

glavovic studio inc

*little stage theater complex
basis of design report*





introduction

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Located alongside one of the oldest constructed structures in Miami Beach, the Collins Canal, built in 1912, the Little Stage Theater Complex is a challenging, neglected urban space at the heart of a vibrant neighborhood and arts community. Within its park site boundary lies what is believed to be the oldest building in Miami Beach: the Carl Fisher Clubhouse built in 1916 and several other unique structures and elements.

This project proposes that with an imaginative and sustainable approach to both the site and buildings, and whilst engaging notions of connectivity and creativity, the opportunity ahead provides a creative and secure future for the community enabled by an energized and sustainable link merging history, culture and community.

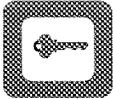
The existing site spans from Washington Ave on the east to Convention Center Drive on the west and Collins Canal on the north to the Convention Center and the Parks and Recreation Center on the south. This constricted linear site shape has resulted in an isolated site and a series of obscure and difficult access points. The site has remained under utilized and now presents opportunities to make connections and links with the broader context of the city - physically and programmatically, ensuring that a seemingly disjunctive site is integrated into the existing community and introduces a new social dynamism to the site and the buildings. The goal is to focus on the unique circumstances the site has to offer for Youth and Family oriented programming, for the existing neighborhoods, the Miami Beach High School, the Parks and Recreation Center and the Vision of the Programming of the Facilities in the Little Stage Theater Complex. Furthermore, the goal is to consider the site as a nexus linking urban links east to west, such as the Beach and the Miami Beach Botanical Gardens and north to south through connections with existing paths and development patterns.

1.0

MIAMI BEACH

INTRODUCTION

2100 Washington Avenue
Miami Beach, FL 33139

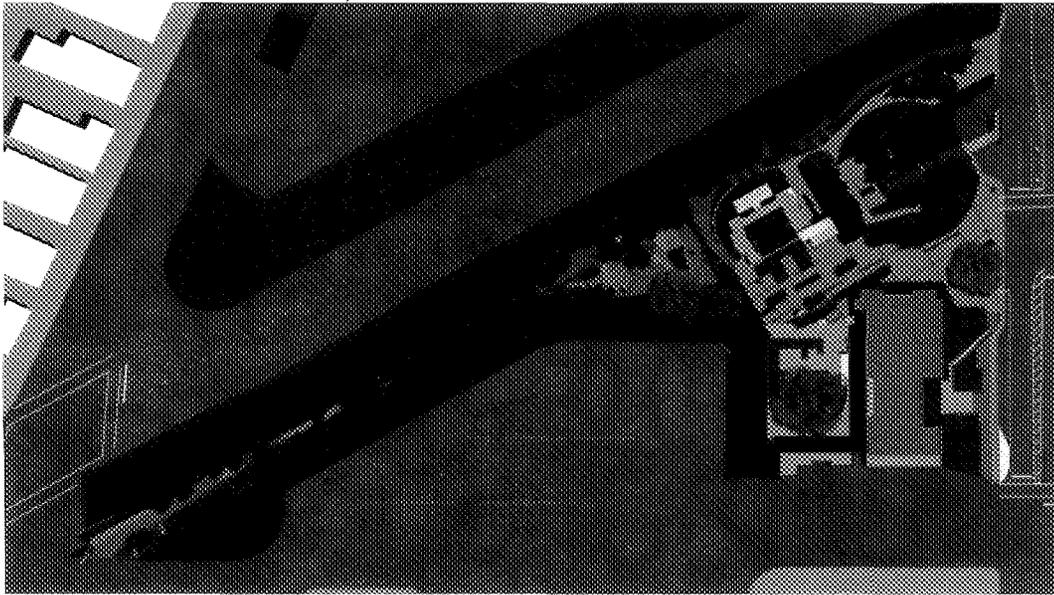


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Throughout the project a priority is placed on engaging two intrinsic subjects: History/Culture and the Environment/Sustainability. These are referent Values embedded in all the decisions affecting both the macro and micro decisions for the project concepts. They are drawn from both the existing site and its context, and also from the proposed design concepts deployed as a layering of ideas for the project.

The environmental value of the existing Collins Canal, the Carl Fisher Clubhouse, the Little Stage Theater and the historical value of the site will provide the genesis for the integration of the architecture and the landscape, the history and the future – enhancing the community. The values of the site will be reclaimed through the re-connecting of the fragmented spaces into many seamlessly connected micro-sites; each promoting different experiences, from the historical context of the buildings to the native gardens alongside the canal. Layers of spaces, vistas and experiences will foster creativity as users explore the site, assuring that each visit will provide numerous cultural adventures for neighborhood families, be it Children's programming in Central Plaza, skate boarding in the Skate Plaza, Plays in the renovated Little Stage Theater and weekend garden performances in the Little Stage Theater Plaza and Pavilion, receptions in the Carl Fisher Clubhouse or a botanical walk through the Native Gardens on the west side of the park. The site will afford the community a new location to experience the history, the natural environment and the creativity abounding in Miami Beach. Artwork can be experienced throughout the park.

Ultimately, the site will be re-established as an environmental space, a recreational space and an historical space, the centre and core of the community - as it historically was when Carl Fisher originally entertained, played and brought families together on this site to recreate and contemplate the future of the City of Miami Beach.

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INTRODUCTION

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planning team

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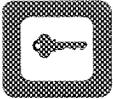
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APPENDICES
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acknowledgements

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City of Miami Beach

City Commission:

Mayor Matti Herrera Bower
Commissioner Jerry Libbin
Commissioner Saul Gross
Vice Mayor Richard Steinberg
Commissioner Jonah Wolfson
Commissioner Edward L. Tobin
Commissioner Deede Weithorn

City Administration:

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Hilda M. Fernandez, Assistant City Manager
Tim Hemstreet, Assistant City Manager
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Kevin Smith
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Department of Planning and Zoning

Jorge Gomez
William H. Cary
Thomas Mooney

Department of Tourism and Cultural Development

Max Sklar
Dennis Leyva

And the many community members who participated in the planning process.

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ACKNOWLEDGEMENTS



executive summary

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3.3 Conclusion

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EXECUTIVE SUMMARY

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4.0 Project Context:

This Park Center is part of an existing Linear park along the historic Collins Canal, built at the turn of the Century by John Collins, the Carl Fisher Club House building built in 1916 and the Little Stage Theater in 1937. Located next to the Miami Beach Botanical Garden to the west and surrounded by the cultural campus of Miami Beach and Miami Beach high School to the north, this site offers unique opportunities in terms of connections to the arts, culture and education. Contextually, this site is in the heart of the urban fabric of Miami Beach, yet its location makes it almost invisible despite its cultural importance. The intersection of Dade Boulevard and Washington Avenue, two main arteries running through Miami Beach, define the northeast corner of the site. This intersection is described as a major "Urban Gateway" in the Miami Beach Master Plan. Therefore, the design calls for an urban threshold element that will bring attention to the site and become an attractor for the entire community.

5.0 Existing Conditions:

In 1984, the Carl Fisher clubhouse, which was part of the original recreational golf course, became an historic preservation site and was renovated. In 1984, the exterior of the building was restored, while the interior spaces were reorganized and reconditioned to better serve the programmatic requirements of the users. Currently, a segment of the interior of the building is being restored to meet minimum fire and ADA code requirements to accommodate the existing tenants.

Complementing the Carl Fisher Clubhouse, The Little Stage Theater was added to the complex in 1937 and used over the years for educational and recreational purpose for theatrical productions. The theater is in need of major rehabilitation and will require a comprehensive upgrade both programmatically and physically. Also existing on the site, is The Bandshell. Although it is located on the historical site, is not listed as significant in the Historical Designation Report and has been proposed by the City to be demolished. The Parks and Recreation building, built in 1984, and its adjacent western plaza has failed to activate the main plaza between the Historic Buildings and the Parks Building. With its courtyard enclosed by a wall and a high fence, the Parks & Recreation Building Plaza now stands underused and disconnected to the site. Replaced and reconfigured many times, the site walkways have been added in an

ad-hoc manner over the years. They have no historical value and will be removed. A Mandala was added in 1984 between the Bandshell and the Little Stage Theater, creating a large paved area on the east side of the site.

6.0 Planning Process:

Program Development and Interviews:

To determine the scope of the program including meeting with the site's current stakeholders from the CIP Office, Planning, Public Works, Property Management, Parks and Recreations, Tourism and Cultural Development and Asset Management.

Site and Building Analysis

Includes review of existing conditions, consultant analysis including Landscape, Civil, Mechanical, Electrical, Plumbing Engineering concept recommendations for the site and buildings and surrounding neighborhood and contributing context issues.

Concept Development

Includes concept development for Two concept designs [Chapter 7.0]

Community Workshop

Includes Presentation to Community and Comments, see Appendix.

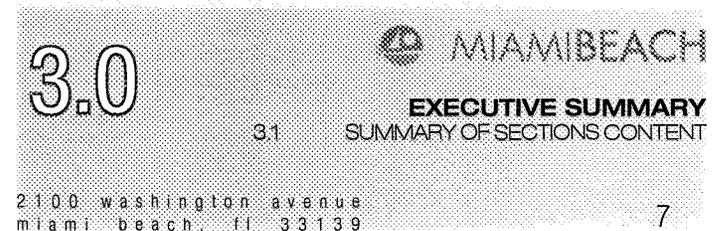
Meetings with various Community Members on site

Basis of Design Report

Includes report as provided.

Future programmatic needs were assessed to ensure the proposal would include sufficient infrastructure to support future activities such as outdoor plays and festivals. The "Little Stage Theater" is seen as one element of the site most in need of rehabilitation. As per programmatic requirements, Glavovic Studio is proposing two schemes for the design of the park. The two schemes differ in the incorporation of a strip of land to the south of the park and the integration of the Parks & Rec. Building plaza and the provision of restroom facilities in the Little Stage Pavilion

continued on next page.





summary of sections content

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7.0 Project Concepts + Goals:

Entering the site through the north-east corner of the park, one will be greeted by an iconic art element/light beacon mirrored on the "West Entrance Plaza" as well as public art. This part of the site will provide access points with divergent paths directed toward the simultaneous staging of various activities and events.

The entire site is ADA accessible . The "Theater Plaza" includes some of the original terrazzo elements of the existing Mandala, allowing significant green space for planters for short evergreens with a 14' high canopy. Lit benches will provide seating areas for people to enjoy the shade. The "Little Stage Theater Pavilion" will act as a multipurpose space, primarily providing supporting dressing rooms to the Little Stage whilst also opening up and converting into an outdoor theater and casual Park Pavilion space. Back-lit at night, the wall surface of the pavilion will present an abstraction of the existing historic building, and will be a beacon to the south-east entrance to the site. The significant historic building that you will view through the trees on the western edge of the plaza space, is the "Little Stage Theater". Its interior will mix the existing surfaces with wood panels and provide for 80 raked seats. The bathroom will be relocated to the north end of the building, allowing the stage to connect to the supporting spaces of the "Little Stage Theater Pavilion". Appropriate ADA compliance, life safety and Code Compliance will be achieved and recommended in the next phase. The "Little Stage Theater" will be connected to the "Carl Fisher Clubhouse" through a new awning. The clubhouse itself underwent a short renovation to bring it up code, with regard to ADA accessibility and fire prevention. In this upcoming phase its interior will be restored to its former glory, while updated lighting elements will highlight the historical details of this structure.

Exiting through the front loggia, one will enter the "Central Plaza", which will provide a transitional space between active and passive spaces. The plaza will provide space where people can gather for lunch or lay on the individual lawns and an activated space during various programmatic events such as music festivals and summer programming. The plaza ties together all the 5 buildings and a sloped "Amphitheater Lawn".

Scheme 1 is proposes to include the existing Park and Rec. building courtyard as part of the "Central Plaza" and activates the courtyard by removing the fence and tying the ground plane to the rest of the plaza.

Scheme 2 consists of incorporating the existing southern boundary edge but covering the existing fence with a "green wall". In both schemes, the plaza is a large open space punctuated by clusters of hurricane palms, three dimensional landscape elements, light poles and a fountain as in the original Historical use of the space. To the west of the "Carl Fisher Clubhouse Plaza" is located the "Cultural/Skate Plaza" intended as a family space and multipurpose in nature functioning as a skate plaza as well as an outdoor performance space.

The "Cultural/Skate Plaza" and the "Carl Fisher Clubhouse Plaza" will act as a central node along the "Canal Promenade" which links the eastern and western portion of the site, reestablishing an important link to the "Carl Fisher Clubhouse". Following the "Canal Promenade" westward is the "Environmental Garden" displaying sample of the local flora and providing for educational opportunities and links. The "West Entrance Plaza" highlights the presence of the site on the west side. A light beacon will greet park users while advertising the site's presence on Convention Center Drive. The landscape and new architectural elements palette will be composed of native materials and incorporate sustainable and best management practices.



conclusion

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This Proposed Project offers the City of Miami Beach an opportunity to renew and restore its cultural history at the very heart of its origins. This public project intends to be a unifying project for the community where the youth and families will be the beneficiaries of the past and future of an environmental, historical and cultural resource at the heart of the community.

Ultimately, the site's success will be assured by a creative and sustainable approach which will reveal the project's connectivity to the community, with a park complex project that layers spaces, vistas and experiences.

In accordance with the historical context of the Carl Fisher Clubhouse, the site must also be reactivated, thus transforming it into an element that connects the community to its native environment, history and creativity.

We recommend that the City develop Scheme One as has been presented here in the Basis of Design report.

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EXECUTIVE SUMMARY
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- 4.1 Existing Conditions
 - 4.1.1 Site Location
 - 4.1.2 Site Context
 - 4.1.3 Site History
 - 4.1.4 Site Zoning

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PROJECT CONTEXT

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site location

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From the Atlantic ocean to the east, westerly down 21st Street, to Carl Fisher's Clubhouse, at the heart of the site, the Little Stage Theater Complex is a new vision for a Community Cultural Complex linking History, Culture, Environment, Recreation and Community.

This Park Center includes an existing Linear park along the historic Collins Canal, built by John Collins, the Carl Fisher Club House building, built in 1916, designed by architect August Geiger, and the Little Stage Theater , later in 1937, by Robert A. Taylor.*

Collins Canal was the result of John Collins' dream - used for safe transport of his exotic fruits crops back to the mainland, the canal was built in 1912 and is the oldest constructed structure in Miami Beach. The canal contributes to the site's uniqueness, providing a sense of seclusion and sense of place in an urban environment.

The Little Stage Theater Complex is a highly recognizable historical resource whose predominance needs to be re-invigorated. Located adjacent to the Botanical Garden, the Cultural Campus of Miami Beach and Miami Beach High School, this site offers unique opportunities in terms of connections to the Arts, Culture and Education. It is also at the heart of the cities urban neighborhoods and a place to establish a rare green center.

* 21st Street Community Center Designation Report, 1984; Prepared by: City of Miami Beach, Department of Planning)

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MIAMI BEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS

4.1.1 Site Location

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Contextually, this site is in the heart of the urban fabric of Miami Beach, yet its location makes it almost invisible despite its cultural importance. The southern approach is blocked by the mass of the Convention Center, the northern edge is adjacent to Collins Canal, and the Western edge is connected to Washington Avenue by a narrow strip of land, being diminished from all sides except from the East.

The site's prominence needs to be re-established through the activation of the space which will invigorate this dormant site. The presence of connective opportunities, ranging from the Botanical Gardens to the west to the Miami Beach High School to the north, will help invigorate the site.

Additionally, the intersection of Dade Boulevard and Washington Avenue, two main arteries running through Miami Beach, define the northeast corner of the site.

This intersection is described as a major "Urban Gateway" in the Miami Beach Master Plan.

Therefore, the design calls for an "urban threshold" that will bring attention to the site and become an attractor.

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4.1 EXISTING CONDITIONS

4.1.2 Site Context

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- A1 Bayshore Country Club
- A2 Bayshore Par 3 Golf Course
- A3 Island View Park
- A4 Collins Park
- A5 Flamingo Park
- A6 Lumus Park

- B1 Scott Rakow Youth Center
- B2 Miami City Ballet
- B3 Miami Beach Library
- B4 Bass Museum/Cultural Campus
- B5 21st Street Recreation Center
- B6 Visitor Center/Chamb. of Commerce
- B7 Holocaust Memorial/Botanical Grdns.
- B8 Miami Beach Convention Center
- B9 Jackie Gleason Theatre
- B10 Lincoln Road Pedestrian Mall/Plaza
- B11 New World Symphony
- B12 Parking Lot

- C1 Hebrew Academy School
- C2 Miami Beach Senior High School
- C3 Mechina High School
- C4 Fienburg Fisher Elementary School
- C5 Landow Yeshivah Community School

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4.1 EXISTING CONDITIONS
4.1.2 Site Context

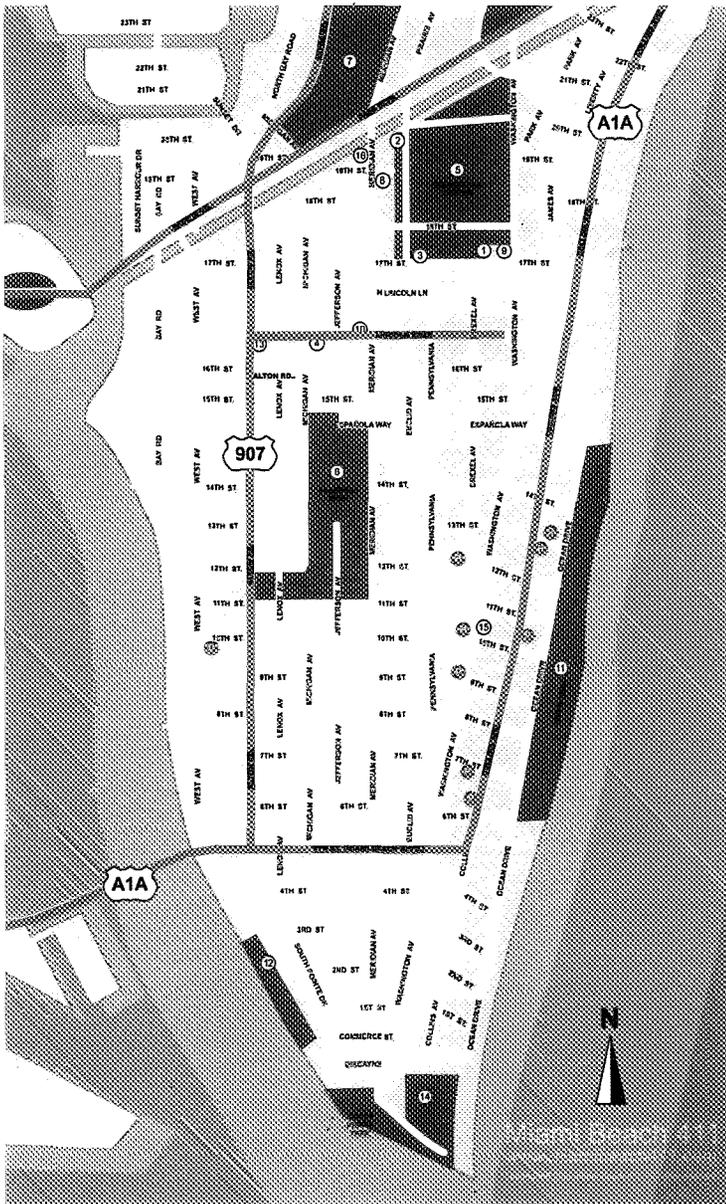
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411 shuttle of south beach

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Integrated Transit/Network:

We recommend that the 411 shuttle or similar type of transit systems connect to the Little Stage Theater Complex. This type of transit system will become an important part of the project support as its potential to grow and support the future programming opportunities and potential that is envisioned for the project are developed. We also recommend that green transit systems be employed and wayfinding systems denote this aspect as part of the connectivity aspect of the site.

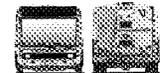
The 411 shuttle is one of the most convenient means of transportation in South Beach. It is the cheapest and most scenic way to travel South Beach. The shuttles breeze around the Beach every 10-15 minutes, stopping at numerous bus stops. The shuttle is air conditioned and the fare is only 25 cents. This service brings more opportunity to the people approaching the area, since multiple bus stops are located nearby the site.

Hours of operation:
Monday to Saturday (7:45am - 1am)
Sundays and Holidays (10am - 1am)

For a full schedule, call Customer Service at (305) 770-3131.



http://www.miamibeach411.com/trans_electrowave.html



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4.1 EXISTING CONDITIONS
4.1.2 Site Context

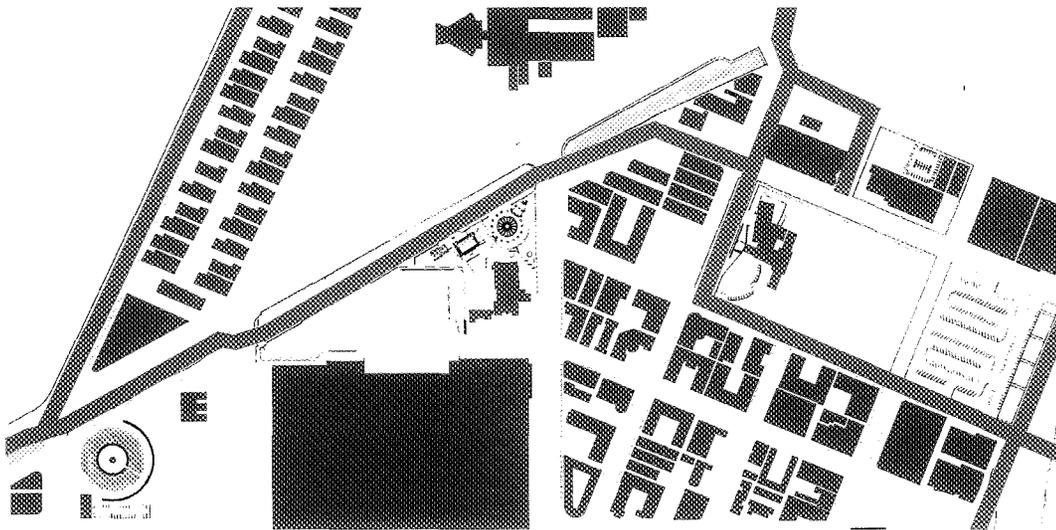
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bike routes adjacent to site

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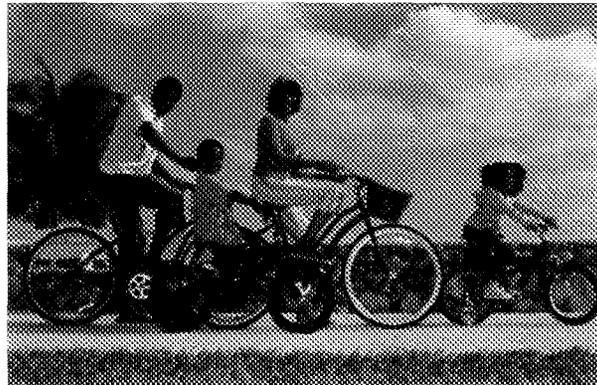


Integrated Transit/Network:

The site will be connected to the city's bike path system.

This proposal strongly recommends an integrated infrastructure connectivity system and recommends that all crossover points that connect to the site east and west of the site are carefully considered to enhance both physical and visual connections into the site.

Accordingly, the design calls for emphasizing these crossover points to encourage bicycle and rollerblading use through the site.



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PROJECT CONTEXT

4.1 EXISTING CONDITIONS
4.2 Site Context

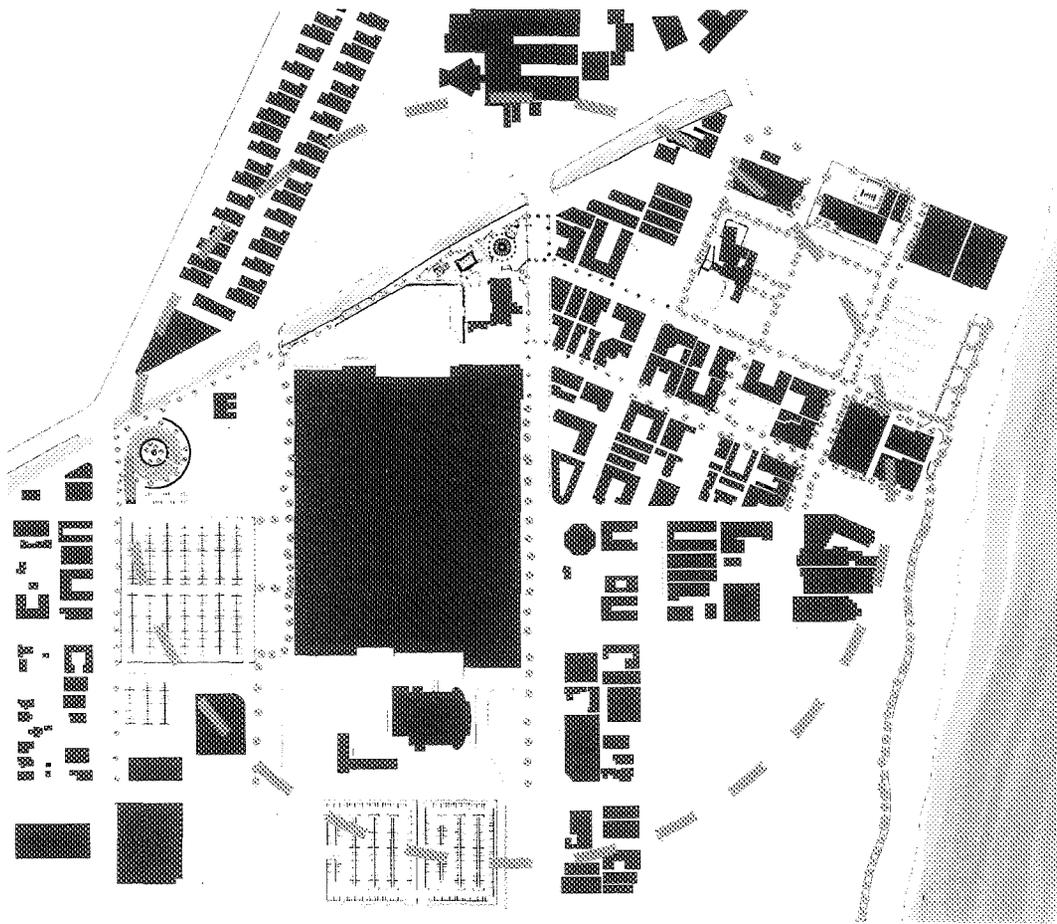
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primary pedestrian circulation

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Integrated Transit/Network:

The primary pedestrian volume is to the East of the site on a daily basis. This includes the Beach and Cultural Campus. The pedestrian activity along Lincoln Road Mall does not significantly connect to the site at this time. The primary existing pedestrian connection, relative to the 2100 Recreation Center and within a 2 minute walking radius, is the Cultural Campus. Further east, on Collins Avenue, pedestrian activity also increases in volume.

Pedestrian zones support the goal of increased site visibility, site connectivity and site access. Levels of pedestrian activity need to be enhanced on the west side of the park. This site, if developed appropriately, should contribute to this positively. This will also enhance the connection to the Botanical Gardens.

Intermittant pedestrian volume occurs during events from the Convention Center and we suggest that intense and significant pedestrian volume will occur once this project is developed from the South.

4.0

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PROJECT CONTEXT

4.1 EXISTING CONDITIONS
4.12 Site Context

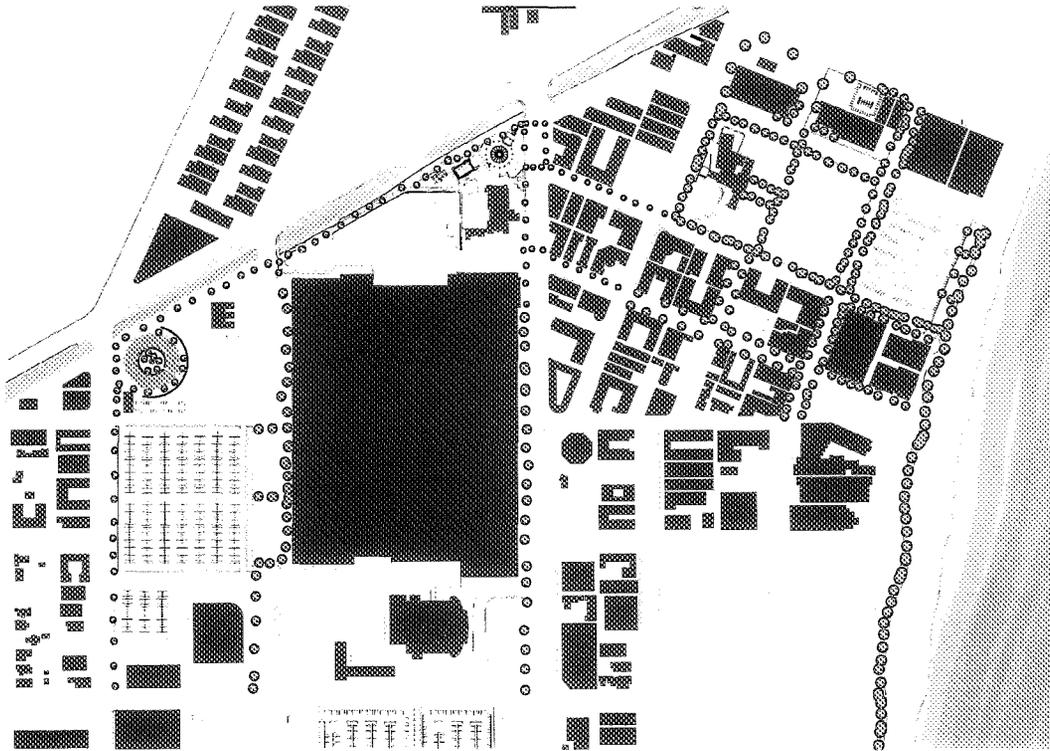
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student pedestrian activity

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Student Pedestrian Activity:

After school is done for the day at the Miami Beach Senior High School, a majority of the students walking, head south on Washington Avenue. During several on-site observations, over one hundred high school students passed by the 2100 Recreation Center with some walking through the site.

The next major student pedestrian activity occurred east/west on the northern edge of Dade Road. Currently there is no shaded path along this side of the road and it is also very heavily trafficed. Since many students were observed heading south, a great opportunity is noted to accommodate public programming in the park that should support the student population/age group.

Further, if a more pedestrian friendly path is defined along the northern edge of Collins Canal, on the south side of Dade Blvd., providing visual connections to the park, a greater level of safety or "eyes on the park" will occur. A secondary path within the park will also take some of the pedestrian traffic, but should be considered in addition to the Dade Road pedestrian path. This will expand the area of visibility of the site, essentially opening up the site. Locating the path to the northern edge of the canal will also support the connections to the east and west and provide more options for biking to school.



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PROJECT CONTEXT

4.1 EXISTING CONDITIONS

4.1.2 Site Context

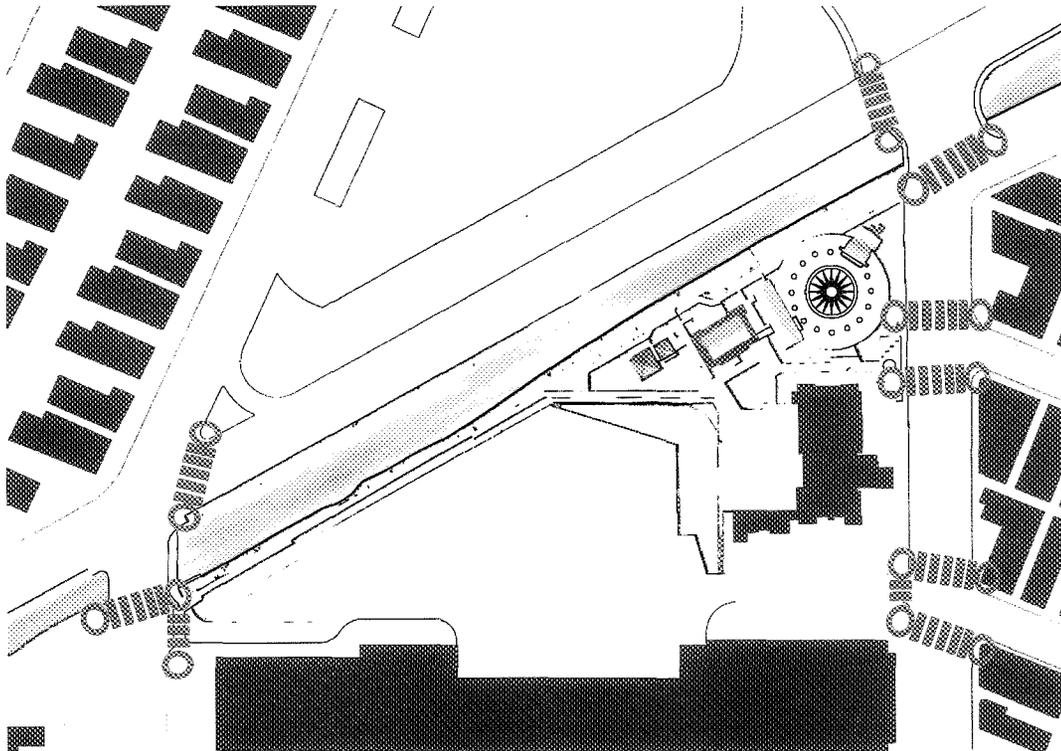
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pedestrian access to site

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Access to the site is limited in several areas. This occurs as a result of several weak urban access points and urban infrastructure elements. The first major element is the inadequate pedestrian crossings at Convention Center Drive and Dade Blvd and Washington Avenue and Dade Blvd.

Pedestrians accessing the Recreation Center from the west have to cross Washington Avenue, (see view 1) approximately 70' wide. Also, the site is not easily accessible from the east as it is cut off from the city by a chain link fence. This creates a quiet place, free from public eyes and does not meet standards for Crime Prevention Through Environmental Design (CPTED).

The second negative urban infrastructure issue, is the lack of urban elements reinforcing connectivity. Pedestrians accessing Recreation Center from the west will most likely come from the Holocaust Memorial. The continuation of the path is just visible across Convention Center Drive, (see view 2), however, no substantial wayfinding or shaded path encouraging pedestrians to head towards these links exists.

Additional findings limitations and views to the site are discussed on the next page.



View 1: Washington Avenue looking South



View 2: Convention Center Dr. looking East

4.0

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4.12 Site Context

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pedestrian access to site

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refer to diagram plan on previous page



View 3: Convention Center, west side, looking North



View 4: Convention Center, east side, looking South

With respect to the programming for the Convention Center, the west side of the Convention Center is the busier side. This relates directly to parking. People who have parked in the west lot approach the center by foot, or have been dropped off by bus.

A strong visual promenade is created with Royal Palm trees leading towards the west entrance of the site. However, this is insufficient to draw pedestrians into the site. The path is clear, but the destination is not. (See view 3) A fence behind some landscaping is visible from under the canopy of the Convention Center. Today, there is no compelling reason to draw a person out of the shade on the west side of a building, to walk in the sun to the north.

The east side of the Convention Center is a drop off/valet/loading zone. People get out of their cars or bus, and walk into the Convention Center. It is more comfortable to walk on the east side of the Convention Center in the afternoon because of the shade created by the exposure and building orientation. Urbanistically, the form of the building has no ground floor visual activities or "eye-candy" and disconnects the buildings from the street on the ground floor.

Programming in the site/park should consider these issues.

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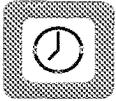
MIAMI BEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS

4.12 Site Context

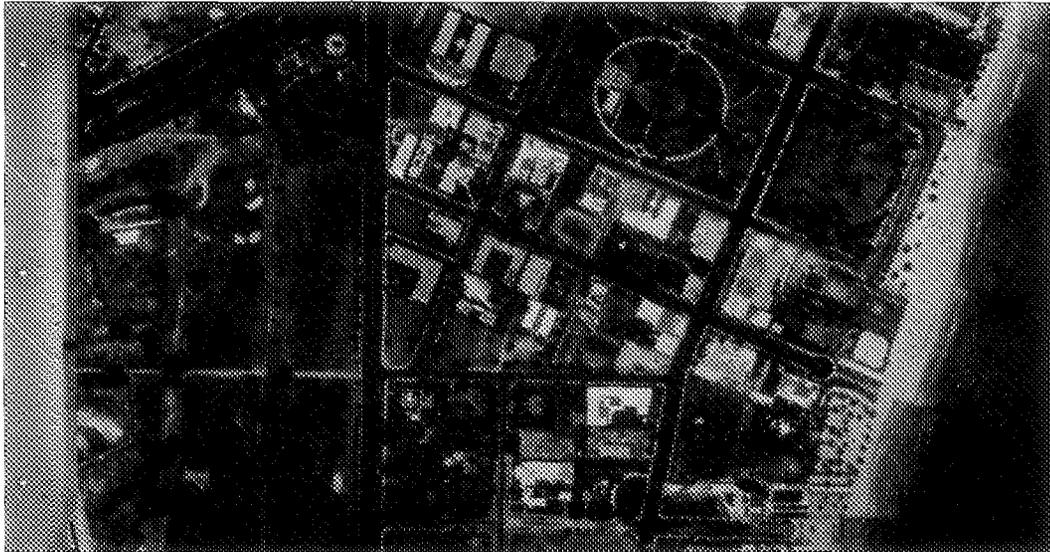
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site history

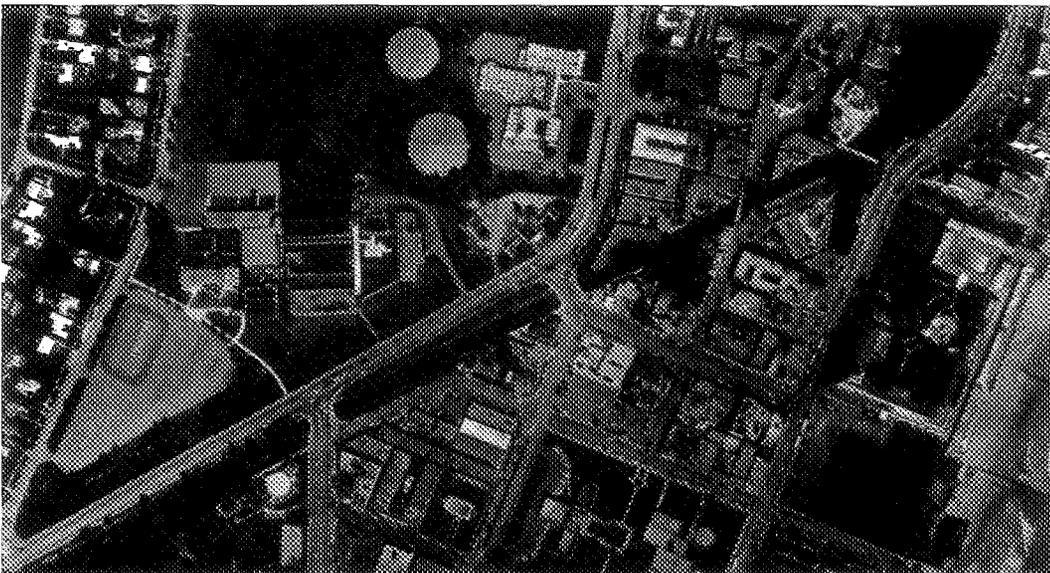
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little stage theater complex
basis of design report



John S. Collins, originally a Quaker tree farmer from New Jersey, commenced in 1911 to build the first bridge to the island of Miami Beach (the Collins Bridge). The wooden bridge, at the location of today's Venetian Causeway, was completed with the assistance of Carl G. Fisher, who loaned Collins \$50,000 to complete the bridge between the mainland and the barrier island. Fisher, whose fortunes were pinned to the emerging importance of the automobile, had just completed the Dixie Highway project from his native Indiana to Miami, terminating close to the foot of Collins' bridge. He established a residence in the area in 1912, and wondered what this wooden bridge was all about, as Collins was wondering how to resolve his dwindling budget.

The partnership born at the bridge between Fisher and Collins provided benefits for both men. Collins extensive land holdings and knowledge of the primitive island, and Fisher's cash and national business connections, launched the development of Miami Beach. Repayment of Fisher's loan for the bridge included title to approximately 200 acres of Collins holdings, stretching from the beach to the bay.



Collins had already excavated a canal running diagonally southwest from a wide spot in the natural creek behind the beach (Lake Pancoast) to Bull Island, later renamed Belle Isle. With the bridge completed, a road could be built on the spoil bank of the canal – today that road is Dade Boulevard.

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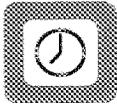
MIAMI BEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS
Site History

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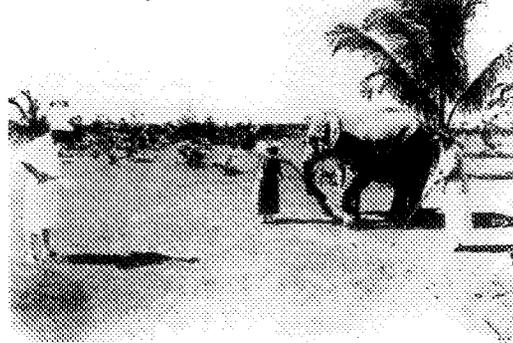
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basis of design report



Fisher developed a golf course to the north of this road, and to the south, in 1916, he built a golf clubhouse designed by local architect August Geiger. On the Biscayne Bay side of his holdings, he built the Flamingo Hotel, with a dock for yachts, and on the ocean at 22nd Street, he built the Roman Pools and Casino, complete with a Dutch windmill.

The Carl Fisher Clubhouse is the only one of those early structures remaining - in fact, it is the oldest non-residential structure remaining on Miami Beach. In close proximity to the east of the Clubhouse, the Little Theater Stage building (78 seats) was added in 1937, designed by Robert A. Taylor to reflect the original August Geiger design. Geiger's design, constructed contemporaneously with Deering's Viscaya across the Bay, uses Dutch-South African elements that are evident in the stucco-ornamented gable parapets and dormers.



The complex, renamed the 21st Street Community Center after acquisition by the City of Miami Beach, is a significant remnant of early Miami Beach history, and of Carl G. Fisher, the man widely nicknamed Mr. Miami Beach. The historic importance of the complex, particularly the Carl Fisher Clubhouse, is very high. Fisher's aim of promoting Miami Beach far and wide required that leisure and recreational facilities existed that would compliment the land sales he was engaged in. Sales for the first few years however were not meeting expectations.

Fisher was a creative promoter, and in 1921 acquired an elephant named Rosie and used her for promotional photographs (along with countless bathing beauties), to sell the exotic whimsy of the place. Later that year, he would entertain Warren G. Harding at the club, using Rosie as the President's golf caddie. World-famous golf pro Bobby Jones also visited the course.

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MIAMI BEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS

4.1.3 Site History

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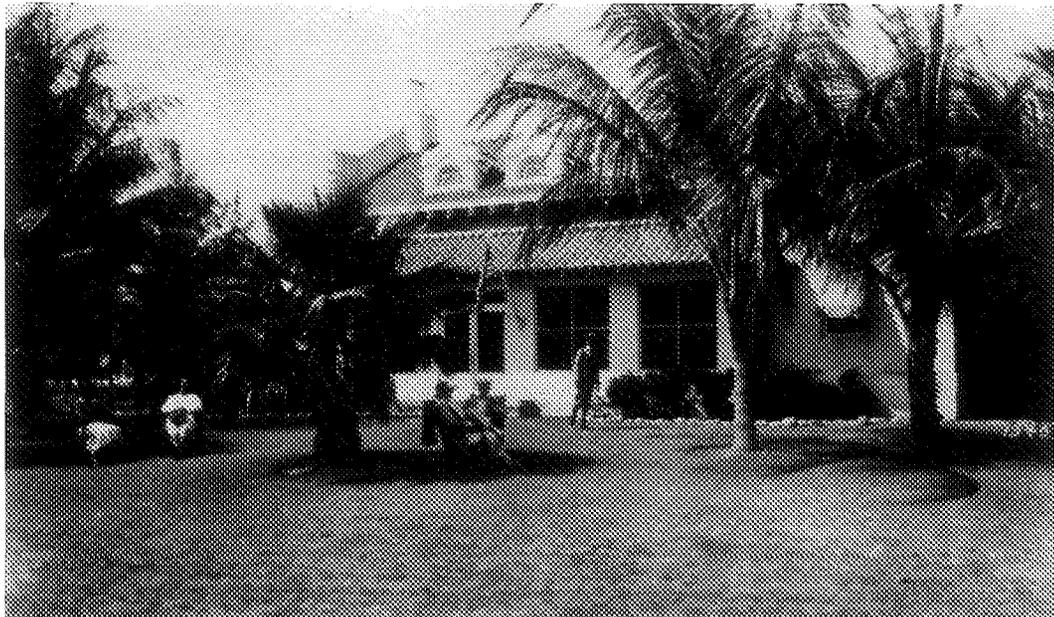
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basis of design report



Fisher himself did not like golf due to his severe astigmatism – he could not see where the balls went. The golf club, in addition to the hotels, Roman Pools, and various luxury yachts had second functions as de facto real estate sales offices, to sign the property deals. By the mid nineteen twenties, Fisher’s net worth was said to be 100 million dollars. His success was relatively short-lived. A speculative development of Montauk, N.J., the hurricane of 1926, the stock market crash of 1929, and his excessive drinking and declining health all led to financial collapse. He was forced to sell all his assets, and was hired by the Collins / Pancoast family to assist in their Miami Beach Improvement Company. In 1939, Fisher died with \$52,000 to his name.

In 1984, an extensively remodeling of the complex, led by Miami Architect Bernard Zyscovich, was completed. The award-winning restoration was the first important rehabilitation of a historic public sector facility in south Miami Beach, and demonstrated that City leaders would now follow the trend started by private sector preservationists. Unfortunately for the integrity of the site, a new recreation building was built in 1986 just south of the historic Clubhouse / Theater complex - without adequate regard for its historic neighbor. The City’s Recreation Building projects blank, boxy walls toward the original complex, and cuts off important open space and views to and from the historic resource. The expansion of the Convention Center parking lot also negatively affects the site. Visual buffering and spatial relief from these impositions should be a highly prioritized goal of the project. Reincorporation of the landscaped open space behind the Recreation Building into a generous forecourt for the Clubhouse, would be one such effective gesture.

Later additions to the site include the chess club pavilion (1984) that is considered not historically significant, or even preferably removed, to help interpret the earlier period of 1916-1937 that was so significant to the development of Miami Beach.



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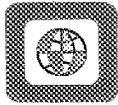
MIAMI BEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS

4.1.3

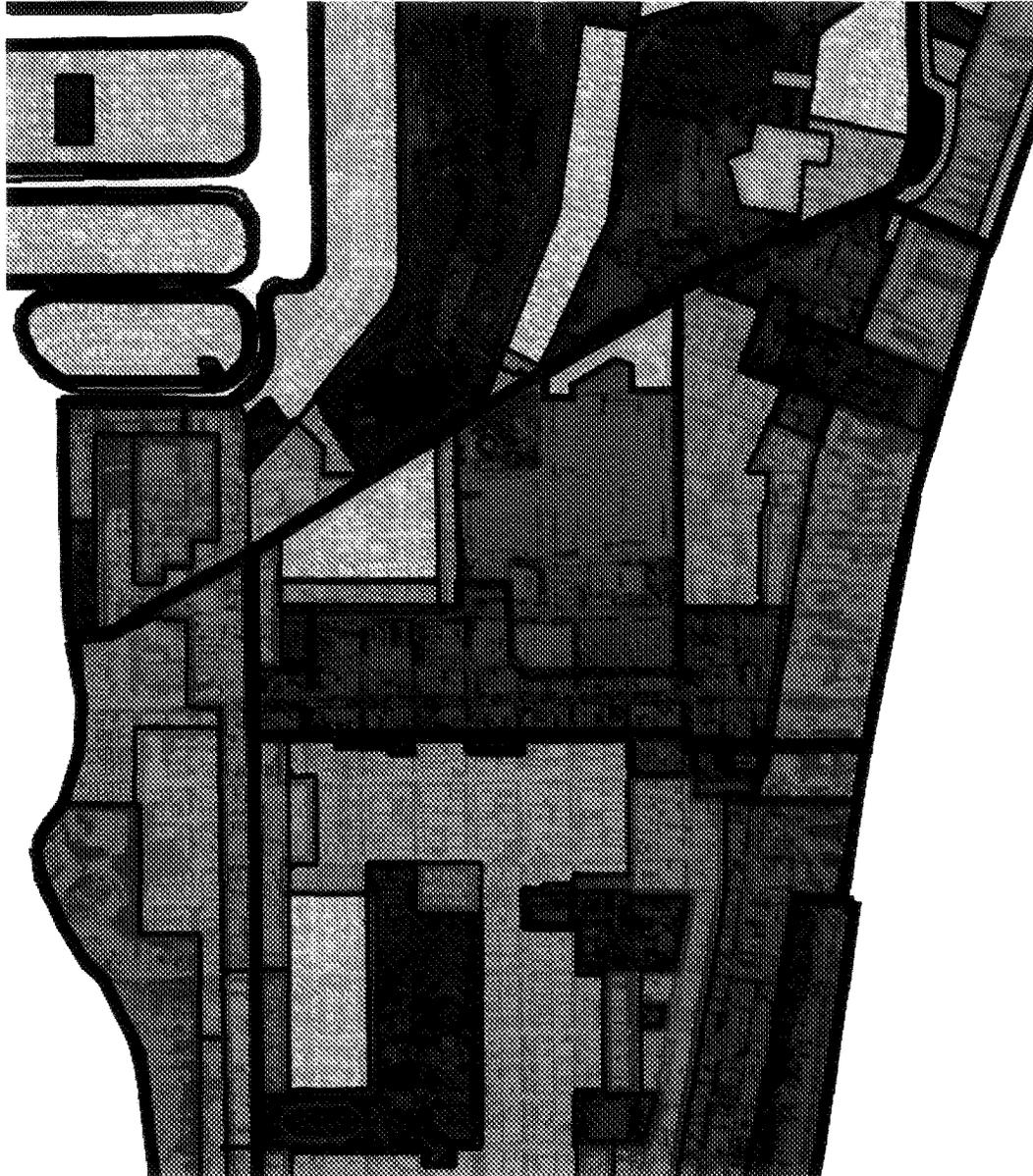
Site History



zoning

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little stage theater complex
basis of design report



The city of Miami Beach is made up of 14 neighborhoods. The City Center houses the 21st Street Recreation Center site, as well as City Hall, the Miami Beach Convention Center, the Holocaust Memorial, Lincoln Road, the Bass Museum of Art and Cultural Campus, and Beach Walk.

Zoning analysis of areas shown surrounding the site confirms the use compatibility of the proposed Cultural Plaza/Skate Plaza Program (see Miami Beach Skate Plaza Feasibility Study by Glavovic Studio Inc. 12/28/05). Miami Beach Land Development Regulations, Chapter 142 provides specific reference to the Uses that are permitted on the site.

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 MIAMIBEACH

PROJECT CONTEXT

4.1 EXISTING CONDITIONS
Site Zoning
Zoning Districts Overview

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basis of design report

Zoning:

DIVISION 7. CCC CIVIC AND CONVENTION CENTER DISTRICT

Sec. 142-361. Purpose.

The CCC civic and convention center district accommodates the facilities necessary to support the convention center.

(Ord. No. 89-2665, § 6-10(A)(1), eff. 10-1-89)

Sec. 142-362. Main permitted uses.

The main permitted uses in the CCC civic and convention center district are parking lots, garages, performing arts and cultural facilities; hotel; merchandise mart; commercial or office development; landscape open space; parks. Any use not listed above shall only be approved after the city commission holds a public hearing. See section 142-367 for public notice requirements.

(Ord. No. 89-2665, § 6-10(A)(2), eff. 10-1-89)

Sec. 142-363. Conditional uses.

There are no conditional uses in the CCC civic and convention center district.

(Ord. No. 89-2665, § 6-10(A)(3), eff. 10-1-89)

Sec. 142-364. Accessory uses.

The accessory uses in the CCC civic and convention center district are any use that is customarily associated with a convention center or governmental buildings and uses.

(Ord. No. 89-2665, § 6-10(A)(4), eff. 10-1-89)

Sec. 142-365. Development regulations and area requirements.

(a) The development regulations in the CCC civic and convention center district are as follows:

(1) Max. FAR: 2.75.

(b) There are no lot area, lot width or unit size requirements for the CCC civic and convention center district.

Building height and story requirements are as follows:

(1) Maximum building height is 100 feet.

(2) Maximum number of stories is 11.

(Ord. No. 89-2665, § 6-10(B), eff. 10-1-89; Ord. No. 97-3097, § 2, 10-8-97; Ord. No. 98-3107, § 1, 1-21-98; Ord. No. 98-3149, § 1, 11-4-98)

Sec. 142-366. Setback requirements.

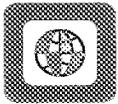
The development regulations (setbacks, floor area ratio, signs, parking, etc.) shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director. Setback regulations for parking lots and garages when they are the main permitted use are listed in subsection 142-1132(n).

(Ord. No. 89-2665, § 6-10(C), eff. 10-1-89)

With regards to a cultural purpose, the code supports the idea of a facility that encourages year round use and also provides recreational opportunity for the Convention Center. These uses are stated under Sec. 142-362, Main permitted uses as "performing arts & cultural facilities," and "landscape, open space and parks." The additional cultural activity or a skate plaza is not referred to explicitly nor prohibited in the code, and should be considered as a cultural activity. It may warrant commission approval due to the historic site designation.

Section 142-365 does permit the development of a building with the stated requirements. Further analysis of the surrounding districts is provided to envision compatibility for future development. Also setback regulations are determined by the average requirements in the surrounding zoning districts.

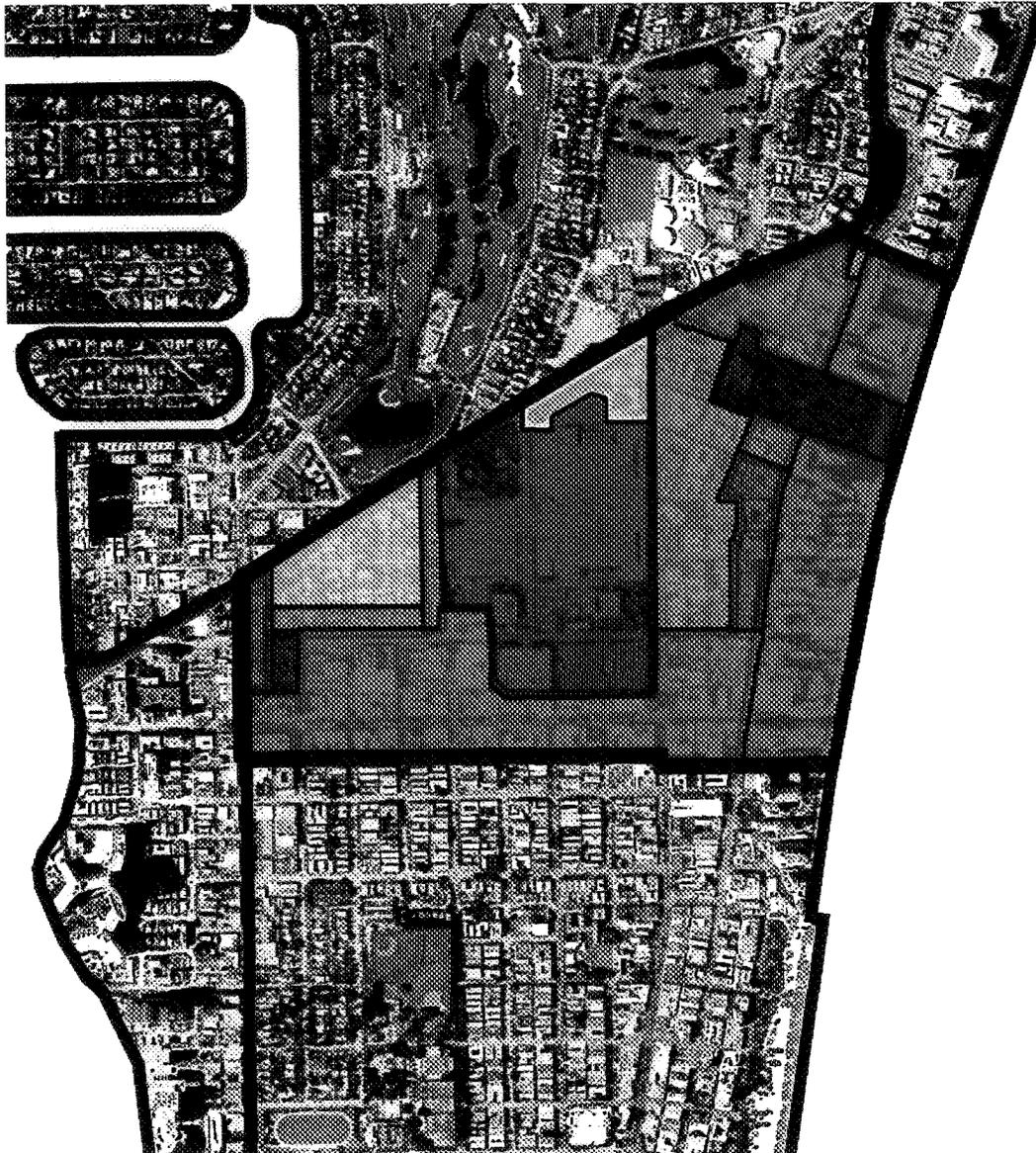
As far as we are able to determine at this stage, the Cultural Plaza/Skate Plaza Program does not specifically require parking. However, in the event that Bathrooms are provided, parking spaces will be required per the Florida Building Code Fixture Count stipulations.



zoning

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little stage theater complex
basis of design report



-  CCC Convention Center District
-  CD1 Low Intensity
-  CD 2 Medium Intensity
-  GU Municipal Use
-  RM 1 Multiple Family, Low Intensity
-  RM 2 Multiple Family, Med. Intensity
-  RM 3 Multiple Family, High Intensity
-  RS 1,2,3,4 Residential Single Family

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PROJECT CONTEXT
4.1 EXISTING CONDITIONS
Site Zoning
City Center Neighborhood

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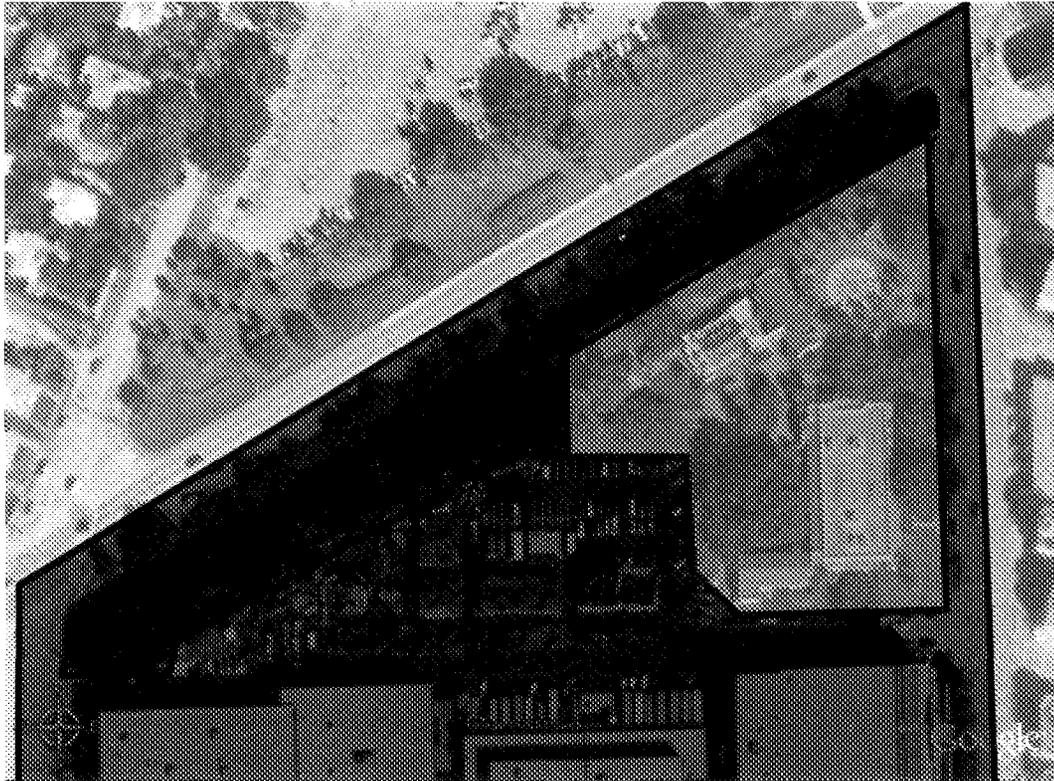
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little stage theater complex
basis of design report



The land under review contains an Historic Site known as The 21st Street Recreation Center Historical Site. West of the historic site is a strip of land zoned CCC, Convention Center District. For this report, the 21st Street Recreation Center Historical Site, and the strip of land west of the historic site, terminating at Meridian Avenue will be referred to as "21st Street Recreation Center."

