (CO) on March 23, 2011. The date has changed from the previously projected dates due to the unanticipated time required to address some of the permitting agency comments, and to conduct testing of the smoke control/evacuation system and sound and communications system. The testing of the sound and communications system was successfully conducted between February 15 and February 17. Arquitectonica continues to review the punch list items completed by TTG in an effort to minimize the final punch list that will be issued at substantial completion. Dependant on TTG's ability to obtain a CO, the Architect may issue a certificate of acceptance for substantial completion in late March or early April.

## CONSTRUCTION SCHEDULE

Based on TTG's projection of obtaining a final Certificate of Occupancy (CO) on March 23, 2011, substantial completion for the project will be 1064 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 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 an additional \$2.2 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 the architectural and engineering 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 the architectural and engineering 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**

On February 28, 2011 Eric Fliss, the Center's General Manager hosted the Concerned Citizens of Cutler Bay for a tour of the center. The Concerned Citizens are comprised of various community leaders, members of the Cutler Bay Women's Club, local business leaders and educators. The group responded to the tour with great enthusiasm and interest in the programs offered by the Center, followed by letters of appreciation.

The process for phased-in hiring of key senior management personnel has commenced. Interviews for the Theater Operations Manager have been concluded with over 114 candidates applying. On March 2, 2011, Daphne Webb joined the team at the Department of Cultural Affairs as the new Theater Operations Manager. Daphne was raised in South Miami-Dade and brings years of experience operating a performing arts facility, managing a professional dance company and operating box office and house management. Interviews for the position of Theater Production Manager have concluded and we anticipate Joyce Fleming to begin work in late March or early April. Joyce's professional experience spans over 20 years with production management supervision that includes world tours for Ricky Martin and Madonna. In addition, the Theater Office Manager position has been filled. Interviews for the position of Theater Marketing Manager are in process, with a targeted start date of early April. 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 "soft" opening performances.

A contract has been awarded for office, dressing rooms and backstage furnishings and theatrical lighting fixtures. These items should be in place in April. An RFP for procuring a ticketing system has been issued with the plan of having the system installed and tested in late March with training of staff to follow.

A number of "soft opening" events have been scheduled for the coming months in order to test building systems and train staff in preparation for a fall 2011 grand opening of the Center. The All Kids Included (AKI) Family Arts Festival will take place at the Center on April 23, 2011 from 10am-5pm. The Diavolo Dance Theatre will conduct workshops and hands on experiences as part of the AKI Festival followed by their large-scale interdisciplinary performances at the Center on April 29<sup>th</sup> and 30<sup>th</sup>.

## 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.

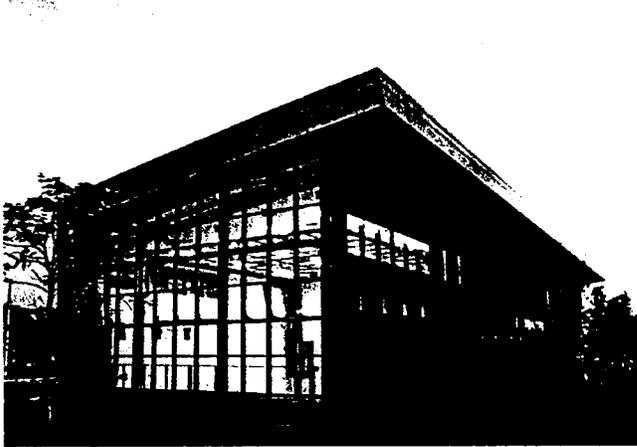
A contract with The Tower Group, Inc. (TTG) for the construction of the South Miami-Dade Cultural Arts Center was approved in July 2005 and the Department of Cultural Affairs issued the Notice to Proceed to the Contractor on December 29, 2005. The Department is managing the construction of the Center and will operate the facilities upon completion.

