

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 048 - 2005



To: Mayor David Dermer and
Members of the City Commission

Date: February 16, 2005

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "Jorge", written over the printed name of the City Manager.

Subject: COLONY THEATER RESTORATION AND RENOVATION UPDATE

This Letter to Commission (LTC) is intended to provide you with an update on the progress of the restoration and renovation of the Colony Theater. As you know, the City engaged the State of Florida's Department of Management Services (DMS) to manage the project. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design.

To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Vertical construction on the site of the new stage house is at approximately 95% complete. Marquee and storefront windows are installed, lobby interiors are progressing, front sidewalk has been poured, stage rigging is underway along with enhancements to the sound room and new seating and lighting. The project as a whole is approximately 75% complete. The City anticipates the project will be substantially complete by September, 2005. The construction of the project is significantly behind schedule due to unforeseen conditions, the need for extensive remedial work, and other construction delays. In August 2004, the City placed a full time inspector on site to monitor the work of the contractor and to ensure that the project moves ahead in a timely manner.

On March 17, 2004, the RDA had to appropriate an additional \$1.6 million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects. At this time, the City is still negotiating with DMS, the contractor, and the architect for an equitable split on additional costs, which will be used to determine the new guaranteed maximum price.

Should you have any questions, please feel free to contact me.

JMG:CMC:INDT

c: Christina M. Cuervo, Assistant City Manager
Robert C. Middaugh, Assistant City Manager
Tim Hemstreet, CIP Director
Jorge E. Chartrand, CIP Assistant Director
Diana Trettin, CIP District Coordinator
Max A. Sklar, Acting Tourism and Cultural Development Director

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