FINAL REPORT

CITY OF MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

FEASIBILITY STUDY FOR THE BYRON CARLYLE THEATER

PREPARED BY:

C3TS

January 2006




901 Ponce de Leon Boulevard, Suite 900
Coral Gables, Florida 3313
305.445.2900 800.448.0227 Fax 305.445.336

TABLE OF CONTENTS

A - EXECUTIVE SUMMARY

B - EXISTING CITY RECORDS - PROPERTY DATA

- B.1 - History and Introduction
- B.2 - Current Renovation
- B.3 - Impact of Current Renovation
- B.4- Surrounding Property and Zoning
- B.5 - Flood Elevation
- B.6 - Site Access and Parking

C - EXISTING BUILDING CONDITIONS - WEST SIDE

- C.1 - Florida Building Code
- C.2 - ADA Access
- C.3 - Stairs
- C.4 - Electrical
- C.5 - Fire Safety
- C.6 - Mechanical
- C.7 - Asbestos

D - STRUCTURAL EVALUATION

- D.1 - Description of the Structure
- D.2 - Exterior Walls
- D.3 - Roof System and Roof Deck
- D.4 - Ground Floor Slab
- D.5 - Evaluation of Current Code – Wind Load Calculations

D.6 - Conclusions

D.7 - Recommendations

D.8 - Cost Associated with Rehabilitation of Structure

E – EVALUATION OF PROPOSED USES

E.1 - Essential Needs to Support the Theater

E.2 - Other Potential Uses

E.3 - Evaluation of Essential Needs – to the Theater

E.4 - Evaluation of Other Potential Uses and Program

E.5 - Impact of Proposed Improvements to the Structure and Recommendations

F- DESIGN ALTERNATIVES AND COST

F.1 - Design Alternative 1

F.2 - Design Alternative 2

F.3 - Design Alternative 3

G - PERMITABILITY OF PROPOSED IMPROVEMENTS

H - CONCLUSIONS AND RECOMMENDATIONS

I - APPENDIX: "A" - Photographs

"B" - Exhibits

"C" - Project Data

"D" - Wind Loan Calculation - Photographs S-1 thru S-6

"E" - Tie Beam and Tie Columns Calculations

"F" - Reduced set of Record Drawings

"G" - Meeting Minutes

"H" - Cost Estimates: Design Alternatives 1, 2, & 3

A- EXECUTIVE SUMMARY

This report looks into various adaptive re-use scenarios for the vacant west portion of the Byron Carlyle Theater located at 500 71st Street.

It was determined that all scenarios for the adaptive re-use of this non-historic structure would require the creation of back stage functions to serve the current eastern theater facility. This theater facility was recently put into service after extensive renovation of that facility by the City of Miami Beach. It was further determined that the western portion of the building in question will need to be treated as a separate structure with the required fire separation in order to limit the possible upgrading of the eastern portion already in service.

A review of the current condition of this new "West Building" shows that it will require extensive renovation, repair and upgrading to be able to serve in any of the proposed use scenarios. Also the costs of these improvements will negate the value of the current structure. As such the demolition and replacement of this structure might be preferable to its adaptive re-use, with its built in obsolescence should larger programs than those reviewed were sought.

The only logic in the current's building preservation would be the retention of its historically accredited 165 parking space allowance that would either burden any new development or require the City to obtain a variance for a new structure.

Ultimately, within the re-use scenarios contemplated the adaptive rehabilitation of the structure is recommended.

B- EXISTING PROPERTY RECORDS – PROPERTY DATA

B.1 – History and Introduction:

The purpose of this feasibility report is to evaluate the existing structure and determine the necessary structural and building upgrades that the Byron Carlyle theater will have to undergo in order to bring the building up to current code standards and its viability for adaptive re-use. This report is also meant to suggest and evaluate possible program uses for the currently vacant west side of the building, as well as review the impact of the proposed uses to the structure and the site.

The Byron Carlyle Theater is a contributing part of the City of Miami Beach's capital cultural investment which totals $58 million. The City of Miami Beach invests in excess of $3 million in cultural programming and operations. The rehabilitation of the building as a whole is therefore vital to the City. Current needs of the theater will need to be address to assure viability and future success of the Performing Arts Theater.

The Byron Carlyle Theater is located at 500 71st Street between Byron Avenue and Carlyle Avenue, in the heart of North Beach this area is currently experiencing a great deal of redevelopment primarily in the markets of new housing, housing redevelopment and low intensity commercial retail. The theater was built in 1968, it opened to the public on December of that year as a twin-cinemas. A total of 994 seats were originally built with the large auditorium having a capacity of 590 seats. In the mid 1970s the theater was redeveloped into a multiplex cinema, the larger auditorium to the west was subdivided into 5 smaller theaters. The theater continued to operate until it was sold by its owner, Wometco Enterprises to the City of Miami Beach in 2002 for $1.7 million. (Sale was reported in the Miami Beach City Press on June of 2004.)

The City of Miami Beach building department only has record of a partial set of the original 1968 architectural drawings in microfilm for the Byron Carlyle Theater, the drawings include floor plan, and intermediate roof plan, an upper roof plan, elevations, sections and a detail sheet (see exhibits in Appendix "F"). In the building department archives there are no structural drawings or MEP drawings on record, and there is also no record of the renovation done in 1970 when the theater was converted into a multiplex theater. A reduced set of the record set of drawings from 1968 is provided in the Appendix "F". The City of Miami Beach Property Management Department has records of the latest renovation completed by the City on 2004.

