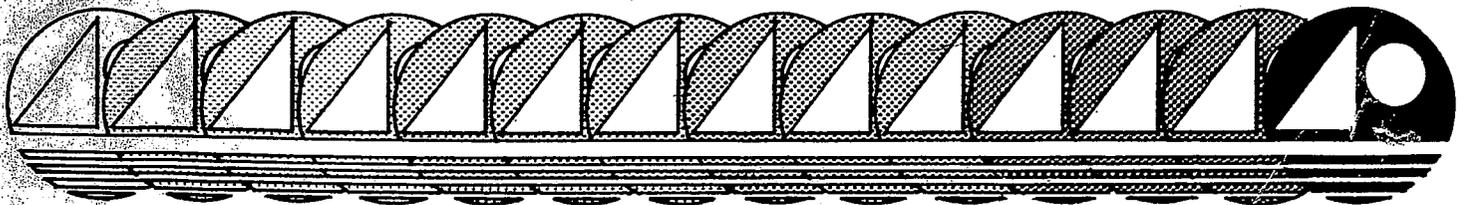


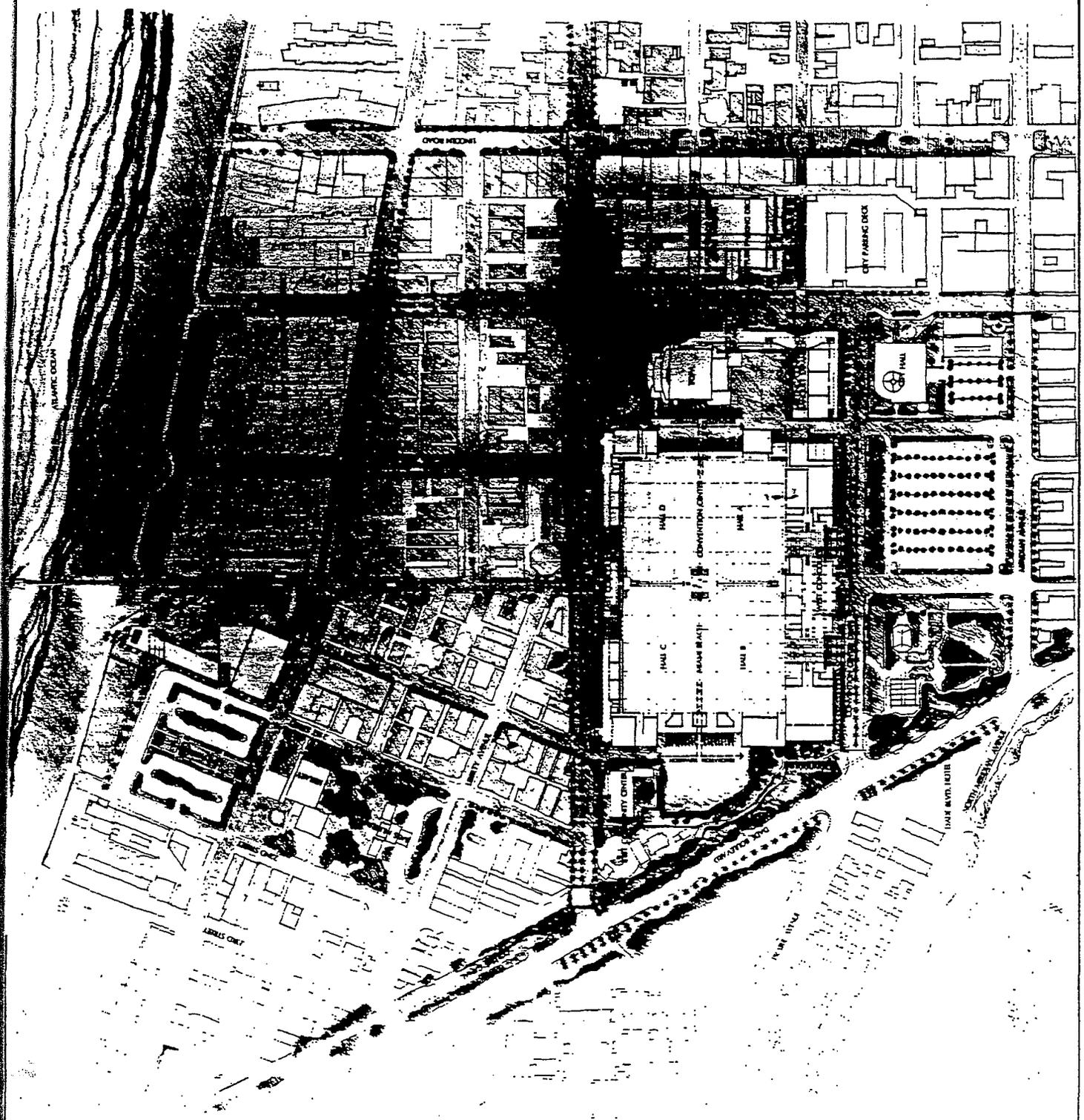
PROGRAM STATEMENT

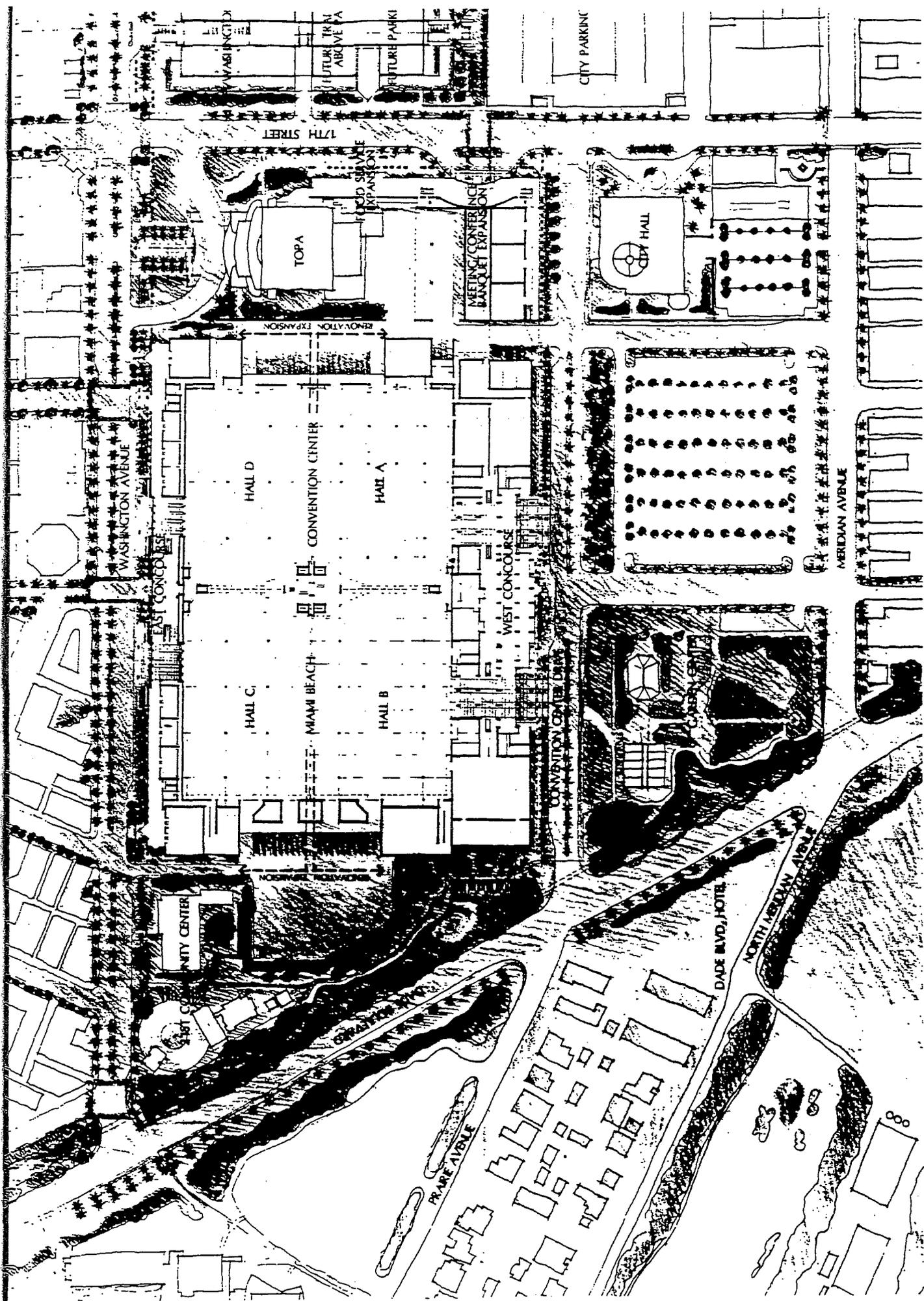


EXPANSION OF THE MIAMI BEACH CONVENTION CENTER
THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. • BORRELLI, FRANKEL, BLITSTEIN



VIEW LOOKING NORTHWEST
EAST CONCOURSE WASHINGTON AVENUE
MIAMI BEACH CONVENTION CENTER





WASHINGTON AVENUE

17TH STREET

FUTURE PARK

CITY PARKING

TOPA

MEETING CONVENTION BANQUET EXPANSION

CITY HALL

HALL D

CONVENTION CENTER

HALL A

WASHINGTON AVENUE

EAST CONCOURSE

HALL C

MAAMI BEACH

HALL B

WEST CONCOURSE

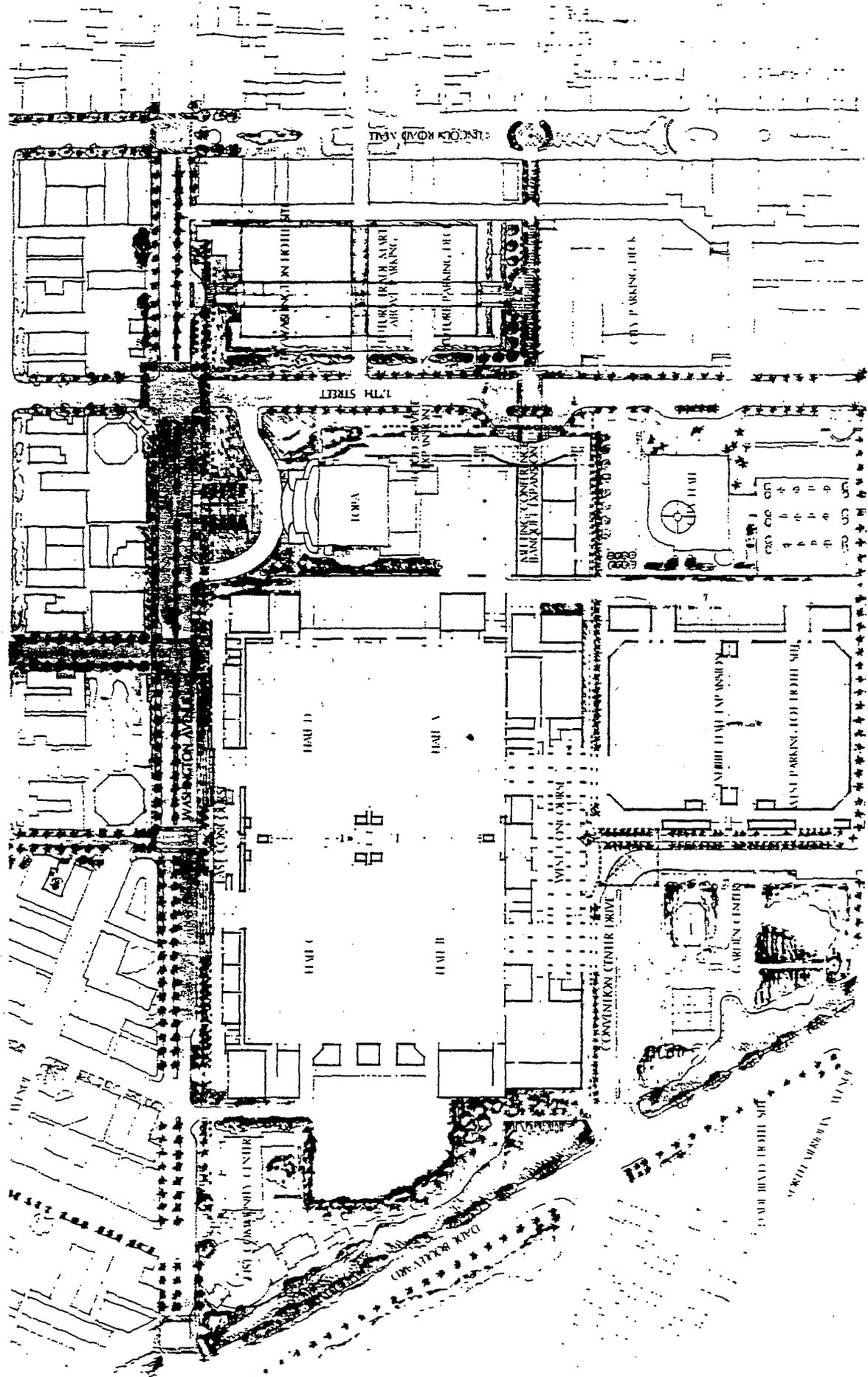
CONVENTION CENTER DRIVE

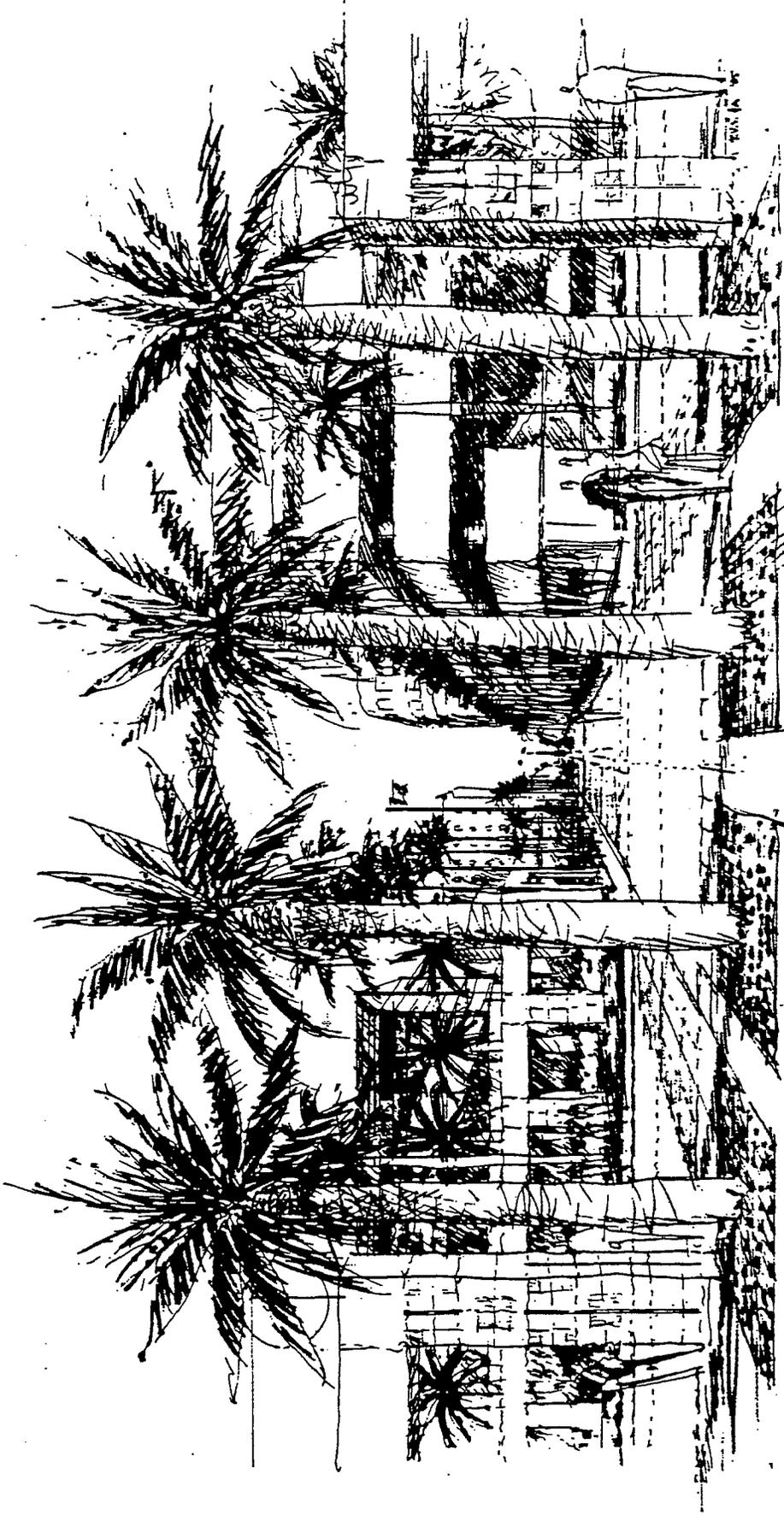
MERIDIAN AVENUE

DADE BLVD, HOTEL

NORTH MERIDIAN AVENUE

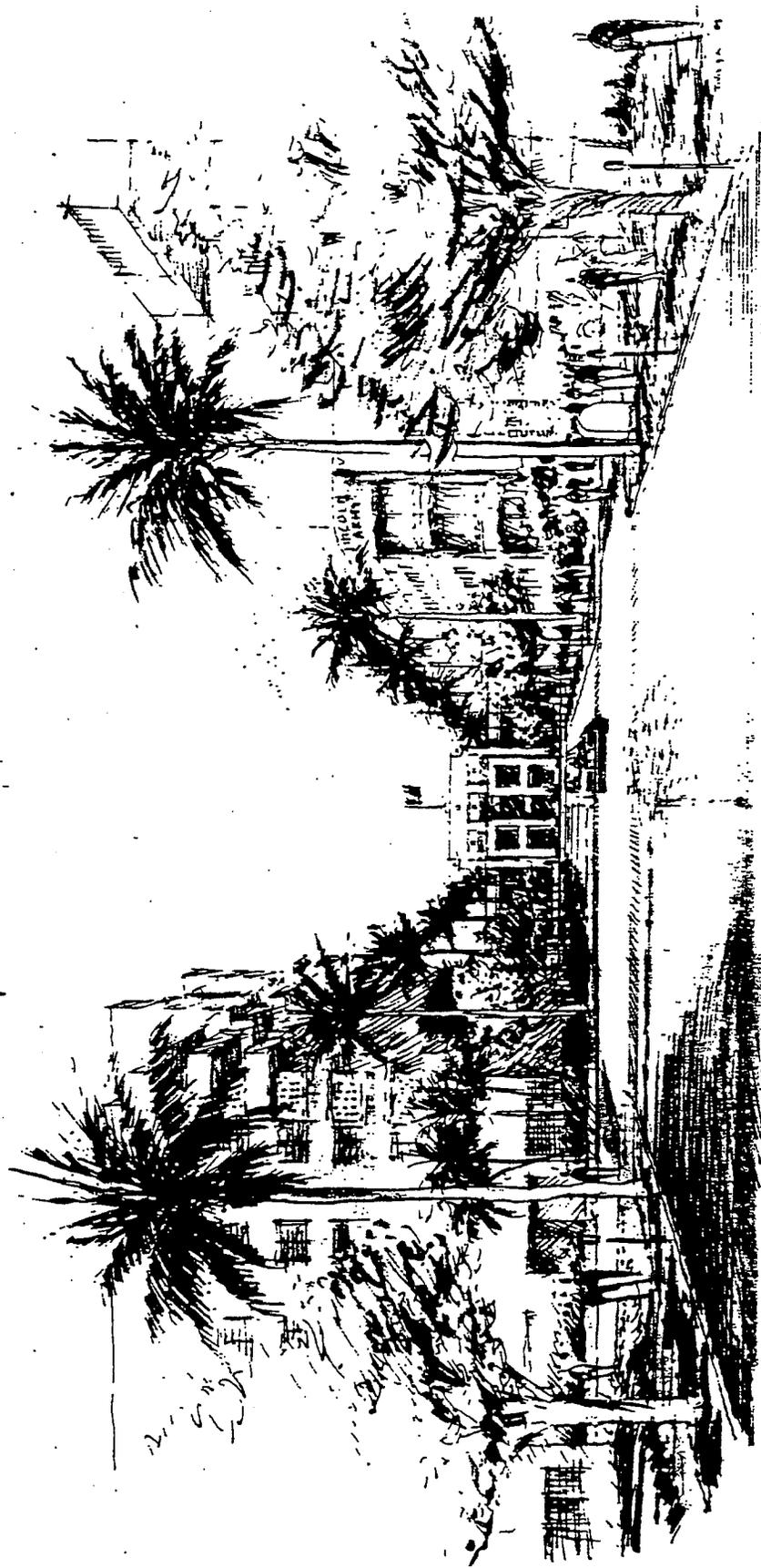
PARK AVENUE





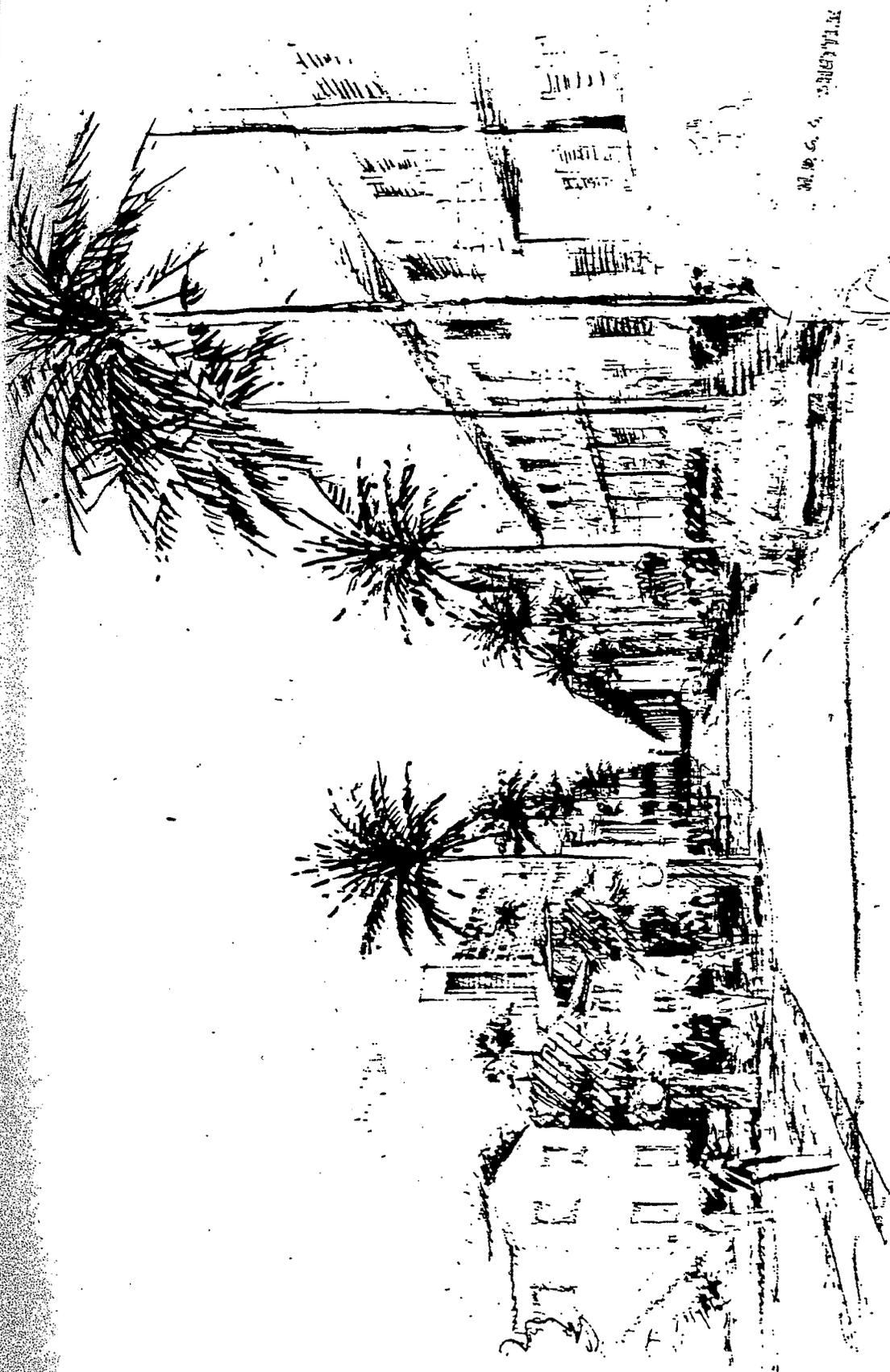
PENNSYLVANIA AVENUE - LOOKING SOUTH TOWARD LINCOLN ROAD MALL





11
18TH STREET - LOOKING WEST TOWARD THE CONVENTION CENTER

Architectural rendering of the proposed development.

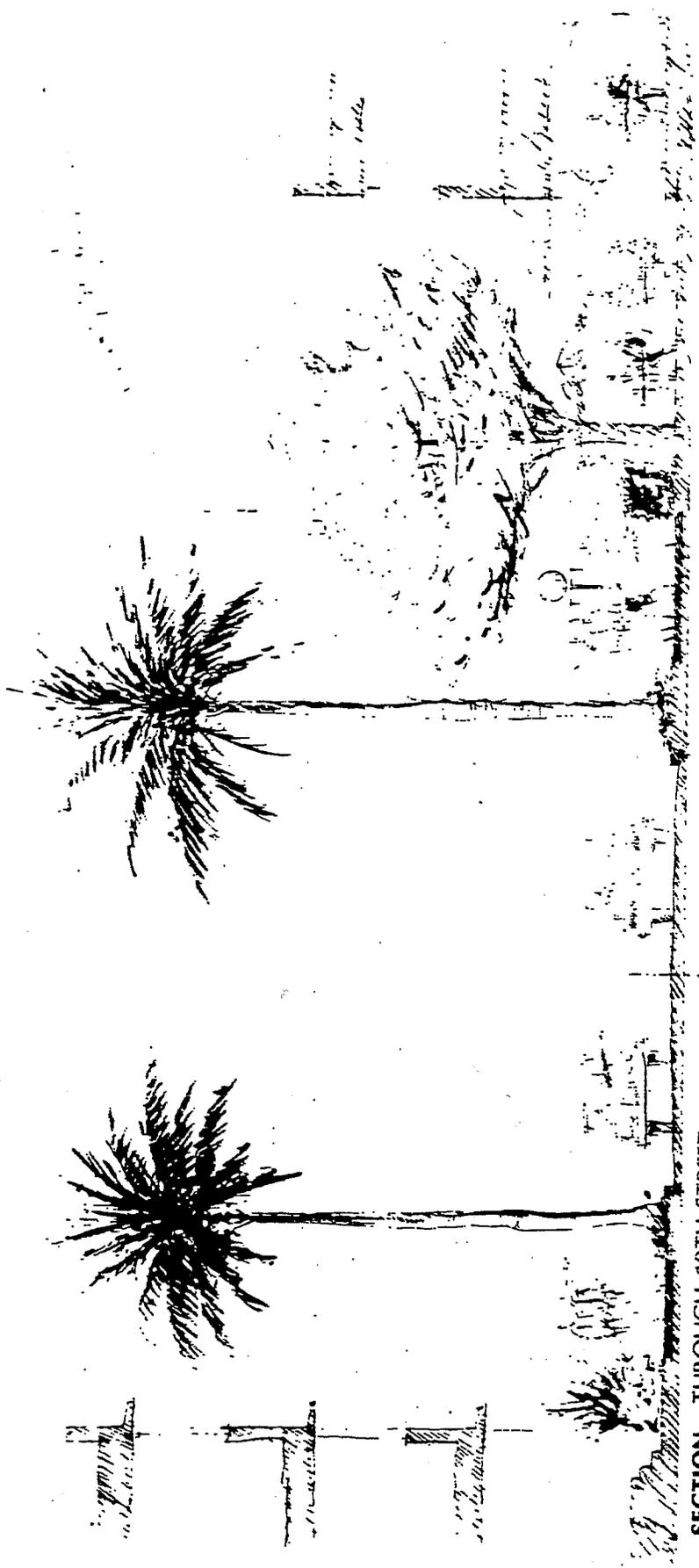


19TH STREET - LOOKING EAST TOWARD THE BEACH



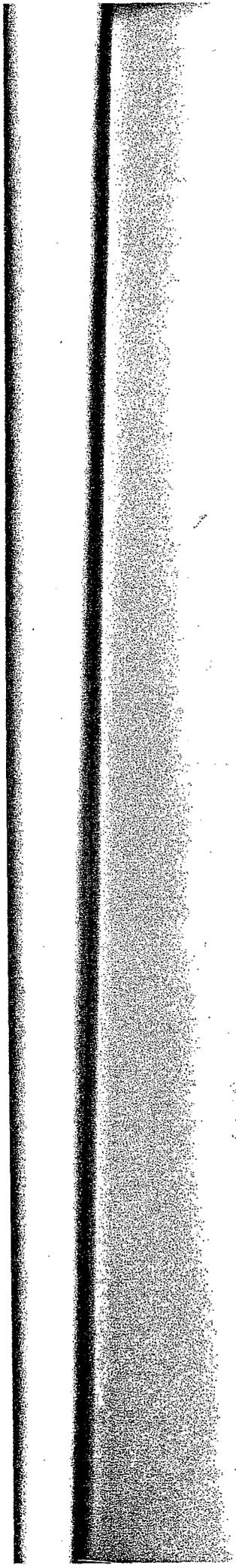
SECTION - THROUGH WASHINGTON AVENUE



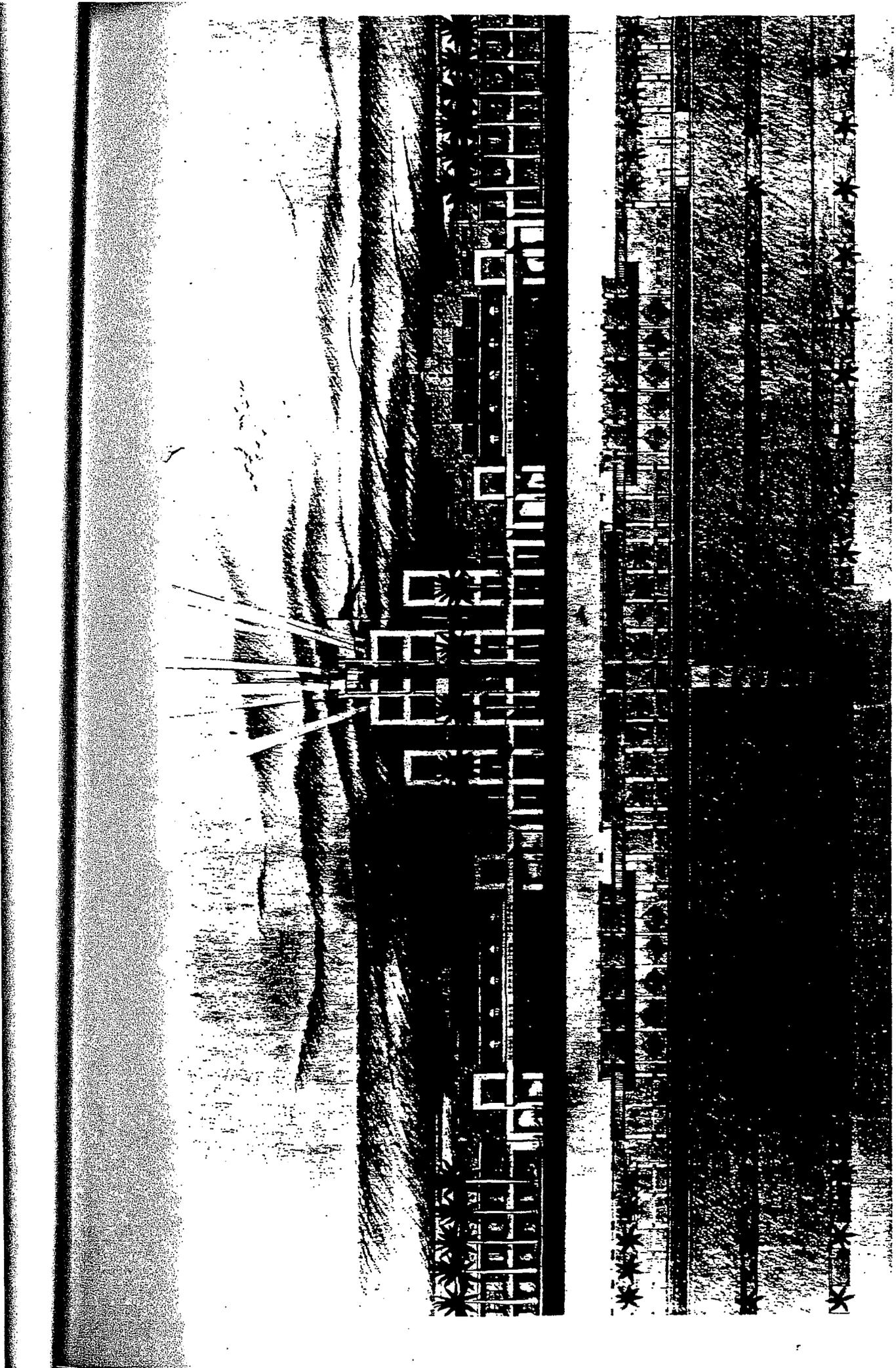


SECTION - THROUGH 19TH STREET





Architectural drawing showing a long building with a central tower, surrounded by palm trees and other vegetation. The drawing is oriented vertically.



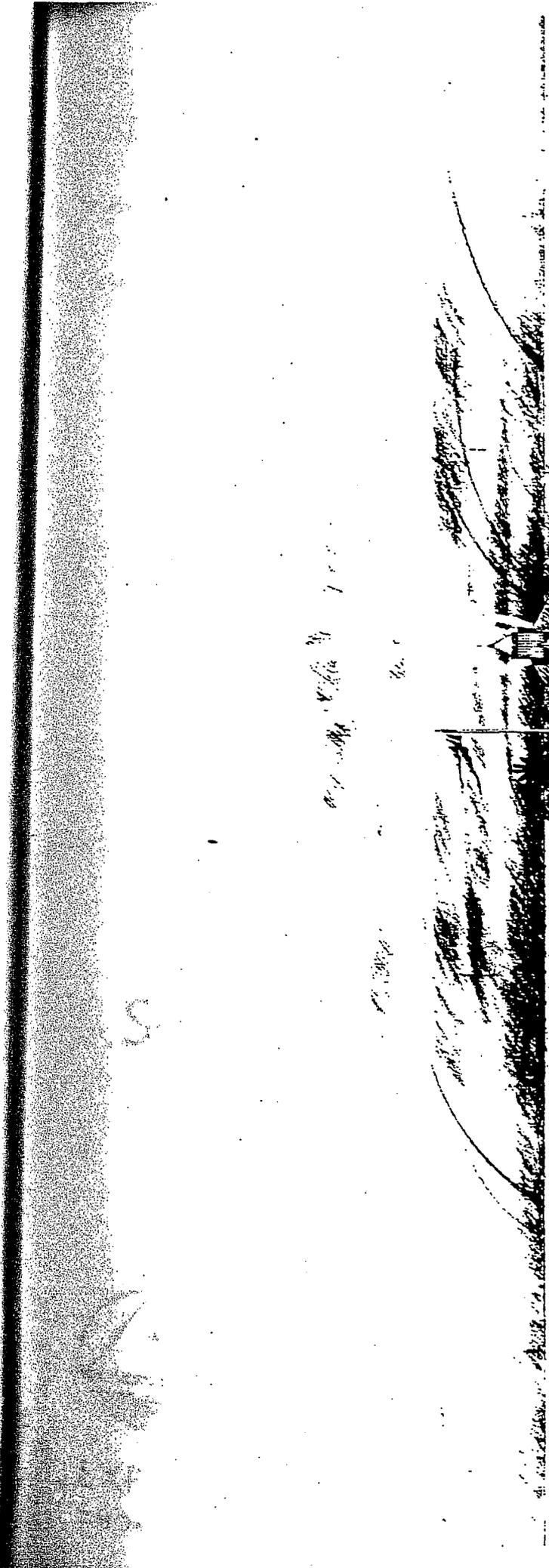
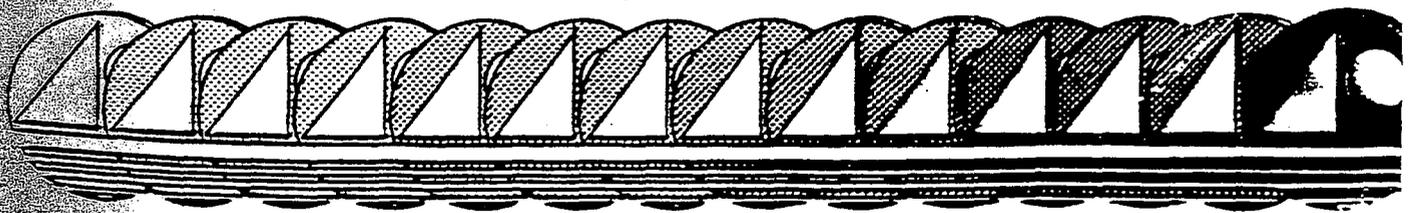


FIG. 1 A. 1 22

INTRODUCTION

SCHEMATIC SUBMITTAL



EXPANSION OF THE MIAMI BEACH CONVENTION CENTER
THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. • BORRELLI, FRANKEL, BLITZ



MASTER PLAN

INTRODUCTION

The purpose of a master plan is to generate within the same thought process a plan for what an area can be without the constraints of present funding limitations. Such an effort while not constrained by immediate available funds must still be conducted responsibly and take into account practical magnitudes of funding which previous experience indicates may be possible in the future.

