

Memorandum



Date: June 2, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

Agenda Item No. 14(A)(1)

From: Daniella Levine Cava
Mayor *Daniella Levine Cava*

Resolution No. R-503-26

Subject: Change Order No. 2 to Contract No. C24-CUA-CGP-PH1 with John Bell Construction, Inc. for the Coconut Grove Playhouse - Phase 1 Project

Executive Summary

This item seeks approval from the Board of County Commissioners (the Board) to approve and authorize the County Mayor or County Mayor's designee to execute Change Order No. 2 to Contract No. C24-CUA-CGP-PH1 (Contract) between Miami-Dade County (County) and John Bell Construction, Inc. (Contractor) to complete additional work required for the stabilization and restoration of components of the Coconut Grove Playhouse (Playhouse) project. Change Order No. 2 compensates the Contractor for additional work required to repair the historic Playhouse gateway building's façade walls following the discovery of extensive deterioration affecting the structural integrity of the building, revised structural bracing required to stabilize and suspend the structure during the repair process, and ancillary additional costs. Change Order No. 2 increases the Contract in the amount of \$1,812,258.98, resulting in the Contract amount increasing from \$4,992,930.99 to an amount not to exceed \$6,805,189.97, thereby requiring Board approval. The original Contract and Change Order No.1 were approved pursuant to the Mayor's delegated authority under section 2-8.1(b), 2-8.2.7(5) of the Code of Miami-Dade County and IO 3-39. Board approval is required for Change Order No. 2 because the Contract increase of \$1,812,258.98 brings the total contract amount to \$6,805,189.97, which exceeds the County Mayor's delegated authority under section 2-8.1(b) of the Code.

Recommendation

It is recommended that the Board adopt the attached resolution seeking to approve and authorize the County Mayor or County Mayor's designee to execute Change Order No. 2 to the contract between the County and the Contractor for MCC 7360 Contract No. C24-CUA-CGP-PH1. The original Contract and Change Order No.1 were approved pursuant to the Mayor's delegated authority under section 2-8.1(b), 2-8.2.7(5) of the Code of Miami-Dade County and IO 3-39. Change Order No. 2 adds \$1,812,258.98 to the Contract, thereby increasing the Contract amount from \$4,992,930.99 to an amount not to exceed \$6,805,189.97, requiring Board approval. These changes are due to work required to mitigate unforeseen conditions to repair the historic Playhouse gateway building's façade walls following the discovery of extensive deterioration affecting the structural integrity of the building, revised structural bracing required to stabilize and suspend the structure during the repair process, and ancillary additional costs.

As part of the Economic Stimulus Plan (ESP) list of projects approved by the Board via Resolution No. R-348-17 and in accordance with Section 2-8.2.7 of the Code of Miami-Dade County, Committee review of this item is not required.

Scope

The impact of this item is Countywide, as the Playhouse will serve the visitors and residents of the entire County. The facility is located at 3500 Main Highway, Miami, FL, 33133 in Commission District 7, which is represented by Commissioner Raquel A. Regalado.

Delegation of Authority

The original Contract and Change Order No.1 were approved pursuant to the Mayor's delegated authority under section 2-8.1(b), 2-8.2.7(5) of the Code of Miami-Dade County and IO 3-39. Board approval is required for Change Order No. 2 because the Contract increase of \$1,812,258.98 brings the total contract amount to \$6,805,189.97, which exceeds the County Mayor's delegated authority under section 2-8.1(b) of the Code. Upon approval of this item, the County Mayor or County Mayor's designee shall have the authority to execute Change Order No. 2 and to exercise all provisions contained therein.

Fiscal Impact/Funding Source

Funding for the Playhouse project is included in the FY2025-2026 Adopted Budget and Multi-Year Capital Plan under Program No. 921070 (Volume 2, Page 186), Project #70416 and more specifically detailed below:

Revenue Name	Budget Reference	Fund Code	Revenue Amount
- Convention Development Tax (CDT) Special Obligation Bond Series 2005 - CUA Parking Revenues	FY 2025-26 Adopted Budget Volume 2, Page 186	- CB017 - CO001	\$9,097,000 \$5,400,000

Track Record/Monitor

Ashlee Thomas, Interim Director of the Miami-Dade County Department of Cultural Affairs, oversees the Department's management of all contracts, including this Contract and the expenditure of project funds. The Department has a track record of successfully implementing capital grants and managing and programming cultural facilities.