The Historical Designation Report, dated February 11, 1984, describes the zoning for this site. Ordinance # 84-2402, and is hereby quoted:

"The following parcel of land is identified as follows:
Beginning at intersection of west right of way of Washington Avenue and south boundary of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft., west 165 ft., north 45° to west 115 ft., north 160 ft., west 140 ft., north 70 ft., northeast along south boundary of Collins Canal 435 ft. to point of beginning.
...is hereby designated an historic preservation site and is excluded from the CCC Convention Center District and included in the CCC/HP Convention Center/Historic Preservation District as said districts are defined and set forth in Zoning Ordinance # 1891. The official zoning map of the City of Miami Beach shall indicate the boundaries of this designation and shall use the symbol CCC/HP-2....." page26



Site parcel zoned CCC



HPS-2 21st Street Recreation Center Historical Site

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 MIAMIBEACH

PROJECT CONTEXT
4.1 EXISTING CONDITIONS
Site Zoning

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little stage theater complex
basis of design report



5.1 Existing Site

5.2 Existing Buildings Descriptions

- 5.2.1 Carl Fisher Clubhouse
- 5.2.2 Little Stage Theater
- 5.2.3 The Parks and Recreation Building Plaza



5.3 Existing Conditions to be Demolished

- 5.3.1 Band Shell
- 5.3.2 Main Plaza
- 5.3.3 Mandala
- 5.3.4 Site Walkways

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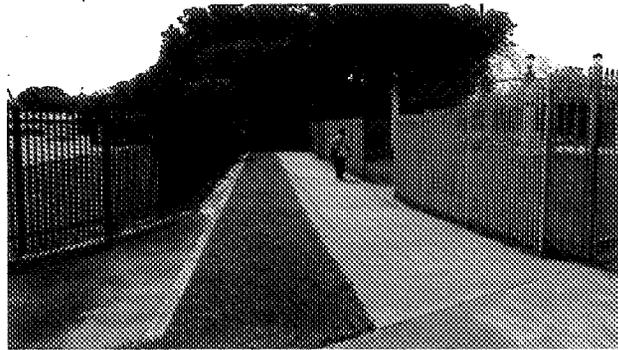
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EXISTING CONDITIONS



existing site conditions

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basis of design report



The existing site includes 3 main buildings and a outdoor bandshell, several ancillary minor utility elements and a walkways. It is linked east to west with the Collins Canal and includes many existing trees. Historic issues have been discussed in a previous chapter.

Utilitarian security fencing is prominent throughout the site and diminishes the historic character. It creates an environment where security is the primary issue and lack of visibility across the site is of great concern. The pedestrian entrance walkways on Washington Ave. are planned without sufficient visual emphasis and seem the consequence of the need only to traverse from one end to the other of the site. The walkways are of cement pattern surface and regular width throughout, occasionally showing signs of settlement.

Landscape is minimal and a single row of trees at 20 feet on center adjacent a utility perimeter fence separates the site from the Convention Center service lot. The site is too narrow in the center of the site. The canal side of the walk is mostly a sod area with sparse tree canopy. The adjacent 1984 Park & Recreation Building does not relate well to the Clubhouse complex either in orientation or connection. The utilitarian fencing and insufficient landscaping that separates the two facilities further diminishes their potential integration of larger significance.



The two historic buildings have added unsightly ADA ramps and handrails accessing each and should be eliminated by making walkways that are sloped at a maximum of 1:200. The Dade Canal seawall is in dire need of renovation. It should be repaired in conjunction with this Project.

** Letter regarding Little Stage Complex: Dade Canal seawall inspection dated 10-19-2007 from DeRose Design Consultants, Inc. to Glavovic Studio, Inc. [recommends reconstruction]

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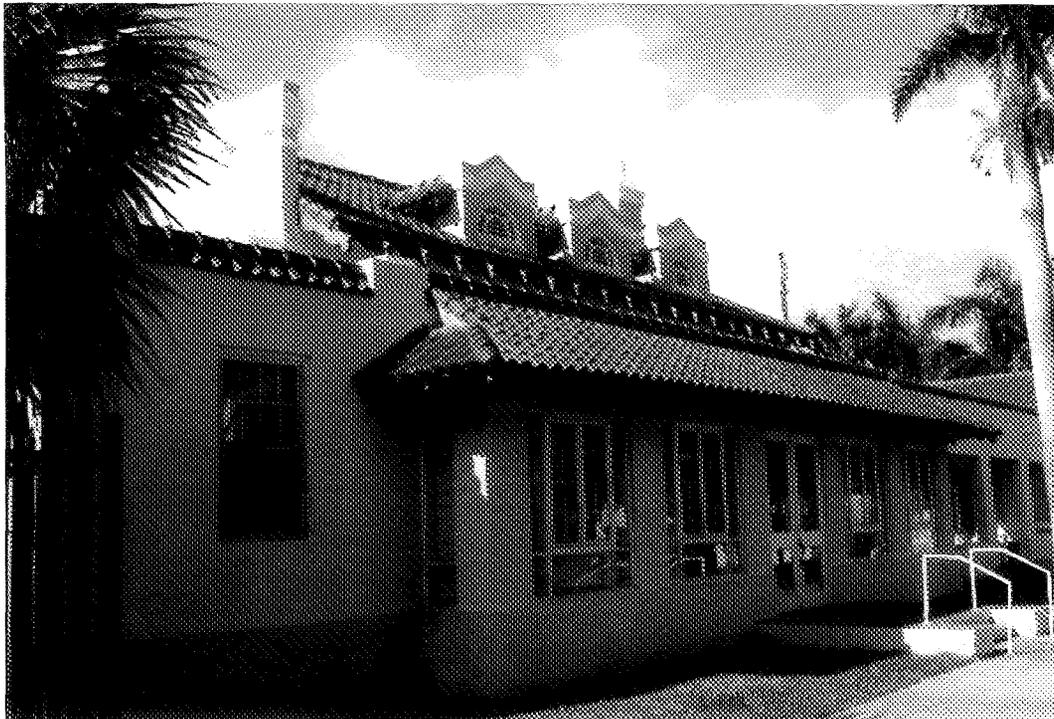
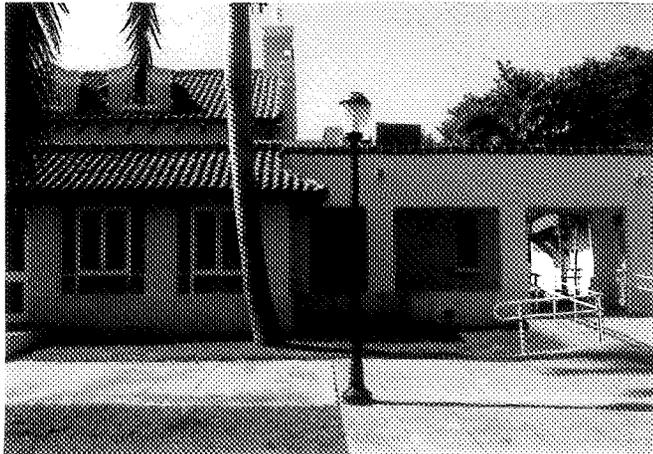
MIAMI BEACH

EXISTING CONDITIONS

5.1 EXISTING SITE

5.1.1 Carl Fisher Clubhouse

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Miami Beach, FL 33139



Carl Fisher Clubhouse:

Existing structural walls appear to be in reasonably good repair – significant structural restoration to reinforced masonry was accomplished in 1984.* However, several areas show unsightly evidence of repairs to surface stucco cracking.

At the gable ends of the Clubhouse building evidence of repair with stucco patching compound applied to surface cracks is highly visible and unsightly.

The floor is raised wood frame with finished wood flooring over sub-decking & crawl space in all areas of building except the front and rear loggias and the front office which are concrete on fill. The concrete floor slope exceeds ADA requirements in the rear loggia of the Clubhouse, making it necessary to level that room as well as raise the adjacent exterior plaza access.

Wood flooring in the main room was replaced in 1984.* The wood and concrete floors are covered with carpet, so the condition is largely undetermined at this time. A minimum code upgrade partial interior renovation is underway at this time. During this current interior remodel of the west end to install new toilet rooms some deteriorated wood flooring from moisture infiltration was discovered and repaired. In other areas it is likely that the carpet has protected the surface finish; however, it may have accelerated overall deterioration through the retention of moisture and secondary invasion by termites. Carpet will be entirely removed during the current remodel work to discover the extent of repairs required.

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* 21st Street Community Center Historic Preservation Issues Report Preliminary Phase, 11/05/07; Prepared by: Thorn Grafton, AIA, LEED AP)

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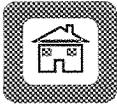
MIAMI BEACH

EXISTING CONDITIONS

5.2 EXISTING BUILDINGS DESCRIPTIONS

5.2.1 Carl Fisher Clubhouse

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existing buildings

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little stage theater complex
basis of design report



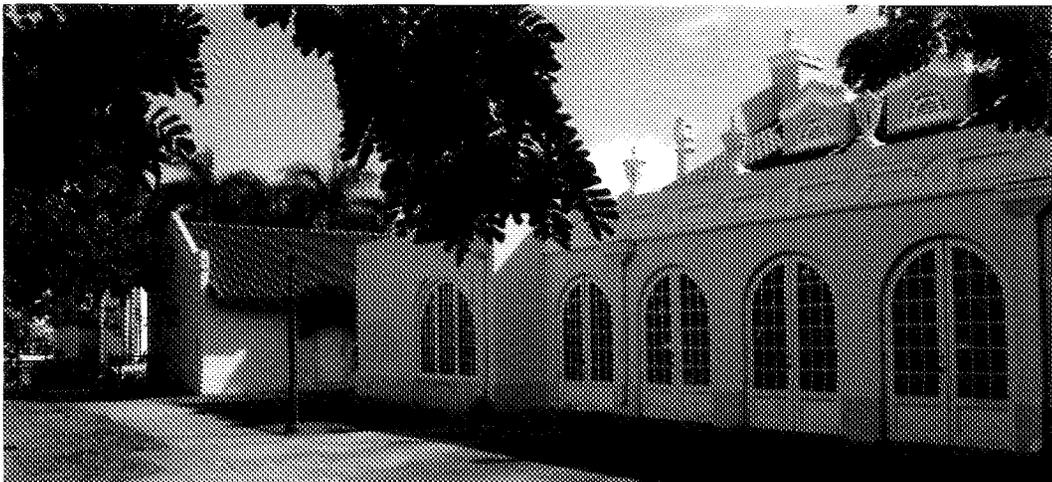
The plaster ceiling in the main room has been damaged by leaks and will need areas of replacement. Unsightly exposed electrical conduit should be removed or concealed in walls and ceilings. The cove lighting in the Great Room is in need of repair and air conditioning supply registers are not integrated into the decorative details of this room.

The roof framing is wood joists with "outrigger" joist extensions that support the roof overhangs. The condition of many of these outriggers is poor, due to the exposure, and they will need to be replaced on a case by case basis (many were replaced in 1984).* The roof decking was partially replaced during the 1984 rehabilitation, with some existing roof tile left in place. It is likely that some of the wood roof decking that was not replaced will need to be replaced now (there is evidence on interior plaster of roof leaks, particularly corresponding to the small dormers). Spanish S tile was present on the buildings prior to the 1984 rehabilitation. The scope of that project was to repair the existing tile roof by matching new tile with existing. It is not known what type of roof tile was original to the building. A full re-roofing is recommended to be able to check the roof decking.*

The 1984 restoration allowed a cost-cutting approach to the exterior stucco – it was spray-applied instead of hand applied.* The surface appearance is poor and not reflective of stucco work that is historically true to the time of the building's origin.

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* 21st Street Community Center Historic Preservation Issues Report Preliminary Phase, 11/05/07; Prepared by: Thom Grafton, AIA, LEED AP)



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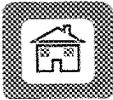
EXISTING CONDITIONS

5.2 EXISTING BUILDINGS DESCRIPTIONS

5.2.1 Carl Fisher Clubhouse

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existing buildings

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little stage theater complex
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The exterior doors and windows all need to be replaced. Untested wood doors and windows were used and now have either failed or are in the process of failing to remain weather-tight. Aluminum clad wood doors and windows are recommended, as they will look more like the original wood elements, especially on the interior.

Roof top air conditioning equipment and exposed ducts projecting above roof parapets are highly visible from the surrounding sides of the building. A high priority for the project will be to minimize or eliminate any rooftop equipment, and if some is required to be replaced on the roof, then sight lines should be carefully studied to ensure there are no mechanical elements visible from typical sight lines.

Exterior wall lights are not original, show wear and damage; should be replaced.

ADA and Florida Accessibility code changes since 1984 have resulted in the addition of two ADA toilet rooms and the modification of one existing toilet room; this work is currently under construction.

Primary and emergency drains required for the flat roof areas are under required size.* Vertical drain leaders show significant corrosion near grade.



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 **MIAMI BEACH**

EXISTING CONDITIONS

5.2 EXISTING BUILDINGS DESCRIPTIONS

5.2.1 Carl Fisher Clubhouse

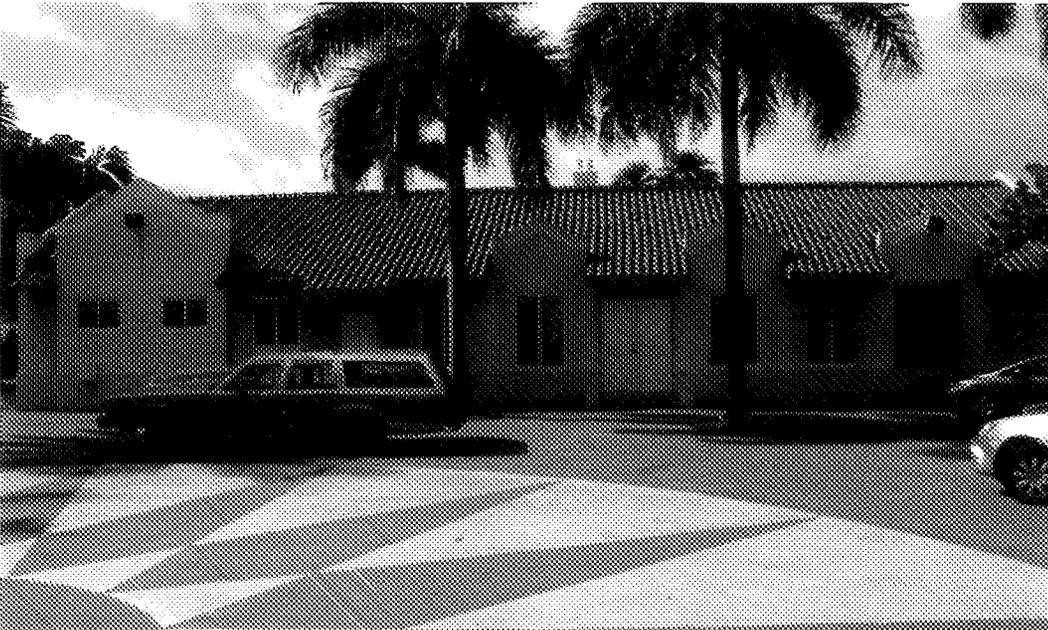
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little stage theater complex
basis of design report



Little Stage Theater:

Existing structural walls appear to be in reasonably good repair. No significant cracking was noticed.

The floor of this building is assumed to be slab on grade in the lower areas, and may be wood frame in the elevated (south) portion where the bathrooms are located, if so the wood frame may hold concrete infill under bathroom tile (this was the accepted practice prior to the availability of cement board, to prepare wood frame to accept tile floors) – further investigation is needed.*

The terraced auditorium wood platform floor is covered with carpet, so the condition is undetermined at this time. It is likely that the carpet has protected the surface; however, it may have accelerated overall deterioration through the retention of moisture and secondary invasion by termites. Carpet needs to be removed to determine the extent of repairs required. The plaster ceiling in the main room appears sound.

The roof framing is wood joists. There are "outrigger" joist extensions that support the roof overhangs. The condition of many of these outriggers is poor, due to the exposure, and they will need to be replaced on a case by case basis (many were replaced in 1984). Spanish S tile was present on the buildings prior to the 1984 rehabilitation. The scope of that project was to repair the existing tile roof by matching new tile with existing.* The roofing cement has evidence of asbestos and will require removal as damaged and missing tiles have rendered the roof vulnerable. It is not known what type of roof tile was original to the building. A full re-roofing is recommended to be able to check the roof decking.

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* 21st Street Community Center Historic Preservation Issues Report Preliminary Phase, 11/05/07; Prepared by: Thorn Grafton, AIA, LEED AP)

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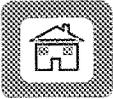
MIAMI BEACH

EXISTING CONDITIONS

5.2 EXISTING BUILDINGS DESCRIPTION

5.2.2 Little Stage Theater

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existing buildings

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little stage theater complex
basis of design report



The 1984 restoration allowed a cost-cutting approach to the exterior stucco – it was spray-applied instead of hand applied.* The surface appearance is poor and not reflective of stucco work that is historically true to the time of the building's origin.

The exterior doors and windows all need to be replaced. Untested wood doors and windows were used and now have either failed or are in the process of failing to remain weather-tight. Aluminum clad wood doors and windows are recommended, as they will look more like the original wood elements, especially on the interior.

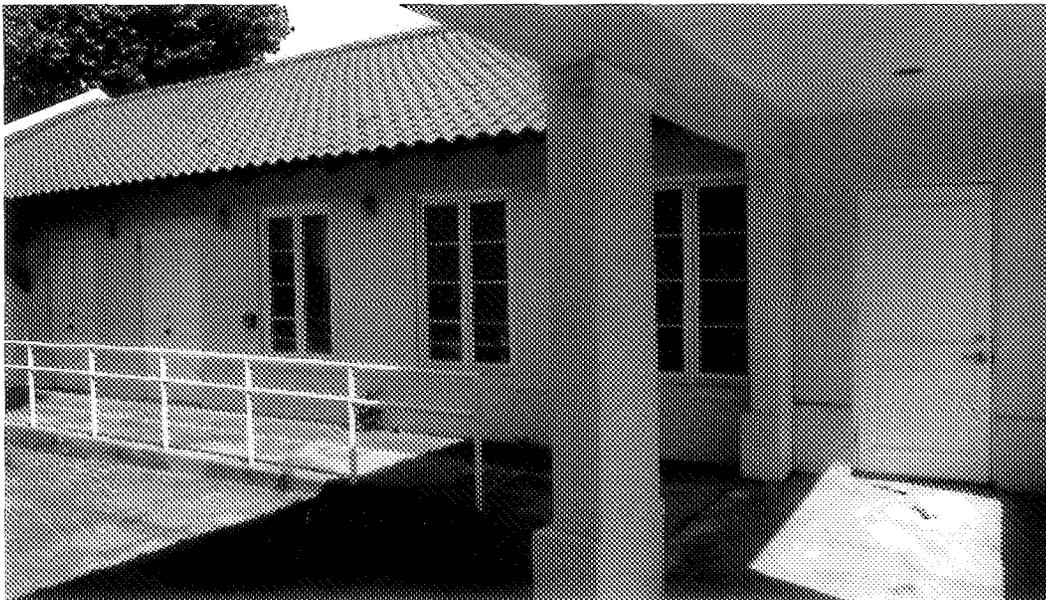
The interior of this building has few defining features, other than the original structure. This building interior was a complete gut and reconstruction, in 1984.*

A new a/c unit is required as the existing unit is under-sized. It is understood that one of the challenges is that ground level condensing units are problematic due to flood elevation. Electrical wiring has evidence of asbestos and must be removed. The electric panel is deteriorated and must be replaced. During the design phase consideration will be given to the location of utilities.

Security lighting mounted to front of building is unsightly, inappropriate as to the historical form and should be removed. Exterior wall lights are not original, show wear and damage; should be replaced.

ADA and Florida Accessibility code changes since 1984 require new toilet room layouts and building access.

* 21st Street Community Center Historic Preservation Issues Report Preliminary Phase, 11/05/07; Prepared by: Thom Grafton, AIA, LEED AP)



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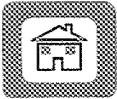
MIAMI BEACH

EXISTING CONDITIONS

5.2 EXISTING BUILDINGS DESCRIPTION

5.2.2 Little Stage Theater

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existing buildings

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basis of design report



The Parks and Recreation Building Plaza:

Added to the complex in 1984, The Parks and Recreation building and its adjacent western plaza has failed to activate the main plaza and has had to be isolated to ensure its security. With its courtyard enclosed by a wall and a high fence, the Parks & Recreation Building Plaza now stands sequestered and underused, a secluded space adjoining the main plaza.

Visually, it occupies and major part of the complex, directly opposite the main entrance to the Carl Fisher complex, at the nexus of the site, the Center, and at the western side/ticket entrance for the Little Stage Theater.

A dominant tree occupies the courtyard, which will provide a context for the design approach.



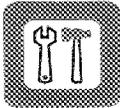
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EXISTING CONDITIONS
EXISTING BUILDINGS DESCRIPTION
The Parks and Recreation Building Plaza

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5.2.3

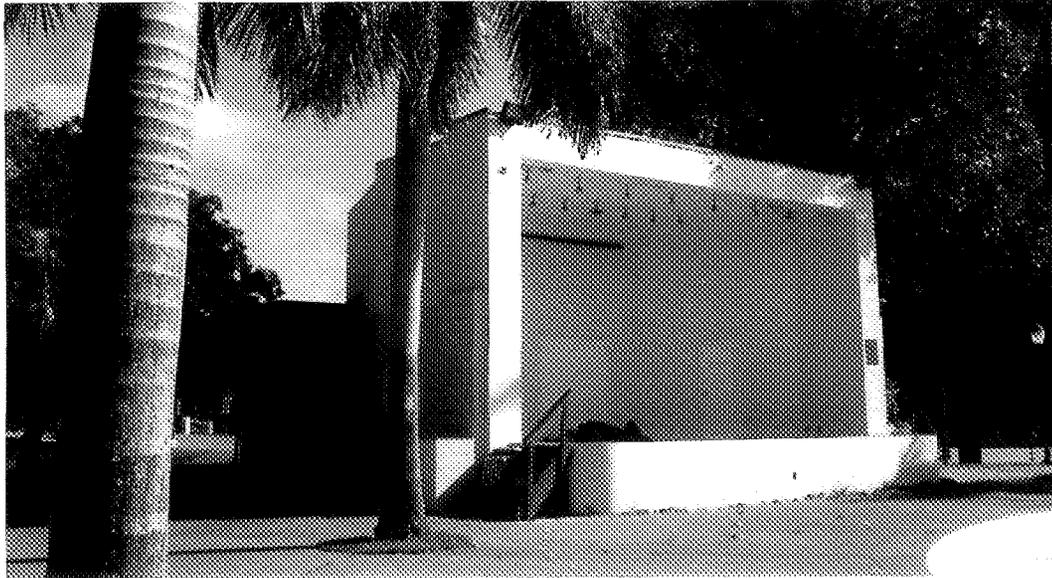
2100 washington avenue
miami beach, fl 33139



demolition

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little stage theater complex
basis of design report



The Band Shell:

The Bandshell was added in the 1950's; although it is located on a historical site, the Bandshell is not listed as significant in the Historical Designation Report. The City RFQ required that the Bandshell be demolished as part of the Little Stage Theater Complex project.

The North Eastern access of the site will be visually approachable after demolition. Community members commented on the acoustic challenges of the programming of the Bandshell.



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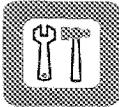
MIAMI BEACH

EXISTING CONDITIONS

5.3 EXISTING CONDITIONS TO BE DEMOLISHED

5.3.1 Band Shell

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The Main Plaza:

The main plaza's haphazard pathways will be demolished and reconfigured. The design proposal will be discussed later in Chapter 7. Currently under-used the Plaza space is disorganized and lacks a sense of place.

Glavovic studio will present two options to resolves these issues.



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MIAMIBEACH

EXISTING CONDITIONS

5.3 EXISTING CONDITION TO BE DEMOLISHED

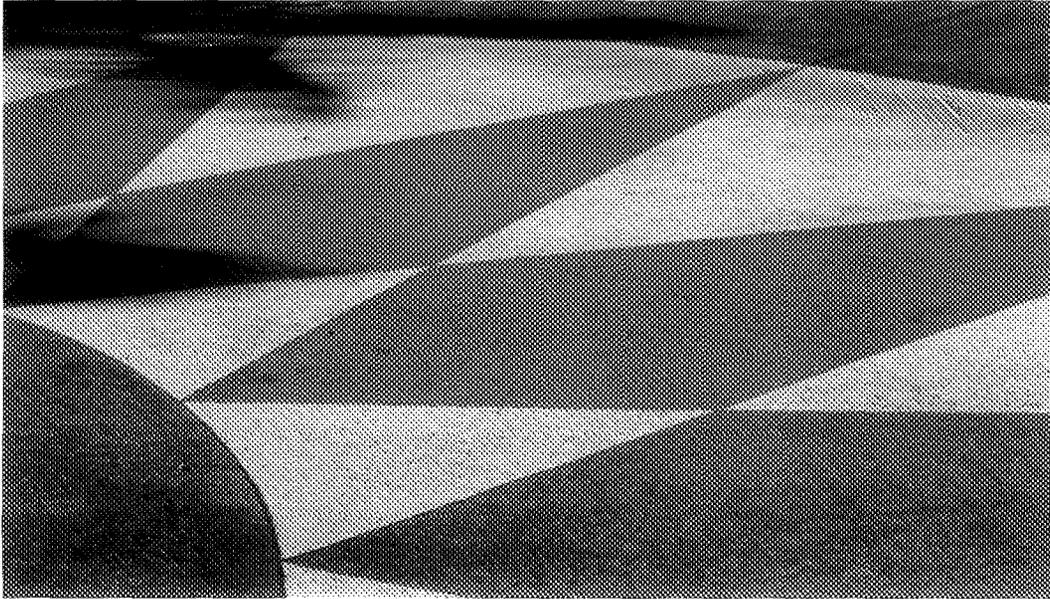
5.3.2 Main Plaza



demolition

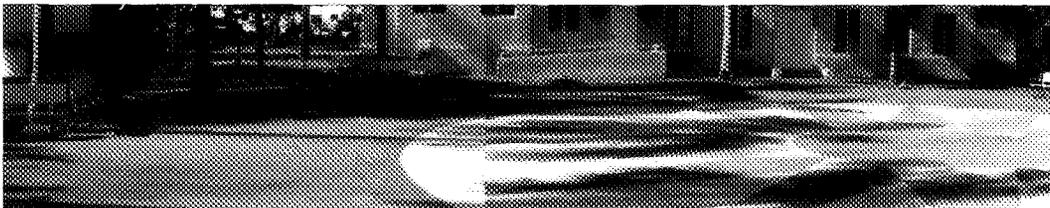
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The Mandala:

Added during the 1984 renovation, the Mandala was constructed to provide a setting for the "Dancing Under the Stars" program. Unfortunately over the years, it became under utilized as to its original purpose. After securing approval from Historic Preservation Board because of the nature of the site, the Mandala will be altered to include a primary new green element on the site.



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MIAMI BEACH

EXISTING CONDITIONS

5.3 EXISTING CONDITIONS TO BE DEMOLISHED

5.3.2 Mandala

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The Site Walkways:

Replaced and reconfigured many times, the site walkways have been added in an ad-hoc manner over the years and have no historical value. After securing approval from Historic Preservation Board because of the nature of the site, the site walkway will be demolished and replaced to accommodate the new design.



5.0

MIAMI BEACH

5.3

EXISTING CONDITIONS
EXISTING CONDITIONS TO BE DEMOL-
5.3.4 Site Walkways

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6.1 Planning Process Summary

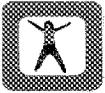
- 6.1.1 Site Reconnaissance Meeting
- 6.1.2 Programming Meeting
- 6.1.3 Sub-Consultant Meetings
- 6.1.4 City Staff Meeting
- 6.1.5 Community Design Workshop

6.2 Adjacent Programs



6.0  MIAMI BEACH
PLANNING PROCESS

2100 Washington Avenue
Miami Beach, FL 33139



6.1 Planning Process Summary

As part of the planning process, Glavovic Studio Inc. attended a series of meetings to gather input from stakeholders, identify potential issues and identify design opportunities. These meetings provided us with the necessary background information to actualize a successful design for the "Little Stage Theater Complex".

6.1.1 Site Reconnaissance Meeting:

In the first of this series of meetings, Glavovic Studio Inc. and the entire Planning team performed a site reconnaissance visit to identify potential site issues and design opportunities. During this visit the deteriorating seawall, the roof of the "Carl Fisher Clubhouse" (CFC) and the current state of the interior of "Little Stage Theater" (LST) were identified as potential issues which would have to be redressed during the design process.

The first major issue reviewed was the seawall condition. It will have to be addressed prior to site remodeling, since park improvements will risk being damaged as a result of future seawall construction. Furthermore the currently unstable state of the seawall risks affecting the topographic integrity of the site.

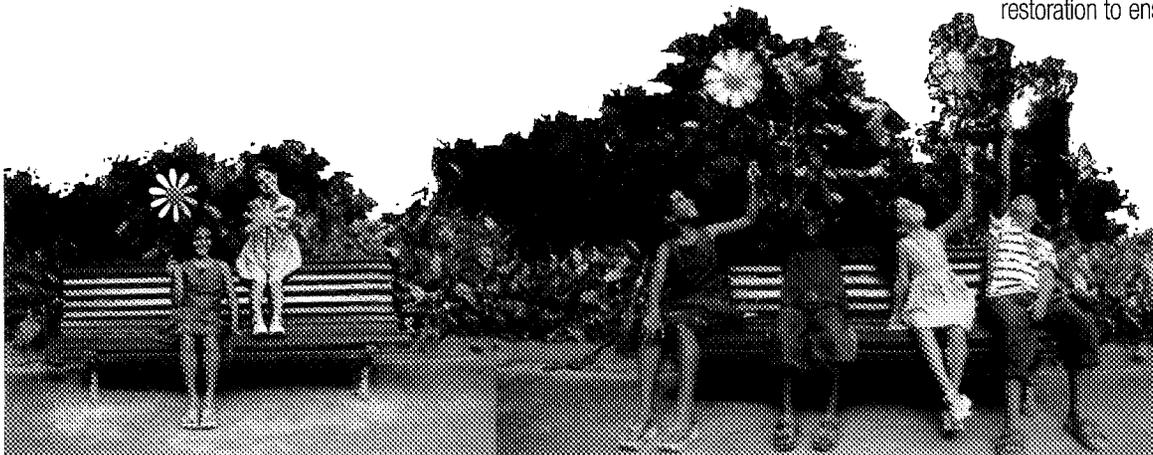
Second, the flat roof top elevation of the CFC had been raised about 6 inches to include insulation during the last roof renovation in 1984 resulting in a vulnerability to leaks forming at the clerestory window sills. This issue will have to be addressed through modification of the design of the clerestory windows, so that a proper flashing condition can be constructed.

Another important issue is the interior of the LST. It is in such a deteriorated condition that it will require a complete remodel. The current auditorium and stage is not ADA compliant. A major programmatic concern that impacts both the CFC and the LST is the absence of support space/changing rooms for the stage that necessitates borrowing space in the separate and adjacent CFC as an ad-hoc dressing room. (Currently changing in the kitchen in the CFC.)

Other design opportunities were identified during this site visit. First, it was recognized that relocating the park boundary fence further south to create a safer center of the park, more visibility from the east and also to provide for the possibility of additional space for the skating area enabling a greater distance between the CFC and the skate area as requested in the Feasibility Phase Community meetings. Such concerns included better buffering of the noise associated with skating and a better separation between different programmatic requirements.

Second, the need to provide a better entry sequence to celebrate the older building from the street was also identified. The current pedestrian approach from the street does not allow passerby a generous view of the center of the park nor does it present an inviting access point, giving emphasis to the historical structures on site.

Information about programming demonstrated that communication about programming opportunities will continue to be an important part of the success of the project. It is imperative that a coordinated program and site development occur along with building restoration to ensure site users understand the program availability.



6.0



6.1 PLANNING PROCESS
6.1.1 PLANNING PROCESS SUMMARY
Site Reconnaissance Meeting



6.1.2 Programming Meeting:

Following the Site reconnaissance meeting Glavovic Studio attended a programming meeting with the site's current stakeholders. Accordingly, Glavovic Studio met with staff to discuss the current program's context and future opportunities. Currently used by the Jewish Community Center and the SOBE Music Festival, the Little Stage theater complex program will be expanded as the level of activity increases.

During the meeting, attended by representative from the CIP Office, Planning, Public Works, Property Management, Park and Recreations, Tourism and Cultural Development and Asset Management, the scope of the existing program and future programmatic needs were discussed. Close attention was particularly given to future programmatic needs as a way to ensure that the proposal would include sufficient infrastructure to support future activities such as outdoor plays and festivals.

Programmatic needs were discussed according to the area in which they would take place.

The "Little Stage" was seen as one element of the site most in need of rehabilitation. The current circumstances, with its borrowed dressing room in the Carl Fisher Clubhouse, its poor light and sound insulation, and its urgent need of renovation, require much change to become a successful destination. Creating a multi-use space with theater support spaces located in a new adjacent connected building could accommodate various activities such as: Summer Theater Camp, drama club, venue for small theater troupes and programs that include the participation of the adjacent high school.

Park and Recreation, the main stakeholder, indicated that the Carl Fisher Clubhouse would serve as a multi-use space. Small events, such as after-play parties, would take place in the Great Hall or the clubhouse terrace. These small events would be catered; hence the existing kitchen should remain as is, supplanting the need for more expensive kitchen upgrade. Additionally, the need to preserve as much storage as possible was emphasized by all stakeholders.

The subject of activating the Park and Recreation Plaza was conveyed. Some stakeholders indicated that the separation between the Park and Recreation plaza and the main plaza was there to segregate the youth activities from the park's vagrants. The separation of the activities could be altered and preserved and the subsequent activation of the park would discourage vagrants.

The programming of the park was then considered. The juxtaposition of performance and active space was discussed as a way to promote continuous activity in the park. The creation of an environmental garden was seen as an educational opportunity. The site also offers other educational opportunities, such as teaching children about the history of the city. It was during this discussion that Glavovic Studio reminded the stakeholders that public projects cannot be successful without active programming from the stakeholders.



planning process

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little stage theater complex
basis of design report

6.1.3 Sub-Consultant Meetings:

Following the programming meeting, Glavovic Studio held a series of meetings with each sub-consultant to review various design opportunities and goals.

Engineering:

During the meeting with the engineering sub-consultants, issues pertaining to the site layout, water runoff and site grading were considered. The opportunity to make the entire site ADA accessible through the use gentle slopes which do not require railing and the idea of using planters instead of drains to capture water run-off were discussed.

Mechanical opportunities were also considered. Keeping in mind the historical character of the "Carl Fisher Clubhouse", it was decided that the new mechanical rooftop equipment should be hidden from view. For this purpose the compressors would be relocated to a new concealed centralized location. This would also dampen noise associated with mechanical equipment. Various mechanical system solutions were identified and the most environmentally conscious one was selected.

The electrical engineering aspect of the site was then considered, great attention was paid to ensuring that sufficient lighting would be provided throughout the park to provide for a safe night time environment. Overall, it was decided that the park would have a minimum of 2 foot/candle level of lighting throughout the park, with up to 4 foot/candle in the active area such as the Skate/cultural plaza. This level exceeds the minimum required by the local code of ordinance, but it was felt that the site's somewhat concealed location and high level of anticipated activity necessitated a high level of luminance to promote safety and provide a welcoming experience. Finally, the use of energy efficient hardware was recognized as an important component to promote "green design".

Landscaping:

Many design opportunities were discussed with the Landscape Architect, from the preservation of existing plants, to the possible programmatic integration with the adjoining Botanical Garden. A proper level of shade throughout the park was identified as an extremely important aspect of the future success of this park, while the use of xeriscaping and the retention of roof runoffs for irrigation purpose would promote the "green design" of the park. The use of a green buffer zone was designated as a simple way to provide sound insulation from the street and in between adjacent programmatic activities. Finally the creation of a "native garden" was seen as an educational opportunity which could link to the youth programming of the park or to the adjoining high school.



planning process

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little stage theater complex
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6.1.4 City Staff Meeting:

Ongoing with the design process, Glavovic Studio met with City Staff to review and gather input from the CIP office and other City departments. Preliminary design review with the CIP department identified the necessity for a park serving the needs of the local community while other city park projects would serve the international aspects of the City of Miami Beach. Meeting with the Planning Department pinpointed the fact that the site had to connect to the existing urban fabric and link to the surrounding pedestrian pathways.

Further direction was also provided regarding the incorporation of the design within a historical setting, ensuring that the new structures would efface themselves to highlight the historical qualities of the existing structures.

6.1.5 Community Design Workshop:

Finally, this project has been presented to the community on July 22, 2008 to gather input regarding the proposed design {see appendix}. Comments and opinions were registered during this process and taken into account as the design was being finalized. Great care was given to ensuring that different programmatic activities could take place within the same varied areas. Sound buffers will be used throughout the park to ensure proper noise abatement, while space with multiple uses will guarantee a high level of activity throughout the park.

6.0

MIAMIBEACH

PLANNING PROCESS

PLANNING PROCESS SUMMARY

6.1

6.14

6.15

City Staff Meeting

Community Design Workshop

2100 washington avenue
miami beach, fl 33139



adjacent programs

A1 Miami Beach Golf Club

2301 Alton Road, Miami Beach, FL 33140
Phone: 305-532-3350
Fax: 305-532-3840



Premier Golf Destination in the heart of Historic Miami Beach. Originally opened as Bayshore Golf Course in 1923 as part of pioneering developer Carl Fisher's ambitious Alton Beach subdivision.

www.miamibeachgolfclub.com



C2 Miami Beach Senior High School
www.miamibeachhigh.schoolwires.com
2231 Prairie Ave
Miami Beach, FL 33139
(305) 532-4515



Ecology Club:
<http://miamibeachhigh.schoolwires.com/6277331115102156/site/default.asp>

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www.miamicityballet.org

B2 Miami City Ballet

2200 Liberty Ave
Miami Beach, FL 33139
(305) 532-7713

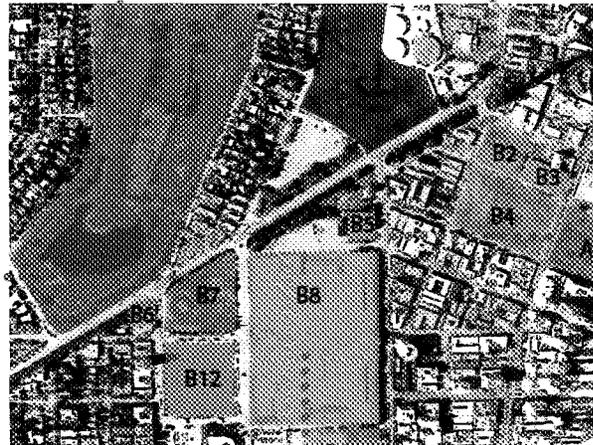
B7 Botanical Grdns./Holocaust Memorial

Miami Beach Botanical Gardens
2000 Convention Center Dr
Miami Beach, FL 33139
(305) 673-7256



The 4.5 acre botanical garden is a showcase for orchids, tropical plants and trees, a Japanese Garden and a "living wall" vertical landscape. Also the garden is available for rentals to serve as a venue for memorable events.

www.mbgarden.org



<http://web.miamibeachfl.gov/parksandrecreation>

B5 21st Street Recreation Center

2100 Washington Ave.
Miami Beach, FL 33139
305-673-7730

Director: Kevin Smith

kevinsmith@miamibeachfl.gov

The Recreation Center is utilized by many different groups and ages, from Preschoolers to Seniors.



www.bassmuseum.org

B4 Bass Museum/Cultural Campus

2121 Park Ave
Miami Beach, FL 33139
(305) 673-7530

The purpose of the Bass Museum of Art is to collect and exhibit the finest art the world has to offer from the past through the present.

B6 Visitor Center/Chamb. of Commerce

1920 Meridian Ave # 3A
Miami Beach, FL 33139
(305) 672-1270



www.miamibeachchamber.com



www.miamibeachconvention.com

B8 Miami Beach Convention Center

1901 Convention Center Dr
Miami Beach, FL 33139
(305) 673-7311

Opened in 1957, the Miami Beach Convention Center has been the heart of Miami Beach for almost fifty years. It has played host to a number of leading convention industry events.

6.0



MIAMIBEACH

PLANNING PROCESS

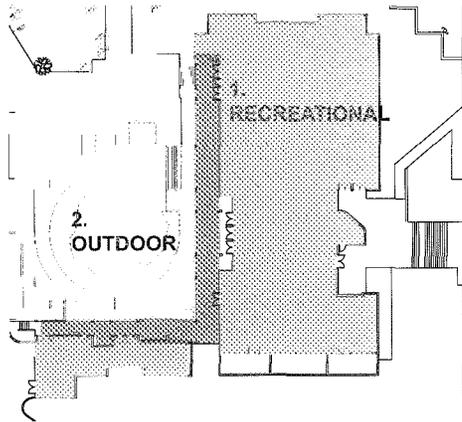
6.3 PROGRAM PROCESS

6.3.2 Adjacent Programs

2100 washington avenue
miami beach, fl 33139



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Parks and Recreation
2100 Washington Ave.
Miami Beach, FL 33139
305-673-7730
Director: Kevin Smith
kevinsmith@miamibeachfl.gov



21st Street Recreation Center
2100 Washington Ave.
Miami Beach, FL 33139
305-673-7764
Playgrounds, Community Centers,
Therapeutic Recreation & ADA Coordinator:
Cindy Cassanova

1. Recreational Community Center: Building:

Current Program and Users

The Recreation Center is utilized by many different groups and ages, from Preschoolers to Seniors. Their programming includes:

- Dance classes - youth and adults
(i.e., jazz, ballet, hip hop, salsa, dance company)
- Guild for the Blind - Social Club
- Gymnastics classes - youth
- Meetings - City Departments
- Miami Beach High School - dances, award dinners
- Performing Arts Summer Camp - ages 6 -16
- Rentals
- Sticky Fingers Art Class - preschool ages
- Scholarships for Summer Camp
- Toddlertime - parents and toddlers
- Yoga - adults

2. Recreational Community Center: Park Site:

Utilized by all age groups.

- City wide events - barbeques, musical entertainment
- Rentals - used for picnics, barbeques and meal service
- Summer camp activities -
(i.e., water theme activities, arts and crafts, scavenger hunts)

 <http://web.miamibeachfl.gov/parksandrecreation>

6.0

 MIAMIBEACH

PLANNING PROCESS

6.3 PROGRAM PROCESS
6.3.2 Adjacent Programs

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little stage theater complex
basis of design report



-  7.1 Project Concepts
-  7.2 A walk through the New Little Stage Theater Complex
-  7.3 Landscape Concept
- 7.4 Engineering Concept
-  7.5 Precedents and History of Skateboarding

 MIAMI BEACH
7.0
PROJECT CONCEPTS + GOALS

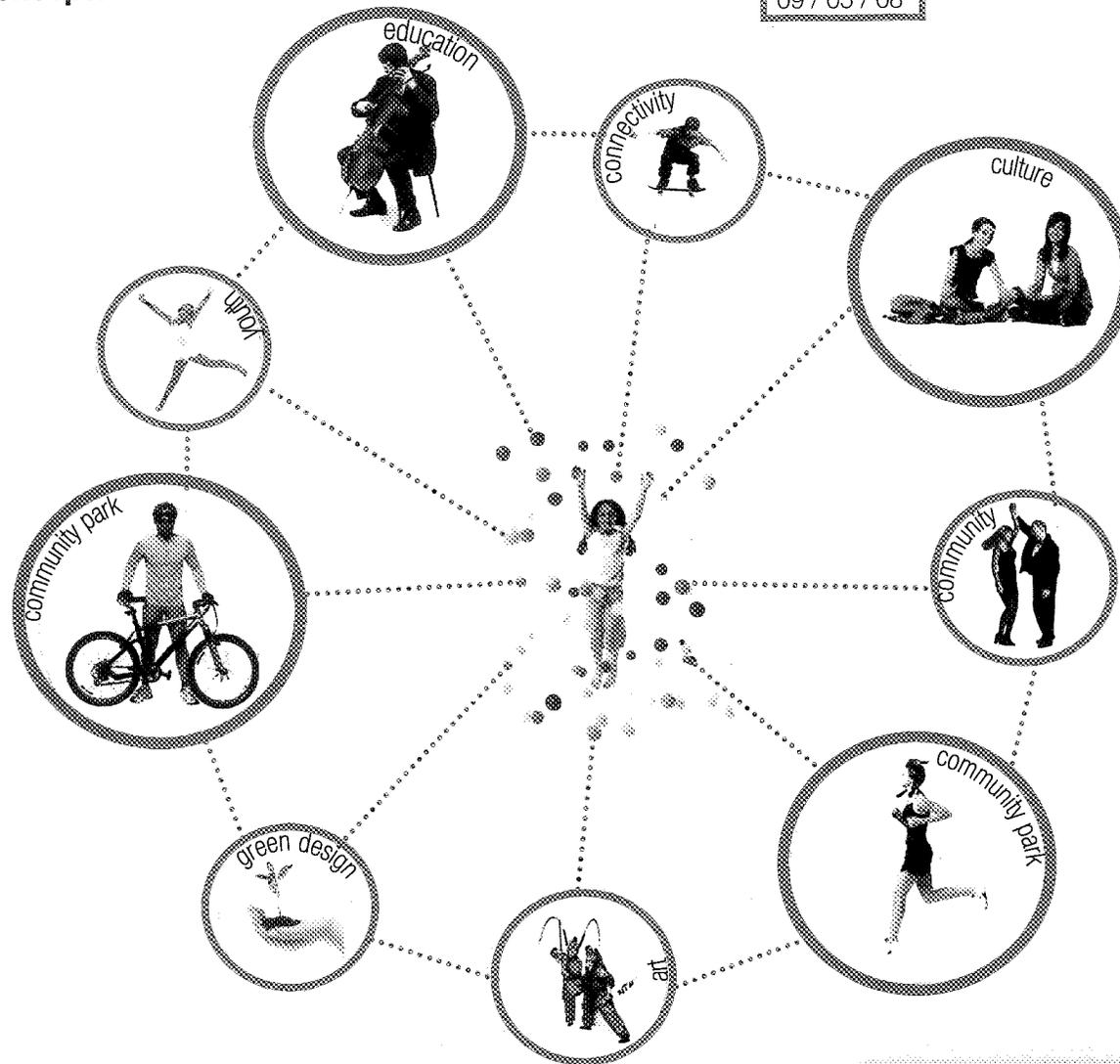
2100 WASHINGTON AVENUE
MIAMI BEACH, FL 33139



project concepts

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little stage theater complex
basis of design report



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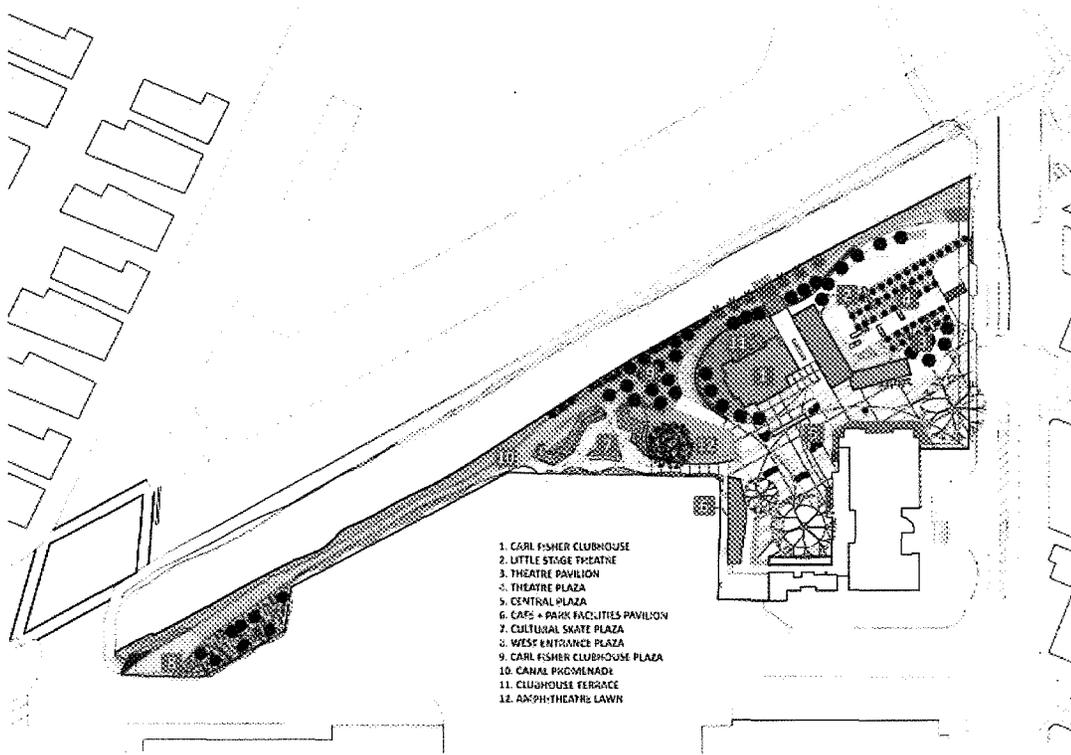
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PROJECT CONCEPTS + GOALS
7.1 PROJECT CONCEPTS

2100 washington avenue
miami beach, fl 33139



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The concept revolves around the idea of layers: the layering of vistas, spaces and experiences. Throughout the park, the users' gaze is directed towards spaces where various activities will take place. As one moves through these spaces, one will experience a sequence of linked spaces - be it, spending a quiet afternoon in the park, watching a play or observing the urban acrobatics of the skaters in the skate/cultural plaza.

Furthermore, the programmatic development strategy for this project centered around connections and links, such as connections between youth programming and the existing historical context, or links between contemporary and active spaces. These apparently opposite conditions, such as landscape and urban, provide the genesis for the integration of the architecture and the landscape. Ultimately this results in the connection of the history and the future of the ever evolving community that is Miami Beach.

The image to the left represents a series of zones that describes the project spaces and major elements enabling the entire site to be occupied simultaneously and ensuring a highly active site.

There are 12 different zones in the site that are all linked and experienced as an integrated site with native gardens, landscaped tropical courtyards and integrated pathways. For example, Zone 5 is the Central Plaza and the primary core of the site. Included in this space is an art water feature element, the entrance to the Carl Fisher Clubhouse, a visual connection to the Skate Plaza and the landscaped amphitheater lawn and canal walkway below, the expanded Parks and Rec Plaza and Cafe Pavilion and a fun interactive tropical plaza space.

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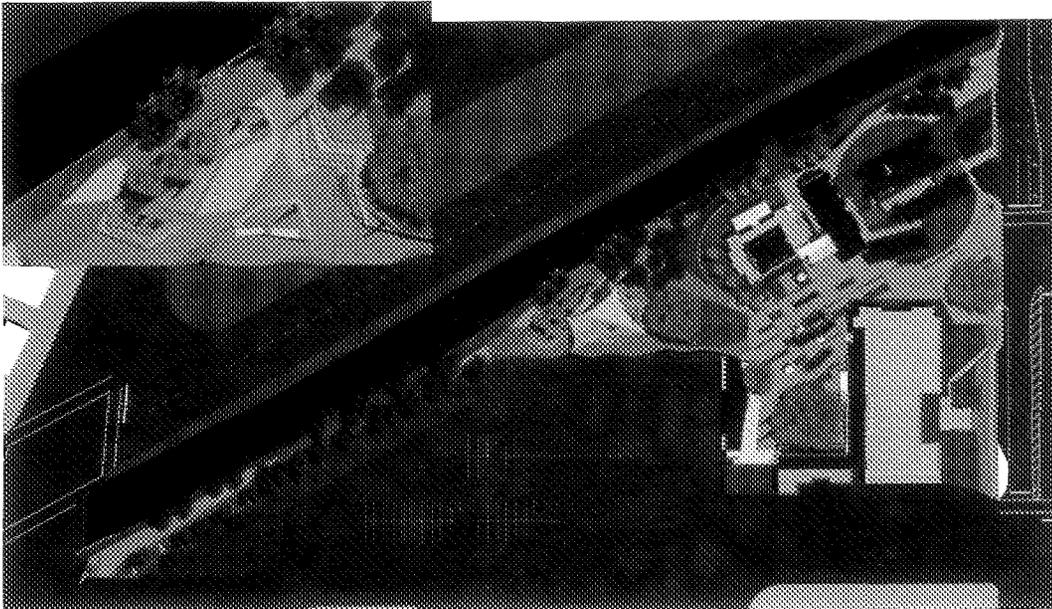
PROJECT CONCEPTS + GOALS
7.1 PROJECT CONCEPTS

schemes

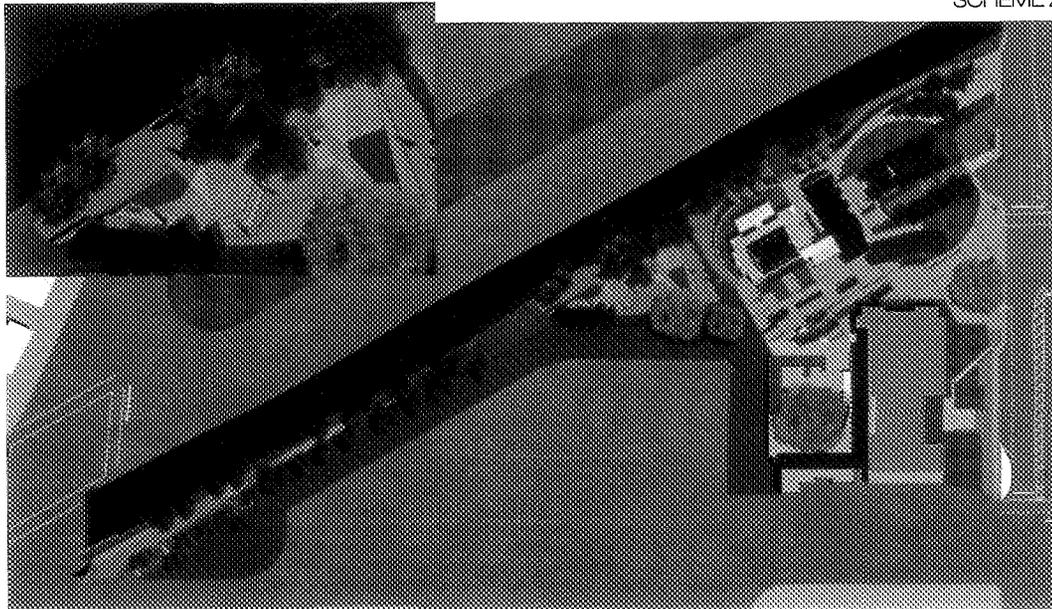
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SCHEME 1



SCHEME 2



As per programmatic requirements, Glavovic Studio is proposing two schemes for the design of the park.

The two schemes differ in the incorporation of a strip of land to the south of the park and the integration of the Park & Rec. Building plaza.

Scheme 1 proposes that approximately 25, 000SF land be added to the contract boundary, most of which is the existing Parks & Rec. Building Courtyard. An important addition will be about 30' expansion of site in this area, which will significantly open up this view corridor and enable the site aperture to be more visible from east to west.

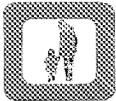
Currently this area is part of the green area and is used for retention in the parking lot and will be redistributed and utilized in a similar fashion.

Once incorporated in the site plan, the Parks & Rec. Building Courtyard will be integrated into the design of the site plan. A new "Park Facility Pavilion" will be erected to house park support systems, such as mechanical, maintenance storage, park bathroom as well as a café to cater to the need of the park users.

Scheme 2 proposes a smaller design within the contract boundaries. In this scheme the Cultural/Skate plaza is laid differently and located closer to the "Carl Fisher Clubhouse". Another difference is the location of the Park Bathrooms, which have been relocated into the "Little Stage Theater Pavilion".

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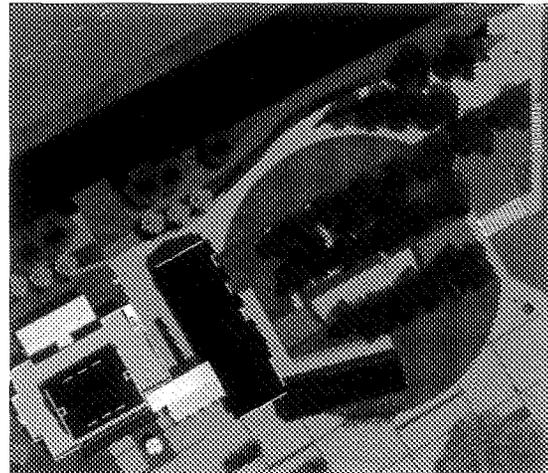
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miami beach, fl 33139



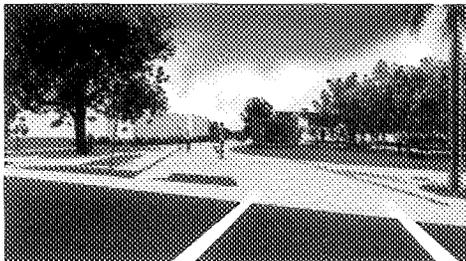
a walk through the new Little Stage Theater Complex

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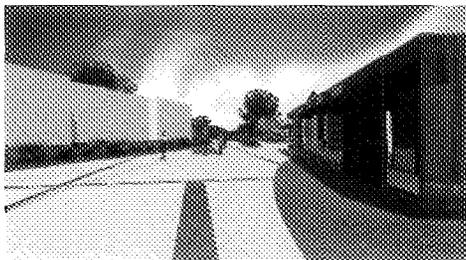
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little stage theater complex
basis of design report



Entering the site through the north - east corner of the park, one will be greeted by a light beacon mirrored on the "West Entrance Plaza" as well as rotating public art pieces. A beautiful view of a Bosque of Dahoon Holly trees at this entrance frames the view of the Little Stage Theater. This part of the site will provide a point of access opening up divergent paths directed toward the simultaneous staging of various activities and events, one path leading down to the "Canal Promenade", the other to the "Theater Plaza". Gentle ADA accessible slopes frame the views.



The "Theater Plaza" mixes some of the original elements of the existing mandala, Lighted benches will provide seating area for people to enjoy the new major green space that provides both acoustic separation and shade on Washington Ave. This space provides a drop-off area and a place to sit and rest for a moment in the urban landscape, with an entrance into a busy active park beyond. It also frames the Complex entrance on the south side of the east entrance and a clear view of the Carl Fisher Clubhouse, the Amphitheater and Skate Plaza Iconic Lighting elements and Shade Structure, beckoning users into the park, highlighted by the new Theater Pavilion, framing the entrance and providing a sense of anticipation and a Light Beacon throughout the pathway at night.