Two areas of consideration are included in the master planning effort for this phase of the project. Recommendations are made that focus on creating a cohesive civic complex on city owned properties bounded by Meridian Avenue, Dade Boulevard, Washington Avenue and 17th Street. In addition, suggestions are made to create linkage from the civic complex and convention center to areas which can receive support from the center such as the beach and Lincoln Road Mall. Information presented graphically on the master plan drawing are conceptual in nature but represent the first stage of design for these areas. The first implementation of the recommendations of the master plan will be landscape and hardscape elements within the area of the building and which are affordable within the project budget. Ideas indicated which for economic reasons don't become a part of the convention center project can be the basis of future city projects.

The master plan suggests the usage of certain basic elements to identify the convention center and to extend its presence and influence beyond the civic center complex. Such elements should strongly connote the tropics and South Florida. Tall palms regularly spaced defining pedestrian and vehicular ways and relating to architectural rhythms of the convention center provide the basic structure and continuous theme of the total plan. Architectural elements from the convention center are recommended to be repeated offsite to help extend the influence of the center beyond its site. Visual connection with the building from offsite locations is encouraged and promoted along with an effort to accommodate view of the ocean and beach from the center. Specific recommendations for individual elements of the plan are further discussed below.



MASTER PLAN

CIVIC COMPLEX

The city buildings in the area bounded by Washington Avenue, Dade Boulevard, Meridian Avenue and 17th Street presently stand alone as a series of isolated individual developments without appearing as an integrated complex. Drawing Sheet 2, the Master Plan, and Sheet 5, the Site Plan, suggest treatments to knit the city functions together into a cohesive complex. Not all of the elements of these plans are economically feasible and can not be included in the present expansion program. The remaining can be added in the future as a part of future development programs.

To promote Miami Beach's tropical setting a structured landscaping concept is established throughout the convention complex by the use of regularly spaced Royal palms. This concept is indicated along the streets bounding the civic complex giving the visitor the awareness of arriving at a special South Florida place. The master plans suggest medians in Washington Avenue and Convention Center Drive creating avenues of palms along these vehicular arrival zones and reducing the apparent dimension of these wide streets.

On Washington Avenue, along the east facade of the convention center the spacing of the palms repeats the module of the building's window openings. To the north the palms are placed along Washington overlaying the landscape program for the 21st Street Community Center and extending to Dade Boulevard. To the south the Royals continue along Washington to Lincoln Road and at TOPA turn back toward the building in pairs defining an entry forecourt in front of the theater. Walks in the area will incorporate the city's standard colored concrete with special areas accented and enriched with pavers of local materials such as coral stone. Paving patterns extend across streets at pedestrian crossing. Beneath the palms in appropriate locations an understory of planting with lush tropical foliage will be placed. Landscaping within the east concourse will extend plant materials into the building's interior increasing the apparent depth of planting along Washington. Sunscreens over concourse glazing incorporate planters in which will be placed tropical vines with consideration given to planting in additional locations on the building itself in areas such as the bus canopy.

Visitors approaching the convention center site from Julia Tuttle Causeway or the North Beach Hotels will use Dade Boulevard. From either direction along Dade the buildings of the complex are not very visible because of vegetation along Collins Canal, the Garden Center, and the 21st Street Community Center. The area along the canal should be further planted to screen the North service yards of the convention center further limiting visibility. Royal palms are placed along Dade to further identify the civic complex.



MASTER PLAN

CIVIC COMPLEX cont'd

A special gateway containing convention center graphics is suggested at Dade and Washington which because of an anticipated clockwise bus and taxi circulation system around the center will become the principal entry to the convention center area from the north. A similar gateway is proposed at the secondary entry at Dade and Convention Center Drive.

The Royal Palm theme is carried along Convention Center Drive on the west facade of the building. Beneath the palms along solid areas of the facade, earth berms planted with heavy tropical foliage are placed to soften the existing building walls. A walled garden area is located at the center of the West concourse creating a controlled view and becoming a part of the sidewalk cafe atmosphere. It is recommended that trees be planted in the west parking lot to provide shade for the hot paved areas. A 30 foot wide green belt along the west side of Convention Center Drive between City Hall and the garden center screens the parking and adds to the tropical feeling of the west entry areas. Earth berms are shown covered with tropical foliage but interrupted every sixty feet to allow movement from the west parking lot at every traffic lane.

EXPANSION

The convention industry in the mid 1980's continues to show phenomenal growth. Many cities around the country are constructing new convention centers or expanding existing ones which continues to add square footage of facility to the market place. At some point the market must become saturated with convention space, however to date, industry growth still exceeds new construction. Because of the recent history of expansion in many locations, it is recommended that Miami Beach preserve the properties bounded by Washington Avenue, 17th Street, Meridian Avenue, and Dade Boulevard. Within these areas, several expansion possibilities exist, providing for contiguous convention center space.

The parking areas to the west will allow an expansion including 200,000 additional square feet of exhibit space plus 20,000 square feet of meeting area. This scheme is shown on drawing sheet 2 and is linked to the present expanded facility by a projection or extension of the crossover connector. The service yard for this expansion scheme would be located directly north of City Hall. It is suggested that the original alignment of Bliss Avenue directly north of city hall be closed for public traffic and become a service access for the docks for the expanded south hall and the future expansion being discussed here. Also suggested is closing Convention Center Drive directly off



MASTER PLAN

EXPANSION cont'd

17th Street and allowing this area to become pedestrian in nature, landscaped and paved, providing pedestrian access to the City Hall and to the new concourse connecting the expanded center to the original facility. With an expansion into the west parking lot, it is recommended that vehicular traffic be routed parallel to the new concourse created for the expansion and along the garden center. It then intersects Convention Center Drive creating an L-shaped entry drive from Meridian to Dade.

Another expansion possibility exists to the west of TOPA. This area is not large enough to construct significant additional exhibit space but has the potential for some combination of meeting/conference or banquet facilities. This scheme shown on drawing sheet 2 suggests a large meeting or banquet facility at an upper level with smaller breakout meeting rooms beneath for a total of approximately 50,000 sq. ft. of meeting/conference/banquet space. The concept shown proposes that a major entrance be oriented toward 17th Street on axis with Pennsylvania Avenue which is proposed as a landscaped pedestrian linkage to Lincoln Road Mall. This expansion is connected to the existing building along an elevated concourse at existing meeting room floor level.

From the main entrance to this expansion on 17th Street to the east a food service/restaurant/cafe area could be constructed and linked to TOPA. A cafe in this location could provide food service to both the convention center and the Theater of Performing Arts. This expansion location is directly opposite the service zone for TOPA and truck dock and food services access for the convention center. Further food service facilities could be needed should banquet and restaurant facilities be considered in this location and could naturally supplement those presently being planned in this area.

PARKING

Presently, there are 750 parking spaces in the lot west of the convention center and 200 west of TOPA. These spaces are heavily used during public shows and arena events. Convention center expansion as shown on the master plan would displace these spaces and possibly add to the need for parking in the area. It is recommended that the properties between 17th Street, Lincoln Road, Washington and Pennsylvania Avenues be considered for structured parking, replacing that which presently exists and has been determined to have structural problems. 500-600 spaces per level could be placed in this location with 4 levels replacing the parking presently located here along with spaces displaced by expansion on convention center parking. This location would not only support the convention center and civic complex but would provide additional parking capability for Lincoln Road Mall.



MASTER PLAN

PARKING cont'd

Many development options exist on the property presently occupied by city parking, including a new parking structure discussed here. There has been a great deal of interest and discussion recently about development of a trade mart in Miami Beach. The area on top of such a structure could easily accommodate trade mart floors in excess of 100,000 sq. ft. above the parking. This is indicated on the master plan with entries off Pennsylvania and Washington Streets at grade providing access via elevators to mart floors at upper levels. Elevator stops at parking level provide access to the mart from within the decks. The HOTEL SITES portion of the report evaluates the Washington and 17th Streets properties for a hotel adding another option to this location.

Should it be determined that a hotel trade center or other commercial venture appeared feasible in this location some parking still may be integrated into the lower levels of such a structure.

HOTEL SITES

The 1982 Laventhal & Horwath report indicates the need for significant additional convention headquarter hotel space. Numerous sites have been identified and/or studied in the past for location of such a hotel or hotels. There are many considerations that contribute to the successful location of a convention hotel. Interviews during the Programming phase indicated a strong interest on the part of associations and exhibitors to have a hotel directly adjacent to the convention center providing the convenience of a complex which is effectively under one roof. However, in the final analysis, economics will dictate hotel locations. Work with economic consultants such as: Laventhal & Horwath; Hammer, Siler George; and Gladstone Associates has produced statistics that indicate that a convention hotel can depend upon approximately half of its business to be generated from activities associated with the convention facility. For a hotel venture to be economically successful, complementary usage must be obtained from other types of patronage. In many urban settings this is accomplished through business trade. Since Miami Beach is not a business center, it stands to reason that a natural supplement to convention activity for the hotel would be tourist trade. Therefore, the most probable location for the hotel would be one that incorporates a resort aspect. A series of locations are identified below and discussions provided of their positive and negative characteristics.



MASTER PLAN

HOTEL SITES cont'd

WEST PARKING LOT

Public parking lot bounded by Convention Center Drive and Bliss Avenue, Meridian Avenue and the Garden Center.

Positive Characteristics:

- o Property is city-owned, which may be used as an inducement by donating it or by making it available to a developer at a competitive price, helping to accomplish economic feasibility.
- o This site is within the CCC (Convention Center) zoning district which provides for negotiable zoning parameters allowing the city to offer the incentive of more liberal requirements increasing the economic competitiveness of this site.
- o A physical connection could be made between the hotel directly into the convention center, providing a complex under one roof.

Negative Characteristics:

- o Location of construction here negates maximum expansion of the convention center onto contiguous property.
- o Supplementary revenues necessary for economic success of the hotel must be identified.

DADE BOULEVARD SITE

Property on Dade Boulevard between North Meridian and Prairie Avenues.

Positive Characteristics:

- o Does not displace convention center expansion onto contiguous property.
- o Location is close to center and could possibly be linked by physical connection providing a complex under one roof.
- o Good views of garden center and golf course, with views of the ocean from higher levels.



MASTER PLAN

HOTEL SITES cont'd

Negative Characteristics:

- o This is private property, and the cost of the land must be factored into the economics of the hotel venture.
- o Supplementary revenues necessary for economic success of the hotel must be identified.
- o The property is presently zoned RM-100 requiring rezoning to increase building density on the site.

17th STREET/WASHINGTON AVENUE SITE

City owned property bounded by 17th Street, Washington and Pennsylvania Avenues and service drive to rear of Lincoln Mall Stores. Site presently occupied by parking at grade with and one level inducement by desk.

Positive Characteristics:

- o Property is city-owned, which may be used as an inducement by donating it or by making it available to a developer at a competitive price, helping to accomplish economic feasibility.
- o This site is within the CCC (Convention Center) zoning district which provides for negotiable zoning parameters allowing the city to offer the incentive of more liberal requirements increasing the economic competitiveness of this site.
- o A physical connection could be made across 17th Street between the hotel and the convention center, providing the complex under one roof
- o A strong linkage between the convention center and Lincoln Road Mall could be accomplished as a part of a hotel project.
- o A hotel adjacent to Lincoln Mall represents a complement to retail in that area. Retail also can be considered as an amenity to hotel guests.

Negative Characteristics:

- o Supplementary revenues necessary for economic success of the hotel must be identified.



MASTER PLAN

HOTEL SITES cont'd

NEW OR RENOVATED HOTEL DISTRICT ON OCEAN

Properties on the Atlantic Ocean and Collins Avenue from Lincoln Road to 21st Street.

Positive Characteristics:

- o Provides the visitor with direct access to ocean and beach, which is a strong appeal of the Miami Beach area.
- o Potential for tourist trade related to beach and ocean may provide supplementary revenues necessary for economic success for the hotel.
- o Locations are within a 5-10 minute walk of the convention center, which would be a pleasant experience along landscaped connections, particularly for visitors from colder climates.
- o Does not displace convention center expansion onto contiguous lands.
- o Would create a positive step in revitalization of ocean-front properties in this area.

Negative Characteristics:

- o Hotels in this location could not be directly connected to the convention center.
- o This is private property, and the cost of the land must be factored into the economics of the hotel venture.
- o Land required for a new convention center hotel would be larger than single property ownerships along the beach, creating assemblage problems.
- o Lands in this district are not designated as a redevelopment area, thereby cannot be condemned by the City. The City must rely upon the appeal of the location to provide sufficient development interest for the hotel to derive from private enterprise.



MASTER PLAN

HOTEL SITES cont'd

OCEAN FRONT HOTEL SUITE NORTH OF 44TH STREET

Properties on the Atlantic Ocean and Collins Avenue north of 44th Street in the area of the Fontainebleu, Eden Rock, Alexander, and Konover.

Positive Characteristics:

- o Provides the visitor with direct access to ocean and beach, which is a strong appeal of the Miami Beach area.
- o Potential for tourist trade related to beach and ocean may provide supplementary revenues necessary for economic success for the hotel.

Negative Characteristics:

- o Location is not within walking distance of convention center.
- o This is private property, and the cost of the land must be factored into the economics of the hotel venture.



MASTER PLAN

LINKAGES

The center is located three blocks from the hotel district along Collins Avenue and two blocks from the Lincoln Road Mall. Proximity to both of these areas is not exploited in the present circumstance.

The convention center is currently entered from the West and provides no public orientation to the East. The proposed expansion construction will be more than 300 feet closer to the beach than the existing center, while the new east concourse on Washington Avenue moves the center entrance much closer to the beach and hotel district than in the present arrangement. The increased proximity and improved orientation relative to Collins Avenue can be further enhanced by quality pedestrian connections to the center. Property at Collins and 18th or 19th Streets would then be only a pleasant five minute walk away from the center, increasing the desirability of these locations for new or renovated hotels.

Increasing exposure to Lincoln Road Mall by convention visitors is a high priority in Miami Beach. Presently existing construction creates a barrier between the center and Lincoln Mall. Pennsylvania Avenue extends from West of TOPA across the mall but the street is covered by the upper level of the Lincoln Road Parking Deck. This condition could be significantly improved and with the expansion of the center eastward additional pedestrian movement will be encouraged on Washington Avenue in the direction of the Mall.

18TH STREET

18th Street is 50 ft. wide and extends from a location at the south end of the new east concourse facade across Collins Avenue and to the beach. The master plan proposes an extension of a variation of the Royal Palm theme along both sides of the street. Canopy trees are alternated with palms to provide shade along the walkways and diminish the apparent width of the street. Landscape or pedestrian lighting should be provided to assure pleasant and secure usage at night.

Paving materials and patterns from the convention facility plaza extended along pedestrian ways with periodic placement of building architectural elements mark the way for the visitor to the center. Views of the ocean are available along 18th Street particularly from the meeting room prefunction area at the second level of the east concourse. Special architectural treatment of this location in the building produces high visibility of the center from Collins Avenue.



MASTER PLAN

19TH STREET

The convention center's crossover concourse occurs on axis with 19th Street with major east entrances to each side. This arrangement makes 19th Street an important linking element to the east. In the current configuration 19th Street dead ends at Collins Avenue rather than extending to the beach like 18th Street. The masterplan presents a possible hotel development configuration on beach front property bounded by Collins Avenue, 19th and 21st Streets. The scheme removes construction along the alignments of 19th and 20th Streets allowing unobstructed views to the water from Washington and the east sidewalk cafe and lounge within the convention center, greatly improving these streets over their present configuration as connectors to the beach.

19TH Street is 30 ft. wide with two traffic lanes and parking on one side. The masterplan proposes the use of the dimension of the parking zone to increase the width of the pedestrian way on the north side of the street. The street is lined with palms to the beach and the pedestrian way extends along a pier to a vertical focal point in the water. Conversely a tower-like construction at the third level crossover concourse promotes high visibility from Collins Avenue. The transparency of the facade with special lighting of the three levels of activity in this location of the building continues this visibility after dark.

PENNSYLVANIA AVENUE

Pennsylvania Avenue is covered by the upper level of the 17th Street/Washington parking deck between 17th Street and the Mall service alley. It is suggested that a major pedestrian way, open to the sky, be created to link the mall to the center. This could be initiated relatively easily by removing a portion of the existing deck with the loss of 60 to 70 upper level parking spaces.

A number of development options for this site have been identified herein, however, any development scenario for this area should incorporate a pedestrian connection to Lincoln Road. The master plan indicates the maintaining of present vehicular traffic along Pennsylvania and across the Mall. Removal of a structural bay of parking would increase the dimension of the passage to the east providing for abundant landscaping and a comfortable walkway dimension on this side. Master plan sketches suggest how construction on the East step back at successive floors to create a sense of openness along Pennsylvania. Landscaping on the West is provided to soften the walls of the adjacent existing level parking structure.

MASTER PLAN

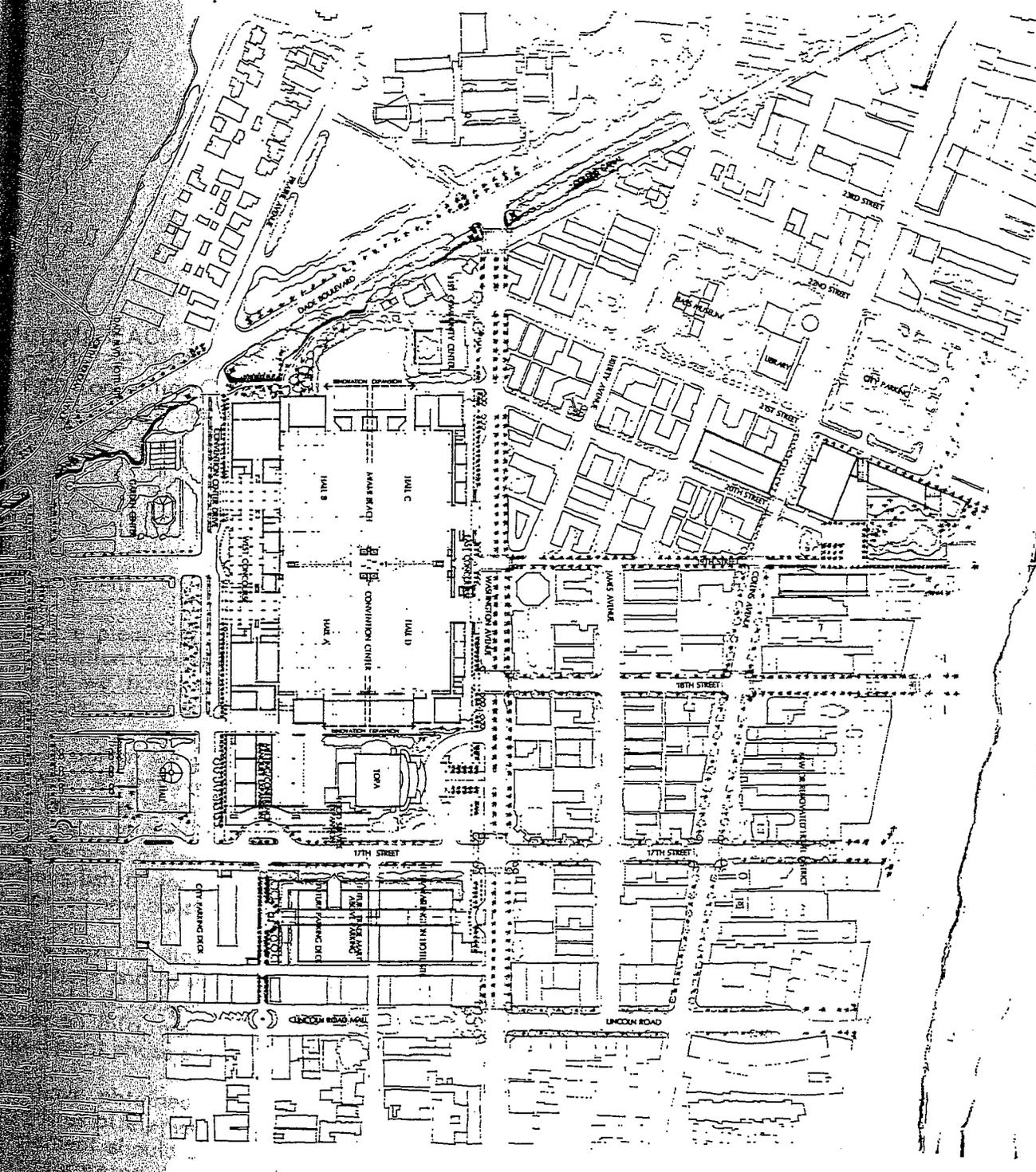
The expansion concept west of TOPA locates a major convention center entrance on axis with Pennsylvania further promoting pedestrian movement to and from Lincoln Road.

WASHINGTON AVENUE

Expansion of the center to the east and the placement of the public circulation on Washington Avenue increases the potential of Washington as a strong access to Lincoln Mall. Implementation of landscaping and plaza areas related to the arrival zone of the east concourse is a major step in the creation of a major pedestrian linkage to the beginning point of Lincoln Mall. The 21st Street Community Center project includes within its scope landscaping along Washington. Addition of a landscape program for TOPA would leave only the block between 17th Street and Lincoln as the last link in a connection extending from Dade Boulevard to the Mall.

IMPLEMENTATION

The master plan program presented here is graphically represented on drawing sheets 2 and 5 of the schematic submittal. The site plan (sheet 5) concentrates on the civic complex and the present proposed expansion. The master plan (sheet 2) relates to the complex further in the future in a total built-out state. The implementation of the civic complex program by fronting on four major city streets will have significant visibility and creates a total new image for the municipal complex. The linkage concepts help the convention center fulfill the portion of its mission beyond the economic stimulation of the local economy through capture of out of town revenues. These connections allow the project to reach beyond its site and encourage development and revitalization of special designated areas. The entire master plan program is practical and not beyond reasonable economic limits. It can be implemented in phases or as a portion of other city projects. Implementation of the plan begins with the present convention center expansion project, continues as funds are available, and when completely built out, represents a major civic accomplishment.



0 50 100 200

9/27/85 SCHEMATICS

June 6, 1985

MIAMI BEACH TOURIST AND CONVENTION
CENTER EXPANSION AUTHORITY
188 Convention Center Drive
Miami Beach, Florida 33139

RE: MIAMI BEACH CONVENTION CENTER
EXPANSION
Miami Beach, Florida
Project No. 8507.00/File 2.2

Dear Gent:

We are pleased to submit our Program Statement for Expansion of the Miami Beach Convention Center. The programming phase has spanned a one-month time period in which we have gathered data, analyzed information, evaluated it against previous experience, and documented our findings.

The program we present produces an expanded facility of 1,000,000 sq. ft. and responds to what we believe to be the City's first priority, exhibit hall space totaling 500,000 sq. ft. Meeting space is increased to 62 divisions totalling in excess of 150,000 sq. ft. with maximum versatility and flexibility. In addition to exhibit and meeting space a full complement of service and support space is provided. Renovation has been identified to accomplish major improvements in the existing building, bringing it to the quality of proposed new construction.

Pre-schematic diagrams have been prepared to relate the program to the reality of site conditions and to increase the reliability of cost considerations. The expansion program has been developed in relation to a \$66,000,000.00 budget. Cost evaluation has been made on information that is highly conceptual in nature and will improve with each subsequent phase of development of the design.

We have obtained input from many interests and used our judgement to interpret priorities of elements, features, and systems to be included in the project. The Program Statement should be considered a living, working, and flexible document. If we have misinterpreted desires or priorities, the document may be amended and should continue to be evaluated and refined through the future phases of design.

Expansion Authority
Project No. 8507.00/File 2.2

June 6, 1985
Page two

We believe the program presented will produce a highly competitive new facility for Miami Beach. We look forward to discussing this with you in the very near future.

Sincerely,

THOMPSON, VENTULETT, STAINBACK &
ASSOCIATES, INC., ARCHITECTS
BORRELLI FRANKEL BLITSTEIN



C. Andrew McLean

CAM/td



EXPANSION OBJECTIVES

When the original Miami Beach Convention Center was constructed in 1958, it placed Miami Beach, which was already a major tourist destination, in the forefront of convention and meeting leadership in the country. Its competition came from cities such as Atlantic City, Philadelphia, New York, and Chicago with their early convention centers. With a better understanding and identification of the needs of the emerging convention and trade show industry during the late 1960's and 1970's, a new generation of centers has sprung up emphasizing efficiency of function and increased quality of design and level of finish. As a result, the new facilities have taken a heavy share of convention and trade show activity.

The City of Miami Beach has indicated its commitment to restoring the area to the forefront in an industry which shows no sign of lessening its phenomenal growth patterns of recent years. To do this, several goals have been identified by the leadership of Miami Beach. The basic facility capacity in terms of exhibit hall flat floor and meeting space is to be expanded to the maximum possible within budget constraints. Within the expansion project the efficiency of function, particularly related to truck service and exhibit materials movement, is to be improved significantly. The center is to be upgraded technically to make it highly competitive in the marketplace. A master plan is to be developed when completely executed will integrate the convention center, TOPA, City Hall and other local elements into a total public complex. Emphasis must be placed on exploiting the many highly positive aspects of south Florida. This can include the abundant use of tropical planting indigenous to the area, possible display of tropical fish and animal life, and most of all promoting an awareness of sunshine, beach, and water so strongly associated with the Miami area.

The City is committed to continue to serve with its convention center the local events market, including arena and auditorium functions along with local shows. However, high priority will be placed upon marketing emphasis and planning decisions directed towards attracting major national events such as trade shows and conventions.

With the removal of uncertainty of the status of convention center development, major hotels should begin to seriously consider Miami Beach for major convention center hotel sites. This will complete the combination of quality center, air travel access, hotel room availability, and exciting destination that are found in successful convention cities. Flow of money into the economy, stimulation of additional hotel development, and ultimately further convention center expansion are characteristic of the success spiral enjoyed by many cities, the first step of which is the expansion project for Miami Beach.



TRANSPORTATION

Convention center usage is a great generator of traffic, including movement of service vehicles to the center bringing exhibit materials, shuttle buses and taxis conveying people to and from hotels, along with movement of private vehicles. In addition to those modes of transportation, large amounts of pedestrian activity should be anticipated and encouraged. A primary objective in the design of the convention facility is to provide for orderly movement of vehicular and pedestrian traffic organized in such a way that minimal interferences and conflicts are felt.

It is anticipated that the predominance of service vehicles will approach Miami Beach via highway I-95 to I-395 and across the Julia Tuttle Causeway. From the causeway they proceed along Alton Road and into the convention center area. Access to the south loading docks should be from the west to minimize the presence of service activity at the entrance to the Theatre of Performing Arts, while allowing optimal backing of the trucks into the docks. Access to the north docks may be either from the east or west with the east providing the most favorable backing conditions, allowing the driver maximum visibility from his position in the left hand side of the vehicle.

Buses will be bringing visitors from a shuttle loop linking hotels northward along Miami Beach. Also, buses will come to the center from the mainland, providing shuttle service to primary hotels in downtown Miami, and in addition, it can be anticipated that for larger conventions buses will bring guests from hotels located near the airport. Based on a design concept placing a public concourse on Washington Avenue in addition to the existing concourse on Convention Center Drive, shuttle bus traffic will be split between the two sides. The linear configuration of the concourses is conducive to multiple bus stacking on each side, avoiding a heavy concentration of buses in one location. Locations along the bus drop area will be zoned for different shuttle routes. With the east and west concourse both in use, such zones will be duplicated on both sides.

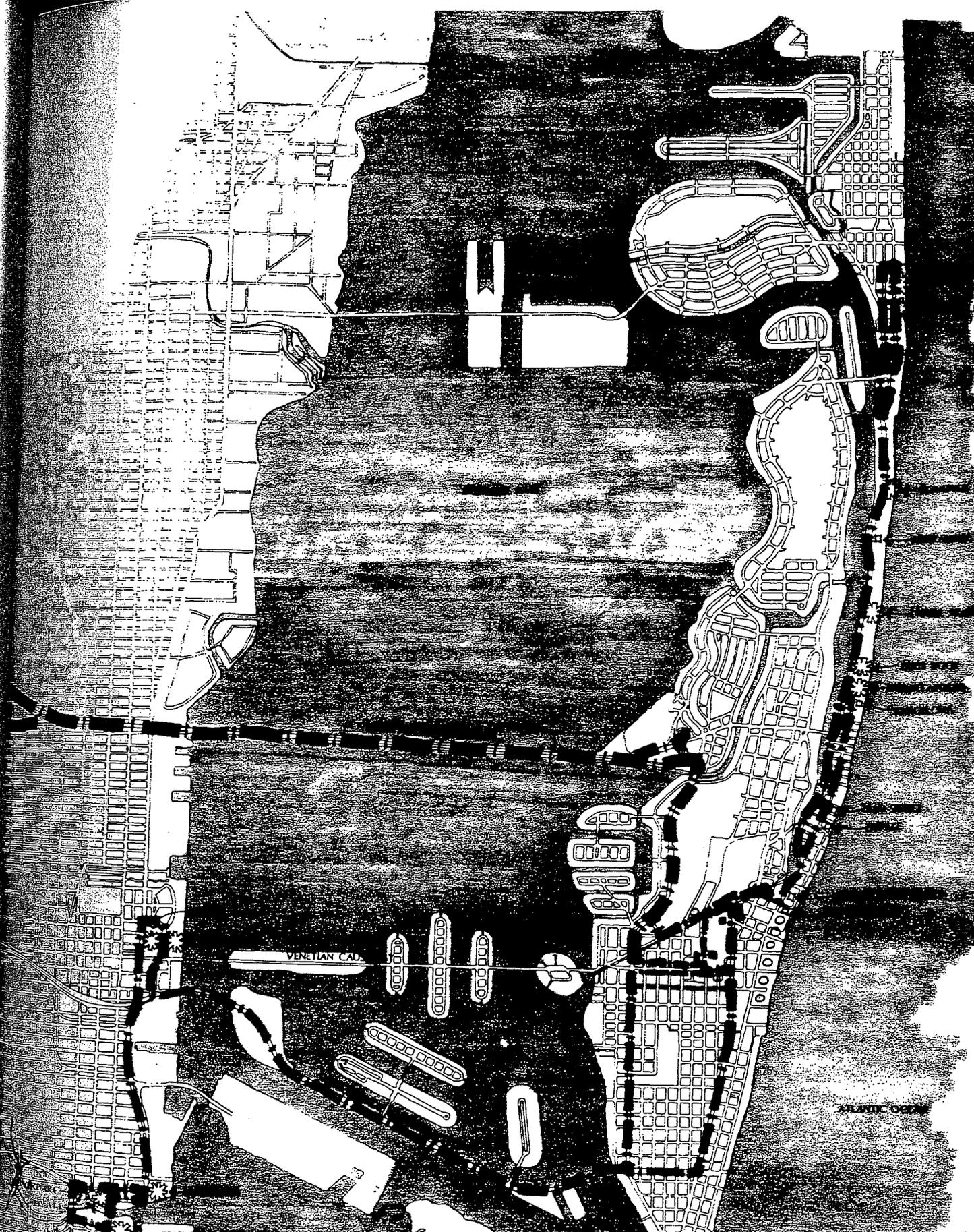
Taxi cabs will provide another major means of access to the convention center. Their drop-off points should be clearly separated from shuttle bus stacking locations and provisions should be made for cabs to queue themselves in an orderly way when waiting for fares.

Parking in and around the convention center site serves activities at TOPA, along with arena, and public shows at the convention center. It is expected that such activity will continue to be held in the convention center in its expanded form, thereby maintaining the need for parking as it exists. The expansion direction as anticipated at this time would not require removal or displacement of the existing parking. The proposed program for the center would approximately double its present size; however, it does not follow that the parking requirements would also double. The marketing goal for the expanded convention center will be directed towards national trade shows and conventions. Visitors to such events typically will arrive at Miami by air and be transported to their hotels by ground transportation such as buses, limousines and taxis, therefore, these visitors most likely will not approach the center by private automobile, but will continue to use shuttle service and taxi cabs from their hotels. Based on this, it is highly doubtful that any more parking will be necessary. The scope of the program and its associated budget for this expansion phase do not anticipate the construction of any additional parking. The master planning phase of design will, however, investigate possible future parking locations.

Presently, trucks are marshalled in the north parking lot awaiting positions at the dock. In addition to the north lot, in heavy traffic time, a marshalling site at Flamingo Ball Park is used. The expanded center program will require a large increase in numbers of truck docks at both the north and south ends of the building. The additional number, however, will not remove the need for marshalling. The expansion to the north will displace some of the area originally used for marshalling, so it is recommended that an off-site marshalling yard continue to be maintained. This is typical around the country and as long as a truck can be within 10 minutes of the site, an orderly movement of trucks to and from the docks can be accomplished through the use of radio controlled dispatching.

A related necessity to truck dock usage is the issue of crate storage. Presently, crates are stored partially on site with others being placed into trailers and relocated to the marshalling area. An ideal arrangement would be crate storage on-site in a closed construction. The scope of the program and the effort to maximize space in meeting and exhibit functions do not allow enough budget for such construction on site. It is recommended that the present procedures be continued which, although not ideal, certainly should be satisfactory.

The illustration, VEHICULAR ROUTES - HOTEL LOCATIONS trace service vehicle and shuttle bus routes into the convention center area. Illustration TRAFFIC PATTERNS describes their movement at the expanded building itself.

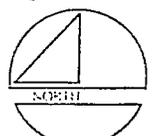


VENETIAN CAUS

ALPINE OCEAN

BRICKE

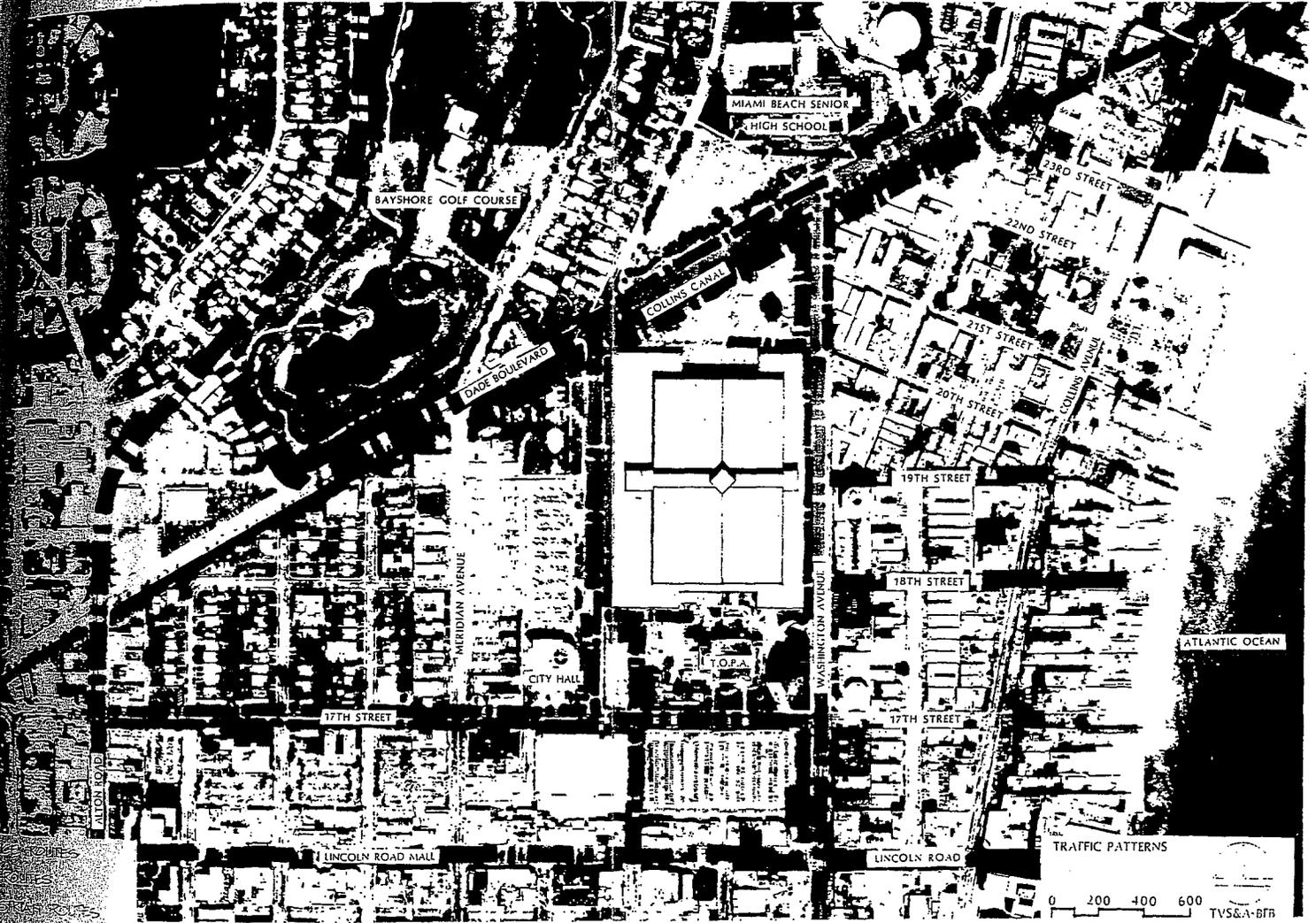
VEHICULAR ROUTES -
HOTEL LOCATIONS

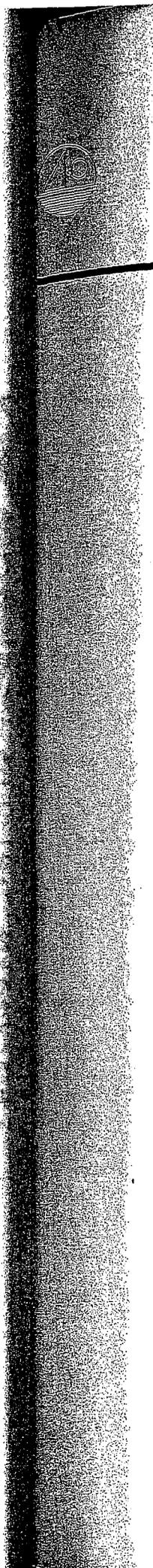


0 4000 8000

TVS&A·BFB

HOTEL
 RAIL
 AIR
 PORT
 STATION





URBAN DESIGN

Convention centers are built to accomplish major civic purposes. In many cases, these relate to the economic stimulation of an area through the cycling of out-of-town money through the local economy. They may be placed within an urban area to stimulate revitalization in development and if in their planning an awareness of anticipated civic projects and urban planning directions are included, bonus benefits may be achieved in furthering or enhancing the urban environment of an area. This may be accomplished through the internal planning of a project providing an element or component of a larger urban concept for minimal additional dollars to the project cost. In other cases a portion of the project budget may be set aside to provide funding to reach beyond the site, integrating the project into previously established framework.