B.2 – Current Renovation :

In June of 2004 the theater re-opened to the public after undergoing a major renovation that was completed by the City of Miami Beach Property Management Division. During approximately 16 months of repair and alterations, this project rehabilitated the smaller auditorium (or the east side theater) for use as a performing arts theater with a seating capacity of 304. This seating was updated to allow 158 seats in the lower level and 138 seats in the mezzanine level in addition to ADA accessible seating to both levels.

The backstage area of the theater includes two large dressing rooms, two bathrooms, and administrative spaces, new air conditioning of the east side of the building and new fire alarm system. However certain back stage needs were not incorporated into this renovation due to space limitations and not exceeding 50% of the value of the structure in renovations cost that would have cause the whole structure to be brought up to current code standards. These needs have been incorporated into the three re-use scenarios reviewed as part of this report. Renovation work done to the exterior of the building was limited to overall paint and a new roof for the east theater that included replacing the existing metal decking.

B.3 – Impact of Current Renovation :

The City's Property Management Division indicated that the cost of the substantial improvements done to the east side of the Theater equaled to 50% of the appraised value of the building. The renovation done to the east side was done under the Florida Building Code 2001, which required the whole building to be brought up to current code standards if the renovation work exceeded 50% of the value of the property. Any new improvements done to the West side of the building will require the structure to comply with the new Florida Building Code 2004 that went into effect in August of 2004.

Any improvements, alterations, or additions done to the west side, would also require that the existing building be evaluated for fire safety means of egress and general safety, as well as, a structural analysis as per the provisions of the "2004 Florida Existing Building Code" Sections 1201.4 through 1201.9.

B.4 - Surrounding Property and Zoning:

As per the recorded legal description, the parcel is located in Normandy Beach South PB21-54 lots 1-2-11 &12 BLK 14 lot size irregular or #19658-49900531 3. The "Miami Dade County" records list the Byron Carlyle Theater property as having a lot size of 25,250 SF and the adjustable square footage for the building as 28,335 SF with a land value of $1,136,250.00 and the building valued at $2,156,838, for a total assessed value of $3,293,088.00. (See Appendix "C").

According to the "City of Miami Beach Zoning District Map" the land where the property is located is designated as a CD-3 (Commercial High Density) zoning district, and it is surrounded to the north and south by RM-1 (Multifamily Low Intensity) zoning districts.

B.5 - Flood Elevation:

The City of Miami Beach is in a special flood hazardous area, the "FEMA Flood Elevation Map" indicates the Byron Carlyle Theater property to be in an AE zone area and the flood elevation to be at 8.00 NGVD. (See Appendix "C"). There appear to be areas inside the building which are below the FEMA Flood Elevation mark and also below sidewalk elevation. These low areas include most of the five theaters in the west side of the building and the main electrical and mechanical rooms on the south east corner of the building. No current Flood Elevation Certificate is available for this building; any projected redevelopment of the building will require one to be prepared to determine the elevation of any new spaces. However, it appears that either flood protection or prevention above the sidewalk will be required for any proposed re-use of the building. The floor elevation of the new or modified spaces for occupancy will be required to be at 8'0" NGDV. Currently there are sump pumps in place to control the flooding in those areas currently prone to flooding. The main electrical and mechanical rooms have a water pump to take the water out in flooding situations and it is prepared for a generator to operate the pump in case of power outage.

B.6 – Site Access and Parking:

Access to the property is both pedestrian and vehicular. Primary pedestrian access is from 71st Street. There is a bus stop along 71st Street on the theater side walk and also one directly across the street.

The property is located under the designated City of Miami Beach Parking District No.4, under this district any alteration and added floor area to the building will require compliance with the added off street parking requirements as per Section 130-33 of the City of Miami Beach Code of Ordinances. There is a meter parking lot on the south west side of the building with 15

parking spaces across the alley from the site. There is also a municipal parking lot across the street to the east of the building, and metered street parking on the east side of the site. There is no off street parking exclusive for the theater either on or of site.

The use of the property to date has been that of a theater or cinema, for both the parking requirement is one parking space for every four seats as per the City of Miami Beach Code of Ordinance (Sec. 130-33 (6)). The original movie theater had 994 seats; this provided the property with an allocation of approximately 248 parking spaces which become a credit for the property in any change of use of the property or remodeling within the same use. The renovated theater on the East side of the building probably claimed 76 parking spaces for the 304 seats and 7 parking spaces for the approximately 1,465 square feet of office area. The amount of parking spaces left as a credit is still approximately 165 parking spaces. The City of Miami Beach Department of Planning and Zoning confirmed that they would recognize a credit for parking spaces for the previous use for the building.

C- EXISTING BUILDING CONDITIONS – WEST SIDE

The 20,259 square foot building structure has survived the last 37 years relatively intact. The west side of the building is currently unoccupied, there is building debris left from demolition work that was done to remove interior finishes to this area of the five multiplex theater spaces. The acoustical ceilings are still mostly in place, as are the frame work and acoustical wall panels on the west side walls where the screens used to be. Likewise the projection booth mezzanine and demising walls for the multiplex are still in place. Visually the west side of the structure appears to be in fairly good condition, most of the original finishes have been removed to the exposed block wall, where the concrete tie columns and concrete tie beams are visible, the concrete floors have also been exposed. There is no apparent water damage to the interior walls although there are traces of water marks on the concrete floor slab in the theater spaces. According to record drawing the lowest floor elevation in the west theater is approximately -1'-9" to -2'-0" below the exterior side walk elevation. There are water pumps in place in the areas that appear to be below flood elevation.

C.1 – Florida Building Code 2004:

The proposed improvements and evaluation of the existing structure will be based on minimum requirements of the latest edition of the "City of Miami Beach Code of Ordinance" and "Florida Building Code 2004", which include the "2004 Florida Existing Building Code", NFPA 101 "Life Safety Code" 2003, Edition, and all other applicable state and local code regulations.