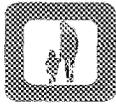
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MIAMI BEACH

7.2 PROJECT CONCEPTS + GOALS
A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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miami beach, fl 33139

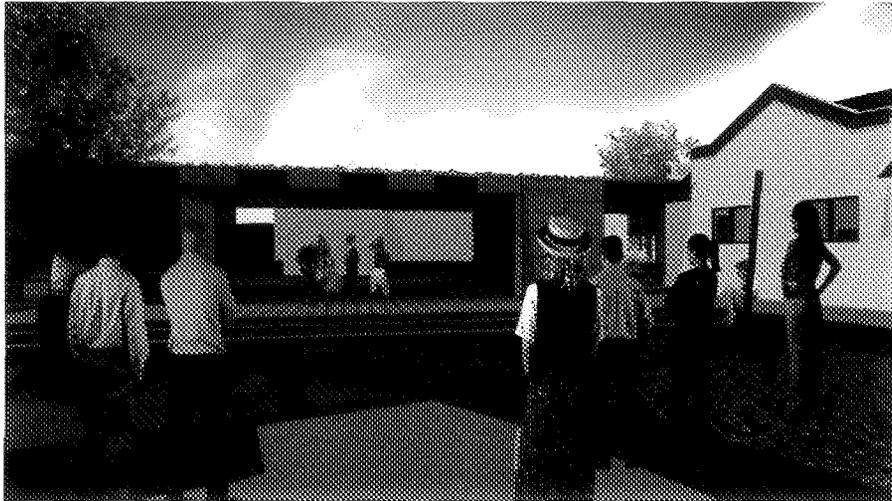
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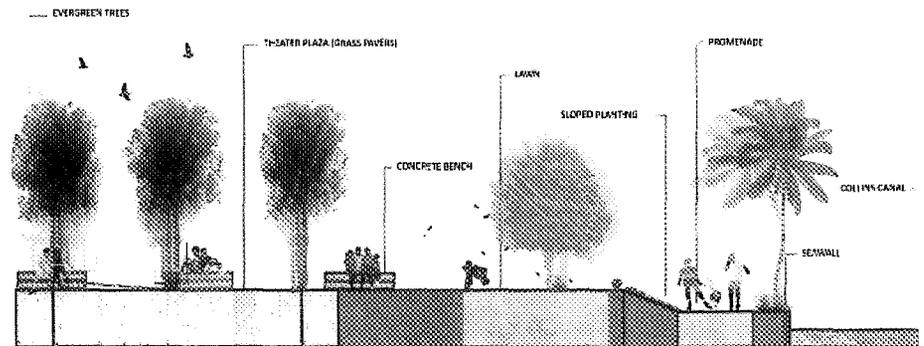
a walk through the new Little Stage Theater Complex

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Additionally, the southern side of the plaza will act as an ad-hoc auditorium for the open air plays performed in the new "Little Stage Theater Pavilion". The trees of the plaza will buffer the sound of the street and provide an edge for the open air theater.

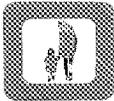


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MIAMI BEACH

PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

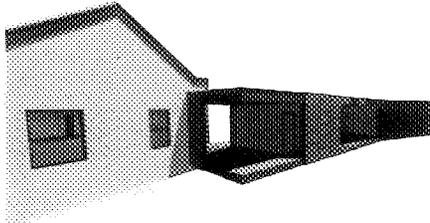
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a walk through the new Little Stage Theater Complex

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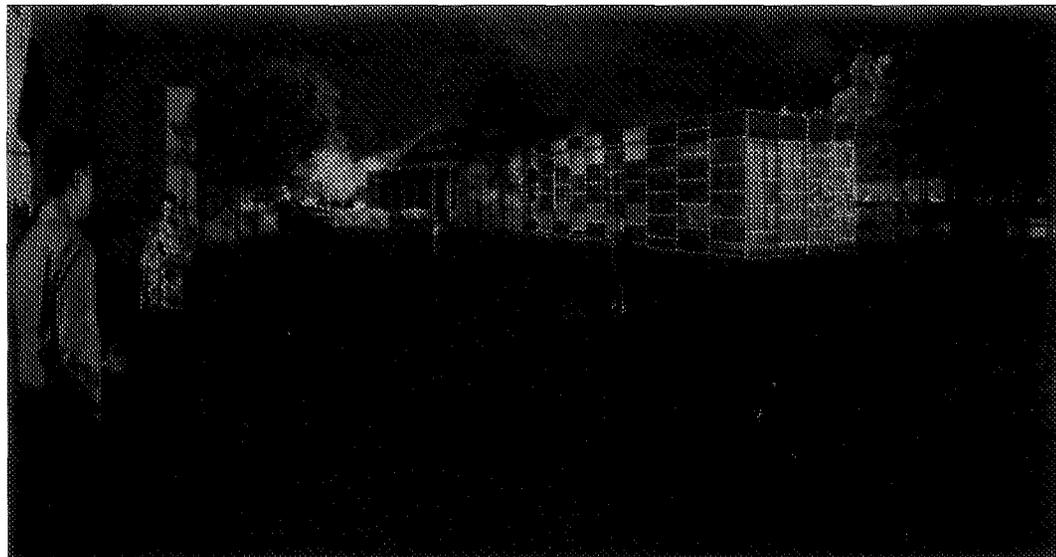
glavovic studio inc.
little stage theater complex
basis of design report

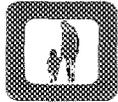


The "Little Stage Theater Pavilion" will act as a multipurpose space. This pavilion will provide supporting dressing rooms and storage for the electrical room for the Little Stage Theater renovation, while also opening up and converting into an outdoor theater or casual park shade space. At night it will transform into a light box, advertising the presence of the park and the vibrancy of the site as a whole. The Little Stage Theater will become an important urban building along Washington Ave and the pavilion its globe.

Careful attention has been paid to minimize its connection to the "Little Stage" - the connection itself will consist only of a floor plane and green roof discretely attached to the SE corner of the existing Theater building. Its' building envelope is composed of sliding perforated steel and glass panels, which when opened will efface its volume and provide an aperture to the "Little Stage". Directing the gaze of visitors toward the Carl Fisher Clubhouse and active plazas in the center of the park. This relatively simple building encompasses dressing rooms for the "Little Stage" and, depending on the site plan scheme, the public bathrooms for the park.

Back-lit at night, the wall surface of the pavilion will present an abstraction of the existing historic building, and will act as a beacon to the south-east entrance to the site. Its orientation will frame the view of passerby, directing their eyes to the center of the park, toward the large specimen tree in the "Amphitheater Lawn".

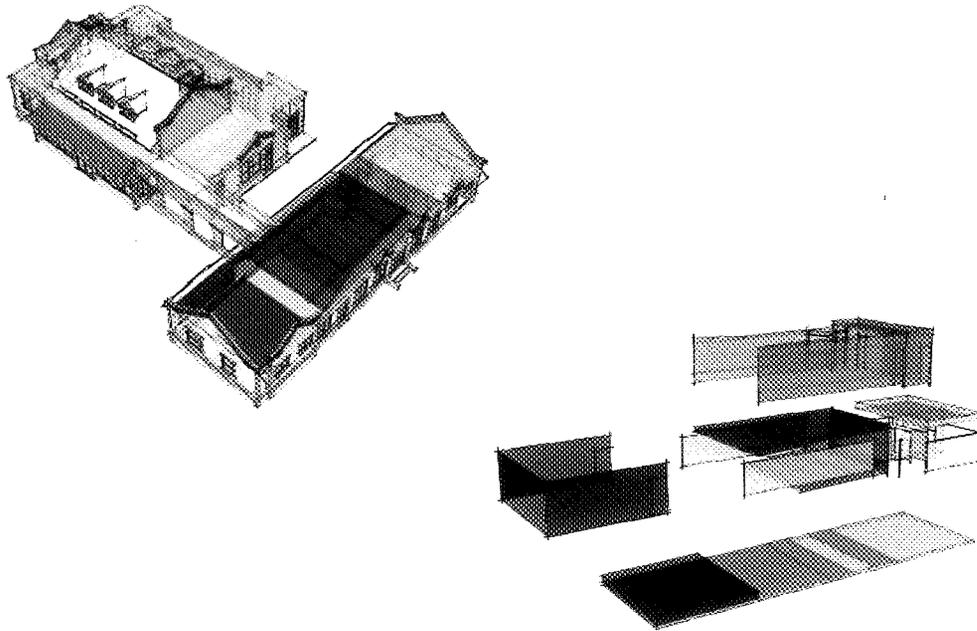




a walk through the new Little Stage Theater Complex

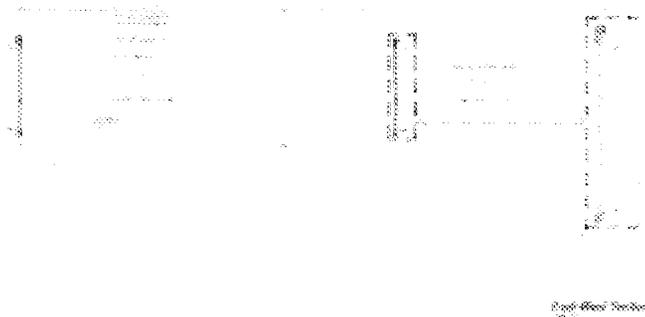
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The significant historic building that you will view through the trees on the western edge of the plaza space, is the "Little Stage Theater", which will be restored. We proposed that the exterior, roof and walls, will be brought back to their original state, and the windows be replaced and brought up to code. Although the use will not be altered, the interior of the theater will be reconfigured to better serve the current programmatic needs of the new users.

The proposal recommends to provide 80 raked seats. The new interior will consist of a combination of exposed original plaster walls and partially exposed existing wood beams with some drywall ceiling and some the addition of new wood paneling. Wall treatments will include restoring the plaster where necessary, sliding acoustic surfaces in front of the windows for light and acoustic control. The bathrooms will be located on the north side, and the stage on the south, where support/changing rooms will be provided in the "Little Stage Theater Pavilion". Appropriate ADA compliance, life safety and Code Compliance will be achieved and recommended in the next phase. See additional drawings/



7.0

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PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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Existing Conditions

After exiting the "Little Stage Theater" after a performance, one could be treated to a reception in the historic "Carl Fisher Clubhouse". A new canopy links the Little Stage Theater and the Carl Fisher Clubhouse, providing a shaded and dry place to gather under, purchase tickets and also, reorient ones view as you contemplate the moment and look to the north in the landscaped space towards the canal.

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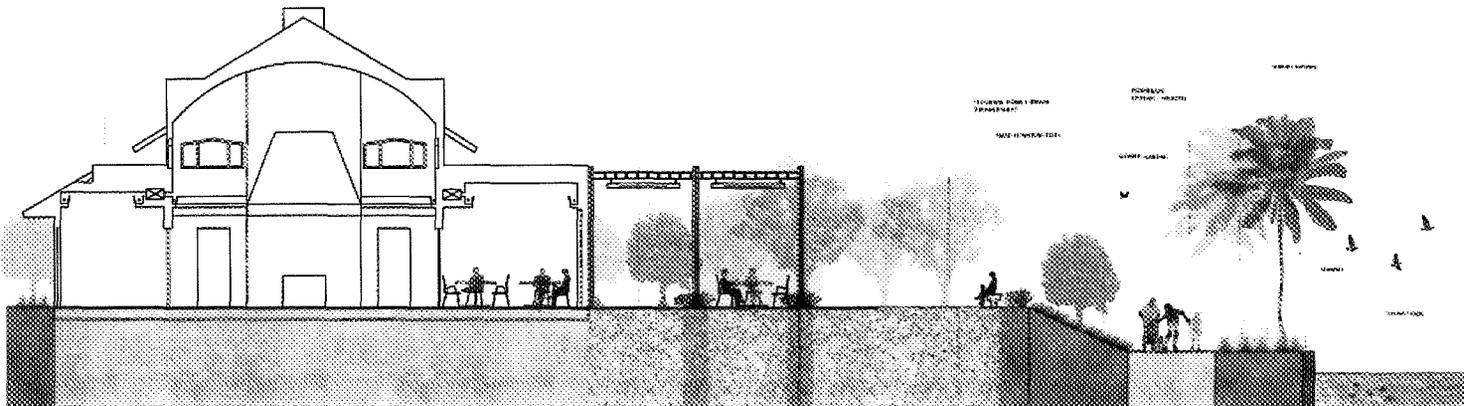
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Future improvements will include restoring the main room to its former glory. The exposed Dade Pine wood floor and plastered ceiling will be refinished and the clearstory windows will be redesigned to prevent leaks. Careful attention will be paid to highlighting the feature of the space with directional lighting. The front porch will be rehabilitated so that its windows will match in appearance the original screened opening while preserving its usability as an air conditioned space. The floor will be refinished to match that of the great room. New coffer ceilings will be arranged to line up with ribs of the vaulted ceiling of the great room. This will allow for the concealment of the mechanical sub systems and the creation of softly lit spaces, visually contiguous through the building with the new rear pagoda, connecting the rooms to the exterior space of the "Clubhouse Terrace".

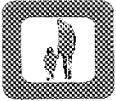


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PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

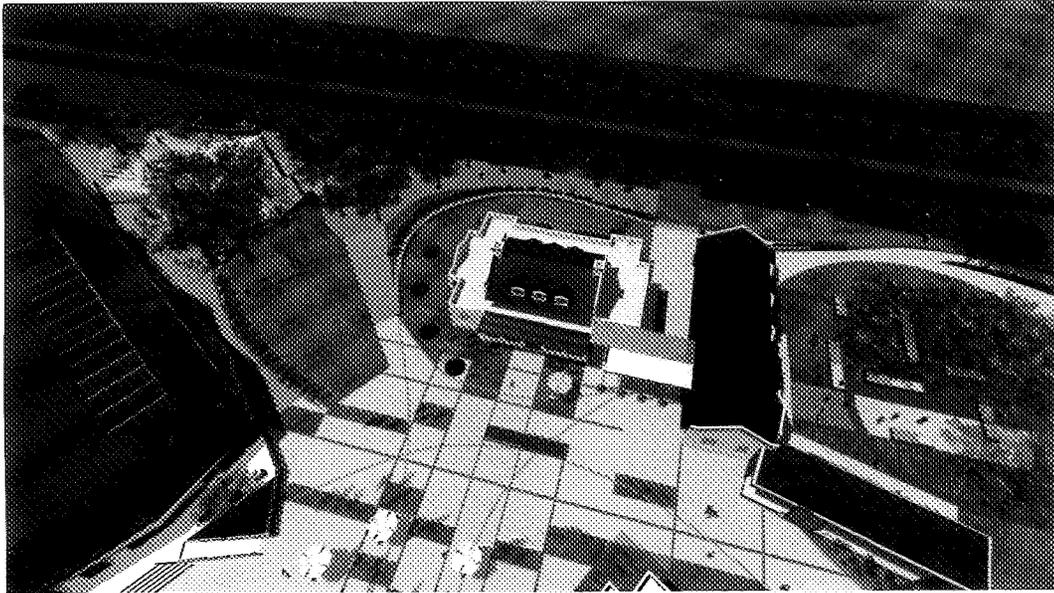
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Exiting the "Carl Fisher Clubhouse" through the front loggia, one will enter the "Central Plaza", which will act as a transitional space between active and passive space. Catering to both, the plaza will provide for a contemplative space where people can gather for lunch or sit on the individual lawns and active spaces during various programmatic events such as music festivals, etc. The plaza ties together all the 5 buildings and a sloped "Amphitheater Lawn".

Glavovic Studio is presenting two site plan options to resolve these issues. Scheme 1 is a proposal to include the existing Park and Rec. building courtyard as part of the "Central Plaza". This would activate the courtyard by removing the fence and tying the ground plan to the rest of the plaza. The new courtyard will be surrounded by the existing Park and Rec. building and the new "Café and Park Facilities Pavilion".

Scheme 2 consists of incorporating the existing southern boundary edge but covering the existing fence with a "green wall". The square footage differences are provided in detail on the drawings in the Appendix.

In both schemes, the plaza itself will consist of a large open space punctuated by clusters of hurricane palms, three dimensional landscape elements, light poles and a fountain. Its design will incorporate the grid generated by the orientation of the historical buildings, while stone inlays will follow a more playful and organic pattern integrating with the rest of the site. The plaza is primarily an active space at the intersection of three buildings, the Parks and Rec building, Carl Fisher Clubhouse and the Parks and Rec Cafe. As one enters from the east, the view will be towards a large tree and Skate Plaza Shade canopy and at night, the iconic light beacons, beyond a central plaza fountain providing a visual link from the street to the center of the site.

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PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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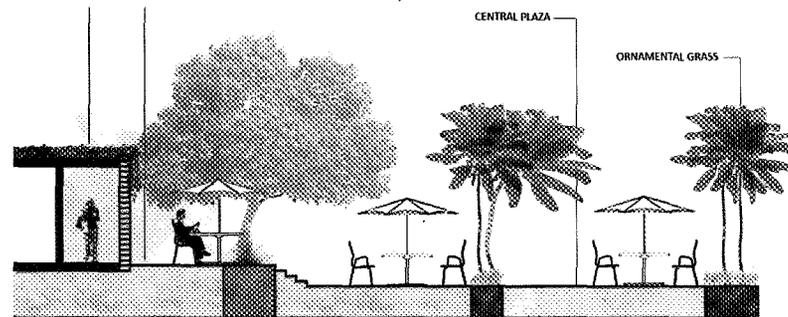
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Activating the new expanded main plaza of Scheme 1, the "Café and Park Facilities Pavilion" will provide supporting spaces such as an AC chiller room for the Carl Fisher Clubhouse, public bathrooms and storage room as well as a new cafe.

The cafe will act as a destination point for park users as well as office workers wanting to grab a quick bite for lunch. This will be an important income opportunity for the project.

With its exterior custom concrete block construction, the pavilion will "grow out of" the wall bordering the southern edge of the skate plaza. This custom concrete block will function both as a solid wall or bris-du-soleil depending on the required circumstance. The hollow core within the blocks will allow the green wall and roof vegetation to grow through and on it. Furthermore, this block unit will serve as bench seating scattered throughout the park as well as the basis for the way finding system. This building is a fence building ensuring an acoustic and visual barrier from the Convention Center parking area which has a significant negative impact on the Central Plaza and Carl Fisher Clubhouse space.



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PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

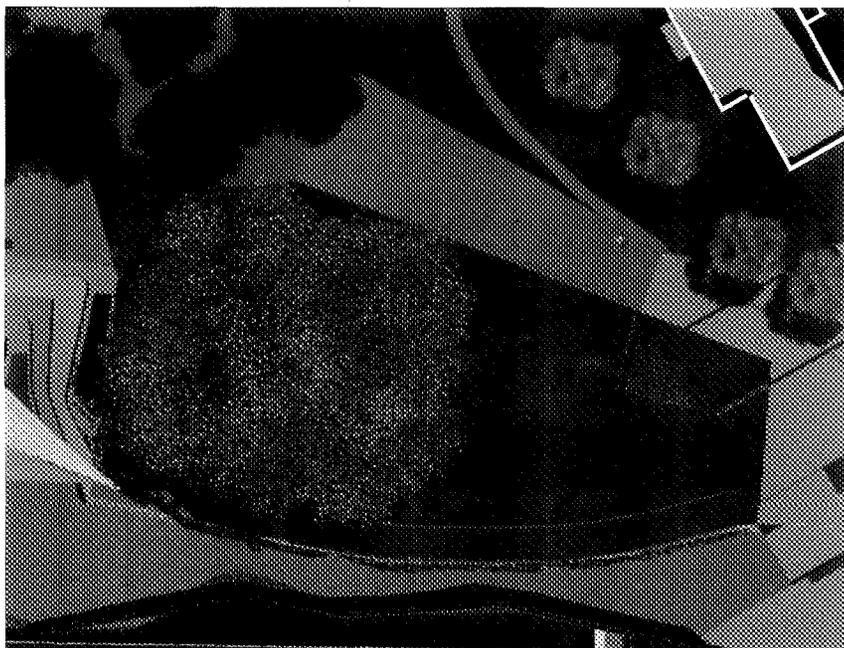
2100 WASHINGTON AVENUE
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a walk through the new Little Stage Theater Complex

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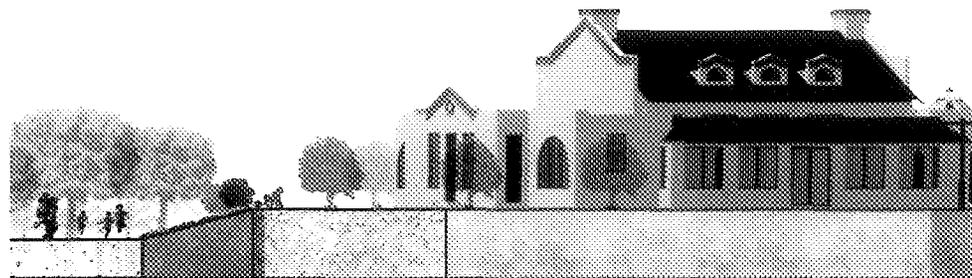
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Located to the north of the "Café and Park Facilities Pavilion", the "Amphitheater Lawn" is a focal point and provides significant green space. It is elevated 3'-6". Situated under a large tree, it will be visible from the Washington Avenue, inviting passersby to enter the park. The lawn could be used as an amphitheater to an impromptu plays or music performances in plaza or a place to enjoy a picnic during a weekend afternoon.

Between the "Amphitheater Lawn" and "and the "Carl Fisher Clubhouse", a path leads down to the "Carl Fisher Clubhouse Plaza", which will act as a shaded gathering space. Surrounded by a sloped lawn and providing opportunities for resting or viewing, the plaza consists of rough textures and trees meant to slow down passing cyclists. Located at a lower elevation than the surrounding buildings, this plaza gives prominence to the historical structures on the site.

To the south from the "Carl Fisher Clubhouse Plaza", one will be able to observe the activities taking place in the "Cultural/Skate Plaza".



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PROJECT CONCEPTS + GOALS

7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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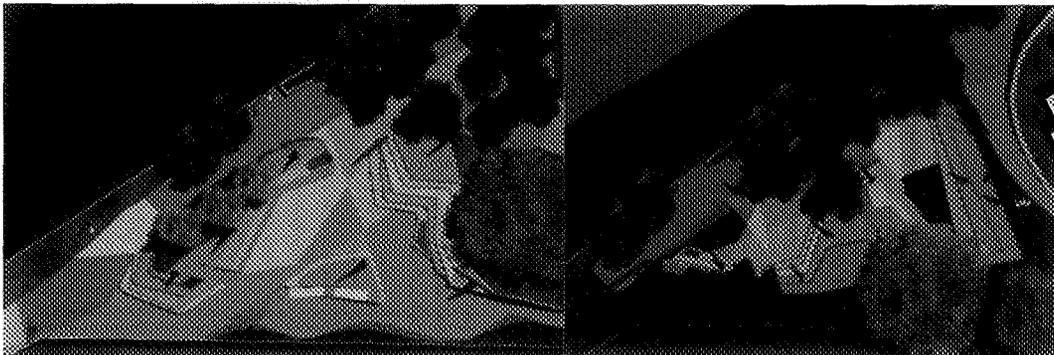
Scheme 1

The "Cultural/Skate Plaza" is intended as a family space. Multipurpose in nature, this plaza can act as both a skate plaza as well as an outdoor performance space. During interviews with skaters, it was discussed that family members enjoyed viewing the performance aspect of the skate boarder.

Steps have been arranged to provide jumps for skaters as well as seating for performances. Various colored surfaces will denote zones for the skaters, while drainage areas covered in distinguishing materials will impede skaters from crossing paths with the promenade users.

Two differing site plan schemes have been provided depending on the appropriation of a strip of land on the southern edge of the site. While the extra land provides for further distancing between the plaza and the Carl Fisher clubhouse, the ninety feet distance also changes the skate area and the landscape proposed. The upper image in this page indicate Scheme One, indicate access from the south, with a path leading from the west, leading past the skate plaza past the Amphitheater up to the Central Plaza. In this image, the shade element is not indicated. In the image below, the shaded element, in Scheme One is indicated in perspective from from the West, looking east along the canal promenade and towards the skate area.

The plaza will be shaded by tensile structures supported by lighting elements whose sculptural shape will reinforce the sites' link to the arts. Careful attention has been given to ensure that this part of the site receives a high level of light at night to promote safety of operation and use. Material changes in the surfaces have also been carefully considered.



Scheme 1

Scheme 2

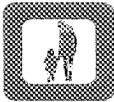
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PROJECT CONCEPTS + GOALS

7.2 A WALK THROUGH THE NEW LITTLE STAGE THEATER COMPLEX

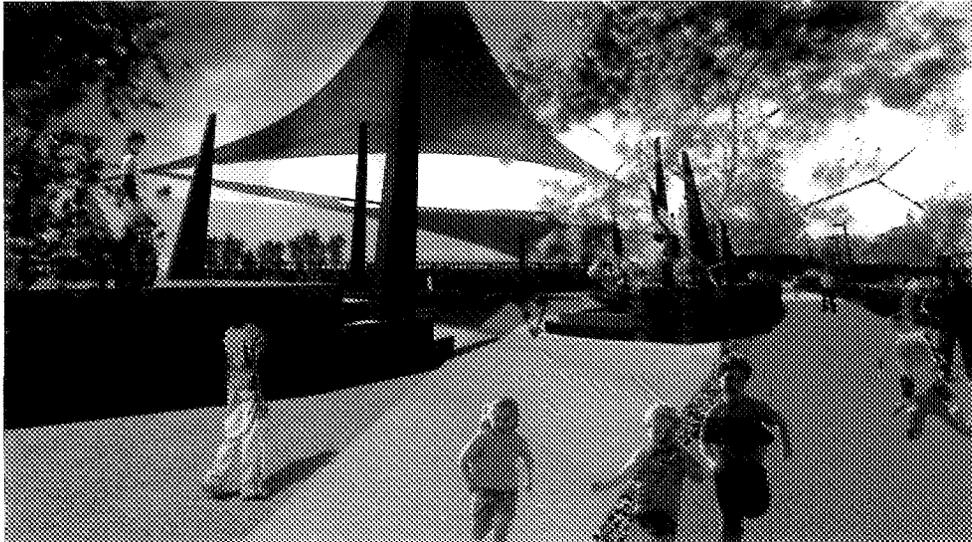
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a walk through the new Little Stage Theater Complex

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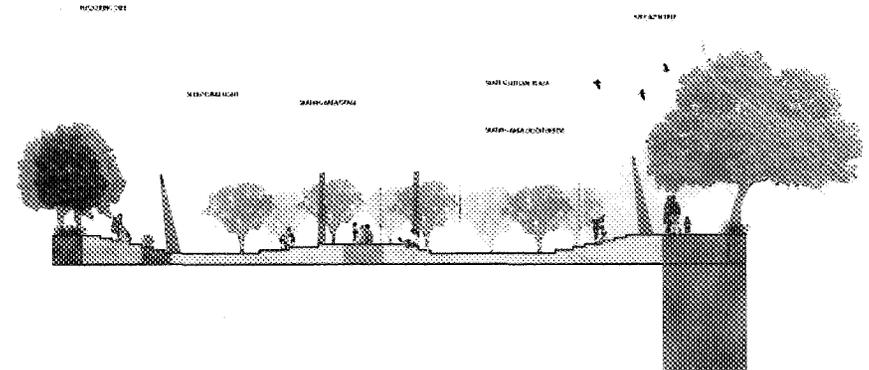
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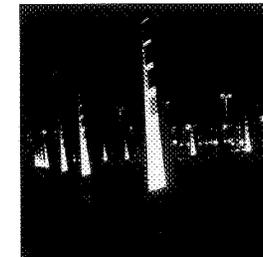
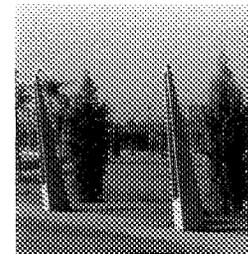
Scheme 1

The upper image indicates a view of the Skate Plaza from the East, approaching along the canal, demonstrating the concept of the modular wall as an impediment to skate boarding and the textured surfaces, along with the shade structure elements.

The image below is a view of Scheme Two, indicating a more open skate boarding environment.



Scheme 2



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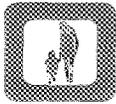
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PROJECT CONCEPTS + GOALS

7.2 A WALK THROUGH THE PARK
STAGE THEATER COMPLEX

Scheme 1

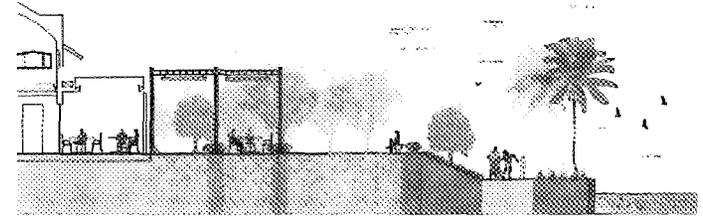
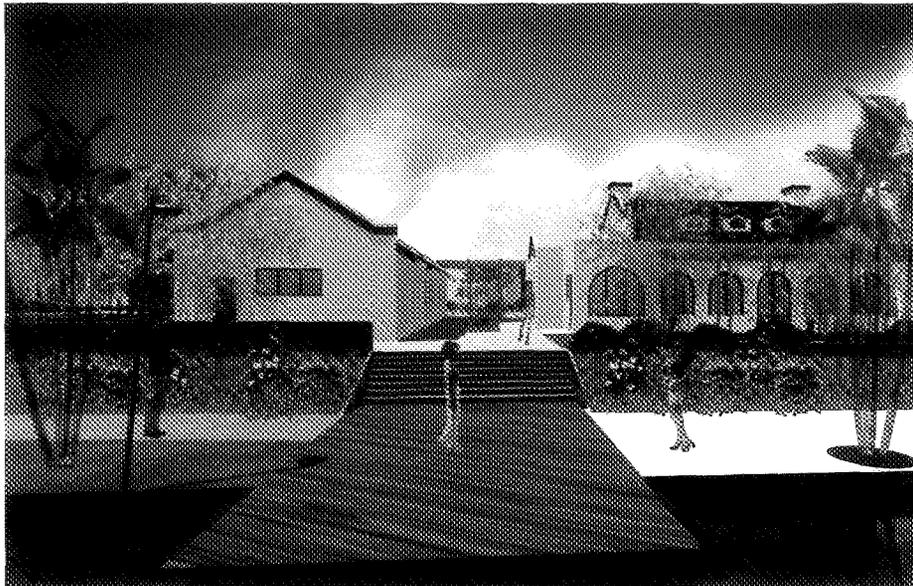
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The "Cultural/Skate Plaza" and the "Carl Fisher Clubhouse Plaza" will act as a central node along the "Canal Promenade" linking the eastern and western portion of the site, reestablishing the dominance of the "Carl Fisher Clubhouse". Activated by the traffic of the bike path which will be diverted on to the site, the promenade will also be enjoyed by people strolling through the native garden on their way to the performances in the skate/cultural plaza.

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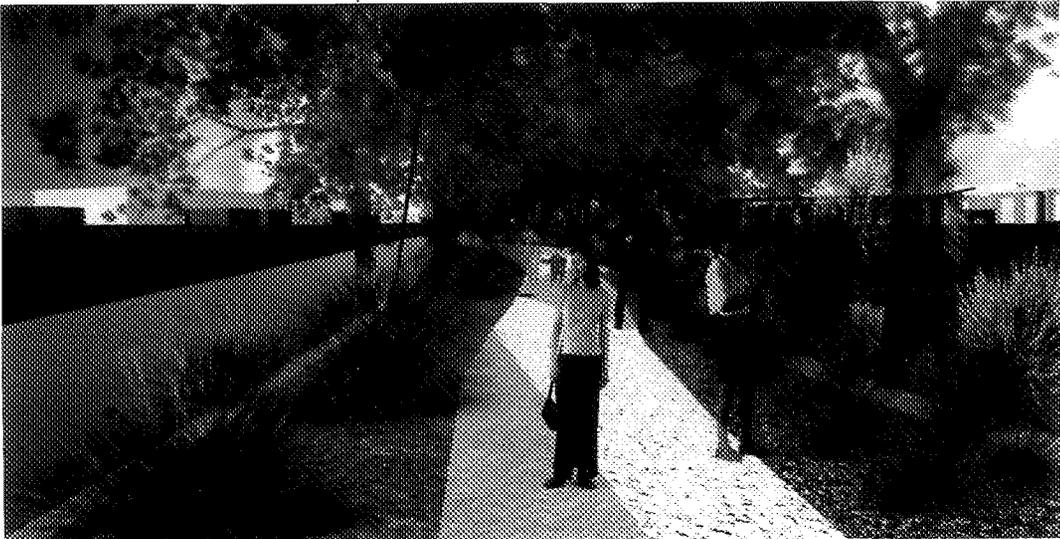
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PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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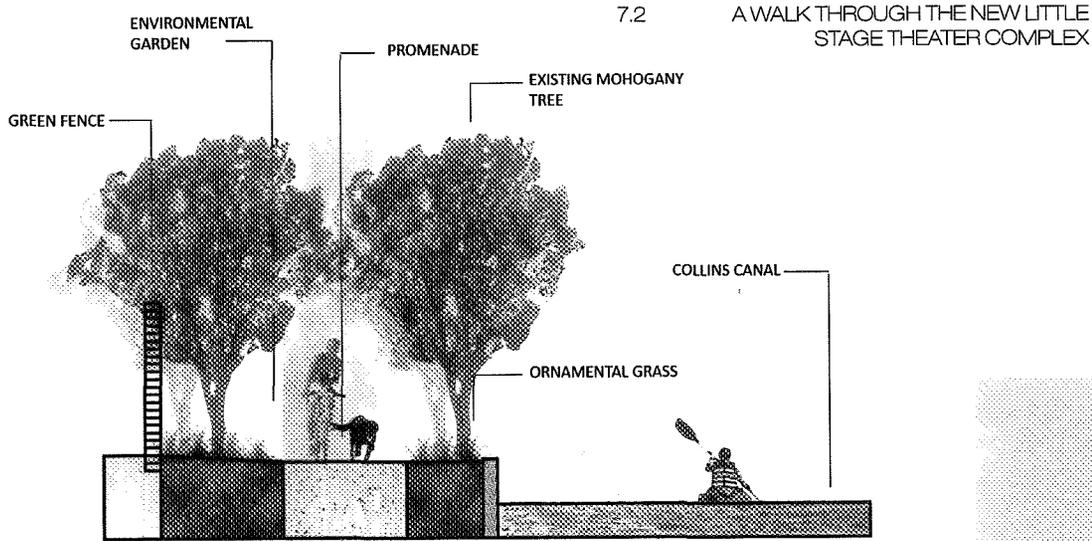
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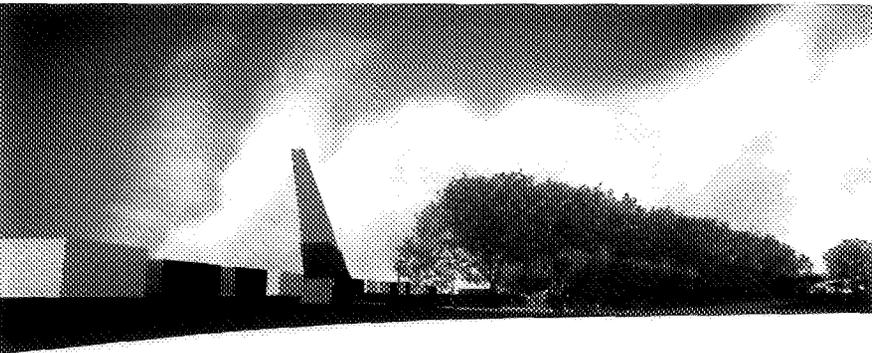
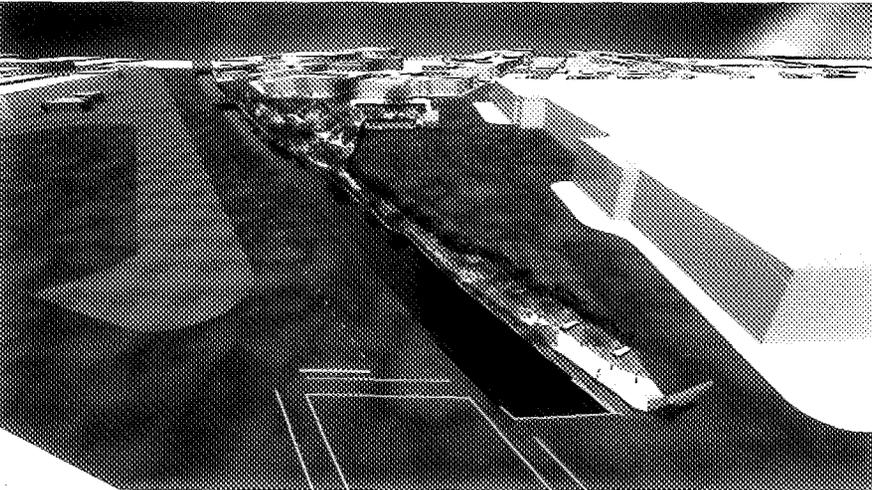
The Canal Promenade has been carefully delineated in section to slope towards the canal seawall as another parallel pathway leads up to the buildings and creates a series of unique spatial environments.

Following the "Canal Promenade" westward, one will enter the "Environmental Garden" displaying samples of the local flora and providing for educational opportunities. At night the landscape will be lighted, providing for a sense of wonder while maintaining safety. This location will also provide opportunity for cross programming with the adjacent botanical garden.





a walk through the new Little Stage Theater Complex



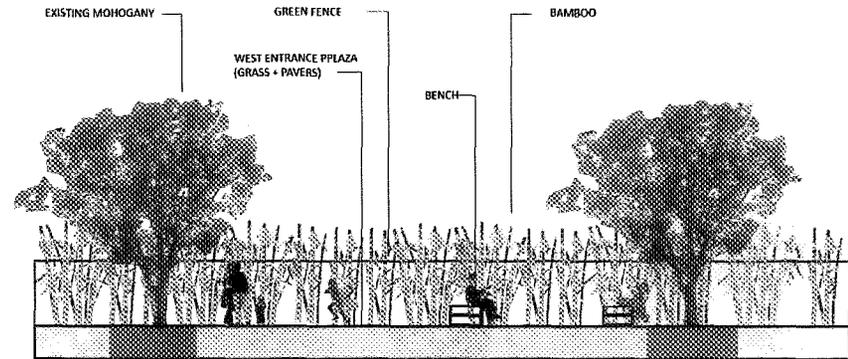
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It was identified in the Feasibility Study that the West entrance was significant and under identifiable.

Through the "environmental Garden" and onward to the western edge of the park, one will enter the "West Entrance Plaza" via a significant art element beacon and landscaped green element that unifies aspects of the east entrance providing visual continuity for the site. The plaza is composed of pavers and grass with lighted benches and soft bamboo which will provide for a quiet contemplative space, with intriguing and well lit art elements drawing visitors into the site.

A light beacon [mirrored on the eastern entrance] to the site will greet park users while advertising the site's presence on Convention Drive. The plaza will act as very significant connection to the Miami Botanical Gardens, Holocaust Memorial, the Convention Center and Parking and the bike path.



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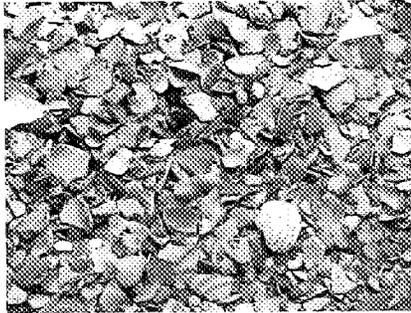
PROJECT CONCEPTS + GOALS
7.2 A WALK THROUGH THE NEW LITTLE
STAGE THEATER COMPLEX

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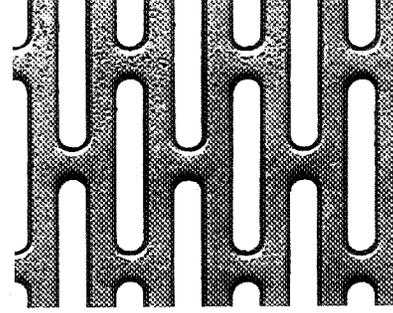
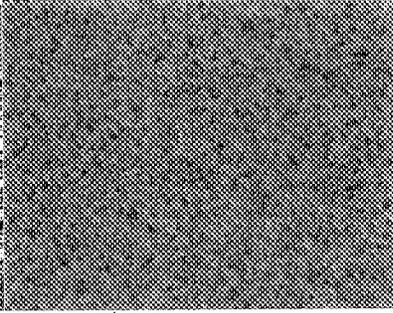
materials

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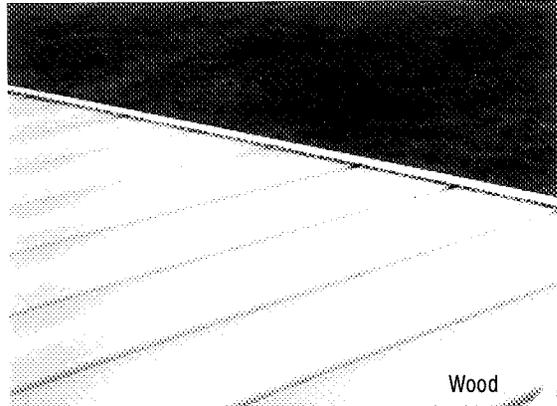
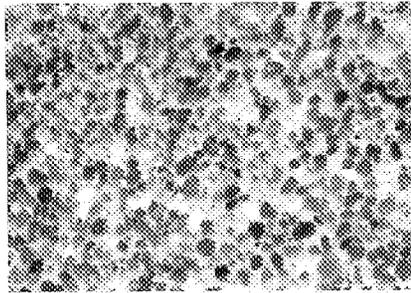


Crushed Shell



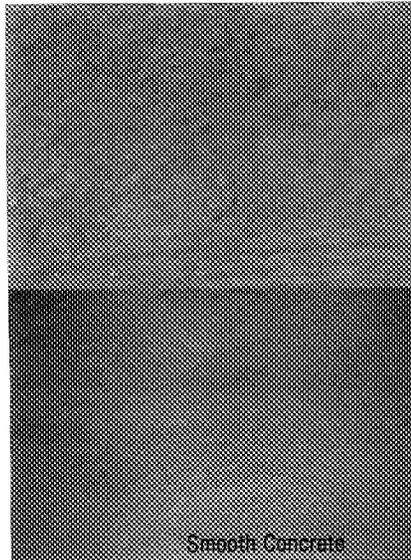
Metal

Rough Aggregate Concrete

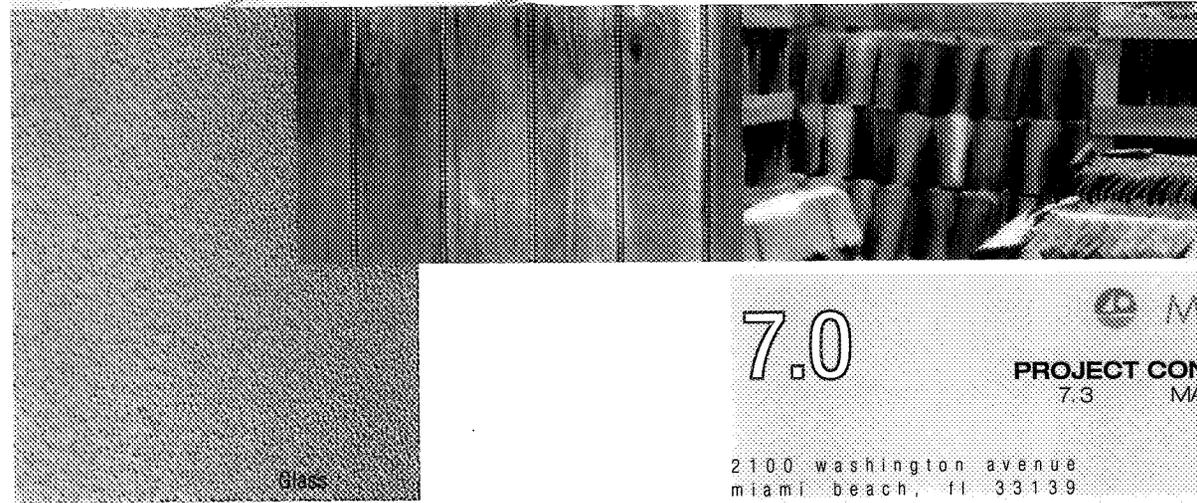


Wood

Barrel Tile



Smooth Concrete



Glass

The materials have been carefully selected to ensure historic and contemporary compatability, along with local sustainability. They include recycled decking materials, clay tiles and cement tiles, cement and terrazzo flooring materials, concrete and stone exterior pavers, crushed shells and glass and metal panels. An integrated color pallet to ensure sensitivity to the Historic Structures and a unifying palette will be recommended.

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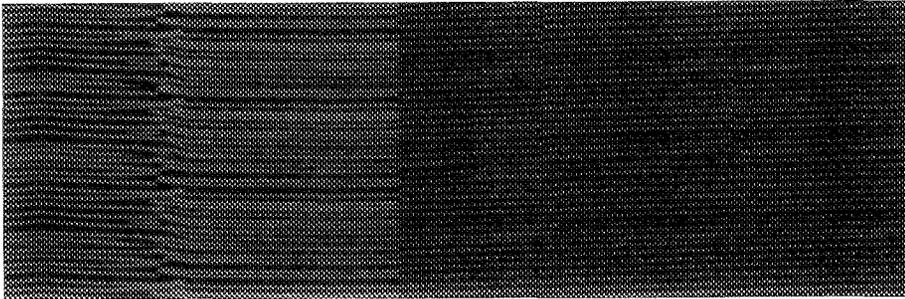
MIAMI BEACH

PROJECT CONCEPTS + GOALS
7.3 MATERIALS + SURFACES

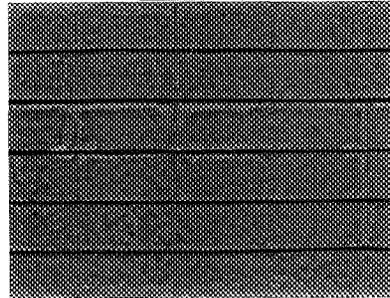
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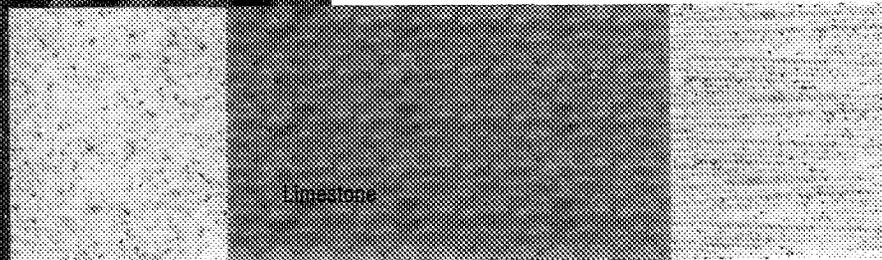
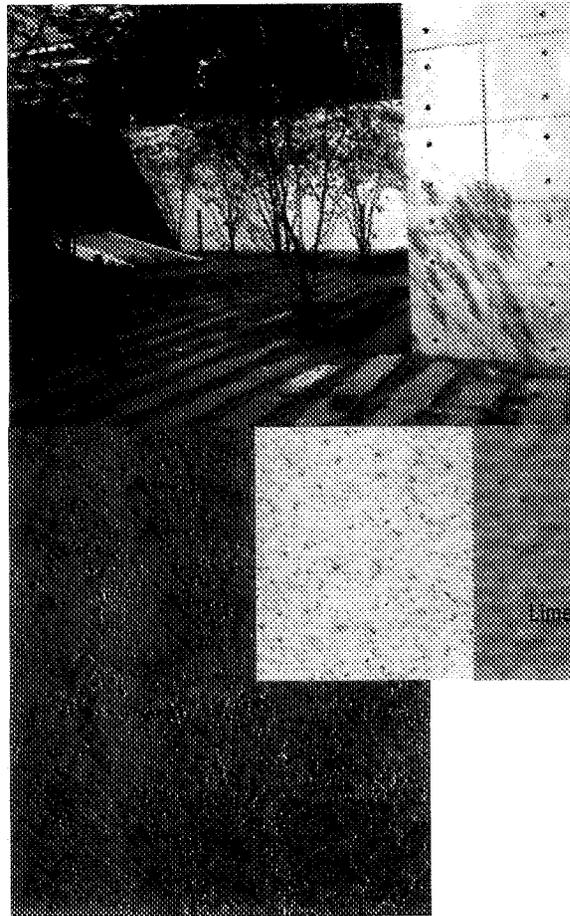
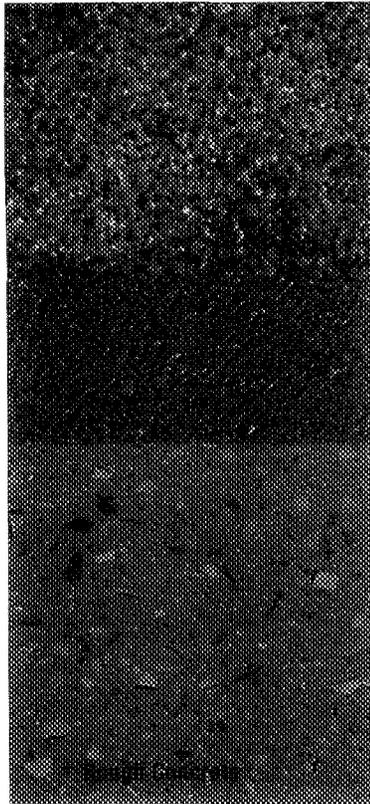
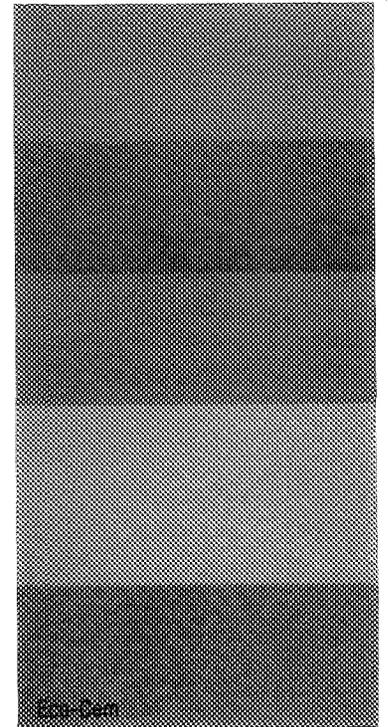
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Lava Stone



Concrete



Limestone

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PROJECT CONCEPTS + GOALS
7.3 MATERIALS + SURFACES

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The difficult shape and constrained area of this site with the variety of users (i.e.: skaters, bicycles, pedestrians, community center users, etc.) and programming opportunities creates a fairly complex site design. In response the landscape requires a simple palette to enhance and define and not overwhelm the spaces.

The landscape palette will be composed of native material and incorporate sustainable and best management practices. It is the intent to develop the required retention areas into a rain harvesting system that will be used for irrigation purposes. Planting areas and surface drains will gather the water and deliver to the south patio which will be able to accommodate an underground cistern that can be used for water storage. All water features will use recirculating or "closed" systems.

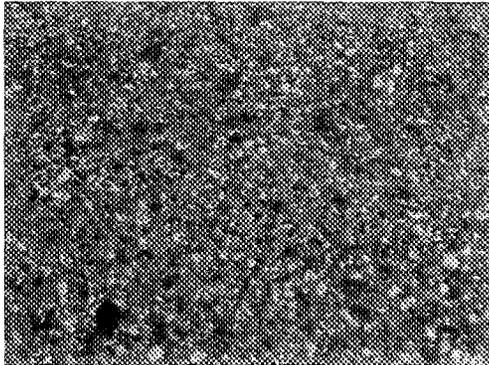
The East Entrance to the site represents the threshold to the Theater and Cultural Plaza. The siting of a Bosque of Dahoon Holly Trees at this entrance is the first sign that this threshold is not a space merely to pass through. These Small/medium evergreen trees, densely planted on a grid create the canopy or ceiling for this outdoor room. Benches and an inviting stone and grass mosaic floor further enhance this social gathering space.

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MIAMI BEACH

PROJECT CONCEPTS + GOALS
7.4 LANDSCAPE CONCEPTS

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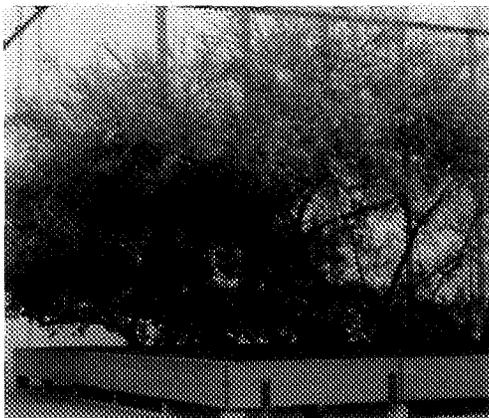


The South Patio area is paved to allow maximum flexibility for programming of events in this community space. Rectangular plantings of low accent ground covers and textures help to visually break up the paving areas and act as collection areas for the rain harvesting in the largely paved area.

In Scheme One a Greenscape or Greenwall component is used to screen the maintenance building in this area.



The north patio area is more private and can serve a variety of post and pre function activities for the Little Stage Theater. Crushed shell or limestone fines are proposed as a paving material to discourage skaters in this area. Small Flowering trees will help to separate this area from the bike/pedestrian path below.



The connection between the two spaces must be both physical and visual. We are proposing a promenade of large scale fiberglass or plastic pots to further define this connection. Consider internal lighting of these site elements to add to their sculptural quality.

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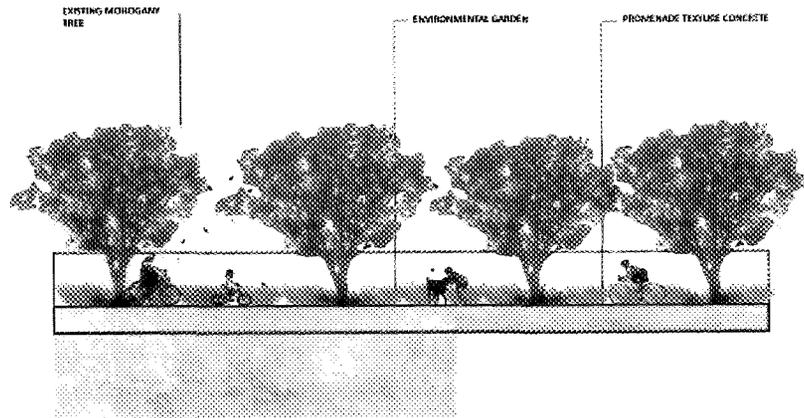
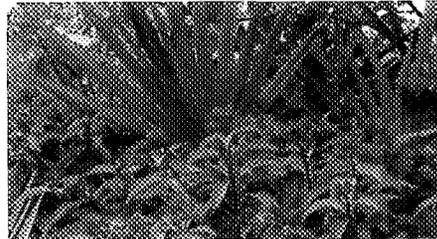
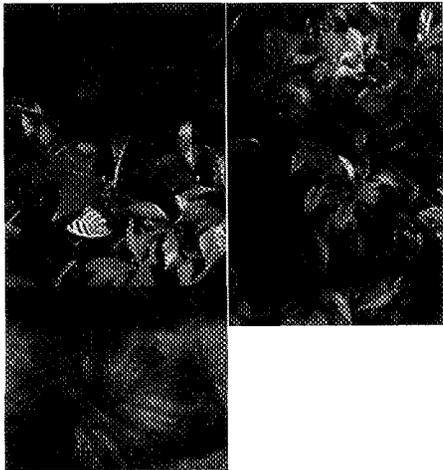
PROJECT CONCEPTS + GOALS
7.4 LANDSCAPE CONCEPTS



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In the areas around the skate zone and between the north patio and bike/pedestrian path there are some significant grade level changes. In addition there is a need to provide a visual and acoustical screen from the south/convention center. It is proposed to develop a wall system that incorporates planting to soften and enhance this functional element.

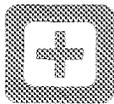
The linear portion of the site that connects to the western entrance will be landscaped with a series of environmental gardens, incorporating the existing trees along with ornamental grasses and native shrubs & ground-covers.



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PROJECT CONCEPTS + GOALS
7.4 LANDSCAPE CONCEPTS



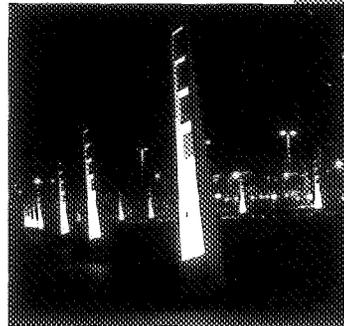
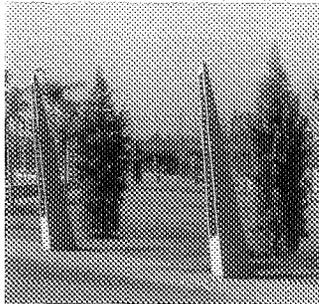
Lighting Concepts

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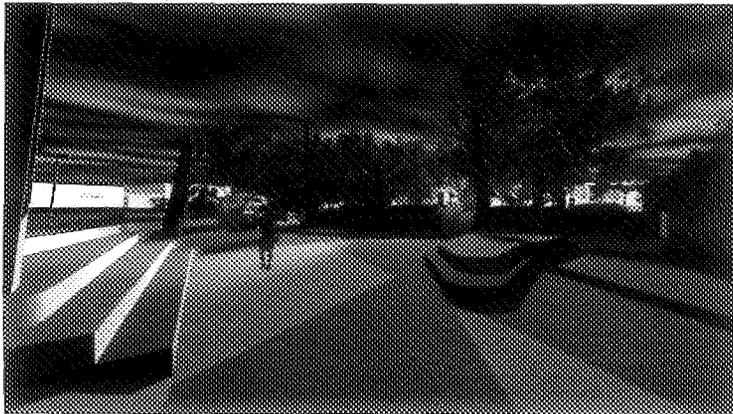
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1 LLUM - 1



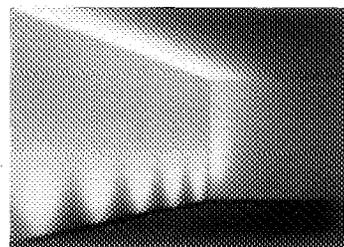
Early on in the design process, it was decided that the entire site should have a minimum lighting level of 2candle/foot throughout the park with an additional level of 4 candle/foot in the high activity zone such as the "Skate/Cultural Plaza". This high level of illumination will ensure safety as well as highlighting the activities taking place in the park.

Iconic lighting fixtures have been placed throughout the park, from the LLUM-1 fixture in the skate plaza to The light Columns in the central plaza, with the intent to create a sense of place at night, beckoning passerby to enter the site.

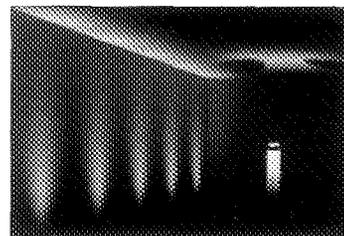


2 NADIR RECESSED FLOOR LIGHTING - ULT

Glavovic Studio is recommending that the City obtain the services of a Lighting Designer/Consultant for the site and Theater in the next phase. Due to the size of the project, the historical context and the quality of the spaces, lighting will play a major role in the definition of the spaces. A lighting consultant will provide the required expertise regarding lighting quality, best maintenance practice and environmental concerns.



The following lighting is a recommendation of types of lighting options and fixtures that have been suggested as concepts in this phase.