Within one block of the convention center complex is the Lincoln Road Mall. However, because of construction in the area, a visitor has no awareness of the proximity of this retail amenity. The development of the convention center may not be a panacea to the Lincoln Road development but a quality urban connection certainly could improve its business. The Planning Department favors an on-grade public way along Pennsylvania Avenue. Their thinking includes the continuation of Pennsylvania Avenue as a vehicular route with removal of structured parking that extends over Pennsylvania Avenue. The passage to the sky and the use of landscaping and special paving could make a pleasant connection of the mall to the convention complex.

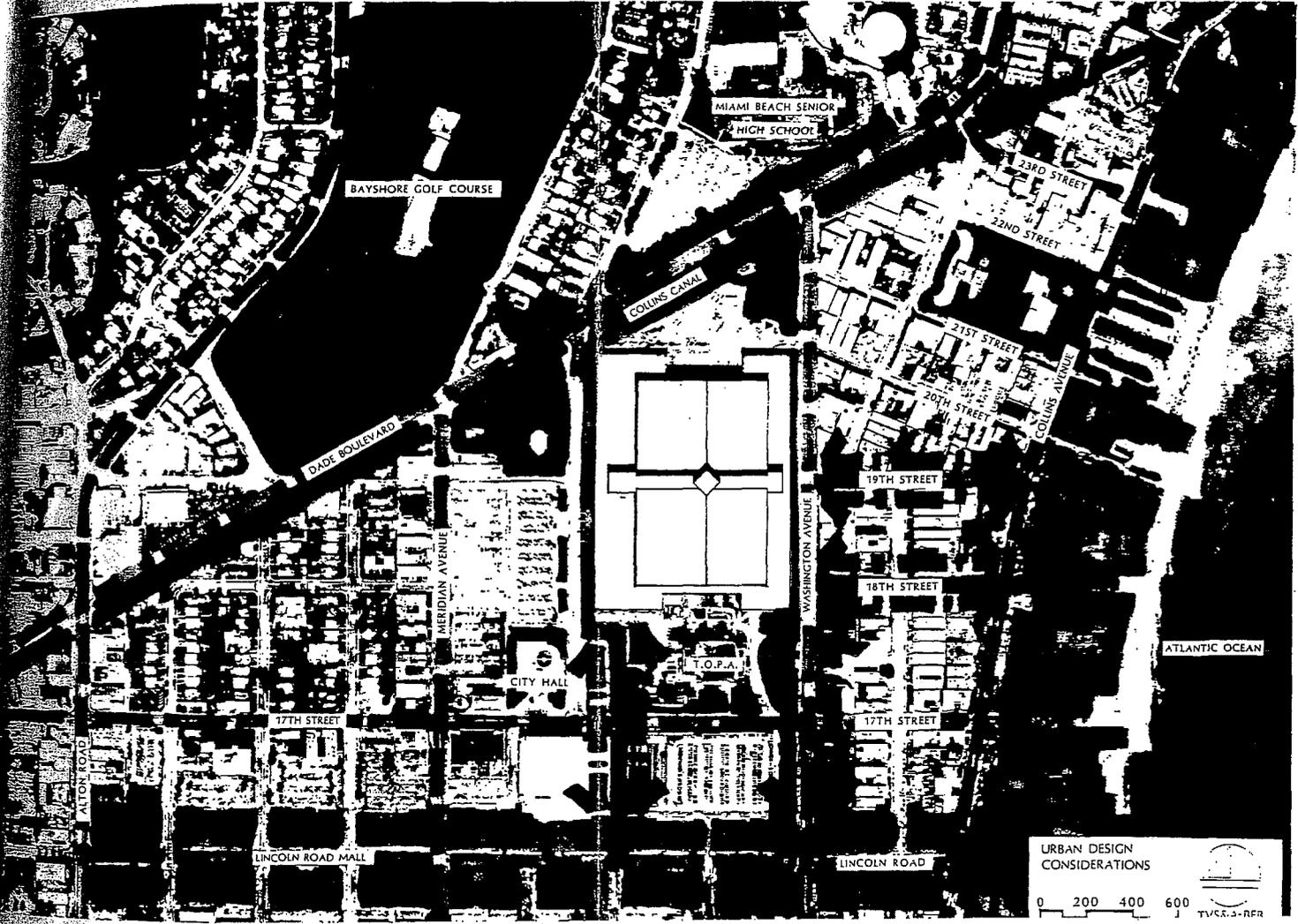
To the west, one block from Washington Avenue, is Collins Avenue, fronting the properties along the beach. Although it is that close to the convention center, one is hardly aware that they are so near the ocean. An anticipated expansion in the direction of Washington Avenue would move the construction 300 feet closer to the beach and with special treatment, public ways may be created along 18th and 19th Streets to form a pleasant walk to the city's most valuable amenity. Conversely, from Collins Avenue, the convention center is barely apparent. The design of the facility should place major architectural features on axis with 18th and 19th Streets making the center highly visible from Collins.

A strong pedestrian connection along Washington Avenue can be developed linking the new east concourse with the forecourt and entrance to TOPA. This, with the physical enclosed connection programmed, will strengthen the civic complex, while facilitating and encouraging joint usage between TOPA and the Convention Center. Other features within the area of the convention center that should

be included in an overall comprehensive plan are City Hall, The Twenty-First Street Community Center, canal walk, parking, possibly a future regional public transit station, and the Garden Center which is planned to eventually accommodate a special Holocaust Monument. In a later phase of design, a master plan will be created to incorporate all of these elements into a cohesive complex, portions of which may be implemented as funds become available, until the plan is entirely constructed.

The linkages and connections discussed here may be augmented and enhanced through landscaping, making use of the abundant tropical plant forms available in Miami, creating a special South Florida place. The anticipation of such a setting can be a strong determinant in bringing a visitor to Miami Beach for a convention or meeting.

The illustration, URBAN DESIGN CONSIDERATIONS, diagrams considerations that if implemented will contribute to the integration of the expanded facility into the existing fabric.





HOTEL ROOM AVAILABILITY

According to the 1982 Laventhol Horwath study for Miami Beach Convention Center, the success of convention business at Miami Beach is closely involved with the addition or development of a 1,000 room convention class hotel being made available in the area. The history of hotel room stock in Miami Beach indicates that with the opening of the original building now known as the South Hall, 9,000 first class committable hotel rooms were available. With the addition of the North Hall for the Republican political convention in 1968, this number had diminished to 6,000 committable rooms. By the time the Wrap-Around was added to the facility in 1974, the number had diminished to 4,000 and presently, 3,000 committable rooms are available on Miami Beach. As an indicator of hotel demand in the area it is noted that the last major hotel constructed on Miami Beach was the Konover in 1967, eighteen years ago. This is a result of a declining tourist trade and the consequent conversion of hotel space to condominiums along with a decline in maintenance of rooms to a point that they drop below first class designation. The 3,000 room commitment is made up of 1,100 rooms at the Fountainbleu, 325 at Eden Roc, 350 at Dorai, 450 at the Konover, 500 at the Deauville, and 500 at the Carillon. This can also be supplemented with 600 rooms to the north at Sheraton Bal Harbor. In addition to these 3,000, there are 2,500 rooms across the bay in the City of Miami made up of 500 at the Marriott, 500 at the Hyatt Regency, 500 at Brickle Avenue Holiday Inn on Biscayne Bay, 450 at the Omni, and 500 at the Pavillion. These may be further supplemented by some 1,500 rooms near the airport.

A future charge within the Architectural Contract is for the recommendation of a hotel site and a diagrammatic plan of such hotel in that location. Through the interview process, many individuals made comment on where a hotel might likely locate. It was generally the consensus from the perspective of the users, both associations and exposition contractors, that a hotel essentially on site with a physical link to the convention center would be ideal. It should be noted, however, that a large question relative to where a hotel may locate revolves around a principal which has been observed through participation in convention center and hotel feasibility work. A convention hotel obtains some 50-60% of its business from the convention center itself and must make up the balance of its revenues from other sources. In a typical urban setting this is normally expected to be obtained from joint usage as a business hotel. Since Miami Beach is much more heavily resort than business oriented, chances are that the supplementary usage would not come from business, but rather from resort patronage. This alludes to an ocean front location since it is difficult to imagine tourists having the choice between an ocean front and inland Miami Beach location, choosing the latter.

In the interview with the Greater Miami Convention and Visitors Bureau representatives, the need for a headquarters hotel was strongly stressed. They agreed that a site near the center would be ideal, but such a hotel would be extremely helpful to their sale of convention packages no matter where in Miami Beach it was located.

The previous illustration, VEHICULAR ROUTES - HOTEL LOCATIONS, identifies several possible hotel locations discussed during the interview process. These will be further studied in a later stage of the design.



SITE AND EXISTING CONDITIONS

In combination with the program the other major determinant in the design process is the site. This is particularly important with a site containing an existing structure. To relate to the importance the site and existing construction will ultimately have on the design a diagrammatic analysis has been prepared. This approach allows a testing of major program areas against site dimension, along with a view of interface problems with the existing building, which produces an early awareness of major constraints to be faced in the design.

Eastward expansion across Jackie Gleason Drive and the lawn area to Washington Avenue is obvious. Although an actual survey of the boundaries of the site has not been available during programming it appears from available information that a footprint containing 500,000 total square feet of exhibit floor along with a reasonable complement of meeting space can be accomplished within the constraints of a minimum setback from Washington Avenue, TOPA, the existing building and the 21st Street Community Center. See illustration SITE PLAN.

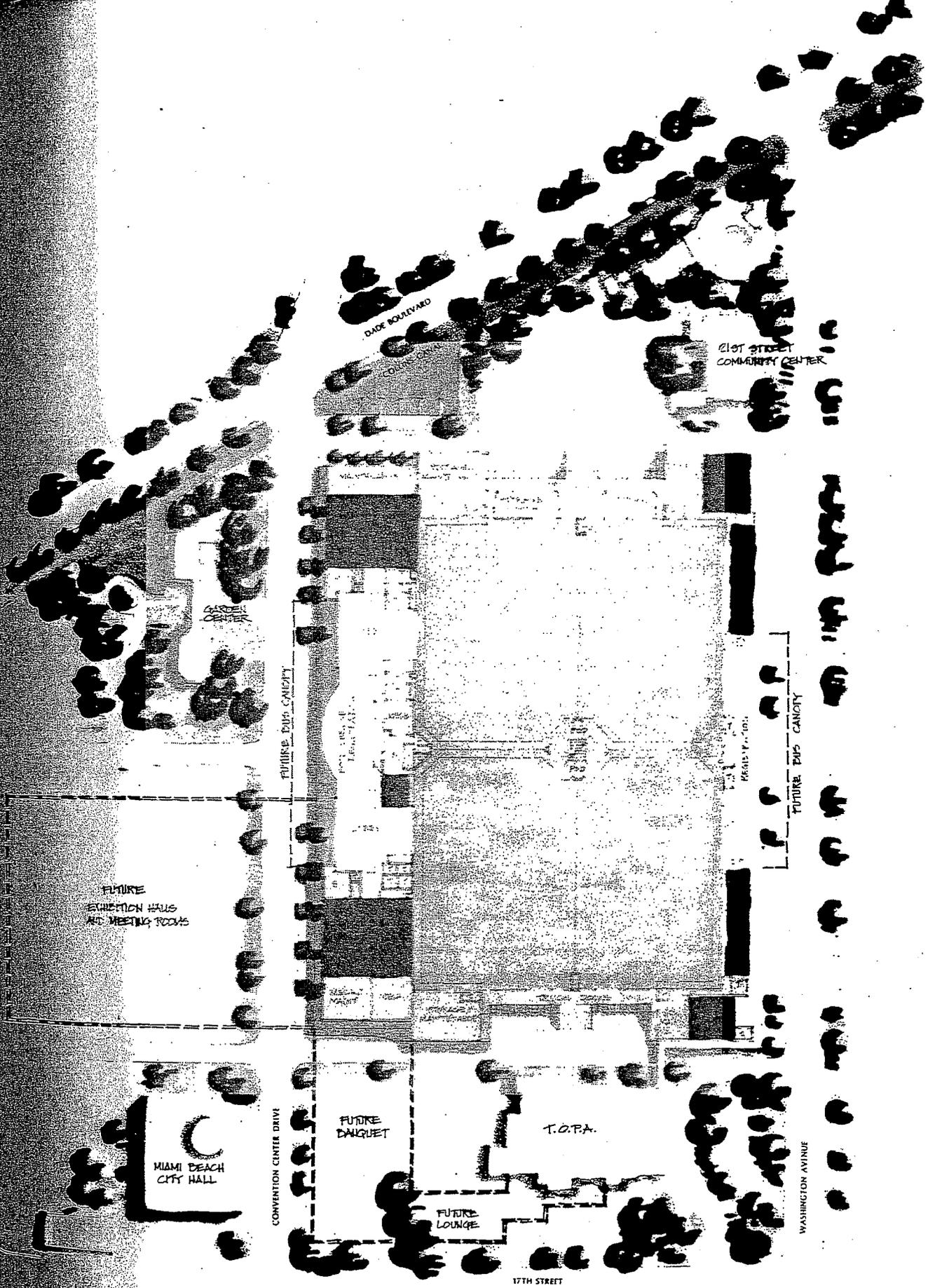
In addition to the area accommodating the footprint containing the proposed program are other locations upon which future expansion may be considered. The area west of TOPA could be ideal for the addition of a large meeting and banquet component and possible further physical connection to TOPA. The parking area west of the wrap-around bounded by Meridian, City Hall, and the garden center can provide space for a major exhibit floor of 200,000 sq. ft. and meeting component expansion. Such a move, of course, would necessitate the relocation of pending displaced with the addition. These and other expansion possibilities will be studied in the further detail in schematic design.

In addition to physical size and shape of land and original construction the status of serviceability of its components was surveyed to the extent possible from visual observation and conversation with center maintenance staff. This was done to estimate the extent of retrofit required to maintain the use of the portions of the existing building which is to be integrated into the expansion. Significant work must be done on the 1958 original South Building. Lesser amounts of budget will need to be expended on the 1968 North building and 1974 wrap-around.

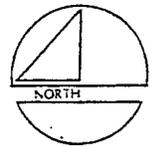
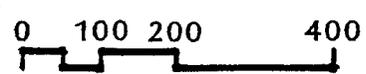
Observations around the site and original building allowed the identification of conditions that if changed or interfered with could represent significant cost or schedule impact. Underground utilities were located which will have to be relocated prior to construction. Illustration UTILITY RELOCATION describes the extent of this

condition. Within the original facility are a number of locations containing major mechanical and electrical equipment. Several structural conditions were identified which if moved would require tremendous construction effort. Such elements are identified on illustration EXISTING CONSTRAINTS.

The existing structural systems present one of the most difficult problems in the creation of a total convention center. The column spacing in the South Hall is not equal to that of the South Hall and neither is compatible with existing floor utilities nor the 30 foot module upon which the industry bases its show layouts. Also, the visual character of the structure is different between the two original halls with a strong possibility that new construction may vary from either. With a concept that could open the original halls to each other along with the new. The design must strive to reconcile these differences both functionally and aesthetically to accomplish a total exhibit facility.



SITE PLAN



TVS&A-BFB

DADE BOULEVARD
COLLINS CANAL

CONVENTION CENTER DRIVE

EXISTING
EXISTING

ABANDON 3x24" BOX CULVERT

RELOCATE 3x24" BOX CULVERT

ABANDON 14" FORCE MAIN

RELOCATE 14" FORCE MAIN

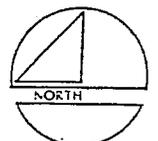
WASHINGTON AVENUE

EXISTING

EXISTING

UTILITY RELOCATION

17TH STREET

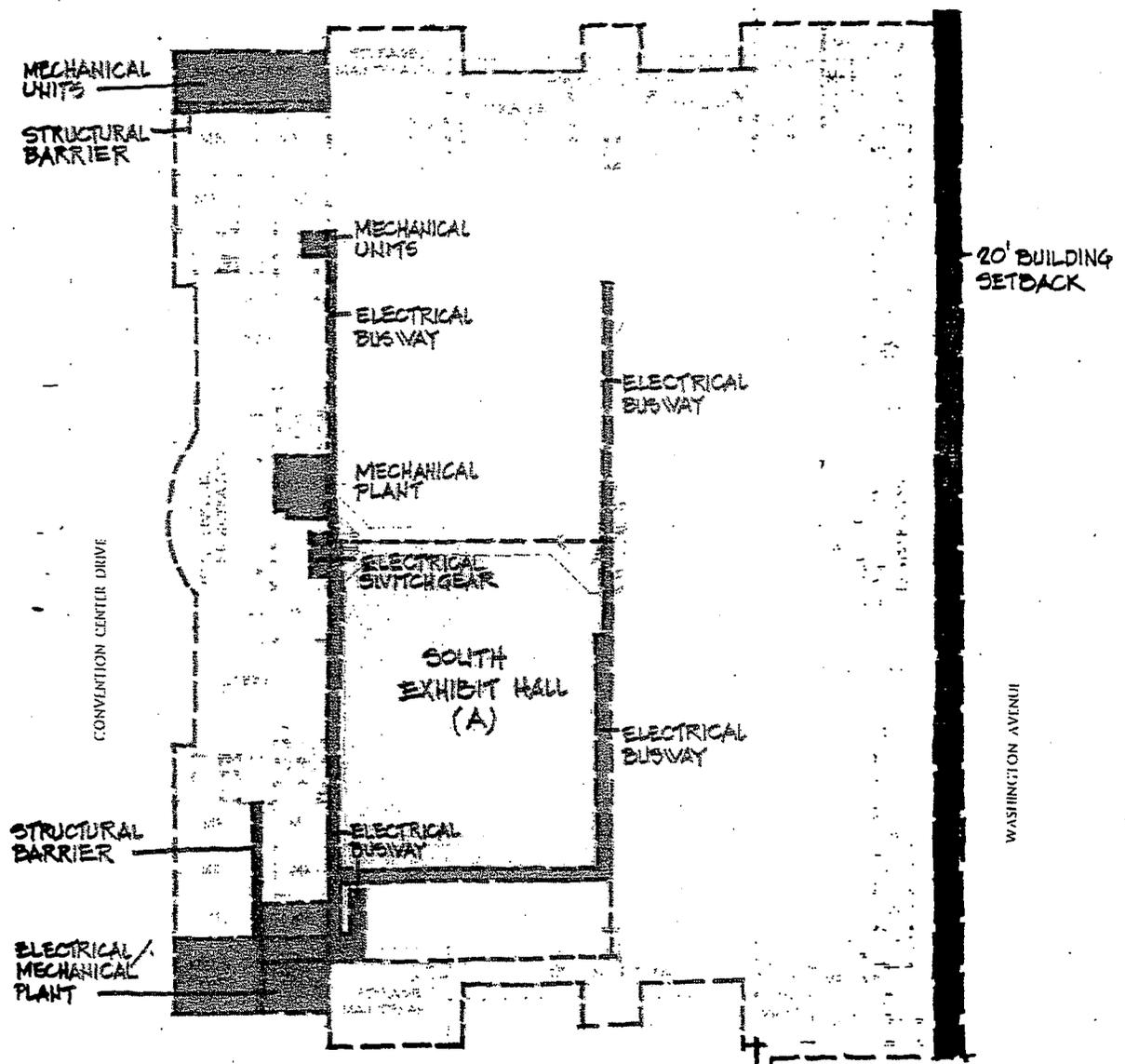


TVS&A•BFB

DADE BOULEVARD
COLLINS CANAL



21ST STREET
COMMUNITY CENTER



MECHANICAL
UNITS

STRUCTURAL
BARRIER

MECHANICAL
UNITS

ELECTRICAL
BUSWAY

ELECTRICAL
BUSWAY

MECHANICAL
PLANT

ELECTRICAL
SWITCHGEAR

SOUTH
EXHIBIT HALL
(A)

ELECTRICAL
BUSWAY

STRUCTURAL
BARRIER

ELECTRICAL
BUSWAY

ELECTRICAL/
MECHANICAL
PLANT

20' BUILDING
SETBACK

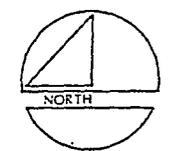
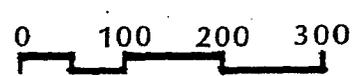
CONVENTION CENTER DRIVE

WASHINGTON AVENUE



TOPRA

EXISTING CONSTRAINTS



TVS&A•BFB

17TH STREET



ZONING AND BUILDING CODE IMPACTS

Codes and their local interpretations can have a tremendous impact in the shaping of the design of any project. For this reason, visits were made to the building, fire, and planning departments as a part of the data gathering portion of the programming effort. The intent was not to go into codes in great depth, but to identify any major points that might seriously impact the design of the project. Several such issues were identified and deserve further discussion at this stage of project development.

The convention center location has been given its own specific zoning designation in accordance with zoning ordinance 1891 of the City of Miami Beach. Classifications CCC is the convention center district and speaks to requirements imposed within the general area of the facility. The setback requirement in the convention center district is left to the discretion of city officials. Their direction is to maintain a setback of no less than 20 feet, but 30 feet would be preferred.

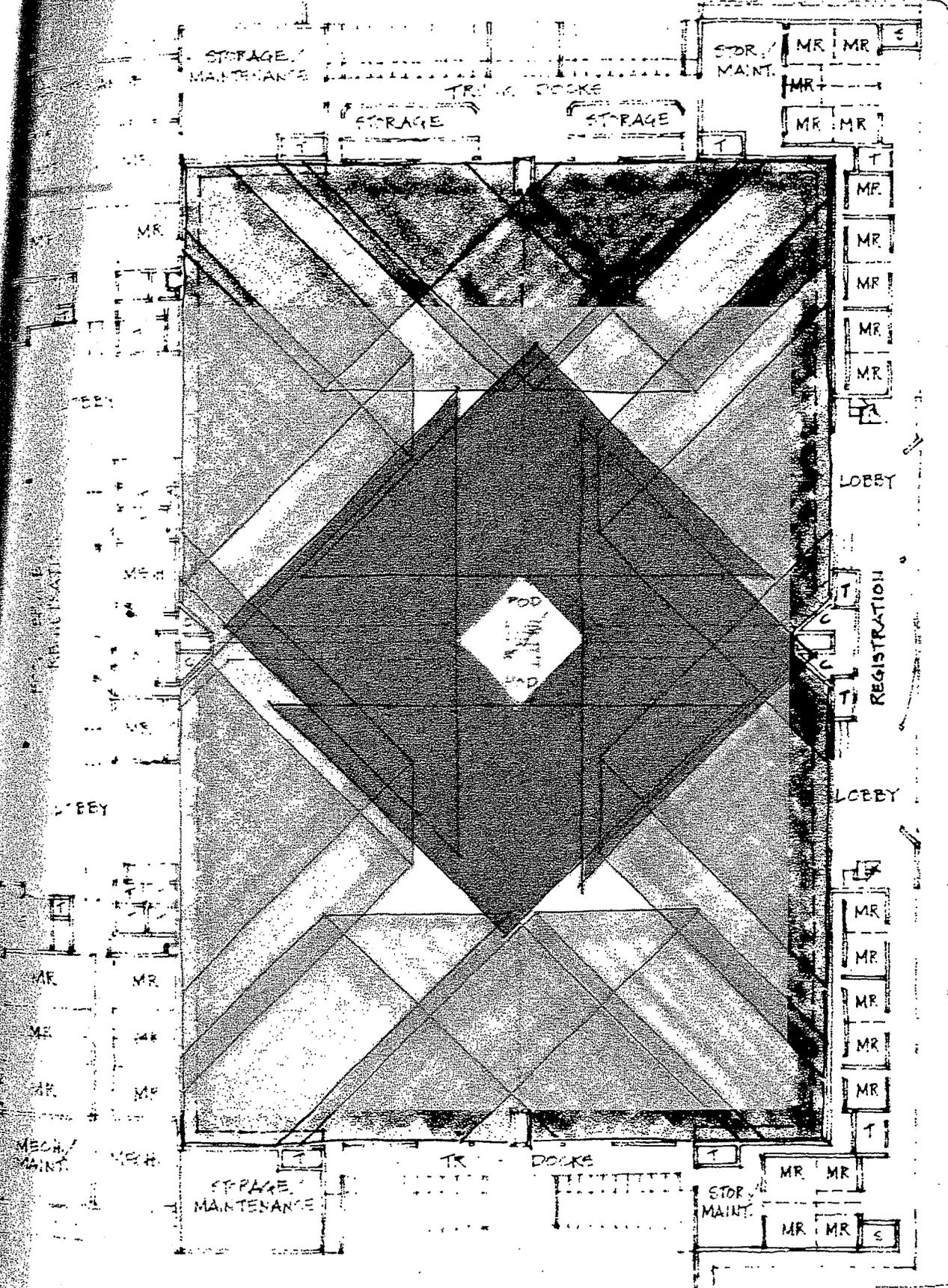
Diagrammatic concepts for expansion to the east that have been developed to date have been based on the 20 foot setback and allow for 500,000 sq. ft. of total exhibit space. To maintain a reasonable dimension for meeting rooms and public circulation along Washington Avenue the setback width would have to come directly out of exhibit hall flat floor space which has been determined to be the highest priority program item for the expansion of the center.

Several other considerations present themselves in this discussion. A bus lane must be established along Washington Avenue to serve the east concourse. Presently there is a parking lane in that location that runs to a point near the south end of the convention center site at which Washington Avenue narrows again. If this parking lane must be used for bus stacking, no penetration into the site would be required for that function. In addition to bus stacking, a comfortable plaza including appropriate width for planting should be maintained. This will be studied in the initial stages of design and a recommendation made for evaluation by the City.

The meeting with the fire department confirmed two major issues related to the design of the project to conform with the South Florida Building Code. The code states that where the area of an addition to an existing building is 25% or more of the area of the existing building, the existing building and the addition shall be made to comply with all requirements of the code for a building or area equal to the combined area of the addition and the existing building. In the case of the expansion, the area to be added is approximately 100% of the original building, so this section of the code will apply. For the most part the code is satisfied, but there are areas in the exhibit

halls that will need to be retrofitted to satisfy the code. This will be made a part of a comprehensive code plan for the entire expanded facility which will be presented to the Fire Department for their review and approval.

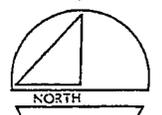
The anticipated expansion to the east will produce contiguous flat floor space of 500,000 sq. ft. The configuration suggested is a departure from the typical convention center in that the minimum dimension of the exhibit hall will be 525 feet. The South Florida Building Code, as do most exiting codes, limits travel distance to 200 feet. The illustration, TRAVEL DISTANCE DIAGRAM, indicates the area that is in excess of 200 feet from an exit without use of fire-rated passages from the connector pod. Some version of such a system may be employed. However, the code permits the authority having jurisdiction to extend travel distances to 400 feet if certain fire protection equivalencies are provided. The realization of the plan as configured is dependent upon a cooperative and creative effort between designers and code officials in finding the most practical and safe, means of dealing with this unusual situation. This will be covered also in the comprehensive fire protection plan that will ultimately be proposed to the Fire Department for their review and approval.



PERIMETER EXIT INFLUENCE
 POD EXIT INFLUENCE

TRAVEL DISTANCE
DIAGRAM

0 50 100 200



TVC&A-RFR

WASHINGTON AVENUE



CONSTRUCTION PHASING AND SCHEDULING

Much of Miami Beach Convention Center's present business is represented by repeat users. They return to Miami Beach year after year for an annual convention, trade show or exhibition. Or, they return periodically on a rotating basis with other facilities in other cities and regions. Many of these clients will form the base for the center's successful operation in the future. The expansion plan must recognize the importance of such clients and their needs and make substantial effort during construction to minimize its impact on their currently scheduled events.

The phasing aspects of the expansion construction represents one of the major challenges of the project. The most ideal expansion design of any building is one which is connected by the most minimal possible linking element thereby least impacting the original structure as they are joined into one. The program suggested in this report proposes reconstruction of a portion of the existing south hall and expansion of exhibit halls to the east. This requires that 1,095 linear feet of the existing building interface with new construction representing tremendous exposure to disruptive activities.

Several techniques will be considered in relation to the phasing of the project. Typically, convention activities diminish from July to September and from Thanksgiving to New Year. These may be time periods where effective work may be accomplished. The center's bookings will be analyzed to determine where significant blocks of time can be isolated for renovation activities in the existing building. Construction phasing will be considered that would require completing construction of portions of the new building prior to allowing any demolition and rework within the existing building other than that logically done during down times. A partial occupancy then could take place in the newly constructed portion of the building with currently scheduled events being relocated that portion of the center. Then the remaining portions of the existing building requiring demolition and/or remodeling can be released to the Contractor.

Conditions, sequences, schedules, and penalties may be imposed contractually but should be done very judiciously. Creation of constraints that may run counter to logical and efficient construction operations can easily return to the Owner in the form of additional costs at bid time. Contractual conditions must be designed which allow the Contractor the maximum in opportunity for control of his construction means, methods and sequences, while allowing the really important convention business to proceed with the least possible disruption.

No matter how construction sequencing and scheduling evolves, potential risk is associated with timing of completion dates and event bookings. There are many unforeseen circumstances that may present themselves in the construction process that can cause the opening of a building to be delayed. For this reason, an ample cushion of time should be allocated between projected completion date and commitment of space to a major show.



PROGRAMMING PROCESS

In their 1982 feasibility study, Laventhol and Horwath established a market profile for convention center expansion in Miami Beach. They proposed an additional 200,000 square feet of exhibit hall and another 70,000 square feet of meeting rooms. The Laventhol and Horwath study is to serve as a reference for the project program. Beyond the report strong sentiment has been expressed to try to accomplish the major milestones of a total exhibit hall area of 500,000 sq. ft. and a total facility in excess of 1,000,000 sq. ft.

Prior to undertaking the Programming portion of the architectural responsibilities for the project, a trip was made to a series of convention centers to supplement experience acquired in previous visits to many centers across the United States. Centers visited were Anaheim, Dallas, New Orleans, and Atlanta. On May 6, 1985, TVS&Associates and Borrelli Frankel Blitstein began the programming process with an interview with Norman Litz, the director of the Miami Beach Convention Center. He made available some 80 responses to a questionnaire that he had previously distributed regarding features and characteristics required by associations across the country for their events. This information was recorded in a computer with certain pieces of the data collected represented graphically (see Appendix B). Interviews were then commenced with a wide spectrum of interested convention center users which include the following:

- Exposition contractors
- Association management representing both public and trade shows
- Subcontractors for electrical security, audio visual, and transportation
- Representatives of Greater Miami Convention & Visitors Bureau
- Miami Beach Tourist and Convention Center Expansion Authority

In addition to the user groups, meetings were arranged with appropriate city officials, including the building, fire and planning departments, along with public works. Accompanied by convention center staff, the building was investigated in its entirety by the Architects and project mechanical/electrical/plumbing/civil engineers. The center's furniture and equipment have been evaluated by project interior designers and food service consultants.

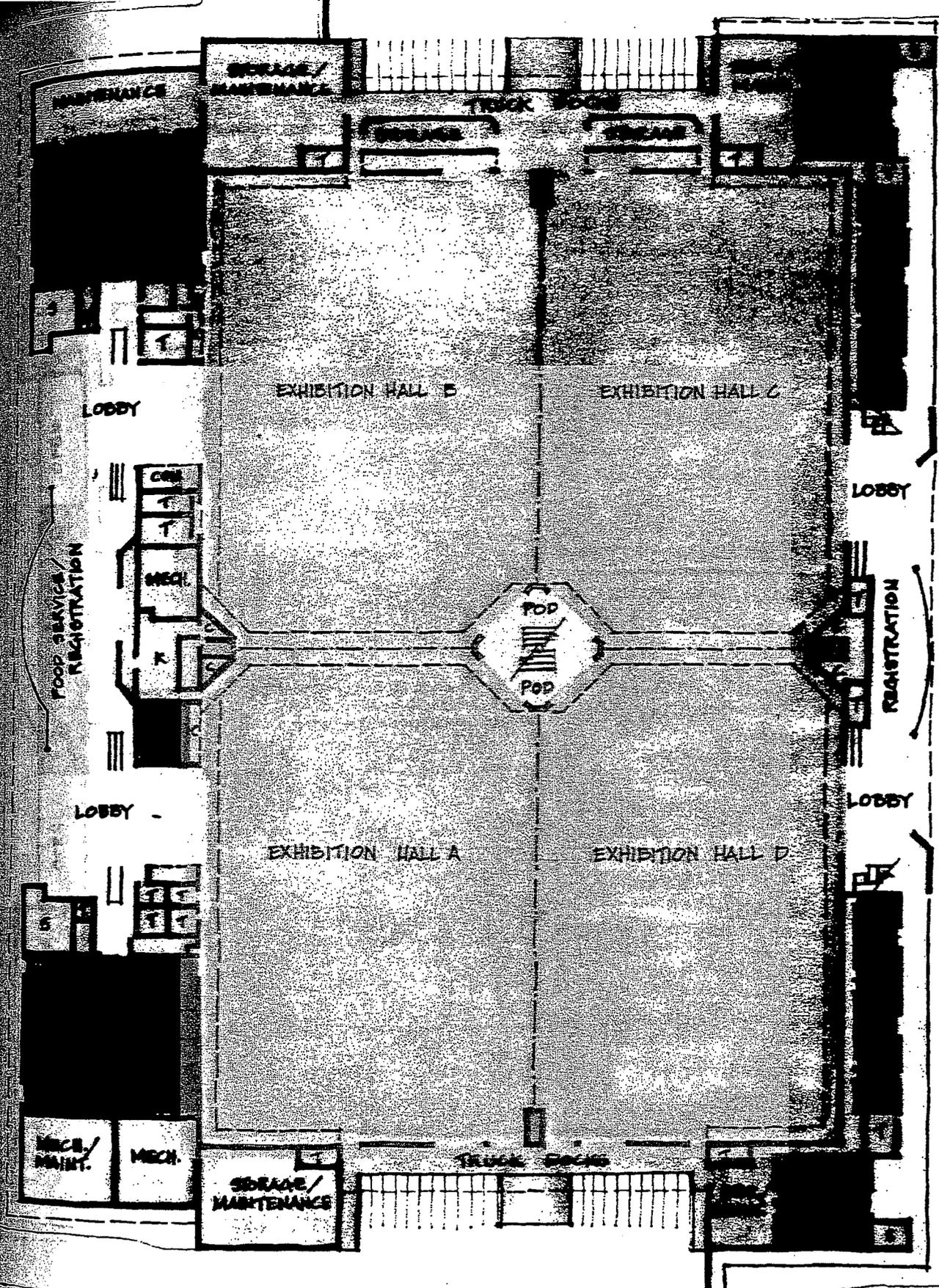
The information obtained through the data gathering activities has been evaluated and digested and weighed against experience accumulated through previous design and planning of convention centers.

A budget of \$66,000,000.00 has been established which is to include the cost of construction, special equipment, FF&E, and a construction contingency. A part of the process is the identification of absolute requirements such as sitework, utility relocation, demolition costs, and replacement of building elements in the existing construction that have outlived their life span. A budget for FF&E has been established to furnish items required to equip the entire expanded facility. A standard 5% construction contingency is recommended. The balance of the budget after the above costs then may be placed towards construction.

A design concept has been developed that relates to space priorities expressed by the Convention Center management and Authority. See illustration DIAGRAMATIC PROGRAM ANALYSIS - LEVEL 1 & Level 2. The concept should not in any way be considered as a fixed solution as many further concepts will be explored during appropriate design phases. A diagrammatic plan however is very useful during the programming because it responds to constraints imposed by the site and existing construction. It illustrates functional relationships that should be incorporated as programmatic requirements. The conceptual plan can be used as a model for pricing exercises and allow the first look at issues of phasing and construction sequence.

The resulting design program anticipates a full range of construction from light refurbishing, to totally new work. It includes absolute necessity along with some nice to have amenities. It represents an optimistic response to many requests from many directions in the usage of the facility for an established budget. Illustrations DEMOLITION DIAGRAM AND RENOVATION PLAN - LEVEL ONE and LEVEL TWO describes the level of treatment anticipated across the entire expanded project.

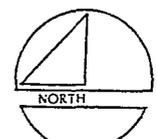
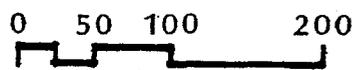
The product represented here is the result of a 30 day exercise where much information has been gathered and processed. This program should represent the beginning point for design but at the same time provide the flexibility for later adjustment as the design process proceeds and more information becomes available. The project as scheduled provides for a checkpoint at the conclusion of each of its phases at which time it may be evaluated against the budget and adjustments made as necessary.