Attachments

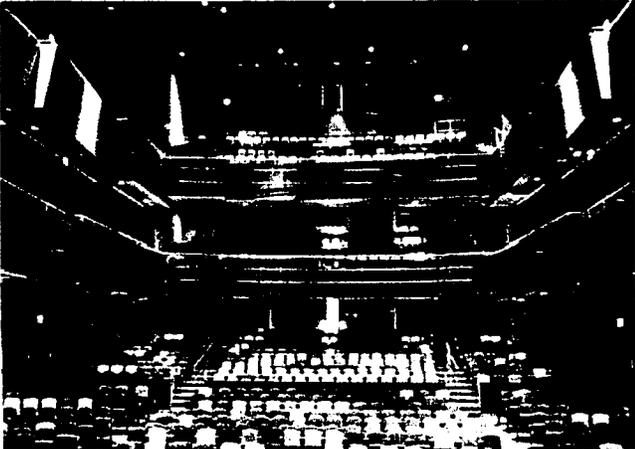


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Assistant County Manager



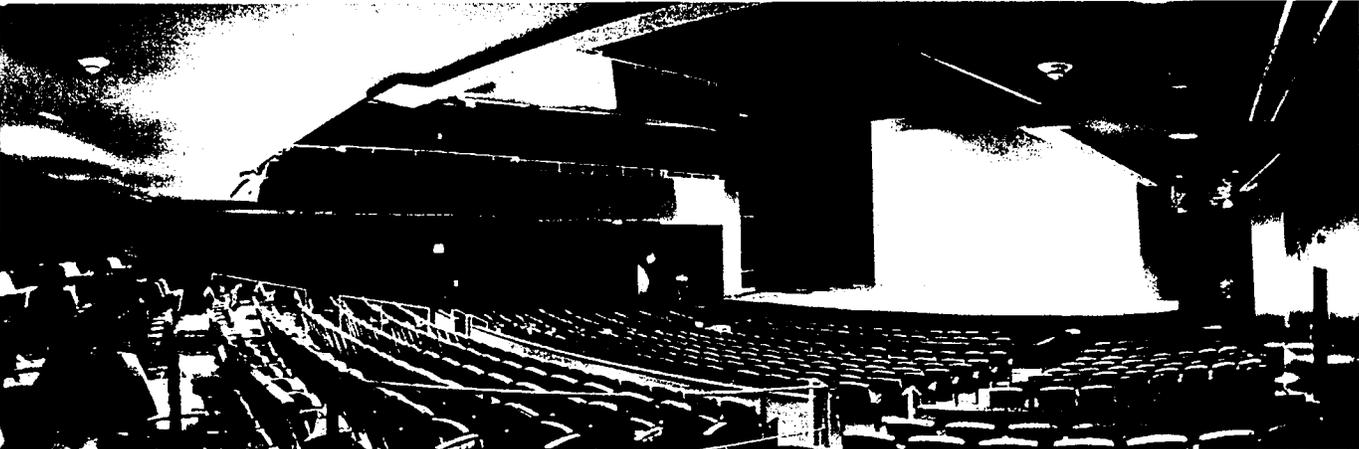
Exterior views of the Theater and Activity Buildings at dusk



Interior view of Auditorium from the stage



Exterior facade of Theater Building



Interior view of Auditorium from the seats towards the stage

Miami-Dade County Department of Cultural Affairs  
together with support and funding from The Children's Trust  
presents

# 5th Annual All Kids Included Family Arts Festival

**DREAMS TAKE FLIGHT**  
**Saturday, April 23, 2011**  
**10am-5pm**

Hosted by the new  
South Miami-Dade  
Cultural Arts Center  
10950 SW 211 ST  
located in Cutler Bay

For more information please contact  
Miami-Dade County Department of Cultural Affairs at—  
305 375 4634 or

## TAKE FLIGHT

Live entertainment featuring Los Angeles' Diavolo Dance Company; the "Amazing Mr. A" magic show; Shadow Interpreted Theatre with New Theatre; Carrie Sue Ayvar, storytelling; American Sign Language storytelling; Fantasy Theatre Factory; Karen Peterson and Dancers; Miami Momentum Dance Company; musical performers, and more!

## DREAM

Interactive arts experiences with Arts for Learning and Creative Children Therapy; "Arts for All" adaptive painting and print making with Miami-Dade County Parks; Origami Art with Leonor Rosser; inclusive music and movement playshops; and more to explore!

## SOAR

Festival fun with free give-aways, jumping ride and rock wall climbing, Radio Disney, strolling magic, VIP children's characters, juggling, balloon artists and face painting!

## EXPLORE

Gourmet food trucks; Dreams Take Flight Art Exhibit and Awards; and great community resources for families offering helpful information, in-person assistance, support and literature.



It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act. The Facility is accessible and sign language interpreters will be provided. To request materials in accessible format and/or any accommodation to participate in any County-sponsored program or meeting, please contact Francine Andersen 305-375-4634 five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service.)



Arts for Learning



VSA