7.0

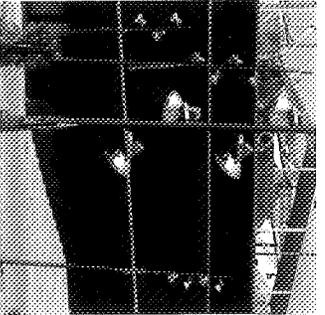
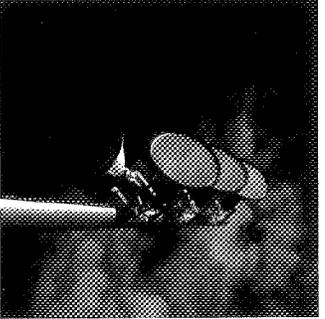
MIAMI BEACH

PROJECT CONCEPTS + GOALS
7.5 LIGHTING CONCEPTS

2100 Washington Avenue
Miami Beach, FL 33139

3

KANYA - F1



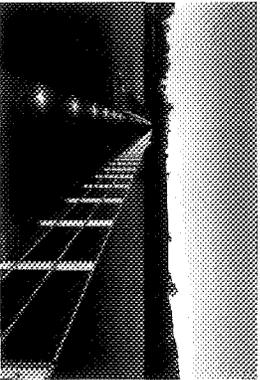
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little stage theater complex
basis of design report

5

FLOOR WASHLIGHT



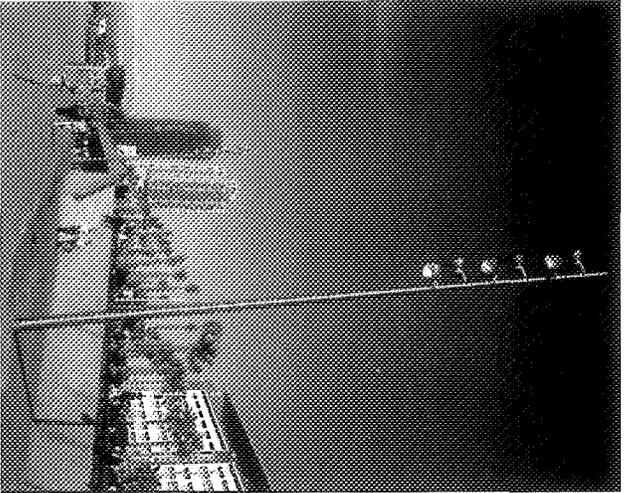
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LIGHT COLUMN



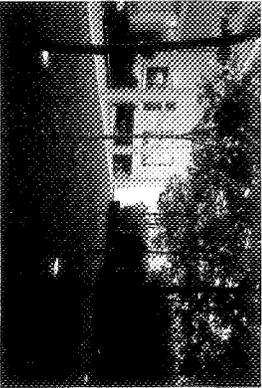
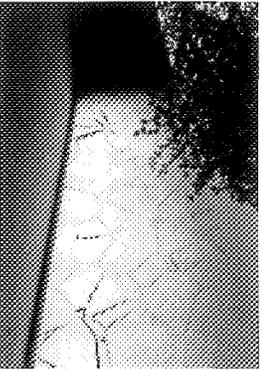
7

AXIS WALKLIGHT



4

TESIS - IP68



70

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PROJECT CONCEPTS + GOALS
LIGHTING CONCEPTS

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70

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little stage theater complex
basis of design report

Civil Engineer Design Summary:
CPN: 07073

The subject property is a total of 135,000 sq. ft. and will encompass a skate plaza, bike-path, clubhouse, theater, pavilions and various open areas. Site work for the two schemes proposed for the park includes providing utility systems for the restroom facilities at the new theater and park pavilions, site grading for the plaza areas and walks, and adequate drainage facilities for stormwater management.

Domestic Water and Sanitary Sewer Service:

Domestic water service for the existing buildings is supplied by a 2-inch service line extending from the east side of the property into the center of the site. The 2-inch water service connects to a 6-inch water main located on Washington Avenue. A 6-inch line conveys sewage flow from the site to a sanitary sewer main located along 21st Street, and is connected to the clubhouse and theater facilities by existing 2-inch and 4-inch sanitary laterals. The new theater pavilion will be serviced by the present domestic water and sanitary service lines, which will be rerouted to accommodate the proposed pavilion location. Services to the new park facilities pavilion will also be provided by connecting to the existing service lines. located during the construction phase.

Site Drainage:

The park will need to be brought into compliance with current water management standards and regulations. Stormwater runoff from the property presently discharges directly into the Collins Canal, located along the north property line of the site. Site drainage and grading needs to be designed to provide complete on-site stormwater retention. To collect site runoff, a system of catch basins and French drains will also utilize installed throughout the site, along with the placement of trench drains along the seawall. Many of the structures will be placed in pervious areas, with site grades directing the rainwater runoff directly to vegetation. Several areas of the park will also utilize crushed shell paving. This and other alternative surfaces will help to reduce stormwater flows and promote on-site infiltration in addition to the underground storage systems to be provided.

Methods during construction will incorporate strategies including silt fencing and sediment barriers to prevent pollution discharges, erosion, and to control sedimentation during land development activities.

Additional Site Improvements:

The existing seawall delineating the north boundary of the site stretches approximately 1,100 ft. While improvements to the north seawall of the Collins Canal are presently in the planning stage, the portion of the south seawall running along the site is in varying states of disrepair. Of primary concern is the future structural integrity of the deteriorating seawall, as well as wall stability during construction of the proposed skate plaza. The site seawall will need to be repaired as part of the scope of work of the project. Portions of the seawall also need to be raised to provide adequate site grades for the walks and site features proposed for the park.

Fire protection for the existing and proposed buildings on the property will require tapping into the existing 6-inch water main located on Washington Avenue. Fire hydrants will also need to be provided on the site according to the National Fire Protection Association (NFPA) and/or local standards.

For the purposes of irrigation, an optional cistern can be provided on site to store rain water. The tank will be located underground and will collect roof runoff from the Clubhouse building via an outlet pipe connected to the cistern. This water can then be pumped to the irrigation system as a supplemental water source during dry periods, helping to reduce municipal water consumption and increase the sustainability of the drinking water supply. The rainwater harvesting system also allows many nutrients and other pollutants from the stormwater runoff to be captured, preventing them from contaminating the adjacent Collins Canal. These same nutrients captured by the system, when used for irrigation, encourage plant growth.

7.0 MIAMIBEACH
PROJECT CONCEPTS + GOALS
7.6 ENGINEERING CONCEPT
By DeRose Design Consultants, Incorporated
2100 Washington Avenue
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little stage theater complex
basis of design report

Mechanical Engineer Design Summary:
CPN: 07073

The project is composed of two separate schemes for the 135,000 park. Both schemes utilizes the existing Carl Fisher Clubhouse and Little Stage Theater with one adding a back of house green room for the theater and a utility building.

HVAC:

The site lends itself to an air-cooled chiller water system. To maintain quiet theater compressors, other equipment should be kept as far away as possible. This is accomplished with the chilled water system. Other advantages are better humidity control, use of diversity and more flexible equipment. Chilled water would be distributed by underground pre-insulated pipes to each building.

Air handling units in the building would be either central station style over 2,000 CFM or fan coil units under 2,000 CFM. Controls would be local control only with the ability at a later date to be linked for a more formed energy management system.

Ventilation:

The new concession area may require a hood depending on the final design if there is a warming area a Class II hood will be required. If food is cooked than a Class I hood will be needed. Non-air conditioned areas will have powered (i.e., fan) ventilation.

7.0

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PROJECT CONCEPTS + GOALS

7.6 ENGINEERING CONCEPT

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history + culture of skateboarding



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basis of design report

History:

Skateboarding is a recreational activity, a job, or a method of transportation¹. Skateboarding has been shaped and influenced by many skateboarders throughout the years. A 2002 report by American Sports Data found that there were 18.5 million skateboarders in the world. Eighty-five percent of skateboarders polled who had used a board in the last year were under the age of 18, and 74 percent were male².

The First Skateboard:

Skateboarding probably started in the 1950s or 1960s, when surfers in California got the idea of trying to surf the streets.[citation needed] No one really knows who made the first board -- instead, it seems that several people came up with similar ideas at the same time. Several people have claimed to have invented the skateboard first, but nothing can be proved, and skateboarding remains a strange spontaneous creation. These first skateboarders started with wooden boxes or boards with roller skate wheels slapped on the bottom. In 1976, skateboarding was transformed by the invention of the first modern skateboarding trick by Alan "Ollie" Gelfand, the ollie.

Culture:

The image of the skateboarder as a rebellious, non-conforming youth has faded in recent years. The rift between the old image of skateboarding and a newer one is quite visible: Films such as Dishdogz and Lords Of Dogtown, have helped improve the reputation of skateboarding youth, depicting individuals of this subculture as having a positive outlook on life, prone to poking harmless fun at each other, and engaging in healthy sportsman's competition. Group spirit is supposed to heavily influence the members of this community. In presentations of this sort, showcasing of criminal tendencies is absent, and no attempt is made to tie extreme sports to any kind of illegal activity.

1. ^ Ocean Howell, Topic Magazine. "Extreme Market Research". Retrieved on 2006-12-13.
2. ^ John Fetto. "Your Questions Answered - statistics about skateboarders". Re-

7.0
7.7

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PROJECT CONCEPTS + GOALS
PRECEDENTS + HISTORY + CULTURE OF SKATEBOARDING

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little stage theater complex
basis of design report



8.1 Design Services Phase

8.2 Bidding and Award Phase

8.3 Construction Phase

8.0

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PROJECT IMPLEMENTATION PLAN

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little stage theater complex
basis of design report

Following approval of the design from the Commission, the following steps will be taken to complete this project:

8.1 Design Services Phase:

During this phase, the consultants will perform a survey of the existing conditions, proceed to draw a set of construction documents for the project, review the constructability of the project with jurisdictional review agencies and proceed with acquiring updated cost opinion.

At this point in the process a Community Design review meeting will be held to gather the opinion of the citizens of Miami Beach. Following input from the community, the construction documents will be revised and submitted for permitting.

This phase will last approximately 200 days.

8.2 Bidding and Award Phase:

Simultaneously with the design Service Phase, the city will proceed with bidding and awarding the project. This phase will last approximately 43 days.

8.3 Construction Phase:

Construction will start subsequently to the Design Service Phase. Construction is expected to last approximately 12 months.

8.0



PROJECT IMPLEMENTATION PLAN

- 8.1 DESIGN SERVICES PHASE
- 8.2 BIDDING AND AWARD PHASE
- 8.3 CONSTRUCTION PHASE

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little stage theater complex
basis of design report

9.1 Budget Level Cost Estimate



9.2 Recommended Services

9.2.1 Lighting Consultant

9.2.2 Theater Consultant

9.2.3 Way Finding System

9.2.4 LEED consultant

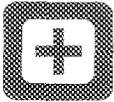
9.2.5 Seawall



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COST CONSIDERATION

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little stage theater complex
basis of design report

LITTLE STAGE THEATRE COMPLEX
MIAMI BEACH, FLORIDA
PLANNING ESTIMATE
AUGUST 20, 2008

BOYKEN
INTERNATIONAL

PROJECT SUMMARY

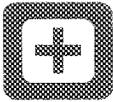
Description		Scheme 1		Scheme 2
A. Park & Recreation Pavilion	(1,072 SF)	392,556	-	N.I.C
B. Carl Fisher Clubhouse	(2,201 SF)	802,022	(2,201 SF)	802,022
C. Little Stage Theater	(2,131 SF)	565,169	(2,131 SF)	565,169
D. Theater Pavilion	(1,090 SF)	459,396	(1,320 SF)	638,415
E. Shade Structure	(2,100 SF)	130,585	(2,100 SF)	130,585
F. Site Improvements		3,654,347		3,423,807
TOTALS	(8,594 SF)	6,004,075	(7,752 SF)	5,559,998

9.0

MIAMI BEACH

9.1 COST CONSIDERATION
BUDGET LEVEL COST ESTIMATE

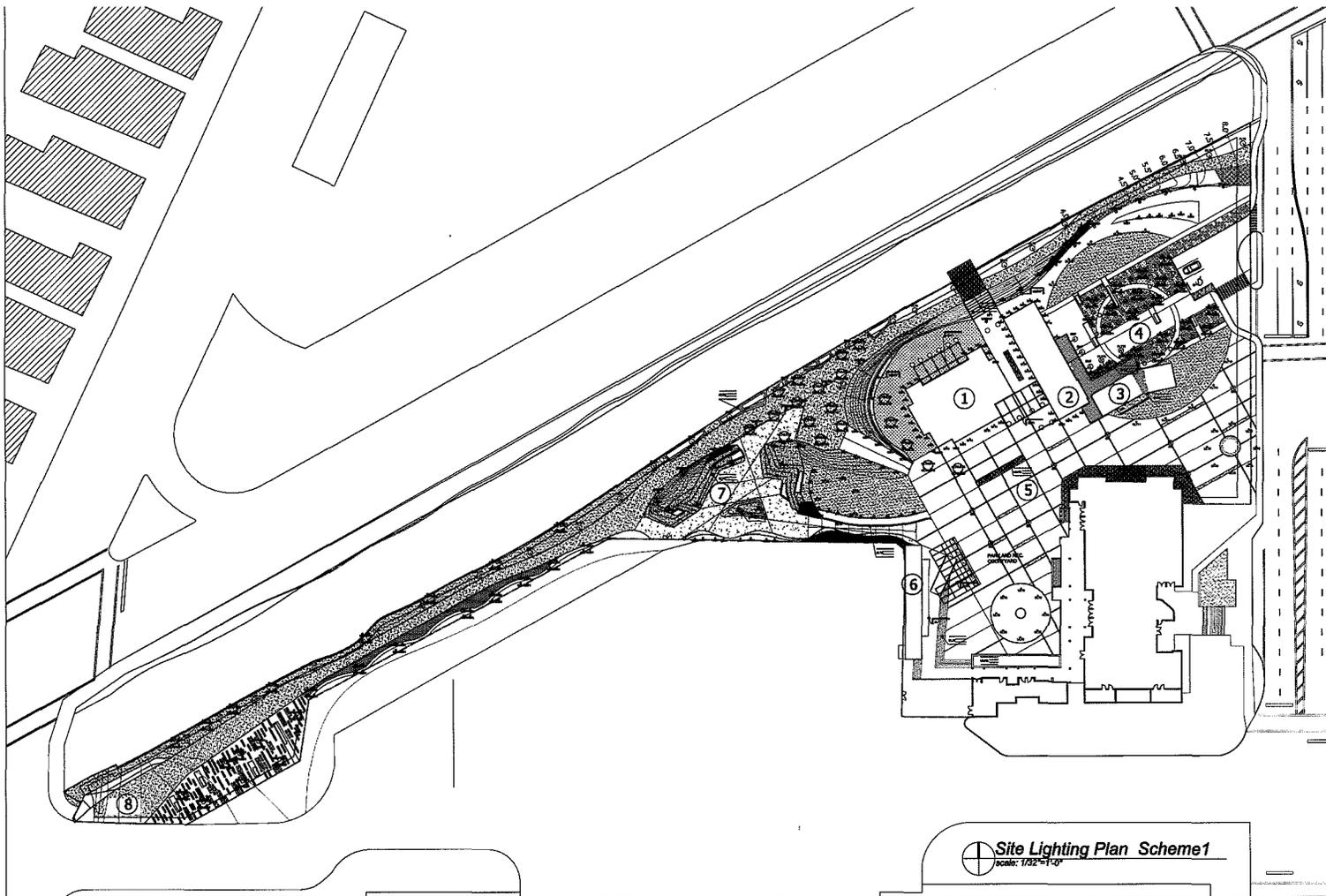
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miami beach, fl 33139



Site Lighting Plan Scheme 1

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little stage theater complex
basis of design report



LEGEND	
SYMBOL	LIGHT FIXTURE
☐	UPLIGHT FOR TREE - TYPE 8 - MONACO 2002 BY LUMIERE OR EQUIVALENT - QUANTITY TBD
☐	UPLIGHT - TYPE 11 - NADIR RECESSED FLOOR LUMINAIRE BY ERCO
☐	LLMH BY SCOPET
☐	POLE LIGHT FOR PLAZA - GM - POLE MOUNTED - QUANTITY TO BE SUFFICIENT TO LIGHT MAIN PLAZA, PARK AND RECREATION AND CLUBHOUSE TERRACE
☐	UPLIGHTS FOR SMALL SPECIMEN TREES - CCMBERA 2011 BY LUMIERE - TREES IN HARDSCAPE AND IN SOFTSCAPE
☐	STEP LIGHTS - TYPE 6 - JANS WALK LIGHT BY ERCO) MOUNTED IN BUILDING BASE AS SHOWN
☐	POLE LIGHTS - TYPE 10 - LECOUCOR DBS POLE LIGHT) GM7 (GROUND MOUNTED) - QUANTITY TBD
☐	POLE LIGHTS - TYPE 5 - LECOUCOR DBS POLE LIGHT) WITH POLE WPM - QUANTITY TBD ALONG BOARDWALK
☐	BOLLARD - TYPE 1 (LECOUCOR DBS BOLLARD)
☐	UNDERWATER LIGHTS - TYPE 8 - ATLANTIS BY LUMIERE
☐	IN GROUND FLOODLIGHT AROUND BUILDINGS - TYPE 4 - (TREES BY ERCO) - QUANTITY TBD
☐	UNDER BENCH LIGHTING SIMILAR TO ARTS PARK
☐	DOWNLIGHT IN AWNING - TYPE 1 (LECOUCOR CEILING MOUNTED BY VERO) OR TYPE 8 (DIRECTIONAL BY LUMIERE) SPACING TBD
☐	(S) 12' LED - MFL - MAINTENANCE REQUIRED
☐	GM7 - LECOUCOR COLLECTION - POLE MOUNTED -
☐	WALKWAY LIGHTS TYPE SIMILAR TO ARTS PARK

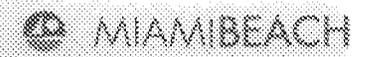
- ① CARL FISHER CLUBHOUSE
- ② LITTLE STAGE THEATER
- ③ THEATER PAVILION
- ④ EAST PLAZA
- ⑤ MAIN PLAZA
- ⑥ PARK FACILITIES PAVILION
- ⑦ CULTURAL SKATE PLAZA
- ⑧ WEST ENTRANCE

Site Lighting Plan Scheme 1
Scale: 1/8" = 1'-0"

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9.2.1

9.2



COST CONSIDERATION
RECOMMENDED SERVICES
Lighting Consultant
Site Lighting Plan Scheme 1

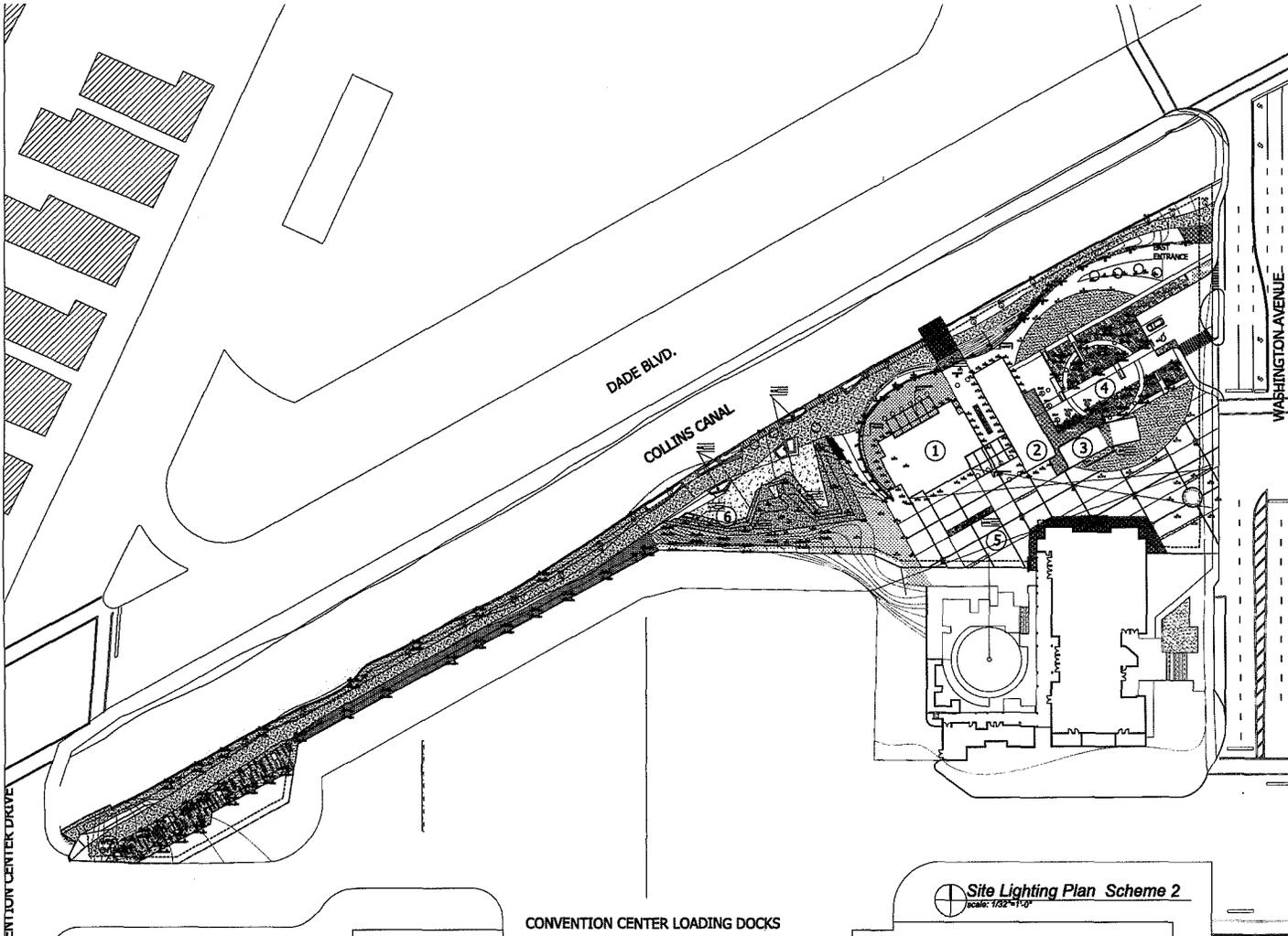
2100 Washington Avenue
Miami Beach, FL 33139



Site Lighting Plan Scheme 2

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little stage theater complex
basis of design report



LEGEND	
SYMBOL	LIGHT FIXTURE
UL9	UPLIGHT FOR TREE - TYPE 9 - MONACO 2002 BY LUMIERE OR EQUIVALENT - QUANTITY TBD
UL11	UPLIGHT - TYPE 11 - NADIR RECESSED FLOOR LUMINAIRE BY ERCO
LLMU4	LLMU4 BY SCOFET
PL	POLE LIGHT FOR PLAZA - GM - POLE MOUNTED - QUANTITY TO BE SUFFICIENT TO LIGHT MAIN PLAZA, PARK AND REC COURTYARD AND CLUBHOUSE TERRACE
ULB	UPLIGHTS FOR SMALL SPECIMEN TREES - (CAMBRA 201 BY LUMIERE - TREES IN HARDSCAPE AND IN SOFTSCAPE
SLW	STEPLIGHTS - TYPE 6 - (AXIS WALKLIGHT BY ERCO) AND INSTALLED IN BUILDING BASE AS SHOWN
PL10	POLE LIGHTS - TYPE 10 - (LECCOUR D68 POLE LIGHT) GM7 (GROUND MOUNTED) - QUANTITY TBD
PL33	POLE LIGHTS - TYPE 3 - (LECCOUR D68 POLE LIGHT) WITH POLE WPM - QUANTITY TBD ALONG BOARDWALK
BL1	BOLLARD - TYPE 1 (LECCOUR D68 BOLLARD)
ULW	UNDERWATER LIGHTS - TYPE 8 - ATLANTIS BY LUMIERE
FL4	IN GROUND FLOODLIGHT AROUND BUILDINGS - TYPE 4 - (TESIS BY ERCO) - QUANTITY TBD
UB	UNDER BENCH LIGHTING SIMILAR TO ARTS PARK
DL1	DOWNLIGHT IN AWNING - TYPE 1 (LECCOUR, CEILING MOUNTED BY VISIO) OR TYPE 6 (LC DIRECTIONAL BY LUMIERE) SPACING TBD
SL	(32) 12' LED - MIN. MAINTENANCE REQUIRED
GM7	GM7 - LECCOUR COLLECTION POLE MOUNTED -
WGL	WALKWAY LIGHTS TYPE SIMILAR TO ARTS PARK

- 1 CARL FISHER CLUBHOUSE
- 2 LITTLE STAGE THEATER
- 3 THEATER PAVILION
- 4 EAST PLAZA
- 5 MAIN PLAZA
- 6 CULTURAL SKATE PLAZA
- 7 WEST ENTRANCE

Site Lighting Plan Scheme 2
SCALE: 1/32" = 1'-0"

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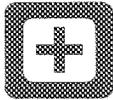
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COST CONSIDERATION
RECOMMENDED SERVICES
Lighting Consultant
Site Lighting Plan Scheme 2

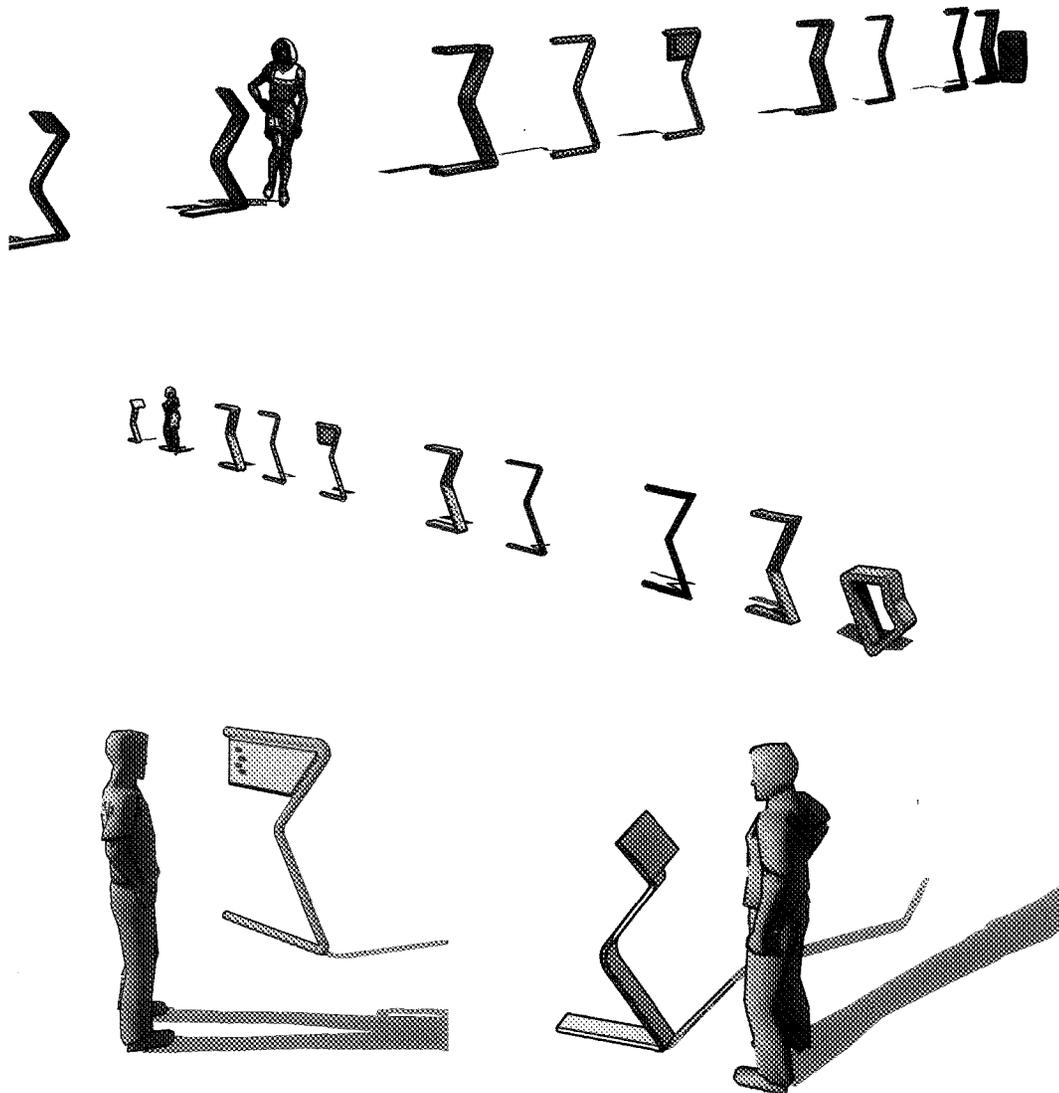
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recommended services

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9.2.2 Theater Consultant:

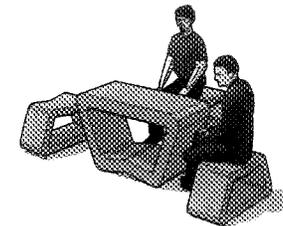
Due to the programmatic requirement for the design of a theater, we recommend the hiring of a theater consultant to resolve issues related to this field such as theater lighting design, auditorium acoustic speciality layout and support spaces layout.

9.2.3 LEED Consultant:

Although not required through the main contract, Glavovic Studio is recommending the inclusion of a LEED consultant. Glavovic Studio believes that sustainability and minimal impact on the environment are qualities that are integral to the success of this project.

9.2.4 Wayfinding System:

In order to promote the project, we believe that a way finding system should be incorporated as part of the project. Such a system will explain the historical context of the site, describe the flora and fauna in the native gardens, make historical connections to the rest of the city and provide space for directional and descriptive signs creating a sense of place through a contiguous signage package. This signage package should also tie into the development of an iconic emblem for the site.



9.0

MIAMI BEACH

COST CONSIDERATION

9.2 RECOMMENDED SERVICES

9.2.2 Theater Consultant

9.2.3 LEED Consultant

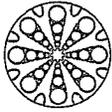
9.2.4 Way Finding System

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Miami Shores, FL 33138
305-249-3674 • Fax: 305-249-3410

Website: <http://www.derooseconsultants.com>

October 19, 2007

Ms. Margi Nothard
Glavovic Studio
724 NE 3rd Avenue
Ft. Lauderdale, FL 33304

RE: Little Stage Theater
OPN: 07073

Dear Ms. Nothard:

Our field inspections of the subject site together with discussions on the program indicate that we will be providing substantial hardscape and landscape along the border to the existing Dade Canal.

The proposals that are likely to result from this program includes such things as extended patios to the north of the multipurpose building and some screen or decorative walls in order to create grade separations from the very low point of the seawall cap to the much higher locations near the building floor elevations. There are many transitional areas along the linear Park as well. In addition, there may be embellishment relying upon new landscaping.

During our field visit it was evident that the seawall for the Dade Canal was substantially corroded and decaying. There were areas of sinkholes due to undermining below the seawall which drains the upland soil. The seawall was also out of line and plumb in many locations and tilting in some spots. When one considers the program and related proposed construction it is evident that the existing condition of the seawall is unacceptable. We will be risking damage to Park improvements or the reconstruction of Park improvements as a result of future seawall construction. Therefore, I write this letter to you to emphasis that the existing seawall along the Dade Canal must be considered for reconstruction either within our project or prior to construction of the improvements proposed for our project. Further, it is probable that the seawall should be included in our project as the coordination of upland hardscape to seawall dead man anchors is most efficiently done in a single project effort.

9.2.5 Seawall Design:

Unfortunately the seawall's current deteriorated state will be a major impediment to the redevelopment of the site, as no work can be performed adjacent to the edge of the seawall. We highly recommend an integrated renovation of the seawall that incorporates a sustainable approach that includes these Master Plan design concepts.

9.0

 MIAMIBEACH

COST CONSIDERATION

9.2	RECOMMENDED SERVICES
9.2.5	Seawall

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basis of design report

glavovic studio inc

architecture + urban design

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margi nothard
margi@glavovicstudio.com

19 October 2007

Nury Menicucci
Capital Projects Coordinator
Capital Improvements Projects Office
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Little Stage Theater Complex: Dade Canal Seawall

Dear Ms. Menicucci

Please find attached here a letter from Mr. Larry De Rose, Structural Engineer and Consultant to Glavovic Studio Inc. for this project regarding a recommendation on the south seawall for the Dade Canal. I would like to reiterate our concern, that whilst we are in the beginning of our conceptualization of the Master Plan, the full extent of the site, up to the canal site should be considered as part of this project. As you know, the site is extremely restricted in width.

It is important on this very restricted site to utilize as much of the site as possible to solve the difficult site adjacencies. One of our inventive design solutions in the Feasibility Phase, was to extend the interior programming of the Clubhouse in the form of a terrace to the south, whilst sloping the site alongside the canal to preserve the east west axis continuous for pedestrians, bikers and the general site users. This solution has been unanimously supported as a plausible solution and requires us to further explore it in this next phase.

It would be appropriate at this time to also look at the seawall whilst this area is under design consideration and then under construction, in order to best integrate it into this scheme. This is design appropriate and time and cost beneficial. Also, given the slopes and necessary programming, it is important not to restrict this to any predetermined dimension, as we need maximum flexibility at this time to be able to appropriately develop the best solutions for this area and to best integrate the site conditions successfully for the multiple users on wheels and on foot.

This area is one example of an area of restriction. As the site moves towards the west, it becomes extremely narrow. An area of concern for some folks previously interviewed is the proximity of the skate plaza to the Clubhouse. It is the intention of the design of the project to keep the skate plaza area as far to the west as is feasible to minimize the potential for competing sounds from the programming in the plaza and the clubhouse.

p. 2

9.0

MIAMI BEACH

COST CONSIDERATION

9.2 RECOMMENDED SERVICES
9.2.5 Seawall

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little stage theater complex
basis of design report

Summary of basic Fees & Permits:

Florida Dept. of Environmental Protection (DEP)
Dept. of Environmental Resources Management (DERM)
Army Corps of Engineers
Historical Preservation Board (HPB)
City Demolition Permit(s)
City Building Permit(s)

10

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Summary of permits and fees to be acquired
for the completion of the project

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basis of design report

 Appendix A Meeting Minutes

Appendix B Park and Buildings Plans, Sections and Elevations

Appendix C Environmental Feasibility Report

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APPENDICES

2100 washington avenue
miami beach, fl 33139



August 30, 2007 Meeting

Project Name: Little Stage Theater Complex
ence Room
Project No. 0705
August 30, 2007
Subject/Purpose: Kick-off Meeting: Little Stage Theater Project

Location: CIP Confer-
Meeting Date:

Name: Pascal Campi
Title: Project Coordinator

11:00 am meeting started.

- NM introduced the project and Introductions were made by Miami Beach staff and consultants.
- NM provided the project's Notice to Proceed to Margi Nothard.
- NM stated that Glavovic Studio is to request existing documents from Public Works through NM
- NM stated that she will act as point person for the city and that she would coordinate all queries between staff and consultants unless it was more effective to work with staff directly.
- NM described the scope of the project to the attendants.
- The terminology of the skate plaza was discussed.
- NM stated that a major portion of the project is historic.
- WC stated that any renovation will not necessitate approval from HPB, on the other hand any site planning, addition or modifications will.
- RG stated that HPB should not have any opposition to the demolition of the band shell since it was constructed in 1984, but it will still require approval from HPB since it will fall under site planning.
- TG added that the Mandela was a recent addition dating from 1984. It was originally designed as part of the "Dancing under the stars" program for senior citizens.
- NM reviewed the project phasing and indicated that the HPB approval will happen during Task 2 (Design Services.)
- NM stated that the project budget had been estimated and partially funded.
- NM stated that the CM will be hired before the beginning of task 2.
- MN stated that the structural engineering budget will be unknown in Task01, an investigation will be conducted in Task01 and recommendations made to the city as part of the BODR. Final budgets on the building renovations will be determined upon knowing some of these items.
- NM stated that the consultants should provide her with a list of drawings to be acquired from the city, such as construction documents.
- WC inquired about the programming for the project.
- MN demonstrated the feasibility study to show that preliminary programming had been

developed and also added that programming will continue in the planning phase to include new stakeholders as per the city's determination.

- MS stated that the clubhouse will be used for classes, theater and receptions.
- MN stated that the city will need to identify which entity will make programming decisions.
- WC stated that since the structures were historic and that the floor plans could not be modified.
- MN discussed the process where the team will present the community with a design proposal during the Community Design Workshop
- WC stated that accessibility and life safety will be two major issues
- NM stated that each building should preserve its separate functions.
- MN stated that another significant issue will be bathrooms for the park. It was suggested that Parks and Recreation's Facility may be able to provide the restrooms for this use.
- EF stated that the band shell is currently being used as the refuse area for the two buildings.
- MN suggested that a utility/garbage area may be a necessity from the South side of the convention center due to restricted site access.
- MS suggested that the convention center may be willing to provide refuse space, although the existing refuse area is located on the south side of the convention center property. However, the convention center will not be willing to do anything that would lower the number of loading docks.
- NM stated that the consultant should discuss programming with Tourism and Cultural Development office after the site meeting.
- MS stated that a drop off zone and limited parking would be desirable.
- Site aerials were provided and a discussion regarding drop off, loading and limited parking options were discussed.
- EF stated that the linear skate plaza would create a great approach to the neighboring facilities. He also stated that any parking would be appreciated as well as a loading zone.
- WC stated that since HPB will issue the demolition permission, the process could be complicated by community concerns.



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August 30, 2007 Meeting

- CDC stated that a drop off area would be great for providing access to adjacent parks.
- The skate plaza program was discussed including the use of materials and connections across the site suggested in the Feasibility study.
- WC stated that one of the main challenges will be to connect the skate plaza to the high school.
- WC stated that the A/C in the clubhouse had been replaced two years ago, but some problems, such as leakages, have persisted.
- EF stated that the space will be used at night and that significant lighting will be important.
- LDR stated that he will need to spend some time within the buildings to consider its structural condition.
- LDR requested existing plans for adjacent structures from NM.
- TG stated that existing plans should be procured before site visit.
- MN stated that the next meeting time and location will be provided to all participants by e-mail.
- MN stated that if the seawall project is going ahead, it should be coordinated with the design of the Little Stage Theater project.
- NM will verify if public works has any information regarding the seawall.
- PSJ stated that she will bring survey and aerials of area from the Dade Blvd, Bike Trail project.
- Site Aerials from 1965, 1999 and others were provided by NM to Glavovic Studio.

12:21 meeting adjourned.

The above represents the writer's understanding of the discussions and a complete and accurate record of the decisions and agreements made. Amendments to this record shall be made in writing to the author within five (5) days.

 MIAMI BEACH

APPENDICES
APPENDIX A
MEETING MINUTES

2100 Washington Avenue
Miami Beach, FL 33139

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September 10, 2007 Meeting

Project Name: Little Stage Theater Complex Location: Little Stage Theater
Complex Site
Project No. 0705 Meeting Date: September 10, 2007
Subject/Purpose: Site Reconnaissance: Little Stage Theater Project

Name: Pascal Campi
Title: Project Coordinato

11:20 am meeting started

- Nury Menicucci stated that the Band shell is to be demolished and any equipment stored in the facility is to be relocated. Coordination with the applicable City Department(s) will be required..
- Thais Vieira was introduced as the Construction manager with CIP. She will also be a contact person with Nury. She will get information for Glavovic Studio on the status of the seawall project.
- Larry DeRose expressed concern regarding developing the site along the seawall noting the existing conditions of the seawall and discussed the fact that the upgrades to the site will be drawn into the canal and later site work will potentially destroy new work along the canal. The City needs to look into the opportunity for coordinating the seawall improvements if possible. Larry indicated that the seawall could collapse if any improvements are made next to it without any mitigation. A possibility is to enhance portions in front of areas improved in our current scope.
- Milton Kramer Indicated that all site electrical lighting will be new.
- Discussion and questions were raised regarding the status of the north bike park project. Nury will clarify status of this project.
- Glavovic Studio is to send a copy of the Coastal Systems Inc. report letter to sub consultants from the feasibility report.
- Larry and Margi discussed impact issues with regard to the doors and windows of the Clubhouse. Larry discussed options for adding additional exterior doors. Cost scenarios of shutters vs. impact were discussed and these considerations will be addressed in the BODR.
- Thorn indicated that the club house porch is not an historical element. Originally the porch was screened in; the walls were added as part of the adaptive reuse process.
- Thorn stated that the clubhouse door will have to be custom build to match the appearance of the original door and to meet today's code standards.
- Thorn stated that the Dormer louvers could be filled in from behind to meet today's code standard since the ventilation system is no longer in use as the building is air conditioned.
- Larry indicated the presence of numerous leaks in the roof while walking through the clubhouse.
- Thorn indicated that the ceiling color inside the clubhouse was not original; it was painted

this way to provide a sense of coolness at the top the space.

- West entrance ADA access was reviewed.
- Site opportunities for the location of the skate plaza and the desire to locate it as far west as possible were discussed, as well as the challenges of ADA and the existing slopes and issues of the sea wall and project budget.
- Also discussed was the possibility of moving the metal fence further south to provide for the possibility of additional space for the skating area and mitigating some of the concerns previously expressed during the Feasibility Phase of the project. All of this would be discussed further in a programming meeting with the City. Currently this area is being used as retention areas for the Convention Center Parking.
- The interior sloping floor in the clubhouse was reviewed and issues considered pertaining to raising slope versus affecting existing doors was discussed and the challenges of changing the slope and maintaining the door heights and not affecting the integrity of the doors.
- Larry DeRose indicated that he would have to perform some destructive inspections to check that status of the floors and walls and Nury indicated that CIP would coordinate with the City Property Management Department to assist in repairing (as applicable). Margi requested coordination from Nury with this and also that Larry ensure no historical components are affected. Larry DeRose also indicated that an access to a crawl space in the multipurpose building will have to be provided for further structural inspections/evaluations.
- Roof AC was superficially reviewed and severe window damage looked at, as well as damage to east and west gable walls.
- Larry DeRose guessed and Thorn Grafton warranted that the roof windows were being damaged by the fact that the height of the ceiling had been raised to include insulation. This created a poor flashing condition by the windows which led to the windows being damaged. Thorn indicated that the roof windows could be replaced with smaller units to provide for proper flashing.
- Thorn indicated that the clubhouse was originally use to sell real estate in Miami Beach and therefore was the incubus for Miami Beach.



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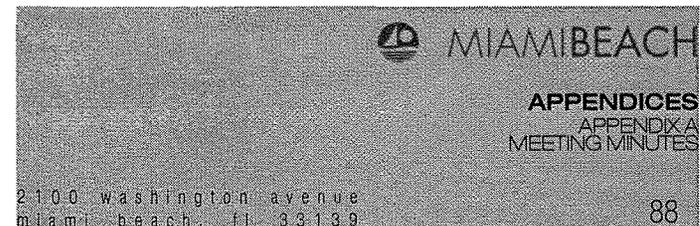
September 10, 2007 Meeting

- Discussion about the need to provide a better entry sequence to celebrate the older building from the street and its importance ensued. Margi also pointed out some of the other challenges of the arrival sequence, the bus stop and the opposite street entrance, along with the considerations of the Parks and Recreation drop off. All will need to be coordinated in this entrance area.
- The Theater was explored and intense vermin smells noted, along with difficulty of ADA access, and limited programmed space.
- Discussion was had with Nury on a next site meeting with appropriate City staff who will be responsible for programming as key to long term success of buildings as an essential first step in project program.
- Thorn indicated that a lack of programming led the previous renovation to being unsuccessful. Thorn also indicated that he thought that a way to make the new programming successful would be to include the programming of the adjacent park and recreation building.
- Margi requested that Milton take into account the electrical capacity of the theater regarding future uses and that the City will need to provide us with their anticipated uses for this requirement, including lighting.

- Thorn indicated that the S-tile roof on the theater does not have a good warranty and would probably require a complete overhaul.
- Margi indicated that an enhanced and architecturally significant façade and entry to the theater would also help to emphasize the presence of the clubhouse.
- Thorn Grafton agreed and added that construction of the Park and Recreation building had really disregarded the approach to the Carl Fisher clubhouse.
- Larry indicated that renovating these two buildings will require a complete dress down to the shells and the addition of new systems.
- Discussion regarding the challenges of enhancing the arrival and providing parking were discussed.
- Larry indicated that the construction documents will have notes relating to the prediction made regarding the existing structure to enable the GC to budget the project properly.
- Next steps were discussed for a meeting with City staff on programming and sub consultants to commence their respective tasks for analysis of the building and site.

1:10 pm meeting Adjourned

The above represents the writer's understanding of the discussions and a complete and accurate record of the decisions and agreements made. Amendments to this record shall be made in writing to the author within five (5) days.





September 24, 2007 Meeting

Project Name: Little Stage Theater Complex Location: CIP Conference Room
Project No. 0705 Meeting Date: September 24, 2007
Subject/Purpose: Programming Meeting: Little Stage Theater Project

2:00 pm meeting started.

- Introductions were made by Miami Beach staff and consultants.
- Meeting started with Property Management representative, John Gresham and discussion regarding electrical systems only.
- Margi Nothard requested that any pertinent information regarding the existing electrical system be provided plus a wish list from maintenance for future programming commensurate with the Cities expectations for capacity be provided to the consultant. This should consider both the existing buildings future programming and site future programming including outdoor amphitheatre use and film series.
- Margi stated that any future programming should be taken into account as we develop the program for the project, so that the infrastructure can be provided for or at least recommendations in the BODR can be made.
- Margi Nothard stated that the overall Master Planning goal of the project was to connect the two buildings, the park and its entrances.
- John from maintenance stated that he would provide Glavovic Studio with any pertinent electrical data. John also indicated that Public Works was in charge of the park lighting and that the lighting was tied in with the street lighting.
- Nury stated that the current users of the Carl Fisher Clubhouse are the Jewish Community Center and the SOBE Music Group.
- Margi reiterated the need for separate dressing rooms and bathroom in the theater. Margi also suggested that this need could be met with the addition of a separate structure to house the dressing rooms. This solution may prove more cost effective than trying to retrofit all the programming in the theater building and space capacity will not be possible.
- Lisa Botero of Public Works joined the meeting and John left the meeting
- Lisa stated that the canal seawall project was about to start, the construction document were completed and they are waiting on DERM and the survey before bidding the job in October-November.
- Lisa stated that the canal renovation project did not include the renovation of the south shore seawall by the project's site.
- Lisa stated the canal would not be dredged because it contained endangered turtle sea

grass.

- Margi requested a copy of the canal plan showing the canal elevation from Lisa.
- Lisa stated that the seawall running by the site, north of the site will be a living seawall.
- Lisa stated that the bike path followed along the north shore of the canal, except by the project site where it would run on the south shore, across the project's site. This was verified on the phone by the project manager for the Bike path project.
- Lisa stated that only the north shore of the canal seawall was being renovated because, the south shore was mostly privately owned.
- Margi inquired about the possibility of including the site's south bank seawall in the renovation project and Nury thought that this was an appropriate avenue of enquiry and stated that she would follow up on this requesting additional information from the coordinators of this project and Public Works.
- Lisa expressed her concern that the consultants may be concerned that the project was too far along to incorporate any revisions.
- Margi inquired about the possibility of removing some of the non-native trees on the north shore of the canal to provide view corridors to the site to help enable a greater level of visibility of the site from the north.
- Lisa replied that most of the trees were protected, but she also indicated that any trees that might damage the seawall or that would be in the way of the bike path would be removed. She indicated that she would communicate this request.
- Lisa indicated that DERM will want the shores of the canal to stay as natural as possible.
- Margi inquired about the possibility of creating a docking space for dingies on the south side. Lisa indicated that it would be acceptable.
- Margi requested that Lisa provide Glavovic Studio with the minimum width and any other relevant specification for the bike path.
- Lisa indicated that Glavovic Studio will be able to control the design of the bike path on the project's site.
- Margi indicated that the noise from the convention center's loading dock will limit some of the programming of the site.
- Margi indicated that the programming will be youth and destination oriented. Margi requested Lisa's input and ideas for programming.



appendix A

September 24, 2007 Meeting

- Lisa suggested that the program should include some educational signage regarding the canal's history and environmental make up and talked about the unique habitat of mangroves on the northern edge in this area.
- Lisa indicated that the city ran a program titled the "Urban Resource Initiative". This program and the adjacent school's ecology club could use the site to learn about the canal.
- Margi stated that a goal of the project was to recognize the local qualities of the site and introduce the youth to its resources, both culturally and environmentally.
- Lisa stated that the mangroves by the site were actually quite rare in South Beach. Lisa indicated that she would provide all this information to Glavovic Studio on disk.

Additional City Staff Members arrived at this time.

- Nury indicated that providing bathrooms for the site will be a challenge.
- Ellen Vargas stated that she had not provided programming for the site due to a lack of parking and that previous attempt to use a shuttle system had failed.
- It was stated that the new parking being built across the convention center could be used for the site.
- Margi stated the primary purpose of this meeting was for Glavovic Studio was to listen to the wishes and requirements of the site's stakeholders with respect to the programming opportunities for both the buildings and the site/park. Margi also stated that this meeting should be considered in three sections: The Theater, The Clubhouse and The Park.

- MK — access to parking to be defined on site plan
- MK — define level of illumination
- MK — lighting for path to match parking, 1 CPSF
- PC to check bike path lighting requirement
- Min 1cpsf should provide enough light for night cultural activity
- MK — Should consider landscape in photometric.
- PC to remove bollard from grassy area
- 1cpsf everywhere, 2cpsf on skate area
- PC to check with planning regarding max 16' high lighting poles
- MK to figure min. lighting requirement for surveillance.
- PC to redesign wall on sloped grass.
- PC and SL to update site lighting plan
- PC to draw up reflected ceiling for pavilions.
- PC to review lighting cut sheet

- Eric indicated that he thought that the storage of the flex seating might be an issue.
- Margi indicated that a small addition to the theater might be desirable; to accommodate necessary program spaces that otherwise might not fit within the existing building, such as the dressing rooms, which are currently occupying space in the Clubhouse.
- Eric indicated that he would like to see the space above the ceiling used for lights and

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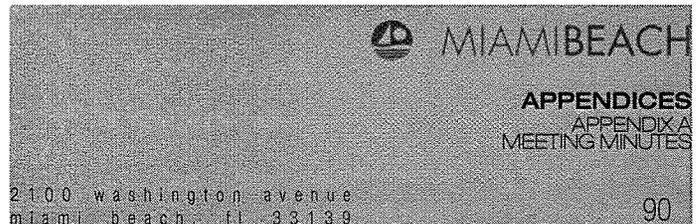
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- perhaps the control booth and that he would like to raise the ceiling.
- Eric indicated that new lighting will be required for the theater.
- Margi indicated that the lighting will come out of the FFE budget (Furniture, Fixtures and Equipment Budget) and the electrical and Mechanical budget will be a part of this phase.
- Margi asked about user groups.
- Julio indicated that the drama club might use the space.
- Eric indicated that he knew of some small troupes that could use the space.
- Ellen indicated that the drama camp could possibly use the space during the summer.
- Eric indicated that it was important to prevent exterior sound and light from penetrating the theater.

- Eric indicated that programming will happen simultaneously in both buildings.
- Eric indicated that the theater could be used to get younger kids interested in the theater.

The Clubhouse:

- Margi Nothard requested that the stakeholders provide Glavovic Studio with a programming wish list for the Clubhouse.
- Ana-Cecilia Velasco stated that if the city owned the space, it would need to maintain it.
- Julio Magrisso indicated that they had not programmed the space because they had not been told that the space was theirs to use.
- Max Sklar stated the Parks & Recreation Dept. would have first priority for programming followed by Tourism and Cultural Development and then third parties.
- Julio indicated that he thought that 70% of the programming should be for multi-use.
- Lisa Jay requested double door storage (in general) for ease of access.
- Margi requested clarification of types of storage, ranging from office paper storage to chair storage and asked if there was any storage in the Parks and Recreation building.
- Eric indicated that no permanent offices will be required in either building.
- Eric indicated that he expected to hold receptions for roughly 100 people. He also indicated the clubhouse when used for receptions will be opened on the north side to expand the space, as per the Feasibility Study recommendations. He also indicated that the kitchen's electrical system should be upgraded to provide the ability for a caterer to heat up some food.
- It was discussed that the kitchen requirements will be as per the existing kitchen i.e. no additional ovens and equipment will be required.
- Eric indicated that some small event such as after play parties should accommodate about 80 people.



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- Eric indicated that all functions will be catered.
 - Julio indicated that small size events would be held in the clubhouse instead of the 21st St Center.
 - Margi reiterated that the stakeholders did not appear to envision any major changes from the current use of the site.
 - Discussion ensued regarding the entry sequence of the site.
 - Ellen indicated that parking in the loading area of the convention Center was dangerous due to truck traffic.
 - Max indicated that the theater will be heavily used once restored.
 - Margi discussed the importance of a proper entrance to the site.
 - Ellen indicated that the chess table was not used anymore.
 - Margi inquired about the possibility of enhancing the fenced in space in the back of the park & recreations building and what the current programming was for this.
 - Julio indicated that the space was primarily used for picnics, outside camp, and to provide access to the exterior bathroom. Julio also indicated that the 21st ST Center only has one bathroom inside the building.
 - Julio indicated that the area was fenced in to keep the children separated from the adults who used the park.
 - Julio indicated that it was important to preserve this separation.
 - Margi enquired about the future possibility of providing shared bathrooms for the park programming and upgraded bathrooms for the 21str Center if possible, whilst preserving the separation of children and adults
 - Margi indicated that it might be desirable to update the 21st St. Center outdoor facilities for the long term development of the site
 - Julio reiterated that this would not be acceptable to the Parks and Recreation department.
 - Margi discussed the significance of this courtyard space and the importance of connecting it to the clubhouse visually, spatially and programmatically.
 - Nury discussed the importance of all City departments working towards the same goals on the project and looking ahead to see what opportunities there may be.
 - Further discussion ensued whereby consideration was given to the possibility that Public facilities may need to be provided for the park that could be shared by any outdoor activities, but that any children's activities in the Parks and Recreation Center should maintain separate and controlled facilities at all times.
 - Margi indicated that the current budget does not include the creation of new bathrooms.
 - Max indicated that the main clubhouse roof had been refurbished recently.
 - Ellen indicated that she would prefer large multipurpose rooms.
 - Eric indicated that here is a large hole in the kitchen floor. This hole could be used for the engineer to explore the existing conditions.
 - Ellen indicated that while the classroom is not in use they tend to be used for storage.
- The Park:
- Discussion regarding Park programming began. The notion of performance space and

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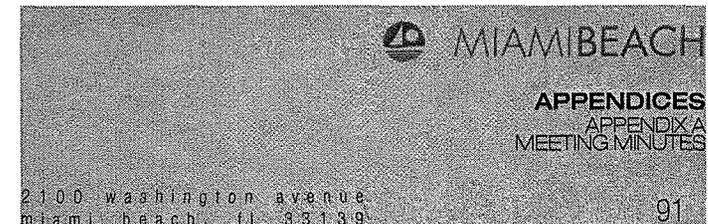
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cultural programming including skateboarding was had.

- Nury Menicucci will inquire about shared parking with the high school
 - Ellen Vargas stated that if services are duplicated, they will be unused.
 - Nury indicated that the city will control the use and the hours of operation for the skate plaza.
 - Margi Nothard stated that the contemplative quality of the park should be preserved.
 - Max Sklar agreed to the south edge of the grass area of the convention center as the defined edge of the site, as per the aerial plan dated 02/27/07. [As long as the western edge is preserved as indicated by several trucks located in the aerial.] Max will walk the site with Margi.]
 - Margi recommended that site should provide some historical/environmental programming.
 - Julio indicated that the city had a marine biology program.
 - Ellen indicated that the site should be a cultural site.
 - Ellen indicated that the site must be secured due to the children oriented programming of the 21st St Center.
 - Discussion ensued as to the nature of this and it was discussed that there would not be a fence or gates around the site.
 - Nury indicated that she could get the input of the police regarding the safety of the site.
 - Margi indicated that an active program would help prevent the presence of vagrants.
 - Eric agreed and indicated that the program will have to be activated right after the end of construction.
 - Margi asked Michael Belush about the developing progress regarding this site and the issue that half of the site is historic. Michael Belush indicated that HPB will provide guidance for the development of the site.
 - Michael indicated that Glavovic Studio should try to limit the impact of ADA improvements.
 - Margi indicated that a branding or identity should be created for the new project in order to help promote this as a new and exciting destination in amidst the various cultural venues the city has to offer.
- 5:10 pm meeting adjourned.

The above represents the writer's understanding of the discussions and a complete and accurate record of the decisions and agreements made. Amendments to this record shall be made in writing to the author within five (5) days.



Dec 13, 2007 Meeting

Meeting purpose:

- 1) Review scope of work for the two schemes proposed by Glavovic Studio.
- 2) Review relevant engineering issues, such as but not limited to:

Civil issues:

- 1) Grading issues (site issue)
- 2) Water run off /storage (site issue)
- 3) Seawall (site issue)
- 4) Retention walls (site issue)
- 5) Contact city to get utility location (site issue)
- 6) Coordinate with Landscape architect. Follow up with phone conference. (site issue)

Structural Issues:

- 1) Retention walls (site issue)
- 2) Stepped plazas (site issue)
- 3) Structural inspection of existing building.
- 4) New buildings on site.
- 5) Dock (site issue)

Mechanical issues:

- 1) Status of current mechanical system (preserve/replace)
- 2) New a/c , with condensing unit placed on the ground, or on roof hidden from view
- 3) Mechanical inspection of existing building
- 4) New mechanical systems for new buildings.

Electrical issues:

- 1) Relocate electrical riser from clubhouse western wall
- 2) Coordinate with lighting dynamic and glavovic studio for light fixture selection and location
- 3) Closing off services in outdoor stage
- 4) Electrical inspection of existing building, provide lighting dynamic with summary of existing condition. (site issue)
- 5) Provide site lighting feed, currently attached to street lighting. (site issue)
- 6) New electrical systems for new buildings.

Plumbing issues:

- 1) Roof drainage issues
- 2) Remove drinking fountain from eastern little theater wall

- 3) Relocation of bathrooms in theater from south end to north end of building.
- 4) Plumbing inspection of existing building
- 5) New ADA bathroom in clubhouse.
- 6) Providing plumbing to additional buildings.

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Dec 13, 2007 Meeting

Meeting purpose:

- 1) Review scope of work for the two schemes proposed by Glavovic Studio.
- 2) Review relevant landscaping issues, such as but not limited to:
 - a) tree survey
 - b) Areas to be landscaped.
 - c) Grading
 - d) Gabion walls.
 - e) ADA access
 - f) Canal flora and shade issues.
 - g) Materials
 - h) Planter size.
 - i) Sustainable design

Agenda:

- 1) Review the two schemes proposed by Glavovic Studio
- 2) Review scope of work
- 3) Review schedule



March 05, 2007 Meeting

Attended by:

- Margi Nothard
- Pascal Campi
- Sandy Langner
- Milton Kramer
- Andy Siege

Meeting purpose:

- 1) Review scope of work for the two schemes proposed by Glavovic Studio.
- 2) Review relevant landscaping issues, such as but not limited to:
 - a) tree survey
 - b) Areas to be landscaped.
 - c) Grading
 - d) Gabion walls.
 - e) ADA access
 - f) Canal flora and shade issues.
 - g) Materials
 - h) Planter size.
 - i) Sustainable design

Agenda:

- 1) Review the two schemes proposed by Glavovic Studio
- 2) Review scope of work
- 3) Review schedule

March 05, 2007 Planning Review Meeting

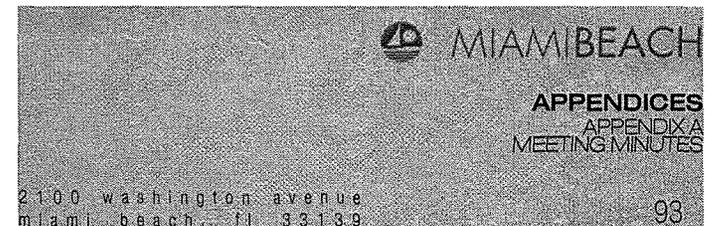
- Destination and path to other locations, it's about connectivity between the city's? as a locus and as an element that connects everywhere else right in the heart of the city and we see it as a path and as a destination and we want it to be a green space , right now it has the distinction of being a tough urban space, and since it is a highly recognizable historical resource that ties in really well to an idea of sustainable restored environment, our 1st goals to recognize the value of the centerpiece of that site and also recognize the environmental value of the canal and bring those two together. next

- We have said that each aspect of the site is to be reclaimed and we recognize that within any sites are micro-sites. We have broken down the site into many seamlessly connected components. One of the goals to acknowledge that people will come to the site many times and have

many different experiences. I.e. on the east side, to allow the LTS to have prominence and give the daily user the chance to experience the site through this aspect without going through the entire site. What is the value of the east approach? How might we experience the center of the site and the Carl fisher clubhouse as a destination, the center with active programming, or the environmental corridor, or on the west a major art element or a moment of recognition of something going on beyond the entrance. A series of element that occur on the site in layering is how we see the site on an experience and programmatic level.