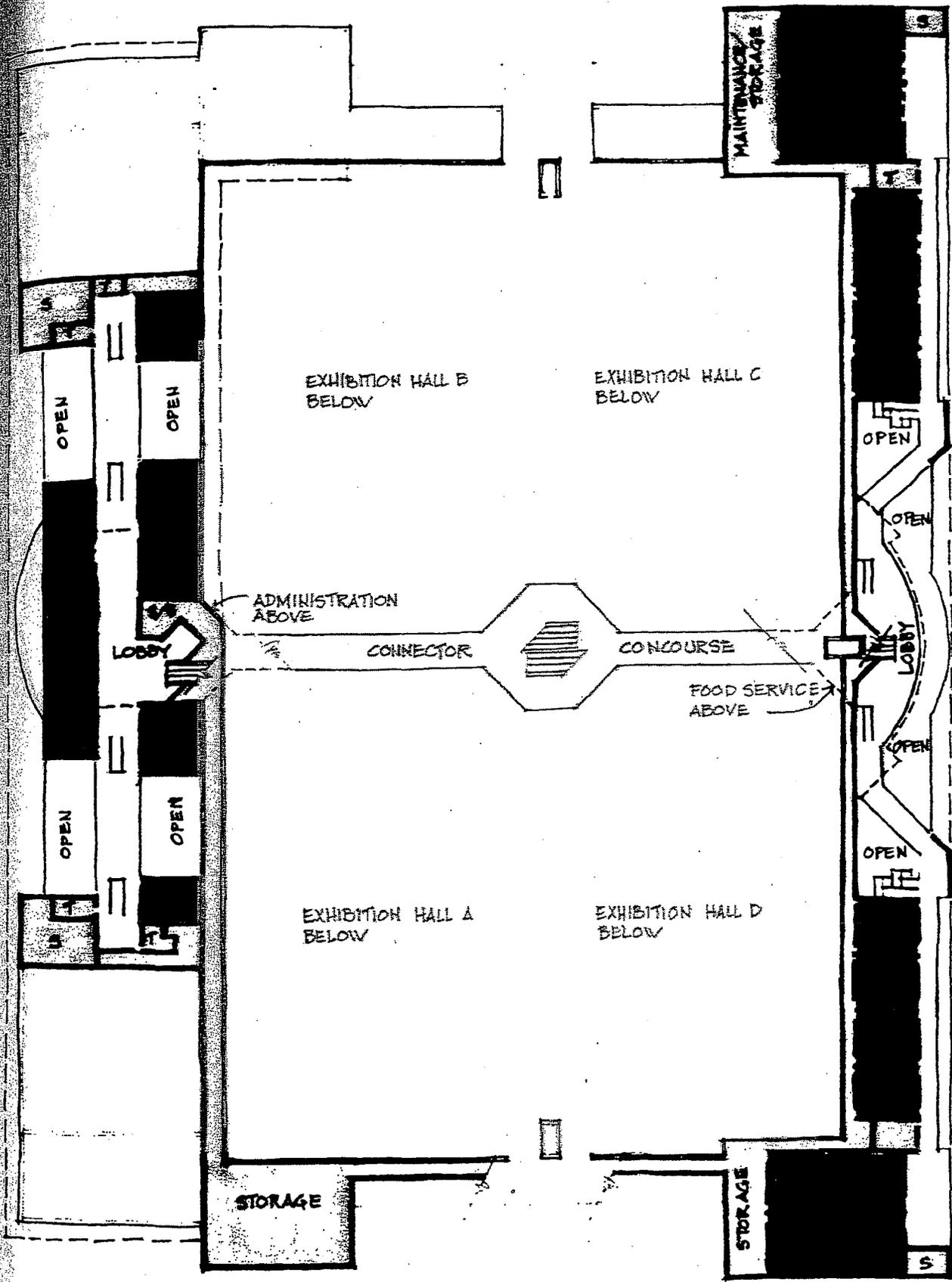
WASHINGTON AVENUE

- EXHIBITION SPACE
- MEET ROOMS
- PUBLIC CIRCULATION
- SUPPORT/SERVICE

DIAGRAMMATIC
PROGRAM ANALYSIS
LEVEL ONE

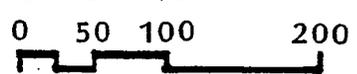


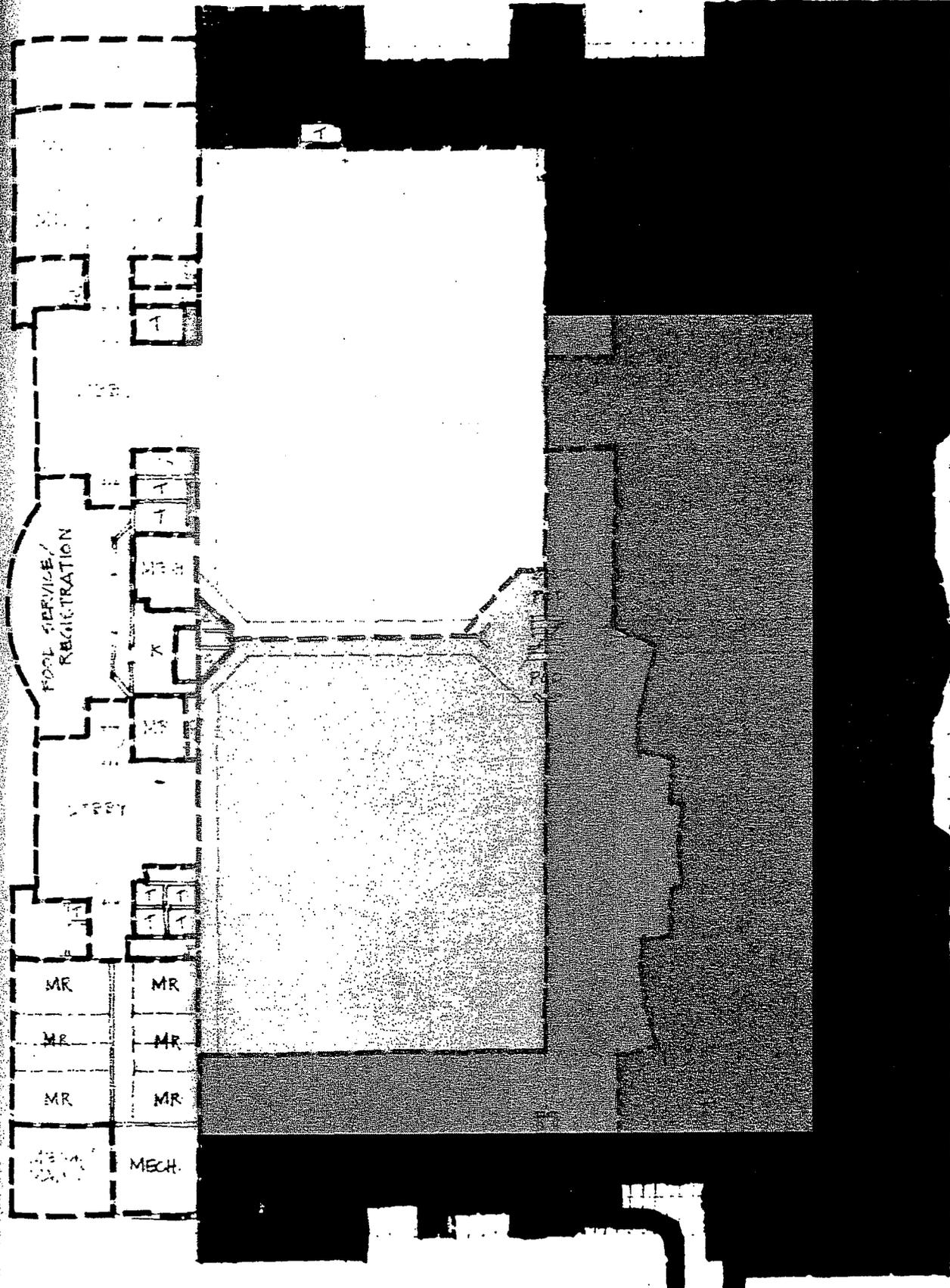
TVS&A-BFB



- MEETING ROOMS
- PUBLIC CIRCULATION
- SUPPORT / SERVICE

DIAGRAMMATIC
PROGRAM ANALYSIS
LEVEL TWO

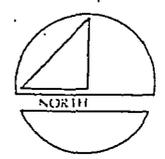
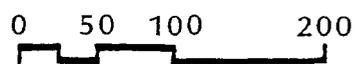




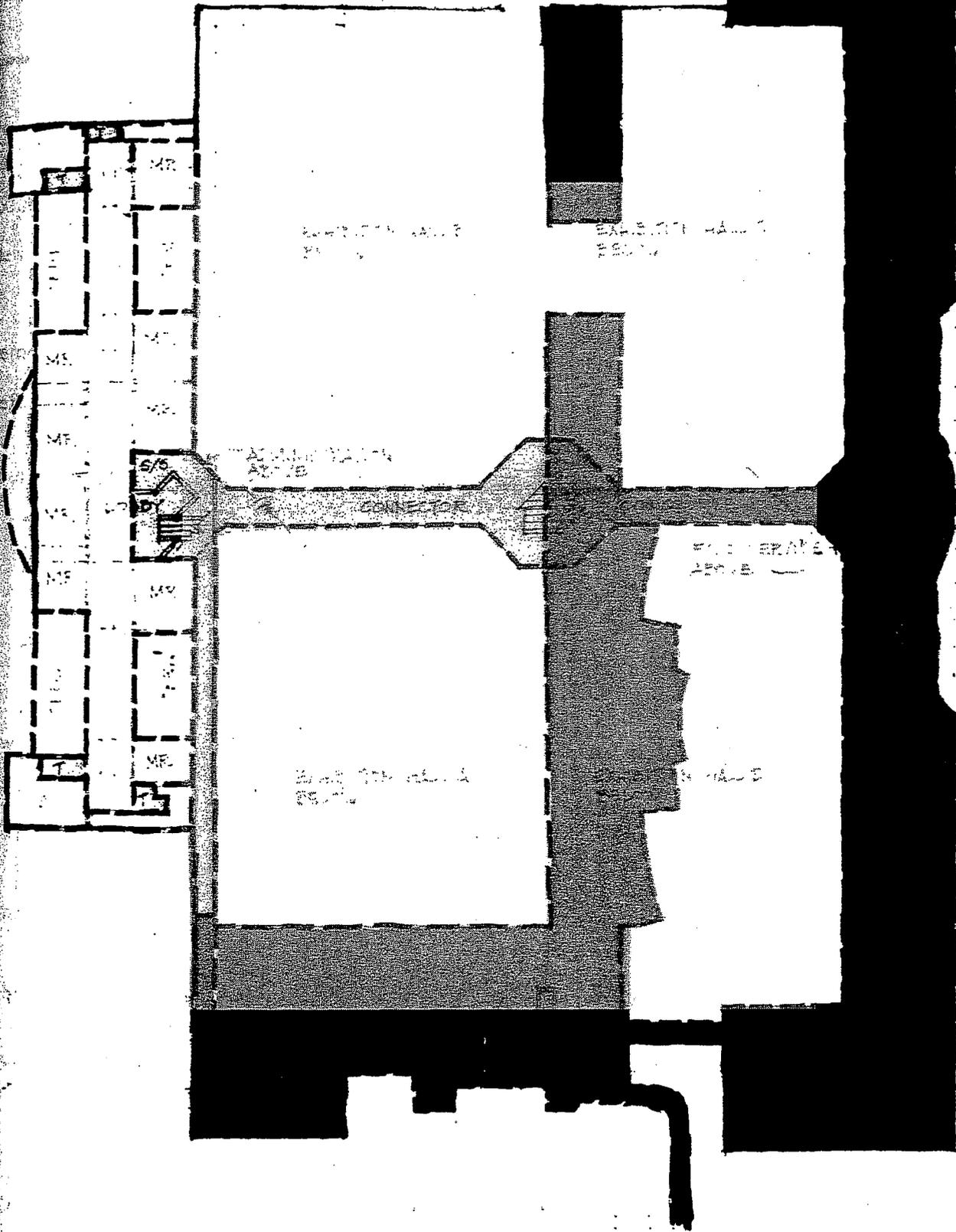
WASHINGTON AVENUE

-  DEMOLITION
-  NEW CONSTRUCTION
-  REMODELED
-  REFURBISHED

DEMOLITION &
RENOVATION DIAGRAM
LEVEL ONE

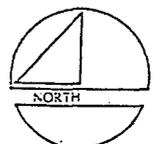
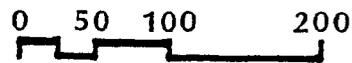


TVS&A-RFB



-  DEMOLITION
-  NEW CONSTRUCTION
-  REMODELED
-  REFURBISHED

DEMOLITION &
RENOVATION DIAGRAM
LEVEL TWO



TVS&A•BFB

PROGRAM OF SPACES

Space	AREA	AREA
Exhibition Halls:		500,000 sq. ft.
New Construction		
Exhibit Hall C (N.E.) New N. Hall	118,000 sq. ft.	
Exhibit Hall D (S.E.) New S. Hall	119,800 sq. ft.	
Exhibit Hall A (S.W.) Addition	24,200 sq. ft.	
Remodel		
Exhibit Hall A (S.W.) Original S. Hall	108,000 sq. ft.	
Refurbish		
Exhibit Hall B (N.W.) Original N. Hall	130,000 sq. ft.	
Meeting Rooms:		152,706 sq. ft.
New Construction - Ground Floor (E)		
Room No. 104 100' x 85' (4 Divisions)	8,500 sq. ft.	
Room No. 105 80' x 40' (2 Divisions)	3,200 sq. ft.	
Room No. 106 80' x 40' (2 Divisions)	3,200 sq. ft.	
Room No. 107 40' x 40'	1,600 sq. ft.	
Room No. 108 40' x 40'	1,600 sq. ft.	
Room No. 109 80' x 40' (2 Divisions)	3,200 sq. ft.	
Room No. 110 80' x 40' (2 Divisions)	3,200 sq. ft.	
Room No. 111 110' x 80' (6 Divisions)	8,800 sq. ft.	
New Construction - 2nd Floor (E)		
Room No. 211 120' x 120' (4 Divisions)	14,400 sq. ft.	
Room No. 212 102' x 50' (3 Divisions)	5,100 sq. ft.	
Room No. 213 102' x 50' (3 Divisions)	5,100 sq. ft.	
Room No. 214 102' x 50' (3 Divisions)	5,100 sq. ft.	
Room No. 215 102' x 50' (3 Divisions)	5,100 sq. ft.	
Room No. 216 140' x 103' (6 Divisions)	14,400 sq. ft.	
Remodel - Ground Floor (W)		
Room No. 102 148' x 90' (3 Divisions)	13,320 sq. ft.	
Room No. 103 148' x 75' (3 Divisions)	11,018 sq. ft.	
Refurbish - Ground Floor (W)		
Room No. 100 160' x 135' (4 Divisions)	21,600 sq. ft.	
Room No. 101 60' x 35'	2,102 sq. ft.	
Refurbish - 2nd Floor (W)		
Room No. 200 61'-2" x 45'-10"	2,809 sq. ft.	
Room No. 201/203 122'-6" x 37'-6" (2 Divisions)	4,594 sq. ft.	
Room No. 202 61'-2" x 45'-10"	2,809 sq. ft.	
Room No. 204 61'-2" x 45'-10"	2,809 sq. ft.	
Room No. 205/207 122'-6" x 37'-6" (2 Divisions)	4,594 sq. ft.	
Room No. 208 61'-2" x 45'-4"	2,779 sq. ft.	
Room No. 210 45'-3" x 39'-2"	1,772 sq. ft.	

Space	AREA	AREA
Public Circulation:		153,324 sq. ft.
New Construction - Ground Floor (E)		
NE Lobby	8,500 sq. ft.	
SE Lobby	8,500 sq. ft.	
NE Concourse	9,975 sq. ft.	
SE Concourse	9,500 sq. ft.	
Connector Pod	5,625 sq. ft.	
T.O.P.A. Connector	3,718 sq. ft.	
New Construction - 2nd Floor (E)		
Lobby	11,790 sq. ft.	
NE Concourse	9,300 sq. ft.	
SE Concourse	8,100 sq. ft.	
New Construction - 3rd Floor		
Connector Concourse	10,000 sq. ft.	
Remodel - 2nd Floor (W)		
W. Connector Lobby	4,831 sq. ft.	
Refurbish - Ground Floor (W)		
NW Lobby	13,400 sq. ft.	
SW Lobby	13,000 sq. ft.	
NW Concourse	7,000 sq. ft.	
SW Concourse	7,490 sq. ft.	
Refurbish - 2nd Floor (W)		
Concourse	22,595 sq. ft.	
Support/Service:		175,991 sq. ft.
New Construction - Ground Floor		
Public Toilets @ Hall A	750 sq. ft.	
Mass Storage @ Hall A	9,000 sq. ft.	
Hall A Truck Docks	4,038 sq. ft.	
Public Toilets @ Hall B	750 sq. ft.	
Mass Storage @ Hall B	13,500 sq. ft.	
Dressing Rooms Hall B	500 sq. ft.	
Hall B Truck Docks	6,512 sq. ft.	
General Storage North of Hall B	4,000 sq. ft.	
Public Toilets @ Hall C	1,850 sq. ft.	
Mass Storage @ Hall C	8,000 sq. ft.	
Hall C Truck Docks	6,512 sq. ft.	
Operations Supervisor's Offices	500 sq. ft.	
Maintenance Commons/Lockers	500 sq. ft.	

Space	AREA	AREA
Electrical Shop	750 sq. ft.	
Paint Shop	750 sq. ft.	
Carpentry Shop	750 sq. ft.	
Security Control Center	600 sq. ft.	
General Storage North of Hall C	4,000 sq. ft.	
Public Toilets in NE Concourse	1,200 sq. ft.	
Service Corridors in NE Concourse	2,950 sq. ft.	
Public Toilets @ Hall D	1,850 sq. ft.	
Mass Storage @ Hall D	5,000 sq. ft.	
Hall D Truck Docks	4,038 sq. ft.	
Public Toilets in SE Concourse	1,200 sq. ft.	
Service Corridors in SE Concourse	2,950 sq. ft.	
Exit Stairs	2,300 sq. ft.	
New Construction 2nd Floor		
General Storage South of Hall A	8,000 sq. ft.	
Service Corridor South of Halls A & C	4,000 sq. ft.	
General Storage North of Hall C	5,600 sq. ft.	
Public Toilets in NE Concourse	1,200 sq. ft.	
Service Corridors in NE Concourse	3,000 sq. ft.	
Service Corridors in SE Concourse	3,000 sq. ft.	
Public Toilets in SE Concourse	1,200 sq. ft.	
General Storage South of Hall D	2,650 sq. ft.	
Remodeled - Ground Floor		
Mechanical/Electrical Room Addition	6,800 sq. ft.	
Public Toilets in SW Concourse	1,450 sq. ft.	
Public Toilets @ Hall A	1,450 sq. ft.	
Public Toilets @ Hall B	2,600 sq. ft.	
Public Toilets in NW Concourse	1,280 sq. ft.	
Existing to Remain - Ground Level		
Wrap-around Mechanical/Electrical	7,200 sq. ft.	
S. Show Offices	750 sq. ft.	
S. First Aid Room	600 sq. ft.	
N. First Aid Room	480 sq. ft.	
N. Show Offices	1,000 sq. ft.	
N. Studio Room	804 sq. ft.	
Hall B Electrical Switch Gear Room	1,000 sq. ft.	
Hall B Mechanical Plant	3,944 sq. ft.	
Small Mechanical Room Adjacent to Hall B	675 sq. ft.	
N. Maintenance/Storage	9,900 sq. ft.	
Exit Stairs and Corridors	5,600 sq. ft.	
Existing to Remain - 2nd Floor		
Meeting Room Storage (@ each room)	6,400 sq. ft.	
Storage @ South End of Concourse	2,278 sq. ft.	
Storage @ North End of Concourse	1,100 sq. ft.	
Exit Stairs and Corridors	7,280 sq. ft.	

MAINTENANCE/OFFICE

Finishes

- Ceiling - exposed structure
- Walls - utility block
- Floors - sealed concrete

Lighting

- Type - utility fluorescent
- Level - 60 footcandles

Utilities

- Electrical - convenience outlets
- Telephone service to office

Features

- Fixed Furniture
- Millwork
- Low Partitions
- Division of Space

Furniture, Fixtures & Equipment

- Maintenance Offices
- Desk, chairs, file cabinets

EXIT STAIRS

Finishes

- Walls - fire rated utility block or gypsum board
- Landings and stairs - concrete

Lighting

- Type - fluorescent
- Level - as required by code

FOOD SERVICE - RESTAURANT & LOUNGE - EAST CONCOURSE - NEW

Features

- Sidewalk cafe atmosphere with service similar to west location. Lesser selection.
- 200 - 300 seats.
- Liquor, beer and wine service.
- Consider location on upper level near connector concourse intersection with east concourse.

Furniture, Fixtures & Equipment

- Restaurant/Lounge New
 - Tables 85
 - Chairs 250
 - Planters 75
 - Accessories
 - Food Bar

FOOD SERVICE - RESTAURANT & LOUNGE - REMODELED WEST CONCOURSE

Features

- Sidewalk cafe atmosphere with self serve food court or boutique service.
- 400 - 500 seats which will provide varied menu selection.
- Liquor, beer and wine service.
- Open to concourse to allow visibility of food and beverage operation.
- Views to exterior.
- Interior/exterior landscaping.
- Consider divisibility to relate to exhibit halls and entrances.

Furniture, Fixtures & Equipment

- Restaurant/Lounge Remodeled
 - Tables 150
 - Chairs 450
 - Planters 100
 - Accessories
 - Food Bar

FOOD SERVICE/RECEIVING & STORAGE

Finishes

- Ceiling - moisture resistant acoustical tile
- Walls - utility block
- Floors - quarry tile

Lighting

- Type - fluorescent
- Level - 30 footcandles

Features

- Provide two dedicated loading berths and one garbage berth
- Refrigeration - dry storage for holding until moving to preparation area

ADMINISTRATION OFFICES, NEW

Finishes

- . Ceiling - 2x2 acoustical tile
- . Floor - carpet - tufted construction - 100% nylon fiber
- . Wall - vinyl wall covering - painted drywall
- . Special upgraded executive office finishes - reception - board room - director's office

Lighting

- . Type - General illumination
- . Level, 70 footcandles
- . Special effect lighting - reception - board room

Utilities

- . Electrical - convenience outlets
- . Telephone - related to final furniture layout

Features

- . Special storage for sales materials, brochures, office supplies
- . Paging headquarters to all building zones
- . Provide clear, direct access to administrative area from location accessible to temporary parking preferably through a vestibule that may be secured from interior of building when center is closed.
- . HVAC - Provide separate system to enable operation in times when center is not operating without use of central mechanical plant

Furniture, Fixtures & Equipment

- . Director
 - Desk
 - Credenza
 - Desk Chair
 - Guest Chairs/Lounge Seating
 - Tables/Planters/Accessories
 - Conference Table/Chairs
- . Assistant Directors (3)
 - Desk
 - Credenza
 - Desk Chair
 - Guest Chairs
 - Tables/Planters/Accessories
 - Drawing Boards

Event Coordinators (3)

Desk
Credenza/Bookcase
Seating
Drawing Board

Administrative Assistants (3)

Desk w/ Return
Seating

Clerk Steno/Clerk Typist (2)

Desk w/ Return
Seating

Board Room

Conference Table
Seating
Credenza
Serving Cart
Seating

Reception Area

Desk w/ Return
Seating/Tables
Planters/Accessories

Files (General Office)

SHOW MANAGEMENT OFFICES, VIP AND PRESS LOUNGES

Finishes

- . Ceiling - Acoustical Tile
- . Walls - Drywall
- . Floors - Carpet - tufted construction - 100% nylon fiber

Lighting

- . Type - Incandescent
- . Level = 60 Footcandles

Utilities

- . Electrical Convenience Outlets
- . Telephone - multiple capability in Press location.
- . T.V. Hook-up

Features

- . Comfortable environment - upgrade to more luxury in VIP area.

Furniture, Fixtures, & Equipment

- . Desks, chairs
- . Sofas, chairs



DEVELOPMENT COST

Construction 1987:

	Sq. Ft.	\$/SF	Cost
Demolition			500,000.00
Exhibit Halls:		500,000	26,728,840.00
Exhibit Hall A (SW)	108,000	30.00	3,240,000.00
Exhibit Hall A Addition	24,200	84.70	2,034,494.00
Exhibit Hall B (NW)	130,000	11.25	1,462,500.00
Exhibit Hall C (NE)	118,000	84.70	9,920,260.00
Exhibit Hall D (SE)	119,800	84.70	10,071,586.00
Meeting Rooms:		152,706	8,595,786.00
E. Ground Floor, New	33,300	74.00	2,464,200.00
E. 2nd Floor, New	49,200	97.00	4,772,400.00
W. Ground Floor, Refurbished	23,702	10.00	237,020.00
W. Ground Floor, Remodeled	24,338	37.00	900,506.00
W. 2nd Floor, Refurbished	22,166	10.00	221,660.00
Public Circulation:	153,324		12,422,303.00
E. Ground Floor, New	36,475	120.00	4,377,000.00
E. 2nd Floor, New	29,190	144.00	4,203,360.00
W. Ground Floor, Refurbished	40,890	15.00	613,350.00
W. 2nd Floor, Refurbished	22,595	15.00	338,925.00
W. 2nd Floor, Remodeled	4,831	68.00	328,508.00
Connector Pod, New	5,625	120.00	675,000.00
Connector Concourse, New	10,000	144.00	1,440,000.00
T.O.P.A. Connector	3,718	120.00	446,160.00
Support/Service:		175,991	7,365,820.00
E. Ground Floor, New	26,700	63.00	1,682,100.00
E. 2nd Floor, New	17,650	86.00	1,517,900.00
N. Ground Floor, New	27,000	63.00	1,701,000.00
S. Ground Floor, New	9,950	63.00	626,850.00
S. 2nd Floor, New	11,000	86.00	946,000.00
W. Ground Floor, Remodeled	13,580	31.50	427,770.00
W. Ground Floor, Existing	31,953	-0-	-0-
W. 2nd Floor, Existing	17,058	-0-	-0-
N. Truck Docks, New	13,025	22.00	286,550.00
S. Truck Docks, New	8,075	22.00	177,650.00

Food Service:		33,443	2,297,029.00
E. Ground Floor, New	1,500	63.00	94,500.00
S. Ground Floor, New	3,050	63.00	192,150.00
E. 2nd Floor, New	5,000	86.00	430,000.00
S. 2nd Floor, New	1,000	86.00	86,000.00
E. 3rd Floor, New	3,370	86.00	289,820.00
W. Ground Floor Lobby Remodeled	16,153	68.00	1,098,404.00
W. Concessions Remodeled	3,370	31.50	106,155.00
Administration:	10,000	86.00	860,000.00
CONSTRUCTION TOTAL:	1,025,464		58,769,778.00

Infrastructure Costs:			300,135.00
Utility Relocation 3'x 2' Box Culvert			87,000.00
Utility Relocation 14" Force Main			80,000.00
Misc. Site Work			33,135.00
Linkages			100,000.00

Furniture, Fixtures & Equipment:			3,730,087.00
Meeting Rooms			1,081,470.00
Public Circulation			54,600.00
Exhibit Halls			157,885.00
Restaurant/Lounge (West)			289,250.00
Restaurant/Lounge (East)			172,087.00
Administrative Offices:			117,130.00
General Equipment			144,235.00
Miscellaneous			47,190.00
*Food Service Equipment			910,000.00
Lighting Equipment Hall B (Original North Hall)			40,000.00
Sound Systems			149,500.00
Interior/Exterior Graphics			260,000.00
Landscaping			280,739.00

*A concept is presently under consideration that would request proposals from catering companies to provide food service of the convention center which would include providing the cost of the equipment by the concessionaire. If such an arrangement is made, the amounts shown for equipment could revert to other uses.

Construction Contingency 5%:			3,200,000.00
Total:			66,000,000.00



OPTIONAL ADDITIONS

During the programming phase, consideration has been given to many features and equipment items which have been suggested to be included in the convention center. The constraints of the budget, however, make it necessary to evaluate and prioritize those features which finally can be included. The following is a list of several items which have not been included within the program. These are features that were interpreted to be of lesser priority than those included. If however, the interpretation is considered incorrect, any of the items listed may be substituted for features, or combinations of features, included in the program which have the same value. During the future design phases, as costs become more defined and if found to be less than anticipated, any of the listed items may again be considered to be included within the scope of the budget.

Construction:

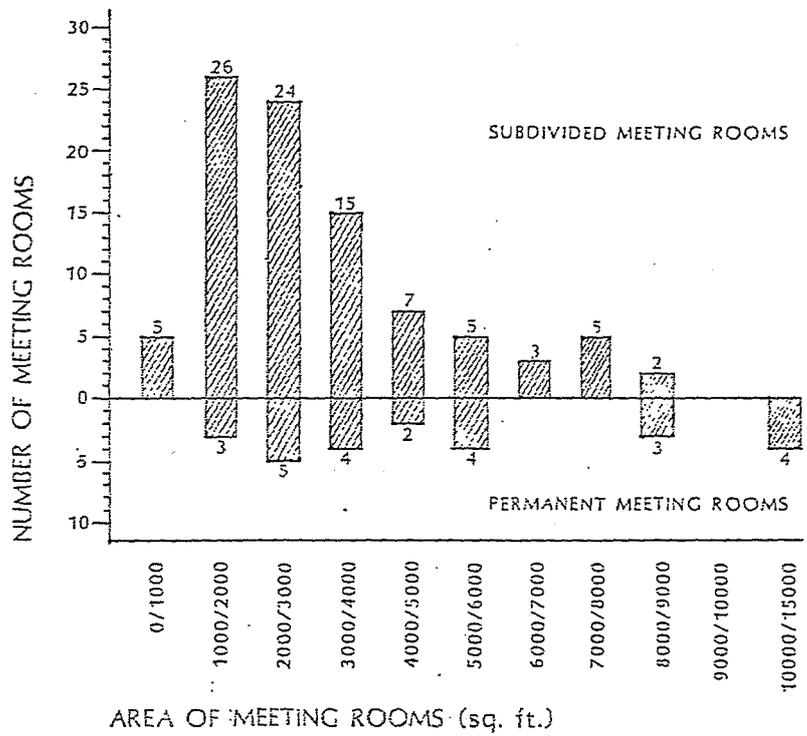
East Bus Canopy (Washington Avenue)	\$148,000.00
West Bus Canopy (Convention Center Drive)	170,000.00
Centralized Control of Perimeter Door Locking	150,000.00
Six-language Simultaneous Interpretation Equipment	100,000.00

Furniture, Fixtures, & Equipment:

Portable Risers with Fixed Seats (10,000) for Hall B	\$3,000,000.00
Additional Stack Chairs, 1,500	10,725.00
Forklifts, 5,000# (solid tires), 2	30,000.00
Forklifts, 3,000# (pneumatic tires), 2	20,000.00
Floor Scrubbers, ride-on type, 4	30,000.00
Shampoo Machines, circular type, 10	5,000.00
Vacuum Sweepers, self-propelled electric, 4	30,000.00
Packer Truck, 35-yard (garbage)	50,000.00
Stake Body Truck, 1½ ton with lift gate	11,000.00
Street Sweeper, ride-on type	4,000.00
Van, ½ ton	8,000.00

MEETING ROOM DIVISIBILITY CHART

The numbers of meeting rooms and their divisibility are derived from the DIAGRAMMATIC PROGRAM ANALYSES prepared for this phase of the project. The combinations represent broad versatility of size and subdivisions. The final design should provide equivalent or better flexibility.



TABULATION OF MEETING ROOM DIVISIONS

MEETING ROOM NUMBER	DIMENSIONS FEET	AREA SQ. FT.	ASSEMBLY CAPACITY	BANQUET CAPACITY
Ground Floor West				
100	135'x160'	21,600	3,085	2,160
100A	60'x56'	3,360	480	336
100B	75'x74'	5,550	793	555
100C	86'x75'	6,450	921	645
100D	60'x66'	3,960	566	396
101	60'x35'	2,100	300	210
102	148'x90'	13,320	1,903	1,332
102A	90'x49'-4"	4,440	634	444
102B/C	90'x49'-4"	4,440	634	444
102D	90'x49'-4"	4,440	634	444

MEETING ROOM NUMBER	DIMENSIONS FEET	AREA SQ. FT.	ASSEMBLY CAPACITY	BANQUET CAPACITY
102A/B	90'x74'	6,660		
102C/D	90'x74'	6,660	951	666
102A/B/C	98'-8"x90'	8,880	951	666
102B/C/D	98'-8"x90'	8,880	1268	888
103	148'x75'	11,100	1263	888
103A	54'x49'-4"	2,664	1586	1,110
103B/C	54'x49'-4"	2,664	380	266
103D	54'x49'-4"	2,664	380	266
103A/B	74'x54'	3,996	380	266
103C/D	74'x54'	3,996	571	400
103A/B/C	98'-8"x54'	5,328	571	400
103B/C/D	98'-8"x54'	5,328	761	533
			761	533

Ground Floor East

104	100'x85'	8,500		
104A	50'x35'	1,750	1,214	850
104B	50'x35'	1,750	250	175
104C	50'x42'-6"	2,125	250	175
104D	50'x42'-6"	2,125	304	212
104A/C	100'x42'-6"	4,250	304	212
104B/D	100'x42'-6"	4,250	607	425
105	80'x40'	3,200	607	425
105A	40'x40'	1,600	457	320
105B	40'x40'	1,600	228	160
106	80'x40'	3,200	228	160
106A	40'x40'	1,600	457	320
106B	40'x40'	1,600	228	160
107	40'x40'	1,600	228	160
108	40'x40'	1,600	228	160
109	80'x40'	3,200	228	160
109A	40'x40'	1,600	457	320
109B	40'x40'	1,600	228	160
110	80'x40'	3,200	228	160
110A	40'x40'	1,600	457	320
110B	40'x40'	1,600	228	160
111	110'x80'	8,800	228	160
111A	40'x40'	1,600	1,257	880
111B	40'x40'	1,600	228	160
111C	40'x40'	1,600	228	160
111D	30'x15'	450	228	160
111E	30'x15'	450	64	45
111F	40'x40'	1,600	64	45
			228	160

MEETING ROOM NUMBER	DIMENSIONS FEET	AREA SQ. FT.	ASSEMBLY CAPACITY	BANQUET CAPACITY
211A/C	80'x40'	3,200		
211B/F	80'x40'	3,200	457	
211A/C/D	80'x55'	4,400	457	320
211B/E/F	80'x55'	4,400	628	320
211D/E	30'x30'	900	628	440
			128	90
Second Floor West				
200	61'-2"x45'-10"	2,803		
201	61'-3"x37'-6"	2,297	400	
201/203	122'-6"x37'-6"	4,594	328	280
203	61'-3"x37'-6"	2,297	656	230
202	61'-2"x45'-10"	2,803	328	459
204	61'-2"x45'-10"	2,803	400	230
205	61'-3"x37'-6"	2,297	400	280
205/207	122'-6"x37'-6"	4,594	328	280
207	61'-3"x37'-6"	2,297	656	230
208	61'-2"x45'-4"	2,773	328	459
210	39'-2"x45'-3"	1,772	396	230
			253	277
				177
Second Floor East				
211	120'x120'	14,400		
211A	60'x50'	3,000	2,057	1,440
211B	60'x50'	3,000	428	300
211C	60'x50'	3,000	428	300
211D	60'x60'	3,600	428	300
211A/C	120'x60'	7,200	514	360
211B/D	120'x60'	7,200	1,028	720
211C/D	120'x60'	7,200	1,028	720
212	102'x50'	5,100	1,028	720
212A	50'x34'	1,700	728	510
212B/C	50'x34'	1,700	243	170
212D	50'x34'	1,700	243	170
212A/B	51'x50'	2,550	243	170
212C/D	51'x50'	2,550	364	255
212A/B/C	68'x50'	3,400	364	255
212B/C/D	68'x50'	3,400	486	340
213	102'x50'	5,100	486	340
213A	50'x34'	1,700	728	510
213B/C	50'x34'	1,700	243	170
213D	50'x34'	1,700	243	170
213A/B	51'x50'	2,550	243	170
			364	255

MEETING ROOM NUMBER	DIMENSIONS FEET	AREA SQ. FT.	ASSEMBLY CAPACITY	BANQUET CAPACITY
213C/D	51'x50'	2,550	364	255
213A/B/C	68'x50'	3,400	486	340
213B/C/D	68'x50'	3,400	486	340
214	102'x50'	5,100	728	510
214A	50'x34'	1,700	243	170
214B/C	50'x34'	1,700	243	170
214D	50'x34'	1,700	243	170
214A/B	51'x50'	2,550	364	255
214C/D	51'x50'	2,550	364	255
214A/B/D	68'x50'	3,400	486	340
214B/C/D	68'x50'	3,400	486	340
215	102'x50'	5,100	728	510
215A	50'x34'	1,700	243	170
215B/C	50'x34'	1,700	243	170
215D	50'x34'	1,700	243	170
215A/B	51'x50'	2,550	364	255
215C/D	51'x50'	2,550	364	255
215A/B/C	68'x50'	3,400	486	340
215B/C/D	68'x50'	3,400	486	340

Second Floor East

216	140'x103'	14,420	2,060	1,442
216A	51'-6"x50'	2,575	368	257
216B	51'-6"x50'	2,575	368	257
216C	51'-6"x50'	2,575	368	257
216D	40'x20'	800	114	80
216E	40'x20'	800	114	80
216F	51'-6"x50'	2,575	368	257
216A/C	103'x50'	5,150	736	515
216B/F	103'x50'	5,150	736	515
216A/C/D	103'x70'	7,210	1,030	721
216B/E/F	103'x70'	7,210	1,030	721

PUBLIC CIRCULATION, NEW

Finishes

- . Ceilings - minimum 1 x 1 concealed spline acoustical tile.
- . Gypsum board coffering or special forms and shapes.
- . Walls - durable low maintenance conveying sense of quality.
- . Floor - carpet to accomplish feeling of higher quality - woven construction - wool/nylon blend appropriate to convey cool feeling in tropical setting.

Lighting

- . General Type - true color rendition capability - low maintenance.
- . Level - 30 foot candles.
- . Specialty - to create mood or highlight special features.

Utilities

- . Electrical general and for cleaning equipment.
- . Electrical outlets at registration for typewriters and computers.
- . Public Telephone - conduit to telephone bank locations.

Graphics

- . Directional, fixed.
- . Directories

Features

- . Paging System zoned to areas with override for emergency use.
- . Bus stacking along exterior for 10 buses.
- . Taxi drop-off separated from buses.

Furniture, Fixtures & Equipment

- . Modular seating, planters, ash/trash.