C.2 - ADA Access:

The building currently does not have full ADA accessibility on the West side. When the renovation was done to the East side the building the theater space and office areas were made fully ADA accessible including access thru a chair lift to the mezzanine sitting area in the renovated theater space, and full ADA single station restroom in the lobby area. The railings and ramps that access the building from the exterior do not meet current ADA requirements. Several doors do not meet the required ADA clearances on the pull and push sides of the doors. The building does not have an elevator since the original use for the building and the layout of the spaces did not require one at that time. The original public spaces were accessed from ground floor level; the intermediate level was mainly for projection rooms, electrical and mechanical rooms. The existing projection rooms are not ADA accessible.

C.3 – Stairs / Egress:

Stair number 3 as noted in appendix "B" exhibit 2, is a concrete stair that currently services the ground floor corridor in the backstage area to the upper level where the old projection rooms that serviced the west side theater used to be. This stair served as a means of egress from the projection rooms of the west side theater. The stair is located in the middle of the building and currently does not meet the current code standards, the risers are 3/4" higher then the code allowed maximum of 7". The railings, and door clearances also do not meet current code standards, the stair takes you to the ground level with no direct exit to the exterior.

Stair number 1 as noted in appendix "B" exhibit 2, is a concrete stair located on the south east corner of the building, it serves as a means of egress for the theater's projection room located on the east side and the theater's mezzanine level, it also serves as access to the main electrical and mechanical rooms located on the south east corner of the building.

Stair number 4 as noted in appendix "B" exhibit 2, is a metal stair that was built during the renovation done to the building in the 1970's when the theater was converted into a multiplex. This stairs served as a means of egress for the projection rooms that serviced the three theaters on the west side. It exits directly to the outside. The doors into the stairs and the doors exiting to the outside do not meet current code standards for door clearances, the stair itself, does not meet riser heights and widths.

C.4 – Electrical:

The original building was a twin theater served by a main switchgear with four main disconnects, one main each for the air conditioning of the east and west theaters, and one each for projection, lighting and receptacle loads of the east and west theaters. There are presently two 225A, 3 phase 42 circuit panels "2LR1" and "2LR2" that are the original panels installed in the building serving the west theater. These are Frank Adams panels and should be replaced rather than reused for any alterations. The feeders to these panels should also be changed.

When the west theater was converted into 5 theaters, a separate 600 ampere 120/208v, 3 phase service was provided to feed the conversion. This new service feeds a distribution panel located in the projection booth at the second floor and feeds the other three projection room panels in addition the air conditioning equipment for the smaller theaters.

Service wise there is sufficient existing electrical capacity for carrying any load that may be required by any new alterations in the west end as long as the main projection room is not demolished. The existing distribution panel can be reused to feed any new loads.

C.5 – Fire Safety:

A Fire Control Instruments FireVac voice evacuation fire alarm system is located in the second floor projection room which may have to be expanded or upgraded with any alterations to the building that would require changes to the fire alarm system in order to comply with applicable Life Safety requirements.

The building has an automatic sprinkler system which will have to be expanded or upgraded with any alteration done to the building and will need to comply with Section 903 of the 2004 Florida Building Code.

The City Property Management Division has records on the extent of the work done to the East side of the building for Fire Safety. This information will need to be reviewed at the time of any renovations or improvements to the West side.

C.6 – Mechanical:

The existing building west area was originally the larger of the two theaters. It is now converted to five small theaters. There are roof top units serving these 5 spaces. Given their age and the lack of use in the last four years, we recommend that a new A/C system be included in the cost of any rehabilitative use of the west side theater.

C.7 – Asbestos:

A limited asbestos survey was performed on January 2001 by "ATC Associates Inc." for the Byron Carlyle Theater for the City of Miami Beach. ATC performed limited sampling on the facility for renovation purposes, there were no samples taken from the roofing materials as specified in the survey report, only accessible interior and exterior building materials suspected to possibly contain asbestos were sampled.

The report noted samples on the stucco were found to contain asbestos, but only seven samples were taken and one of the recommendations noted that additional sampling of the suspect materials may be required to confirm the presence or absence of asbestos. With any renovation work samples of the roofing materials will also need to be taken to determine the presence of any asbestos in them.

It is recommended that a 10% unforeseen contingency be included in any project cost estimate until the scope and cost of mitigation is more accurately determined.

D- STRUCTURAL EVALUATION

The City of Miami Beach has requested a structural evaluation of the building conditions in order to assess its viability for rehabilitation for future use. The theater was built in 1968. Limited architectural drawings were found at the building department's microfilm section, and no structural drawings were found, therefore, the as-built configuration of the building was derived by visual inspection.

The building's west walls are exposed from the interior, therefore making it possible for visual inspection. This wall should be representative of the remaining exterior walls. the building footings cannot be determined by initial visual inspection since they are covered and would require some destructive inspections to be performed. Nevertheless, the size of the footings would be required to be known only if additional gravity loads were to be imposed on the walls, and for this reason the addition of an intermediate floor should be design with separate footings, excluding the contribution of the wall footings in order to reduce the transmission of new loads to the existing exterior walls.

D.1 – Description of Structure:

The building is divided into two main areas, the east and the west side, and the two are divided by a masonry wall with an extending parapet also dividing the roof into two areas. Although relying on a column structural element both halves are structurally independent. This investigation is only for the building's west side since the building's east side was previously rehabilitated and is currently used as a theater and office space. We are investigating the west side of the building for future use. This side of the building was recently divided into five cinema theaters which are currently out of use. The building layout and dimensions are shown on Appendix "B" exhibit 1. The building structure consists of exterior concrete masonry walls acting

as the sole vertical load bearing components of the building, supporting the roof structure which consists of long span open web steel joists supporting a metal deck. The steel joists are spanning in the North and South direction from exterior wall to exterior wall.