- We recognize that the site had a very particular constraint and set of opportunity, and that was the constraint of the relationship to the convention center and it wasn't just the physical shape that was difficult, but it was the activity that takes place on the noise level .-Skateboarding is one activity, one in a continuum of activity to recognize that skateboarding itself is a youth oriented activity. What is distinctive about his site? It is part of a family community to the north, families with kids. So, one child might want to skate , the other might want o take part in parks and rec. programming some might want to take part in a play in the little stage theater . We should try to think of the skate plaza as a performance space. We are thinking that the site needs to work acoustically; therefore we recognize that the two sites needed to be separated, so we talked about expending the site to the south. The two schemes we looked at as per diagram claimed a little bit more space. Plus added space at entrance will provide nice aperture to view the site and allow a bigger entry feature.

- Ultimately the Park and Rec. courtyard is an important element as well as the constricted entry relationship between the center and the rest of the site. This is significant to help open the space, looking through the easer entrance; one should feel that the site is not constrained and safe. Any one walking sown these street should feel inclined to visit the site - Nury interjected that the city as created and unfriendly environment with the addition of fences to prevent vagrant from accessing the site – feasibility study had identified eastern axis as connection the cultural campus – liked reinforced as part of the urban design component – more leisurely bikers might choose to follow the bike path in to the site whereas t most bikers will follow the road. We are trying to recognize the different types of surfaces to control bikes and skaters. Minimal standard for bikes have been identified. – Note to expand drawings to include side streets – need to know street trees –



March 05, 2007 Planning Review Meeting

- Now illustrating different zones with a host of activities, various active and passive uses- starting on the east side with the theater plaza, unique and activates the space, the band shell came to us as a demolition which we support because it shuts down the north west corner, by opening it up the city will have a more visible site, with a grove of evergreen trees, to create a passive park space that introduces a more formal quality to the LST. WE have included a pavilion which frame s the view, we have some parking that has been reorientated according to William's suggestions, we have an art opportunity in the North West corner, it should be similar to the west entrance, indicating that something significant is taking place on this site.

- Another important element to the site is the topography, unlike the flatness of Florida, we have created a slight change in elevation to give prominence to the site's buildings and use the existing topography to carve down to separate the active from the passive spaces of the building harkening back to the day were the building overlooked the activity of the golf course, which now has been replaced by the activity of the skate plaza (historical reference). One argument against not creating activities juxtaposed to the building is the fact that golf is an active sport, therefore bringing back an active program is an n historically appropriate use for this site. The idea of bringing art in and reactivating the programming- we created a series of soft and hard spaces where - trying to think of places of where art can go (art Basel, art community) + a performance environment .

- Passive use interacting with active use (see theater plaza section), we can see how the elevation change works through the plaza. The restoration of the seawall is recommended as being performed before the site renovation

- The central plaza is a really important link between east grass amphitheaters, which slopes up toward a new specimen tree linking it to the existing sea grapes tree on the east site which will all be really well lighted at night. The fountain in the middle is located at the crossing of the axis in between the two trees, the center of the clubhouse and the park and Rec. tree and behind that is the skate plaza activity, located quite far into the site, substantially moved away from the building to alleviate any concerns from the people who were worried about – surface are rough difficult to skate on but conducive to ADA.

- The pavilion LTS – we are reintroducing steps down to the canal as depicted in older images- the canal as been ignored and we are trying to bring this aspect back so that the recreational aspect is a part of it – the site should be directed to the community, therefore the history should be promoted as resources to families.

- Come in through the dock and walk up in the space between the buildings which is currently does not link the space. The dock can be used to reawaken this space and the bike path. The CFC will be surrounded by grass as link to the history of the clubhouse further separating it from the activity taking place below.

- Recommending some kind of pergola as historical reference to be used as additional exterior space, covered in bougainvillea- use for party, wedding, basically additional rentable space We are also proposing a new contemporary awning in between the theater and the clubhouse to act as a link above the ticketing window. The pavilion operates as an open space t that can be

turned into a dressing room. Right now the current user are changing in the kitchen of the CFC, therefore the pavilion provides supporting spaces to the LTS and replace the band shell. This building open up, becoming almost a non –building- the idea being to create the smallest footprint and the smallest enclosure on the site to give credence to the pavilion while not impacting the LST – the stage of the LTS has been flipped to reorganize the supporting spaces to the south avoiding a potential site constriction on the north side along the bike path

- At this point we are providing the city with options regarding the cost of the windows to be used as discussion point with the HPB, do you want to use windows, or do you want to bring it back to s screened porch. No details have been looked at since this is not a part of the current contract.

- Going back to the pavilion and how it interacts with the entry sequence, the idea being to create a light box, glowing at night, providing a strong presence to people who drive by. It also has a green roof similar to the other pavilion which houses the café and has a ying-yang relationship to this pavilion. This building becomes quite thin under different view, the idea being a building that becomes almost invisible under certain point of view. A performance space, a place for people to seat under and have shade. The building is made out of perforated steel panels and glass panels- steel frame and sliding/ collapsing panels- containing electrical room for LST. Pavilions are actually uses to support mechanical and electrical upgrade supporting spaces, which enables us to removes the mechanical from the roof of the CFC.

- Material palette trying to harkens back to some of the older materials with the introduction of newer simple materials which all work together.

- LTS now seating 80 as opposed to current 75, existing plumbing on north and south side. Existing windows will be covered with sliding Homasote panels.

- LTS pavilion is shorter in scheme 1, in scheme 2 it needs to incorporate the bathroom which would be house in P&R pavilion in scheme 1.

- P& r pavilion bathroom, café, mechanical located at max 80 'from supported space, storage for maintenance. We invented a modular green wall used throughout the project as a system which cannot be skated on. This is a fence building g providing an acoustical wall as well as a 3-dimensionl space – covered in plant above. The wall can change to bris du soleil depending on the course type. The building eventually becomes a wall as it turns the corner- interactive art is a great way to bring people in.



March 05, 2007 Planning Review Meeting

- P& r pavilion bathroom, café, mechanical located at max 80 'from supported space, storage for maintenance. We invented a modular green wall used throughout the project as a system which cannot be skated on. This is a fence building g providing an acoustical wall as well as a 3-dimensiaonl space – covered in plant above. The wall can change to bris du soleil depending on the course type. The building eventually becomes a wall as it turns the corner- interactive art is a great way to bring people in.
- Central plaza to be a combination of soft and hard surfaces depending on ADA a programmatic requirement. Getting concession would be a way to get fund for the park. The par and rec. pavilion will be raised to match the FF of the P&R Complex. The site has been raised to remove steps by the building. Most paths are made to lead to the center such as the ramp in the P&R pavilion.
- We are not proposing a large skate park- skaters would like to bring their families because they want to share the experience. Pocket Skate Park as neighborhood experiences take pressure off the city from having large skate parks. Experience is not multicultural
- Plaza is a series of seating/jumping areas. What we tried to do was to make seem as place to gather, so that there is a conversation. Surrounded by trees for shades, we are also recommending sail cloth for shading. Stage element in center. This will be a regulatory environemtn, activities will be scheduled, petry on Monday evening etc. – max step height is 5-6 steps as requested by skaters. Change in surface to keep skating to certain zone – same with modular wall. Drainage where change in texture is taking places.
- Escofet light as nice vertical element (intrinsic sensibility) to attract attention to the plaza. Site always well lighted.
- Modular wall can be used differently; scale can be changed to accommodate different uses.
- Western pathway is native garden, spent time thinking about programming and partnering with city's green initiative. Could be extension of botanical garden, would recommend input from botanical garden. We have way finding signage package.
- Park will be well lighted throughout. Special attention has been paid to photometric studies.
- West entrance is a well lighted contemplative garden.
- Lights were placed on the outside of the walkway due to light spillage concerns.
- Beacon on the west to attract attention to the western entrance, space is constricted and trying to get some space from convention center.
- Should only provide drop off (can be historical reference), HPB will not support parking LST pavilion tries to be both visible and invisible, providing the LST with more presence, acting as a beacon and disappearing to reveal the LST.
- Site can be used as a local cultural community resource where people can enjoy the Florida climate.

- This is the site of the oldest building in Miami Beach next to the oldest surviving manmade structure in Miami (the canal).
- If scheme one is rejected, a wall should be created between the central plaza and the P&R plaza, because fencing in the plaza will create unoccupied and incomplete spaces.
- Park as a way to link multiple activities and pull the community within the site – programming not beautification. Park should be seen as part of the series of walk located around the city, this being connected to the upcoming canal walk..



July 22, 2008 CDW Meeting

Number of attendants from sign in sheet: 58
Number of attendants counted (including those who signed in and those who did not): 80 – 85
Summary of Glavovic Studio Presentation:

Located alongside one of the oldest constructed structures in Miami Beach, the Collins Canal, built in 1912, the Little Stage Theater Complex is a challenging neglected urban space seeking to be reconnected to the surrounding fabric of the city. Within its bounds is what is believed to be the oldest building, the Carl Fisher Clubhouse, built in 1917, in the City of Miami Beach. With a creative and sustainable approach of connectivity and creativity for both site and buildings, the opportunity ahead, provides for a future for the community for a creative energized and sustainable link merging history, culture and community.

The goal is to focus on the unique circumstances the site has to offer for Youth oriented and Family programming, given the location of the neighborhoods, the Miami Beach High School, the Parks and Recreation Programming. Further, the goal is to see the site as a new nexus linking the west, east and north south, through the connection to existing paths and patterns.

Project Concept:

Layers: Layering vistas, spaces and experiences through connections and links, which will be achieved through youth programming + historical context, contemplative + active spaces, Landscape + Urban.

Proposal of Two Schemes:

They represent approx. 25, 000SF land difference, most of which is the existing Parks and Rec. courtyard. An important addition will be about 30' expansion of site in this area, which will significantly open up this view corridor and enable the site aperture to be more visible from east to west.

Currently this area is part of the green area and is used for retention in the parking lot and we will be utilizing it in a similar fashion, but redistributing it. Another difference will be the introduction of two Pavilions [which will change depending on the Scheme].

The primary opportunity is to open up the center of the site, provide visual connection to Washington Ave, which previously was less possible. This also will be further enhanced by active programming. Youth oriented activities such as outdoor performances and skate boarding attract attention and will encourage users to the site.

Zones:

The site is designed for many activities simultaneously. It's uniquely situated at the end of a block, and whilst this has been an impediment, we have tried to turn this into an opportunity.

[Bring the kids to SOBE music, or to the Rec. Center, or come to site to walk casually along the promenade on Sunday to go fishing along the canal.]

Simultaneous access - means that spaces can be used at the same time, without the public interfering with each other.

The east plaza, or Little Stage Theater plaza is an arbor of evergreen trees, providing an immediate green view from Washington, a place to sit and rest for a moment in the urban landscape, or the entrance into a busy active park beyond. The Canal Promenade has been carefully utilized in section to slope down towards the canal seawall and another pathway up to the buildings distinguishes the buildings and creates a series of unique spatial environments. Also, the canal was an important economic link in the development of Miami beach as a waterway system, and this site always used it.

In the Center of the park, the Central Plaza ties together all 5 buildings and a sloped amphitheater lawn, 3 1/2 ft above grade tilts towards the west. Your eye connects a major tree that is sited between the large seagrape and the central plaza fountain and perpendicular to the Carl Fisher Clubhouse entrance.

Renovation of the Central Plaza:

The central Plaza ties together all 5 buildings and a sloped amphitheater lawn, 31/2 ft above grade tilts towards the

west.

Renovation of the Little Stage Theater:

The interior renovation provides for 80 raked seats, a combination of exposing the original plaster walls and beams and new wood paneling with some sliding acoustic paneling in front of the windows for light and acoustic control. The bathrooms have been located on the north side, and the stage on the south, where support/changing rooms are provided in the LST pavilion.

The Boat Dock:

It will produce a minor impact on the water and small boats can fit under the fixed bridges. This is an important north south connection to the Central Plaza and the Courtyard and Café beyond. It activates the space between the Carl Fisher Club house and the Little Stage Theater.

Renovation of the Carl Fisher Clubhouse:

For the renovation of existing CFC it is important to consider level of details and historical elements. We have evaluated options and connections and will make recommendations in our BODR.

Cultural Skate Plaza:

The following are activities and elements that will be activated in the Cultural Skate Plaza.

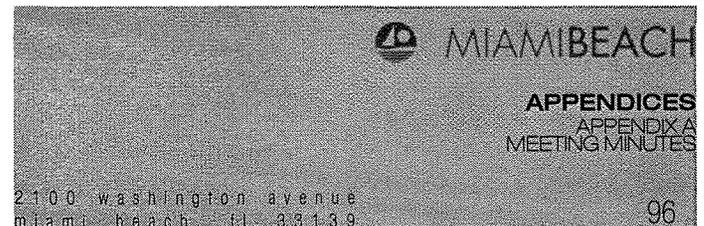
Scheme 1:

Aprox. 9,000 sf

- Integrated skate and performance space
- Theater troupes
- Family Space
- Surfaces denote clear skate edges
- Youth Programming,
- Community Activities,
- Outdoor Cultural Performance Space
- Iconic Lighting
- Art Elements [Performance as Art, Lighting as Art, Shade as Art]
- Shade[provides place for casual + programmed uses]

Scheme 2:

- Integrated skate and performance space
- Theater troupes
- Family Space
- Surfaces denote clear skate edges
- Shade provides place for casual + programmed uses





July 22, 2008 Meeting

The following are hand recorded questions and comments from the public after formal presentation of project. Glavovic Studio has made every effort to be as accurate as possible.

1. Member identifying himself as from the Skating Community: It is important to gather different generations in a safe environment where the Arts and Skateboarding programs could be performed. It is fantastic that Miami Beach is engaged in a project like this.

2. This is a good project for the community, safe for the environment, great element for Junior High School. It draws attention to the youth because it is full of activity and things they enjoy.

3. Why is the Skate Plaza in the middle? There should be more space designated for the skating community. The main concern is the idea of pleasing all and not accomplishing the best for the Arts and Skateboarding communities. Also, the size of the site will not accommodate all of the proposed programs.

Response in meeting:

The Skate Plaza is located where proposed since if placed in front, concerns with noise would be higher due to the reverberations with the hard surfaces and the Little Stage Theater. With respect to maximizing the area for Skateboarding, we are creating an opportunity for multiple programming. Moreover, we saw the opportunity to tie the Art and the expressiveness of Skateboarding in a fun multicultural space. The size of the Skate Plaza is a result of the optimal organization of program on the site as a whole.

4. How long will it take to complete the project? The community needs a prompt solution. The proposed project is very fun for families. Will there be a membership to use the facilities? When will the park be opened?

Response in meeting:

It will take approximately 12 months to complete the project and start date will depend upon the Commission's approval. Also, no membership is required with reference to the Park. The public will have access to the site. For further information we defer to the programming of Parks and Recreation.

5. Member of the Skating Community: Who will build the Skate Plaza? The designer should contact the Skating Community in regard of the design of designated Skate Plaza. Also the fact of the Skate Plaza being a multipurpose area preoccupies the community because it means the area will not be available for skating always.

Response in meeting:

This is not the final design. What was presented is the concept of the project and will be developed further in once the Basis of the Design Report has been approved. Glavovic Studio will design the Skate Plaza with input from the community. As previously discussed Parks and Rec. will determine the use and availability of the Cultural/Skate Plaza.

6. The designated budget of 300,000 US dollars for the Skate Plaza could easily build a World Class facility for skateboarders. According to presentation, the Skate Plaza area should only cost about 50,000US dollars. The skateboarding budget should not be all used in this Complex, so that funds are available for the construction of a Skateboarding Facility in other location. What will be the hours of operation? Architect

should make use of some of the well known local consultants to achieve a good Skate Plaza. As an example, the skateboarding community made available blueprints of other built Skate Parks.

Response in meeting:

This is a preliminary budget, not a final one. We presented the concept of the project and if approved by commission we will engage the skate boarding community in the design of the Skate Plaza. As previously mentioned Parks and Recreation will be in charge of the hours of operation and all programming concerns.

7. As a father and skateboarder, I love the project and would enjoy taking my son there. Also see the need of a more professional facility for the Skateboarding Community in Miami Beach.

8. Why has the Band Shell been demolished in the proposed program? If it blocks the view to the park, why planting trees in the same area where the band shell is located, and why building the Theater Pavilion there?

Response in meeting:

Demolishing the Band Shell is part of the requirements of the program. However, its current location blocks visibility to the site from the North East and opening up this side of the site provides an opportunity to connect to the canal and enhance the east and west connection. On the other hand, the Theater Pavilion will serve as supporting spaces for the Little Stage Theater, as well as, an outdoor stage to replace the Band Shell. Also, evergreen trees serve as an acoustic barrier.

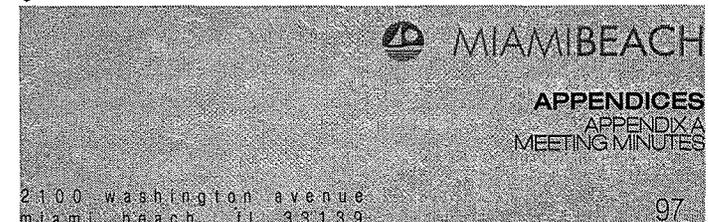
9. The main reason why the Band Shell is not effective is because of the noise factor. Musicians cannot make a good use of it because the noise factor from adjacent streets is very high. This issue should be studied carefully to avoid interruptions when performances are conducted in the Theater Pavilion and other outdoor facilities.

Response in meeting:

As discussed above evergreen trees and green space will function not only as acoustic barrier, but also as a heat absorber.

10. A father of a skateboarder girl declares himself as a supporter of the project, but is concerned about developing the two visions in one place. Both disciplines (Arts + Skateboarding) are increasingly growing and each one deserves a place where they could be practiced. The issue is the chosen site for both programs. If the skate Plaza will be included in the project, then it has to be reduced in size. In other terms, do more of the Arts and less of the skateboarding.

11. Is skateboarding not an Art?





July 22, 2008 Meeting

12. A place for Skateboarding should be developed in another location like the Flamingo Park area. The site should not accommodate both programs. What will happen after July 22, 2008 meeting? Is there another chance to discuss these issues and to collaborate with the design of the project?

Response in meeting:

After July 22, 2008 meeting, the city will review the Basis of Design Report, and then the project will be presented to Commission.

13. Designer introduced during presentation the concept of Love Park, and how it was not first designed for the purpose of skateboarding, but it turned out to be a success for skaters. The concept of Love Park needs to be further developed into the Little Stage Theater Complex. As of now the experience of the project does not remind one to that of Love Park.

Response in meeting:

Current design is ongoing, not final.

14. Concern that native species should be maintained as one of the landscape concepts of the project.

Response in meeting:

Designed Native Gardens, which is one of the core concepts of the overall design.

15. An architecture student from UM states that a designer needs to be open to changes with regard to the concepts of a project. Supports proposed scheme, but suggest that skateboarding element in the project has to be reviewed and improved with a consultant specialized in building Skate Parks.

16. Carson Kievman, Director of SoBe: to further the goals of a world class music arts educational/performance institution in South Florida this is the "last site available to build a 'Julliard Campus-like place' in Miami Beach".

17. Miami Beach does not have a facility for skateboarding; basically there is no place to skate. Therefore people have to drive long distances to have access to Skate Parks. They have adopted to use their garages as a refuge. The project should include a Skate Plaza as proposed by designer. Some say skateboarding is viewed as illegal in Miami Beach because they encounter problems finding nearby areas to skate and chose to skate where it is banned, since there is no other option.

18. Police state that skateboarding is not illegal, meanwhile damaging someone's property is.

19. Skater states: The image of a skater is usually misunderstood for that of a drug user or rebel; which is contrary to what the Skating Community represents. Many strongly believe that Skateboarding has kept them out of trouble. Skater supports the proposed scheme.

20. Skater states: If people are going to complain about a Skate Park behind the loading docks of the Convention Center, then, where will we be able to build a park without opposition?

21. Don't lose opportunity to develop and make a better environment and maintain the Heritage for the entire community.

22. If possible propose two schemes, one for the Arts and one for skateboarding.

Response in meeting:

The City of Miami Beach would have to assign fund for redesign.

23. As an arts supporter, the project is fantastic. It definitely brings the community together and the way the site has been renovated to host outdoor performances is great.

Response in meeting:

Thank you

Community Design Workshop Comment Cards and Comments

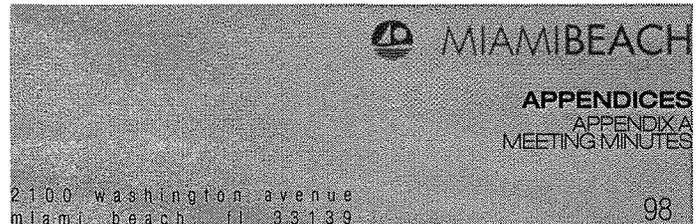
1) "I think the location for the proposed SkatePark is great. 9,500 sq ft is adequate for a SkatePlaza. The overall stake community's concern is the execution of the final layout of the skatepark."

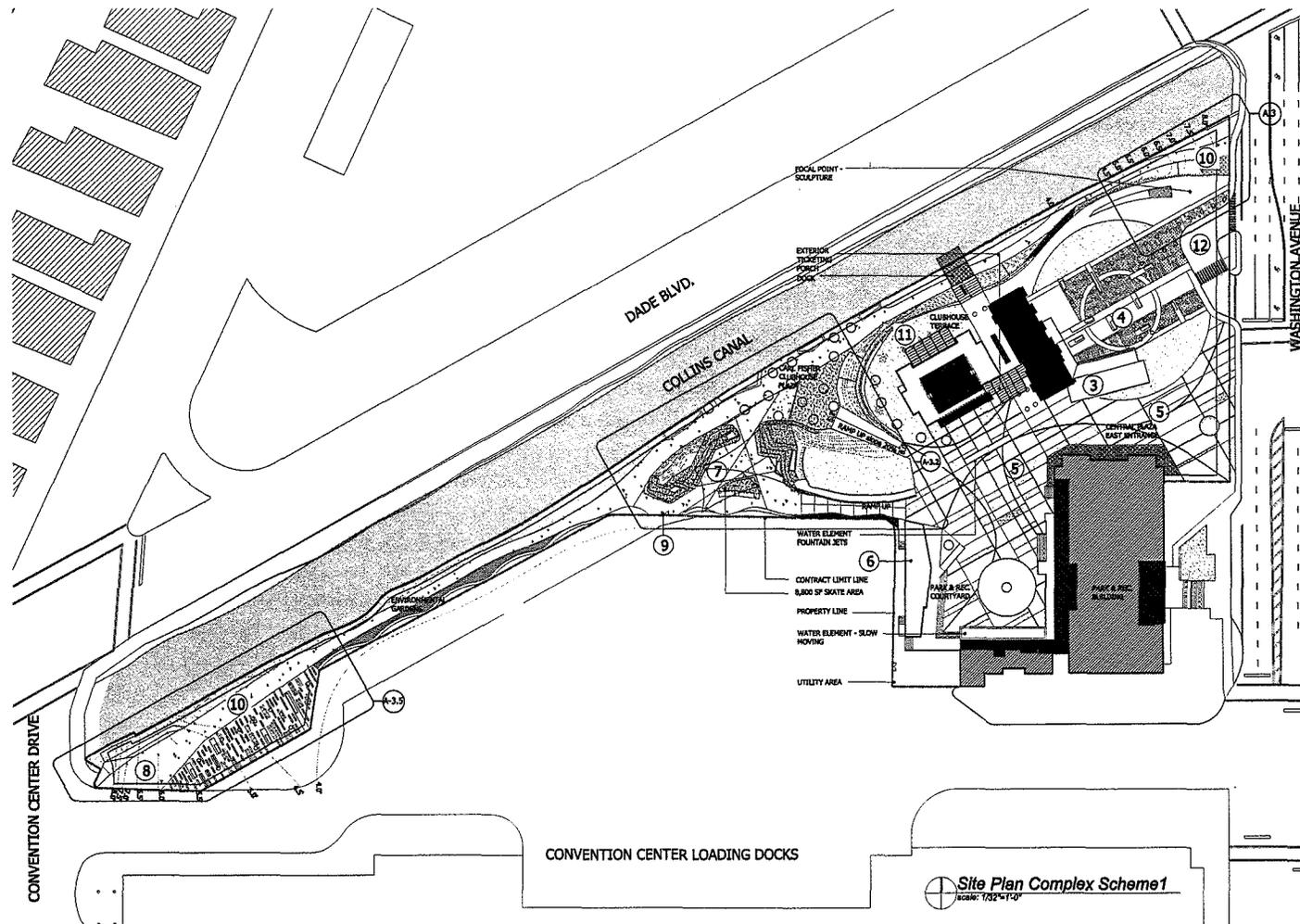
2) "The project is fantastic, surpass my expectations. The stage for little performers is something really gorgeous, the way sliding doors open and close. I really love it!!! Thank you for the great efforts, continue the good job and also many thanks to the City Manager and his staff."

3) "The moderator should look at www.skatepark.org for better planning information. Something is better than nothing, but she should defer to skateboarders for design element. Also, I fear that skateboarders are being looked at as sort of trained, performing monkey. Creating a SkatePark for the purpose of entertaining spectators will likely engender more resentment than it seems to be currently acknowledged. However, that won't be as much of a problem if the Park setup stinks..."

4) "A meaningful Arts Campus/Institute in the heart of CANDO is not compatible with a SkatePark. They should be in an active area like Flamingo Park, North Shore Park or the Par 3 Golf next to Scott Rakow. IMO
Thank you for all your efforts at restoring this beautiful Area in the heart of the Arts District."

5) "I believe the area should be used entirely for the Arts and a separate park should be built to accommodate the Skateboarders. The site is in the CANDO district and already has the Clubhouse, Theater and Band Shell. Clearly the best use is to establish a Campus for the Arts."





LEGEND:

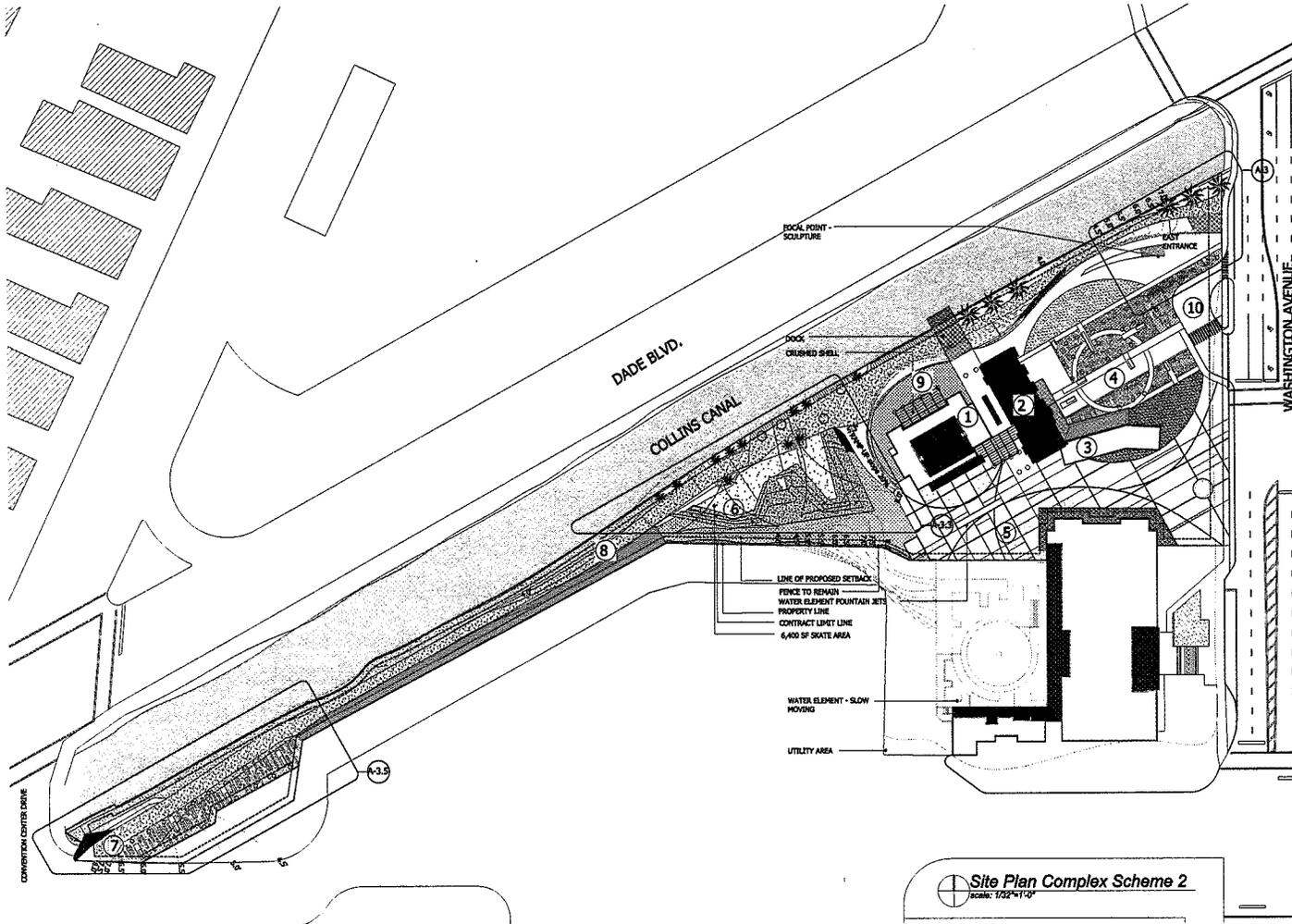
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	TYPE "B" STACKED + PLANTED MODULAR
	SMOOTH CONCRETE
	CRUSHED SHELL
	CULTURAL PLAZA LAWN ORNAMENTAL GRASS
	SHRUBS & GROUND COVER
	CRUSHED SHELL + PAVERS

①	CARL FISHER CLUBHOUSE
②	LITTLE STAGE THEATER
③	THEATER PAVILION
④	THEATER PLAZA
⑤	CENTRAL PLAZA
⑥	CAFE + PARK FACILITIES PAVILION
⑦	CULTURAL SKATE PLAZA
⑧	WEST ENTRANCE PLAZA
⑨	EXISTING SERVICE GATE
⑩	CANAL PROMENADE + PEDESTRIAN BIKE PATH
⑪	CLUB HOUSE TERRACE
⑫	CAR VALET DROP OFF

 **Site Plan Complex Scheme 1**
SCALE: 1/32" = 1'-0"



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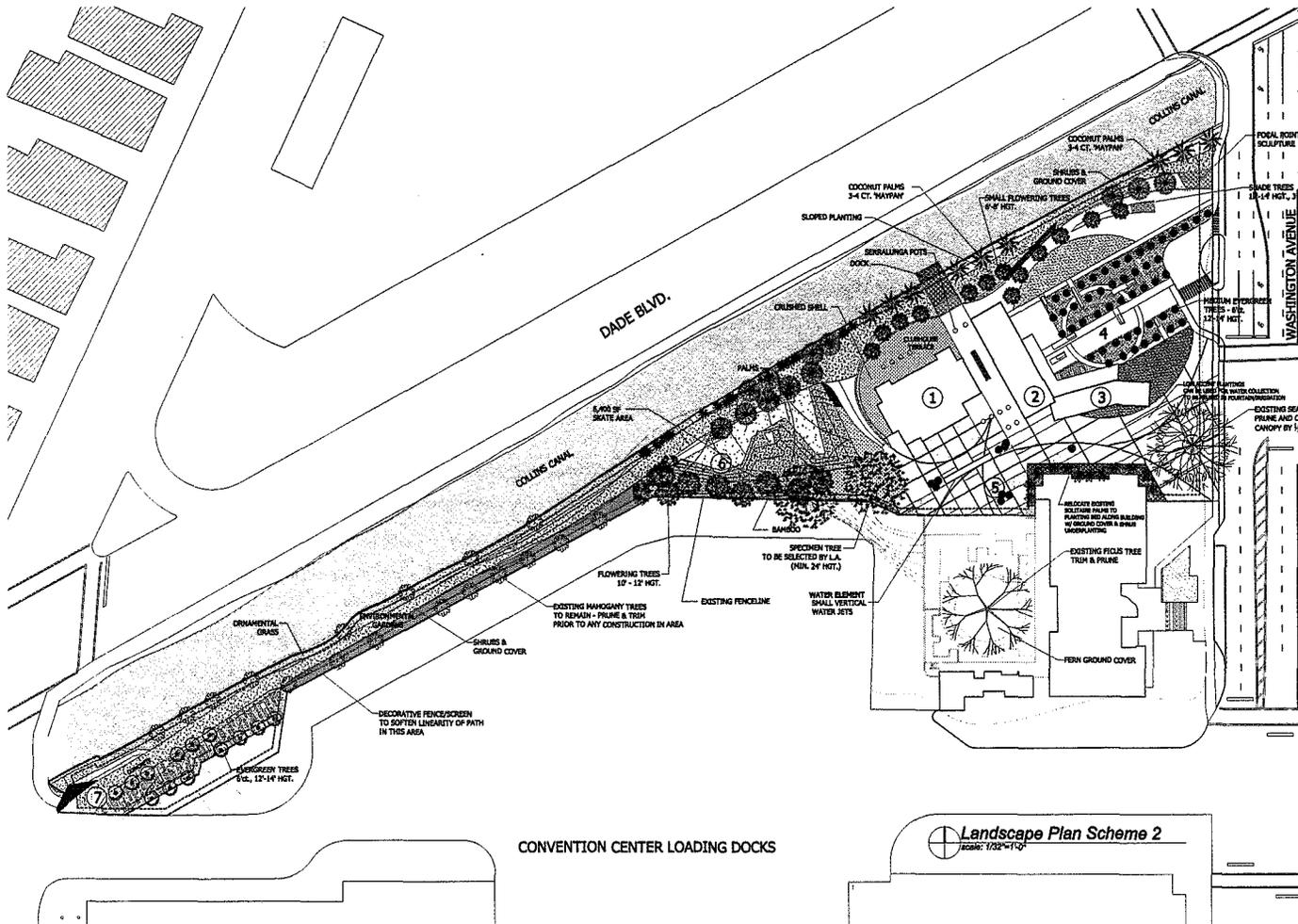


LEGEND:

	TYPE "A" - SMOOTH "POURED IN PLACE" CONCRETE WALL - USE STEEL FORM WORK
	TYPE "B" STACKED + PLANTED MODULAR
	SMOOTH CONCRETE
	CRUSHED SHELL
	ORNAMENTAL GRASS
	SHRUBS & GROUND COVER
	CRUSHED SHELL + PAVERS

1	CARL FISHER CLUBHOUSE
2	LITTLE STAGE THEATER
3	THEATER PAVILION
4	THEATER PLAZA
5	CENTRAL PLAZA
6	CULTURAL SKATE PLAZA
7	WEST ENTRANCE
8	CANAL PROMENADE + PEDESTRIAN BIKE PATH
9	CLUB HOUSE TERRACE
10	CAR VALET DROP OFF

Site Plan Complex Scheme 2
Scale: 1/32"=1'-0"



- ① CARL FISHER CLUBHOUSE
- ② LITTLE STAGE THEATER
- ③ THEATER PAVILION
- ④ EAST PLAZA
- ⑤ MAIN PLAZA
- ⑥ CULTURAL SKATE PLAZA
- ⑦ WEST ENTRANCE

LEGEND:

	TYPE "A" - SMOOTH "POURED IN PLACE" CONCRETE WALL - USE STEEL FORM WORK
	TYPE "B" STACKED + PLANTED MODULAR

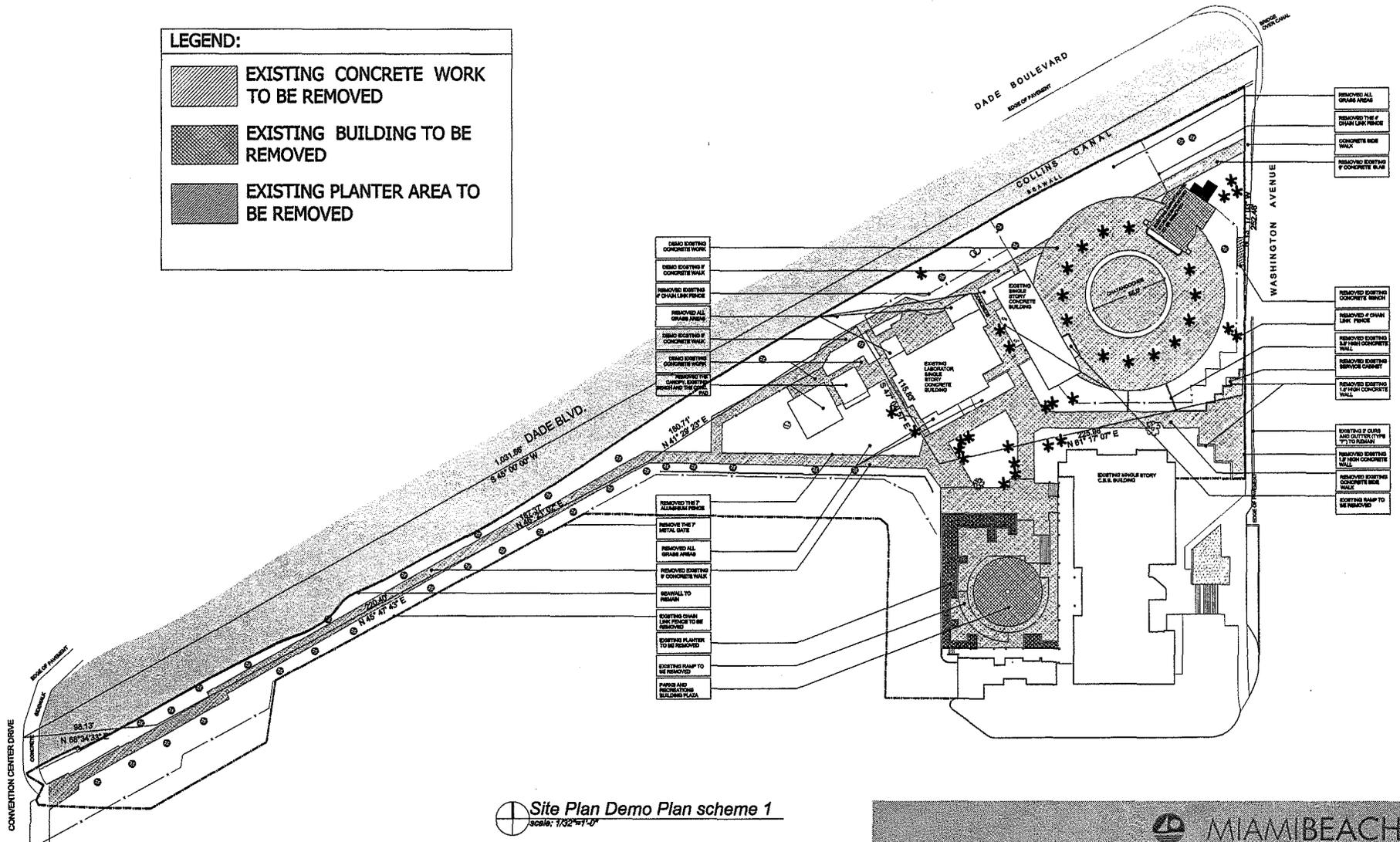
CONVENTION CENTER LOADING DOCKS

Landscape Plan Scheme 2
SCALE: 1/32"=1'-0"



LEGEND:

-  EXISTING CONCRETE WORK TO BE REMOVED
-  EXISTING BUILDING TO BE REMOVED
-  EXISTING PLANTER AREA TO BE REMOVED



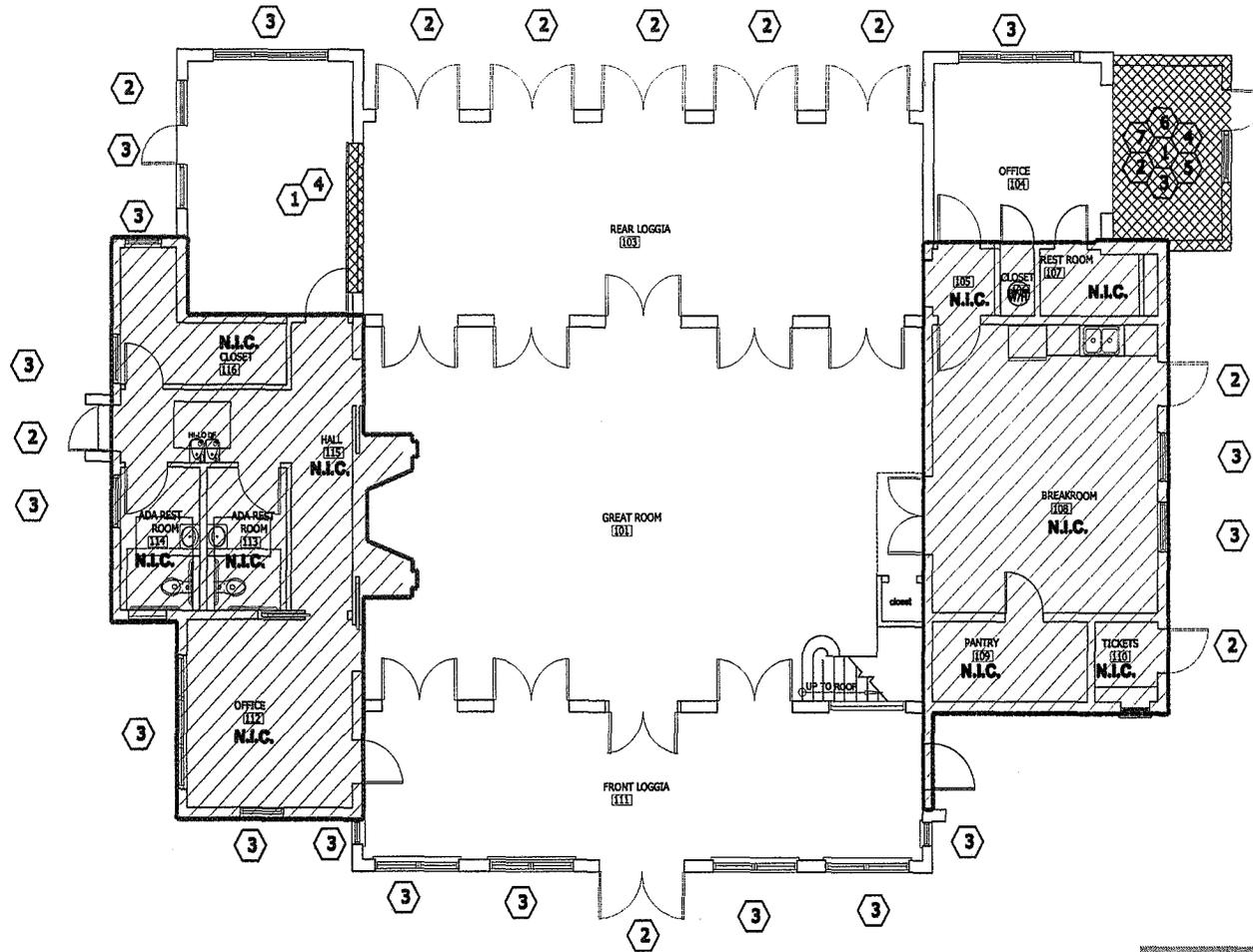
Site Plan Demo Plan scheme 1
scale: 1/32"=1'-0"

MIAMI BEACH

APPENDICES
APPENDIX B
PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS
Site Plan Demo Scheme 1

2100 washington avenue
miami beach, fl 33139

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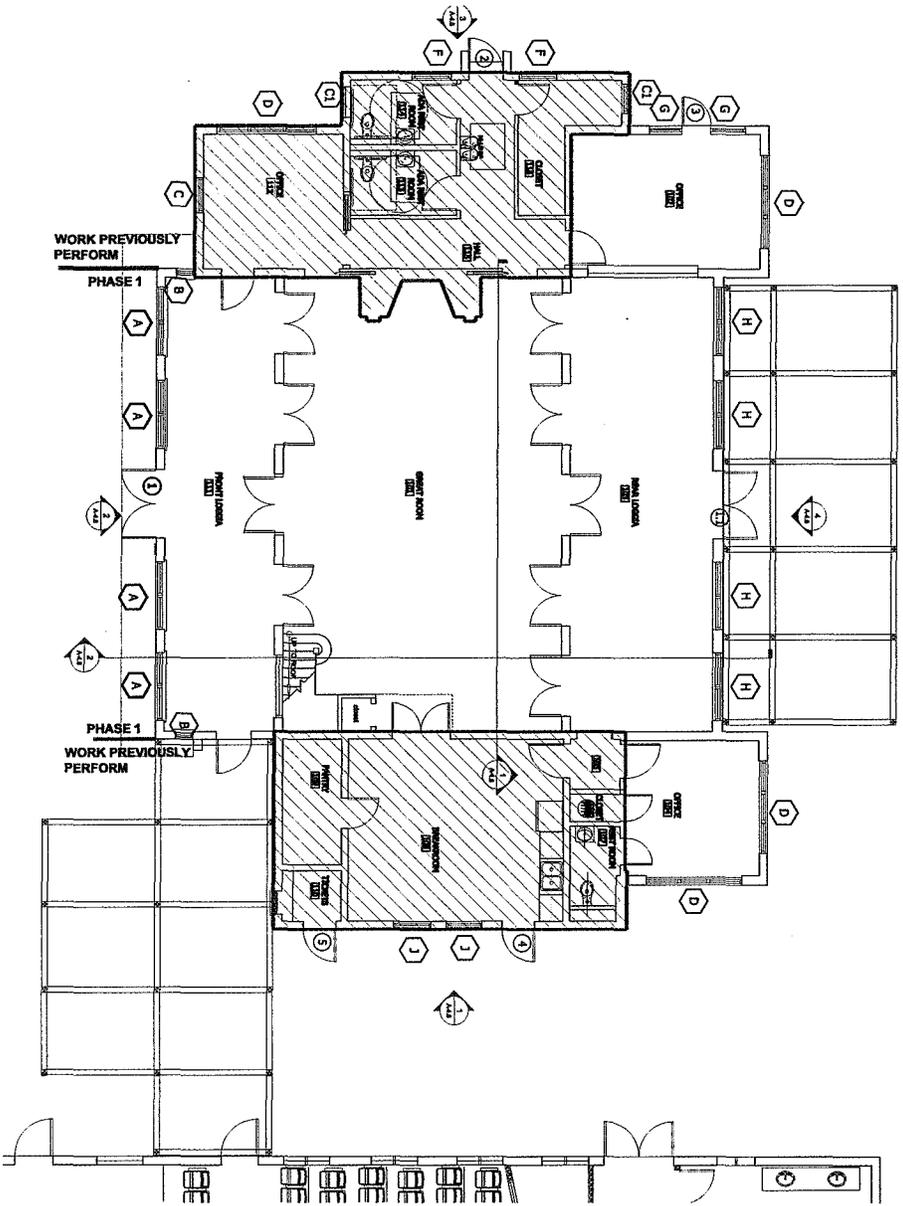
DEMO PLAN FLOOR PLAN
scale: 1/8"=1'-0"



appendix B

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glavovic studio inc.
little stage theater complex
basis of design report

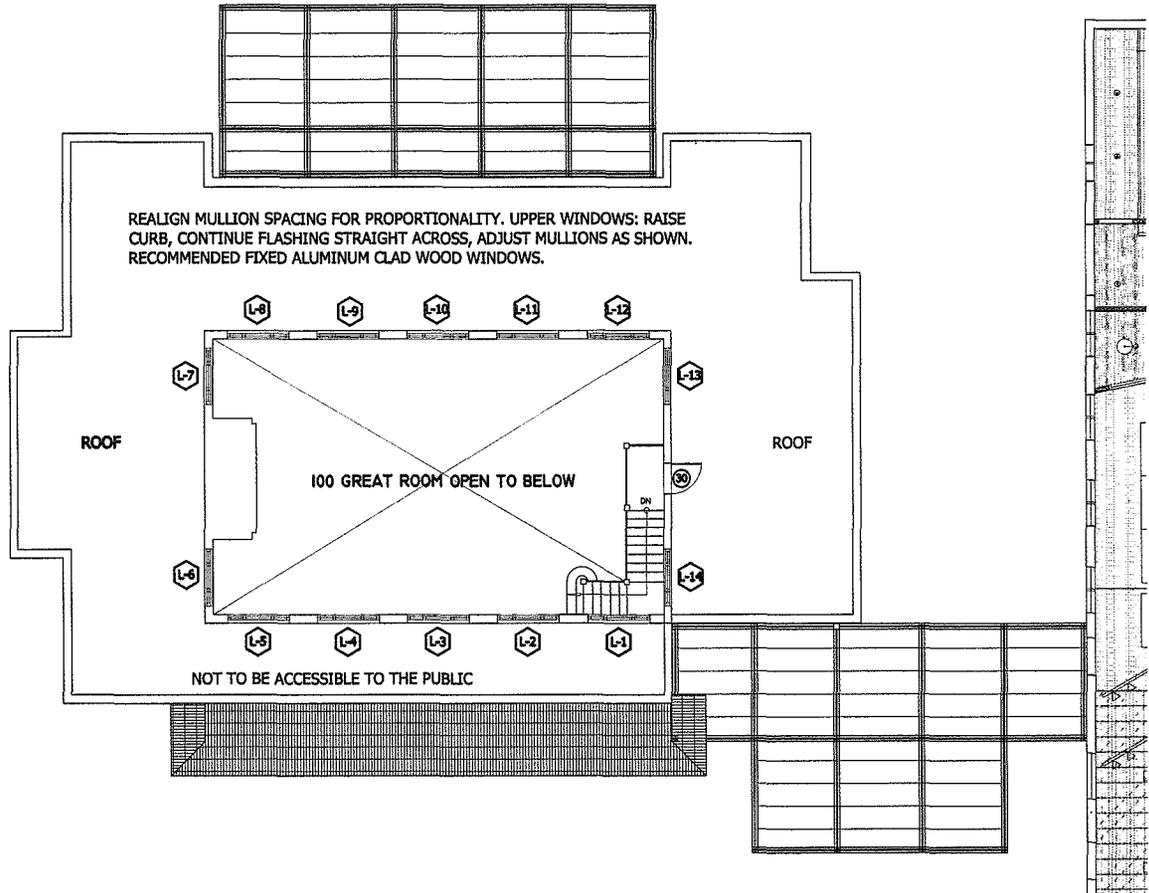


PROPOSED FLOOR PLAN
scale: 1/8"=1'-0"

MIAMI BEACH
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APPENDIX B
PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS
Carl Fisher Clubhouse Proposed Plans
2100 Washington Avenue
Miami Beach, FL 33139
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CLERESTORY FLOOR PLAN
scale: 1/8" = 1'-0"

MIAMIBEACH

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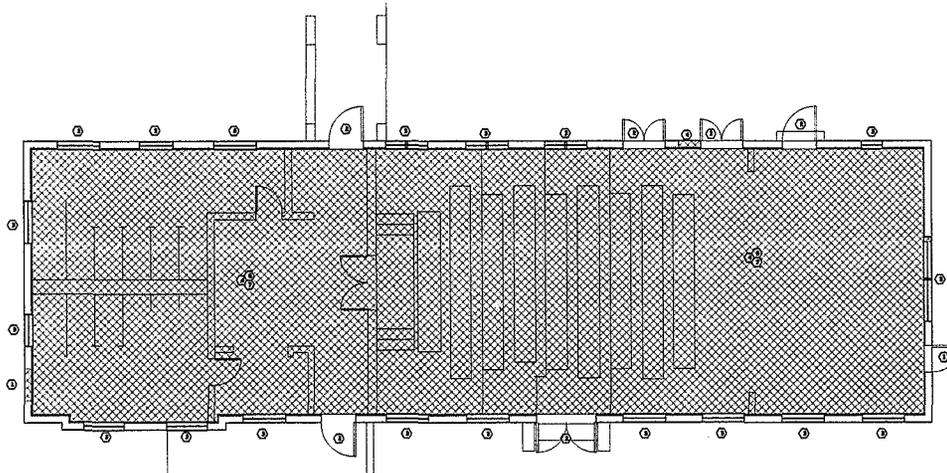
PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS
Clerestory Proposed Plan

2100 washington avenue
miami beach, fl 33139

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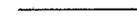


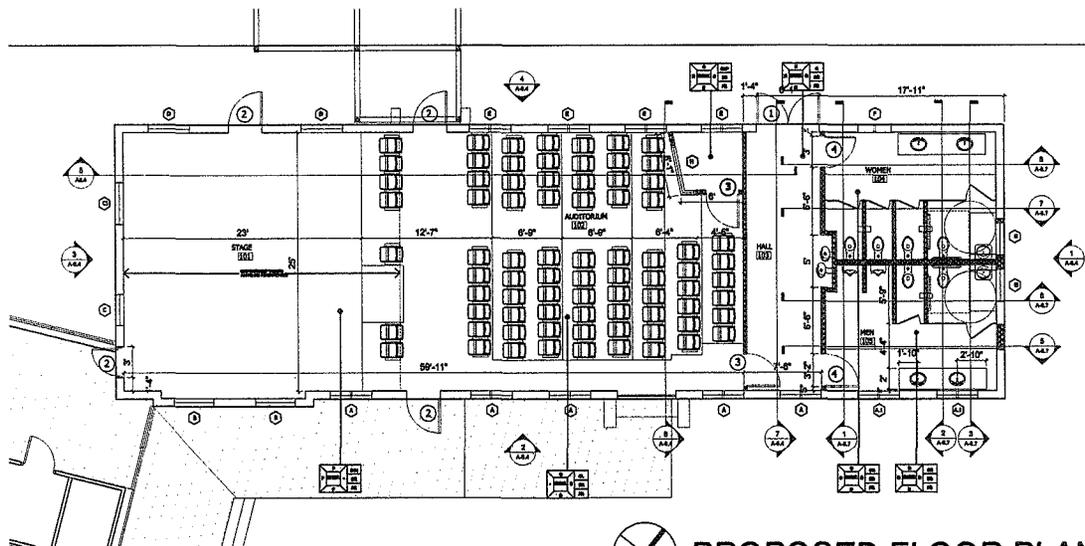
 **DEMOLITION PLAN**
scale: 1/8"=1'-0"

DEMOLITION NOTES

1. REMOVE EXISTING WALL COMPLETELY OR AS INDICATED IN DRAWINGS. RESUPPORT REMAINING FRAMING AS REQUIRED. (FINISHES, G.W.B., STUDS, C.M.U., ELECTRICAL, ETC.)
2. REMOVE EXISTING DOOR.
3. REMOVE EXISTING WINDOW.
4. RELOCATE ELECTRICAL RECEPTACLES AND LIGHT SWITCHES
5. FLOOR FINISHED FLOORING TO BE REMOVED COMPLETELY (CARPET, VCT OR WOOD). PREPARE SLAB BENEATH TO RECEIVE NEW FLOOR AS PER FINISH SCHEDULE.
6. PATCH GWB AT ALL RECEPTACLES NOT USED. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
7. PATCH AND REPAIR ALL EXISTING GWB WALL PARTITION AS REQUIRED TO RECEIVE NEW WALL COVERING.

SYMBOL LEGEND

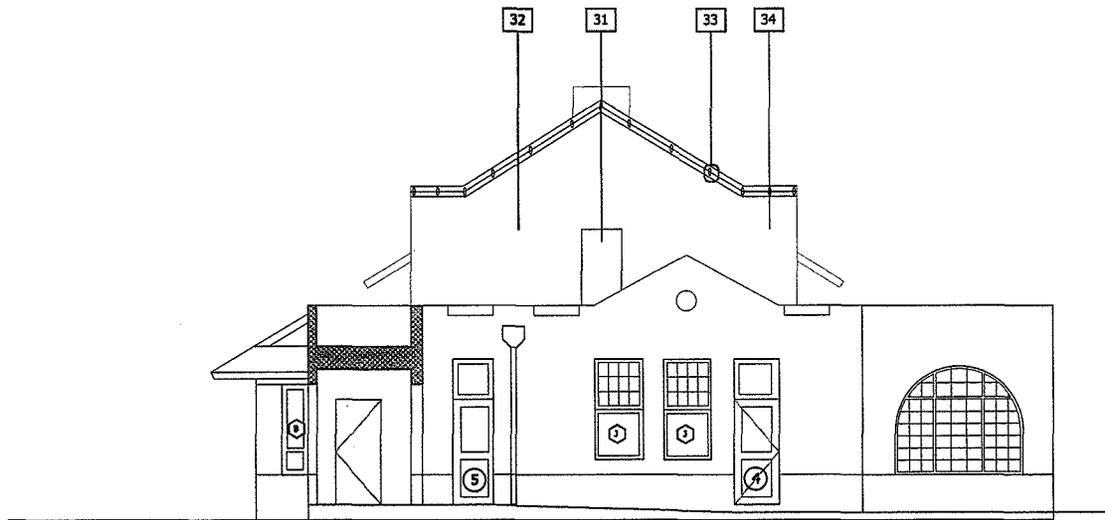
-  REMOVE EXISTING INTERIOR WALLS AND FINISH FLOOR
-  EXISTING WALL PARTITION TO REMAIN
-  SEE DEMOLITION NOTES



 **PROPOSED FLOOR PLAN**
scale: 1/8"=1'-0" 86 SEATS



2 ELEVATION 2
scale: 1/8" = 1'-0"



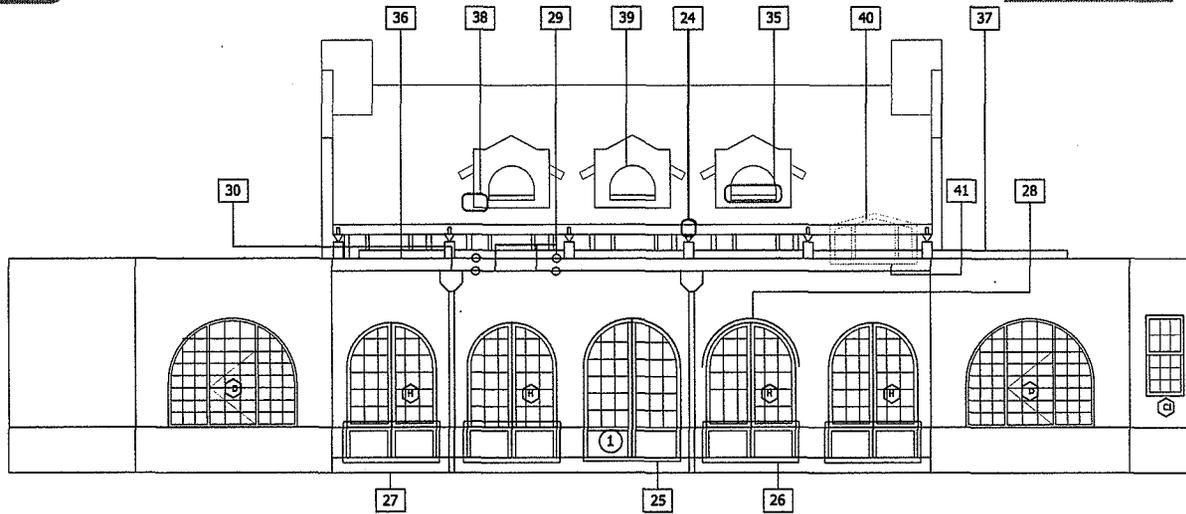
1 ELEVATION 1
scale: 1/8" = 1'-0"



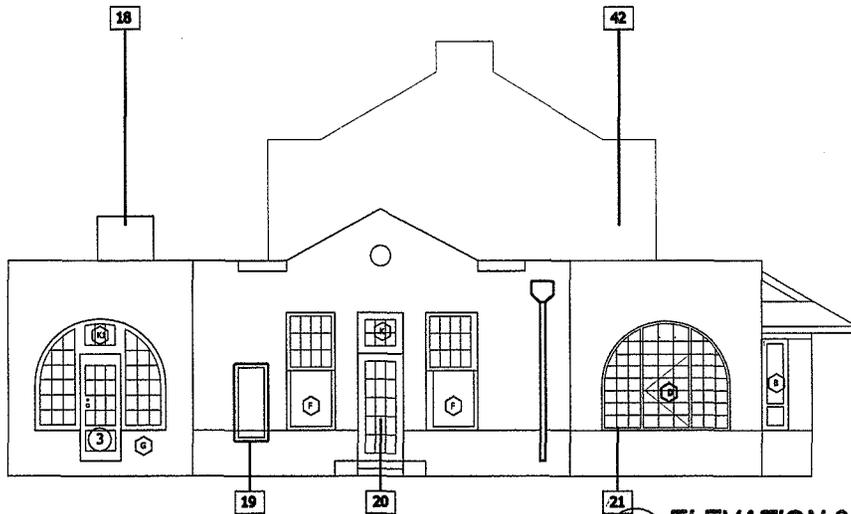
appendix B

DRAFT
09 / 05 / 08

glavovic studio inc.
little stage theater complex
basis of design report



4 **ELEVATION 4**
scale: 1/8" = 1'-0".