PUBLIC CIRCULATION, REMODELED

Finishes

- . Ceiling Upgrade
- . Wall Upgrade
- . Floor - carpet to accomplish feeling of higher quality - woven construction - wool/nylon blend - appropriate materials to convey cool feeling in tropical setting.

Lighting

- . Special lighting for effect.

Utilities

- . Electrical - general to remain.
- . Outlets at registration for typewriters and computers.
- . Telephone - general to remain.
- . Additional conduit and outlets to registration areas.

Graphics

- . Replace with new system.

Features

- . Consider repairing or replacing glass entrance doors.
- . Paging System zoned to areas with override for emergency use.
- . Bus stacking along exterior minimum 12 buses.
- . Taxi drop-off separated from buses.

Furniture, Fixtures & Equipment

- . Modular seating, planters, ash/trash.

PUBLIC TOILETS NEW

Finishes

- . Ceiling - painted drywall.
- . Floor - ceramic tile.
- . Walls - ceramic tile.

Lighting

- . Level - 30 foot candles.

Fixtures

- . Provide for varied percentages of male/female ratios as related to event subject matter. Allow for range of 90% male/10% female to 10% male/90% female.
- . Handicap considerations in accordance with current code.
- . Partitions - investigate use of marble partition to match existing.
- . Accessories
- . Millwork

PUBLIC TOILETS, REMODELED

Finishes

- . Ceiling - painted drywall.
- . Floor - replace with ceramic tile.
- . Wall - consider replacement.

Lighting

- . Upgrade

Fixtures

- . Plumbing Fixture - evaluate replacement, test probability of varied percentages of male/female ratios as in new toilets.
- . Handicap - re-evaluate against current code.
- . Partition - investigate retaining marble partition.
- . Accessories - evaluate replacement.

TRUCK DOCKS

Finish

- Floors - sealed concrete
- Walls - utility block smooth with no projections to avoid conflict with fork lifts

Lighting

- General illumination
- Special Floods to facilitate night loading activity

Features

- Continuous dock across two halls minimum allowing movement from all loading berths into each hall.
- Ramp from truck apron to exhibit hall floor to allow access of trucks to each hall.
- Dock width to allow two forklifts to pass.
- Levelers - one per hall
- Bumpers - at each loading berth
- Overhang - to shed rain from loading operation
- Security Control Devices - Closed circuit TV cameras
- Graphics
- Safety Striping
- Protection Bollards
- Toilets - for dock personnel

SECURITY HEADQUARTERS

Features

- Control point for fire alarm and sprinkler supervisory annunciator panel
- Location should consider Fire Department accessibility (northeast maintenance area closest point)
- Fire department coordination point
- Smoke control panels
- HVAC control headquarters
- CCTV monitoring station
- Emergency paging station

MAINTENANCE/STORAGE/MECHANICAL/ELECTRICAL

Finishes

- Ceilings - Structure
- Walls - Utility Block
- Floors - Sealed Concrete

Lighting

- Type - Fluorescent
- Level - 30 Footcandles

Utilities

- Electrical - convenience outlets
- Telephone - special outlets in shops per equipment requirements
- Water
- Waste

Features

- Provide a diesel driven emergency generator for lighting, exit signage, smoke purge, house phone, other critical building functions.

Furniture, Fixtures & Equipment

- General Equipment
 - Maintenance: hydraulic scaffold (50' high reach), scaffold type tower (for use with forklift), motorized conveyor (12' high)
 - Carpentry Shop: belt and disk sander, spindle shaper, tilting arbor saw, 20" planer, band saw, grinder, radial arm saw, drill press, 8" joiner, electric hammer drill, drill press, worktable
 - Electrical Shop: parts cabinet, cord racks, pipe rack, test table
 - Paint Shop: paint tint coloring machine, paint shaker (5 gallon), paint shaker (1 gallon), airless spray equipment
 - Plumbing Shop: heliarc welder, welder
 - Security: key machine, key cabinet, motorola radios, base station
 - Housekeeping: floor maintainer for tile, floor maintainer for carpet, heavy duty upright vacuum cleaners, back pack vacuums, dry and wet vacuums, certified pile lifter, hoky carpet sweepers, litter vacuums, pressure steam washer
- Miscellaneous
 - Fire Extinguisher/Fire Hoses
 - Lockers
 - Queing

FOOD SERVICE - RESTAURANT & LOUNGE - EAST CONCOURSE - NEW

Features

- Sidewalk cafe atmosphere with service similar to west location. Lesser selection.
- 200 - 300 seats.
- Liquor, beer and wine service.
- Consider location on upper level near connector concourse intersection with east concourse.

Furniture, Fixtures & Equipment

- Restaurant/Lounge New
 - Tables 85
 - Chairs 250
 - Planters 75
 - Accessories
 - Food Bar

FOOD SERVICE - RESTAURANT & LOUNGE - REMODELED WEST CONCOURSE

Features

- Sidewalk cafe atmosphere with self serve food court or boutique service.
- 400 - 500 seats which will provide varied menu selection.
- Liquor, beer and wine service.
- Open to concourse to allow visibility of food and beverage operation.
- Views to exterior.
- Interior/exterior landscaping.
- Consider divisibility to relate to exhibit halls and entrances.

Furniture, Fixtures & Equipment

- Restaurant/Lounge Remodeled
 - Tables 150
 - Chairs 450
 - Planters 100
 - Accessories
 - Food Bar

MAINTENANCE/OFFICE

Finishes

- . Ceiling - exposed structure
- . Walls - utility block
- . Floors - sealed concrete

Lighting

- . Type - utility fluorescent
- . Level - 60 footcandles

Utilities

- . Electrical - convenience outlets
- . Telephone service to office

Features

- . Fixed Furniture
- . Millwork
- . Low Partitions
- . Division of Space

Furniture, Fixtures & Equipment

- . Maintenance Offices
- . Desk, chairs, file cabinets

EXIT STAIRS

Finishes

- . Walls - fire rated utility block or gypsum board
- . Landings and stairs - concrete

Lighting

- . Type - fluorescent
- . Level - as required by code

FOOD SERVICE FINISHING KITCHEN - EAST CONCOURSE - NEW

Finishes

- . Ceiling - acoustical tile with water and steam resistant finish.
- . Walls - smooth non-porous surface.
- . Floor - quarry tile.

Lighting

- . Type - Fluorescent.
- . Level - 70 footcandles.

Utilities

- . As required by equipment layout.

Features

- . Locate to provide service to east sidewalk cafe and meeting rooms.

Furniture Fixtures & Equipment

- . Class I - Service counters, refrigeration, conveyor broiler, dishwashing, ovens, fryers, steamers, beverage equipment, ice machines.
- . Class II - Hot food carts, mobile trucks, queen mary.
- . Class III - China, glass, silver, linen, table top.

FOOD SERVICE KITCHEN - WEST CONCOURSE - EXISTING - REMODELED

Finishes

- . Ceiling - acoustical tile with water and steam resistant finish.
- . Walls - smooth non-porous surface.
- . Floors - quarry tile.

Lighting

- . Type - Fluorescent.
- . Level - 70 footcandles.

Utilities

- . As required by equipment layout.

Features

- Provide additional dry storage.
- Increase and supplement existing kitchen to provide food service to West Sidewalk Cafe and west meeting rooms.

Furniture, Fixtures & Equipment

- Class I - (Fixed) Service counters, walk-in refrigerator and cooler, steamer, roll-in convection oven.
- Class II - (Moveable) Hot food carts, mobile trucks, queen mary.
- Class III - (Expendable) China, glass, silver, linen, table top.

FOOD SERVICE CONCESSIONS

Finishes

- Ceiling - gypsum board
- Walls - smooth non-porous surface
- Floors - quarry tile

Utilities

- As required by equipment layout

Features

- Locate as close as possible to delegate traffic. Place to encourage movement through exhibits.
- Ventilation to allow grilling of hamburgers and prepare other fried food items.
- Consider L-shaped configuration facing two areas such as exhibit hall and lobby to minimize staffing.

Furniture, Fixtures & Equipment

- Class I - serving counters beverage equipment, cash register, griddle fryer, refrigeration, hot dog grille.

FOOD SERVICE/RECEIVING & STORAGE

Finishes

- . Ceiling - moisture resistant acoustical tile
- . Walls - utility block
- . Floors - quarry tile

Lighting

- . Type - fluorescent
- . Level - 30 footcandles

Features

- . Provide two dedicated loading berths and one garbage berth
- . Refrigeration - dry storage for holding until moving to preparation area

ADMINISTRATION OFFICES, NEW

Finishes

- . Ceiling - 2x2 acoustical tile
- . Floor - carpet - tufted construction - 100% nylon fiber
- . Wall - vinyl wall covering - painted drywall
- . Special upgraded executive office finishes - reception - board room - director's office

Lighting

- . Type - General illumination
- . Level, 70 footcandles
- . Special effect lighting - reception - board room

Utilities

- . Electrical - convenience outlets
- . Telephone - related to final furniture layout

Features

- . Special storage for sales materials, brochures, office supplies
- . Paging headquarters to all building zones
- . Provide clear, direct access to administrative area from location accessible to temporary parking preferably through a vestibule that may be secured from interior of building when center is closed.
- . HVAC - Provide separate system to enable operation in times when center is not operating without use of central mechanical plant

Furniture, Fixtures & Equipment

- . Director
 - Desk
 - Credenza
 - Desk Chair
 - Guest Chairs/Lounge Seating
 - Tables/Planters/Accessories
 - Conference Table/Chairs
- Assistant Directors (3)
 - Desk
 - Credenza
 - Desk Chair
 - Guest Chairs
 - Tables/Planters/Accessories
 - Drawing Boards

Event Coordinators (3)

Desk
Credenza/Bookcase
Seating
Drawing Board

Administrative Assistants (3)

Desk w/ Return
Seating

Clerk Steno/Clerk Typist (2)

Desk w/ Return
Seating

Board Room

Conference Table
Seating
Credenza
Serving Cart
Seating

Reception Area

Desk w/ Return
Seating/Tables
Planters/Accessories

Files (General Office)

SHOW MANAGEMENT OFFICES, VIP AND PRESS LOUNGES

Finishes

- . Ceiling - Acoustical Tile
- . Walls - Drywall
- . Floors - Carpet - tufted construction - 100% nylon fiber

Lighting

- . Type - Incandescent
- . Level = 60 Footcandles

Utilities

- . Electrical Convenience Outlets
- . Telephone - multiple capability in Press location.
- . T.V. Hook-up

Features

- . Comfortable environment - upgrade to more luxury in VIP area.

Furniture, Fixtures, & Equipment

- . Desks, chairs
- . Sofas, chairs

DEVELOPMENT COST

Construction 1987:

	Sq. Ft.	\$/SF	Cost
Demolition			500,000.00
Exhibit Halls:		500,000	26,728,840.00
Exhibit Hall A (SW)	108,000	30.00	3,240,000.00
Exhibit Hall A Addition	24,200	84.70	2,034,494.00
Exhibit Hall B (NW)	130,000	11.25	1,462,500.00
Exhibit Hall C (NE)	118,000	84.70	9,920,260.00
Exhibit Hall D (SE)	119,800	84.70	10,071,586.00
Meeting Rooms:		152,706	8,595,786.00
E. Ground Floor, New	33,300	74.00	2,464,200.00
E. 2nd Floor, New	49,200	97.00	4,772,400.00
W. Ground Floor, Refurbished	23,702	10.00	237,020.00
W. Ground Floor, Remodeled	24,338	37.00	900,506.00
W. 2nd Floor, Refurbished	22,166	10.00	221,660.00
Public Circulation:	153,324		12,422,303.00
E. Ground Floor, New	36,475	120.00	4,377,000.00
E. 2nd Floor, New	29,190	144.00	4,203,360.00
W. Ground Floor, Refurbished	40,890	15.00	613,350.00
W. 2nd Floor, Refurbished	22,595	15.00	338,925.00
W. 2nd Floor, Remodeled	4,831	68.00	328,508.00
Connector Pod, New	5,625	120.00	675,000.00
Connector Concourse, New	10,000	144.00	1,440,000.00
T.O.P.A. Connector	3,718	120.00	446,160.00
Support/Service:		175,991	7,365,820.00
E. Ground Floor, New	26,700	63.00	1,682,100.00
E. 2nd Floor, New	17,650	86.00	1,517,900.00
N. Ground Floor, New	27,000	63.00	1,701,000.00
S. Ground Floor, New	9,950	63.00	626,850.00
S. 2nd Floor, New	11,000	86.00	946,000.00
W. Ground Floor, Remodeled	13,580	31.50	427,770.00
W. Ground Floor, Existing	31,953	-0-	-0-
W. 2nd Floor, Existing	17,058	-0-	-0-
N. Truck Docks, New	13,025	22.00	286,550.00
S. Truck Docks, New	8,075	22.00	177,650.00

Food Service:		33,443	2,297,029.00
E. Ground Floor, New	1,500	63.00	94,500.00
S. Ground Floor, New	3,050	63.00	192,150.00
E. 2nd Floor, New	5,000	86.00	430,000.00
S. 2nd Floor, New	1,000	86.00	86,000.00
E. 3rd Floor, New	3,370	86.00	289,820.00
W. Ground Floor Lobby Remodeled	16,153	68.00	1,098,404.00
W. Concessions Remodeled	3,370	31.50	106,155.00
Administration:	10,000	86.00	860,000.00
CONSTRUCTION TOTAL:	1,025,464		58,769,778.00

Infrastructure Costs:			300,135.00
Utility Relocation 3'x 2' Box Culvert			87,000.00
Utility Relocation 14" Force Main			80,000.00
Misc. Site Work			33,135.00
Linkages			100,000.00

Furniture, Fixtures & Equipment:			3,730,087.00
Meeting Rooms			1,081,470.00
Public Circulation			54,600.00
Exhibit Halls			157,885.00
Restaurant/Lounge (West)			289,250.00
Restaurant/Lounge (East)			172,087.00
Administrative Offices:			117,130.00
General Equipment			144,235.00
Miscellaneous			47,190.00
*Food Service Equipment			910,000.00
Lighting Equipment Hall B (Original North Hall)			40,000.00
Sound Systems			149,500.00
Interior/Exterior Graphics			260,000.00
Landscaping			280,739.00

*A concept is presently under consideration that would request proposals from catering companies to provide food service of the convention center which would include providing the cost of the equipment by the concessionaire. If such an arrangement is made, the amounts shown for equipment could revert to other uses.

Construction Contingency 5%:			3,200,000.00
-------------------------------------	--	--	---------------------

Total:			66,000,000.00
---------------	--	--	----------------------

OPTIONAL ADDITIONS

During the programming phase, consideration has been given to many features and equipment items which have been suggested to be included in the convention center. The constraints of the budget, however, make it necessary to evaluate and prioritize those features which finally can be included. The following is a list of several items which have not been included within the program. These are features that were interpreted to be of lesser priority than those included. If however, the interpretation is considered incorrect, any of the items listed may be substituted for features, or combinations of features, included in the program which have the same value. During the future design phases, as costs become more defined and if found to be less than anticipated, any of the listed items may again be considered to be included within the scope of the budget.

Construction:

East Bus Canopy (Washington Avenue)	\$148,000.00
West Bus Canopy (Convention Center Drive)	170,000.00
Centralized Control of Perimeter Door Locking	150,000.00
Six-language Simultaneous Interpretation Equipment	100,000.00

Furniture, Fixtures, & Equipment:

Portable Risers with Fixed Seats (10,000) for Hall B	\$3,000,000.00
Additional Stack Chairs, 1,500	10,725.00
Forklifts, 5,000# (solid tires), 2	30,000.00
Forklifts, 3,000# (pneumatic tires), 2	20,000.00
Floor Scrubbers, ride-on type, 4	30,000.00
Shampoo Machines, circular type, 10	5,000.00
Vacuum Sweepers, self-propelled electric, 4	30,000.00
Packer Truck, 35-yard (garbage)	50,000.00
Stake Body Truck, 1½ ton with lift gate	11,000.00
Street Sweeper, ride-on type	4,000.00
Van, ½ ton	8,000.00



APPENDIX A
USER INTERVIEW NOTES
BUILDING EVALUATION NOTES

PROGRAMMING INTERVIEWS WITH USERS OF
THE MIAMI BEACH CONVENTION CENTER AND CITY OFFICIALS
HELD 5/7/85 THROUGH 5/17/85

TUESDAY, MAY 7, 1985

11:00 AM - Norman Litz
Director, The Miami Beach Convention Center

MONDAY, MAY 13, 1985

9:00 AM - Saul Mandell
International Restaurant & Hotel Suppliers Exposition (Trade Show)

10:00 AM - Lloyd Yanis
Miami International Boat Show (Trade and Public)

11:00 AM - Bram Bottfeld (Security Contractor)
Andy Frain Service of Florida

1:30 PM - Larry Perl (Cancelled)
Miami-Fort Lauderdale Home Show (Public)

2:15 PM - Jeanette Marlis (Electrical Contractor)
Electrical Exhibition Services

2:45 PM - Bob Bero (Security Contractor) (Cancelled)
All Star

3:15 PM - Joe McKellar (General Manager for exclusive food and catering contractor in
Convention Center)
Servomation Corporation

3:45 PM - Elliott Hecker (Shuttle bus service contractor)
American Sightseeing Tours, Inc.

TUESDAY, MAY 14, 1985

9:30 PM - Hardy Katz
(Former Tennis trade show user)

10:00 AM - Leon Ray
South Florida Auto Show (Public)
South Florida Truck Show (Public)

TUESDAY, MAY 14, 1985 (Continued)

- 10:30 AM - John Zurek
(Former golf merchandise trade show user)
- 11:00 AM - Manny Abrams
Graphics of the Americas (Trade Show)
- 11:30 AM - Lenny Swimmer (Electrical Contractor)
Edlen Electrical Exhibition Services, Inc.
- 1:00 PM - Louise Murray and John Boyd (Decorators)
The Freeman Companies
- 2:45 PM - Robert Spiegelman (Decorator)
Gelco
- 3:15 PM - Jeff Marlis (Electrical Contractor) (Cancelled)
Convention Electric and Lighting Services, Inc.
- 5:00 PM - Louis Shelley
The World's Largest Indoor Flea Market (Consumer Show)

WEDNESDAY, MAY 15, 1985

- 9:30 AM - Dan Skubish and Bill Manning
- 11:00 AM Miami Beach Convention Center Staff
- 2:00 PM - Robin Hale and Bill Miller

THURSDAY, MAY 16, 1985

- 9:00 AM - David T. Gleim
Audio Visual Industries, Inc.
- 9:45 AM - Warren Goodson
Bauer Audio Video
- 12:30 PM - G. Gerard (Gerry) Kauper, President and Warren Ericksen, Vice President-Sales
Greater Miami Convention and Visitors Bureau

FRIDAY, MAY 17, 1985

9:00 AM - **Jud Kurlancheek**
Director of Planning - City of Miami Beach

4:00 PM - Miami Beach Tourist and Convention Authority
Leon Manne, Chairman
Stuart Blumberg
Pat Frost
Laurie Holtz, Jr.
Michael Schneider
Ronald Singerman
Lloyd Yanis



PRELIMINARY PROGRAM
NORMAN LITZ, DIRECTOR,
MIAMI BEACH CONVENTION CENTER

1. **Maximum square footage.**

Exhibit Hall space is highest priority with the maximum achievable desired.

2. **South side of south hall: eliminate meeting rooms, maintenance offices and electrical room, etc., to give us additional square footage.**

These were part of original building and should be eliminated in favor of potentially more exhibit space for the south hall.

3. **Eliminate 20' ceilings in the two low bays and raise them to the same level as high bay in the south hall.**

The two low ceiling areas in the south hall should be eliminated, making the ceiling in hall a uniform height.

4. **50-60 additional meeting rooms.**

The average size meeting room desired is 300 to 350 person capacity. Minimum 100 people, maximum 3500 people. 50 to 60 refers to all divisions being in place. Capacities determined at 7 sq. ft./person.

5. **Minimum seating setup of meeting rooms to be 350.**

See No. 4.

6. **Have the flexibility of partitions of meeting rooms.**

See No. 4.

7. **Carpeting in all meeting rooms.**

Carpeting should be included in remodeling of existing meeting room.

8. **Dimmer switches in all meeting rooms.**

Consider dual lighting system with incandescent and fluorescent in all meeting rooms.

9. **Screens and blackboards in all meeting rooms.**

Consider built-in screen and blackboards in all meeting rooms. Audio/visual equipment usually provided by many local companies providing service to the center.

10. Storage of chairs in all meeting rooms.

Localize storage of equipment normally used in meeting rooms to minimize movement of equipment (chairs, etc.). Can be accomplished by providing storage rooms within groupings of meeting rooms with back-of-house corridors for access.

11. Acoustical treatment of walls in meeting rooms.

Existing meeting rooms suffer because of excessive hard surfaces, tile floors, painted masonry walls, wood panels, etc. Acoustical treatment to reduce reverberation is a must.

12. Meeting rooms facing the exhibit floor to have glass walls.

When meeting rooms abutt the exhibit halls on the 2nd level, windows (overlooks) are desired. These rooms can also be rented as show offices because of their observation capabilities to shows and activity on the exhibit hall floor.

13. Finished walls in expansion and existing buildings.

Exhibit halls and meeting rooms; the finish should be durable and maintenance free; also should not distract or compete with shows. Good example suggested is to see the Miami Merchandise Mart.

14. Large conference rooms in each hall.

Provide V.I.P. type conference room similar in size to an executive conference room. 10 to 30 person capacity. Could include screens and black boards. These rooms should be located for use with each of the exhibit halls, not within the halls.

15. Plush VIP rooms and individual air conditioned offices for show management.

Should have windows overlooking exhibit halls. These should be larger than similar type facilities viewed at the New Orleans center.

16. Seal exhibit floors; grind and sand existing exhibit floor; marble (??).

Marcrete, a chemical hardener applied to the surface of the concrete.

17. Computerized marquees.

One for both east and west sides of building. Also, possibly one located at the Julia Tuttle Causeway.

18. Excellent graphics - similar to New Orleans.

Self-explanatory.

19. **Lobby on east end.**

To include prefunction spaces, etc.

20. **Box offices and registration areas (box office in new lobbies).**

To facilitate both entrances, east and west.

21. **Carpeting in new lobby and old lobby.**

Old surface is deteriorating. Existing surface is some type of thin set epoxy terrazzo material. Existing exposed-aggregate concrete sidewalks are in need of replacement.

22. **Ceiling heights of new meeting rooms: 14-15'.**

Ceiling heights should be proportionate to the room size with consideration for audio/visual sight lines.

23. **If possible, increase the ceiling heights of existing meeting rooms to the same height.**

Existing ceilings are approximately 11' to 12'. If clearance is available (mechanical, electrical, etc.), consider increasing heights.

24. **25' ceiling heights of large meeting rooms.**

Rooms for 1000 or more people capacity.

25. **Small auditorium with approximately 2,500 seats with simultaneous translation equipment.**

Can have a flat floor and possibly a fixed stage could double for large banquet room.

26. **Banquet hall.**

See No. 25.

27. **Outdoor cafe on second floor.**

This could be very important space. It should be restaurant with waitress service. Impressed by similar facility in Washington, D.C. center. Location should be on east side with view of ocean, probably down 18th Street.

28. **Walkway system to TOPA.**

Internal link must be maintained, liquor license depends on connection with convention center.

29. Displays for hotels, restaurants, sightseeing attractions, etc.

Controlled advertising within lobbies, source of income for center.

30. Lobby should be indicative of the South Florida area with flowers, trees, waterfall, etc.

Note, City has possession of a waterfall which might have possible application.

31. Large telephone banks.

Public telephone booths, coin and credit card, in permanent locations.

32. Second floor concave walls in between meeting rooms similar to New Orleans.

Recesses, or alcoves in the concourse areas. Can be used for food service, information, display, etc.

33. Storage space for house equipment approximately 50,000 square feet; maintenance offices located in this building.

At north parking lot; could be unattached however, would be preferable to be linked. Used for storage of seating risers, chairs, house equipment, maintenance, shops, office, etc. Could be broken up with part north and part south. Storages of 30,000 chairs. Space for electrical subcontractor's storage and shop area.

Loading Docks

34. Overhang for loading docks.

Rain major problem.

35. Lights on loading docks.

Self-explanatory.

36. South end loading docks should not be located near TOPA.

Congested area with minimal operating area for truck rigs.

37. 35' x 35' doors in each building.

Mainly for boat show use, most shows will not require extreme opening size.

Utilities

38. Gas, steam (??), electricity (check it), telephones, water, drain.

These items to be discussed in detail with drayage personnel.

A. All utilities on 30' centers which includes electric, water, drains, telephones, gas, steam.

B. Approximately 1' x 1' square box similar to New Orleans.

39. Movable partitions in each hall, either divisible into four halls or five halls.

To be unmotorized, manual operation. Favored partitions manufactured by modernfold, or advance, TVS&Associates will research.

40. Energy-efficient air conditioning and lighting system.

Self-explanatory.

41. New furniture in all buildings.

TVS&Associates interiors to make recommendations - possible use of motorized risers for exhibit halls, however needs for riser units will decrease with expansion of facility and increased trade show use.

42. Paint ceilings of all buildings off-white similar to Dallas and New Orleans.

To be considered with respect to total exhibit hall design.

43. Outside lighting should be excellent - aesthetically attractive and adequate to provide security.

Self-explanatory.

44. Royal palms should be planted on outside; podarcarpus and black olives outside existing halls should be replaced with royal palms to give exterior a tropical look.

Existing landscape on west side not as typically expected in Florida.

45. Unisex bathrooms (partitioned).

Atlanta, World Congress Center is a good example to follow.

46. Efficient work lights.

Self-explanatory.

47. Security systems on all doors.

Existing lobby doors very undesirable. Consider possibility of push button type locks.

48. Service area on perimeter of building so that service personnel do not have to go through exhibit area similar to New Orleans.

Provide back-of-house service corridors, rooms, etc.

49. Escalators to second floor from lobby and, possibly, exhibit halls.

This should be considered only if feasibility proves out.

50. Office space for concessionaire.

Offices for use by electrical contractor, telephone service contractor, food service, etc. should be located with proximity to executive offices for center.

51. Storage area for concessionaire.

See No. 50.

52. Concessions to be located in lobby and, possibly, exhibit area.

For discussion with exposition contractors.

53. Offices for marketing division, assistant directors, director and all services.

Location of similar facilities in New Orleans and Dallas was good.

A. Possibly relocating offices on second floor.

54. Separate air conditioning system for show manager's offices and small meeting rooms similar to New Orleans.

Self-explanatory.

55. Truck entrances should have a clear access to exhibit floor.

Entrance doors should occur as close as possible to being centered between utility grid locations.

56. Truck entrances should have direct access to aisles (exhibits should not be placed in front of truck access in between utility pockets).

See No. 55.

57. 30 amps on all four walls for all audio/visual equipment - separate outlets.

In meeting rooms. Also, consider microphone jacks and "Bell and Howell" plugs for A/V equipment.

70. A kitchen adjacent to ballroom.

See No. 25, auditorium.

71. Easy traffic flow to all meeting rooms.

Self-explanatory.

72. Replace lobby floors and carpet.

Self-explanatory.

73. Outside pavement for existing halls to be replaced.

Self-explanatory.

74. Building to be as maintenance-free as possible.

Materials and finishes.

75. Possible skylight in lobby.

Self-explanatory.

76. New building to have glass for sunlight to come through similar to Dallas.

Look at possibility for natural light in halls.

77. Large cafeteria area similar to Dallas.

Dallas Center facility has desirable divisibility possibilities.

78. Ballroom to be divisible into four or five meeting rooms.

Self-explanatory.

79. Water tower, possibly, to be located on ground level.

Cooling tower current location is problem, especially due to salt deterioration and need for frequent replacement work.

80. Salt-free cooling tower. (We replace them every two years because of salt-erosion.)

Consider use of ceramic cooling tower. First costs higher, but replacement requirements much less.

81. Executive offices to have separate entrance with its own air conditioning system.

Microwave, refrigerator, warm-up, etc.

A. Employees' kitchen.

82. Look into space for personnel of conventions and trade shows.

Office locations which relate to individual hall locations.

83. First-class, prime partitions (very important.)

Operable walls - see no. 39.

84. Shower facilities in show offices.

One per office, possibilities for groupings.

85. All doors to have state-of-the-art panic hardware and locking devices.

Self-explanatory, see no. 47.

86. North lobby and south lobby doors to be changed.

See no. 47.

87. In expansion program, look at having a cafeteria and cocktail lounge in the lobby.

Washington, D.C. Facility has good example.

88. Identification of halls to be looked at - nobody knows the difference between the north and south; therefore, possibly, A, B, C, D, etc.

Consider logical approach for recognition.

A. Look at color coding various halls since we will have entrances on east and west ends.



SAUL MANDELL
International Restaurant & Hotel
Suppliers Exposition (Trade Show)

Trade show specializing in food service equipment. Caters to leisure and health care services - heavy food service - gate show.

Target area southern US, potential of 200,000 + sq. ft., mostly by car.

Relatively new show, 1984, 422 booths with attendance of 11,000 persons, inclusive of exhibitors. 1985 - already increased to 600 booths. Show duration is 3 days.

Approximately 2,500 people are drawn from South American and Caribbean and ± another 3,500 additional from outside Dade County.

Hotel roomwise, show booked 300 rooms. Rooney Plaza type hotel (suites not full service hotel), DiLido, Holiday Inn, walking distance from convention center preferable. \$60.00 hotel room market. No fault with facility as is, however, column grid in existing hall presents problems in laying out booths.

Show hours: Saturday: 9:30 to 5:30; Sunday: 10:00 to 6:00; Monday: 9:00 to 4:00

Facility needs: compressed air, water pockets, clean up area for cooking utensils, cold storage, bulk storage. Cooking occurs during show.

Special permits required for bottled gas, etc.

Show square footage requirements: ± 423 booths at 100 sq. ft. + circulation (60% to 40% ratio). Meeting rooms will be used for first time in 1985 show. Existing meeting rooms will be adequate. Simultaneous interpretation a plus.

Electrical requirements are extensive - 120 208 V. Adequate telephone service for each booth with utilities in floor (but try and avoid much carpet cutting).

Registration is required in lobby space. Decorators set-up registration booths. 1/3 pre-registers, everyone registers in lobby. Could use convention center lounge for lines at registration.

Has been to Orlando - registration problems - however, column free.

Cocktail party held at end of show. In 1984, party was held within exhibit space (± 1,500 people). Can't afford caterer's prices.

Mr. Mandell also part owner of jewelry show. Security is of major importance in this type show.

Show hires outside security - hit w/ switch trick - show puts in detection systems.

Ceiling height for jewelry show is not critical. 35' height could be reduced to 20'.

No concern over new hall/old hall desirability. Offering the newer halls and with larger spans first, on priority basis, don't use 'new/old hall' terms

As-built drawings for exhibitors is very important. Exhibitor uses North Hall. Prefers 9-10 ft. aisles with 10 ft. sq. show pads. Potential to use north and southhalls. Likes proposed scheme.

Prime booths are those located by front doors. Corner booths pay premium due to double exposure.

Banquet facility would be very desirable, for cocktail party, etc., to handle minimum 3,000 people. Prefers cocktail party away from exhibits and better finished space.

Loading docks are not adequate as existing.

No trucks are allowed on exhibit hall floor. Only fork-lift and vans are allowed onto exhibit hall floor during show setup or break-down.

Dock separation should be provided - right to work labor situation - both union and non-union.

Parking: free parking would be desirable. Existing parking not adequate, specially when facility is shared by more than one show. Close by hotels would eliminate most parking requirements.

Lighting: no special requirements; responsibility of exhibitors. No natural light in exhibit space would be desirable.

Public address system should be provided only for emergency announcements.

Future hotel room requirements could be minimum 1,000 rooms and up to 2,000 rooms. Hotels nearby critical but beach not required, however, a plus.

Jewelry show: (Security!!!) "Jewelers International Showcase": a) Need secure vault with direct access to floor. If workable would be desirable; b) Need locker facility (secured) located in one room. Minimum of 400 to 500 sq. ft. with lockers similar in size to airport lockers; Possibly lockers on portable trolleys. c) Locker room should have more than one secure entrance to room, for easy ingress and egress of exhibitors.



LLOYD YANIS/SCOTT DAVIS
Miami International Boat Show

Appearance of facility is a draw back. Facility is old in appearance, however, good for age.

Overhead utilities are not acceptable, underground, built-in floor slab is required.

Existing utilities are minimally adequate

Show requires special lighting for spotlighting exhibits. Much spotlighting from overhead.

Boat show runs for 15 days, and are open 7 days a week. 5 days in, 3 days out. Both public and trade show.

Access doors to hall could be wider. Boat travel lift widths are a problem to adequately pass through doors. Travel lifts maximum 21' wide.

Show now uses all facility (200,000 sq. ft.) and double expansion to 400,000 minimum square footage is required. It is a Miami Show and wouldn't relocate.

Show attracts approximately 200,000 to 300,000 people both locally and nationally. 8,000 to 10,000 out-of-towners at one time.

Minimum ceiling height required is 35' to bottom of structure.

Meeting rooms are inadequate. Room dimensions are too small. Ceiling heights maximum 12' required. Use meeting rooms as exhibit space. Meeting rooms should be larger. Freight access bad to upper meeting rooms.

Freight access to second floor is totally inadequate.

Impression of one large contiguous space is very important.

Exhibitors require minimum 1,000 to 1,500 hotel rooms. Total exhibitors at present are approximately 1,000.

Outdoor parking area used for boat exhibits: existing utilities are totally inadequate. All utilities should be buried underground. Need telephone, electrical, water. Utilities should be laid out in roughly "H" pattern with taps at 60' centers. Exterior utilities - show has transformer - telephone equipment - lay wires on ground. Water off hydrants at center. Water primarily used for cleaning.

Access from exhibit halls to exterior parking/exhibit space is important - must be spacious and direct and very secure with much electrical and telephone potential.

Outside with basic set-ups in 20 ft. sq. modules - most people visit both in and out - if exterior space is used for structure and expansion, would eliminate sailboats and certain products or use marina with logistics problem.

Indoor exhibit halls, column free space is very important.

Inside utility grid is adequate at 30' grid.

Natural light would be desirable for exhibit hall space.

Parking: single most critical problem for boat show. Location is not adequate and more parking spaces are needed. Perceived problem vs reality. Additional parking will not change attendance. High school parking usually used at large shows.

Show has totally outgrown existing space available.

Headquarters hotel: Holiday Inn, Eden Rock, Fountainbleau, Hyatt (entertainment).

Small banquet facility of 200 to 400 persons for party and lunch for press would be very desirable. Large one would be filled with boats.

Boat show uses existing East side lobby for display of fishing tackle, water ski equipment, and other small items. Concerned over loss of this area during expansion.

Show dates February 20th through end of month. Plan layout of booths are printed in April of each year. Use of existing East wing is critical for minimum 100 exhibitors.

Require show + press offices overlooking the exhibit halls.

Loading docks: present tremendous problem due to limited access from South area. Storage is also very limited. Can not set last exhibits until internal booths are set. Need more direct access. Docks too small with decorators, set-up people, and limited amount of access doors. Limited access, especially to south hall. Ramp pitch to large doors should be minimal, present is okay.

900 exhibitors, lots of foreign trade. Strength trade aspect. Space assigned by seniority.

Boats at marina on display this year.

Problem with HVAC in wraparound.

PA distracting.

Taxed utilities in current facility.

Concern expressed over use of convention center for scheduled shows during expansion. Need early advise about changes. Boat show at end of season

Meeting room need open-up capacity.

Food concessions should be mobile, after exhibits set



BRAM BOTTFIELD
Andy Frain Service of Florida

A permanent house built-in security system is most desirable. At present there are 3 companies who bid on security work for shows. Security is contracted on a per-show operation.

Primary security function is mainly to act as perimeter barriers, control ticketing, radio communications, etc., not body guards or secret service type.

Security must not inhibit operation of events, but work smoothly along.

Present building has no existing built-in security system.

Example of this type facility having excellent security system is Mosconi Center in San Francisco. Security system at that facility includes: a) central security station monitored on 24-hour basis, 365 days a year; b) CCTV monitoring TV system with voice two-way communication; c) forced entry alarm system; d) fire alarm system monitored from central station.

Central station control room preferably should overlook exhibit space.

Key points of entry should have CCTV monitoring cameras, equipped with infrared lens and pan tilt mounts. Doors should be outfitted with electronic contact devices. Provision for two-way communication at those points.

Major problem in existing facility is the ready availability of too many entry keys.

Programmable key-punch devices with card ID is desirable system for control of building access points.

Illegal access to shows is primary security problem as well as theft and vandalism. Theft can't necessarily be eliminated through provisions being requested. Eliminate cubbyholes for storage of stolen articles as this will hinder theft.

Survey of building to determine where security devices should be located is essential in the planning of new facility.

Very positive on expansion and hopes that security can be improved.

Concerned about TOPA fly-over - need TOPA input.

Prefers limited use of PA - emergencies only.

Central station should overlook exhibit halls if possible, through inconspicuous, and very available to fire and rescue. Needs much electrical equipment for panels, monitors, etc.

Monitoring of security and fire alarm system at new Police Headquarters is a good alternative due to City's decision to combine both fire/police dispatch.

A sophisticated central security system could be a revenue maker by leasing it to exhibitors in lieu of their own contractors. A computer system could be employed for surveillance, control and dispatch, and tie into police and fire cad systems in addition to human back-up.

Preliminary diagram reviewed: public entry doors should be double leaf, for exhibitor entry, service and security base. Plan requires extensive walk-thru and survey plan, in general looks easy to review and accommodate security needs. TOPA link and grand lobby need good remote surveillance, needs good integration of security system with TOPA; central lobbies to north and south, at east and west, better than much separation, with ability to divide.



JEANETTE MARLIS
Electrical Exhibition Services

Exhibit hall's electrical distribution for exhibit booths much more practical if provided from floor boxes at 30' centers. Ceiling mounted electrical outlets not desirable due to additional manhour costs incurred in setting-up exhibits and are aesthetically objectionable. Wouldn't do show with overload power source.

