

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO NEGOTIATE AND EXECUTE CHANGE ORDER NO. 1 TO THE CONTRACT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND AVR CONTRACTORS, CORP., PURSUANT TO ITB-2023-321-DF, FOR CONSTRUCTION SERVICES AT THE COLLINS PARK PERFORMING ARTS VENUE – ROTUNDA, WITH SAID CHANGE ORDER IN THE NOT TO EXCEED AMOUNT OF \$2.1 MILLION, PLUS A 10% OWNER’S CONTINGENCY, AND 300 CALENDAR DAYS INCREASE IN THE PROJECT CONSTRUCTION TIME, TO ADDRESS UNFORESEEN STRUCTURAL DEFICIENCIES AND REPAIRS TO THE EXISTING SANDCAST PANELS AROUND THE EXTERIOR OF THE BUILDING, WATERPROOFING TO ADDRESS WATER INFILTRATION AND REPAIRS TO THE EXTERIOR STRUCTURAL WALLS, SUBJECT TO THE APPROVAL OF THE SECOND CAPITAL BUDGET AMENDMENT TO THE FY2025 CAPITAL BUDGET.

WHEREAS, designed by Herbert A. Mathes, the Collins Park Rotunda (“Rotunda”) was completed in 1961 and originally functioned as a reading room and auditorium for the local Miami Dade County Library; and

WHEREAS, the Rotunda's distinctive cylindrical form is clad in textured sand cast concrete panels, created by artist Albert Vrana; and

WHEREAS, these panels, which encircle the building, feature an abstract design called The Story of Man. Vrana crafted the panels by casting concrete into wet sand which he molded by hand; and

WHEREAS, in the 1990s, the library and the walkway connected to the Rotunda were demolished; and

WHEREAS, the building became uninhabitable after the removal of its plumbing, HVAC, electrical systems, and all interior finishes during the library demolition; and

WHEREAS, the building has not been used since then, except for a few events through special event permits; and

WHEREAS, on April 26, 2017, the City Commission directed the Administration to proceed with the Cultural Arts Council’s plan to convert the Rotunda into a performing arts space; and

WHEREAS, the City contracted M.C. Harry Associates to design an addition and connection that would seamlessly integrate with the existing structure; and

WHEREAS, the scope of work consists of renovating the interior of the existing 1,960-square-foot Rotunda, which will include selective demolition, new interior finishes, and upgrades to mechanical, electrical, and ADA systems within the existing structure, and an 895-square-foot addition features an entrance lobby and restrooms; and

WHEREAS, the project also includes the installation of new exterior glazing and doors, a new roofing system, accessible exterior concrete walkways, pedestrian-scale exterior LED lighting, as well as landscaping and irrigation improvements; and

WHEREAS, the new design aims to support various functions, enhance accessibility, and ensure a thoughtful, aesthetic integration with the original Rotunda building; and

WHEREAS, to engage a contractor for the renovation and addition, ITB 2023-321-DF was issued on August 24, 2023, and AVR Contractors, Corp (“AVR”) was selected as the lowest responsive and responsible bidder and a contract was awarded on January 26, 2024, with a construction cost in the amount of \$2,237,664.50 plus a 10% owners contingency of \$223,766.45 for a total of \$2,461,430.95; and

WHEREAS, upon issuance of all required permits, Notice to Proceed (“NTP”) with construction was issued on April 1, 2024, and mobilization to the site for commencement of construction work began on April 8, 2024; and

WHEREAS, construction is currently underway and is approximately 25% complete; and

WHEREAS, on June 12, 2024, while performing interior framing at the Rotunda, AVR encountered water infiltration at the interior perimeter of the existing Rotunda building as a result of heavy rainfall; and

WHEREAS, the Facilities and Fleet Department (“Facilities”), responsible for maintenance of the existing building, engaged a roofing contractor to address a suspected roof leak; and

WHEREAS, an assessment by roofing contractor, A & J Roofing, Corp. concluded that the roof was not the source of the water infiltration; they identified areas along the building perimeter where water was entering the building through the exterior walls, behind the sand cast panels; and

WHEREAS, the water that entered the building damaged the new materials and finishes that were being installed as a part of the renovation of the Rotunda; and

WHEREAS, Facilities contacted consultants Wood/O'Donnell & Naccarato Structural Engineers (“WON”), who were already under contract to provide the

professional services required for the 40/10 year recertification of the existing building;
and

WHEREAS, further investigation by WON revealed significant structural issues with the panels and their connections to the building, including cracks, spalling, and corroded anchors, which required repair; and

WHEREAS, these panels, exposed to the elements near the ocean for 62 years, have experienced extensive deterioration and WON has expressed concern that panels could dislodge from the building's façade; and

WHEREAS, several concrete columns, tie beams and edge of slabs behind the panels are cracked and spalled, requiring repair as well; and

WHEREAS, to ensure the building's structural integrity, WON has provided preliminary construction documents and details for the replacement of the damaged connectors; and

WHEREAS, all 162 sand cast panels will have to be removed from the building's façade to replace the connectors, repair the panels, repair the concrete wall and beams, and apply proper waterproofing to the exterior masonry walls; and

WHEREAS, these structural and waterproofing repairs are currently not part of the scope for the renovation and addition to the Rotunda; and

WHEREAS, the project was initially expected to be substantially complete in February 2025 and an extension of the project construction period will be required to complete the additional scope of work; and

WHEREAS, AVR has provided a proposal to remove the panels, repair the damage to the panels, replace the connectors with new stainless-steel anchors, repair the masonry walls and columns, waterproof the existing concrete masonry walls and reinstall the panels at a construction cost of \$2.16 million; and

WHEREAS, this change order is subject to final negotiation with the contractor in the not to exceed amount of \$2,100,000 plus 10% owner's contingency for a total of \$2,310,000; and

WHEREAS, the total impact to the project cost includes the change order, 10% owner's contingency, additional construction administration services and project management fees resulting in an additional project cost of \$2.64 million; and

WHEREAS, the cost of the repairs exceeds the existing project contingency and will require allocation of additional funds; and

WHEREAS, AVR has estimated that these structural and waterproofing repairs will increase the construction time by 300 calendar days; and

WHEREAS, City staff has reviewed the preliminary estimate and scope and find them appropriate; and

WHEREAS, the final proposal shall be negotiated upon completion of the construction documents by WON; and

WHEREAS, Change Order No.1 will be negotiated and finalized, not to exceed an amount of \$2.1 million, plus a 10% owner's contingency, and an increase in the contract time not to exceed 300 calendar days; and

WHEREAS, the Administration recommends that the Mayor and City Commission approve Change Order No. 1.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby approve and authorize the City Manager and City Clerk to execute Change Order No. 1 to the contract between the City of Miami Beach, Florida and AVR Contractors, Corp., pursuant to ITB-2023-321-DF, for Construction Services at the Collins Park Performing Arts Venue – Rotunda, with said change order in the not to exceed amount of \$2.1 million, plus a 10% owner's contingency, and 300 calendar days increase in the project construction time, to address unforeseen structural deficiencies and repairs to the existing sandcast panels around the exterior of the building, waterproofing to address water infiltration and repairs to the exterior structural walls, subject to the approval of the second Capital Budget Amendment to the FY2025 Capital Budget.

PASSED and ADOPTED this _____ day of _____, 2024.

ATTEST:

Eric Carpenter, City Manager

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney *DH*

12/31/2024
Date