Background

Coconut Grove Playhouse

In 2013, Miami-Dade County and Florida International University (FIU) entered into a long-term lease with the State of Florida for the redevelopment and management of the Coconut

Grove Playhouse, a historic civic and cultural landmark. The County is leading a rehabilitation and redevelopment effort intended to rehabilitate the historic building facing Main Highway and Charles Avenue, along with the construction of a new theater and a garage building, to re-establish the site as a premier cultural asset serving theater patrons, residents and visitors.

Construction Contract

The Phase I construction contract was competitively procured under the Miscellaneous Construction Contracts (MCC) 7360 program. John Bell Construction, Inc. was awarded the contract as the lowest responsive and responsible bidder. The scope of the Contract included: removal, protection and storage of historic elements that are scheduled to be incorporated in the new theater, asbestos abatement, structural stabilization, selective demolition, and site preparation necessary to support the next phase of redevelopment.

Once interior debris was removed from the historic building, the Engineer of Record (EOR) requested additional exploratory work to further assess the existing structural conditions by removing stucco applied on the interior face of the building envelope walls. Extensive deterioration affecting the structural integrity of the building was discovered requiring meticulous additional structural repair work for the preservation of the architectural ornamentation on Playhouse's exterior historic façade. The extent of the required repairs was not evident prior to this work being completed.

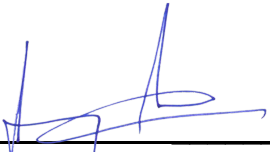
Due to the additional structural repair work and bracing required, the plan for structural stabilization originally designed to be installed on the interior of the structure was changed to be accomplished from the exterior of the building, freeing the interior for the repair work required. Change Order No.1 to the Contract authorized the Contractor to perform additional work associated with the change in bracing and to prepare the structure for the repair work, including additional shoring and scaffolding to relieve the roof load from the walls and allow the reconstruction of columns, beams, and masonry sections. Change Order No. 1 granted a 450-day time extension to complete the additional work and increased the Contract amount by \$957,235.60 as partial compensation for the repair material procurement and initial work required to continue the work.

Change Order No. 2 compensates the Contractor for the additional work necessary to complete the repair work and structural stabilization of the Playhouse historic gateway building, based on observed conditions and recommendations formulated by the EOR. The structural repair methodology and revised bracing system was issued by the EOR in revised structural drawings, which have been submitted and approved by the City of Miami, the Authority Having Jurisdiction (AHJ). Change Order No. 2 also includes additional costs related to site conditions, including mitigation procedures required for a tree that had grown adjacent to the structure and which posed a threat of undermining the foundation of the historic building. Additional documents and permits were submitted and approved by the AHJ for the tree mitigation.

The original Contract and Change Order No.1 were approved pursuant to the Mayor's delegated authority under section 2-8.1(b), 2-8.2.7(5) of the Code of Miami-Dade County

and IO 3-39. Change Order No. 2 increases the contract amount by \$1,812,258.98, including an additional \$350,000.00 to replenish the contingency allowance account and \$150,000.00 for the dedicated allowance account, raising the total contract value from \$4,992,930.99 to an amount not to exceed \$6,805,189.97. The additional cost is required to complete the mitigation of the unforeseen structural deterioration and associated changes. The time associated with the additional work is included in Change Order No. 1 and no further time extension is needed as part of Change Order No. 2.

All requests for additional costs and time have been reviewed by the Department to ensure that the proposed costs are consistent with industry standards and reflect the scope of work required to complete the work. A summary of the Change Orders to the Contract, including the Contractor's Proposed Change Orders (PCOs), are summarized in **Exhibit A**. Change Order No. 2 is included as **Exhibit B**.



Jimmy Morales
Chief Operating Officer



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(1)
6-2-26

RESOLUTION NO. R-503-26

RESOLUTION APPROVING CHANGE ORDER NO. 2 BETWEEN MIAMI-DADE COUNTY AND JOHN BELL CONSTRUCTION, INC., A FLORIDA CORPORATION, FOR THE PROJECT TITLED COCONUT GROVE PLAYHOUSE PHASE 1 - PROJECT NO. C24-CUA-CGP-PH1, TO INCREASE THE CONTRACT AMOUNT BY \$1,812,258.98 DUE TO UNFORESEEN CONDITIONS AND CHANGES REQUIRED TO COMPLETE THE PHASE I SCOPE, FOR A TOTAL CONTRACT AMOUNT OF \$6,805,189.97, INCLUSIVE OF CONTINGENCY AND DEDICATED ALLOWANCE ACCOUNTS, TO BE FUNDED FROM CONVENTION DEVELOPMENT TAX BONDS (SPECIAL OBLIGATION BOND SERIES 2005); AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME, EXERCISE ALL PROVISIONS CONTAINED THEREIN, AND TO ENFORCE ALL TERMS AND CONDITIONS THEREOF