Existing electrical floor boxes are problematic in that lids are not hinged or attached and are lost or not properly replaced after electrical installations. Spacing of existing boxes is not consistent and creates problems in the alignment of exhibit booths.

Electrical contractors and show decorators presently performing work at the convention center are unionized and workmanship/quality control is very good, considering the existing electrical provisions. IBW local 349.

Storage area for use by show's electrical contractors should be made available during exhibit set-up periods.

Miami Beach Center is the superior facility in Florida.

Existing pockets - 120 V service - should discuss with Ben Hudson.

Lobby set-up for power done by electrical exhibit contractors also. Also, use lobby for space or registration of shows.



JOE McKELLAR
Servomation Corporation

Present facility is very limited in service areas and more concession stand areas should be designed into the facility. Need another concession stand between two halls, north/south and east/west, to serve each side simultaneously.

Concessions bulk of business to date. Cafeteria and kitchen underused. Refreshment stands should be designed for serving both exhibit space and lobby areas. Consider "L" shaped stands in lobby and in hall, with one central service.

Existing kitchen equipment is all electric. Ventilation/exhaust system should be installed into existing concession stands. Serve hot dogs, pizza (convection oven), might like to grille hamburgers, Philly steak.

Cafeteria and cocktail lounge are not readily visible by customers. More exposure and access should be provided toward public areas: a) some shows and or conventions utilize cafeteria facility, others do not; b) sit-down restaurant could not handle as many people as cafeteria (self-service); c) restaurant facility connected to TOPA would not be economically feasible. TOPA patrons do not use bar facility nor would they patronize restaurant.

New kitchen equipment needs: a) additional food warmers; b) conveyor belt at wash area is required; c) vegetable steamers; d) existing kitchen facility capability can feed up to 3,000 people. Kitchen equipment location does not permit easy service to meeting rooms while at the same time serving cafeteria capacity.

Food service area must be provided for shuttle bus drivers. Provisions could be made for drivers by way of portable food stand outside of convention center due to driver's limited time for breakfast, lunch and dinner breaks.

Refreshment stands are over-used. Additional facilities should be incorporated into each exhibit hall area and consideration should be given to including refreshment stands within exhibit space.

Water, drains and electric service should be made available for concessionaire within exhibit halls.

Service access and storage for kitchen is not adequate and creates serious problems in proper operation. Food service manager offices and storage must be centralized.

Food service contractor would be in position to provide additional service equipment for new expanded facility. Interested in contriving to be caterer after current 2 year contract. Current contract, building owns equipment mostly, Servomation owns some.

Food service contractor recommends new expanded facility should include banquet hall for minimum 2,000 people. Could be serviced by existing kitchen with warmers, etc. with additional equipment.

New cafeteria food service area should be expanded to accommodate 500 to 600 people (existing 250 including lounge).

No locker facility is required for food service staff. Small dressing and/or changing area would be desirable. Labor pool concept would work well. A location for checking in temporary labor dispensing a uniform and keeping their belongings in secure location.

Uses portable equipment now.

Laundry - no in-house facilities desired - prefer to send out

Needs central office/storage/receiving, with direct access to kitchen off Convention Center Drive to west.



ELLIOT HECKER
American Sightseeing Tours, Inc.

Contractor books tours + shuttle bus service to convention center from Fountainbleau, Doral, Barcelona, Eden Rock, DiLido and other hotels. He is involved in spouse programs for conventions, airport transit, limo service. Competitor A-1 bus.

Convention center needs to be able to accommodate shuttle buses in recessed lanes with covered overhang for use in rainy weather.

Bus lanes should accommodate 40 to 50 vehicles at peak hours, with each bus being 48' long.

Taxi cabs must be accommodated separately and as distant as possible from bus lanes in order to eliminate territorial disputes and reduce liability from passengers loading into taxi cabs.

Restroom facilities for bus and taxi cab drivers need to be provided accessible from exterior in order to keep drivers from having to use convention center's indoor facilities.

Taxi-cab parking area could be located remotely within convention center's site if signalization system is provided. Signal method could be installed utilizing either light or audible bell system.

City buses - price for his services are 35%-50% lower than those provided by out of town group.

10 buses average - would like bus bay in front.

3 to 9 zones are established for different routes.

Zones are separated by 100+ ft. minimum and buses are tight to each other. Need two lanes with 25 ft. width, side by side, and covered access to lobby halls.

Banquet hall would be better at center. He would prefer to bring people to convention center over Fountainbleau congestion.



HARDY KATZ
Former Tennis Trade Show User

Due to lack of facilities, show cannot be held in Miami. Show needs 750,000 sq. ft. Show will lease approximately 3,000 booths. Sporting goods show trades in European market.

Miami Beach needs to have convention center with 1,000,000 sq. ft. of exhibit space. Presently ranked 39th in nation. Thinks Miami Beach Convention Center expansion will be "too small" in three to five years, consider additional expansion.

Tennis trade show has been held at Anaheim/Atlanta/New York/Detroit/San Francisco and several other cities around the country.

Projection for exhibitor booth rental for Supershow is 4,000 to 5,000 in the next 5 years.

Miami Beach Convention Center does not address tropical setting. New expanded convention center must relate to tropical climate and beaches.

Banquet facility is mandatory space with a minimum seating capacity of 1,000 people.

Exhibit halls should be designed without columns, budget permitting. Likes existing Miami Beach Convention Center North Hall column layout. Will totally decorate columns in Atlanta. Has show spaces of 5,000 to 10,000 sq.ft. island concept. Recommends smaller columns, and none if possible, for better trade show layouts.

Truck loading space has to be maximized with direct truck access into exhibit space. Loading space is critical for show's move-in and breakdown time.

Need 12 to 14 truck spaces per each 130,000 sq. ft. of exhibit space.

Black ceiling in exhibit hall is preferred in order to hide ceiling structure and utilities should be floor mounted.

Natural light is very desirable for exhibit space. Saves energy and enhances space.

Anaheim, Mosconi, and Chicago are preferred convention centers.

10' aisles are not essential. Supershow prefers 9' aisles to work with standard carpet widths. Does work to 10 x 10 module.

Meeting room space in existing center is not adequate. Present meeting rooms in facility really only supports exhibit space of 50,000 to 60,000 sq. ft. Also existing center is very short on bathroom facilities.

Simultaneous language translation capability is very important for "Supershow" due to large number of foreign attendance.

Divider walls in meeting rooms must be soundproof.

Primary marketing concerns for this show: a) market consideration within 400 mile radius; b) size of exhibit space; c) number and quality of hotel rooms; d) availability and cost of airfares.

Likes concept of large open space represented in design concept. Grand lobby somewhat remote with long walking distance to east hall. Prefer ballroom more centrally located - permanent stage.

Believes painting and unifying lighting would remove problems of new vs. old.

Recommends major headquarters hotel at "convention site" of 500 to 1,000 rooms, which requires special draw, i.e. meeting space, conferences, etc.

Recommends one large meeting room at south end for large space, or even ballroom or one ballroom more convenient to halls; should divide into three rooms minimum, with soundproof air

Recommends large stairways/ramps to second level spaces, with additional 10 ft. width, to provide continuous type displays.



LEON RAY
South Florida Auto Show
South Florida Truck Show

Existing building has enormous amount of wasted space.

Loading dock facilities in existing facility totally inadequate. Recommends much more dock space of south hall with good connectors directly into hall, i.e. elephant alley needs direct access to docks. Existing south hall meeting rooms and maintenance, offices are not usable, and prohibits real access to south hall exhibit space. North halls allows good ceiling decor and banners, not in south hall.

Rooms 102 and 103 doors are too narrow and too low to bring in large vehicles. Recommends meeting room 102 and 103 to have direct access to south hall with removal of maintenance area, similar to rooms 100.

Meeting rooms at mezzanine level not easy to use due to restricted capacity of freight elevators.

Lobby space is too large with very little use. The Fire Department limits its use for exhibits due to exiting routes.

This show utilizes only air conditioned space.

Hall use preference relates to parking accessibility.

Ceiling height in exhibit space should be minimum 35' throughout to allow for ceiling hung displays.

The Auto Show includes 30 to 40 main exhibitors plus 70 other smaller exhibitors in booths and runs for 9 days.

Utilities should be installed in floor and not ceiling due to aesthetic considerations. Show only requires electrical and telephone service.

No natural lighting in exhibit space would be desirable for this type of show.

Cocktail/VIP room is needed within facility for entertaining special show exhibitors and guests.

Show manager offices should be provided. Room 101 is used on many occasions.

People come from within region, usually by car.

This show will grow with the building expansion, it is already oversold by 50,000 sq. ft.

Maximum hotel usage is 50%, out-of-town exhibitors.

Period of time this show uses building; set up in 1 week, show runs 9 days, out 1 1/2 days.



JOHN ZUREK
Former Golf Merchandise
Trade Show User

Show moved to Orlando from Miami Beach due to: a) more first class exhibit space availability; b) January date availability conflicts with circus, tennis and jewelry; c) better hotels - used hotels on both sides of bay; d) Orlando airport has international capability and convenient.

Problems with Miami Beach Center: a) parking is a very big priority for this type show and existing parking is not adequate; b) food service poor - need good reasonably priced food service; c) meeting rooms insufficient.

Show used Miami Beach facility in 1982, 1983, 1984, and is booked in Orlando for 1985, 1986, and 1987. Only national golf show - world's largest.

Show requires 4,000 to 5,000 first class hotel rooms, near convention facility.

Attendance 13,000 to 15,000 people. Traditional 4 day show, Saturday through Tuesday events, representing approximately 400 sporting goods companies.

Loading dock facility at Miami Beach totally inadequate - log jam - Orlando superior.

Restaurant (15,000 \pm) facility on site is extremely important both for visitors and sales representatives who are in show continually from opening to closing, with no break periods.

Well appointed lounge area outside of exhibit space is very important.

Heavy use of meeting rooms for small capacities. Rooms are used as sales offices for closing of accounts, as educational instruction spaces and for preview of new products/press conferences.

Golf Course Superintendent's Association will merge with golf show, bringing show's requirement of exhibit space to approximately 300,000 sq. ft.

Utilities are preferred in floor and lighting and color rendition is important.

Natural light in exhibit space would be desirable to show golf apparel.

Show uses traditional 10' grid for display booths and column free space is very desirable. Show has developed island layout which is easy to accomplish with clear space. Islands are large exhibitors which draw delegates through smaller exhibits similar to shopping center concept.

Banquet facility within convention center could be very useful for golf award presentations, with seating capacity of 1,500 to 2,000 people.

Good vantage points for TV and photography would be very desirable overlooking exhibit space.

Show director's office preferable at main exhibit level.

PGA show would return to Miami Beach provided enough exhibit square footage could be provided coupled with new hotel rooms.

Security system, for product and access control is prime concern, with central overhead security control area preferred.

Covered bus drop-off area is needed to accommodate shuttle bus passengers during rainy weather.

Need secure vault area for storage of valuable goods.

Need ample registration space with workable circulation patterns and data network capability for computerized registration equipment. Area should also contain counter height writing areas for registration.

Medical and infirmary capability is essential.

Complete house phone system to allow communication for show staff's highly desirable.

Show is billed as coat and tie affair and overall aesthetics are essential.

PA system should be zoned.

Simultaneous interpretation - little need currently.

Carpet in meeting rooms.

Presentation of products important.

PGA headquarters located in south Florida - appropriate for industry to have show nearby.

Intelligent and systematic registration and badging - centralized but separate badging.

Miami shuttle expensive.

Use meeting space for display at Orlando now.

Needs 180,000 sq. ft. now (both halls) with future with "island" space concept.

Recommends full length of loading docks similar to Orlando, for exhibit halls. Ceiling height 42' at Orlando good.



MANNY ABRAMS
Graphics of the Americas (Trade Show)

Graphics show, primarily a machinery type show (world of printing) with attendance last year of 16,000 people (3 days) exclusive of exhibitors, sponsored by local Printing Association of South Florida. According to show promoter, Florida will become third largest printing capital of the country. This show has filled South Hall, and is growing quickly - has discouraged large equipment.

Show places heavy emphasis towards Caribbean and South America, attracting 10 to 15% of its attendance from these areas.

Displays in this type show are very large. Need 40 to 50,000 sq. ft. for large machinery displays.

Parking for visitors and freight loading for exhibition are a tremendous problem in present facility.

Show's booth layout is based on multiples of 10x10 module.

Electrical availability in South Hall not adequate. Capacity of electrical circuits is a problem for this type show.

Show requires 25 to 30 meeting rooms for seminars capable of accommodating 15 to 200 people.

Headquarters hotel near or adjacent convention center is highly desirable with block room availability of 1,500 to 2,000 rooms and 50 to 60 suites (on the water would be great). Great need to set up people and exhibitors, as well as guests.

Show is always held in January and presently consists of 600 booths with projections to 1,000 booths in the next 2 years.

Show is non-profit and charges exhibitors \$5.25 per sq. ft. for booth space.

Registration is always a problem in existing convention center. Pre-registration is essential.

Floor utilities need to provide electricity, telephone, compressed air and water for use by exhibitors.

In-house food service facility is very important to keep show visitors within premises.

Vantage point for photography and press coverage during show is very important.

Show director's offices should be at exhibit floor level.

Central security system is an absolute requirement.

Fine restaurant type facility in-house should be provided, with minimum 300 seat capacity.

Banquet facility within center to accommodate 500 people would be very desirable. Banquet hall could be used for honoring special people in printing industry.

Meeting rooms should be able to accommodate displays easily.

Show shares dates with circus and parking for exhibitors and visitors not adequate.

Natural light within exhibit area is not necessary nor desirable.

Additional considerations for convention center expansion: a) adequate amount of pay telephones; b) segregated public address system would like it controlled so it doesn't distract his show; c) luxury carpeting for meeting rooms.

Meeting rooms TV tape capability.

Simultaneous interpretation not as important as would be expected - mostly Latin Americans speaking English, would prefer to hear terminology in English.

Convention Center staff great - previous caterer horrendous.

Use of "island" concept in layouts.

Registration requires computer terminal facility with access to restaurant/lounge for seating off lobby with food service a must.

Proposed plan: looks very good, encourages loading dock areas and service entries secure.

Convention center to reflect Miami, sky, water, weather, etc.



LENNY SWIMMER
Edlen Electrical Exhibition
Services, Inc.

Old halls are very limited in electrical provisions with South Hall having most limited capacity. North Hall is better.

Proper electrical layout for exhibitors should be on 30' centers, South Hall layout varies between 27' to 29'. North Hall is better east to west.

Floor electrical boxes should be linked with underfloor raceway. Each box should provide 100 amp, 208V/3 phase 4 wire service, each on a separate circuit.

Minimum electrical required at each floor outlet box is 60 amp/208V/3 phase.

Boat show required additional power at ceiling. Provisions should be made at catwalks for outlets with 30 amp breakers on 30' centers with 3 200 amp disconnects, for heavy power at each catwalk, or additional transformer with power ducts at perimeters, especially for heavy equipment user shows.

480 power should be made available at few locations through raceways and remote transformer.

Electrical boxes should be provided with drains. Boxes should have hinged lids with notches to allow for cable hook-ups.

Telephone hook-up should be provided at 90' centers and air, water, drains and gas at 60' centers.

Meeting room 100 needs more electrical when being used for exhibit.

Column grids at 40 ft. to 48 ft. is in conflict with box lay-outs. Should rework all boxes in floors, in concert with column grids.

Need good screw-on type cover with chain, for cable when cleaning occurs, water, or non-usage.

Emergency power to handle lighting is adequate for exiting.

Pay phones at peripheral areas needed.

Security should focus on more people power vs. monitors, etc. function of management, except in vault/storage, and high security areas which should be alarmed.

Recommends good PA system for monitoring with special break-out area zones.



LOUISE MURRAY
JOHN BOYD
The Freeman Companies

Decorator has as-built drawings of floor boxes as currently existing: a) existing boxes vary in spacing of center to center dimensions; b) existing utility boxes would have to be re-aligned at 30' grid for ability to use existing and new exhibit halls as one contiguous open space.

Utility boxes in Mosconi Center, San Francisco, are laid out on 27' centers and spacing creates great difficulties in the arrangement of exhibit booths.

Registration space in existing center is not acceptable, as located at entrance areas in lobby spaces, due to exit requirement restrictions: need + 130 linear feet of blank wall space adjacent lobby spaces for registration, preferably between existing lobbies and accessible from each.

Eye hooks for hanging signs and/or displays should be provided at lobby space and also in large meeting rooms.

Track lighting in large meeting rooms should be provided. In auditorium type spaces the essential stage type lighting should be provided with facility.

Good signage throughout entire center is very important. Large 4' to 6' letters should be provided in side of exhibit hall space to mark accessways, toilets, service areas, etc. Emphasis should be placed on direction of movement. Exterior of building should also indicate locations of exhibit halls, meeting rooms and major spaces through signage. Las Vegas has ultimate graphics with big letters.

Meeting room height should be proportioned to size of room with minimum height at 12' and following provisions: a) rheostat controls for lighting and sound system at rear of room for each divisible space; b) eye hooks at stage end of rooms. Maximum weight capacity of 1,000 lbs; c) AV screens - roll-up type, in rooms up to 40-50' in dimension; d) do not provide AV screens in large meeting rooms; e) carpet tiles should be considered for meeting rooms, for ease of maintenance and replacement of soiled areas; f) avoid use of large chandeliers because they interfere with large projection; g) simultaneous interpretation can be brought in.

Selection of floor material in lobby is critical. Floor in these areas must withstand very heavy traffic.

Due to computerized registration, electrical static control must be provided for lobby areas if carpeting is used.

General color scheme should be neutral (greys and browns), with few strong or accent colors.

Exhibit hall ceiling height should be 35' minimum to allow for two-story exhibits, becoming more common.

Ceiling in exhibit space should be painted black to eliminate visibility of dust, pipes, etc.

Walls in exhibit space should be painted white or neutral color.

No natural light should be provided for exhibit spaces.

Bulk of shows are less than 1,000 booths and majority only require 500 booths. 450,000 to 500,000 sq. ft. of exhibit space would accommodate 95% of shows.

Banquet facility most useful for lunch banquets, dinner banquets would rarely be held at convention center and expenditure in this kind of space is not justifiable. Believes people would prefer to return to hotel environment for evening event and also believes hotels will cover the need. It is difficult to overcome fear of capability of caterer in banquet operations. Previous caterer at Miami Beach was not good. Sees minimal usage (32 to 35 times a year). If provided space should be flexible enough to accommodate large meetings, assembly functions, and exhibit use.

Restaurant/cafeteria type facility most practical in serving large numbers of people in short time periods: bar cocktail lounge is very desirable in conjunction with food service area.

Exhibit space walls should be kept flat without any projections to allow ease of booth placement and decoration.

Loading docks in saw-tooth pattern functionally better for safety reasons. Also where space is a premium they are much preferred: a) dock apron should be 20' to 22' for passage of forklift while still allowing temporary crate storage; b) dock levelers should be possible where possible and budget permitting; c) provide overhang for unloading in rainy weather.

Crate storage must be provided within property (trailers 45' long x 8' wide and crates 4' x 8'). Four walls and covered area is preferred, but a carport-like shed is okay. If crates are to be stored in trailers, parking for them should be provided.

Aisles between exhibits should line up with fire exits (both directions).

Not very worried about old hall/new hall - things can be compensated for with decor to match new and old.

Liked flexible large hall with small hall capability of design concept discussed. Four first floor halls to have continuous loading and back services at north and south to operate independent of each other with lobbies (self contained). Truck access (low boy) to each exhibit hall floor a must.

Try to eliminate booths facing exterior wall of exhibit hall - booths should rather line up at wall facing into hall vs facing into wall or use circular or services behind last booths with booths facing into exhibit space. Avoid loss of grid dimension at perimeter.



ROBERT SPIEGELMAN
Gelco

1,000,000 sq. ft. of exhibit space would be ideal. Ancillary facilities are very important.

An area should be provided for contractors to work from during show set-up. Ideal arrangement at Orlando, between dock and hall, becomes public concession space when show is in session. Staging and marshalling presently used include areas north side of building and Flamingo Ball Park. Prefer north lot. Provision of storage facilities for crates within convention center site is very necessary. Storage area needs to be sprinklered and fireproofed. Exhibit hall and meeting space should be prioritized over marshalling area and crate storage.

Additional required provisions to service area include: a) staging area for parking of trailers; b) proper loading docks are essential (Orlando facility excellent); c) minimum clear dock width should be 15'; d) additional drive-in capability into exhibit halls is necessary with proper ramp.

Required modifications to exhibit hall utilities: a) floor boxes containing electricity and telephone at 30' centers each way; b) compressed air and plumbing at 60' center; c) ventilation/exhaust capability in ceiling space for certain shows.

Ceiling space within exhibit space should be painted black.

Adequate space must be provided for registration process, without restricting fire exits.

Meeting rooms, registration areas, rest rooms, concession stands, and loading dock facilities must be distributed proportionately for each sub-divided component of exhibit space to provide self contained arrangement.

If bleachers for arena type events are to be included they should be telescoping type that fully recess into walls.

Office space adjacent exhibit halls should be provided for service contractors to direct operations in setting up and dismantling shows.

Has mixed emotions about banquet facilities - 2 or 3 shows want seated assembly with food: quality of caterer is the key to success of this function. It can be a nice extra with top line caterer if it's not provided, it's not deterrent, don't believe Miami would lose show over lack of banquet facilities.

Banquet facility is not necessarily required. Restaurant/cafeteria more practical.

Hotel within walking distance of convention center would be very important to attract major conventions. Hotel should contain: a) 1,200 to 1,500 rooms; b) banquet facility and additional meeting rooms; c) recreational amenities.

Secured storage room with built-in lockers for storage of valuables should be provided.

Show management offices should be provided for each divisible quadrant of exhibit space.

LOUIS SHELLEY
The World's Largest Indoor
Flea Market (Consumer Show)

ow now includes 850 booths and runs 9 days in November, from the 30th through December 8th, with second and third shows in March and June, for 6 days. Public market dealing in new merchandise, collectables, food, arts and crafts, etc.

Hours: until 10 PM week days, until 11 PM Friday and Saturday, until 8 PM Sunday.

Show draws in excess of 100,000 people per show run. Nominal meeting room use - gem and mineral show - meetings in March show. Trade show aspect in portion of show

Existing utility floor boxes present considerable problems, due to limited provisions installed for water, gas, and exhaust tap-ins. Grid irregularities of existing exhibit halls cause problems in laying out booths. Telephone costs are high due to current system of hook-up. Would like switchboard internal phone system. Improve audibility of PA system and zone for isolating messages.

Parking near loading ramps for exhibitors is not adequate. Show's type of exhibitors require parking for personal vehicles in close proximity to exhibit space since most drag their own products into exhibit space.

For public (show visitors) is totally inadequate.

Outdoor lighting around perimeter of building should be installed and/or enhanced to help in providing better security.

HVAC system in room 100 and in North Hall not adequate. System has following problems: a) condensation from AC vents have caused damage to exhibitors products; b) warm pockets in certain areas of North Hall.

Box office not easily accessible and should be provided with proper signage.

Lighting level in room 100 is not sufficient for exhibits. Candle power needs to be augmented to at least match exhibit hall levels.

Provisions should be made to keep exhibit workers from accidentally driving off loading dock area. Removable railings and additional stripping should be installed to better designate ramp areas.

Existing trees in plaza create security problems. Plant material should be replaced with less obstructive vertical growing type material.

Show generates approximately 700 room nights for local hotels which translates into approximately 300 rooms per show.

Lighting at North Hall loading dock area is very poor and needs to be increased.

Floor material in room 100 becomes slippery when wet. New non-slip finish should be applied.

Show manager's and central security office overlooking exhibit space is not desirable: show office should be at same level as exhibitors overlooks.

Press box should be accessible by elevator or direct access from second floor. Existing spiral stair is problematic for cameramen.

Low ceiling in South Hall not desirable for this type show. A/C is not correctly balanced in South Hall.

Acoustical baffles in North Hall have deteriorated and alternative solution for sound control needs to be provided.



DAN SKUBISH, Director
BILL MANNING
City of Miami Beach Developmental
Services Department

Existing zoning regulations are applicable to convention center work. Zoning code changes being implemented presently do not affect proposed convention center expansion.

Convention Center Expansion work is exempt from Architectural Review Board.

Need City Commission resolution in order to close and abandon Jackie Gleason Drive.

Developmental Services Department oversees zoning and building requirements for code compliance.

City's interpretation of threshold building law requires only structural inspections by special threshold inspector. No mechanical, electrical or plumbing threshold inspections are included.

Mr. John Wood, inspector with Developmental Services Department, states existing convention center building may be below flood criteria. Variances would have to be approved by DERM (State Agency) - contact Isaac Snjol for requirements and procedure at 579-2760.

Traffic - flow will be a concern of Public Works Department.

Regarding drawings to be submitted, each sheet is to be signed and sealed by an Architect or Engineer registered in Florida.

Existing building has to be brought up to code - apply to Board of Appeals (county) for variance requests.

At Washington Avenue, the building will be required to have a minimum 20' setback with maximum height of 50'.

See Board of Rules and Appeals for matters of code variances.

See Public Works Department for maps, aerial photos, etc.



OPERATIONS STAFF
Miami Beach Convention Center

Norm Litz expressed the need for having retractable bleacher type seating to accommodate approximately 15,000 people for arena type events. Staff is interested in possibility of using electrically moveable riser. Arena area should be dedicated to one hall only.

Architects expressed concern in providing bleacher seating capability in view of desire to maximize open exhibit space in order to reach desired 500,000 sq. ft. of exhibit space.

Agreed existing seating and one room is best use of money.

Desired ceiling height for arena type space with built-in balcony and retractable bleachers should be minimum 40'.

Not all conventions are booth type, there are many other conventions that require seating, i.e. religious groups, fraternal orders, etc.

North Hall should be dedicated for use of staged events but will require permanent structural rigging for installation of curtains for stage set-up. Additional portable lighting is also required for stage type set-ups and additional power capacity at the stage should be 800A. The stage should also be 50' x 60'.

Acoustical treatment in all exhibit spaces must be provided. Treatment should be applied to both ceiling and periphery walls.

Sound system including speakers must be brought up to state of art, specifically for designated general session hall space. (Low level sound system - airport type.)

Directional sound system with speakers should be provided for concert type events.

Master paging system, programmable to allow selective control to various building zones, is required for entire building.

Ceiling mounted A/C units in North Hall require acoustical control.

Consider a master antenna system with video cabling system for each exhibit hall area and into meeting room spaces. Cable to each floor box.

Wireless translation equipment is needed for multi-lingual programs.

Existing A/C system problems: a) cooling towers require excessive maintenance due to salt-atmosphere. Towers have to be replaced at approximately 2-year intervals; consider replacing with one of the following: a) Marley/stainless steel/wood/ PVC tower; b) chilled water condenser pumps in entire building are very old and no spare parts are available; c) gate valves on condenser water lines do not seal properly, consequently, entire cooling towers must be totally drained in order to allow periodic maintenance; d) transfer valves for chilled water lines do not work properly. New valves must be installed in order to allow proper zoning and transfer capability of chilled water to different zones within building; e) studio room (VIP room North lobby) and rooms 100, 102,

103 do not have proper cooling capacity, studio room and first aid room also; f) South Hall area rooms A, B, C, and D also have same problem.

Plumbing fixtures in existing bathrooms are in poor condition and need replacement.

Partitions in bathrooms break alot and should be replaced with a more durable type.

Panic hardware at exit doors does not function properly. Rust and deterioration of concealed mechanism in doors is greatest cause of problems.

Dry-wood termite infestation exists in South Hall area.

Roof areas in South Hall are original roofs with 27+ years wear. Entire area needs to be re-roofed. Some flashing only repaired. Similar problems may occur at North Hall: new 4-ply roof system is recently installed at "wrap-around" area. Same type of roof system is recommended for new installation over other areas.

Gypsum filled wood veneer fire doors are problematic. When damaged, this type of door is nearly impossible to be repaired.

Glass entrance door closers are not adequate for mass of door. Heavy duty closers are required except door casing does not permit their installation. Inefficient locking, had to lock 35 doors. Can't keep doors closed.

Movable partitions in rooms 100, 102, 103, 205, 207, 201 and 203 are problematic to operate due to inadequate track system. Movable partitions should be replaced.

Telephone: architect to get with phone company to discuss needs.

Sidewalk outside entry area has chipped areas and is coming up; no bonding agent was added in some areas.

The existing terrazo stairs in lobby are chipped and damaged otherwise.

There is concern over carpet maintenance if hard surfaces are replaced with such..

Studio and room 100 - ductwork undersized and has too many turns-to.

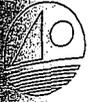
The panic hardware in existing building is difficult to clean and lubricate.

The wooden floor catwalks in the ceiling of the south hall are questionable due to dry rot and possible termite damage.

Water connections on exhibit hall floors should be by means of simple manual valves.

Zone water cut-offs should be provided to aid repairs and maintenance..

No outside utility hook-ups should be provided in the parking or truck dock areas as it could lead to problems



ROBIN HALE
BILL MILLER
Miami Beach Fire Department

Emergency stand-by power required for all emergency lighting (45-second maximum switch-over).

Type I power required for elevators, lighting, fire pumps, HVAC (100% recircul. and adequate exhaust). Need system for smoke control by virtue of smoke purge.

Standpipe system + fire hoses are required as per South Florida Building Code.

Fire sprinkler system and fire extinguishers portable + wall-mounted must be provided as per code requirements and within exhibit halls it would be ideal to provide additional fire extinguishers beyond code regulation since stand pipes and other facilities get covered up much of the time by exhibits.

Type I power for all electrical installation is required.

Smoke exhaust system with manual override controls accessible to Fire Department for their operation is required to be installed for entire facility: Fire Department's primary objective is to keep means of egress open and available to public, free of smoke.

Fire Department will require up-date to present code of entire facility (new and old).

Alarm monitoring system manned on a 24-hour basis is required either locally within facility or remote. System could be electronically connected to new Police Headquarter's dispatch center if feasible to install in that new facility.

Fire Department control panel should be accessible at service areas where Fire Department can access near perimeter of building, preferably at service areas of facility. Dual system should be installed at opposite end of building.

Fire alarm monitoring system must be able to provide Fire Department with quick dependable information as to nature and location of fire within facility:

A.C.L.S. - primary care unit should be provided within facility, containing minimal equipment as follows: a) life packs; b) direct outside telephone line without building's operator or central switchboard control; c) stretcher storage.

Two additional first aid rooms should be incorporated into new east wing outfitted with same equipment as above.

Fire alarm system should be designed in zones. Alarms should be silent providing electronic signals into monitored central control center. PA system with provisions for zoned paging should be provided.

N.F.P.A. 101 and 90-A: guidelines for smoke control systems.

Exhibit space occupancy for exit purposes is calculated at 1 person per each 15 square feet.

Crate storage is allowed - large meeting rooms, sometimes end of hall - in trucks.

Operable walls are being rated in areas as large as can be tested.

Many of the problems encountered by the Fire Department are encountered during move-in and move-out.

A security panel located on the north docks would provide ideal access by Fire Department.

Limited manpower in the Miami Beach Fire Department make restrictions critical

Automatic controls with manual override are desired for mechanical equipment. Computer type management systems, for fire and security - Fire Department would like information systems as quickly as possible.

No sprinklers for transformers, however fire suppression devices of some kind are required in switchgear rooms.

The extreme dimensions of the expanded exhibit halls will create travel distance and exiting problems.

Roof structure does not need protection if 20 ft. plus off floor though heat sensor or sprinklers is problem at such heights.

Horizontal exits or movable drops are good to stop high fire spreading and/or smoke travel.

Entries for Fire Department must occur through main service areas with main control panels at north and south ends, perhaps with secondary/remote panels.

Modifications or deviations of code for exiting can be approached with introduction of other systems in combination.

Response time to scene 1.2 to 3.0 minutes.

Need compartmentalization and zoning of building to avoid total evacuation.

Monitored area and PA system to be on Type I power. Pre-recorded messages good to affected areas. PA system for Fire Department must override all zones.

Fire Department will test building areas with fires and smoke bombs - compartments must pass one-hour minimum tests.

Recommends making HVAC compatible with smoke systems and code conflicts must lean towards most restrictive, the NFPC, or the Fire Department determination.

FP&L vault rooms needs no sprinkler or suppression by Fire Department - though recommends Halon or some other system. Four hour ratings of walls and no openings.

Switchgear rooms do require sprinklers with 286 degree or higher temperature ratings.

Atriums and layered balconies must have compartmentalization - good detection, open and clean spaces.

Front doors must accommodate 1/2 total load and 2/3 around perimeter. Smallest exit capacity dictates.

Exits control occupancy given the square footage desired. May exceed square footage allowances by 20-25% if exits are over designed.

Glazed exit ways require sprinklers and/or water curtains each side with movable gaskets normally in vertical openings. Travel distances, as determined by SFBC, are 200' maximum to horizontal exit ways.



DAVID GLEIM
Audio Visual Industries, Inc.
WARREN GOODSON
Bauer Audio Video

George Gill - stage lighting as consultant to Knight Center. Owns stage lighting and equipment company. Lighting strength. Could discuss theatrical lighting needs.

Contract directly with assn. rather than decorator.

Existing: dimmable lights, would like recording capacity, ceiling heights A/V pet peeves - 12' minimum - should be established relative to room in largest mode. Use A, B, C, and D studio rooms as headquarters. Likes in-room mixers in GWCC - 4 mic levels - very manageable. Adequate power and mic jack placement at front. 4 gang mic at head table + 2 gang on flanking walls (alternate head table) (special table mic). Corresponding power - convenience okay. Line input + line output for recording rear of room. Remote extension (EBT) for slide projector control. Screens: difficult to predict in larger room. Let A/V control. Bring in screens. Built in screens in smaller predictable rooms. \$20/day for 8' screen, \$50.00/day for 10' screen.

Projection Rooms - only use 10% of time - use for storage.

Need enough podiums: table top, lecturns, mics, stands, mixers, cables, ceco risers, built-in screens in smaller rooms.

CCTV - master antenna with roof lead - nice to have cable to remote meeting rooms for overflow.

Exhibit hall - tap for master antenna - ample power.

Simultaneous interpretation - he handles it but is economically noncompetitive with mom and pop organization.

Dimming problem - remote dimming would be nice - done through mic lines in some locations.

High ceilings are important for projection.

Controls at rear of room.

Dish on roof - master antenna would be helpful. TV reception in hall is terrible.

Passive coax loop.

Problem with built-in screens is that the location is never where it should be relative to the head table.

More power outlets are needed in meeting rooms (better on one circuit). Minimum 20 Amp prefer 30 Amp.

Large freight elevator to meeting rooms at 2nd level is needed to move A/V equipment to that location.



G. GERARD (Gerry) KAUPER, PRESIDENT
WARREN ERICKSEN, VICE PRESIDENT - SALES
Greater Miami Convention and Visitors Bureau

Major problem faced in sales of convention packages presently is the hotel component.

Evaluation on two levels - rel. to infrastructure hotel, catalyst for additional rooms.

Transportation good.

9,000 committable first class rooms in 1958, 6,000 rooms in 1968; 4,000 rooms in 1974. 3,000 rooms now.

First class Hotel room packages made up from following:

Omni 1,200, Marriott 410, Pavillon 418, Brickel 568, Hyatt 622 on mainland. Fontainebleu headquarters 1,100, Eden Roc 325, Konover 450, Doral 350, Deauville 500, Carillon 500, Sheraton Bal Harbor 700 on beach.

800 to 1,000 room block need supplemented with shuttle system - got it made.

No other headquarters hotel other than Fontainebleu now.

American Chemical's critique of Miami Beach Convention capability was use of rooms across the bay. This is probably more of a psychological barrier than real.

Fontainebleu capability 1,200 total rooms, 5,000 seat ballroom, 50-70 breakout rooms 1,000 rooms committable. 3,200 banquet.

Banquet room - likes the idea - acknowledges discussion about hotel preference for return prior to banquet.

No new hotel in 18 years. Konover last built on beach 1967.



JUD KURLANCHEEK
Director of Planning
City of Miami Beach

Section 6-18 of zoning ordinance page 6.32 says min. yard is determined from RFP.

p. 6.33 min yard - 50 ft. setback - public/semi-public buildings - 50 ft in res. neighborhood.

Lincoln Road linkage: merchants committee, planning envisions hotel as linking element, merchants see link between 5 & 2 story elements of parking, 50 ft. dimension for linkage, Lincoln Road pedestrian w/ perpendicular vehicular crossing, (Oscar Baseman 538-8299 merchants representative).

Holocaust Monument - planned for garden center - passive setting in urban environment -Mr. Reznick's (survivor) project (673-4981) - he has copy of plan.

Hotel anticipated on two-story area of parking - if hotel is built, displaced parking goes to west of convention center and city.

Jud believes #1 hotel site is on two-story portion of parking. #2 hotel site west of convention center.

Planning Board must review site plan - no design review (exempt) - may request design rev.
ents.

Planning department determines parking!!! - admin, planning, commission.

Rediscover Miami Beach - area between 17th - Dade - ocean-convention center.

Everything south of Dade - movement to put on National Register.

21st Street parking lot - comprehensive plan - includes in park - maintain Miami Beach Drive.



BUILDING EVALUATION NOTES - ARCHITECTURAL

BUILDING TOUR BY DAVID COWART, OPERATIONS SUPERVISOR, MIAMI BEACH CONVENTION CENTER

Only elevators in facility are two passenger elevators, no freight elevators too small for freight usage.

Main floor in lobby is imitation terrazzo, very thin, possibly 3/8" on top of concrete slab - appears to be thin set epoxy.

Maintenance area at south end of wrap-around contains chiller and electrical vaults.

Lighting fixtures in room 102 A&B incandescent quartz.

Room 102 A&B operable walls are motorized. Doors by Vecta - out of business.