D.2 – Exterior Walls:

The exterior load bearing walls, supporting the roof structure, consists of 12" concrete masonry bounded with an intermediate concrete tie beam, a concrete tie beam at the top of the wall, and concrete tie columns spaced at approximately 11'-6" o.c. This type of wall construction is permitted by code, however the masonry portion of the walls are to be treated as unreinforced and the integral concrete frame provides for the main wind load support. Examination of the concrete frame revealed two continuous tie beams, one intermediate concrete tie beam at elevation +11'-8" and the other tie beam at the top of the wall at elevation 34'-0", the concrete tie columns are 16" wide and are spaced at approximately 11'-6" o.c.. As per the Architectural plans the height of the exterior walls is 34' and 4'-8" of parapet. The steel joists are supported on the wall's top tie beam. The reinforcing steel in the concrete frame is unknown.

D.3 – Roof System and Roof Deck:

Limited areas of the roof system adjacent to the tie beam support were uncovered and could be observed from the floor level. The visible areas of roof structure revealed long span steel joists being supported on the masonry walls. As per the architectural plans the span of the steel trusses is approximately 90'-0". As per visual inspection from the ground level the steel joists appears to be over 48" in depth and spaced at approximately 4'-0" O.C., spanning in the north and south direction from exterior wall to exterior wall. As per review of the standard joists institute design specifications for long span joists, the examined joists would correspond to a standard 52" long span joists weighing approximately 25 pounds per liner foot and would

adequately support the loads required by the current code. The metal deck spans from joists to joists and appear to be welded to the joists. The thickness of the metal deck and the size, spacing, and condition of the welds cannot be determined since it is covered by the roofing. However due to the age of the building and the evidence of previous roof leaks, a detailed survey of the roof deck and connections will be required to determine is viability. Likewise the deck will have to be upgraded to perform as a diaphragm through either a concrete casting, deck upgrades, or both.

D.4 – Ground Floor Slab:

The ground floor slab consists of a concrete slab on grade which possesses a depression at the center of each space. The existing elevation of the concrete slab on grade is below the apparent flood plane level. Therefore it will require to be pinned down in order to resist hydrostatic loads during times of flooding. The existing NGVD slab elevation is required in order to determine the magnitude of hydrostatic load and the design of the slab pinning. The pinning of the concrete slab could be achieved by the installation of concrete piles throughout the space. The quantity of pilings will be dependant on the magnitude of the hydrostatic load. Furthermore, any new floor slab will require to be thickened with additional reinforcing steel in order to adequately sustain the hydrostatic loads.

D.5 – Evaluation of Current Wind Load Calculations:

Based on the height and footprint dimensions of the building obtained from the architectural drawings, wind pressures on the exterior walls were derived. The wind pressures were determined by using the provisions of ASCE 7-02 with a directional factor Kd=.85.

Tie beams were checked for wind pressure as follows:

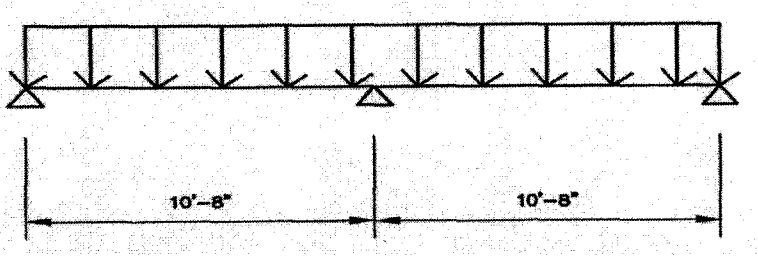
A= 10.67 (17.4) = 186 sq. ft.

For zone 5: qz = 47.0 psf. Gcp = -0.86 Gcpi = 0.18

P wind = 47 (-0.86 – 0.18) = - 48.9 psf

W wind = 48.9 (17.4) = 851 plf

For tie beam calculations see Appendix "E".

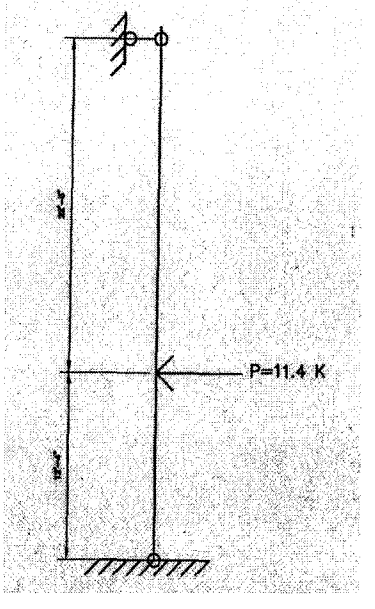


Tie columns were checked for wind reaction from tie beams as follows:

P wind = 11.4 Kips.

Tie column section: 12"x16"

For tie column calculations see Appendix "E".



D.6 – Conclusions:

As per our calculations the existing exterior wall will not be able to adequately support the wind loads required by FBC 2004. Since the masonry walls were discovered to be unreinforced, analysis of the wall required for all the wind loads to be resisted by the integral concrete frame, which consists of concrete tie beams and tie columns. The concrete tie beam proved to be inadequate even when assuming a high amount of vertical reinforcing steel. Therefore, the existing exterior masonry walls will require to be strengthened in order to support the current code wind loads. The wall strengthening will involve placing vertical reinforcing steel within the masonry cells at a spacing of 24" o.c. and grouting the masonry cells. An alternate method of wall strengthening will involve strengthening the existing concrete tie columns by enlarging them and providing additional reinforcing steel.