3 **ELEVATION 3**
scale: 1/8" = 1'-0".

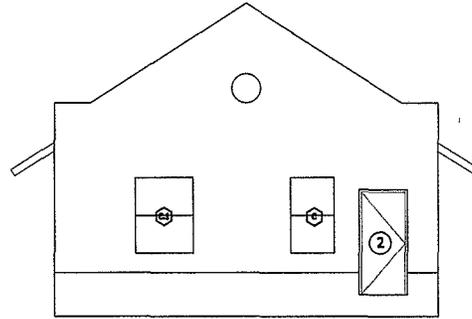
MIAMI BEACH

APPENDICES
APPENDIX B
PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS
Carl Fisher Clubhouse Proposed Elevations
2100 Washington Avenue
Miami Beach, FL 33139

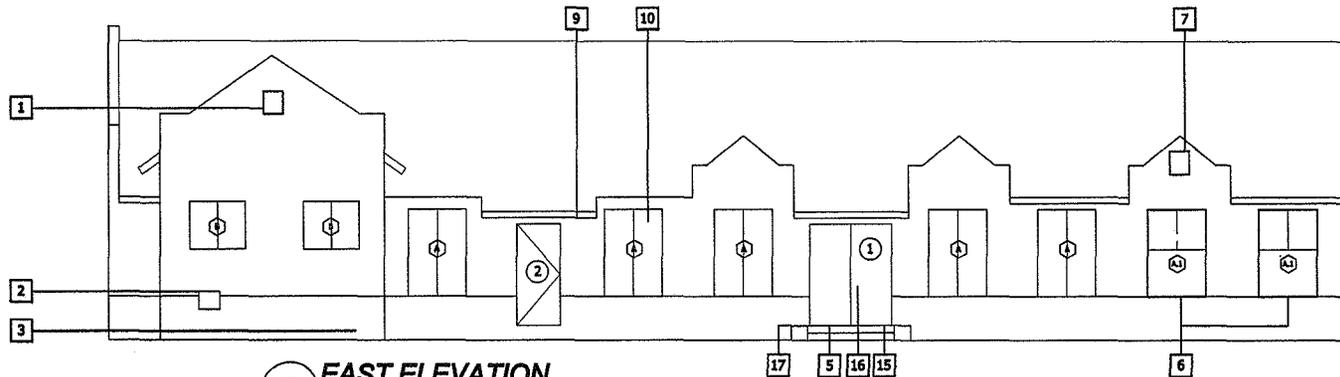


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NOTES



1 SOUTH ELEVATION
scale: 1/8" = 1'-0"



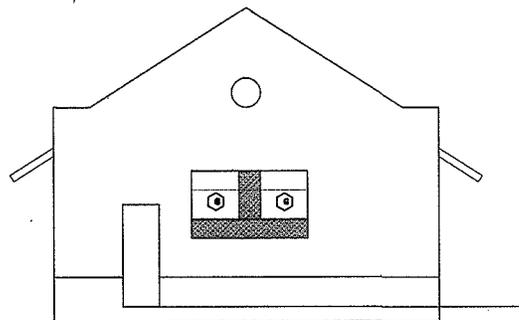
2 EAST ELEVATION
scale: 1/8" = 1'-0"

- 1) REMOVE SECURITY LIGHTING FROM BUILDING. USE POLE MOUNTED SITE LIGHTING (WALL BRANCHED AT ENTRANCES ARE OK).
- 2) REMOVE DRINKING FOUNTAIN.
- 3) REMOVE RAILING WALL.
- 4) METAL DOOR.
- 5) AS PART OF REDESIGN OF PLAZA ALLOW SLOPING WALKWAYS TO COME TO DOORWAYS.
- 6) RECREATE RHYTHM OF WINDOWS THIS ELEVATION. EVEN IF INTERIOR PLAN DOES NOT PERMIT EXPOSURE OF WINDOWS ON INTERIOR.
- 7) REMOVE SECURITY LIGHTING.
- 8) REMOVE RAMP RAILINGS & WALL - REDESIGN PATH TO BE SLOPING WALKWAY (IF POSSIBLE) 1:20 OR LESS.
- 9) NEW LIGHTING ABOVE ENTRY DOORS.
- 10) ALL NEW IMPACT WINDOWS.
- 11) SPANISH TILE ROOF - RESEARCH HISTORIC PHOTOS TO VERIFY - COULD HAVE BEEN GAP & PAN TILE RE-ROOFING SCOPE COULD INCLUDE INSULATION ON TOP OF GABLES.
- 12) REPLACE ALL EXISTING WINDOWS. IMPACT RESISTANT.
- 13) CONSIDER A RECESSED STUCCO PANEL TO RECALL ORIGINAL DOOR AT THIS LOCATION (W/SLANT ABOVE).
- 14) REMOVE RAMP & RAILINGS.
- 15) ADJUST ALL PATHWAYS TO ALL DOORS TO HAVE MAX 1/2 STEP AT DOOR. USE SLOPING WALKWAYS MAX. 1:20 SLOPE.
- 16) RECOMMEND CHANGES TO METAL CLAD SOLID CORE DOORS - WOOD DOORS ARE FAILING AND NOT SECURE - HOT/HURRICANE RESISTANT.
- 17) USE WATERPROOF THRESHOLD.
- 18) ADD VISIBLE TO BE LESS VISIBLE SOLUTION.
- 19) REMOVE ELECTRICITY BOX FROM WALL IF POSSIBLE.
- 20) UNLESS REQUIRED AS AN EXIT COVERT TO FIXED DOOR.
- 21) REMOVE LANDSCAPING THAT IS TOO CLOSE TO BUILDING.
- 22) SLOPE GRADE TO EDGE OF ENTRY LANDING.
- 23) REPLACE EXISTING FRONT WINDOWS. SCREEN FRAME ON EXTERIOR SIDE. HORIZONTAL ROLLING WINDOW HANDLE LIKELY TO BE CLOSEST APPROXIMATION OF ORIGINAL DESIGN.
- 24) MISSING TOP OF ORNAMENT.
- 25) ONE DOOR (INSTEAD OF 4) (CENTER OPENING) DOOR TO BE SHORTENED 46" IF TO ACCOMMODATE FLOOR LEVELING.
- 26) OTHER 4 COULD BE CONVERTED TO CUSTOM CASEMENT WINDOW WITH LOW WALL. BELOW, EXTERIOR STUCCO INFILL DESIGN TO RECALL DOOR PANELS.
- 27) CONSIDER ADDITIONAL LANDSCAPE AT THESE LOCATIONS.
- 28) CONSIDER COPPER DRIP FLASHING INSET DOOR ARCH.
- 29) SEAL SMALL CRACKS BETWEEN SECTIONS OF DECORATIVE STUCCO TRIM.
- 30) VERY SMALL THRU-WALL OUTLET OPENING - NEED TO RE-CALCULATE ROOF DRAINAGE.
- 31) NEW ACCESS DOOR (METAL).
- 32) GABLE ENDS HAVE EVIDENCE OF CRACKING - TOOL OUT CRACKS & FILL. RE-STUCCO ENTIRE BUILDING.
- 33) STUCCO ORNAMENT AT GABLE ENDS ARE PRIMARY CHARACTER - DEFINING FEATURES. NEED TO INTERVIEW PLASTER CONTRACTORS ON COIRTS INVOLVED IN REPLICATION OF LOST DETAIL (TAKE MOLDS FROM EXISTING SECTIONS).
- 34) MACHINE APPLIED STUCCO - RECOMMEND COMPLETE RECOAT WITH HAND-APPLIED STUCCO.
- 35) NOTE DETERIORATED OUTRIGGER ENDS IN SOME LOCATIONS.
- 36) SUGGEST RAISING WINDOW SILLS & RE-FLASH. ALTERNATIVES TO ROOF TOP DUCTWORK? NEARLY IMPOSSIBLE TO RATE IT FOR HURRICANE WIND LOAD.
- 37) INVESTIGATE CONDITION OF BECKING AROUND DOORERS LIKELY TO HAVE ABSORBED MOISTURE.
- 38) INVESTIGATE WEATHER-PROOF ATTIC VENTS TO REPLACE EXISTING.
- 39) REALIGN MULLION SPACING FOR PROPORTIONALITY. UPPER WINDOWS; RAISE CURB. CONTINUE FLASHING STRAIGHT ACROSS. ADJUST MULLIONS AS SHOWN. RECOMMENDED FIXED ALUMINUM CLAD WOOD WINDOWS.
- 40) RAISE UPPER WINDOW SILLS. RE-FLASH. MACHINE STUCCO TEXT COVER WITH HAND-APPLIED TYPICAL.
- 41) CONSIDER ELIMINATING LOW WALLS BETWEEN COLUMNS TO DIFFERENTIATE ADDED CONNECTOR FROM ORIGINAL BUILDINGS - BETTER SOLUTION.
- 42) CHANGE RAMP TO SLOPING WALKWAY. ELIMINATE HANDRAILS DESIGN AS PART OF RETERRACING LANDSCAPE.
- 43) ADJUST PARAPET OF CONNECTOR LEFT SIDE TO MATCH RIGHT SIDE.
- 44) SMALL PALMS NEEDED THIS ELEVATION TO RE-EMPHASIZE THE CONNECTOR.

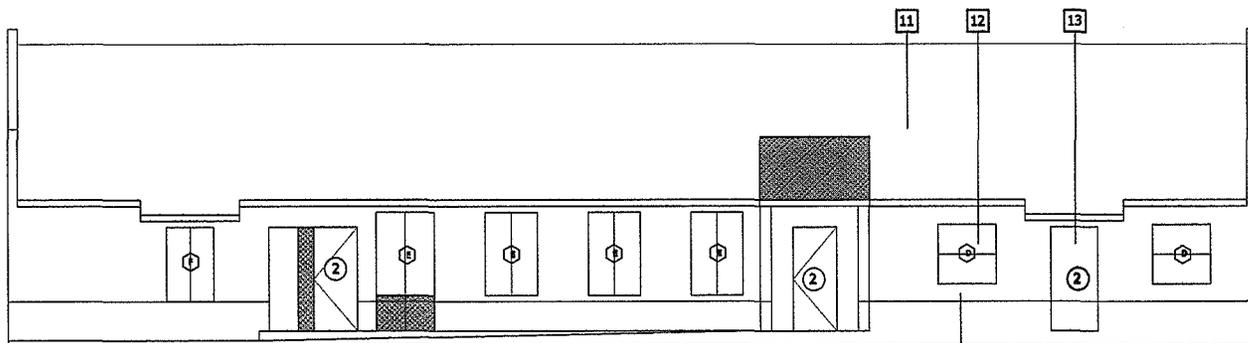


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3 NORTH ELEVATION
scale: 1/8" = 1'-0"

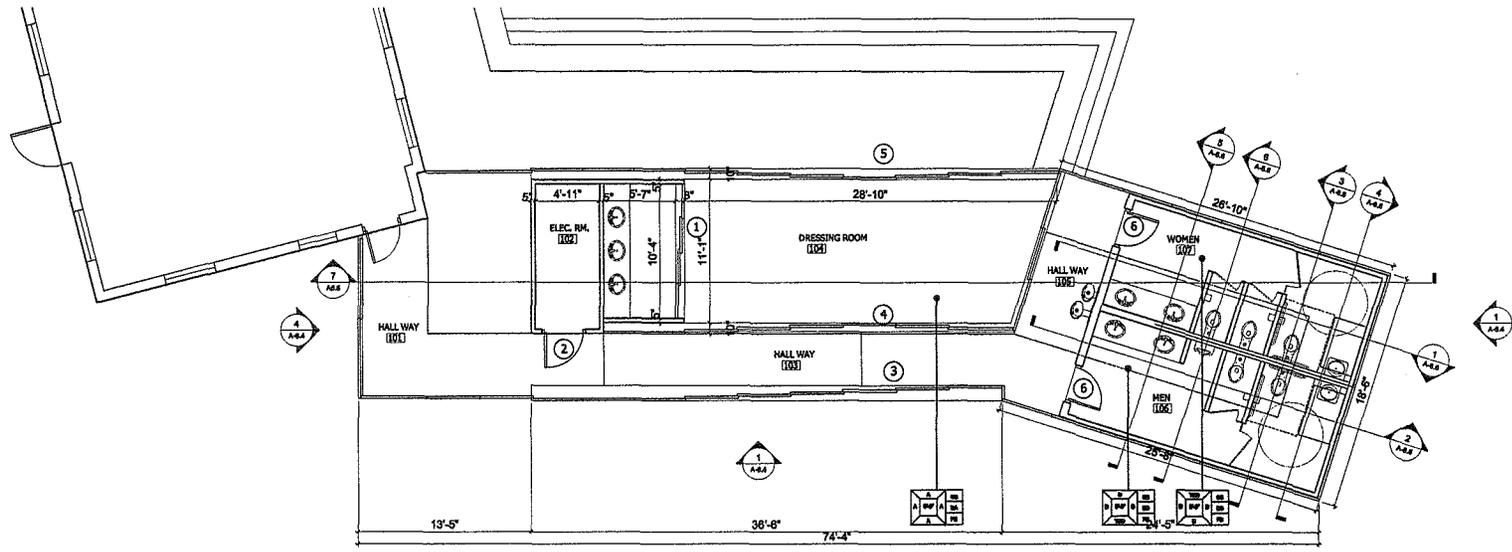


4 WEST ELEVATION
scale: 1/8" = 1'-0"

- 1) REMOVE SECURITY LIGHTING FROM BUILDING. USE POLE MOUNTED SITE LIGHTING (WALL SCONCES AT ENTRANCES ARE OK).
- 2) REMOVE DRINKING FOUNTAIN.
- 3) REMOVE WALKING WALL METAL DOOR.
- 4)
- 5) AS PART OF REDESIGN OF PLAZA ALLOW SLOPING WALKWAYS TO COME TO DOORWAYS. RECREATE RHYTHM OF WINDOWS THIS ELEVATION. EVEN IF INTERIOR PLANS DOES NOT PERMIT EXPOSURE OF WINDOWS ON INTERIOR.
- 6) REMOVE SECURITY LIGHTING. REMOVE NYC RAMP RAILINGS & WALL - REDESIGN PATH TO BE SLOPING WALKWAY (IF POSSIBLE) 1:20 OR LESS.
- 7) NEW LIGHTING ABOVE ENTRY DOORS.
- 8) ALL NEW IMPACT WINDOWS.
- 9) SPANNING TILE ROOF - RESEARCH HISTORIC PHOTOS TO VERIFY - COULD HAVE BEEN GAP & PAN TILE RE-ROOFING SCOPE COULD INCLUDE INSULATION ON TOP OF DECKING.
- 10) REPLACE ALL EXISTING WINDOWS. IMPACT RESISTANT.
- 11) CONSIDER A RECESSED STUCCO PANEL TO RECALL ORIGINAL DOOR AT THIS LOCATION (NEIGHT ABOVE).
- 12) REMOVE RAMP & RAILINGS.
- 13) ADJUST ALL PATHWAYS TO ALL DOORS TO HAVE MAX 1/4" STEP AT DOOR USE SLOPING WALKWAYS MAX 1:50 SLOPE.
- 14) RECOMMEND CHANGE TO METAL CLAD SOLID CORE DOORS - WOOD DOORS ARE FAILING AND NOT SECURE - NOT HURRICANE RESISTANT.
- 15) USE WATERPROOF THRESHOLD.
- 16) A/C VISIBLE TO BE LESS VISIBLE SOLUTION.
- 17) REMOVE ELECTRICITY BOX FROM WALL IF POSSIBLE.
- 18) UNLESS REQUIRED AS AN EXIT COVERT TO FIXED DOOR.
- 19) REMOVE LANDSCAPING THAT IS TOO CLOSE TO BUILDING.
- 20) SLOPE GRADE TO EDGE OF ENTRY LANDING.
- 21) REPLACE EXISTING FRONT WINDOWS. SCREEN FRAME ON EXTERIOR. BORES HORIZONTAL ROLLING WINDOW INSIDE LIKELY TO BE CLOSEST APPROXIMATION OF ORIGINAL DESIGN.
- 22) MISSING TOP OF ORNAMENT. ONE DOOR INSTEAD OF 6 (CENTER OPENING) DOOR TO BE SHORTENED 4'-8" TO ACCOMMODATE FLOOR LEVELING.
- 23) OTHER 4 COULD BE CONVERTED TO CUSTOM CASHEMINT WINDOWS WITH LOW WALL BELOW. EXTERIOR STUCCO INFILL DESIGN TO RECALL DOOR PANELS.
- 24) CONSIDER ADDITIONAL LANDSCAPE AT THESE LOCATIONS.
- 25) CONSIDER COPPER DRIP FLASHING INSET DOOR ARCH.
- 26) SEAL SMALL CRACKS BETWEEN SECTIONS OF DECORATIVE STUCCO TRAIL.
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PROPOSED FLOOR PLAN
scale: 1/8"=1'-0"

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APPENDICES
APPENDIX B
PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS
Little Stage Theater Pavilion Proposed Plan
2100 Washington Avenue
Miami Beach, FL 33139

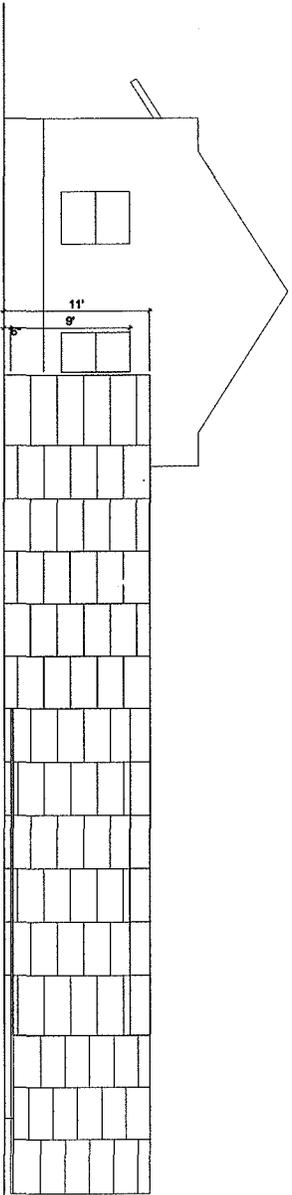
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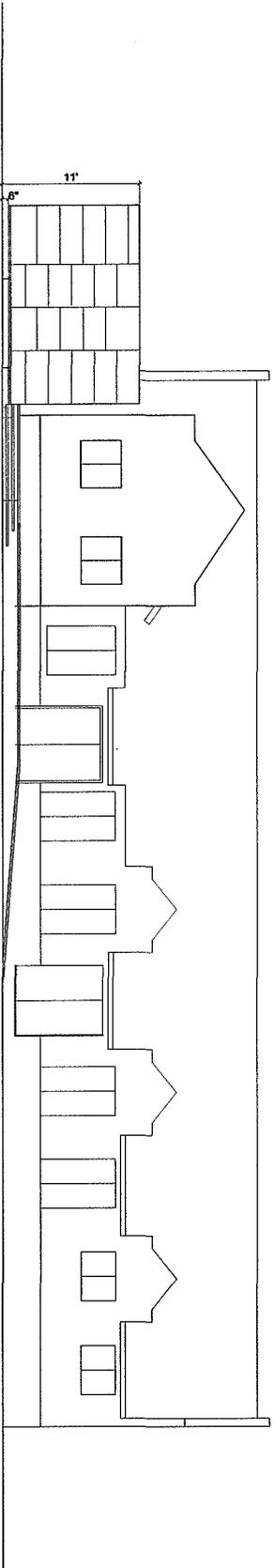
appendix B

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little stage theater complex
basis of design report



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



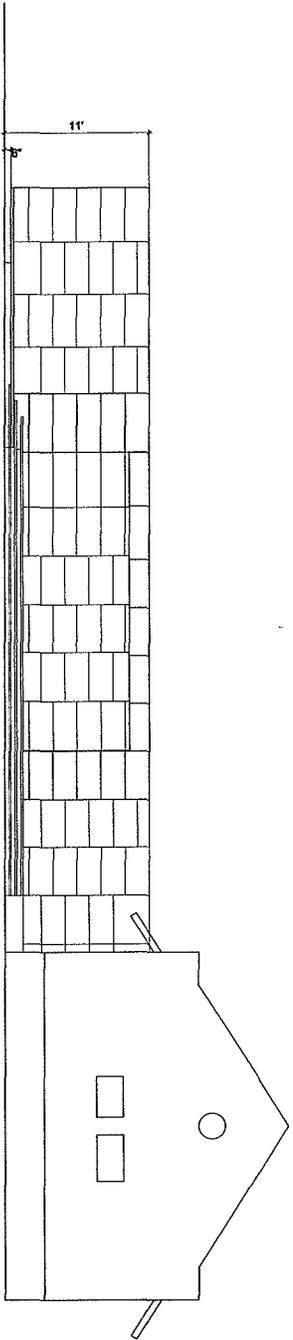
2 EAST ELEVATION
Scale: 1/8" = 1'-0"



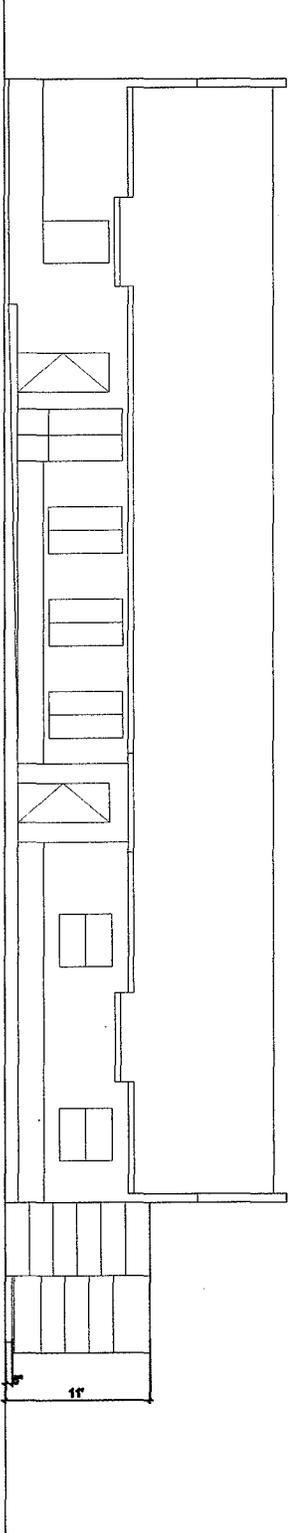
appendix B

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little stage theater complex
basis of design report



3 NORTH ELEVATION
Scale: 1/8" = 1'-0"



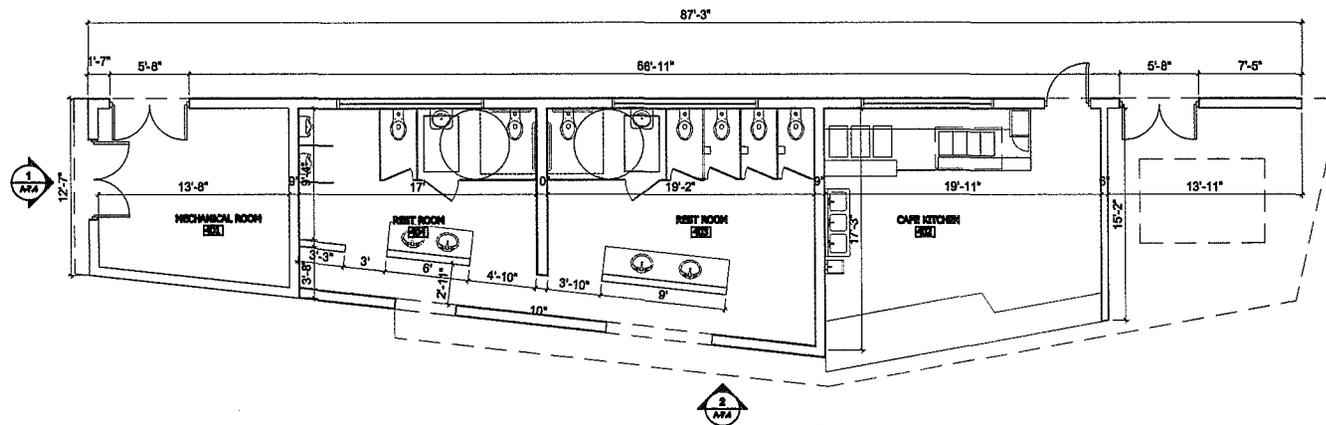
4 WEST ELEVATION
Scale: 1/8" = 1'-0"



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PROPOSED FLOOR PLAN

scale: 1/8"=1'-0"

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PARK AND BUILDINGS PLANS, SECTIONS AND ELEVATIONS

Parks + Rec. Pavillion Proposed Plan

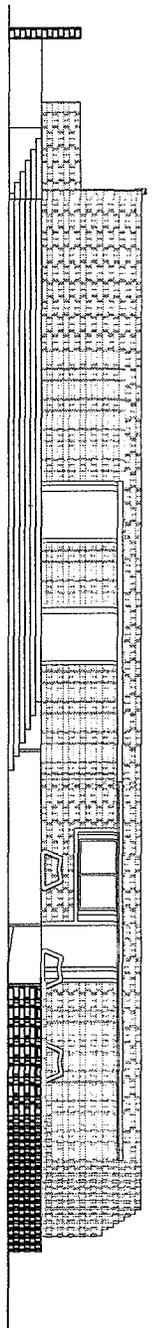
2100 Washington Avenue

Miami Beach, FL 33139

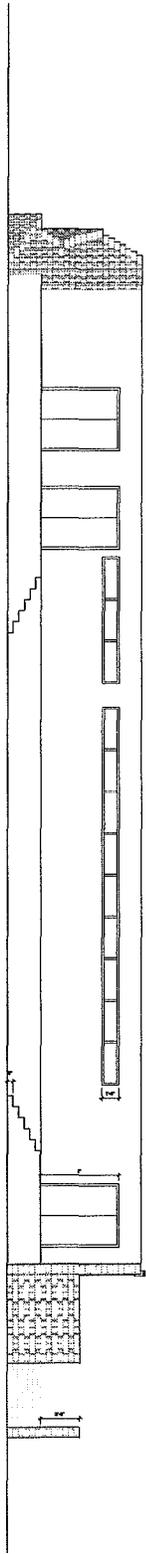


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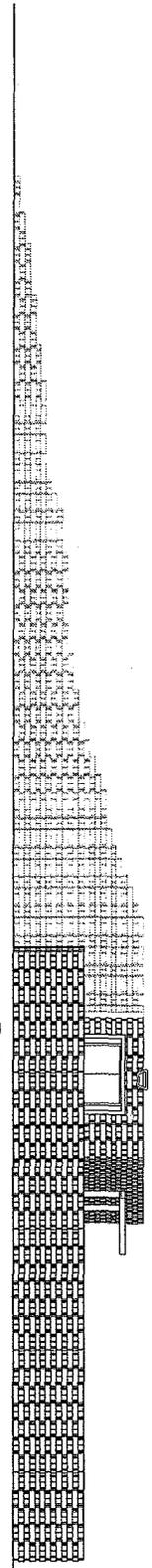
glavovic studio inc.
little stage theater complex
basis of design report



1 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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COASTAL SYSTEMS INTERNATIONAL, INC.
464 South Dixie Highway • Coral Gables, Florida 33146
Tel: 305-661-3655 • Fax: 305-661-1914
www.coastalsystemsint.com



237200

July 25, 2005

Ms. Margi Nothard
GLAVOVIC STUDIO, INC.
724 NE 3rd Avenue
Ft. Lauderdale, Florida 33304

RE: PERMITTING FEASIBILITY REPORT FOR THE PROPOSED CITY OF MIAMI BEACH
SKATE PLAZA PROJECT, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Dear Ms. Nothard:

Coastal Systems International, Inc. (Coastal Systems) has reviewed relevant background information and regulatory codes regarding the proposed Skate Plaza ("Project") adjacent to the Collins Canal in the City of Miami Beach, Florida. The following report addresses the permitting feasibility for the Project, and takes into consideration various alternatives discussed during our Project Team meetings.

EXISTING CONDITIONS

A site visit was conducted on July 11, 2005. The site visit revealed the presence of various natural resources that should be considered during the development of the conceptual design. Juvenile white mangroves (*Laguncularia racemosa*), and halophytic vegetation including sea purslane (*Sesuvium portulacastrum*) and sea ox-eye daisy (*Borrchia sp.*) were observed on the uplands adjacent to the bulkhead. Turtle grass (*Thalassia testudinum*) and manatee grass (*Syringodium filiforme*) were observed in the marine environment, along with macroalgae. The potential for impacts to this vegetation will have implications on permitting for the proposed Project where activities are proposed adjacent to the shoreline, or within the marine environment. Please see the photos in Appendix A with pictures of the bulkhead and vegetation on-site. These findings are consistent with the Field Observation Report dated November 16, 2004 prepared by Coastal Planning and Engineering, Inc. In addition, the City of Miami Beach provided a supplemental marine resource assessment prepared by Coastal Planning and Engineering, Inc., dated December 1, 2004, which describes the relative abundance of marine resources adjacent to the Project site. Please see attached information in Appendix B.

The Project site consists of mostly sloping uplands, that angle down towards the bulkhead and Collins Canal. The grassy slope creates about four to five feet of relief between the top of the bulkhead to the level area of the uplands. The existing bulkhead is functioning for the majority of the length of the property, but is beginning to show evidence of undermining in several locations. A portion of the bulkhead on the western half of the property contains evidence of ponding water

Coastal, Environmental  Engineering and Management

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2100 Washington Avenue
Miami Beach, FL 33139

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(and wetland vegetation) on the landward side (see photographs in Appendix A). In addition, several cracks in the cap were observed along the bulkhead.

The City of Miami Beach, in addition to proposing a Skate Plaza at the Project site, has begun a beautification project along Collins Canal which includes improvements to a portion of the Project site. The Collins Canal project, in the vicinity of the Skate Plaza, will consist of an eight- to twelve-foot-wide bicycle path on the uplands set back from the bulkhead. Dredging the canal was also proposed, but the costs and mitigation were determined to be too high to currently be feasible.

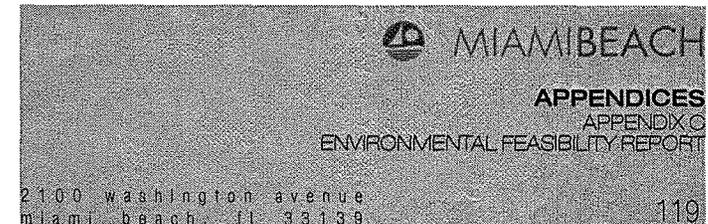
SETBACKS

The Project site is zoned GU-Governmental Use by the City of Miami Beach. According to Chapter 142-425(a) of the City of Miami Beach Code of Ordinances (City Code), "The development regulations (setbacks, floor area ratio, signs, parking, etc.) in the GU government use district shall be the average of the requirements contained in the surrounding zoning districts as determined by the planning and zoning director, which shall be approved by the City Commission." Therefore, structures proposed at the Project site should be setback from the shoreline the same distance or greater than structures in the surrounding area. Review of aerial photography from 2004 on the Miami-Dade County Property Appraiser website revealed major structures in the vicinity of the Project site within approximately 20 feet of the shoreline of Collins Canal. Please see Appendix C for the section of the City Code referring to GU district requirements.

SKATE PLAZA PROJECT

The Project is proposed to consist of a Skateboarding (Skate) area separated from the bulkhead by an eight- to twelve-foot-wide bicycle path along the length of the parcel. Given this offset, it is not likely that coastal permits will be required for the proposed upland development. However, any work associated with the bulkhead may require a coastal or environmental resource permit, depending on the proposed scope of work. The following sections highlight the permitting implications of proposed work adjacent to the bulkhead or within the marine environment.

Raising Bulkhead Cap Elevation: The City of Miami Beach and Project team expressed interest in possibly raising the top of the bulkhead, and backfilling the area between the raised bulkhead and proposed bicycle path to create a level upland surface. While the backfilling would likely be considered upland construction, modifications to the bulkhead and impacts to any natural resources, particularly wetlands, would require coastal permits. Building on top of the existing bulkhead (i.e. a retaining wall) and backfilling the area behind the wall may compromise the structural integrity of the existing bulkhead as a result of the additional vertical and lateral pressure created by the placement of the wall and fill. An evaluation of the existing condition of the bulkhead, along with any design of this elevated cap, must be conducted by a Professional Engineer, and may not be feasible given the condition of the existing bulkhead. The recent site visit revealed the presence of cracks and undermining of the existing bulkhead (see photos in





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Appendix A). If raising the bulkhead can be accomplished without having to replace the bulkhead, the work would likely qualify for exemptions from the regulatory agencies.

Replacing the Bulkhead: Replacing the bulkhead would require the installation of new sheet panels up to eighteen inches waterward of its original location, the maximum allowed by the Florida Department of Environmental Protection (DEP) for an exemption from permitting. The Miami-Dade County Department of Environmental Resources Management (DERM) prefers installing new bulkheads within a maximum of twelve inches of their original location. Please reference the DEP and DERM sections below for more information regarding permitting of bulkhead replacements. Given the narrow width of the Collins Canal as well as the proximity of substantial marine resources, it is likely that replacement of the wall in the same footprint as the original bulkhead (rather than 12 – 18 inches waterward) will be recommended. In addition to permitting requirements, mitigation is typically required for replacement of a bulkhead as a result of impacts to marine resources such as seagrasses and mangroves.

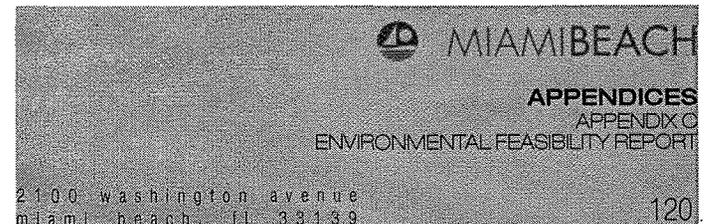
An estimated cost to replace the bulkhead in-kind would be \$650.00 per linear foot, for a total of \$663,000.00 for the length of the Project site, based on an estimate of 1,020 linear feet of shoreline. To replace the bulkhead, raise the cap elevation, and to backfill, an estimated cost would be \$1,050.00 per linear foot for a total of \$1,071,000.00 for the length of the Project site. These cost estimates must be confirmed by a marine contractor based on design selected and other variables. Any mitigation costs would be additional to the aforementioned estimates.

Cantilevered Platform Over Water: Discussions during Project team meetings included the potential for cantilevering a horizontal platform over the water. No estimate of size was discussed. It is assumed this cantilevered platform would extend a minimum of 5 feet into Collins Canal, and run the length of the Shoreline (1,020 linear feet). A cantilevered platform would allow for the proposed bike path to be shifted closer to the shore, to create more open space for the Skate Plaza.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

Raising Bulkhead Cap Elevation: According to Chapter 40E-4.051(4)(a) of the Florida Administrative Code (F.A.C.), "Construction of seawalls or riprap, including only that backfilling needed to level the land behind seawalls or riprap, in artificially created waterways," qualifies for an exemption from DEP permitting. Therefore, raising the level of the bulkhead will likely not require a permit. Chapter 40E-4.051(4)(a) F.A.C. further states that construction is authorized, "where such construction will not violate existing water quality standards, impede navigation, or adversely affect flood control."

Replacing the Bulkhead: In addition, replacement of the seawall may qualify for an exemption under Chapter 40E-4.051(4)(b), F.A.C., which indicates that, "The restoration of a seawall or riprap at its previous location or upland of or within 18 inches waterward of its previous location, as measured from the face of the existing seawall slab to the face of restored seawall slab,"





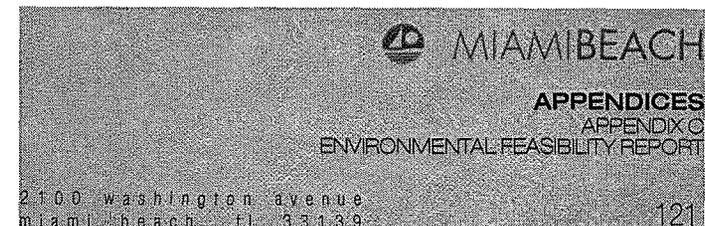
would qualify for an exemption. If the bulkhead is to be replaced, proprietary authorization from the DEP would be required for use of sovereign submerged lands in the Collins Canal.

Cantilevered Platform Over Water: A cantilevered platform over water would require a permit as it has the potential to impede navigation on the canal and therefore would not qualify for an exemption under Chapter 40E-4.051(3)(b). Generally speaking, agencies, including DEP, will not permit a non-water-dependent structure to be constructed over water. Therefore, the platform would have to be specifically used for mooring of vessels, fishing, or another water-dependent activity to be classified as a “dock” or “viewing platform” by the DEP. In addition, impacts to significant marine resources in close proximity to the bulkhead would have to be minimized or avoided, if possible, for DEP to look favorably on issuing a permit for the platform. Mitigation would be required for unavoidable impacts to these marine resources.

Mitigation: The DEP generally requires the placement of riprap at the foot of new seawalls as mitigation for a seawall replacement. Additionally, in-kind mitigation may be required for impacts to seagrasses and mangroves on-site that might be impacted from the proposed development. The City of Miami Beach expressed interest in the concept of a “living seawall,” similar to a vegetated riprap revetment or a riprap mangrove planter (see Appendix D for some living seawall concepts). A riprap mangrove planter may be acceptable as a form of in-kind mitigation, although placement of riprap along the shoreline in association with a mangrove planter would likely impede navigation on the canal, as well as impact seagrasses, and therefore would not likely be a feasible option. A riprap revetment would have similar impacts to navigation and seagrasses and also would not likely be a feasible option. In addition, the DEP is not likely to approve a riprap mangrove planter, due to the close proximity of seagrasses to the existing bulkhead. In general, seagrass mitigation can be risky and costly; therefore, it is highly suggested that any impacts to seagrasses be avoided.

Schedule: The DEP must adhere to strict 30 day timeclocks. Usually, the DEP is the first agency to issue a permit for shoreline/in-water construction. Depending on the option chosen, the permit approval process would likely be 6 to 12 months.

MIAMI-DADE COUNTY DERM





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Replacing the Bulkhead: Replacing the bulkhead or alteration of mangroves/wetlands would require a Class I Permit from DERM, according to Chapter 24-48(1) of the County Code. Both of the aforementioned activities would qualify for a short form application, which would not require approval from the Board of County Commissioners and, therefore, could be typically issued in a shorter period of time as compared to the standard form application. When evaluating the Class I Permit application, DERM will look for avoidance and minimization of impacts to natural resources including the mangroves and seagrasses observed on-site.

Cantilevered Platform Over Water: Non-water-dependent structures over tidal waters of Miami-Dade County are explicitly prohibited under Chapter 24-48.24 of the County Code. Therefore, if a cantilevered platform were to be proposed over water, the applicant must demonstrate that the platform is to be used for water-dependent activities when applying for a Class I Permit. In addition, DERM will examine plans to see if the proposed platform demonstrates avoidance and minimization of impacts to natural resources, will not be an obstruction to navigation, and will have adequate water depth for any vessels to be moored at the platform. Mitigation would be required for any unavoidable impacts to natural resources, including shading of seagrasses from the platform.

Mitigation: For unavoidable impacts to natural resources, DERM requires mitigation. Typically, for a seawall replacement, DERM would require one cubic yard of riprap to be placed at the toe of the bulkhead for every linear foot of seawall to be replaced (\$70.00 per cubic yard of riprap is a typical cost). An equivalent donation could be made to the Biscayne Bay Environmental Enhancement Trust Fund (BBEETF) at a rate of \$50.00 per cubic yard of riprap that cannot be placed on-site. Therefore, to replace the bulkhead at the proposed Project site, at a minimum mitigation would be approximately \$51,000.00 (1020 feet = 1020 cubic yards * \$50.00). Additional mitigation would be required in the amount of one cubic yard of riprap for every ten square feet of seagrasses shaded or impacted by a cantilevered platform, as well as the associated slip area (if the platform is to be used for the mooring of vessels). Similarly, an assessment to the BBEETF may be required as mitigation for impacts to mangroves/wetlands on-site.

Timing: If the application is a short form Class I, timing for issuance of a permit is generally 8 to 12 months.

U.S. ARMY CORPS OF ENGINEERS (CORPS)

Raising Bulkhead Cap Elevation: Similar to the DERM exemption, if raising the bulkhead and backfilling did not impact any surface waters or wetlands (including mangroves), the activity would be outside the jurisdiction of the Corps, and would be exempt from permitting. If the proposed work may impact the mangroves on-site, authorization from the Corps would be required (likely a Nationwide Permit or Letter of Permission would be issued).



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Replacing the Bulkhead: Replacing the bulkhead would likely qualify for a Nationwide Permit 3 for Maintenance. Obtaining a Corps permit, including general permits, can take a considerable amount of time due to the heavy workloads in the Corps offices.

Cantilevered Platform Over Water: Similar to the DEP and DERM, the Corps does not look favorably upon non-water-dependent structures. If the platform were to be constructed for water-dependent uses, it would require a permit from the Corps. The proposed platform would require coordination with other federal agencies, such as the National Marine Fisheries Service and the U.S. Fish and Wildlife Service. Because the platform would be considered a potential obstruction to navigation, due to the narrow width of Collins Canal, and the platform would most likely impact seagrasses, the Corps would require substantial justification for the installation of the platform, as well as mitigation for any unavoidable impacts to marine and terrestrial resources. This Project would likely require a Letter of Permission or an Individual Permit.

Timing: The Corps is severely understaffed. It is possible that a letter of permission could be issued in 12 months, although it frequently takes longer. An individual permit will require 2+ years of permit processing.

SUMMARY AND CONCLUSIONS

The primary challenges associated with this Project, if activities are proposed adjacent to the shoreline, include the following:

- Raising the level of the bulkhead is likely not feasible without replacement, due to structural limitations. However, a complete evaluation of the seawall must be conducted to confirm potential design options.
- Replacing the bulkhead is an option, but it is likely that the bulkhead will be required to be replaced in its original footprint in order to avoid seagrass impacts.
- Replacing and raising the bulkhead would be expensive, but would be more aesthetically pleasing and enhance use of the lands adjacent to the bulkhead.
- Constructing a cantilevered platform over water would not be looked upon favorably by the regulatory agencies unless it was to be used for water-dependent activities. In addition, the platform would obstruct navigation and impact seagrasses, therefore, extensive negotiations to permit the structure and expensive mitigation for unavoidable seagrass impacts would be required.
- Finally, a riprap mangrove planter would contribute indigenous wetlands to the site, but would come at a cost of impacting seagrasses, this concept therefore would not likely be permissible.



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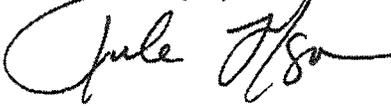
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Ms. Margi Nothard
July 25, 2005
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- As noted above, substantial mitigation costs are anticipated as a result of work.
- The Corps permit processing time can be substantial (upwards of 2+ years) and permit submittal should be conducted as soon as possible following confirmed design.

Thank you for your review of this information. Should you have any questions or need additional information, please do not hesitate to contact me or Kirk Lofgren at 305.551.1313.

Sincerely,
Coastal Systems International


for Lauren B. Voluck
Marine Scientist

LV
Enclosures



Little Stage Theater Complex Miami Beach, Florida

Program Level Estimates
August 20, 2008

Prepared For:
Glavovic Studio, Inc.

Prepared By:
Boyken International





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Program Level Estimate
August 20, 2008



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SECTION 1

EXECUTIVE SUMMARY

TASK OUTLINE

Boyken International, Inc. has been retained by Glavovic Studio, Inc. as cost consultants for renovation of the existing Little Stage Theater Complex in Miami Beach, Florida. Our task for this scope of work is the preparation of Planning Estimates for Scheme 1 & Scheme 2 as indicated in the Planning Documents prepared by Glavovic Studio, Inc., and their consultants or through discovery during our inspection of the site.

PROJECT DESCRIPTION

The City of Miami Beach proposes upgrades and historic preservation, restoration and/or rehabilitation of the Carl Fisher Clubhouse, Little Stage Theater and Park Facilities Pavilion, demolition of the 21st Street Bandshell and site improvements, including the Main, East, West Plazas and Cultural Skate Plazas located on approximately 2.25 acres.

COST SUMMARY

The total estimated construction cost for Scheme 1 & Scheme 2 is estimated at approximately \$ 6.0 million and \$ 5.56 million respectively.

The breakdown of costs for this project includes the following:

	SCHEME 1	SCHEME 2
Park & Recreation Pavilion	\$ 392,556	\$ N.I.C.
Carl Fisher Clubhouse	802,022	802,022
Little Stage Theater	565,169	565,169
Theater Pavilion	459,396	638,415
Shade Structure	130,585	130,585
Site Improvements	<u>3,654,347</u>	<u>3,423,807</u>
TOTAL COST	\$ 6,004,075	\$ 5,559,998

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SECTION 2

NOTES CONCERNING THE ESTIMATE

GENERAL NOTES

- The Program Estimate and the "Notes Concerning the Estimate" are prepared for the purpose of providing a cost basis and a reference point during the design process. The cost information will enable the designers and the Owner to review the proposed options and modify the scope of work as needed to arrive at a design that both satisfies the Owner's needs and is within the development budget.
- By definition, **allowances** are amounts for still undefined building systems that will be needed for the project, and which the owner should expect to spend. **Contingency** are amounts the owner should reserve for unknown elements or conditions of the project, but which the Owner should not necessarily plan to spend, and which the project team should endeavor to save.
- The basis for the estimate is centered on information provided in the Planning Phase Documents for 0705 Little Stage Theater Complex through Revision 1 Design Review dated February 19, 2008, prepared by Glavovic Studio, Inc., Ft. Lauderdale, Florida.
- The material and labor rates included in this cost model are based on our research on local market conditions, Boyken International, Inc. historical costing information and discussions with the design team.
- The construction delivery system is to be CM/GC at risk.
- Total cost model includes the following Contractor and Development mark-ups:

CONTRACTOR

➤ Design Evolution	10.00%
➤ Contractor's General Conditions	8.50%
➤ Contractor's Fee	8.00%
➤ Escalation	5.00%
➤ Insurance & Bonds	1.25%

- Escalation is calculated at 5% per year with the anticipation of construction completing in the year 2009.
- The design evolution has been included in the cost model to allow for unforeseen work and unanticipated detailing that may be necessary to accomplish the project's scope of work. This reserve is not intended for additions to the scope of work.



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- Soft costs, including professional fees, interest costs, FF&E and other costs not typically borne by the Contractor are excluded from this estimate.

CONSTRUCTION SYSTEMS

The Cost Estimates for the Little Stage Theater Complex reflect the following construction systems:

FOUNDATIONS

- Designs for the Park & Recreation Pavilion and Theater Pavilion are estimated to employ concrete spread and continuous footings and concrete slab-on-grade, reinforced with welded wire mesh over a drainable base and vapor barrier. A steel reinforced cantilevered slab is also estimated for the Park & Recreation Pavilion.

SUPERSTRUCTURE

- The superstructures for the Park & Recreation Pavilion and Theater Pavilion are estimated as steel columns and beams with metal bar joists.
- New roofs for the Park & Recreation Pavilion and Theater Pavilion are estimated as concrete decks over metal decking.

EXTERIOR CLOSURE

- The exterior walls of the Park & Recreation Pavilion are estimated as custom modular units with no additional finish.
- Exterior walls of the Park & Recreation and Theater Pavilion are estimated to include steel and glass, translucent siding panels and perforated metal panels.
- Exterior renovation on the Carl Fisher Club is limited to repair of existing walls, with hand applied stucco to match existing.
- New custom doors and windows are to comply with the 2007 IBC - Test Protocols for High-Velocity Hurricane Zones.



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ROOFING

- The roof system on flat roof areas is estimated as a membrane waterproofing system over tapered insulation.
- Existing barrel tile roofs and features are to be repaired or replaced with a new barrel tile roof system to match the existing historical roof.
- Construct new roof canopies at porch area and connecting Little Stage Theater to new Theater Pavilion.

INTERIOR CONSTRUCTION

- Demo existing interior flooring and renovate to new condition.
- Existing wood flooring in the Carl Fisher Clubhouse is to be renovated.
- Work in restrooms or breakroom areas only as indicated in the design drawings.
- All existing interior partitions, floor, wall and ceiling finishes are to be removed to accommodate the designed renovations.
- Renovate stage, new theater equipment and seating.
- All interior non-bearing walls are estimated as 4", 6", or 8" metal stud partitions with gypsum drywall. Cement board underlayment and backing are provided behind ceramic wall tile.
- Interior swing doors, with metal frames and hardware, are estimated as paint grade flat panel wood doors.

INTERIOR FINISHES

- Interior finishes in the Carl Fisher Clubhouse, Little Stage Theater and Theater Pavilion to include exposed concrete, commercial flooring, ceramic floor tile, Gordon reveal, wood base, terrazzo base, painted gypsum board, beech veneer wood panel, and homasote sound absorption panels as indicated in the design documents.
- Exposed concrete floors are to be sealed.
- Existing ceilings to remain are to be painted.



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MECHANICAL, ELECTRICAL & PLUMBING (MEP)

- A total allowance of \$45 per SF has been provided for installation of new or renovations of existing mechanical, electrical and plumbing systems.

SITE IMPROVEMENTS

- Site improvements include landscape and irrigation, hardscape, a sculpted concrete skate park, fountains, retaining walls, planter walls, storm drainage, sanitary piping, water line piping, site demolition and a small paved parking area. No work is included for existing seawall along the canal.
- Earthwork for preparation of the building pad and site improvements are included in the estimate. All necessary fill material is to be imported.
- Pricing is for excavation of sand, with minimal rock, and without the need for blasting or specialized excavation equipment.
- Landscaping is included as indicated on the design documents. Irrigation is included at an allowance of \$1.15 per SF.
- Wood decks are estimated to be constructed with 2 x planking.
- An allowance is included for site and landscape lighting, with upgrades as noted for Scheme 1.

SHADE STRUCTURE

- The estimate includes a two (2) sail design, utilizing tensile fabric which can be removed during inclement weather.
- Fabric sails are to be supported by seven (7) free-standing concrete pylons with a cement plaster finish.
- Electrical power and lighting fixtures have been excluded from the estimate.



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SECTION 3

ESTIMATE SUMMARIES

- A. PROJECT SUMMARY
- B. VARIANCE REPORT



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LITTLE STAGE THEATRE COMPLEX
MIAMI BEACH, FLORIDA
PLANNING ESTIMATE
AUGUST 20, 2008



PROJECT SUMMARY

Description		Scheme 1		Scheme 2
A. Park & Recreation Pavilion	(1,072 SF)	392,556	-	N.I.C
B. Carl Fisher Clubhouse	(2,201 SF)	802,022	(2,201 SF)	802,022
C. Little Stage Theater	(2,131 SF)	565,169	(2,131 SF)	565,169
D. Theater Pavilion	(1,090 SF)	459,396	(1,320 SF)	638,415
E. Shade Structure	(2,100 SF)	130,585	(2,100 SF)	130,585
F. Site Improvements		3,654,347		3,423,807
TOTALS	(8,594 SF)	6,004,075	(7,752 SF)	5,559,998



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Description	Scheme 1	Scheme 2	Variance	Comments
A. Park & Recreation Pavilion	284,080	-	(235,840)	
New Building - Single Story	235,840	-	(235,840)	In Scheme I only
MEP	48,240	-	(48,240)	In Scheme I only
B. Carl Fisher Clubhouse	580,397	580,397	-	
Skin	143,550	143,550	-	No change
Roofing	26,772	26,772	-	No change
Wood Roof Canopies	57,915	57,915	-	No change
Interior Demolition	16,508	16,508	-	No change
Renovate Interior	231,105	231,105	-	No change
MEP	104,548	104,548	-	No change
C. Little Stage Theater	408,994	408,994	-	
Skin	88,080	88,080	-	No change
Roofing	43,884	43,884	-	No change
Interior Demolition	15,983	15,983	-	No change
Renovate Interior	159,825	159,825	-	No change
MEP	101,223	101,223	-	No change
D. Theater Pavilion	332,450	462,000	129,550	
New Building - Single Story	283,400	402,600	119,200	Increase SF by 230; unit \$ by \$45
MEP	49,050	59,400	10,350	Increase SF by 230; unit \$ by \$45
E. Shade Structure	94,500	94,500	-	
Tensile Fabric Structure	94500	94500	-	No change
F. Site Improvements	2,644,530	2,477,696	(166,834)	
Erosion Control	30,848	30,848	-	No change
Earthwork & Demolition	169,275	166,449	(2,826)	Reduce grading by 1,127 SY
Retaining Walls	220,652	392,447	171,795	Increase retaining wall by 703 LF
Storm Drainage	171,798	216,448	44,650	Increase drainage by 835 LF
Potable Water	92,992	92,992	-	No change
Sanitary Sewer	5,490	5,490	-	No change
Site Electrical	527,888	413,456	(114,432)	Reduce allowance by \$.50/SF
General Items	206,974	206,974	-	
Paving	12,769	16,464	3,695	Increase sidewalk by 739 SF
Striping	2,010	2,010	-	No change
Hardscape	822,775	578,205	(244,570)	Increase reqmts per plan
Wood Decks & Walks	100,575	109,575	9,000	Increase area of decks by 88 SF
Wood Structures	51,480	51,480	0	Delete screen structure
Landscaping	229,004	194,858	(34,146)	Increase reqmts per plan
SUBTOTALS	4,344,951	4,023,587	321,364	
Design Evolution	10.0%	434,495	402,359	32,136
General Conditions	8.5%	406,253	376,205	30,048
Fee	8.0%	414,856	384,172	30,684
Escalation	5.0%	280,028	259,316	20,712
Insurance & Bonds	2.1%	123,492	114,358	9,134
TOTAL CONSTRUCTION COSTS	6,004,075	5,559,998	444,078	
SKATE PARK TOTALS	350,695	201,168	149,527	


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ESTIMATE DETAILS

- A. SCHEME 1 ESTIMATE DETAIL
- B. SCHEME 2 ESTIMATE DETAIL



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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
A. Park & Recreation Pavilion				
New Building - Single Story	1,072	SQFT	220.00	235,840
MEP	1,072	SQFT	45.00	48,240
SUBTOTAL PARK & RECREATION PAVILION				284,080
B. Carl Fisher Clubhouse				
Skin	4,785	SQFT	30.00	143,550
Roofing	1,785	SQFT	15.00	26,772
Wood Roof Canopies	1,287	SQFT	45.00	57,915
Interior Demolition	2,201	SQFT	7.50	16,508
Renovate Interior	2,201	SQFT	105.00	231,105
MEP	2,201	SQFT	47.50	104,548
SUBTOTAL CARL FISHER CLUBHOUSE				580,397
C. Little Stage Theater				
Skin	2,936	SQFT	30.00	88,080
Roofing	2,926	SQFT	15.00	43,884
Interior Demolition	2,131	SQFT	7.50	15,983
Renovate Interior	2,131	SQFT	75.00	159,825
MEP	2,131	SQFT	47.50	101,223
SUBTOTAL LITTLE STAGE THEATER				408,994
D. Theater Pavilion				
New Building - Single Story	1,090	SQFT	260.00	283,400
MEP	1,090	SQFT	45.00	49,050
SUBTOTAL THEATER PAVILION				332,450
E. Shade Structure				
Tensile Fabric Structure	2,100	SQFT	45.00	94,500
SUBTOTAL SHADE STRUCTURE				94,500
F. Site Improvements				
Erosion Control				
Silt Fence	2,259	LNFT	2.50	5,648
Hay Bales	100	EACH	12.00	1,200
Maintain Silt Fences & Turbidity Barrier	8	MOS	500.00	4,000
Turbidity Barrier	1,000	LNFT	20.00	20,000
SUBTOTAL EROSION CONTROL				30,848
Earthwork & Demolition				
Excavate & Redistribute On Site	1,429	CUYD	8.60	12,290
Import Fill - Based on using all excavated material	1,243	CUYD	14.00	17,406
Grading	9,189	SQYD	2.50	22,973
Strip 6" & Export	697	CUYD	12.00	8,360

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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
Earthwork & Demolition (Cont.)				
Demo Existing Planters	197	SQFT	12.00	2,364
Demo Existing Concrete Slab w/Chattahoochee	13,862	SQFT	3.00	41,586
Demo Existing Concrete Ramps	1,024	SQFT	3.25	3,328
Demo Existing Concrete Slabs	20,092	SQFT	2.00	40,184
Demo Existing Concrete Benches	2	EACH	100.00	200
Demo Existing Canopies	1,341	SQFT	2.50	3,353
Demo Existing Chain Link Fence	1,577	LNFT	3.00	4,731
Demo Existing Concrete Wall 3'-6"H	242	LNFT	25.00	6,050
Demo Existing Bandshell	1,613	SQFT	4.00	6,452
SUBTOTAL EARTHWORK & DEMOLITION				169,275
Retaining Walls				
Foundations Low Wall - 8"W x 12"D Continuous	36	CUYD	465.00	16,671
Deadmen = 1 per 100SF	10	EACH	400.00	3,872
Waterproofing	605	SQFT	4.75	2,874
Weeps & Gravel Drainage System	400	LNFT	40.00	16,000
Cast-In-Place Concrete Walls w/ Reinforcing = 16" Thick	84	CUYD	760.00	63,643
Cast-In-Place Concrete Walls w/Reinforcing = 24" Thick	148	CUYD	760.00	112,593
Stucco Finish				
Erosion Control Fabric	2,000	SQFT	2.50	5,000
SUBTOTAL RETAINING WALLS				220,652
Storm Drainage				
Structures Less Than 10' Deep	12	EACH	2,000.00	24,000
Trench Drains	132	LNFT	24.00	3,168
French Drains w Fabric/Rock Beds	836	LNFT	75.00	62,700
Storm Lines Upto 15"	126	LNFT	55.00	6,930
Dewatering Allowance	1	LSUM	75,000.00	75,000
SUBTOTAL STORM DRAINAGE				171,798
Potable Water				
Fire Hydrant Assemblies	4	EACH	3,500.00	14,000
Water Lines	331	LNFT	32.00	10,592
Water Meters	1	EACH	4,500.00	4,500
Back Flow preventers	1	EACH	18,000.00	18,000
Fire Department Connection	2	EACH	1,200.00	2,400
Tap	1	EACH	12,000.00	12,000
Detector Check Valve & Vault, Siamese, Line Upgrades	1	EACH	31,500.00	31,500
SUBTOTAL POTABLE WATER				92,992
Sanitary Sewer				
Sanitary Sewer Line	126	LNFT	40.00	5,040
Cleanouts	3	EACH	150.00	450
SUBTOTAL SANITARY SEWER				5,490

