

Miami Beach Convention Center

Preliminary Expansion Costing

Prepared by Andy McLean, TVSA

May 3, 2006

	Area	Cost per Square Foot	Construction Cost (In millions)	w/ Soft Costs & Contingencies (in millions)	With 30 % Market Contingency (in millions)
MEETING ROOM / BALLROOM EXPANSION					
1	SW Main Ballroom	82,800	\$330	\$27.3	\$32.8
	Existing C123-126 Corridor Upgrades	7,000	\$300	\$2.1	\$2.5
				\$29.4	\$35.3
					\$45.9
2	NW Jr Ballroom (D128-131) Upgrades	21,500	\$120	\$2.6	\$3.1
	NW Jr Ballroom (D128-131) New Prefunction	16,500	\$300	\$5.0	\$5.9
				\$7.5	\$9.0
					\$11.7
3	Center Plate Offices	3,500	\$120	\$0.4	\$0.5
4	West Food Court	28,700	\$120	\$3.4	\$4.1
5	West Upper Mtg Rm Exp	14,400	\$300	\$4.3	\$5.2
					\$6.7
A	Subtotal Meeting Room / Ballroom Expansion			\$45.1	\$54.2
					\$70.4

PUBLIC SPACE UPGRADES (Full or Lite)					
6	West Upper and Lower Full Renovation	83,250	\$75	\$6.2	\$7.5
7	East Upper and Lower Full Renovation	91,500	\$40	\$3.7	\$4.4
B	Subtotal Public Space Full Upgrades			\$9.9	\$11.9
					\$15.4
	If #1 is Taken (Delete)	16,200	(75.0)	(1.2)	(1.5)
	If # 2 is Taken (Delete)	16,200	(75.0)	(1.2)	(1.5)
	If #4 is Taken (Delete)	-	(75.0)	0.0	0.0
C	Subtotal Public Space Full Upgrades (w/ Meeting Room / Ballroom Expansion)			\$7.5	\$9.0
					\$11.7
OR					
8	West Upper and Lower Lite Renovation	83,250	\$50	\$4.2	\$5.0
9	East Upper and Lower Lite Renovation	91,500	\$25	\$2.3	\$2.7
D	Subtotal Public Space Lite Upgrades			\$6.5	\$7.7
					\$10.1
	If #1 is Taken (Delete)	16,200	(75.0)	(1.2)	(1.5)
	If # 2 is Taken (Delete)	16,200	(75.0)	(1.2)	(1.5)
	If #4 is Taken (Delete)	-	(75.0)	0.0	0.0
E	Subtotal Public Space Lite Upgrades (w/ Meeting Room / Ballroom Expansion)			\$4.0	\$4.8
					\$6.3

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MEETING ROOM UPGRADES						
10	West Upper and Lower	63,300	\$40	\$2.5	\$3.0	\$3.9
11	East Upper and Lower	51,800	\$20	\$1.0	\$1.2	\$1.6
F	SubTotal Meeting Room Upgrades			\$3.6	\$4.3	\$5.6
	If #1 is Taken (Delete)	21,695	(40.0)	(0.9)	(1.0)	(1.4)
	If # 2 is Taken (Delete)	22,358	(40.0)	(0.9)	(1.1)	(1.4)
	If #3 is Taken (Delete)	3,510	(20.0)	(0.1)	(0.1)	(0.1)
	If #5 is Taken (Delete)	10,000	(40.0)	(0.4)	(0.5)	(0.6)
G	Subtotal Meeting Room Upgrades (w/ Meeting Room / Ballroom Expansion)			\$1.3	\$1.6	\$2.1
ANCILLARY UPGRADES						
12	ARCHITECTURAL STATEMENT				5.8	7.5
13	LANDSCAPING				1.9	2.5
14	EAST FACADE	50,000	\$25	\$1.3	\$1.5	\$2.0
H	Sutotal Ancillary Upgrades				\$9.2	\$12.0
J	Subtotal All Expansion/Full Renovations (A+C+G+H)				\$73.9	\$96.1
K	Subtotal All Expansion/Lite Renovations (A+E+G+H)				\$69.8	\$90.7
15	ONGOING NEEDS				\$20.0	\$26.0
	Total All Expansion/Full Renovations/Ongoing Needs (J + 15)				\$93.9	\$122.1
	Total All Expansion/Lite Renovations/Ongoing Needs (K + 15)				\$89.8	\$116.7