If a new intermediate floor is proposed, the new floor diaphragm will act as a wall brace, reducing the wall span and thus eliminating the need for major wall strengthening. Although the intermediate floor will benefit the existing wall for the effect of wind loads, the consequence would be that it will impose additional gravity loads on the existing wall foundation and the method of attachment to the wall will be challenging. The introduction of a separate vertical support system for the intermediate floor would mitigate the loads on the existing wall.

The condition of the metal deck cannot be determined due to its inaccessibility. The thickness of the metal deck and the size, spacing, and condition of the welds cannot be determined since it is covered by the roofing. However due to the age of the building and the evidence of previous roof leaks, a detailed survey of the roof deck and connections will be required to determine is viability. Likewise the deck will have to be upgraded to perform as a diaphragm though either a concrete casting or deck upgrades.

The ground floor slab on grade will require to be demolished and constructed to resists hydrostatic loads during flood events. The new slab configuration will consists of a structural concrete slab properly reinforced and pinned with concrete piles to resists the hydrostatic loads.

D.7 – Recommendations:

1. In order for the exterior walls to comply with the current code mandate wind loads, the masonry walls will require to be reinforced or the concrete tie columns strengthened. An intermediate floor will eliminate the wall reinforcing requirement since it will reduce the span of the wall, however, it will require addressing other conditions such as the additional loading on the existing wall foundation and the method of attachment to the wall. An intermediate floor structure with its own separate vertical supports will mitigate the loads on the existing wall.
2. The tie beams are adequate to support the new wind loads with the minimum reinforcing assumed.
3. The roof joists appear to be in good condition and capable of sustaining the loads required by the current code. Additional uplift bridging may be required.
4. The roof metal deck could not be inspected, but due to the time of use, the history of roof leaks and the fact that the east side of the building when renovated required a new metal deck due to deck deterioration, we recommend the replacement for a new roof deck if the rehabilitation of the building is contemplated. The new metal deck will require a light weight concrete topping as per code requirements for diaphragm action.

D.8 – Cost Associated with Rehabilitation of Structure:

The cost for structural strengthening could range anywhere from $120,000.00 to $220,000.00, a new metal roof deck and lightweight concrete approximately $150,000.00, and a hydrostatic slab and pile supports $170,750.00. A cost evaluation with removal of existing deficient systems for a determination of a net shell value is provided in Section E of this report.

E- EVALUATION OF PROPOSED USES

Any redevelopment or re-use of the West side of the building will fall under one of the following scenarios:

1) Redevelop saving existing west side building shell.
2) Demolished and reprogram to new use / liquidate property.

In evaluating these two alternatives for the West side, we must begin by determining the approximate value of the existing shell. This gross value has been estimated below at $769,080.00 for the true net value of the shell as a serviceable space, expenses related to needed repairs and code upgrades need to be deducted from the gross shell value. The costs for these upgrades and repairs have been itemize below and include floor leveling expense and hydrostatic slab; strengthening of the exterior walls to meet current wind loads; as well as the cost for a new roof, lightweight concrete roof slab, insulation and new metal deck. The existing building structure does not meet current wind loads and a structural hardening of the exterior masonry walls will be required. The figures below are estimated values:

Needed repairs or upgrades West Building	**Basic Cost**	**Shell Repair Cost**	**Shell Improvement Cost**
Existing slab demolition	$1.75 x 9,048 SF	$15,834.00	
New hydrostatic slab 9,048 S.F. (1005 S. YD.)	$150.00 x 1005 S.YD		$150,750.00 *
New piles 25' deep	$400.00 x 50 piles		$20,000.00 *

Existing roof / metal deck demolition / equipment removal	$3.25 x 9,048 SF	$29,406.00 *	
New roof / metal deck Insulation LWC	$16.50 x 9,048 SF		$149,292.00
Miscellaneous Interior Demolition		$50,000.00	
Structural Strengthening Of walls / shell		$120,000.00 to $220,000.00	
Totals		**$215,240.00 to $315,240.00**	**$320,042.00**

* Would also be part of new construction all or in part.

Net value of the existing shell would be its present estimated value of $769,165.00 ($85.00 x 9,049 SF) less the repair cost of $315,240.00 for a total net value of $453,925.00.

Development options for the site yielded the following:

Density of current housing is to low to support local retail. Site remaining after build out of Performing Arts Theater needs is too small, (less than 10,000 S.F.), to be viable for development of other uses at this time. Thus we must find uses that maximize the current shell value until such time as density and land value will allow, for current or redevelopment by others through public RFP.

The City of Miami Beach Office of Tourism and Cultural Development conducted meetings with community participants in May of 2005 for the purpose of collecting ideas of proposed uses and some essential needs for the west side of the Byron Carlyle Theater, the following is a list of uses that were proposed at that time:

E.1 - Essential needs to support the existing Byron Carlyle 302 Seat Theater:

- Receiving / Loading are for existing Byron Carlyle Theater.
- Small Scene (Carpentry) Shop and storage.
- Lighting and Electrics storage.
- Prop, Equipment and Costume Storage.
- Rehearsal space equal or greater to the stage size at the Byron / Colony Theater.
- Trash Room.
- Utilities Room.
- Relocate audience alley emergency exit currently located along the stage right side of the stage to the front of the stage to allow for stage right expansion. This would require additional reconfiguring of the alley component.

E.2 - Other Potential Uses:

- 99-120 seat style Black Box Theater.
- Dance Studio.
- 80-100 seat Film and Digital Cinema Screening Room (Dailies & Press screenings).
- Film & Digital Editing Suites.
- Film & Digital Recording Studio.
- Retail / Commercial Space (ground floor).
- Artist Housing Quarters.
- Gallery and Studio Space.
- Additional Parking.
- Class A Office Space.
- Recreation Open Air / Park Space.
- Low Moderate Housing.