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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
Site Electrical				
Electrical Distribution	1	LSUM	308,000.00	308,000
Site Lighting	97,728	SQFT	2.25	219,888
SUBTOTAL SITE ELECTRICAL				527,888
General Items				
Dust Control	6	MOS	2,000.00	12,000
Plaza Fountain	1	LSUM	40,000.00	40,000
Flag Poles	3	EACH	2,500.00	7,500
Temporary Access Roads & Maintenance	2,000	SQFT	20.00	40,000
Temporary Fence	1,136	LNFT	9.00	10,224
Repair Washington Avenue	1	LSUM	25,000.00	25,000
Temporary Storm Cleaning	1	LSUM	10,000.00	10,000
Roadway Cleaning During Construction	8	MOS	2,000.00	16,000
Flagmen & Traffic Control	6	MOS	2,500.00	15,000
Fountain - Theater Area	1	LSUM	20,000.00	20,000
Benches/Trash Receptacles/Plant Urns	25	EACH	450.00	11,250
SUBTOTAL GENERAL ITEMS				206,974
Paving				
2" Apshalt / 8" Limerock / 10" Stabilized Subgrade	361	SQYD	24.00	8,664
Sidewalk Integral Curb	200	LNFT	9.00	1,800
Concrete Sidewalks	461	SQFT	5.00	2,305
SUBTOTAL PAVING				12,769
Striping				
Parking = 4" White	280	LNFT	2.00	560
HC Spaces	1	EACH	250.00	250
Signs	1	ALLOW	1,200.00	1,200

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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
Wood Structures				
Clubhouse Trellis	1,287	SQFT	40.00	51,480
SUBTOTAL WOOD STRUCTURES				51,480
Landscaping				
Evergreen Trees	41	EACH	450.00	18,450
Canopy Ornamental Trees	1	EACH	6,500.00	6,500
Flowering Trees & Shade Trees	35	EACH	450.00	15,750
Specimen Focal Point Palm Trees	6	EACH	5,000.00	30,000
Canopy Palm Trees	11	EACH	750.00	8,250
Relocate Existing Solitaire Palm Trees	12	EACH	300.00	3,600
Irrigation Area	34,107	SQFT	1.15	39,223
Shrubs & Ground Cover	3,543	SQFT	4.00	14,172
Mulch	66	CUYD	24.00	1,575
Potting Soil	165	CUYD	26.00	4,287
Coquina Rocks	1	ALLOW	25,000.00	25,000
Sod	28,529	SQFT	0.35	9,985
Type B Stacked & Planted	1,219	SQFT	12.00	14,628
Prune Existing Trees	24	EACH	750.00	18,000
Bamboo	816	SQFT	24.00	19,584
SUBTOTAL LANDSCAPING				229,004
TOTAL COST SCHEME 1				
	8,594	SQFT		4,344,951

SKATE PARK TOTAL

253,787

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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
A. Park & Recreation Pavilion				
New Building - Single Story	-	SQFT	220.00	N.I.C.
SUBTOTAL PARK & RECREATION PAVILION				-
B. Carl Fisher Clubhouse				
Skin	4,785	SQFT	30.00	143,550
Roofing	1,785	SQFT	15.00	26,772
Wood Roof Canopies	1,287	SQFT	45.00	57,915
Interior Demolition	2,201	SQFT	7.50	16,508
Renovate Interior	2,201	SQFT	105.00	231,105
MEP	2,201	SQFT	47.50	104,548
SUBTOTAL CARL FISHER CLUBHOUSE				580,397
C. Little Stage Theater				
Skin	2,936	SQFT	30.00	88,080
Roofing	2,926	SQFT	15.00	43,884
Interior Demolition	2,131	SQFT	7.50	15,983
Renovate Interior	2,131	SQFT	75.00	159,825
MEP	2,131	SQFT	47.50	101,223
SUBTOTAL LITTLE STAGE THEATER				408,994
D. Theater Pavilion				
New Building - Single Story	1,320	SQFT	305.00	402,600
MEP	1,320	SQFT	45.00	59,400
SUBTOTAL THEATER PAVILION				462,000
E. Shade Structure				
Tensile Fabric Structure	2,100	SQFT	45.00	94,500
SUBTOTAL SHADE STRUCTURE				94,500
F. Site Improvements				
Erosion Control				
Silt Fence	2,259	LNFT	2.50	5,648
Hay Bales	100	EACH	12.00	1,200
Maintain Silt Fences & Turbidity Barrier	8	MOS	500.00	4,000
Turbidity Barrier	1,000	LNFT	20.00	20,000
SUBTOTAL EROSION CONTROL				30,848
Earthwork & Demolition				
Excavate & Redistribute On Site	1,429	CUYD	8.60	12,290
Import Fill - Based on using all excavated material	1,243	CUYD	14.00	17,406
Grading	8,062	SQYD	2.50	20,155
Strip 6" & Export	696	CUYD	12.00	8,351
Demo Existing Planters	197	SQFT	12.00	2,364
Demo Existing Concrete Slab w/ Chattahoochee	13,862	SQFT	3.00	41,586

MIAMI BEACH
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 BOYKEN INTERNATIONAL LEVEL COST ESTIMATE
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little stage theater complex
basis of design report

LITTLE STAGE THEATRE COMPLEX
MIAMI BEACH, FLORIDA
PLANNING ESTIMATE
AUGUST 20, 2008



ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
Earthwork & Demolition (Cont.)				
Demo Existing Concrete Ramps	1,024	SQFT	3.25	3,328
Demo Existing Concrete Slabs	20,092	SQFT	2.00	40,184
Demo Existing Concrete Benches	2	EACH	100.00	200
Demo Existing Canopies	1,341	SQFT	2.50	3,353
Demo Existing Chain Link Fence	1,577	LNFT	3.00	4,731
Demo Existing Concrete Wall 3'-6"H	242	LNFT	25.00	6,050
Demo Existing Storage Building	1,613	SQFT	4.00	6,452
SUBTOTAL EARTHWORK & DEMOLITION				166,449
Retaining Walls				
Foundations Low Wall 10' - 8"W x 12"D Continuous	244	CUYD	465.00	113,529
Deadmen = 1 per 100SF	66	EACH	400.00	26,368
Waterproofing	3,700	SQFT	4.75	17,575
Weeps & Gravel Drainage System	400	LNFT	40.00	16,000
Cast-In-Place Concrete Walls w/ Reinforcing = 16" Thick	84	CUYD	760.00	63,643
Cast-In-Place Concrete Walls w/ Reinforcing = 24" Thick	148	CUYD	760.00	112,593
Stucco Finish	6,290	SQFT	6.00	37,740
Erosion Control Fabric	2,000	SQFT	2.50	5,000
SUBTOTAL RETAINING WALLS				392,447
Storm Drainage				
Structures Less Than 10' Deep	12	EACH	2,000.00	24,000
Trench Drains	132	LNFT	24.00	3,168
French Drains w Fabric/Rock Beds	819	LNFT	75.00	61,425
Storm Lines Upto 15"	961	LNFT	55.00	52,855
Dewatering Allowance	1	LSUM	75,000.00	75,000
SUBTOTAL STORM DRAINAGE				216,448
Potable Water				
Fire Hydrant Assemblies	4	EACH	3,500.00	14,000
Water Lines	331	LNFT	32.00	10,592
Water Meters	1	EACH	4,500.00	4,500
Back Flow preventers	1	EACH	18,000.00	18,000
Fire Department Connection	2	EACH	1,200.00	2,400
Tap	1	EACH	12,000.00	12,000
Detector Check Valve & Vault, Siamese, Line Upgrades	1	EACH	31,500.00	31,500
SUBTOTAL POTABLE WATER				92,992
Sanitary Sewer				
Sanitary Sewer Line	126	LNFT	40.00	5,040
Cleanouts	3	EACH	150.00	450
SUBTOTAL SANITARY SEWER				5,490
Site Electrical				
Electrical Distribution	1	LSUM	218,000.00	218,000

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LITTLE STAGE THEATRE COMPLEX
MIAMI BEACH, FLORIDA
PLANNING ESTIMATE
AUGUST 20, 2008



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ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT'S	TOTALS
General Items				
Dust Control	6	MOS	2,000.00	12,000
Plaza Fountain	1	LSUM	40,000.00	40,000
Flag Poles	3	EACH	2,500.00	7,500
Temporary Access Roads & Maintenance	2,000	SQFT	20.00	40,000
Temporary Fence	1,136	LNFT	9.00	10,224
Repair Washington Avenue	1	LSUM	25,000.00	25,000
Temporary Storm Cleaning	1	LSUM	10,000.00	10,000
Roadway Cleaning During Construction	8	MOS	2,000.00	16,000
Flagmen & Traffic Control	6	MOS	2,500.00	15,000
Fountain - Theater Area	1	LSUM	20,000.00	20,000
Benches/Trash Receptacles/Plant Urns	25	EACH	450.00	11,250
SUBTOTAL GENERAL ITEMS				206,974
Paving				
2" Asphalt / 8" Limerock / 10" Stabilized Subgrade	361	SQYD	24.00	8,664
Sidewalk Integral Curb	200	LNFT	9.00	1,800
Concrete Sidewalks	1,200	SQFT	5.00	6,000
SUBTOTAL PAVING				16,464
Striping				
Parking = 4" White	280	LNFT	2.00	560
HC Spaces	1	EACH	250.00	250
Signs	1	ALLOW	1,200.00	1,200
SUBTOTAL STRIPING				2,010
Hardscape				
Colored Concrete	28,720	SQFT	11.25	323,100
Colored Concrete Banding	1,000	LNFT	40.00	40,000
Pavers	7,133	SQFT	12.00	85,596
Crushed Shell	7,465	SQFT	4.50	33,593
Concrete Ramps	721	LNFT	8.50	6,129
Concrete Stairs	238	SQFT	15.00	3,570
Type A Poured In Place Concrete Walls	3,919	SQFT	22.00	86,218
SUBTOTAL HARDSCAPE				578,205
Wood Decks & Walks				
Wood Decks over Land	1,983	SQFT	25.00	49,575
Wood Dock	600	SQFT	85.00	51,000
Wood Handrails	200	LNFT	45.00	9,000
SUBTOTAL WOOD DECKS & WALKS				109,575
Wood Structures				
Clubhouse Trellis	1,287	SQFT	40.00	51,480
SUBTOTAL WOOD STRUCTURES				51,480

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LITTLE STAGE THEATRE COMPLEX
MIAMI BEACH, FLORIDA
PLANNING ESTIMATE
AUGUST 20, 2008



ESTIMATE DETAIL SCHEME 1

DESCRIPTION	QTY	UNITS	UNIT \$	TOTAL \$
Landscaping				
Evergreen Trees	52	EACH	450.00	23,400
Canopy Ornamental Trees	1	EACH	6,500.00	6,500
Flowering Trees	15	EACH	450.00	6,750
Specimen Focal Point Palm Trees	6	EACH	5,000.00	30,000
Canopy Palm Trees	11	EACH	750.00	8,250
Relocate Existing Solitaire Palm Trees	12	EACH	300.00	3,600
Irrigation Area	23,602	SQFT	1.15	27,142
Shrubs & Ground Cover	4,576	SQFT	4.00	18,304
Mulch	85	CUYD	24.00	2,034
Potting Soil	376	CUYD	26.00	9,779
Coquina Rocks	1	ALLOW	25,000.00	25,000
Sod	18,500	SQFT	0.35	6,475
Prune Existing Trees	20	EACH	750.00	15,000
Bamboo	526	SQFT	24.00	12,624
SUBTOTAL LANDSCAPING				194,858

TOTAL COST SCHEME 2	7,752	SQFT	4,023,587
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SKATE PARK TOTAL

145,579

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*Program Level Estimate
August 20, 2008*

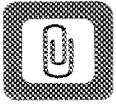
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INTERNATIONAL

LITTLE STAGE THEATER COMPLEX
MIAMI BEACH, FLORIDA.

SECTION 5

EXHIBITS

- A. PARK & RECREATION PAVILION ON-SCREEN TAKE-OFF
- B. CARL FISHER ON-SCREEN TAKE-OFF
- C. LITTLE STAGE THEATER ON-SCREEN TAKE-OFF
- D. THEATER PAVILION ON-SCREEN TAKE-OFF
- E. SITE IMPROVEMENT ON-SCREEN TAKE-OFF

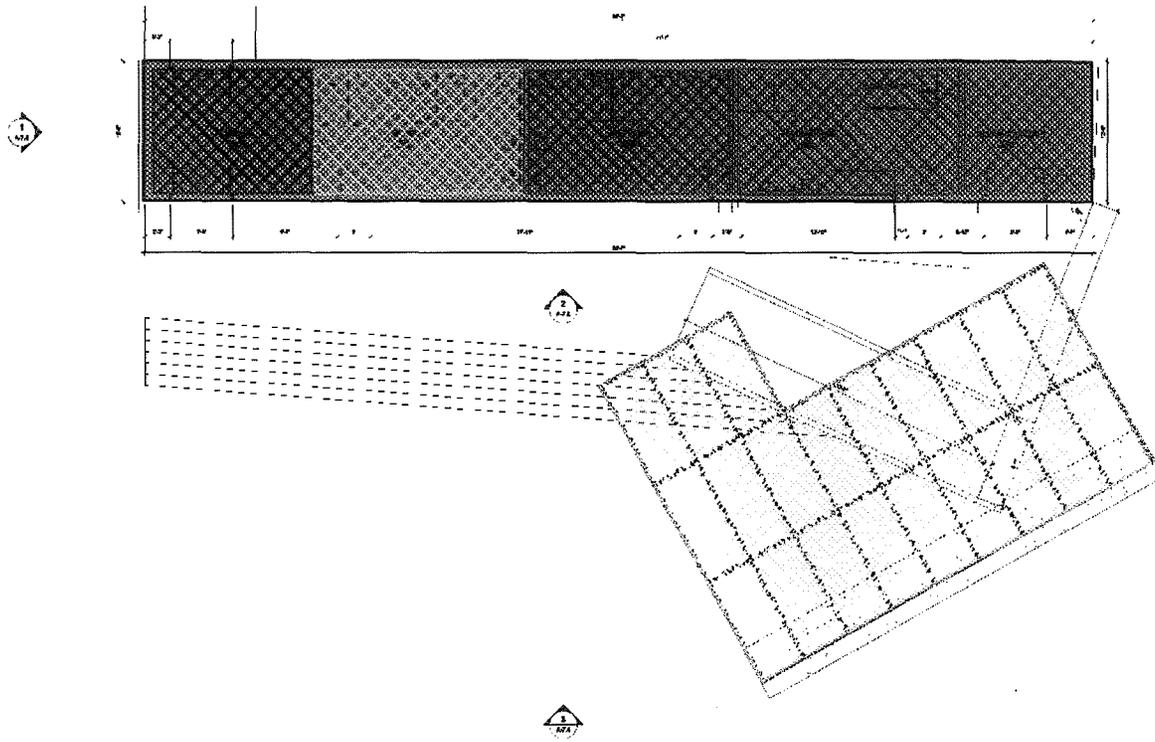


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- Park & Recreation Pavilion 1,072 SF
- Park & Recreation Screen 342 SF
- Park 404 Screen 180 SF
- Park 404 Restroom 209 SF
- Park 404 Restroom 208 SF
- Park 404 Gift Shop 233 SF
- Park 401 Restroom Room 123 SF



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

glavovic studio inc. 311 NW 40th Ave, 10th Floor, Miami Beach, FL 33139 Phone: 305.371.1111 www.glavovicstudio.com	0705 Little Stage Theater Complex	Planning Phase	revisions
	Miami Beach date: 18 Feb 2008	PARK AND RECREATION PAVILION FLOOR PLAN 0705 Little Stage Theater Complex.dwg	Δ
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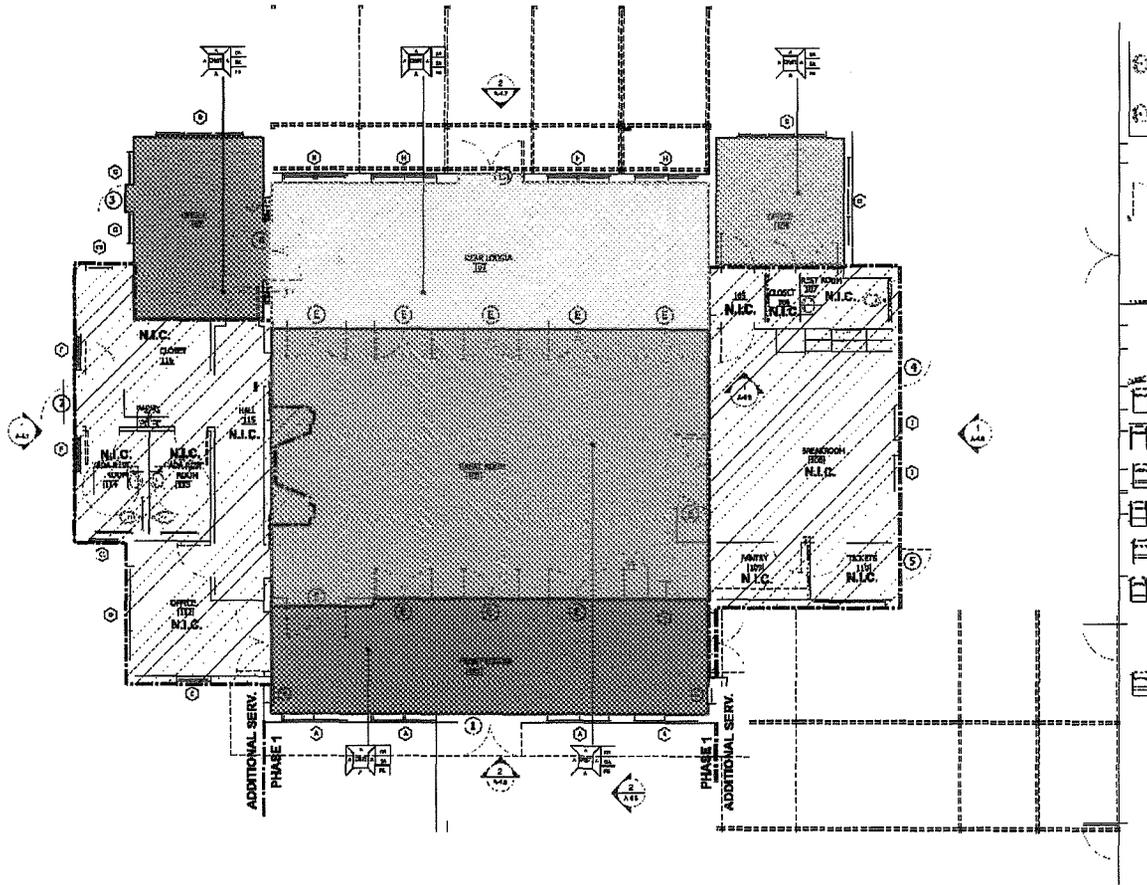


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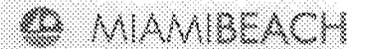
glavovic studio inc.
little stage theater complex
basis of design report

- Ch 102 Office 109 SF
- Ch 103 Front Lobby 429 SF
- Ch 104 Office 132 SF
- Ch 105 Great Room 642 SF
- Ch 111 Front Lobby 309 SF



PROPOSED FLOOR PLAN

glavovic studio inc. 2100 WASHINGTON AVENUE MIAMI BEACH, FL 33139	0705 Little Stage Theater Complex	revisions
	0705 Little Stage Theater Complex CARL FISHER'S CLUB HOUSE PROPOSED FLOOR PLAN 0705 Little Stage Theater Complex	1. REVISIONS
Miami Beach date: 18 Feb 2008		
A-4.2		



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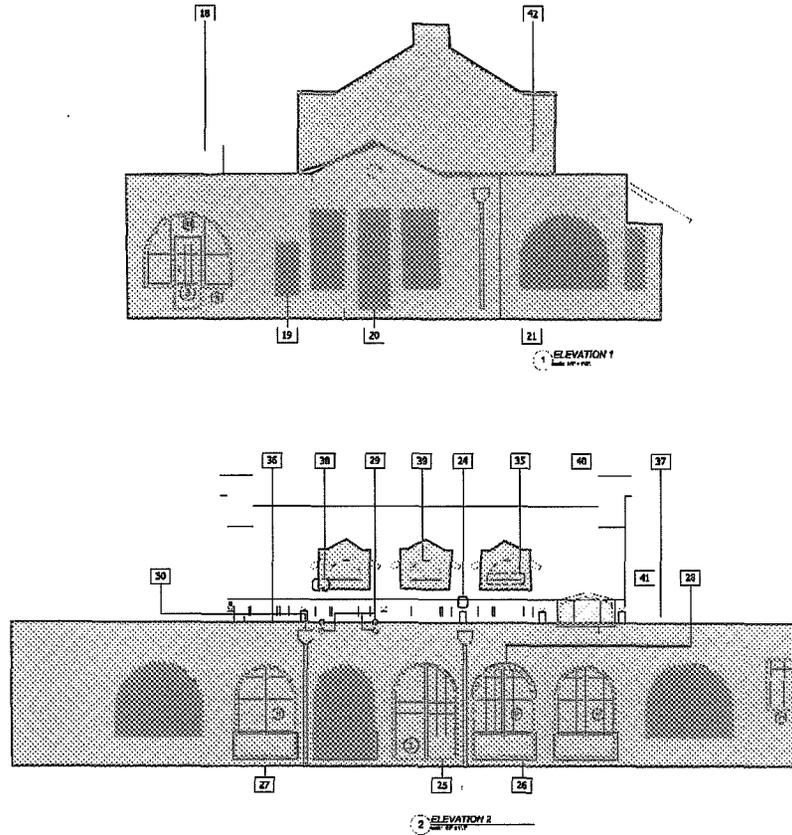
APPENDIX D

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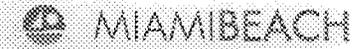
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Carlisle Collins Inc. Rev. 02/04
02/04/04 Collins Rev. 1/19/07

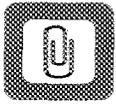


- NOTES
1. Review drawings for consistency and accuracy.
 2. Review drawings for consistency and accuracy.
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 39. Review drawings for consistency and accuracy.
 40. Review drawings for consistency and accuracy.
 41. Review drawings for consistency and accuracy.

glavovic studio inc. 135 NE 10th Ave Miami Beach, FL 33132 Tel: 305.673.1111 Fax: 305.673.1112	0706 Little Stage Theater Complex	Planning Phase	revisions
	MIAMI BEACH	CARL FISHERS CLUB HOUSE ELEVATION 1 AND 2 0706 Little Stage Theater Complex.dwg	A. ARCHITECTURE
A-4.7			



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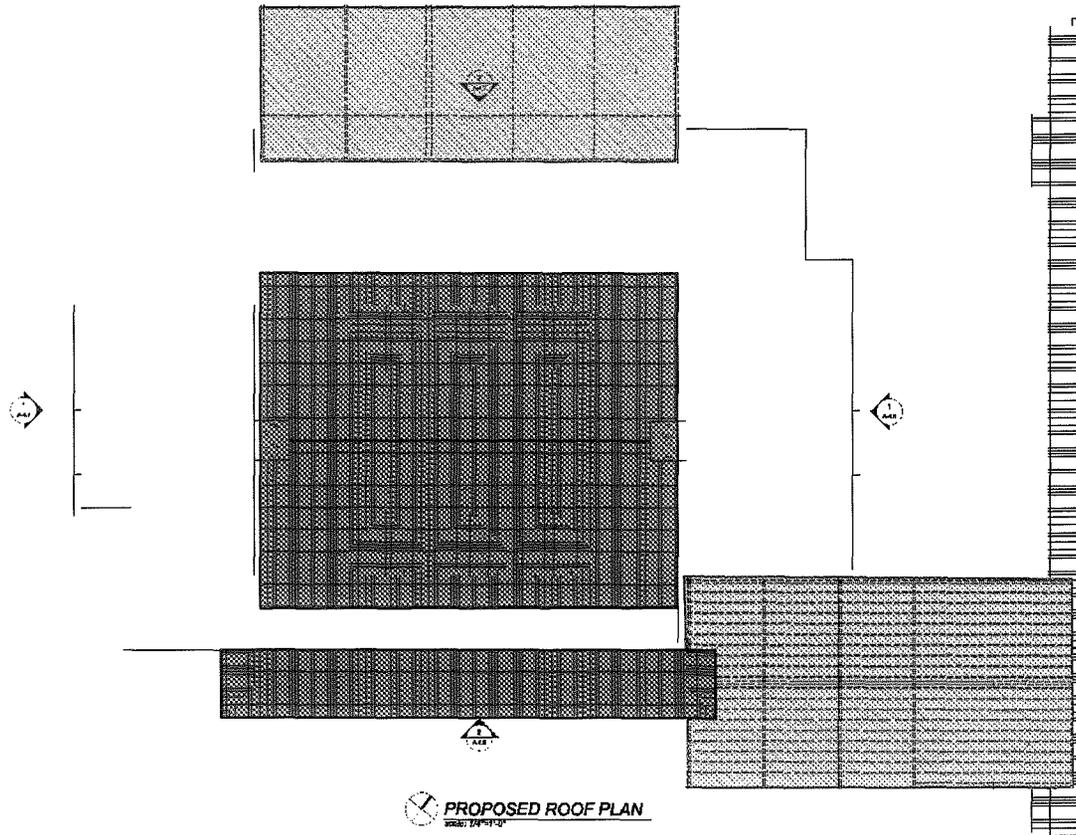


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Discusses Title 1 337 SF
BChamber floor 1.338 SF



GLAVOVIC STUDIO, INC. ARCHITECTS 1000 BAYVIEW BLVD, SUITE 100 MIAMI BEACH, FL 33139	0705 Little Stage Theater Complex Miami Beach 08/19/08	Planning Phase CAPITAL ISSUES CLUB HOUSE PROPOSED ROOF PLAN 0705 Little Stage Theater Complex	revisions A
	A-4.5		



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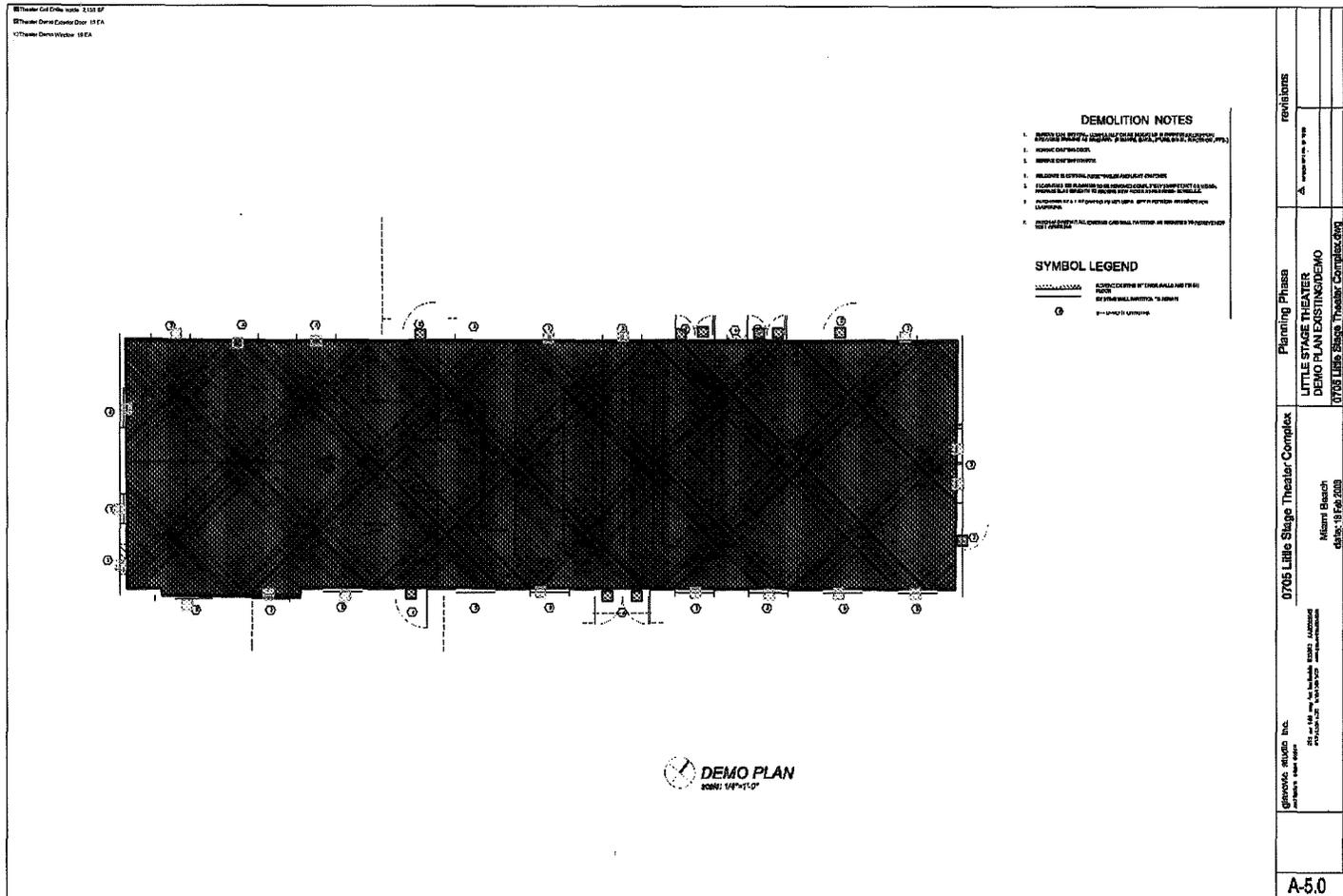
2100 washington avenue
miami beach, fl 33139



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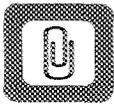
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MIAMI BEACH
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BOYKEN INTERNATIONAL LEVEL COST ESTIMATE

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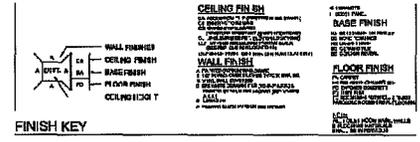
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little stage theater complex
basis of design report

WINDOW SCHEDULE									
NO.	SYMBOL	FRAME	TYPE	FINISH	REMARKS	HEIGHT	WIDTH	AREA	QTY.
1	W1	W1	W1	W1	W1	1000	1000	1000	1
2	W2	W2	W2	W2	W2	1000	1000	1000	1
3	W3	W3	W3	W3	W3	1000	1000	1000	1
4	W4	W4	W4	W4	W4	1000	1000	1000	1
5	W5	W5	W5	W5	W5	1000	1000	1000	1
6	W6	W6	W6	W6	W6	1000	1000	1000	1
7	W7	W7	W7	W7	W7	1000	1000	1000	1
8	W8	W8	W8	W8	W8	1000	1000	1000	1
9	W9	W9	W9	W9	W9	1000	1000	1000	1
10	W10	W10	W10	W10	W10	1000	1000	1000	1

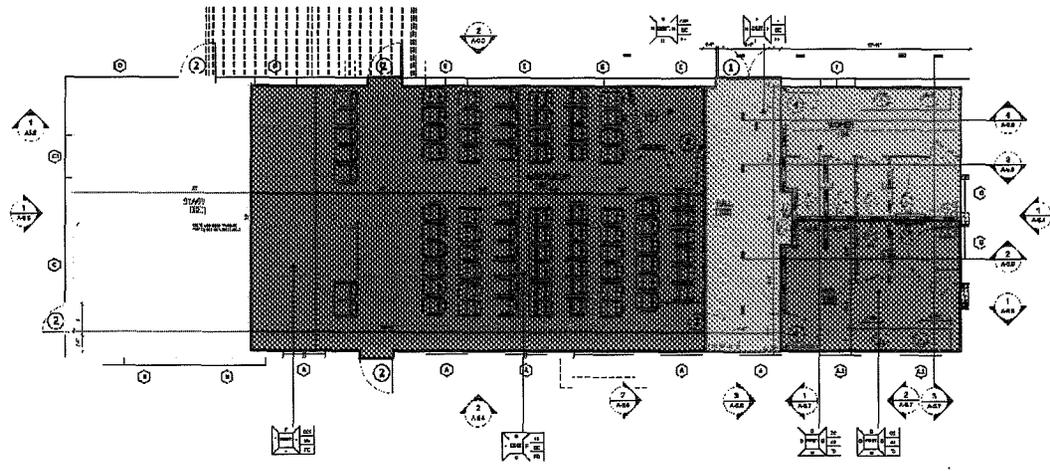
DOOR SCHEDULE									
DOOR		FRAME		FINISH		QTY.		REMARKS	
NO.	SYMBOL	NO.	SYMBOL	NO.	SYMBOL	NO.	SYMBOL	NO.	SYMBOL
1	D1	F1	F1	W1	W1	1	1	1	1
2	D2	F2	F2	W2	W2	1	1	1	1
3	D3	F3	F3	W3	W3	1	1	1	1
4	D4	F4	F4	W4	W4	1	1	1	1
5	D5	F5	F5	W5	W5	1	1	1	1
6	D6	F6	F6	W6	W6	1	1	1	1
7	D7	F7	F7	W7	W7	1	1	1	1
8	D8	F8	F8	W8	W8	1	1	1	1
9	D9	F9	F9	W9	W9	1	1	1	1
10	D10	F10	F10	W10	W10	1	1	1	1

WINDOW ELEVATIONS			
NO.	SYMBOL	FINISH	REMARKS
1	W1	W1	W1
2	W2	W2	W2
3	W3	W3	W3
4	W4	W4	W4

DOOR TYPE			
NO.	SYMBOL	FINISH	REMARKS
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2	D2	D2	D2
3	D3	D3	D3
4	D4	D4	D4



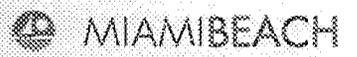
LS 101 Stage 435 SF
 ML 102 Auditorium 1,000 SF
 CL 103 Hall 188 SF
 SL 104 Vestibule 211 SF
 BL 105 Lobby 200 SF



PROPOSED FLOOR PLAN
 SCALE: 1/8"=1'-0"

Revisions	
1	DATE: 09/05/08
2	DESCRIPTION: REVISIONS
3	DATE: 09/05/08
4	DESCRIPTION: REVISIONS
5	DATE: 09/05/08
6	DESCRIPTION: REVISIONS

glavovic studio inc. 1500 Biscayne Blvd, Suite 1000 Miami Beach, FL 33139 Tel: 305.555.1234	0705 Little Stage Theater Complex Miami Beach date: 09/05/08	Planning Phase LITTLE STAGE THEATER FLOOR PLAN 0705 Little Stage Theater Complex (REV)
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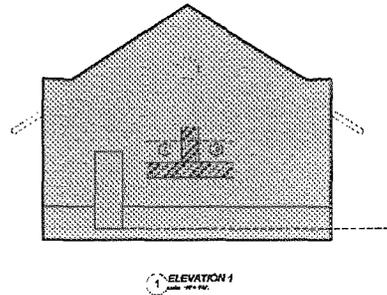
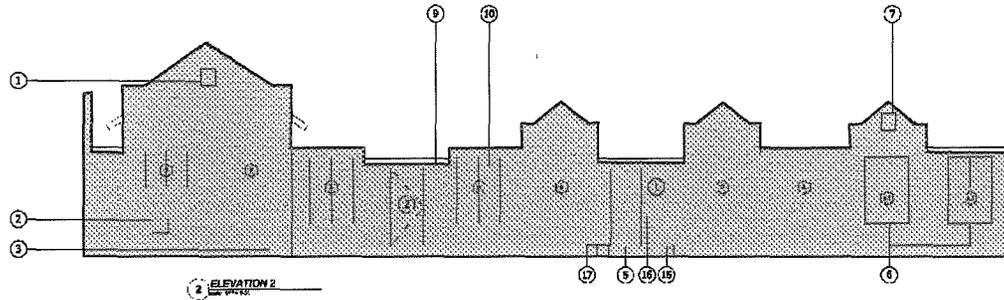


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little stage theater complex
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Little Theater Elev. 1, 480 51'



NOTES

1. GENERAL NOTES: THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENERGY EFFICIENCY STANDARDS.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.
12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC PRESERVATION STANDARDS.
13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL STANDARDS.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED INTERIOR DESIGN STANDARDS.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED LANDSCAPE ARCHITECTURE STANDARDS.
16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CIVIL ENGINEERING STANDARDS.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ELECTRICAL STANDARDS.

glavovic studio inc. architectural firm 1000 Biscayne Blvd, Suite 1000 Miami Beach, FL 33139 Tel: 305.673.1234 Fax: 305.673.1235 www.glavovicstudio.com	0705 Little Stage Theater Complex Miami Beach date: 18 Oct 2008	Planning Phase LITTLE STAGE THEATER ELEVATIONS 1-2 0705 Little Stage Theater Complex.dwg	revisions
A-5.5			



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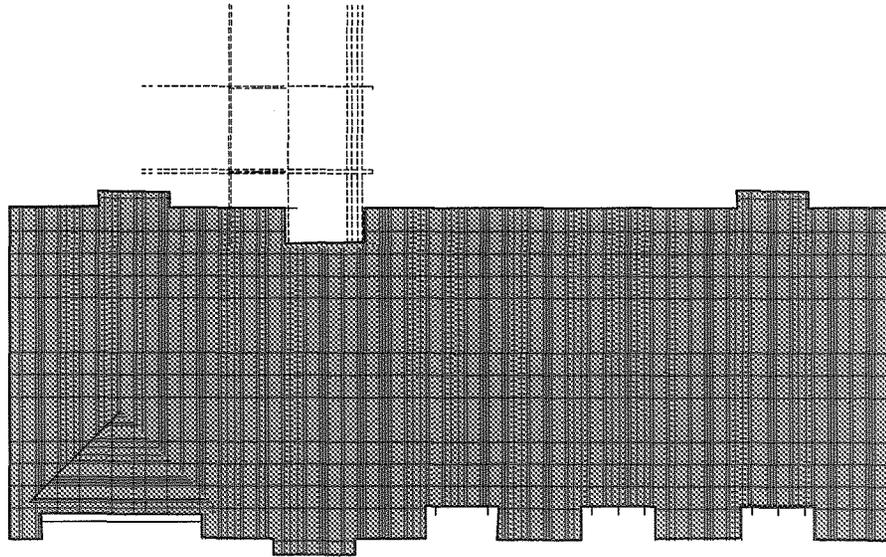


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07 Theater floor 1.500 SF



PROPOSED ROOF PLAN
SCALE: 1/8"=1'-0"

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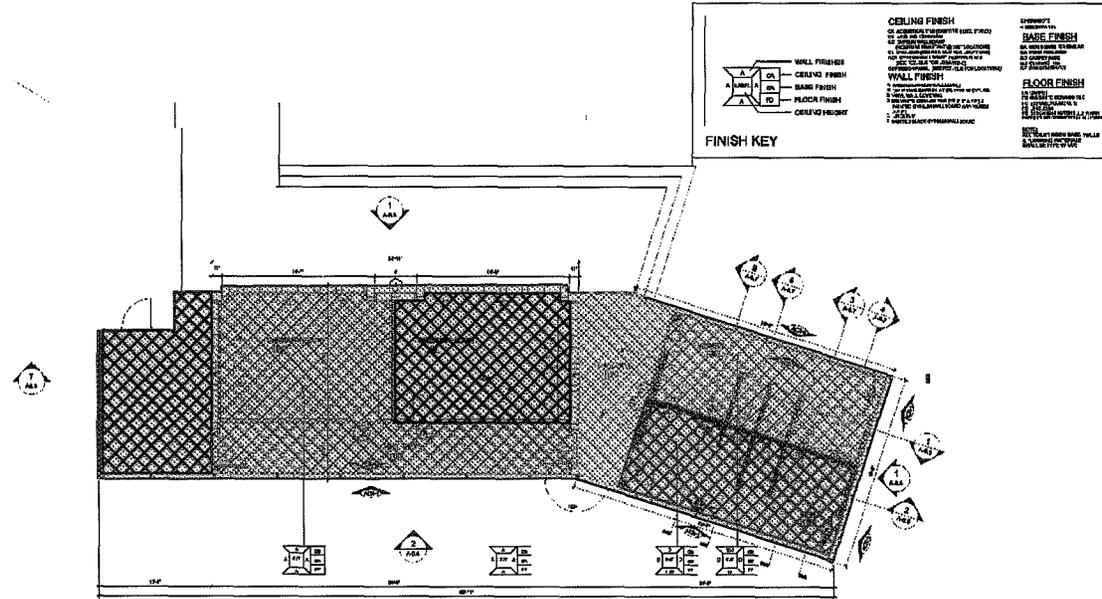


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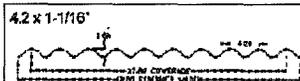
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little stage theater complex
basis of design report

- Theater Pavilion 1,300 SF
- TP Covered Room 103 SF
- TP 101 Lobby 103 SF
- TP 102 Dressing Room 204 SF
- TP 103 Dressing Room 202 SF
- TP 104 Lobby 120 SF
- TP 105 Vestibule 182 SF
- TP 106 Men 103 SF



FINISH KEY

WALL FINISH	CEILING FINISH	FLOOR FINISH
<ul style="list-style-type: none"> 1. Gypsum Board 2. Acoustic Tile 3. Acoustic Panel 4. Acoustic Blanket 5. Acoustic Baffle 6. Acoustic Cloud 7. Acoustic Sphere 8. Acoustic Cylinder 9. Acoustic Cone 10. Acoustic Pyramid 11. Acoustic Pyramid 12. Acoustic Pyramid 13. Acoustic Pyramid 14. Acoustic Pyramid 15. Acoustic Pyramid 16. Acoustic Pyramid 17. Acoustic Pyramid 18. Acoustic Pyramid 19. Acoustic Pyramid 20. Acoustic Pyramid 	<ul style="list-style-type: none"> 1. Gypsum Board 2. Acoustic Tile 3. Acoustic Panel 4. Acoustic Blanket 5. Acoustic Baffle 6. Acoustic Cloud 7. Acoustic Sphere 8. Acoustic Cylinder 9. Acoustic Cone 10. Acoustic Pyramid 11. Acoustic Pyramid 12. Acoustic Pyramid 13. Acoustic Pyramid 14. Acoustic Pyramid 15. Acoustic Pyramid 16. Acoustic Pyramid 17. Acoustic Pyramid 18. Acoustic Pyramid 19. Acoustic Pyramid 20. Acoustic Pyramid 	<ul style="list-style-type: none"> 1. Gypsum Board 2. Acoustic Tile 3. Acoustic Panel 4. Acoustic Blanket 5. Acoustic Baffle 6. Acoustic Cloud 7. Acoustic Sphere 8. Acoustic Cylinder 9. Acoustic Cone 10. Acoustic Pyramid 11. Acoustic Pyramid 12. Acoustic Pyramid 13. Acoustic Pyramid 14. Acoustic Pyramid 15. Acoustic Pyramid 16. Acoustic Pyramid 17. Acoustic Pyramid 18. Acoustic Pyramid 19. Acoustic Pyramid 20. Acoustic Pyramid



resolite
ACR-1

PRODUCT: TRED-SAFE
FINISH: EMB / EMB.
LIGHT TRANSLUCID 60%
SIDING PANELS
COLOR: 36 FROST
TYPE: 1846
30' SERIES FS28A / FIRE
RATED / CRFS28A

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

0705 Little Stage Theater Complex	Planning Phase	THEATER PAVILION FLOOR PLAN	REVISIONS
Miami Beach			
GLAVOVIC STUDIO INC.			
2100 WASHINGTON AVENUE			
MIAMI BEACH, FL 33139			
A-6.1			

MIAMI BEACH

APPENDICES
APPENDIX D
BOYKEN INTERNATIONAL LEVEL COST ESTIMATE

2100 washington avenue
miami beach, fl 33139



appendix D

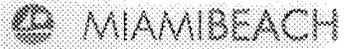
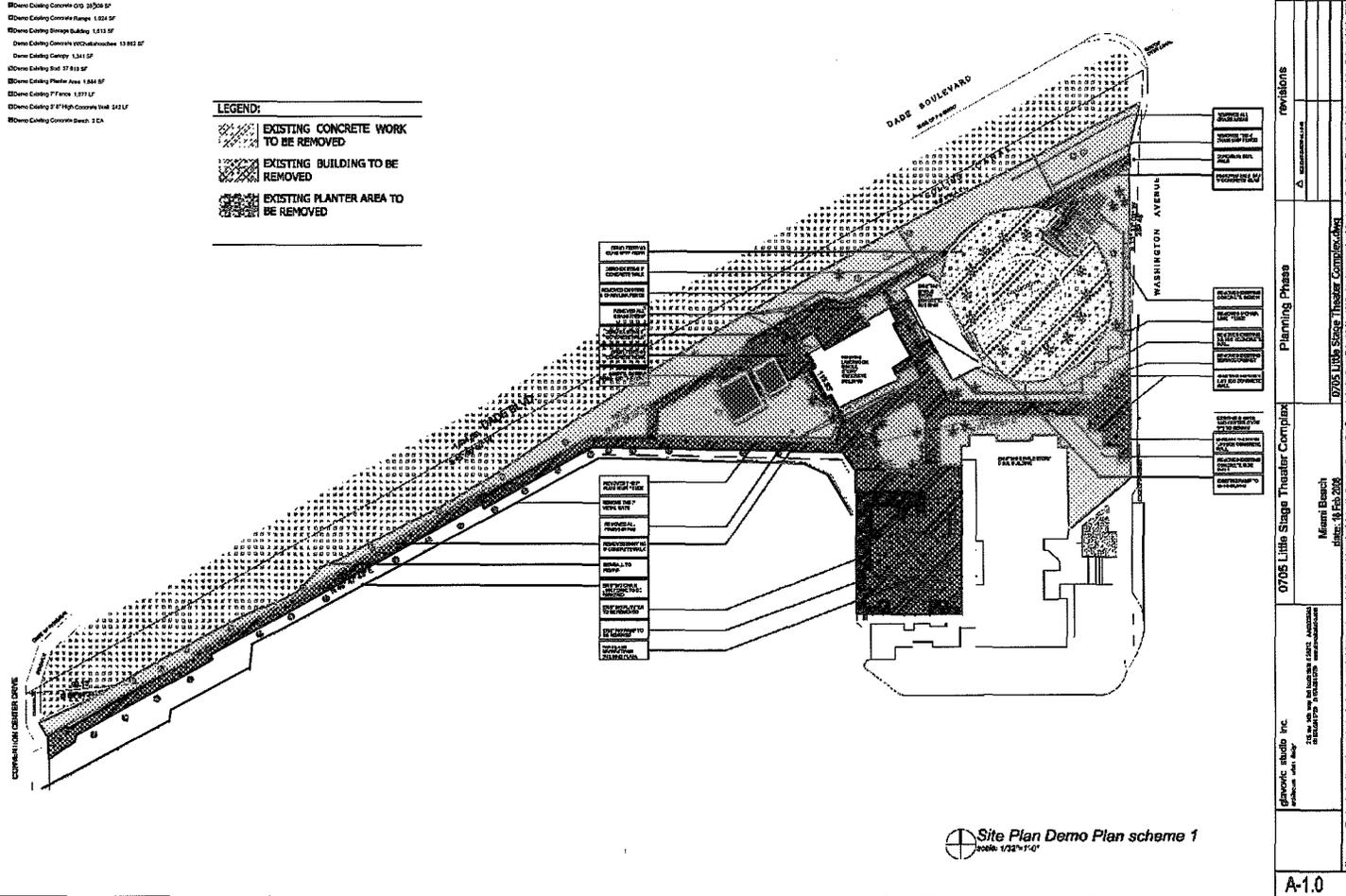
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little stage theater complex
basis of design report

- Existing Ceiling Concrete 010 25,000 SF
- Existing Ceiling Concrete Slab 1,033 SF
- Existing Ceiling Storage Building 1,033 SF
- Existing Ceiling Concrete (with substructure) 13,982 SF
- Existing Ceiling Carpet 1,341 SF
- Existing Ceiling Stud 57,819 SF
- Existing Ceiling Plaster Area 1,664 SF
- Existing Ceiling T-Finish 1,371 SF
- Existing Ceiling 2" High Concrete Wall 242 LF
- Existing Ceiling Concrete Slab 2 CA

LEGEND:

- EXISTING CONCRETE WORK TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING PLANTER AREA TO BE REMOVED



APPENDICES
APPENDIX D
BOYKEN INTERNATIONAL LEVEL COST ESTIMATE

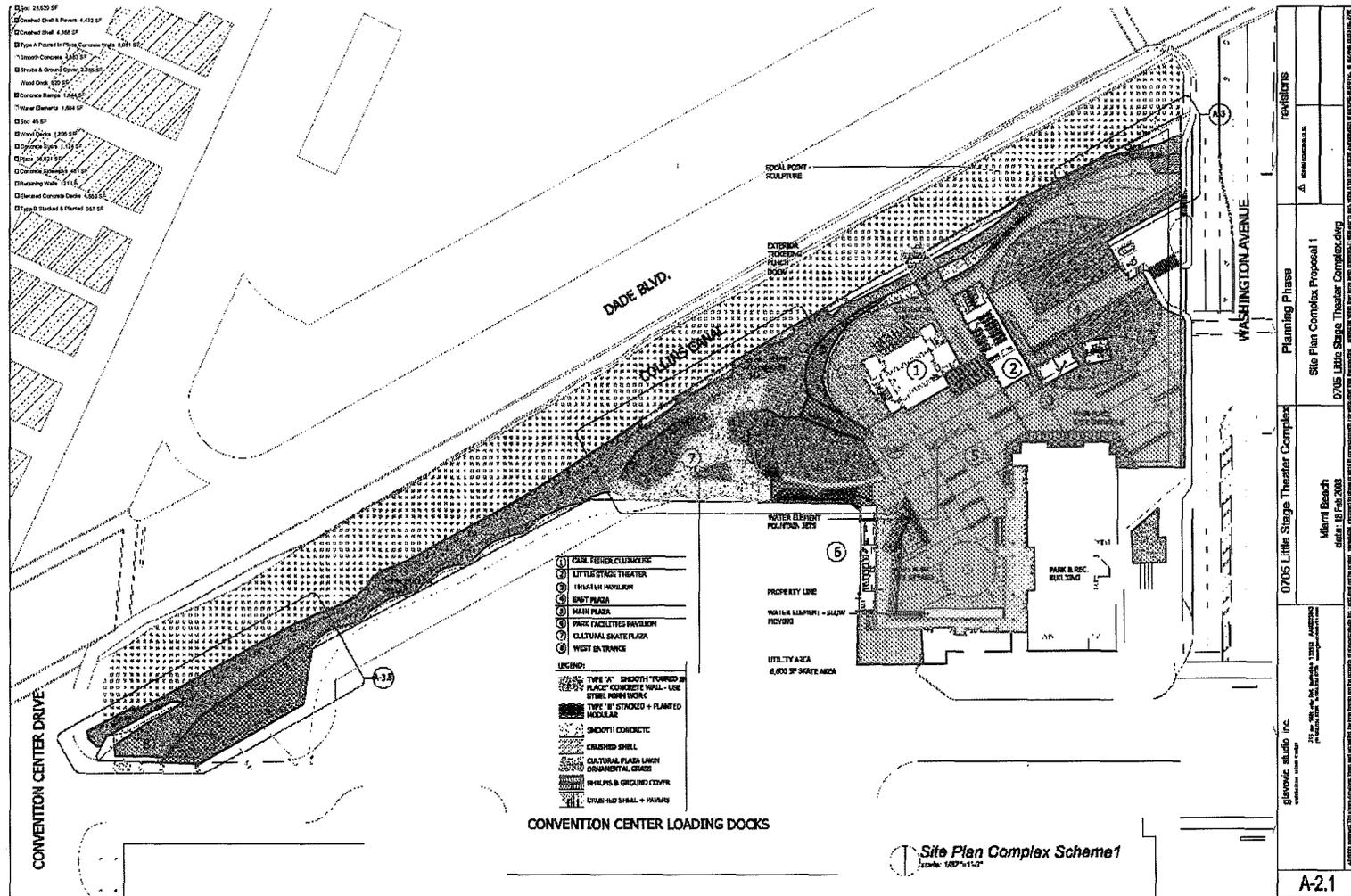
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miami beach, fl 33139



appendix D

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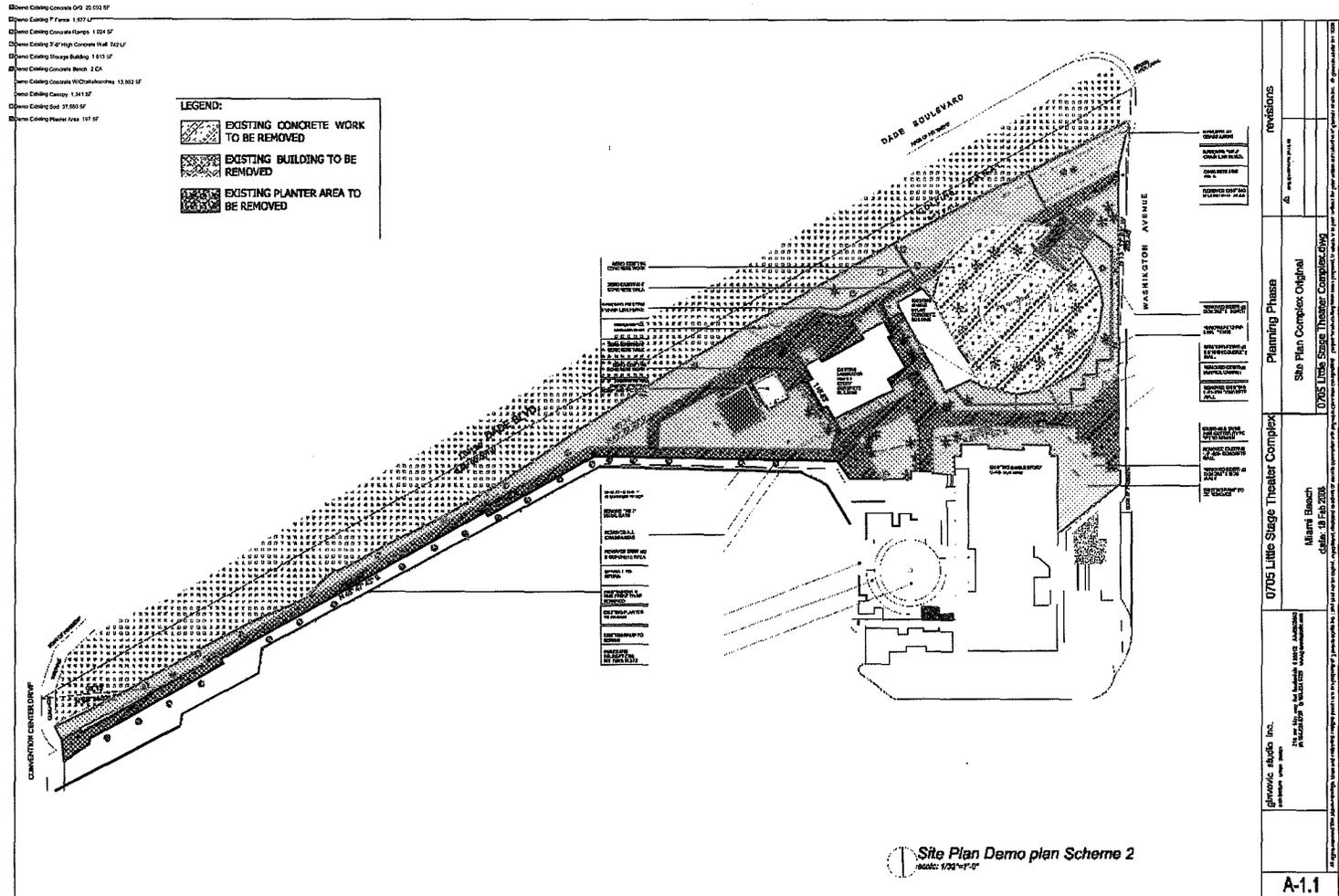
glavovic studio inc.
little stage theater complex
basis of design report



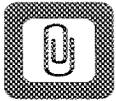
APPENDICES
APPENDIX D
BOYKEN INTERNATIONAL LEVEL COST ESTIMATE



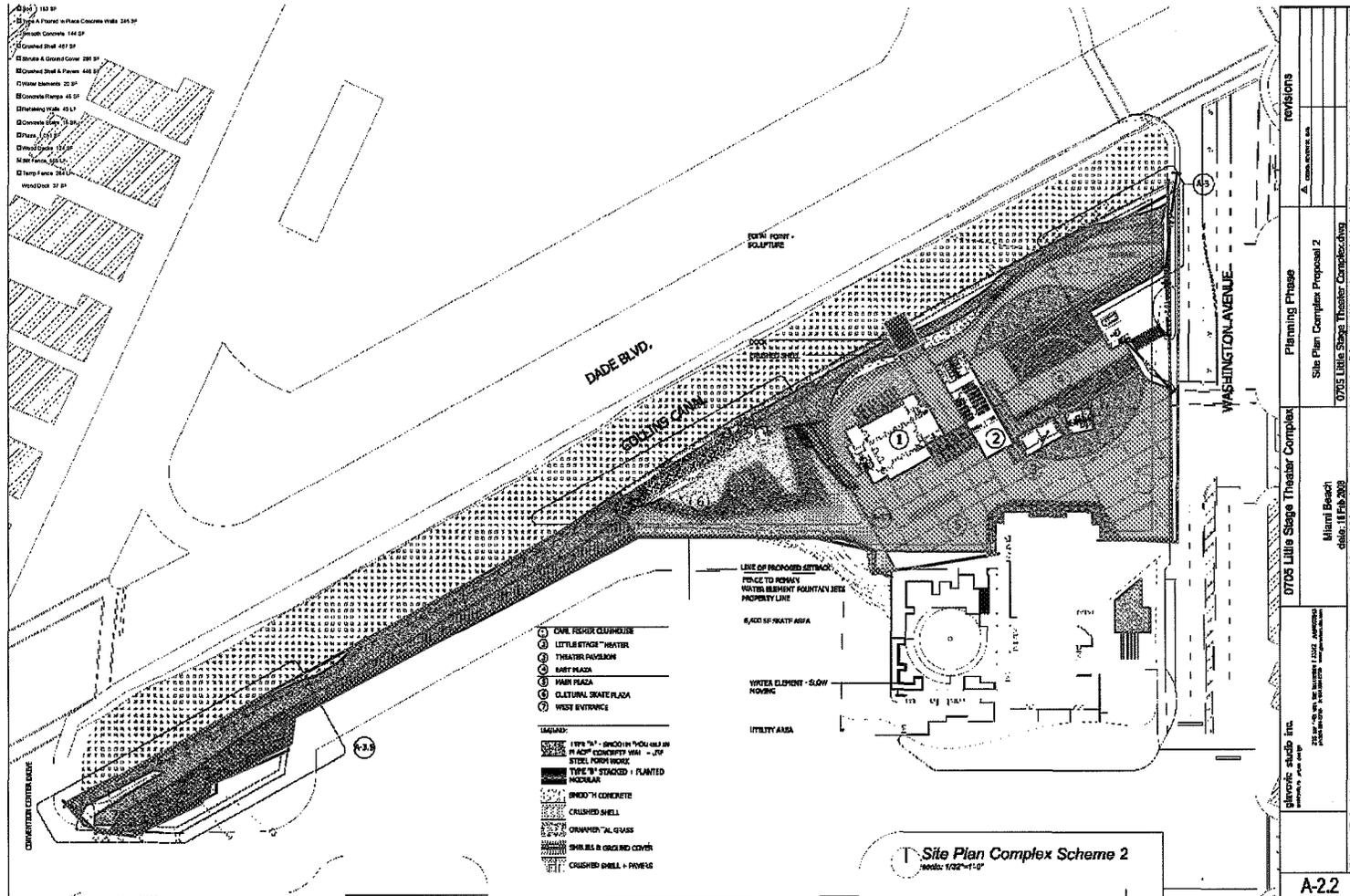
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APPENDIX D
BOYKEN INTERNATIONAL LEVEL COST ESTIMATE



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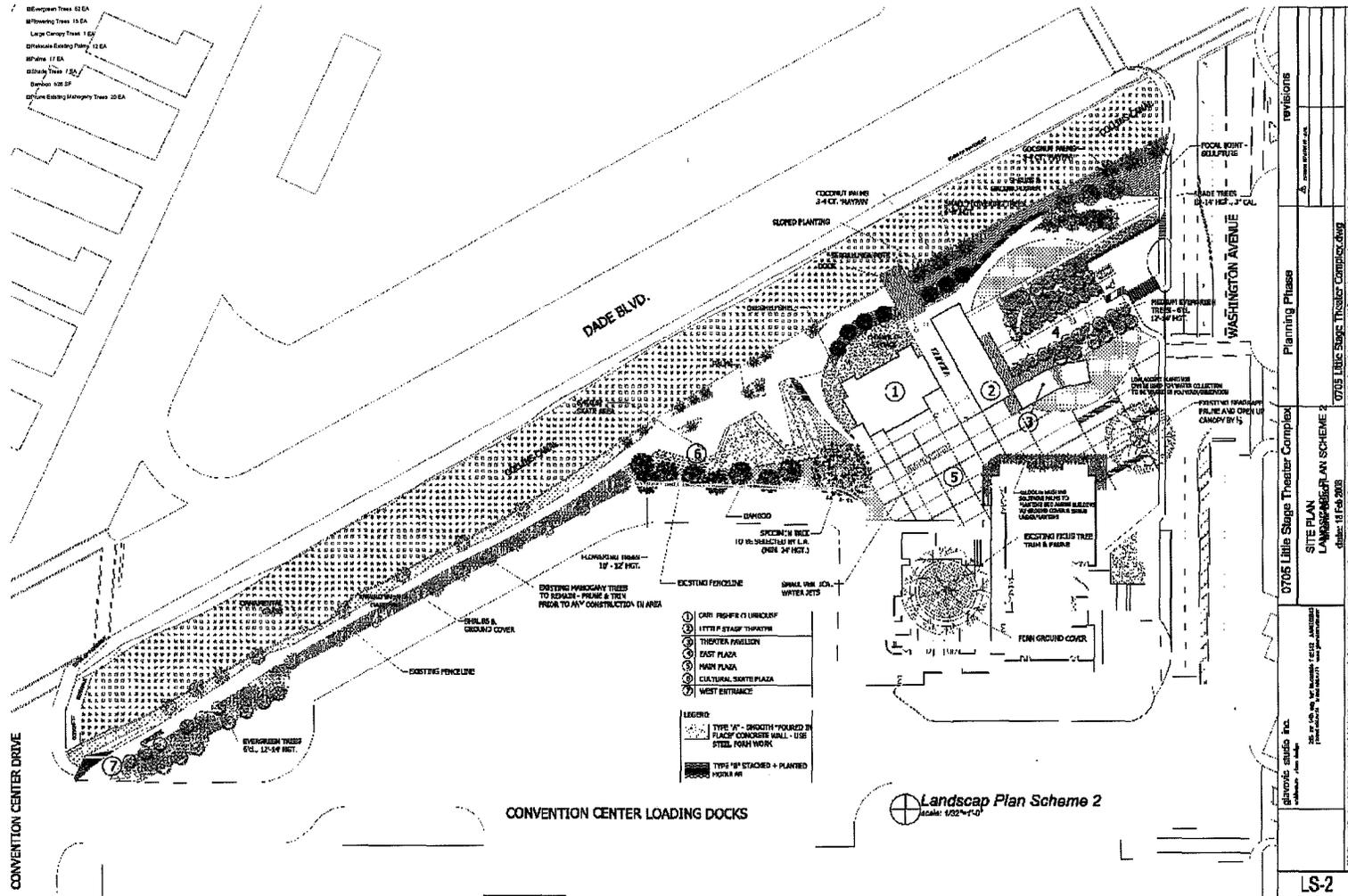




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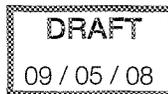
glavovic studio inc.
little stage theater complex
basis of design report



APPENDICES
APPENDIX D
BOYKEN INTERNATIONAL LEVEL COST ESTIMATE



appendix E 1



glavovic studio inc.
little stage theater complex
basis of design report

21st Street Community Center Historic Preservation Issues Report Preliminary Phase, 11/05/07
Prepared by: Thorn Grafton, AIA, LEED AP 305-772-4258 For: Glavovic Studio / Architecture and
Urban Design Owner: City of Miami Beach

This report has the following goals:

A. Itemize and describe aspects of the existing historic buildings that should be addressed as part of the overall project. Where possible, make specific recommendations on the resolution of the issue.