Room 102 A&B is continually used for exhibits as splillover exhibit space from the exhibit hall boat show, uses it each year. Suggestion that room 102 have a separate A/C system in the renovation so the entire building mechanical plant would not have to be utilized when a function only is going on in the room.

Meeting room 102 requires separate entry vestibule via wrap-around. Possible connection to 103 and 105 for +28,000 sq. ft. meeting/banquet space - contiguous to storage and ME with ME spaces at south end. Could convert to kitchen service for all three meeting rooms.

Mike jacks located at each end of room into house sound system 102 A&B.

200 Amp receptables in floor boxes at each end of 102 A&B. Box is no longer manufactured. Can not get parts.

Elephant alley is access from the truck dock area to the south into the south exhibit hall. Asphalt surface applied for elephants to walk on.

Back service halls to south and east slope + 4 ft. down to grade - good truck service through elephant alley and direct access to south hall and south maintenance room and electrical panel room contiguous to south hall, to be moved for expansion of south hall. Also, generator for convention center located 200 KW for emergency lights and fire pumps.

Maintenance area off south end of exhibit hall; lower head room than 20' indicated just north of it in South Hall.

Maintenance area south of south exhibit hall: major switchgear located services North Hall and room 100. This is an area Norm Litz wants to claim as exhibit space. Emergency generator also located in this room.

General Note: original south exhibit hall is the beginning point for the facility that was built in 1958. In each of the other 2 expansions, the central plant and major switch location was constructed for each addition.

South arena: original catwalks made out of wood decking, 2" tongue and groove wood decking.

South hall: first 120 ft. has 20' ceiling only to 35' ceiling at center. Low space has good lighting vs. high space - has continuous catwalks at perimeter and center of hall.

Ceiling trusses have diagonal bracing at bottom which is good for rigging and containing of ME.

Central lighting and control booth at centerline of east wall.

West end of south arena: series of abandoned battons originally wench operated to be used in conjunction with stage in that location. Projection booth on east side.

Roof South Exhibit Hall: Cooling tower located in low roof area between north and south halls is nearly ruined from salt air - must be removed anyway. Would help allow usage of this area for circulation spine.

Electrical starter for cooling tower is also located in the low spot. From the elevation of the roof at the wrap-around, views to bay are available in several locations.

General Note: crate storage normally in trailers.

Roof of wrap around: glimpses of ocean are available down the streets at this elevation, particularly at the south end.

North service loading dock needs 2x docks. Could remove west bathrooms (one-story) for additional loading and/or maintenance hall warehouse. New loading and truck parking must move to north.

South roofs over ME and maintenance are low and in poor condition. To be raised in height.

Second level concourse (22,000 sq. ft. carpeted). Good with 2-story spaces each side fluorescent lighting over stairs and escalators. Has maintenance problem. Could convert to skylights.

Concourse has fire separation doors at midpoint. Very wide concourse with minimal openings to below.

Meeting room upper level: typical finish is vinyl asbestos tile floor, 1x1 lay-in, 1x1 concealed spline ceiling, corridor wall wood paneling, operable walls to one side; exposed additional walls are concrete block filled in in an attempt to cover the joints, not very successful, machine paint on the block.

Ceilings too low in meeting rooms but structural appears high in closets with beams and columns and PSI conc. joists at +4 ft. o.c.

Light fixtures fluorescent trimless or rimless, puncture through the ceiling with a simple milky plexiglas lens, fairly simple and nice.

Meeting rooms have mic jacks to house sound system. Chair storage along corridor wall approximately 6' deep continuous along meeting room.

A wrap-around roof has recently been added, there is evidence throughout ceiling tile of water damage, cupping and bowing of tiles, may have to be replaced.

Room 100 (North meeting hall - 21,000 sq.ft.) can get 2,300 (raised) to 2,600 arena type seating. Could be good banquet space divisible to four spaces with 25' ceiling height. Needs carpet and wall finishes on painted cement block. Needs baths and independent A/C. Could expand to large storage at north end and could be for bath/warm. Kitchen and/or staging (+7,000 sq. ft.) with ceilings same if A/C removed.

Meeting room 100: finishes painted concrete floor, 4x4 acoustical tile ceiling, painted concrete block wall attempt to fill the joints to accomplish monolithic appearance.

Operable walls manual operated electrical switches divisible into 4 small rooms. Room is regularly used as spillover exhibit space.

Overhead door at north end directly to maintenance area - overhead door connecting to north hall - door on east side directly to the outside.

Maintenance area to north is used primarily for storage, chairs in particular.

Air handlers for room 100 located at ceiling in maintenance area - very high ceiling, though, steel trusses with the concrete deck.

Many structural elements in wall separating room 100 from maintenance area.

North arena: 8 catwalks - large spans 180 ft. has circus shows. Good floor with floor ME outlets west and south electricity separate boxes. Maximum 15,000 seating center control booth at west wall. Has 35' x 35' movable door at centerline north. Has good storage maintenance/storage area at northeast to be removed or renovated. Studio rooms A/B/C/D for dressing performances at northeast corners with no visibility to hall, and continuous to lobby, which is contiguous to studio room, maintenance area, and elevator (sued as promoters office). Structure of north hall: corrugated metal deck with 4" to 5" of lightweight concrete insulation with T&G roof. Structure of floor is on piles and G.B. with 8" concrete slab (on limited loading +350 psf). East wall has structural columns at 45' o.c. with tie columns at 12' o.c. to be removed.

North arena: used for circus, boxing, wrestling, catwalk at each column for changing lights which are directly off catwalk to either side. Bus duct is there for 120 Amp 120 volt service. Roof original installed in 1968, some flashing rework.

Sound baffling at each bar joist line in ceiling. 15,000 seating capacity in here at maximum usage.

Maintenance area at northeast side of exhibit hall entirely storage. Convention manager offices called studio offices serve as dressing rooms and show offices. Studio room used for promoters office for wrestling, boxing events.

First aid room off lobby each end very adequate.

Kitchen: between north and south halls at west. Has contiguous elevators to meeting rooms pnatry above and contiguous to cafeteria/ceiling at west.

Cafeteria and cocktail lounge - difficulty in operation because it is very much out of view, apparently gets very little business. Cafeteria and bar decoration was one 10 years ago - sould be completely reworked if the location and function is maintained. 2 dining areas and central bar. With two sets of toilets.

East halls and lobby are original building of 1958. Terrazzo and marble. Contiguous to south hall via lobby and north hall via corridor to abandoned food service, etc.

South hall loading docks: at this time only one access from the docks into the exhibit hall - 2 additional overhead doors but they go only into maintenance area and to the exhibit hall.

Central telephone room at south end is for exhibit/convention center/tourist and convention center authority bldg/TOPA.

South loading docks facing TOPA has one entry to hall and 2 entries to maintenance room. Additional loading docks at ME rooms to west and removal of portions of south maintenance area. More doors from dock to service south hall, and need to depress dock area for more loading height.

South parking lot good for future lobby, expansion or possible hotel/trade center site with rel. to city parking at south (Lincoln Road) and City Hall entry at west.

West parking lot and garden center good for park-like plaza with future hotel or expansion capabilities.

Meeting room 101 has access from kitchen.

Graphics bad - recessed and not good visibility or colors.

North lobby (2-story space) has good view to garden center and could be expanded with new glazing and skylights to west edge of wrap-around. Doors poor with bottom locks. Difficult to operate and maintain. All floors and stairs have imitation terrazzo which hs rubbed. Second level concrete has north storage area with breaker panel and elevator at north. North lobby Men's toilets have urinals and w.c.'s in same room. Need to revise for male/female switching.



BUILDING EVALUATION NOTES - CIVIL ENGINEERING

BUILDING TOUR BY REY EINARSON - A. EPSTEIN & SONS

Existing Conditions

Past construction practices indicate that the convention facilities were built over existing facilities.

It is recommended that where existing facilities such as water mains, sanitary sewers or storm sewers are within the construction limits of the new expansion, these utility lines should be relocated to the outside perimeter areas of the new expansion.

Master planning for the entire site should be considered so as not to route relocated utilities within the limits of a probable future expansion.

Recommendations

The recommendations contained herein are predicated upon the EXPANSION PROGRAM DRAFT (SK5-20-85) dated 5/16/85.

- A. Existing 3' x 2.5' Box Culvert - this runs diagonally through the new N. Hall area. Reconstruct a new 3' x 2.5' box culvert, from a point north of the new N. Hall, easterly to a point approximately 15' west of Washington Ave.; then southerly to connect to the existing box culvert in the vicinity of 19th Street. The existing box culvert that is to be abandoned would remain in place and would be broken and filled in during on-site excavation.
- B. Existing 14" Force Main - This runs diagonally through the New N. Hall and New S. Hall areas. Reconstruct a new 14" force main, with connection to existing force main in vicinity of reconstructed 3' x 2.5' box culvert. Locate force main in the same trench area as box culvert, preferably located on the south and west sides of the box culvert. Locate force main at bottom elevation of box culverts so that gravity building storm drain connections can be made into the upper part of the box culvert. Where force main would leave the vicinity of new box culvert construction, extend force main southerly and westerly around building expansion and connect to existing 14" force main.
- C. Existing Sanitary Sewers - The existing building is served by four sanitary sewers that run to Washington Avenue.
 1. 8-inch sanitary sewer that serves the south end of the south hall and adjacent toilet areas. Would recommend this remain in place until new expansion is in progress. Reconstruction or relocation to be done at time of underfloor piping contract work for new expansions. The only preconstruction activity required would be to verify conflict with building foundation construction.
 2. 8-inch sanitary sewer that serves the north end of the south hall and adjacent toilet areas. Would recommend same criteria as in C.1. above.
 3. 8-inch sanitary sewer that serves the North Hall. Would recommend same criteria as in C.1. above.

4. 6-inch sanitary sewer that serves the toilet areas on the north wall of the North Hall. This sewer is approximately 35' north of the north wall. It runs in an easterly and northeasterly direction to connect to a manhole at the intersection of Jackie Gleason Drive and Washington Avenue. This most easterly run of sewer would be under the new meeting room areas at the northeast corner of the new expansion. Would recommend the same criteria as defined in C.1 above.
- D. Existing Storm Sewers - The existing storm sewers that exit the east side of the existing building are for roof drains in the high bay area (this is a portion of the building to be demolished). No relocation required to serve the existing facility that is to remain. All new roof drains for the expansion should be connected to the reconstructed and/or existing 3' x 2.5' box culvert.
- E. Existing Water Mains and Sprinkler Mains - There are approximately seven mains of this type on the east side of the existing building. Would recommend same criteria as in C.1. above. After roof construction is completed, the below grade mains should be cut off and new mains for service located at underside of the roof structures.
- F. Existing irrigation system - Washington Avenue area. Cut off and cap connections for present irrigation system. Abandon in place. Materials to be removed during site excavation work.
- G. Street Lighting - Jackie Gleason Drive or other affected public road areas. Cut off service for affected lights. Remove poles and return to City or store on site in a protected area for future use.
- H. Public Utilities - (F.P.L., Gas, Telephone, Cable). Relocation or new construction of these facilities shall be as required by the operating utility company. Special attention should be given to the existing underground telephone service from the Washington Avenue duct bank westerly to the existing building. This service should remain undisturbed so as not to affect convention hall operation.

BUILDING EVALUATION NOTES - MECHANICAL

BUILDING TOUR WITH JIM AHERN AND AL OLIPHANT - MIAMI BEACH CONVENTION CENTER

South Exhibition Hall (Constructed in 1958)

- A. The building has its own central air conditioning system. Mechanical equipment including water chillers, chilled water pumps, condenser water pumps and all other related equipment is located in the south mechanical room. The airhandling units are located on the mezzanine level at the north and south sides of the exhibition hall.
- B. The chilled water and condenser water systems consist of the following major equipment:
- i. Two (2) Carrier centrifugal, packaged type chillers Model No. 19EA 7647DJ. Capacity 600 tons each, electric motor approximately 600 hp.
 - ii. Two (2) chilled water pumps, centrifugal, floor mounted type (one unit for each chiller), capacity 1200 gpm, 170 ft. total head pressure, electric motor 75 hp.
 - iii. Two (2) condenser water pumps, centrifugal, floor mounted type (one unit for each condenser), capacity 1800 gpm, 100 T.H.P., electric motor 60 hp.
 - iv. Cooling tower BAC Model VLT 1200 A, counterflow, Blow-thru type, nominal capacity 1200 tons. Cooling towers are located on the south roof.
 - v. Other related system equipment is a chilled water expansion tank.

NOTE: Chilled water and condenser water system equipment is 27 years old, inefficient, cannot be repaired (parts are not available) and in our opinion, should be replaced with new equipment.

- C. Air handling and air distributing system consists of 14 air handling units, supply air ductwork, air diffusers, return ductwork, and roof exhaust fans (air volume of the units are in range of 26,250 CFM to 28,800 CFM).
- i. Air handlers are horizontal draw-thru type, single zone, constant volume system and are located in the room which is built as a return air plenum.
 - ii. Each air handling unit consists of air filter section, cooling coil and fan section.
 - iii. Outside air intake with manual damper is located on the roof directly above each air handling unit.
 - iv. Temperature control system consists of the room thermostat and three way water mixing valve.

NOTE: Control does not function, units are in very bad condition and in our opinion should be replaced with new equipment.

North Exhibition Hall (Constructed in 1968)

- A. The building is ventilated and air conditioned by a central chilled water system. Water chillers, chilled water pumps, condenser water pumps and all other related equipment is located in the north mechanical room. The air handling units are suspended from the roof along north and south walls of the exhibition hall.
- B. The chilled water and condenser water systems consists of the following major equipment.
- i. Two (2) Trane centrifugal, packaged type chillers Model No. CV-7G-G7H6. Capacity 750 tons, electric motor approximately 700 hp.
 - ii. One (1) Trane centrifugal, packaged type chiller Model No. PCV-3G-CID1. Capacity 300 tons, electric motor approximately 350 hp.
 - iii. Two (2) chilled water pumps, centrifugal, floor mounted type (one unit for each chiller). Capacity 1260 gpm, 120 T.H.P., electric motor 60 hp.
 - iv. One (1) chilled water pumps, centrifugal, floor mounted type. Capacity 545 gpm, 120 T.H.P., electric motor 25 hp.
 - v. One (1) chilled water pump, centrifugal, floor mounted type (one unit for each condenser). Capacity 2200 gpm, 100 T.H.P. electric motor 75 hp.
 - vi. One (1) condenser water pump, centrifugal, floor mounted type. Capacity 960 gpm, 100 T.H.P., electric motor 30 hp.
 - vii. Cooling tower BAC Model VLT 1750 A.S., counterflow blow-thru type with centrifugal fans. Nominal capacity 1750 tons. Cooling towers are located on the roof on the south side of the north exhibition hall.
 - viii. Other system related equipment is a chilled water expansion tank and the chemical treatment system for condenser water.
- C. Air handling and air distribution system consists of 18 air handling units, supply air ductwork, air diffusers, and 9 roof exhaust fans.
- i. Air handlers are horizontal draw-thru type, single zone, constant volume system. Capacity 33,300 CFM each.
 - ii. Each air handlers unit consists of mixing section, filter section, chilled water cooling coil, face and by-pass damper section and fan section.
 - iii. Temperature control system consisting of return air thermostat, three way mixing valve, and face and by-pass control dampers.

NOTE: In general, all equipment is in satisfactory condition except for cooling tower corrosion problems and lack of parts for chilled water and ...

Wrap Around (Constructed in 1974)

- A. The building is ventilated and air conditioned by its own central chilled water system. Mechanical equipment including chillers, chilled water pumps, condenser water pumps and all other related equipment is located in the south west mechanical room. The air handling units are located in the mechanical rooms scattered throughout the building.
- B. The chilled water and condenser water system consists of the following major equipment:
- i. Two (2) Carrier centrifugal, packaged type chillers Model No. 19EA 747DJ. Capacity 640 tons each, electric motor 508 kw.
 - ii. One (1) Carrier centrifugal packaged type chillers Model No. 19BG 50 38CC, capacity 196 tons, electric motor 157 kw.
 - iii. Two (2) chilled water pumps, centrifugal, floor mounted type, horizontal split case (one unit per chiller), capacity 1498 gpm, 110 T.H.P., electric motor 50 hp.
 - iv. One (1) chilled water pump, centrifugal, floor mounted type, horizontal split case, capacity 403 gpm, 110 T.H.P., electric motor 20 hp.
 - v. Two (2) condenser water pumps, centrifugal, vertical split case type, (one pump per condenser) Capacity 1872 gpm, 85 T.D.H., electric motor 50 hp.
 - vi. One (1) condenser water pump, centrifugal, vertical split case type, capacity 504 gpm, 85 T.H.P., electric motor 15 hp.
 - vii. Cooling tower BAC model VLT 1400 A, counterflow, blow-thru type with centrifugal fans, nominal capacity 1400 tons.
 - viii. Other related system equipment is chilled water expansion tank and chemical treatment system for condenser water treatment.
- C. Air handling and air distribution system consists of 32 air handling units, supply air ductwork, ceiling diffusers, return ductwork, and return grilles.
- i. Air handlers are horizontal draw-thru type, constant volume, floor mounted or ceiling hand type. (Air volume of the units are in range of 4,600 CFM to 30,000 CFM.)
 - ii. Each air handling unit consists of mixing section, filter section, chilled water cooling coil, fan section, and duct mounted electric reheat coil.
 - iii. Temperature control system consists of room thermostat, three way water mixing valve, and room humidistat.

SUMMARY

NOTE: In general all equipment is in satisfactory condition with the exception of:

- A. Cooling Tower - corrosion problem.
- B. Condenser Water Pump Vertical Type - metal type shaft seal leaks.
- C. Chemical Treatment for condenser water inoperative due to cooling tower corrosion problem.
- D. Gate Valves at the Condenser Water Pumps Do Not Hold -replacement may be required.
- E. Control Problems in the executive office area (room thermostats malfunction and reheat coils above suspended ceiling shut down due to unknown reasons).
- F. Inadequate cooling in the TV Studio and A, B, C and D offices.



BUILDING EVALUATION NOTES - ELECTRICAL

BUILDING TOUR BY BEN HUDSON - CHIEF ELECTRICAL FOREMAN, MIAMI BEACH CONVENTION CENTER

A. Incoming Utility Power

Utility Power enters the facility via underground duct banks terminating in the main transformer vault at the southwest corner of the site. Primary voltage entering the vault is 13,200 volts. Four feeders enter the vault with provisions for one future feeder. The entire vault consists of two (2) sections. The west section contains four (4) 2000 kva oil filled transformers and switchgear capable of automatic switchover in the event of a primary feeder failure. The secondary voltage available here for direct customer use is 277/480 volt, 3 phase, 4 wire.

The east section consists of four (4) 1000 kva oil filled transformers and switchgear capable of automatic switchover in the event of a primary feeder failure. The secondary voltage available here for direct customer use is 120/208 volt, 3 phase, 4 wire. The Utility Company owns and maintains all of the equipment presently located within the vault. Officials of the Utility Company indicated that the oil in all eight (8) transformers was changed to a Non-PCB type several years ago.

B. Building Power Distribution

Power is distributed throughout the facility from the Building's main switchgear room located directly above the main transformer vault. Bus duct of following ratings and quantities enter the switchboards from the transformer vault as noted below:

SWBD - SWH
277/480V

2-4000 Amp
1-2500 Amp

SWBD-SWL
120/208V

2-6000 Amp
2-3000 Amp

Switchboard "SWL" distributes 120/208 volt, 3 phase, 4 wire power to the facility as follows:

- i. (3) 4000 Amp and (1) 3000 Amp bus ducts feed into south switchboard room serving two (2) switchboards.
- ii. (2) 3000 Amp bus ducts feed the south mechanical equipment room serving one switchboard. Switchboard "SWH" distributes 277/480 volt, 3 phase, 4 wire power to the facility as follows:
 - i. 1-4000 Amp bus duct feeds the north switchgear room, mechanical equipment.

iii. Meeting Rooms

Most meeting rooms have 100 amp, 208 volt, 3 phase, 4 wire floor receptacle service for power.

NOTE: Floor receptacles in both exhibit halls and meeting rooms are very old and cannot be repaired due to lack of spare parts. All receptacles should be replaced.

E. Other Utilities (In Addition to Electrical)

i. South Hall

Floor: Drains

Columns: Telephone, Water, Natural Gas

ii. North Hall

Floor: Water, Drain

Columns: Telephone

ii. Meeting Rooms

Telephone and sound system capabilities mostly wall mounted.

F. Lighting

i. Exhibit Halls

The north and south halls are illuminated with incandescent lamps with various ratings ranging from 300 to 1500 watts. The higher wattage lamps are used for special events (boxing, basketball). The majority of the lamps are rated 300, 400, 500 and 750 watts.

ii. Meeting Rooms

The meeting rooms are for the most part illuminated with standard type three and four foot fluorescent lamps.



BUILDING EVALUATION NOTES - FOOD SERVICE

CINI-GRISSOM INTERVIEW WITH JOE MCKELLAR

Food service receiving will occur on the south receiving dock and should be directly into the food service storage area.

Food service storage should occur as convenient to receiving as possible; however, the primary location objective for storage should be adjacency to the kitchen with secondary consideration next to the receiving dock.

Storage areas to be included: a) food (dry storage, refrigerated storage, and freezer storage); b) paper; c) equipment; d) linens/uniforms; e) portable bars and serving counters (25-30 carts plus bars).

Offices for six people located adjacent to each other and to the cafeteria for supervision and control.

Cashiers room (located adjacent to other offices) high security.

Employees facilities: a) restrooms; b) dressing rooms. An entrance for employees should be separated from the public and receiving entrances.

The existing kitchen is inadequate to serve the expanded market opportunities for food service. The current location appears to be the most logical, assuming that the cafeteria remains in a central location to serve both the north and south lobby areas. The amount of additional area required will be determined by the location of the new storage area and its convenience to the kitchen.

The existing equipment appears to be in very good condition, partially due to its limited utilization by the previous operator. Additional equipment and facilities which will be required are as follows: a) walk-in refrigerator; b) walk-in freezer; c) dry storage area; d) steamer; e) roll-in convection oven; f) hot and cold plating assembly area and mobile tables.

Cafeteria/Restaurant - West Side: the current location appears to be the most desirable to serve both the north and south lobby entrances. However, the current position hidden behind the escalator and solid walls, combined with poor graphics, assures business failure of this facility. This is a questionable venture at best to have a restaurant in a convention center; however, it must be provided as a service to the convention and event attendees. Therefore, maximum visibility and flexibility must be provided to the food contractors in order for them to minimize operating costs while providing the service.

The consideration of a public restaurant open at non-event times is not very likely to succeed due to the area in which the convention center is located and the apparent lack of market demand. A full market study would be required to verify these assumptions; the past experience of both the food service contractor and Cini-Grissom Associates in similar facilities indicates poor success rate.

The facility must be immediately visible to attendees before or as they enter the center. This can be achieved by eliminating the current executive offices and expanding the seating area to the edge of the escalator entries and to the front wall of the center. Consideration should be given to expanding the restaurant to the front of the convention center for additional visibility and space. This scheme would connect the two lobby areas both visually and physically and provide the best opportunity for the success of this operation.

The current dining area of approximately 250 seats would be expanded to approximately 400-500 seats.

The serving facility should be divisible into two areas which can be operated individually or together, depending on the North and South Hall utilization.

The lounge should also be divisible into the two areas if possible; however, if a street-type cafe design is implemented, the lounge seating could be accessible to attendees whether or not the lounge is even open.

A full menu of entrees, vegetable salad, dessert, deli and grill, and beverage shall be served in this area.

Cafeteria/Restaurant - East Side: a second cafeteria in the newly constructed lobby is an extremely questionable venture due to the operating costs and capital costs required to operate a second facility. However, food service facilities will be required on this side to serve the functions provided on the east side.

Management of the convention center will be required to sell the east side first to those events and functions which typically would utilize a cafeteria facility. These would typically be events such as the boat show or an all-day seminar where full meal service is required.

The refreshment stands on the east lobby would be designed with a more complete preparation and service area providing the opportunity to serve a more full line menu if required by the event attendees. Seating could also be provided in this area to create an atmosphere conducive to dining in a quick-service restaurant. This would be similar to the lounge seating proposed for the east side and would be accessible with or without the refreshment stands being opened.

A location shall be determined and an area designed for a mobile cafeteria line to be utilized in the east lobby. This would provide the opportunity to expand service without building in space or equipment for limited utilization.

Refreshment Stands: the location of the refreshment stands is critical to the success of the units. They must be located as convenient as possible to the attendee's traffic patterns with the ideal location forcing the attendees to walk around the stand. Obviously this cannot always occur, and portable stands will have to supplement the permanent stands to maximize sales.

Ventilation should be provided in the existing as well as the new refreshment stands to provide the opportunity to grill hamburgers and do other fried food items.

The new refreshment stands in the east lobby should face both the new halls and the east lobby.

The center unit facing all four halls will provide the opportunity to maximize labor utilization and minimize equipment investment.

The north and south lobby and hall refreshment units may remain in their existing configuration. However, it will be more efficient if an L-shaped design could be implemented connecting the two refreshment stands, again maximizing utilization of labor and minimizing equipment. Since it is the intent to have no differentiation between new and old construction, it is assumed that these would have to be upgraded to match the new refreshment stands.

Portable cafeteria lines can and will be located on the convention center floor integrated with the event. This can only be accomplished if the promoter will allow the food service contractor to set up as a part of the event. Water, drains, and electric should be provided in the floor throughout the center to accommodate this service.

Meeting Rooms: service pantries should be centrally located in each group of meeting rooms to receive and store the food carts which shall be sent from the main kitchen. Beverages, refrigeration, and water shall be provided in each of the pantries.

Flow of the food carts from the main kitchen to the pantries will be critical in the overall traffic pattern of the center. The ideal flow would be for the carts to arrive at the pantries without going through any public areas and the food to go from the pantries to the meeting rooms without going through any public areas. This will be very difficult to achieve but must be approached as the ideal solution. The enclosed program draft sketch shows the possibility of a second floor service corridor accessing the various meeting room pantries from the main kitchen or the central food service support center. This would permit carts to be taken up to the second floor, across the convention center, and down in the pantries in the east lobby with circulation on the second floor being determined by the overall layout of that area.

Consideration has been given and discussion promoted for locating a restaurant/cafe on the second level of the east side of the building adjacent to the performing arts theater. The experience of both the food service contractor and CGA indicates that this will not be a successful venture, and initial observations of the market do not indicate any reason for changing this impression. We would recommend that the meeting rooms in that corner of the building be designed with consideration of food and beverage service to theater patrons on a pre-sold or "package plan". Pre-theater and post-theater dinners, cocktails, or parties could be served in this area as required, eliminating the need to open and provide staff when not required. This room could also be available for meetings when not utilized for pre- and post-theater functions. A built-in buffet and bar, visually closed when not in use, could be provided at a minimal cost and meet the limited needs of this market.

Ballroom: it is assumed from the preliminary program that consideration is being given to a ballroom seating approximately 1,000 people. If the location is as shown on the preliminary plan, a separate finishing and assembly kitchen will be required to service this area.

Access of the food from the main kitchen and storage areas will have to be determined and could be by the second floor service area as previously discussed for the meeting rooms.

A built-in service bar should also be included in this area.

The exact determination of seating capacity we would estimate to be a minimum of 1,000 people and will depend on the market for events requiring this type of service.

APPENDIX B
COMPUTER TABULATION OF RESPONSES TO
EXPANSION QUESTIONNAIRE

MIAMI BEACH CONVENTION CENTER EXPANSION QUESTIONNAIRE

ASSOCIATION	CONSIDER	# OF	MIN. SEATS	MAX. SEATS	AVG. SEATS	MTG. RM.	EXHIB. SPACE	FUTURE	EXHIB. SPACE	BANQUET ROOM	BANQUET SEATING	GENERAL SESSION	COMP. AIR	SIMULT. TRANSLAT.	IC.C.T.V.	DATA	NET	GAS	WATER	DRAIN	REGISTR. SPACE	
																						MTG. RMS.
1 AM. ACAD. OF FAMILY PHYSICIANS	NO-1		30	20	300		20	200,000	300,000	NO			3,000	NO	NO	NO						
2 AM. ASSN. FOR RESPIRATORY THERAPY	YES-2		6	200	2,000	400	18	150,000	200,000	NO	3,000	3,000	NO	NO	NO	NO						
3 AM. ASSN. OF BLOOD BANKS	YES		35	10	3,000	300	12	75,000	125,000	YES	1,800	3,000	NO	NO	NO	NO					20,000	
4 AM. ASSN. OF CRITICAL CARE NURSES			30	100	4,500		15	200,000				5,000	YES	NO	YES	YES					10,000	
5 AM. ASSN. OF PETROLEUM GEOLOGISTS	NO-1		25	75	150	100	16	150,000	180,000	YES	1,000	6,000	NO	NO	NO	NO					35,000	
6 AM. BANKERS ASSOCIATION	YES		15	200	2,000	200	12	150,000		YES	2,000	2,000	NO	NO	YES	YES					1,000	
7 AM. CHEMICAL SOCIETY	YES-1		75	75	1,000	200	12	25,000	35,000	YES	150		YES	NO	NO	YES					15,000	
8 AM. DENTAL ASSOCIATION	YES		15	200	700	400	15	225,000	250,000	NO		4,500	YES	YES	NO	NO					7,500	
9 AM. FARM BUREAU FEDERATION	YES-3		20	50	2,000		14	50,000	150,000	YES		10,000	NO	NO	YES	NO						
10 AM. FED. OF INF. PROCESSING SOC. INC.	NO-1		14	200	500	400	12	160,000	200,000	NO		3,000	NO	NO	YES	NO					15,000	
11 AM. FISHING TACKLE MFG. ASSN.			15	12	350	25		200,000	250,000	YES	1,100	400	YES	NO	YES	NO					100	
12 AM. HEART ASSOCIATION	YES		30	200	4,000	500	18	300,000	400,000	NO		4,000	YES	NO	YES	YES					15,000	
13 AM. HOSPITAL ASSOCIATION	YES-3		30	225	6,000	225	12	300,000	325,000	YES	800	7,000	YES	NO	YES	YES	YES	YES	YES		12,000	
14 AM. LIBRARY ASSOCIATION	YES		125	10	5,000		12	180,000		YES	1,000	5,000	NO	NO	YES	NO						
15 AM. LUNG ASSOCIATION	YES		60	45	3,000	500	14	100,000	150,000	YES	2,000	3,000	YES	NO		YES					12,000	
16 AM. MEAT INSTITUTE	NO-1																					
17 AM. NEWSPAPER PUBLISHERS ASSN.	YES-1		5	500	2,500	800	19	525,000	600,000	NO		2,500	YES	NO	YES	YES					12,000	
18 AM. SCHOOL FOOD SERVICE ASSN.	YES		20	20	3,000	125	10	110,000	125,000	YES	3,000	3,500	YES	NO	NO	YES					1,000	
19 AM. SOC. OF CLINICAL PATHOLOGISTS	YES		45	10	1,000	100	12	150,000	200,000	NO		1,000	YES	NO	NO	NO					4,500	
20 AM. SOCIETY FOR MEDICAL TECHNOLOGY	YES		25	25	2,000	200	12	140,000	100,000	YES	2,000	2,000	NO	NO	NO	NO					1,000	
21 AM. SOCIETY FOR MICROBIOLOGY	YES		30	200	2,500	700	12	200,000	200,000	NO		3,000	YES	NO	NO	NO					20,000	
22 AM. WATER WORKS ASSN.	YES		40	10	600	600	10	100,000	175,000	YES	2,000	4,000	YES	NO	NO	YES					25,000	
23 ASSN. OF OPERATING RM. NURSES	YES		7	1,000	5,000	1,000	15	300,000	400,000	YES	2,000	5,000	YES	NO	NO	NO					30,000	
24 CHRISTIAN BOOKSELLERS ASSN.	YES		4	100	250	200	16	250,000	300,000	YES	2,000	3,000	NO	NO	NO	NO					3,500	
25 COIN LAUNDRY ASSN.	YES		25	50	2,500	150	15	400,000	500,000	NO		3,000	YES	NO			YES	YES			10,000	
26 DAIRY & FOOD INDUSTRY ASSN.	NO-1		10	50	750	400		400,000	600,000	YES	750	750	YES	NO	NO	NO	YES					
27 DIRECT MARKETING ASSOCIATION	NO-1		20	100	2,500	200	15	120,000	140,000	YES	2,000	2,500	YES	YES	NO	NO						
28 FEDERAL OFFICE SYS. EXPO.	NO-1		20	20	800	175	12	275,000	400,000	YES	800	800	YES	NO	NO	YES	YES	YES			15,000	
29 FLAGG MANAGEMENT INC.	YES		10	100	750	250	9	150,000	300,000	YES	750	1,000	YES	YES	YES	YES					20,000	
30 FLORIDA FURNITURE MARKET	YES							200,000	300,000	YES	400		NO	NO	NO	NO						
31 FOOD MARKETING INSTITUTE			15	500	2,500			700,000	1,000,000	YES	2,500	2,500	YES	YES	YES	YES					8,000	
32 FOOD PROC. MACHIN. & SUPPLIES ASSN.	NO		30	10	1,500	40	8	500,000	400,000	YES	1,200	1,500	YES	NO	NO	NO	YES	YES			2,000	
33 GEORGE LITTLE MANAGEMENT	NO-1		20	20	150	60		210,000	300,000	NO			NO	YES	NO	YES					40,000	
34 HARDWARE WHOLESALEERS INC.	NO-1		20	30	200	80		220,000	300,000	YES	2,000		NO	NO	NO	NO					1,800	
35 HELICOPTER ASSN. INTERNATIONAL	YES-1		25	25	350	50	12	284,000	350,000	YES	1,000	350	YES	YES	YES	YES					5,800	
36 HOBBY INDUSTRIES OF AMERICA	NO-1		20	50	400	100	15	300,000	300,000	YES	1,000		NO	NO	NO	NO					10,000	
37 I.I.B.S. SHOWS INC.	YES			350	350	350	12	150,000	238,000	YES	100		NO	NO	NO	NO						
38 INDUSTRY PUBLISHERS, INC.	NO		50	25	3,500	100	18	500,000	1,000,000	YES	3,500		YES	YES	YES	YES					20,000	
39 INST. OF FOOD TECHNOLOGISTS	YES-1		15	250	500		15	250,000	300,000	YES		3,000	YES	NO	NO	YES					50,000	
40 INT'L. A/C, HEAT & REFRIG. EXPO.	NO-1							350,000	500,000	NO			YES	NO	NO	NO	YES					
41 INT'L. ASSN. OF AMUSEMENT PARKS			4	150	550	300	12	300,000	400,000	YES	700	1,000	YES	NO	NO	NO						
42 INT'L. ASSN. OF CHIEFS OF POLICE	YES		40	10	3,000		10	130,000	150,000	YES	1,600	3,000	NO	YES	NO	NO					500	
43 INT'L. COMMUNICATIONS IND. ASSN.	YES-1		276	10	2,000	150	10			YES	500	1,500	NO	NO	YES	YES						
44 INT'L. COUNCIL OF SHIPPING CHRS.	YES-1		5	500	2,000		19	400,000	700,000	YES	3,000		NO	NO	YES	NO					2,000	
45 INT'L. REST. & HOTEL SUPPL. EXPO.	YES		5	50	200	25	8	130,000	260,000	NO			YES	NO	NO	YES					3,000	
46 JEWELERS INT'L. SHOWCASE	YES		0					120,000	120,000	NO			NO	NO	NO	NO						
47 KIWANIS INTERNATIONAL	YES		50	20	1,000	500	14	50,000	60,000	YES	1,000	11,000	NO	YES	YES	YES					300	
48 LUGGAGE & LEATHER GDS. MFG. OF AMER.	YES-1		6	25	50	40	12	250,000	300,000	NO			NO	NO	NO	NO					1,000	
49 MERCHANTS BUYING SYNDICATE	YES		2	100	100		14	75,000	100,000	YES	400		NO	NO	NO	NO					800	
50 MIAMI SUMMER BOAT SHOW	YES		5	10	100			250,000	500,000	YES	200		NO	NO	NO	NO						
51 MULTI-HOUSING WLD./KITCHEN BATH IND.			12	25	300		10	400,000	400,000	NO			800	YES	NO	YES						
52 MUSIC EDUCATORS NAT'L CONF.	YES		20	40	1,200		12	50,000	60,000	NO			1,200	NO	NO	YES					1,000	
53 NAT'L AGSM. SECONDARY SCHOOL PRIN.	YES		30	125	600	300	12	100,000	100,000	YES	700	6,000										