E.3 - Evaluation of Essential Needs to the Theater:

The items listed as essential needs to support the existing theater space are valid and critical for its optimal use and successful operations of the theater, the program listed can be accommodate in part of the west side of the building. In the list provided by the City the were no square footage requirements for those spaces, in evaluating the current theater the following are areas that the essential support spaces will require as a minimum:

- Receiving / Loading area:	500 S.F.
- Carpentry Shop:	250 S.F.
- Carpentry shop storage:	150 S.F.
- Lighting and electric storage:	150 S.F.
Prop, Equipment and Costume Storage:	250 S.F.
- Rehearsal space:	1,530 S.F. (stage size at Byron)
- Trash room:	100 S.F.
- Utilities room:	100 S.F.
Total Projected Square Footage:	3,030 S.F.
- Mechanical (3%):	90 S.F.
- Electrical (3%):	90 S.F.
- Circulation (5%):	300 S.F.
Total Projected Square Footage	3,510 S.F.

The West side of the building has an area of approximately 9,049 S.F. (See appendix "B", exhibit 1). The proposed area of use above is approximately 39% of the total ground floor area for the west side. The volume of height on the west side of the building allows for the addition of a second floor level, provided that an elevator and stairs will be required. If the

essential needs to support the theater are provided on the ground floor that would leave 5,539 S.F. of area free at that level to accommodate additional program, and the possible addition of a second floor.

E.4 - Evaluation of Other Potential Uses and Building Program:

The list of potential uses for the West side of the Byron Carlyle Theater presents a list of very compatible uses and some that are less. The proposed use of "Recreation Open Air / Park Space" will require complete demolition of the West side of the building. The list of potential uses did not provide square footages for a program to be developed. We have generated the list below for these uses based on comparable projects and to create the best space for the use intended.

Compatible spaces to the theater:

- 99-120 seat style Black Box Theater	4,000 S.F. - 4,500 S.F.
- 80-100 seat Film and Digital Cinema Screening Room (Dailies & Press screenings).	1,500 S.F. - 1,700 S.F.
- Film & Digital Editing Suites	500 S.F. - 800 S.F.
- Film & Digital Recording Studio	500 S.F. - 800 S.F.
Total Square Footage	6,500 S.F. - 7,800 S.F.

The Digital media component is a compatible use for the building and it will possibly require a second floor addition for part of the space after the essential needs to the theater are provided, this alternative will be developed further as design alternative no.1. The Black Box Theater component could also be accommodated within the same program. In addition, the Black Box Theater space will allow uses as a dance studio or rehearsal space.

Other potential uses in place of the multipurpose Black Box Theater could be:

- Retail / Commercial Space
- Gallery and Studio Space
- Class "A" Office Space
- Dance Studio
- Municipal Fitness Center (for the community)

E.5 – Impact of Proposed Improvements to the Structure and Recommendations:

The proposed uses for the building, as developed in the design alternatives, will be evaluated and the impact to the structure will be determined.

If the building is evaluated as one building structure the renovation been proposed to the West side of the building, within the approximate 9,049 S.F. area, as shown on appendix "B", exhibit "1", can be considered an alteration Level 2 as per the "2004 Florida Existing Building Code" Section 304, because the area does not exceed 50% of the aggregate area of the building, and the last improvements were done in 2004. If areas of the West side of the building were to be renovated and additional square footage was added and exceed 50% of the total building area, then the renovation will be considered a Level 3 and the work will need to comply with the requirements specified on Section 305 of the "2004 Florida Existing Building Code." Both of the above alteration scenarios would imply a re-evaluation of the East side of the building for Fire Protection, Means of Egress, Accessibility and Structure, areas that do not comply with current code standards will need to comply.

To minimize the impact to the East side of the building without limiting the possible improvements to the West side our recommendations are to provide a 4 hour fire rated wall or fire wall separation between the East and the West side, therefore creating a separate building structure. This separation currently exists as a twelve inch curved masonry wall which extends

above intermediate roof that connects the East and West side. This alternative was presented to the City of Miami Beach Building Department and Fire Department at a meeting held at the City's Building Department on January 9, 2006. (See meeting minutes in Appendix "C"). The height and construction of the parapet will need to be verified since it will require to have the same fire resistance rating as the supporting wall and to extend no less than 30 inches above the roof to maintain the fire rating.

A separate Fire Alarm system will be provided for the West Building, with a separate zone for the sprinkler system, its own backflow preventer, flow sensor alarm and a separate siamese connection on the west side (the existing siamese is currently on the south east corner of the building, see Appendix "A" pictures 4.1 thru 4.4).

The main electrical feed for the building is currently on the south east corner of the building a separate electrical disconnect will be required for the West building.

The existing floor slab currently below FEMA flood elevation will need to be brought up to above flood elevation or provide a hydrostatic floor slab and flood protection as a minimum for all street level openings.

F – DESIGN ALTERNATIVES AND COST

Three design alternatives have been developed and presented in this study to incorporate the proposed uses beyond the required uses to the building, as well as other potential and possible uses. The outlined programs and projected costs will be based on proposed square footages for the purpose of this study, and for finished space without FF&E. Cost estimates/ budgets are provided for the implementation of each alternative.

For the three design alternatives presented the West side will be treated as a separate building in the implementation of the proposed improvements. The improvements discussed with the CMB Building Department at the meeting held on January 9, 2006 at the City's Building Department and as described above will be required. (See meting minutes in Appendix "C"). An automatic fire sprinkler system will be provide for the West Building and this will reduce the 4 hour fire resistance rating on the wall fire wall to a 3 hour rating. Any openings thru this wall will be required to maintain the 3 hour rating.