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board approves Change Order No. 2 between Miami-Dade County and John Bell Construction, Inc. for the project titled Coconut Grove Playhouse Phase 1, Project No. C24-CUA-CGP-PH1, to provide additional compensation in the amount of \$1,812,258.98 for a total contract amount not to exceed \$6,805,189.97, inclusive of the contingency and allowance accounts, to be funded from Convention Development Tax (CDT) Special Obligation Bond Series 2005. A copy of Change Order No. 2 is attached to the accompanying memorandum as Exhibit B

and is incorporated herein by reference. This Board also authorizes the County Mayor or County Mayor's designee to execute same and to exercise the rights contained therein.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Roberto J. Gonzalez** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	absent
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mmg

Melissa M. Gallo
Monica Rizo Perez

Contract / Change Order	Contractor's Proposed Change Order (PCO No.)	Date	Description / Scope of Work		Base Cost	Contingency Allowance Account	Dedicated Allowance Account	Revised Contract Amount	Duration	Revised Contract Duration	Contract Completion Date
Original Contract		March 24, 2025	Construction services for the Coconut Grove Playhouse Phase I Project including: removal and storage of architectural elements, asbestos abatement, structural stabilization and selective demolition		\$3,505,195.39	\$350,500.00	\$180,000.00	\$4,035,695.39	365		March 24, 2026
	PCO No. 17A		Partial costs for the structural repair procedures prescribed by the Engineer of Record (EOR) based on observed field conditions of the historic façade walls. Balance of cost included in PCO 17B.	\$957,235.60							
		December 16, 2025	Additional repair work required to rebuild portions of the historic façade walls (PCO No. 17A)		\$957,235.60			\$4,992,930.99	450	815	June 17, 2027
	PCO No. 17B	October 29, 2025	Balance of costs for the structural repair procedures prescribed by the Engineer of Record (EOR) based on observed field conditions of the historic façade walls.	\$756,872.00							
	PCO No. 22B	February 5, 2026	Additional exterior structural bracing required to stabilize the historic façade in preparation for repair work.	\$343,878.75							
	PCO No. 27	January 28, 2026	Costs associated with the additional asbestos abatement clearance and air sample analysis due to additional asbestos found during selective demolition.	\$2,458.70							
	PCO No. 29	November 20, 2025	Tree mitigation including removal of a Ficus Banyan adjacent to the structure and installing a new Ficus Aurea at the future pocket park location within the Playhouse site, in accordance with the City of Miami tree mitigation requirements.	\$131,933.75							
	PCO No. 34	March 12, 2026	Rebuilding of two structural columns at main entrance (floors 1-3) not previously included in repair plans; and expanded repair work at all window openings per EOR field instructions	\$77,115.78							
	PCO No. 35	February 23, 2026	Additional Bond Cost	\$44,671.97							
C.O. No. 2			Additional costs due to unforeseen conditions PCO Nos. 17B, 22B, 27, 29, 34, and 35		\$1,312,258.98	\$350,000.00	\$150,000.00	\$6,805,189.97	0	815	June 17, 2027



Daniella Levine Cava, Mayor

Cultural Affairs

111 NW 1st St. Suite 625
Miami, FL. 33128

Exhibit B

CHANGE TO RPQ / PURCHASE ORDER MCC 7360 Plan RPQ: C24-CUA-CGP-PH1

CHANGE NO: 2

DATE: 3/12/2026

TO CONTRACTOR: John Bell Construction, Inc.

PROJECT NAME:

Coconut Grove Playhouse - Phase 1

PO RELEASE NO: CU-0000001129

PO RELEASE NO 2:

PROJECT LOCATION: 3500 Main Highway, Miami, FL. 33133

YOU ARE HEREBY REQUESTED TO MAKE THE FOLLOWING CHANGES IN THE PLANS AND SPECIFICATIONS FOR THIS PROJECT AND TO PERFORM THE WORK ACCORDINGLY, SUBJECT TO ALL CONTRACT STIPULATIONS AND COVENANTS.