TABULATION BY TVS/BFB ARCHITECTS

MIAMI BEACH CONVENTION CENTER EXPANSION QUESTIONNAIRE

ASSOCIATION	CONSIDER	# OF	MIN. SEATS	MAX. SEATS	AVG. SEATS	MTG. RM.	EXHIB. SPACE	FUTURE	EXHIB. SPACE	BANQUET ROOM	BANQUET SEATING	GENERAL SESSION	COMP. AIR	SIMULT. TRANSLAT.	IC.C.T.V.	DATA	NET	GAS	WATER	DRAIN	REGISTR. SPACE	
																						MTG. RMS.
1 AM. ACAD. OF FAMILY PHYSICIANS	NO-1		30	20	300		20	200,000	300,000	NO			3,000	NO	NO	NO						
2 AM. ASSN. FOR RESPIRATORY THERAPY	YES-2		6	200	2,000	400	18	150,000	200,000	NO	3,000	3,000	NO	NO	NO	NO						
3 AM. ASSN. OF BLOOD BANKS	YES		35	10	3,000	300	12	75,000	125,000	YES	1,800	3,000	NO	NO	NO	NO					20,000	
4 AM. ASSN. OF CRITICAL CARE NURSES			30	100	4,500		15	200,000				5,000	YES	NO	YES	YES					10,000	
5 AM. ASSN. OF PETROLEUM GEOLOGISTS	NO-1		25	75	150	100	16	150,000	180,000	YES	1,000	6,000	NO	NO	NO	NO					35,000	
6 AM. BANKERS ASSOCIATION	YES		15	200	2,000	200	12	150,000		YES	2,000	2,000	NO	NO	YES	YES					1,000	
7 AM. CHEMICAL SOCIETY	YES-1		75	75	1,000	200	12	25,000	35,000	YES	150		YES	NO	NO	YES					15,000	
8 AM. DENTAL ASSOCIATION	YES		15	200	700	400	15	225,000	250,000	NO		4,500	YES	YES	NO	NO					7,500	
9 AM. FARM BUREAU FEDERATION	YES-3		20	50	2,000		14	50,000	150,000	YES		10,000	NO	NO	YES	NO						
10 AM. FED. OF INF. PROCESSING SOC. INC.	NO-1		14	200	500	400	12	160,000	200,000	NO		3,000	NO	NO	YES	NO					15,000	
11 AM. FISHING TACKLE MFG. ASSN.			15	12	350	25		200,000	250,000	YES	1,100	400	YES	NO	YES	NO					100	
12 AM. HEART ASSOCIATION	YES		30	200	4,000	500	18	300,000	400,000	NO		4,000	YES	NO	YES	YES					15,000	
13 AM. HOSPITAL ASSOCIATION	YES-3		30	225	6,000	225	12	300,000	325,000	YES	800	7,000	YES	NO	YES	YES	YES	YES	YES		12,000	
14 AM. LIBRARY ASSOCIATION	YES		125	10	5,000		12	180,000		YES	1,000	5,000	NO	NO	YES	NO						
15 AM. LUNG ASSOCIATION	YES		60	45	3,000	500	14	100,000	150,000	YES	2,000	3,000	YES	NO		YES					12,000	
16 AM. MEAT INSTITUTE	NO-1																					
17 AM. NEWSPAPER PUBLISHERS ASSN.	YES-1		5	500	2,500	800	19	525,000	600,000	NO		2,500										

MIAMI BEACH CONVENTION CENTER EXPANSION QUESTIONNAIRE

ASSOCIATION	CONSIDER	# OF SEATS				MTG. RM. ICLG. HT.	EXHIB. SPACE	FUTURE
		MIAMI BCH.	MIN. MTG. RMS.	MAX. MTG. RM.	AVG. MTG. R.N.			
54 INT'L BUSINESS AIRCRAFT ASSN.	YES-1	20	40	1,200	100	350,000	400,000	
55 INT'L. ASSN. OF COLLEGE STORES	YES-2	24	25	300	150	180,000	200,000	
56 INT'L. ASSN. OF ELEM. SCHOOL PRINCIP.	YES	20	100	7,000	100	1,100,000	100,000	
57 INT'L. ASSN. OF FOOD EQUIP. MFGRS.	YES	20	20	1,000	14	400,000	500,000	
58 INT'L. ELECTRICAL CONTRACTORS ASSN.	YES	10	25	4,500	250	180,000	200,000	
59 INT'L. FISHERMAN EXPOSITIONS, INC.	YES	12	50	350	150	100,000		
60 INT'L. FUNERAL DIRECTORS ASSN.	YES		20	1,500	250	120,000	150,000	
61 INT'L. MARINE MFG. ASSN.	YES	10	10	250	50	1,000,000	1,500,000	
62 INT'L. SPORTING GOODS ASSN.	NO	50	50	400	12	750,000	850,000	
63 HONDA	YES-1	4	400	600	500	350,000	500,000	
64 POINT OF PURCHASE ADVERTISING INST.	NO-1							
65 RADIOLOGICAL SOC. OF N. AMERICA		25	100	4,300	300	240,000	240,000	
66 SCREEN PRINTING ASSN. INT'L.	YES	20	10	400	150	208,000	275,000	
67 ISO. FLA. AUTO & TRUCK DEALERS ASSN.	YES-2					500,000	500,000	
68 SOC. OF MFG. ENGINEERS	NO-1	50	30	2,000	40	1,000,000	1,800,000	
69 SOUTHERN TRUCKING SHOW	YES-2	5	15	200	75	130,000	250,000	
70 THE INTERFACE GROUP, INC.	YES	20	50	300	20	1,000,000	1,500,000	
71 TONY MFG. OF AMER., INC.	NO-1	3	10	300	200	125,000	175,000	
72 U.S. TELECOMMUNICATIONS SUPPLIERS	YES	2	1,000	1,000	1,000	400,000	500,000	
73 UNKNOWN	YES-2	60	50	1,500	125	30,000	35,000	
74 WATER POLLUTION CONTROL FEDERATION	YES-1	15	15	500	200	200,000	250,000	
75 WHOL. FLORISTS & FLORIST SUPPLIERS	NO	0				430,000	480,000	
76 WORLD OF CONCRETE	YES-3	22	100	750	250	800,000	800,000	

YES-1: INSUFFICIENT HOTEL ROOMS CLOSE TO CONVENTION CENTER
 YES-2: NOT SURE
 YES-3: WOULD REQUIRE IMPROVEMENT IN GENERAL CONDITIONS IN S. FLA.
 NO-1: MIAMI BEACH OUTSIDE GEOGRAPHICAL AREA OF INTEREST

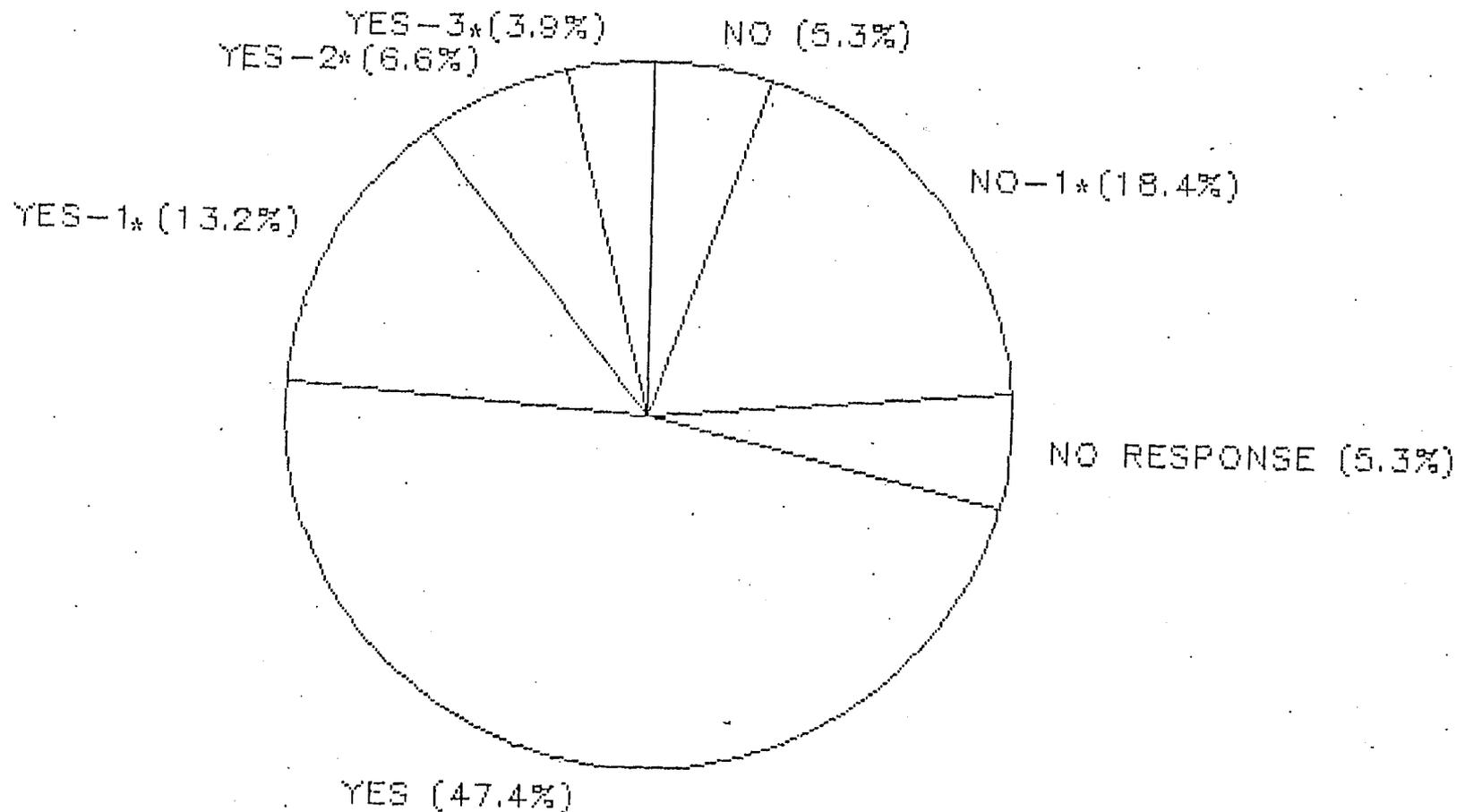
MIAMI BEACH CONVENTION CENTER EXPANSION QUESTIONNAIRE

BANQUET ROOM	BANQUET SEATING	GENERAL SESSION	COMP. AIR	SIMULT. TRANSLAT.	DATA INCL.	REGISTR. SPACE
NO		1,200	NO	NO	NO	
YES	900	2,500	NO	NO	NO	1,000
YES	200	7,000	NO	NO	NO	3,000
YES	1,000	800	YES	NO	NO	40,000
YES	2,000	4,500	NO	NO	YES	4,000
YES	700		YES	YES	YES	5,000
YES	1,000	1,500	NO	NO	YES	2,400
YES	250				YES	10,000
YES	1,500	1,500	NO	NO	YES	80,000
YES	1,500	1,000	NO	NO	YES	20,000
NO						
NO		4,300	NO	NO	NO	51,800
YES	600	400	YES	NO	NO	5,000
YES	300	200	NO	NO	YES	
NO		2,000	YES	NO	NO	15,000
YES	400	200		NO	NO	10,000
YES	1,000	2,500	NO	YES	YES	40,000
YES	900		NO	NO	NO	1,000
NO		2,000	NO	NO	NO	
NO			NO	NO	NO	10,000
NO		2,000	YES	NO	NO	YES
NO			NO	NO	NO	3,000
YES	400		YES	YES	NO	25,000

TABULATION BY TVS/BFB ARCHITECTS

TABULATION BY TVS/BFB ARCHITECTS

MIAMI BEACH AS A CONVENTION SITE



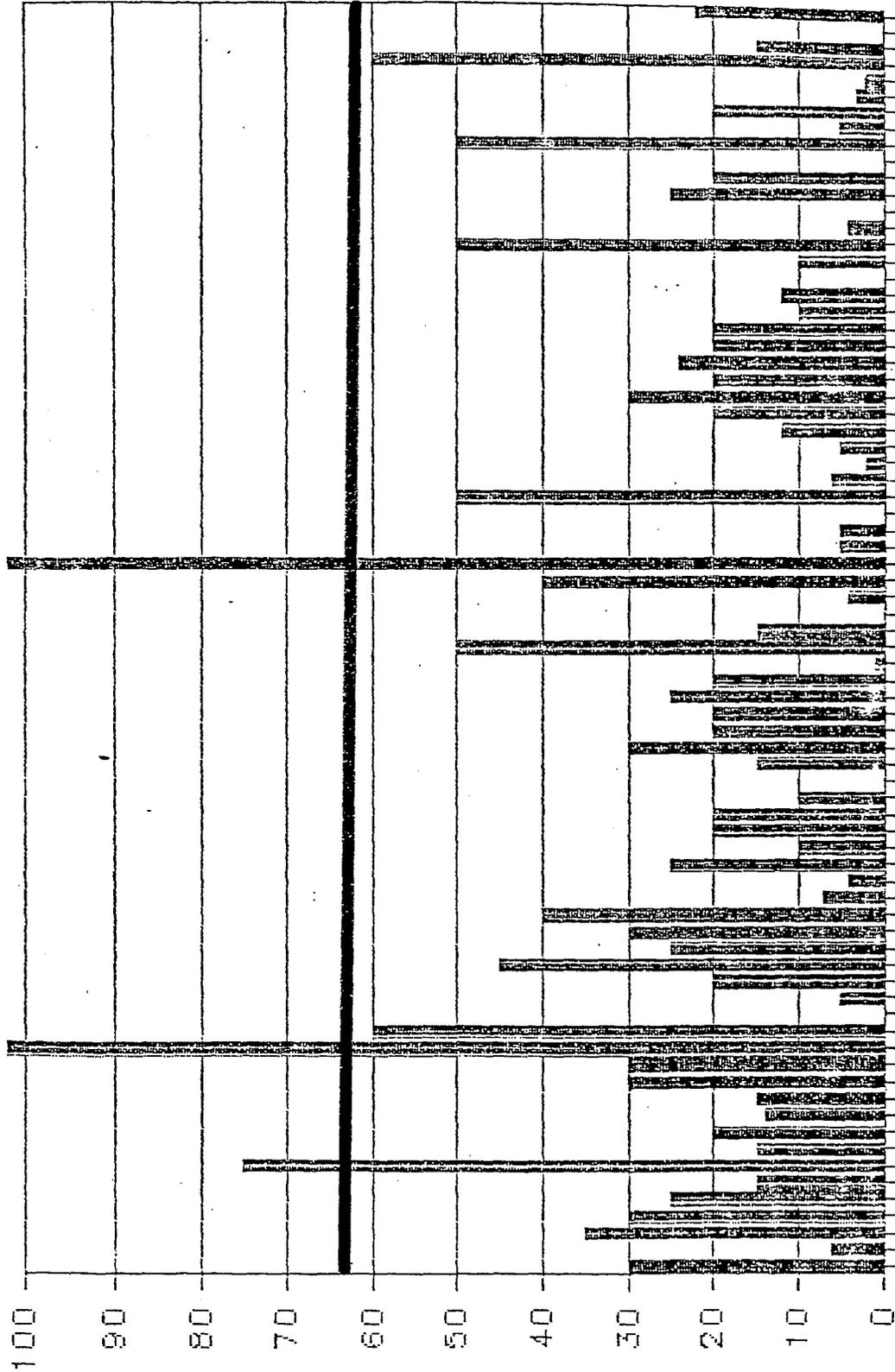
*NO-1: MIAMI BEACH OUTSIDE
GEOGRAPHICAL AREA OF INTEREST

*YES-1: INSUFFICIENT HOTEL ROOMS
CLOSE TO CONVENTION CENTER

*YES-2: NOT SURE

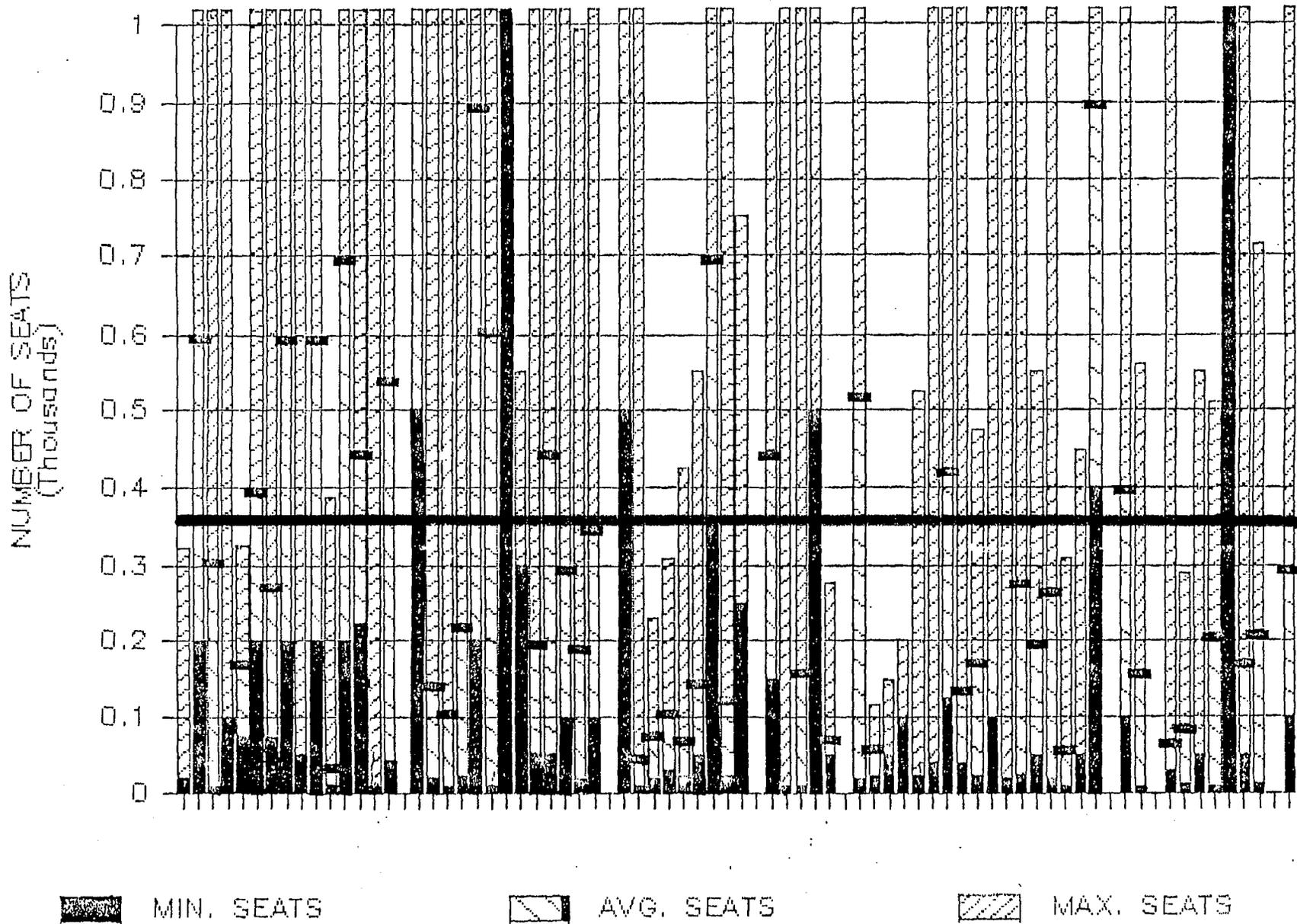
*YES-3: WOULD REQUIRE IMPROVEMENT IN AREA

NUMBER OF MEETING ROOMS

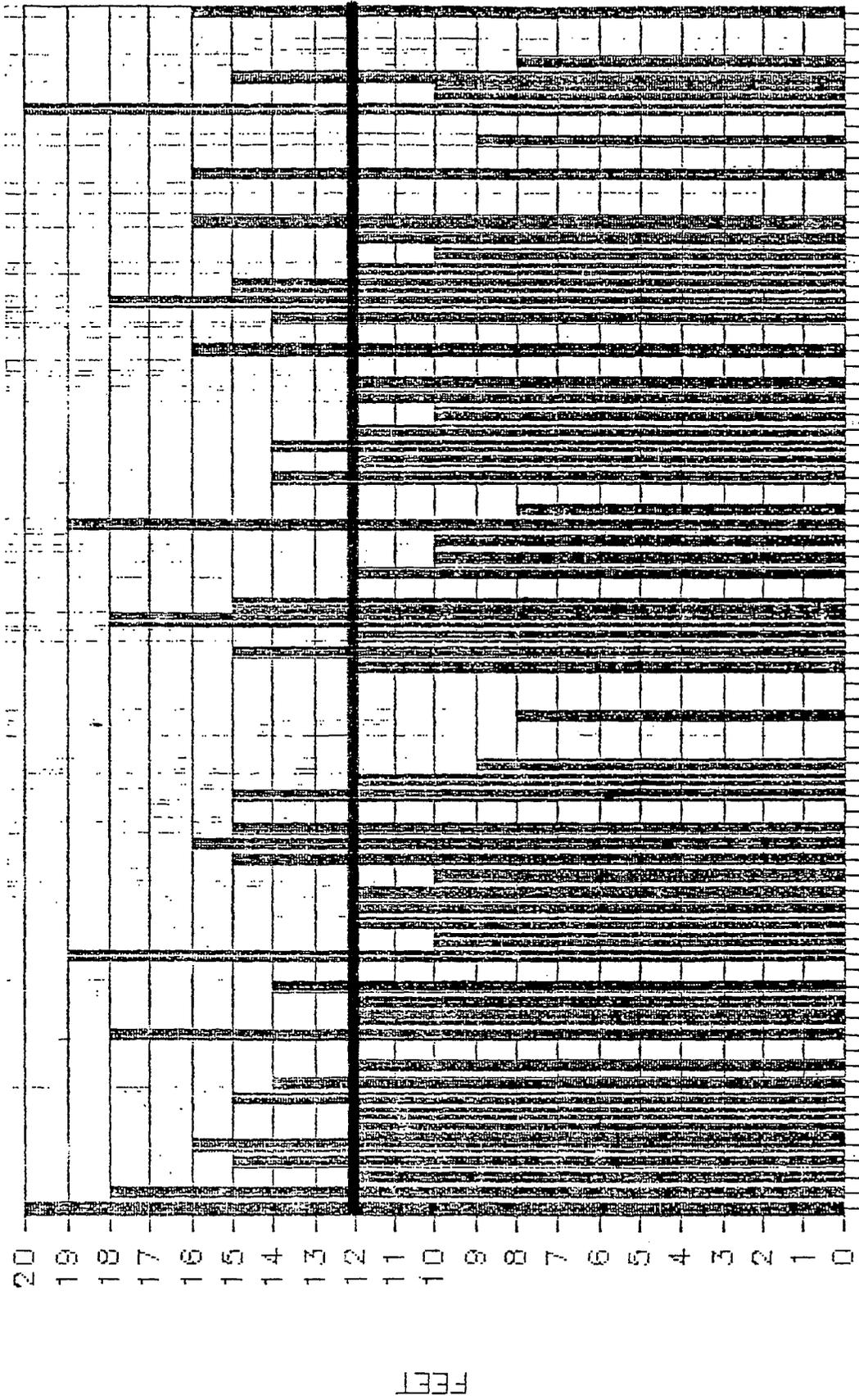


NUMBER OF MEETING ROOMS PROGRAMMED 62

MEETING ROOM SEATING

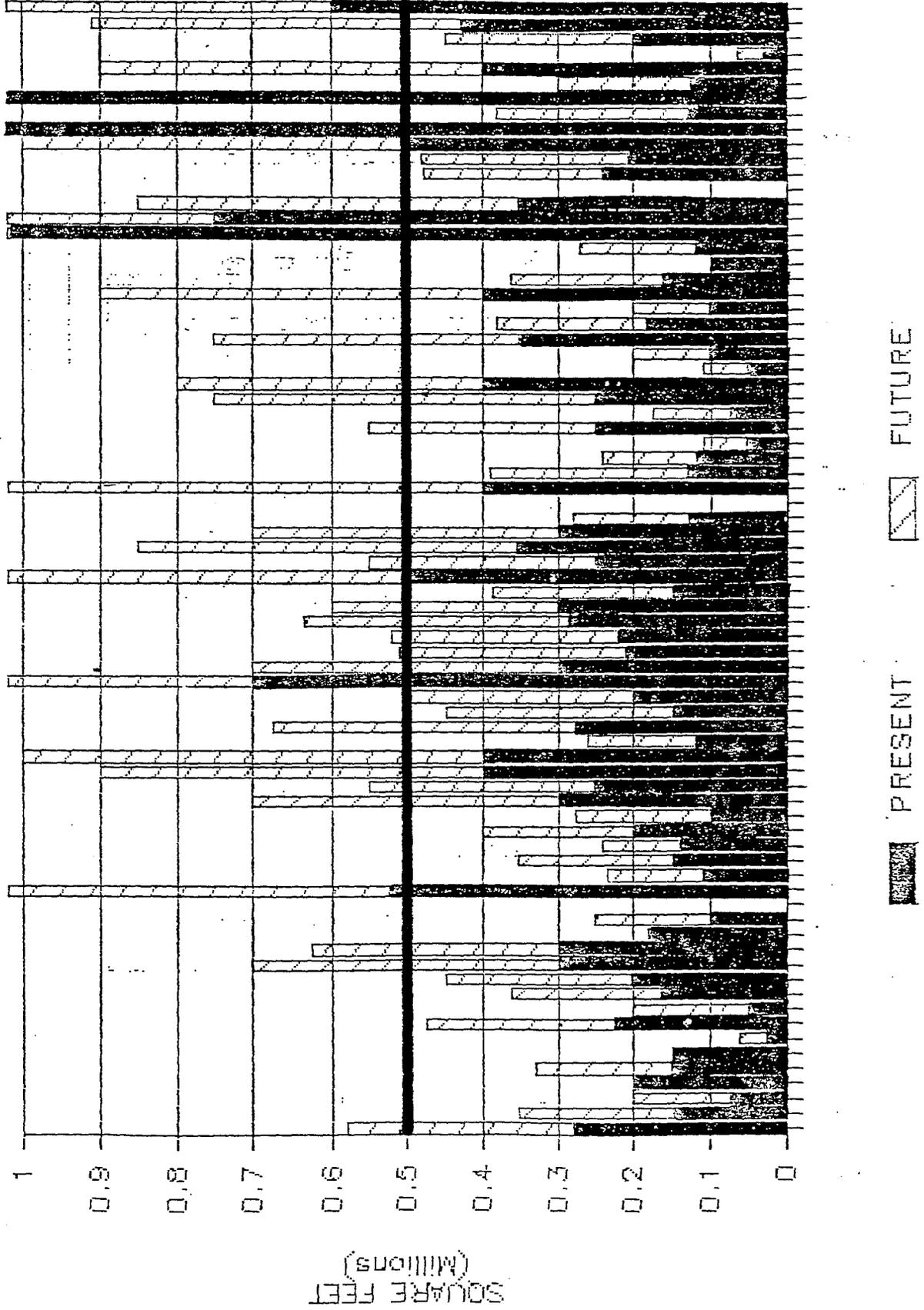


MEETING ROOM CEILING HEIGHT



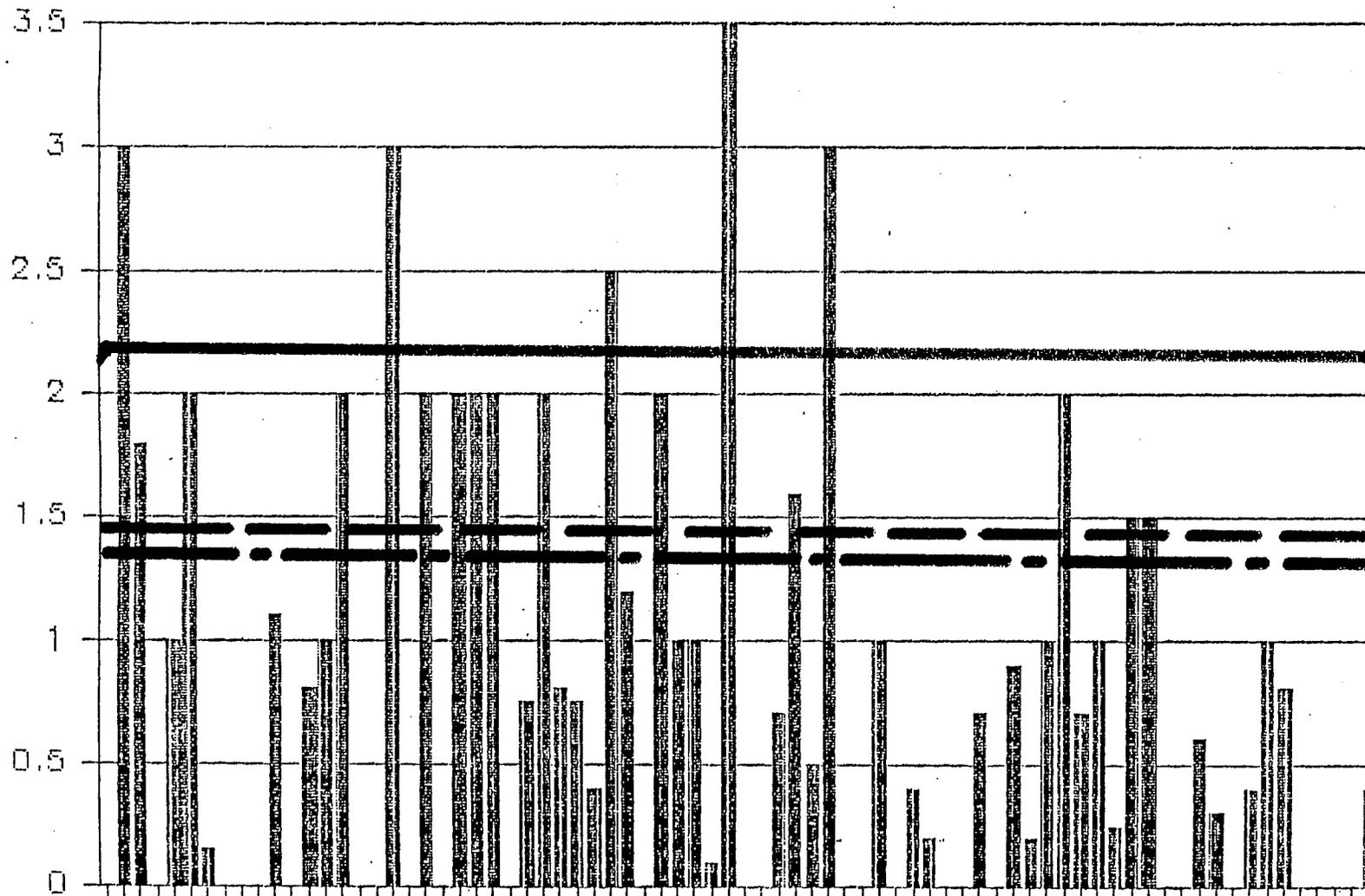
— MINIMUM CEILING HEIGHT PROGRAMMED 12 Ft.

EXHIBITION SPACE IN



— TOTAL EXHIBITION HALL SPACE PROGRAMMED 500,000 Sq. Ft.

BANQUET SEATING



BANQUET SEATING ROOM 100 WEST CONCOURSE 2160



BANQUET SEATING ROOM 102 WEST CONCOURSE 1332

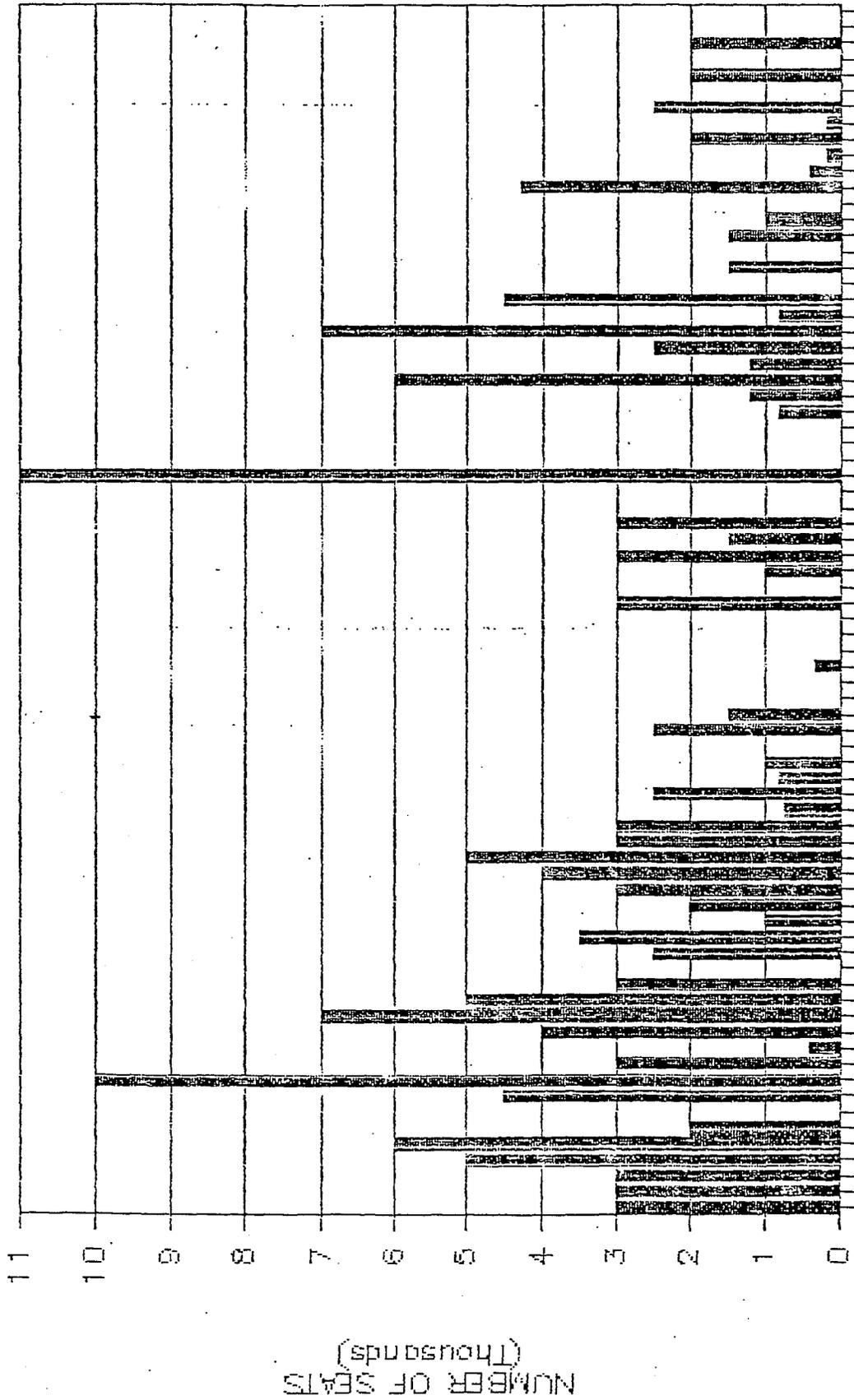


BANQUET SEATING ROOMS 211 & 216 EAST CONCOURSE 1440

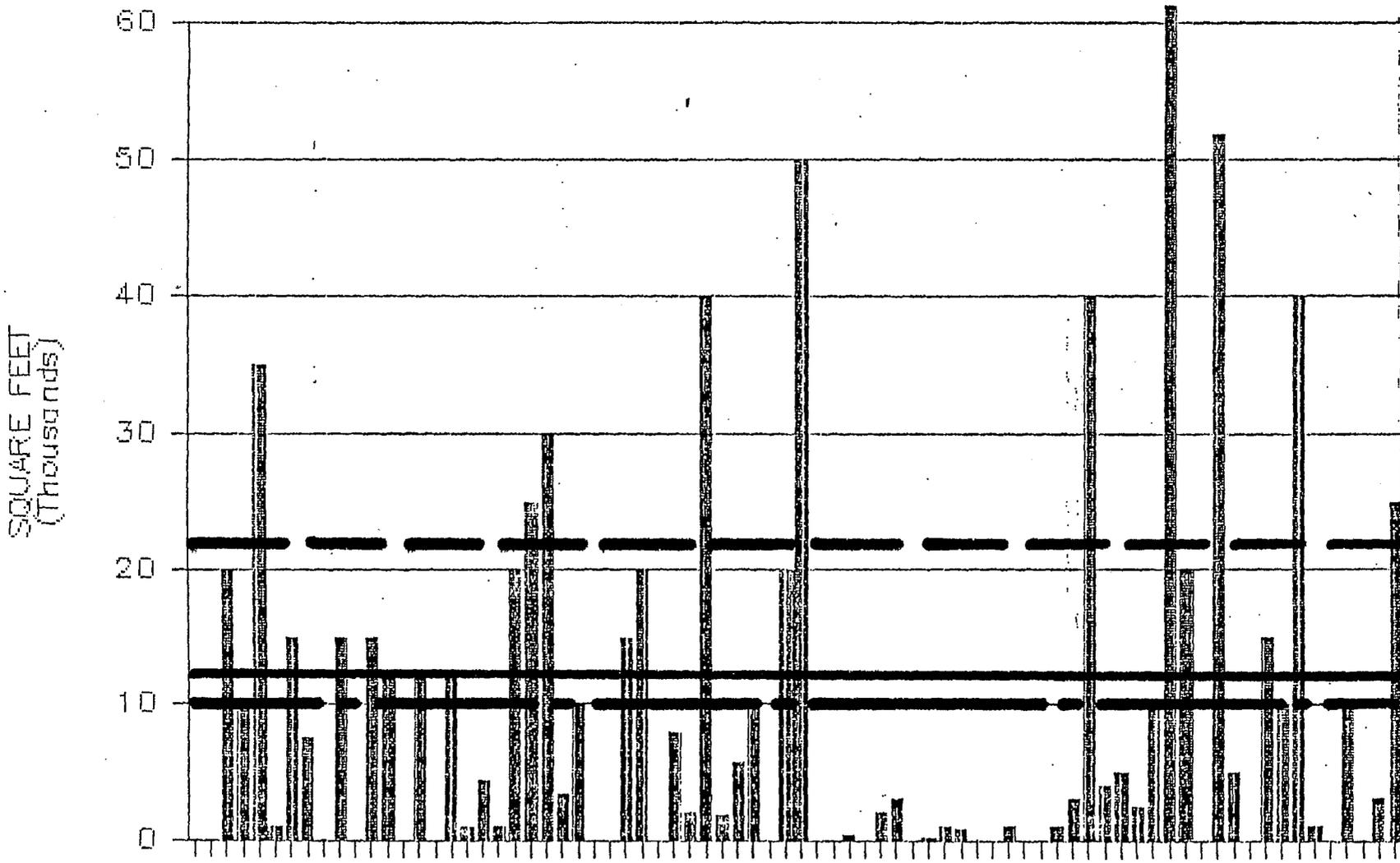
NUMBER OF SEATS
(Thousands)

APPENDIX B

GENERAL SESSION SEATING



REGISTRATION SPACE



- WEST CONCOURSE 12,000 Sq. Ft.
- - - - EAST CONCOURSE 10,000 Sq. Ft.
- - - - TOTAL BOTH CONCOURSES 22,000 Sq. Ft.