All three design alternatives will provide for the theater support spaces in their proposed programs with varying layouts and square footages as shown on exhibits in 5 thru 13 in Appendix "B". They will also provide for restrooms, mechanical and electrical rooms, a second floor area, two sets of stairs and an elevator. The second floor slab will be 15' 2" above the ground floor slab and the second floor will have approximately 14'-6" to the bottom of the existing metal joist, this allows for height finish ceilings of approximately 10' and ample ceiling space for mechanical systems.

F.1 – Design Alternative 1:

This design alternative proposes the development of the West Building to hold a program that will provide the theater support spaces on the ground floor as well as combining

into the building program a Digital Media Center with a 90 seat screening room, and a Black Box Theater. The Black Box theater space would be located on the ground floor and could also function as a rehearsal space for the Byron Carlyle Theater, the Digital Media Center on the second floor, and screening room on the ground floor. Both the Black Box Theater and the screening room would have access from a large lobby area that would also have the elevator and restrooms. We consider the Digital Media center and Black Box Theater appropriate and compatible program spaces for the Theater. The proposed layouts and square footages are shown on exhibits 5, 6 and 7 in Appendix "B". The total cost for improvements for this alternative would be $2,868,928.92, this includes demolition and repair costs. In addition, an allowance of $200,000.00 should be allocated for any exterior renovations such as windows, ADA ramps and stucco repairs. See cost estimate in Appendix "H".

F.2 – Design Alternative 2:

This design alternative proposes the development of the West Building to hold a program that provides the theater support spaces and incorporating a retail component on the ground floor, and a Digital Media Center on the second floor, this alternative does not provide for a 90 seat screening room but might allow for much smaller screening room on the second floor. The proposed layouts and square footages are shown on exhibits 8, 9 and 10 in Appendix "B". The total cost for improvements for this alternative would be $2,476,633.10 this includes demolition and repair costs. In addition, an allowance of $200,000.00 should be allocated for any exterior renovations such as windows, ADA ramps and stucco repairs. See cost estimate in Appendix "H".

F.3 – Design Alternative 3:

This design alternative proposes the development of the West Building to hold a program that provides the theater support spaces with a large rehearsal space or multipurpose room, and offices on the ground floor and Community Fitness Center, Dance Studio and offices on the second floor. The proposed layouts and square footages are shown on exhibits 11, 12 and 13 in Appendix "B". The total cost for improvements for this alternative would be $2,892,881.12, this includes demolition and repair costs. In addition, an allowance of $200,000.00 should be allocated for any exterior renovations such as windows, ADA ramps and stucco repairs. See cost estimate in Appendix "H".

G – PERMITABILITY OF PROPOSED IMPROVEMENTS

As per out meeting with the City of Miami Beach Building Department, the West side can be permitted as a separate building if the proposed 4 hour wall separation is provided as part of the improvements, and all building systems are kept separate as stated in the meeting minutes provide on Appendix "G", and as described in section E-5 of this report. The building will then go thru a regular building permit process as an alteration level 3.

H – CONCLUSIONS AND RECOMENDATIONS

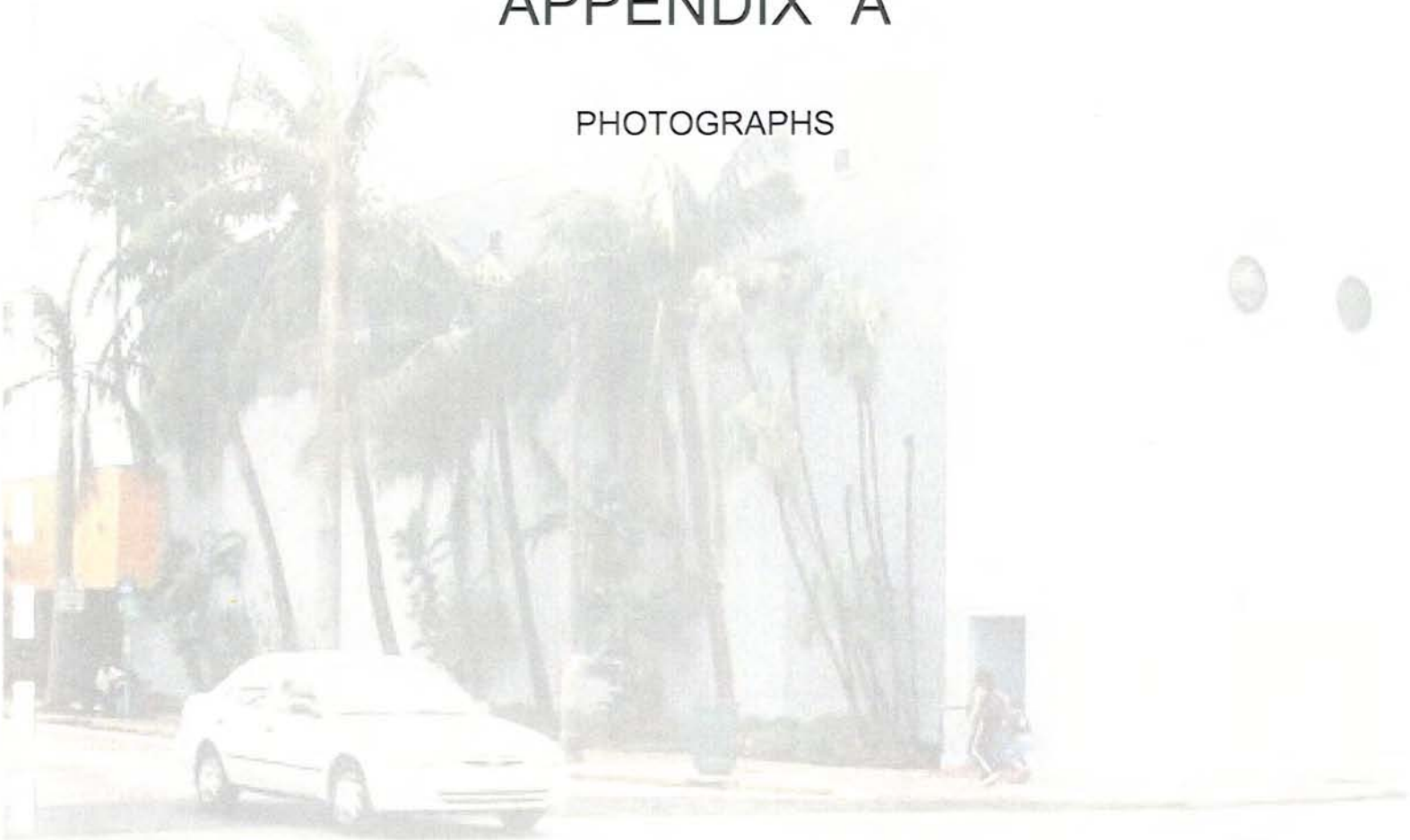
After reviewing the existing structure for viability of adaptive re-use, we find that the building can be made viable. Most of the cost associated for rehabilitation would likely be spent if the proposed program where to be incorporated into a new structure. Therefore the City would benefit by its re-use as follows.