B. Identify additional information that may be needed in order to resolve these issues.

The primary historic preservation issues at the Historic 21st Street Community Center are enumerated below, and referenced on the annotated photos attached to this report.

1. Structural walls:

General: Existing structural walls appear to be in reasonably good repair – significant structural restoration to reinforced masonry was accomplished in 1984. However, several areas show evidence of repairs to surface cracking over recent years – a specification for exterior crack repairs will be included in construction documents. One specific concern will be to probe all openings to receive new windows and doors – the impact-resistance is dependent on solid concrete or other windframe to which to anchor these items. The large arched openings at the rear porch are solid concrete and do not need to be checked – representative sample of others should be.

Clubhouse: At the gable ends of the Clubhouse building particularly, evidence of repair with stucco patching compound applied to surface cracks is visible (see Exterior Stucco Repair, below).

Little Stage: No significant cracking was noticed.

2. Floor structure – raised / slab on grade:

Clubhouse: The floor currently is assumed to be wood frame with finished wood flooring over subdecking. See interior finishes for discussion of the wood flooring. There is a request to provide access to the underside of the building so that the structural engineer can complete the investigation and design for structural repairs.

Little Stage: The floor of this building is assumed to be slab on grade in the lower areas, and may be wood frame in the elevated (south) portion where the bathrooms are located, if so the wood frame may hold concrete infill under bathroom tile (this was the accepted practice prior to the availability of cement board, to prepare wood frame to accept tile floors) – further investigation is needed.

3. Roof framing and decking:

Clubhouse: The roof framing is wood joists. There are "outrigger" joist extensions that support the roof overhangs. The condition of many of these outriggers is poor, due to the exposure, and they will need to be replaced on a case by case basis (many were replaced in 1984). The roof decking was partially replaced during the 1984 rehabilitation, with some existing roof tile left in place. It is

likely that some of the wood roof decking that was not replaced will need to be replaced now (there is evidence on interior plaster of roof leaks, particularly corresponding to the small dormers). Some destructive testing of areas in the roof decking would be recommended, unless attic access can be provided to examine from the underside. Please advise. See roofing system below for reroofing recommendations.

Little Stage: Same as above, without flat roof areas.

4. Roofing system – membranes, insulation, tile, drainage:

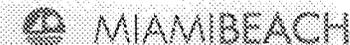
Clubhouse: Spanish S tile was present on the buildings prior to the 1984 rehabilitation. The scope of that project was to repair the existing tile roof by matching new tile with existing. It is not known what type of roof tile was original to the building – any historic photos would be helpful for this issue and others. A full re-roofing is recommended to be able to check the roof decking (see above). Tile roofs are not easy candidates for long-term roofing guarantees. On the Miami High School re-roofing, we are going through these issues now and can provide specifications and recommendations on types of tile. One of the recommendations will be rooftop insulation instead of insulating the interior attic or ceiling space. This will add appx. 4" to the exposed exterior edge of the fascia, which can be covered with copper flashing.

Little Stage: same as above

5. Exterior stucco and paint, general:

Clubhouse: The 1984 restoration allowed a cost-cutting approach to the exterior stucco – it was spray-applied instead of hand applied. This has resulted in a less than authentic appearance for the exterior of the building – even an untrained eye can sense the modernity of sprayed stucco. Re-stuccoing the building will be a high priority for this project. A specification will be developed so that much of the existing texture can remain. A bonding agent will be applied prior to the new hand applied stucco finish. Alternative texture samples will be applied to the building for final selection (historic photos would help with this, as well).

Little Stage: same as above



APPENDICES
APPENDIX E.1
DESIGNATION REPORT



6. Exterior decorative ornament:

Clubhouse: In discussions with a highly experienced plastering contractor, we will develop a specification for repair to the ornamental moulding on the building exterior. By creating a negative mould from existing sections in good condition, the restoration can be accomplished. A detailed survey of the work required will be included in construction documents.

Little Stage: similar to above

7. Doors and windows:

Clubhouse: The exterior doors and windows all need to be replaced. Untested wood doors and windows were used and now have either failed or are in the process of failing to remain weather-tight (as would be expected of wood units, although better maintenance would have added a few years to their life). Aluminum clad wood doors and windows are recommended, as they will look more like the original wood elements, especially on the interior. There are a couple of changes to the current door / window configurations proposed on the sketched provided. Note the proposal for a more historically accurate replacement of the front windows, and also a recommendation for the rear porch doors. Any replacement for the rear doors is likely to be custom and extremely expensive. An idea would be to replace only the center set of doors, and refinish the other openings as windows with sill panels to recall the configuration of the existing doors. The rear door could also be shortened by appx. 6" to address the leveling of the sloping porch floor. (Note – these doors were remade based on the doors that were in existence in 1984, historic photos would help to confirm the original configuration).

Little Stage: The wood doors at the Little Stage need to be changed to aluminum clad – the main entrance door could have an upper glass lite, although doors directly to the theater space should be solid.

8. Interior finishes:

Clubhouse: Wood flooring in the main room were replaced in 1984. The floors are covered with carpet, so the condition is undetermined at this time. It is likely that the carpet has protected the surface finish, however may have accelerated overall deterioration through the retention of moisture and secondary invasion by termites. Carpet needs to be removed to determine the extent of repairs required. The plaster ceiling in the main room has been damaged by leaks and will need areas of replacement.

Little Stage: There are few if any character-defining features in this building, so much greater latitude exists for a new interior design approach. This building interior was a complete gut and reconstruction, in 1984.

9. Air conditioning equipment / ductwork:

Clubhouse: A high priority for the project will be to minimize or eliminate any rooftop equipment, and if some is required to be replaced on the roof, then sight lines should be carefully studied to ensure there are no mechanical elements visible from typical sight lines.

Little Stage: New a/c unit required, similar philosophy as above. It is understood that one of the challenges is that ground level condensing units are problematic due to flood elevation.

10. Lighting:

Clubhouse: No security lighting mounted to building. Site lighting with bollard type or pole mounted fixtures. Accent entrances with wall lights above.

Little Stage: same as above

11. Sitework, landscaping, fencing:

Clubhouse: Very unfortunate fencing has developed over time that deprive the site of historic character. The pedestrian entrance from Washington Ave. is a missed opportunity to set the tone for the historic complex. The adjacent 1980's Park Building does not relate well to the Clubhouse complex – greater landscape buffering is needed, particularly low along the wall flanking the entrance walk from Washington Ave. (the building windows are disproportionately high and need a higher, more massive landscaped base). The fencing that separates the two facilities should be eliminated to make one large public landscaped garden, or alternatively the fence should be redesigned for compatibility with the historic complex. Plaza spaces and landscaping have a huge contribution to the historic integrity of this complex. The hardscape should be reduced near the buildings so they are set in green space as much as possible.

Little Stage: same as above

12. Accessibility for persons with Disabilities:

Clubhouse: The single most important goal will be to eliminate ramps and handrails by making walkways that are sloped at a maximum of 1:20 (no handrails required). This slope is believed to be exceeded in the rear porch area of the Clubhouse, technically making it a requirement to level that room.

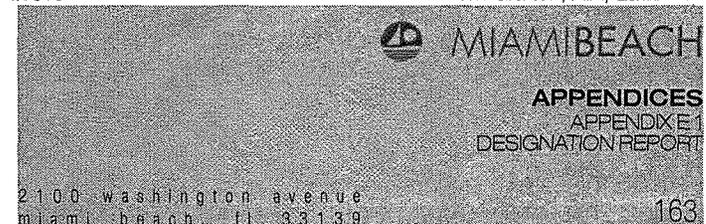
Little Stage: Public bathroom layouts have changed due to ADA and Florida Accessibility code changes since 1984 – recommend complete rechecking of layouts for the bathrooms to ensure compliance.

13. Roof and Site drainage:

Clubhouse: Plumbing engineer to do roof drainage calculation and report to Architect the number and size of primary and emergency drains required – currently roof drainage is under required size. Civil engineer to provide strategy for site drainage, including hook-up of roof drainage. Site drainage toward canal will continue to contribute to the poor condition of the seawall (and may be subject to jurisdiction of environmental agencies).

Little Stage: same as above

Thorn Grafton, AIA, LEED AP





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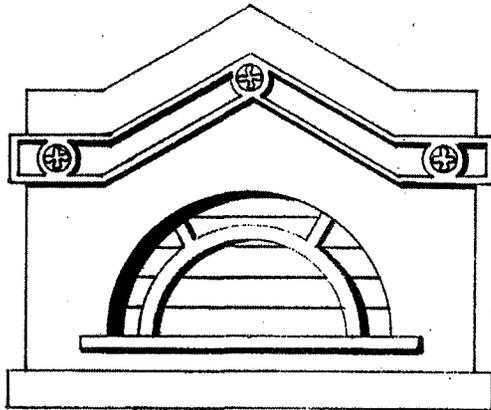
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little stage theater complex
basis of design report

21ST STREET COMMUNITY CENTER

2100 WASHINGTON AVENUE

DESIGNATION REPORT



CITY OF MIAMI BEACH

 MIAMI BEACH
 APPENDICES
 APPENDIX E 2
 HISTORIC PRESERVATION REPORT
 2100 Washington Avenue
 Miami Beach, FL 33139



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**REPORT OF THE CITY OF MIAMI BEACH PLANNING DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE PROPOSED DESIGNATION OF
TWENTY-FIRST STREET COMMUNITY CENTER
2100 WASHINGTON AVENUE
AS AN HISTORIC SITE**

**(PREPARED IN ACCORDANCE WITH SECTION 26-5.B(3)
OF THE MIAMI BEACH ZONING ORDINANCE NO. 1891)**



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TWENTY-FIRST STREET COMMUNITY CENTER

I. GENERAL INFORMATION

Historic Name:

Miami Beach Golf Course Club House

Current Name:

Twenty-First Street Community Center

Location:

2100 Washington Avenue
Miami Beach, Florida 33139

Present Owner:

City of Miami Beach

Present Occupant:

City of Miami Beach

Present Use:

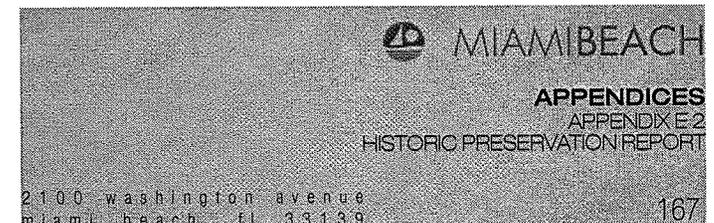
Community Center
Civic Theater

Present Zoning:

CCC - Convention Center District

Tax Folio Number:

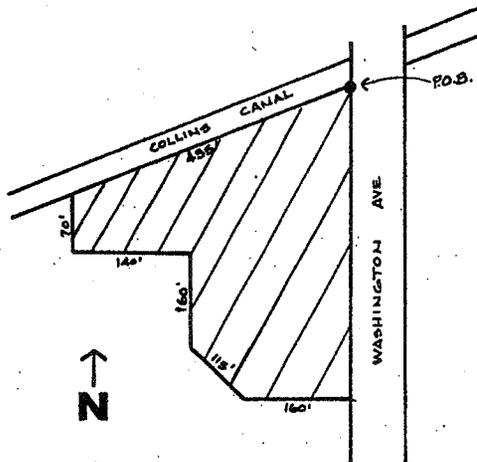
02-3227-00-0100





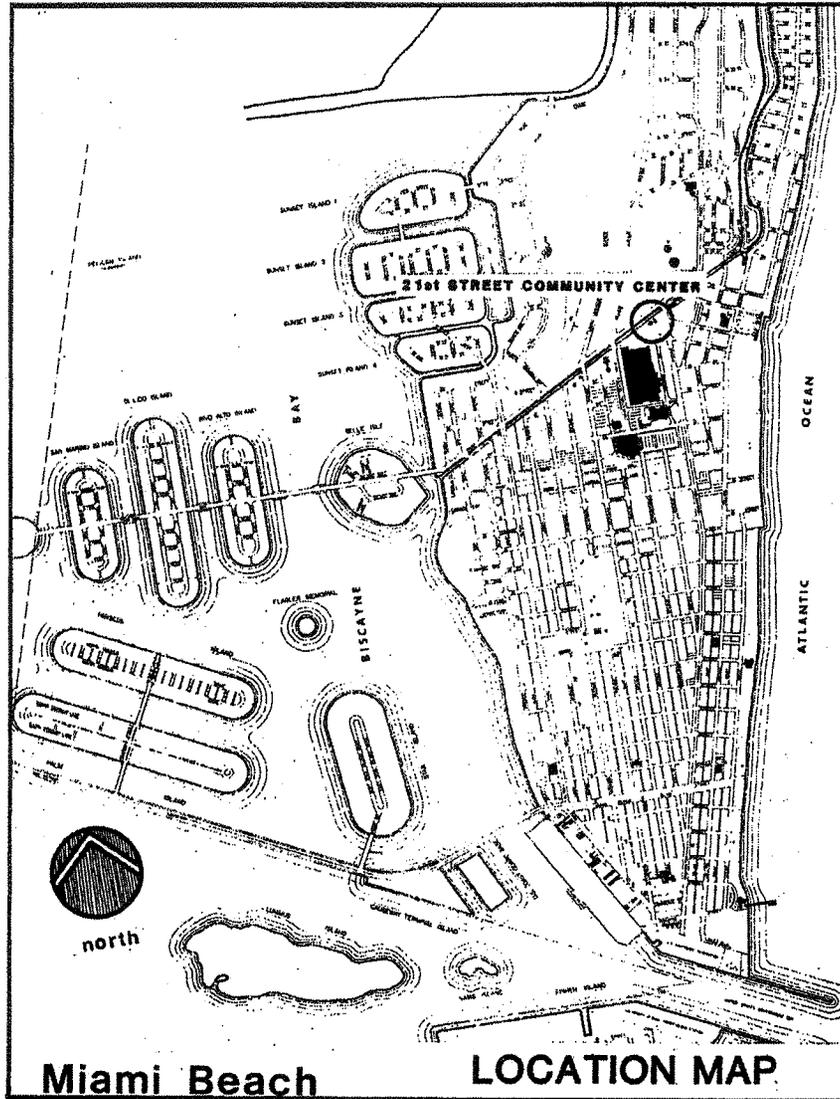
Boundary Description of HP Zoning District:

Beginning at intersection of west right of way of Washington Avenue and south boundary of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft.; west 165 ft., north 45° to west 115 ft., north 160 ft., west 140 ft., north 70 ft.; northeast along south boundary of Collins Canal 435 ft. to point of beginning.



Dade County Historic Survey Rating:

- Architectural Significance - 2
- Historical Significance - 1
- Contextural Significance - 1

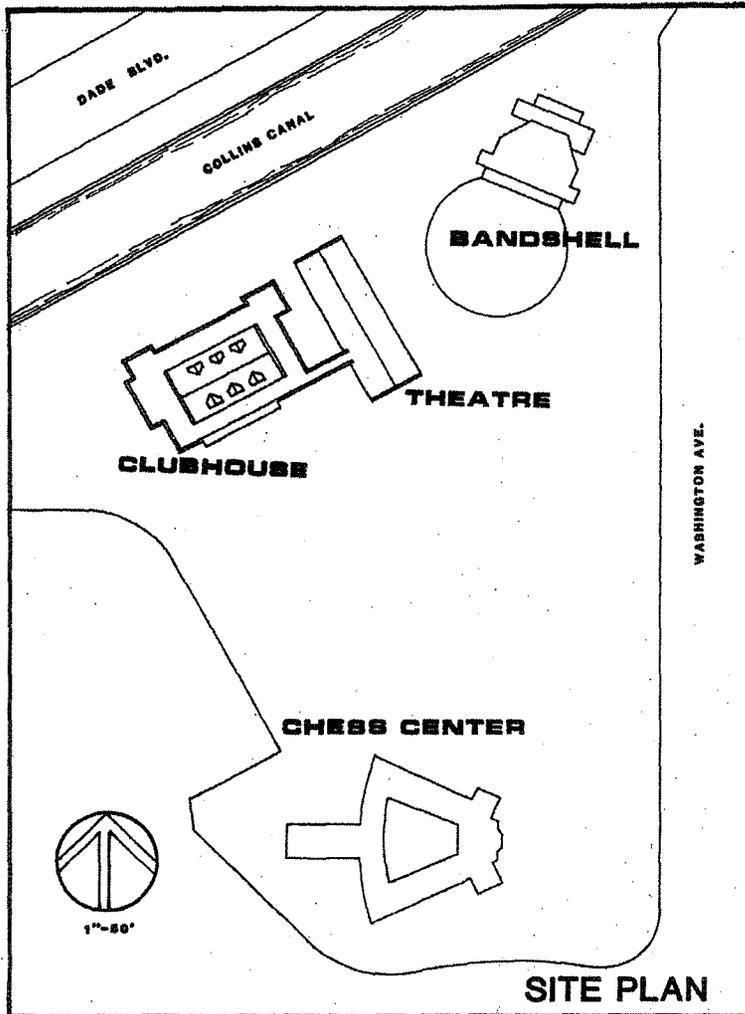


MIAMIBEACH
 APPENDICES
 APPENDIX E 2
 HISTORIC PRESERVATION REPORT

2100 washington avenue
 miami beach, fl 33139



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MIAMI BEACH
APPENDICES
APPENDIX E 2
HISTORIC PRESERVATION REPORT

2100 Washington Avenue
Miami Beach, FL 33139

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II. SIGNIFICANCE

Statement of Significance

The Twenty-First Street Community Center Clubhouse, completed in 1916, is one of the oldest structures still standing in Miami Beach. Constructed by Carl Fisher as the clubhouse for one of his three golf courses, this masonry construction building is an example of Eclectic style architecture. It is architecturally distinguished by its intimate scale, and skillfully crafted details.

The architect was August (Gus) Geiger, a close friend and associate of Carl Fisher. Geiger was the tenth registered architect in the State of Florida. He was extremely prolific during his long residence in Dade County, arriving at age 17 in 1905 and remaining until his death in 1968.

In 1937 the theater and bandshell were added to the site. The theater, often referred to as the "Little Stage", was designed by Robert A. Taylor who also was the architect for the Bath Club.

The theater utilizes some of the architectural vocabulary employed by Geiger in the Clubhouse but has toned down the intricate detailing on the major elements of the building.

The golf course was purchased by the City of Miami Beach from the Fisher Development in June, 1939, for \$900,000. The Twenty-First Street Community Center is currently utilized by the local residents for a variety of recreation and educational programs and for evening entertainment activities.

Relationship to Criteria for Designation

1.a Listing on the National Register of Historic Places

The Twenty-First Street Community Center is located within the Miami Beach Architectural District which is listed on the National Register of Historic Places.

1.b Owner Consent

In Resolution No. 83-17323 adopted on April 20, 1983, the City Commission of the City of Miami Beach gives its consent to the designation of Twenty-First Street Community Center.

2.a Goals and Purposes of Historic Preservation District Regulations

The Twenty-First Street Community Center is of architectural and historic significance as stated in the Dade County Historic Survey. Furthermore, the designation of the Twenty-First Street Community Center would promote civic pride and preserve physical evidence of the City's heritage.



The designation of the Twenty-First Street Community Center would contribute to the public awareness of historic preservation. In addition, the designation of the community center would serve as an important example of the compatibility of restored, rehabilitated, or replaced structures within the Architectural District.

1. Association with events that have made significant contribution to the broad pattern of our history;

2. Associated with the lives of persons significant in our past;

Among one of the first undertakings of Carl Fisher, the Twenty-First Street Community Center is associated with the events and persons which have shaped the history of Miami Beach.

3. Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Twenty-First Street Community Center Clubhouse is architecturally noteworthy for its finely executed architectural design and sense of scale, and for its well crafted details. The architect, August Geiger, employed a classical sense of design through his use of scale, proportion and symmetry. These elements are expressed in a Spanish idiom of applied stucco ornaments, arcaded ground floor loggia and tile roof, combined with Dutch Colonial elements.



III. HISTORICAL INFORMATION

Date Erected:

1916

Architect:

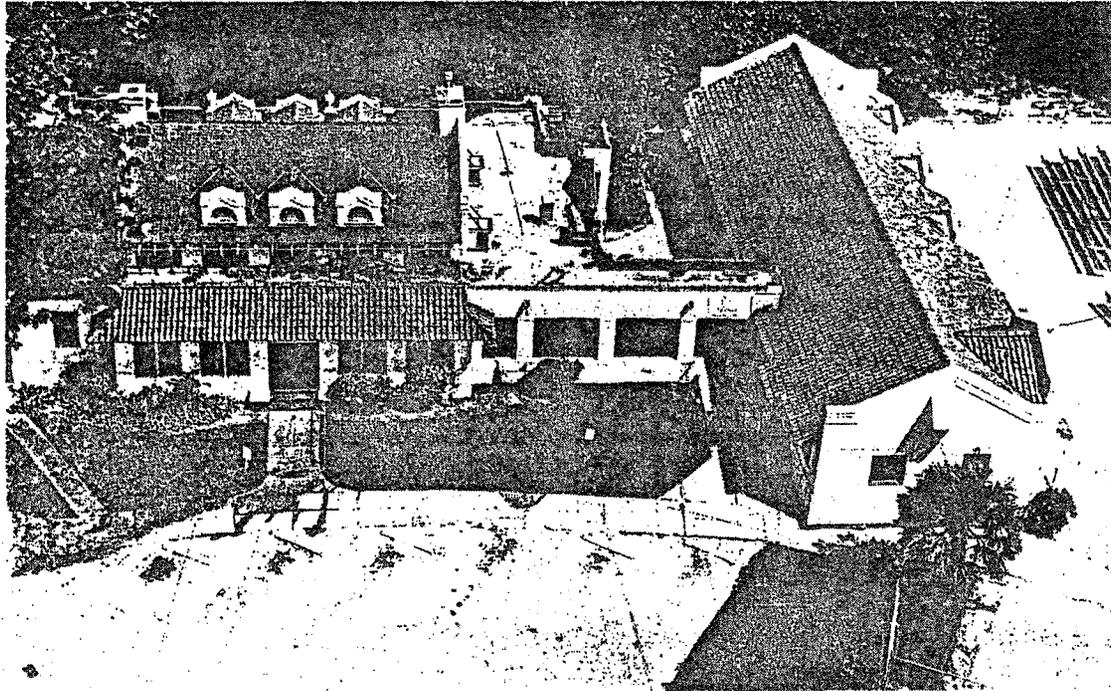
August Geiger

Historical Context:

Built in 1916, one year after the incorporation of the City of Miami Beach, the Twenty-First Street Community Center is the oldest municipal structure in the City. It was constructed as the clubhouse for Carl Fisher's private and exclusive golf course. The building is very close in design to August Geiger's Miami City Hospital (also called "The Alamo") which was designed in 1915. Geiger, with these two buildings, has created some of the earliest examples of Eclectic style architecture in the Miami Area.



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• AERIAL VIEW OF CLUBHOUSE AND THEATRE, SOUTH SIDE



appendix E 2

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little stage theater complex
basis of design report

IV. ARCHITECTURAL INFORMATION

Description of Buildings:

The Twenty-First Street Community Center Clubhouse is a one-story building. It is comprised of a central hall, flanked on the north and south by enclosed loggias, and with flat roofed wings extending to the east and west. The pitched tile roof contains chimneys on either end, and arch-windowed dormers. Connecting the clubhouse and theater is a low, covered walkway. The theater, also one-story, is a rectangular building with a pitched red tile roof. Wooden brackets support and decorate the eaves. A rough stucco skin surfaces the facade of both buildings.

Clubhouse South Elevation:

At the center of the facade is a set of double doors. On either side of this entrance is a set of flagpole supports that have been capped. A set of two jalousie, aluminum windows flank the doorway. The tiled roof is pitched back, and meets the roof line of the enclosed loggia. It is supported by ornate wooden brackets. A row of lightbulbs have been added under the eaves but are incompatible with the facade.

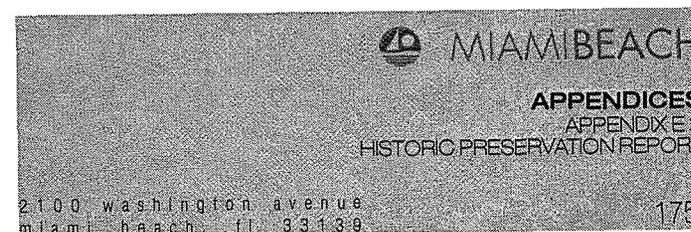
The clerestory wall of the central hall has five windows. They are separated into three parts and are made of glass with wooden mouldings. The roof is pitched and covered with shingles. The three dormers have arched windows that are louvered, and there is a decorative relief trim on the upper edge of the dormers.

Clubhouse North Elevation:

The central portion of the facade is characterized by a five arched loggia. The center arch has a set of double wooden doors. The two arches to the east are covered with wood paneling and a jalousie window. The arch immediately to the west is treated in the same manner as the other two but the last arch has been blocked in and a square, wooden trim window put in its place. A horizontal band of intricate relief work decorates the roof line of the loggia. The edge of the parapet wall originally included six ornamental urns. The three that remain are badly eroded. The east and west wing extensions on the north facade are identical. They consist of a single arched window, with wooden mouldings. It is separated into three parts with the center section being a double hung window. The clerestory wall, windows, and dormers are identical to the south elevation.

Clubhouse West Elevation:

The central portion of the wing consists of a wooden door with double hung windows on either side. To the left and right of the facade are large arched windows with the same characteristics as described in the north elevation. The parapet edge originally included a row of tile but the tile has since fallen off. The center portion of the parapet is angled and is decorated with relief mouldings. Underneath this trim is a carved out circle, also with ornate relief work about its perimeter.





appendix E 2

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little stage theater complex
basis of design report

Clubhouse East Elevation:

The parapet decoration of the east facade is identical to the west. A single door with two double hung windows comprise the center section, to the left is the covered walkway that connects the clubhouse and theater. On the right side of the door is an apparent small addition to the wing.

Description of Significant Interior Areas:

Central Hall - On the west end is a grand fireplace and mantle. At the east end is a staircase with finely carved, wooden baluster and handrails. The flooring is of Dade County Pine. The ceiling has graceful arched ribs, richly decorated.

Theater East Elevation - An interesting rhythm is created with the use of angled parapets and tiled canopies over doors and windows. The parapet on the left is the largest of the four. It has a simple trim line decorating the edge. All the windows have wood mouldings. The remaining three parapets are smaller but have the same simple trim. The eaves and tile canopies are supported by wooden brackets.

Theater West Elevation - The tile canopies over the two entrances are supported by large wooden brackets. Large air-conditioning units cover three windows on the left side of the covered walkway. The remaining windows are of jalousie type with aluminum trim.

Theater North Elevation - The facade consists of a large angled parapet with a semi-circular, louvered window. The decorative trim is the same simple relief work found in the other elevations. Below, a rectangular window is centered on the facade. On the left side is the entrance to a public restroom.

Theater South Elevation - The design of the south facade is basically the same as the north facade. However, the semi-circular window has been replaced by a ventilation fan and a metal hood placed over it. Concrete steps lead to a wooden door. There is a small jalousie window to the left of the door.



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V. PLANNING CONTEXT

Present Trends and Conditions:

The Twenty-First Street Community Center is a highly used public facility with regularly scheduled dances, theater events, meetings, classes, and exhibits. So as to continue providing these services to the citizens of Miami Beach, the Community Center is the subject of a two-part rehabilitation program:

Firstly, the existing historic structure will be rehabilitated along with the creation of a new dance floor and chess center. Rehabilitation plans have been completed and approved by the Secretary of State as being in conformance with the Secretary of the Interior Standards for Rehabilitation of Historic Structures (see Attachment 'A').

Secondly, a new multi-use facility will be added on the site to meet the increasing needs of the Center users. The design contract for the new facility includes a Collins Canal/Twenty-Second Street Walkways, which will form a pedestrian link between the Garden Center, the Convention Center, the Twenty-First Street Community Center, the Bass Museum of Art, the Miami Beach Public Library, and the new Beachfront Park and Promenade. Funds for the rehabilitation of the existing structure are provided by Community Development Block Grant Funds. Funds for the new facility and the Canal Walk are provided by a \$2,000,000 City of Miami Beach bond issue.

Conservation Objectives

The Twenty-First Street Community Center is being nominated for designation to ensure the preservation of this unique architectural and historically significant group of structures. In addition, designation will ensure the compatibility of the design of the new facility with the site and existing structures.



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VI. HP ZONING ELEMENTS

Boundaries:

The boundaries of HP Zoning have been drawn to include that portion of the Golf Course Subdivision as described in Section I. The official zoning map of the City shall indicate such boundaries and shall use the symbol HP-2.

Major Exterior Surfaces Subject to Review:

All exterior facades of the clubhouse and theater shall be considered major exterior surfaces subject to review.

Major Interior Areas Subject to Review:

The clubhouse central hall and covered loggias, including floor, walls, decorative mouldings, light fixtures, fireplace, and stairway shall be subject to review.

Major Landscape Features Subject to Review:

All major landscape features are subject to review.

Evaluation Guidelines

The following guidelines shall be used by the Historic Preservation Board to evaluate the appropriateness and compatibility of proposed development affecting the designated site:

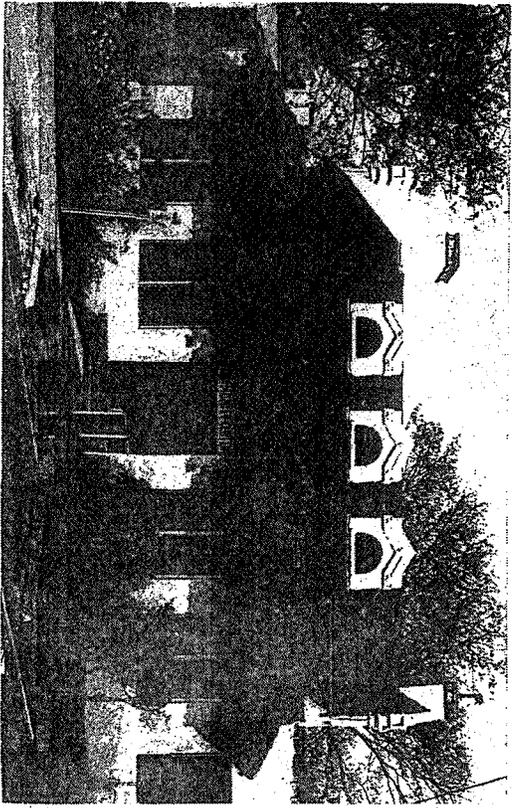
- U.S. Secretary of Interior's Standards of Historic Preservation Rehabilitation Projects.



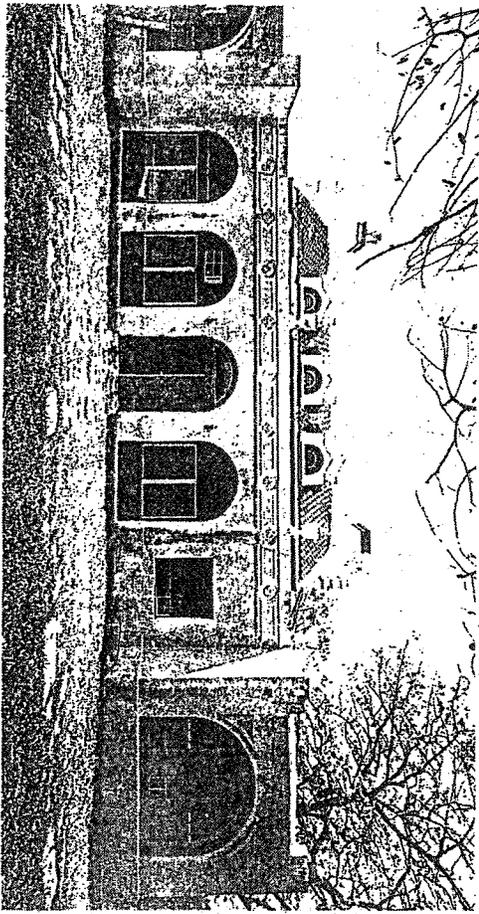
appendix E 2

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09 / 05 / 08

glavovic studio inc.
little stage theater complex
basis of design report



CLUBHOUSE - SOUTH FACADE



CLUBHOUSE - NORTH ELEVATION

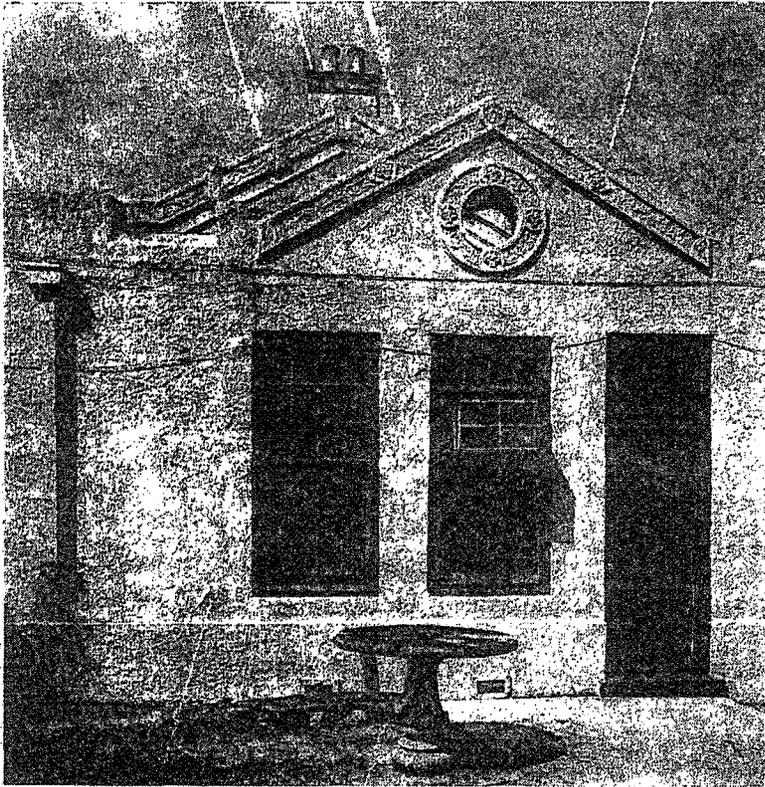
MIAMI BEACH
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2100 Washington Avenue
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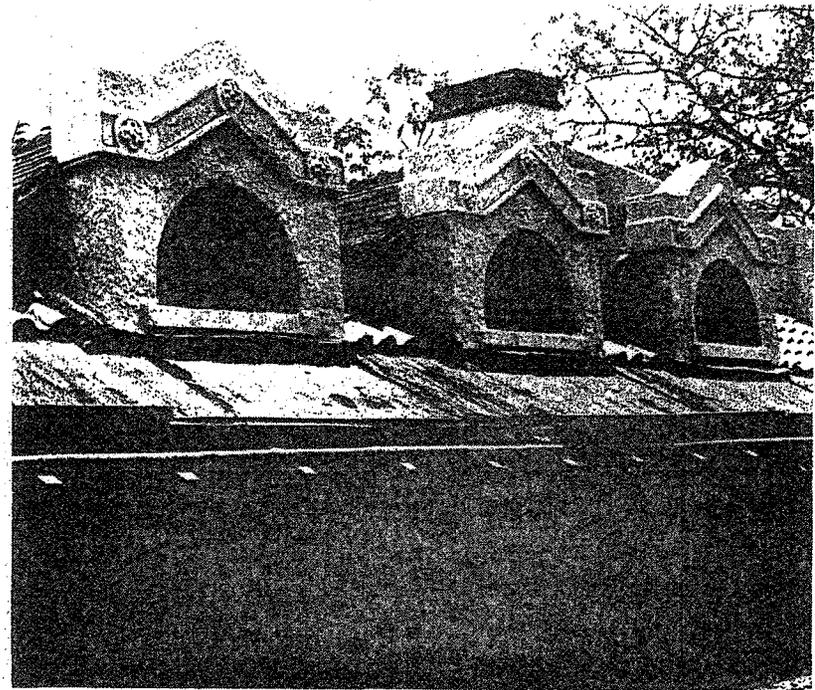
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• CLUBHOUSE - BREEZEWAY AT COURTYARD, EAST END
(NOTE DETAILS ON PARAPET)



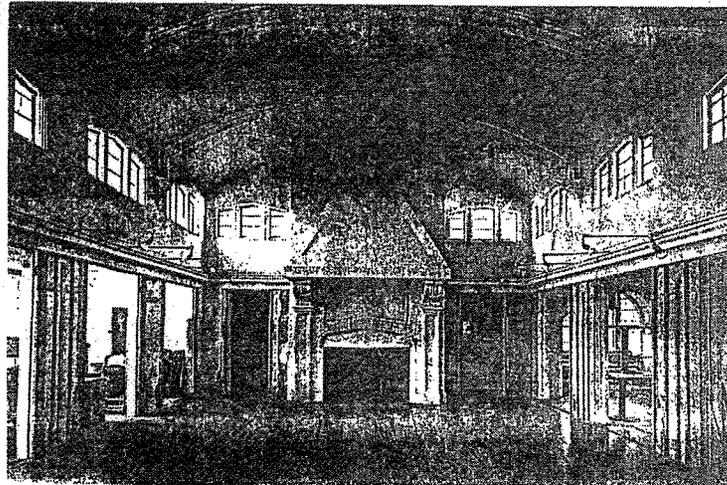
• CLUBHOUSE - DORMER DETAIL, NORTH FACADE



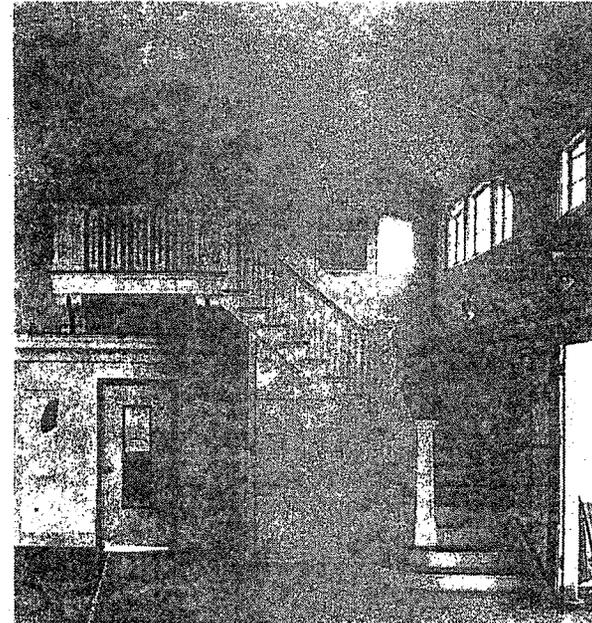
appendix E 2

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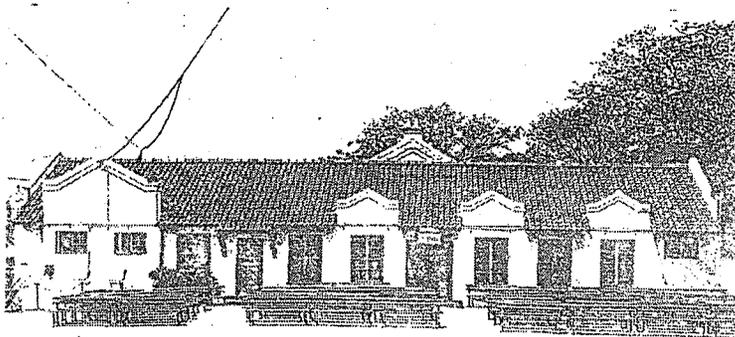
glavovic studio inc.
little stage theater complex
basis of design report



CLUBHOUSE - INTERIOR, WEST END



CLUBHOUSE - INTERIOR, STAIR DETAIL, EAST



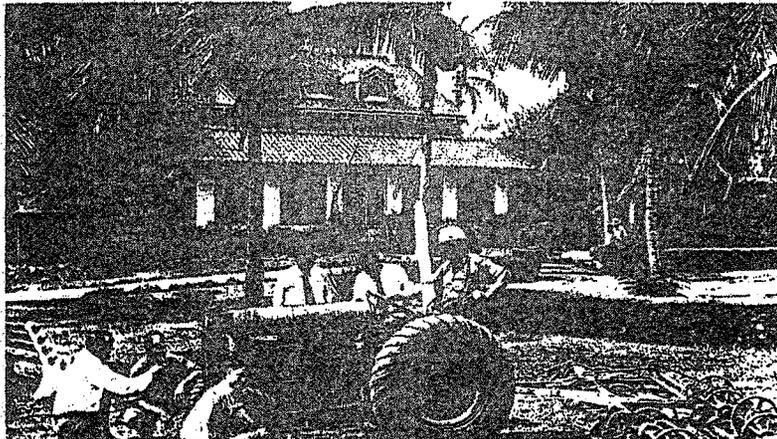
THEATRE - EAST ELEVATION



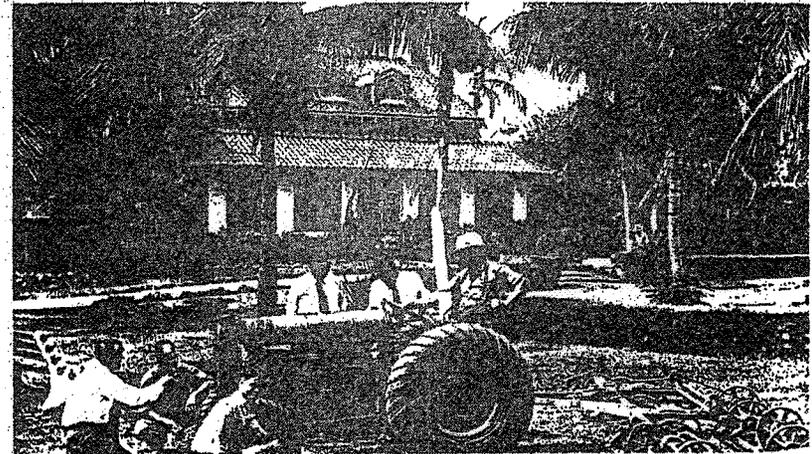
appendix E 2

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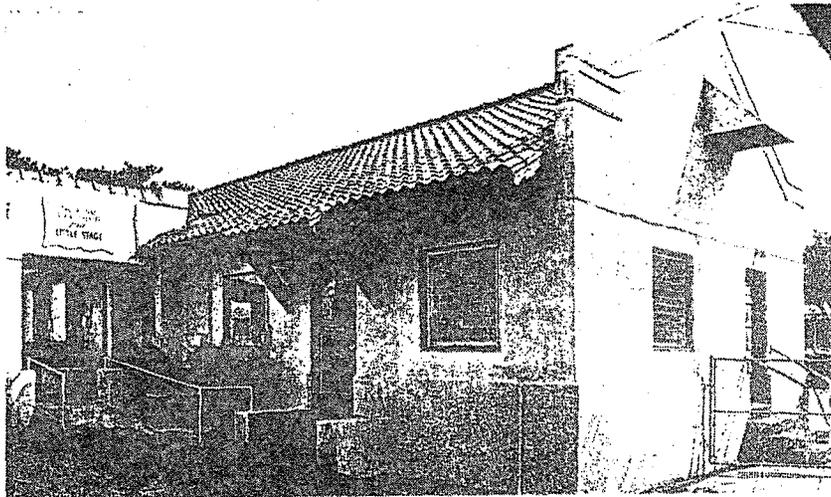
glavovic studio inc.
little stage theater complex
basis of design report



THE MIAMI BEACH MUNICIPAL GOLF COURSE BUILDING, BY AUGUST GEIGER, BEARS A STRONG SIMILARITY TO THE ALAMO, COMPLETED IN 1916, IT NOW SERVES AS THE WASHINGTON AVENUE COMMUNITY CENTER. (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)



THE MIAMI BEACH MUNICIPAL GOLF COURSE BUILDING, BY AUGUST GEIGER, BEARS A STRONG SIMILARITY TO THE ALAMO, COMPLETED IN 1916, IT NOW SERVES AS THE WASHINGTON AVENUE COMMUNITY CENTER. (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)



THEATRE - SOUTHWEST ELEVATION

 MIAMI BEACH

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miami beach, fl 33139

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GOLF ON THREE COURSES AND OTHER



PROMOTIONAL BROCHURE, "LURE OF MIAMI BEACH", 1931.



DRAFT
09 / 05 / 08

glavovic studio inc.
little stage theater complex
basis of design report

OCT 25 1981
 DEPARTMENT OF ECONOMIC DEVELOPMENT
 By JP

FLORIDA DEPARTMENT OF STATE
 George Firestone
 Secretary of State

OCT 15 1981
 DEPARTMENT OF ECONOMIC DEVELOPMENT
 By MS

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT
 L. Ross Morrell, Director
 (904) 488-1480

September 28, 1981

In reply refer to:
Ms. Janice L. Bordelon
Project Historian
(904) 487-2333

Ms. Gladys A. Kane
Community Development Director
Department of Economic Development
City Hall
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Your Letter of August 21, 1981
Cultural Resource Assessment Request
Rehabilitation of the 21st Street Community Center
Miami Beach, Dade County, Florida

Dear Ms. Kane:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Procedures for the Protection of Historic and Cultural Properties"); we have reviewed the above referenced project for possible impact to archaeological and historical sites or properties listed, or eligible for listing, in the National Register of Historic Places. The authorities for these procedures are the National Historic Preservation Act of 1966 (Public Law 89-665) as amended by P.L. 91-243, P.L. 93-54, P.L. 94-422, P.L. 94-458, and P.L. 96-515 and Presidential Executive Order 11593 ("Protection and Enhancement of the Cultural Environment").

David Ferro, Preservation Architect for the Division of Archives, History and Records Management, has reviewed the plans and specifications for the rehabilitation of the 21st Street Community Center. It is the determination of this office that the proposed rehabilitation has maintained the architectural integrity and standards of the original structure through the application of the Secretary of the Interior's Guidelines. It is, therefore, the opinion of this agency that the proposed project will have a beneficial effect on the subject property, and should be allowed to proceed.

FLORIDA State of the Arts
The Capitol • Tallahassee, Florida 32301 • (904) 488-3680

ATTACHMENT 'A'

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Ms. Gladys A. Kane
September 28, 1981
Page Two

We commend the sensitive treatment of the rehabilitation of the Community Center. And on behalf of the Secretary of State, George Firestone, we thank you for your interest and cooperation in preserving Florida's historic resources.

Sincerely,

George W. Percy,
Deputy State Historic
Preservation Officer

GWP:Beh



VII. BIBLIOGRAPHY

Lummas, J.N. The Miracle of Miami Beach; Miami Post Publishing Company, 1944.

Dade County, Florida. From Wilderness to Metropolis; Metropolitan Dade County Office of Community and Economic Development, Historic Preservation Division; Metropolitan Dade County, 1982.

City of Miami Beach, Florida. "Twenty-First Street Community Center, Application for Urban Park and Recreation Recovery Grant"; City of Miami Beach Economic Development Department, Planning Division; Miami Beach, 1980.

Dade County, Florida. "Survey Findings in Miami Beach"; Metro-Dade Office of Community and Economic Development, Historic Preservation Division; June, 1981.

Florida, State of. "Florida Master Site File, Historic Site Data Sheet"; Department of State, Division of Archives, History and Records Management, Ivan Rodriguez, Dade County Parks and Recreation Department.

All photographs, unless otherwise stated, are from the Twenty-First Street Community Center plans, prepared by Zyscovich Architects, 1983.



DRAFT
09 / 05 / 08

ORDINANCE NO: 84-2402

AN ORDINANCE OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING ORDINANCE NO. 1891, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE AND THE MAPS ATTACHED THERETO BY DESIGNATING THE 21ST STREET COMMUNITY CENTER, 2100 WASHINGTON AVENUE AS AN HISTORIC PRESERVATION SITE AND BY EXCLUDING THE SUBJECT PARCEL OF LAND FROM THE CCC CONVENTION CENTER DISTRICT AND INCLUDING THE SAME IN THE CCC/HP, CONVENTION CENTER/HISTORIC PRESERVATION ZONING DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1: That the following parcel of land identified as follows:

Beginning at intersection of west right of way of Washington Avenue and south boundary of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft.; west 165 ft., north 450 to west 115 ft., north 160 ft., west 140 ft., north 70 ft.; northeast along south boundary of Collins Canal 435 ft. to point of beginning.

and as shown on Exhibit "A", which is attached and made a part hereof, be and the same is hereby designated an historic preservation site and is excluded from the CCC Convention Center District and included in the CCC/HP Convention Center/Historic Preservation District as said districts are defined and set forth in Zoning Ordinance No. 1891. The official zoning map of the City of Miami Beach shall indicate the boundaries of this designation and shall use the symbol CCC/HP-2. Pursuant to Section 26-5 C(3) of Zoning Ordinance No. 1891, the elements of this property which are subject to review and the evaluation guidelines are contained on p. 12 of the 21st Street Community Center Designation Report, adopted by the Historic Preservation Board on September 22, 1983, and amended by the City Commission January 18, 1984.

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3: SEVERABILITY. If any section, sub-section, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such hold shall not affect validity of the remaining portions of this Ordinance.

SECTION 4: EFFECTIVE DATE
This Ordinance shall take effect days after adoption, on February 11th . 1984.

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Participants in the project implementation process will include the city, the consultants and contractor implementation objectives after final BODR approval. City to obtain:

- Obtain additional funding
- Additional agency approval
- Design documentation
- Bidding/Award
- Construction

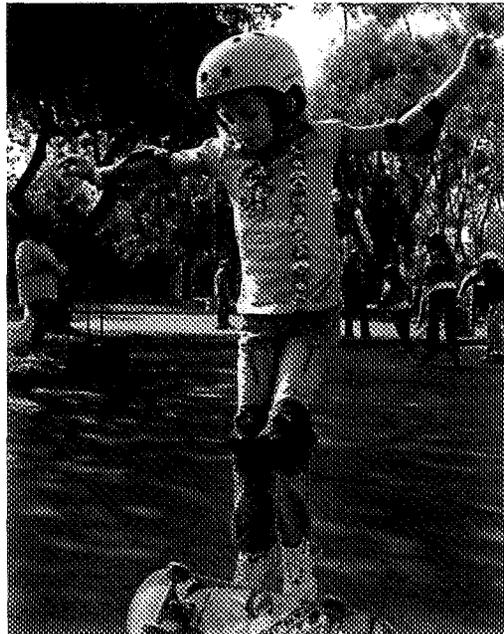
The construction phase will involve:

- (1) identifying the location of all existing utilities, their access and disconnect points.
- (2) the demolition of the bandshell, selected demolition of the CFC and LST, demolition of existing walkways, fencing and other existing site elements.
- (3) soils testing and engineering analysis.
- (4) remodeling, renovation and historic preservation of existing CFC and LST.
- (5) construction of new accessory buildings, skate plaza and other park site elements.
- (6) landscaping and site lighting.

The construction staging process will take into consideration the accommodation and minimal disruption to current tenant operations on the site.



DRAFT
09 / 05 / 08



According to market research firm American Sports Data, Inc. (ASD), there are 12.5 million skateboarders today, up an astounding 60 percent from 1999, when there were a mere 7.8 million of them on the nation's sidewalks and streets. It's no surprise that skateboarders are predominantly young and predominantly male. According to ASD, 85 percent of those who have used a skateboard in the past year are under age 18, of those, 74 percent are boys.

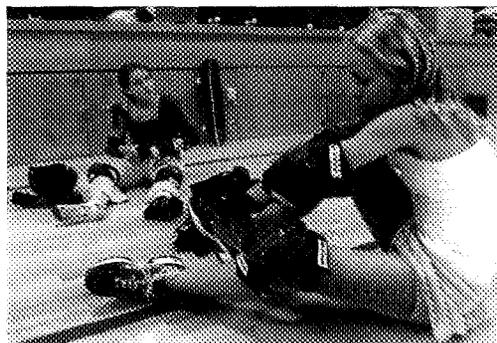
For the sake of simplicity, the psychographic analysis was conducted on skateboarders who are 12- to 17-years-old and use data from Simmons Market Research Bureau's latest in-depth survey of 3,237 teens conducted from April 2000 to May 2001. Because there are often distinct psychological differences between casual skateboarders and die-hard board-heads, we will also differentiate between the 15 percent of teens who said they skateboard once in a while or sometimes and the 8 percent who said they skate every chance they get.

At first glance, skateboarders seem to fall in line with what is deemed stereotypical of the skateboarding culture. According to Simmons, avid skateboarders (those who say they skate every chance they get) are significantly less likely than their peers to agree with the statement "I get along with my parents." While 74 percent of non-skating kids ages 12 to 17 and 70 percent of casual skaters of the same age say they get along with their parents, only 62 percent of avid teen skateboarders say the same. Perhaps that's because many skaters (69 percent of avid skaters and 56 percent of occasional board riders) say their ideas are "very different" from those of their parents; 45 percent of non-skateboarding teens feel their ideas are similarly divergent.

But individualistic thinking doesn't necessarily translate into a slacker attitude so commonly assumed to be held by skateboarding teens. According to Simmons, teens who skate are just as likely as those who don't to say "it's important to work hard at school" and that they "enjoy going to school." They're also generally on par with other teens when it comes to seeking higher education: 86 percent of casual skaters and 83 percent of avid board-heads say they would like to go to college, compared with 86 percent of non-skaters who say the same.

Whatever you do, don't call skaters conformists. The survey suggests that many of today's trendsetters and early adopters may have been board-heads in their youth. Simmons reports that avid skaters are 32 percent more likely than the average teen to say they are always the first to try new things and 58 percent more likely to consider themselves experts in new technology.

Furthermore, 52 percent of avid skaters say they are very stylish and 31 percent say they like to stand out in a crowd, compared with 45 percent and 24 percent, respectively, of all teens.



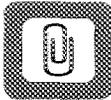
Byline: JOHN FETTO
SKATE OR DIE, DUDE
http://findarticles.com/p/articles/mi_m4021/is_2002_Oct_1/ai_92087410
American Demographics > Oct 1, 2002



 MIAMIBEACH

PROJECT CONCEPTS + GOALS
PRECEDENTS + HISTORY + CULTURE OF SKATEBOARDING

2100 WASHINGTON AVENUE
MIAMI BEACH, FL 33139



The National Safety Council offers this guidance:

Protective Gear

- [check] Boards have varying characteristics for different types of riding (e.g., slalom, freestyle or speed.) Some boards are rated as to the weight of the user.
- [check] Protective equipment, such as closed, slip-resistant shoes, helmets, and specially designed padding, may not fully protect skateboarders from fractures, but wearing the gear can reduce the number and severity of cuts and scrapes.
- [check] Padded jackets and shorts are available for skateboarders, as well as padding for hips, knees and elbows. Wrist braces and special gloves also can help absorb the impact of a fall.
- [check] The protective equipment currently on the market is not subject to government performance standards, and careful selection is necessary.
- [check] In a helmet, look for proper fit and a chinstrap; notice whether the helmet blocks vision and hearing. If padding is too tight, it could restrict circulation and reduce the ability to move freely. Loose-fitting padding, on the other, could slip off or slide out of position.

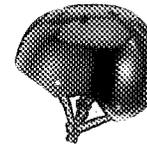
How to Fall

- [check] If you are losing your balance, crouch down on the skateboard so you won't have as far to fall.
 - [check] In a fall, the idea is to land on the fleshy parts of your body.
 - [check] If you fall, try to roll, rather than absorb the force with your arms.
 - [check] Even though it may be difficult during a fall, try to relax your body, rather than go stiff.
- Tips for Using a Skateboard
- [check] Give your board a safety check each time before you ride.
 - [check] Always wear safety gear.
 - [check] Never ride in the street.
 - [check] Obey the city laws. Observe traffic and areas where you can and cannot skate.
 - [check] Don't skate in crowds of non-skaters.
 - [check] Never have more than one person on a skateboard.
 - [check] Never hitch a ride from a car, bicycle or other such means.
 - [check] Don't take chances; complicated tricks require careful practice and a specially designated area.
 - [check] Learn to fall--practice falling on a soft surface or grass.

Also, the U.S. Consumer Product Safety Commission suggests:
Skateboard use and safety should be discussed with parents and children. Children under five years of age should be strongly discouraged from using skateboard because they lack coordination and judgment. Protective headgear should be worn at all times to protect against head injury. Appropriately designed padding may prevent injuries to the extremities, particularly to the knees, elbows and hands.



Protective Gear Components



Helmet



Knee Pads



Wrist Guards



PROJECT CONCEPTS + GOALS
PRECEDENTS + HISTORY + CULTURE OF SKATEBOARDING