Description of work authorized: Additional work is necessary to mitigate unforeseen structural deterioration and complete the repair work and structural stabilization of the Playhouse historic front building, based on observed conditions and recommendations formulated by EOR. The structural repair methodology and revised bracing system was issued by the EOR in revised structural drawings, which have been submitted (Continued below)

Monetary Justification: Funding for the Playhouse project is included in the FY2025-2026 Adopted Budget and Multi-Year Capital Plan under Program No. 921070 (Volume 2, Page 165), Project #70416, specifically Convention Development Tax (CDT) Special Obligation Bond Series 2005, Fund Code CB017.

Time Justification: There is no impact to the Project completion date 6/17/2027.

This payment authorization includes all direct and indirect costs associated with the work described herein including, but not limited to costs of labor, material, job overhead, profit markup, costs for modifications or changes in sequence of work to be performed, delays, rescheduling, disruptions, extended direct overhead or general overhead, acceleration, material or other escalation which includes wages, and other impact costs.

Contractor hereby waives, fully releases, discharges and acquits Miami-Dade County of any and all liability for claims, additional costs, and any requests for additional time arising out of the fulfillment of the RPQ and this change order from the date of the RPQ award to and including execution of this change order.

SUMMARY OF CONTRACT AMOUNT / TIME

ORIGINAL CONTRACT AMOUNT / ORIGINAL COMPLETION DATE -----	\$3,505,195.39	3/24/2026
ORIGINAL CONTINGENCY AMOUNT-----	\$350,500.00	
ORIGINAL DEDICATED AMOUNT-----	\$180,000.00	
ORIGINAL TOTAL AMOUNT-----	\$4,035,695.39	
COST OF CHANGES PREVIOUSLY ORDERED-----	\$957,235.60	
ADJUSTED CONTRACT AMOUNT PRIOR TO THIS CHANGE-----	\$4,992,930.99	
COST OF CHANGES WITH THIS DOCUMENT-----	\$1,812,258.98	
ADJUSTED CONTRACT AMOUNT INCLUDING THIS CHANGE-----	\$6,805,189.97	
PERCENT AMOUNT INCREASE WITH THIS CHANGE-----	36%	
TOTAL PERCENT AMOUNT INCREASE TO DATE-----	69%	
TIME: ORIGINAL CONTRACT / PREVIOUS CHANGES / THIS CHANGE-----	365 / 450 / 0	
ADJUSTED DURATION INCLUDING THIS CHANGE / REVISED COMPLETION DATE -----	815	6/17/2027
PERCENT TIME INCREASE WITH THIS CHANGE-----	0%	
TOTAL PERCENT TIME INCREASE TO DATE-----	123%	

CERTIFYING STATEMENT:

The Contractor certifies that the changes and supporting cost data included is in its considered opinion necessary and accurate and that the prices quoted are fair and reasonable.

RPQ: C24-CUA-CGP-PH1

Accepted By:

ALBERT FAZ
Contractor Name

[Signature]
Contractor Signature

4/30/26
Date

RPQ: C24-CUA-CGP-PH1

Accepted By:

Surety Name

Surety Signature

Date

In accordance with Implementing Order 3-53, execution by the following persons (TO BE COMPLETED ONLY FOLLOWING EXECUTION BY THE CONTRACTOR AND ITS SURETY) shall constitute approval of the change order, effective on the latest date set forth below.

RPQ: C24-CUA-CGP-PH1

Approved By:

CU Project Manager Name

CU Project Manager Signature

Date

RPQ: C24-CUA-CGP-PH1

Approved By:

CU Director Name

CU Director Signature

Date

RPQ: C24-CUA-CGP-PH1

Approved By:

SPD Director (or Designee) Name

SPD Director (or Designee) Signature

Date

RPQ: C24-CUA-CGP-PH1

Approved By:

Chief Operating Officer Name

Chief Operating Officer Signature

Date

Description of work authorized: (Continued)

and approved by the City of Miami, the Authority Having Jurisdiction (AHJ). Change Order No. 2 also includes additional costs related to site conditions, including mitigation procedures required for a tree that had grown adjacent to the historic building and which posed a threat of undermining the foundation of the historic building. Additional documents and permits were submitted and approved by the AHJ for the tree mitigation. An additional amount of \$350,000.00 is included to the Contingency account and additional \$150,000.00 for the Dedicated account.

Time Justification Declaration:

A time extension is provided for additional work performed outside the scope of the original Contract that affects the critical path schedule of the contracted work or previously approved changes. Should additional work be required which does not affect the critical path schedule, no time extension will be granted. Should one item of additional work run concurrent with another item of additional work, only time not duplicated can be provided.