1) Current discounted value of shell would be preserve.
2) Can be made to accommodate proposed program effectively.
3) The project (as a remodeling) would retain its historical parking credits.
4) Avoid environmental and actual cost of complete demolition.

Therefore it is our recommendation that the building be preserved and re-used for a new life cycle.

APPENDIX "A"

PHOTOGRAPHS



1.- SITE LOCATION
500 71 Street, Miami Beach, FL

1.1

1.2

1.3 MUNICIPAL PARKING – East Side

1.4 MUNICIPAL PARKING – East Side

1.5 MUNICIPAL PARKING – East Side

1.6 EAST SIDE - Carlyle Ave.

1.7 EAST SIDE – Carlyle Ave.

1.8 NORTH SIDE – 71st Street


1.9 NORTH SIDE – 71st Street


1.10 NORTH SIDE


1.11 NORTH SIDE


1.12 SOUTH SIDE


1.13 SOUTH SIDE

2.- EXTERIOR BUILDING
500 71 Street, Miami Beach


2.1 - NORTH EAST SIDE


2.2 - NORTH SIDE


2.3 – NORHT WEST SIDE


2.4 - WEST SIDE

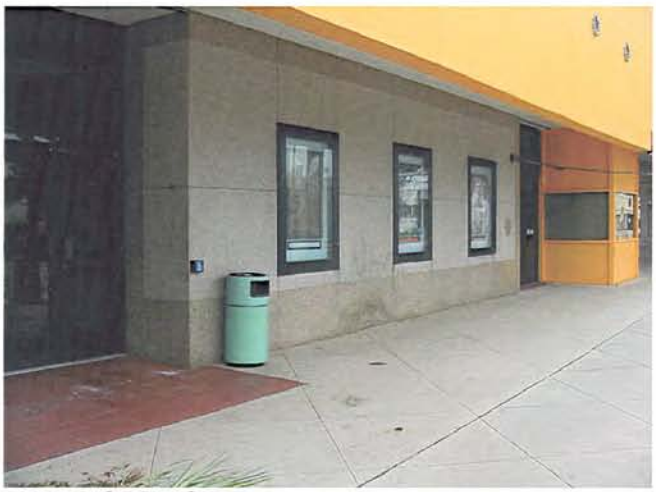

2.5 – SOUTH WEST SIDE


2.6 - SOUTH WEST SIDE

2.7 – SOUTH EAST SIDE

2.8 - EAST SIDE

2.9 - NORTH SIDE Main entrance.



2.10 - NORTH SIDE

2.11 - NORTH SIDE

2.12 - NORTH SIDE

2.13 – Ramp and railing does not meet ADA.

2.14 - NORTH SIDE

2.15 - NORTH SIDE


2.16 - NORTH SIDE – Door does not meet ADA.


2.17 - NORTH SIDE


2.18 NORTH SIDE - Door does not meet ADA.


2.19 - NORTHWEST CORNER


2.20 - WEST SIDE

2.21 – SOUTHWEST CORNER


2.22 - SOUTH SIDE


2.23 - SOUTH SIDE – Door does not meet ADA.


2.24 - SOUTH SIDE

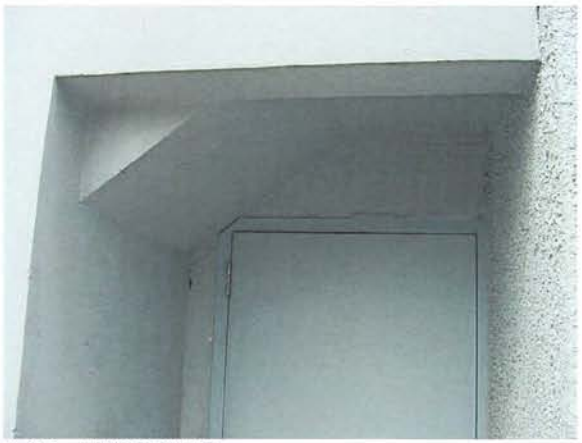

2.25 - SOUTH SIDE



2.26 - SOUTH SIDE – Ramp and railings does not meet ADA.


2.27 - SOUTH SIDE

2.28 - EAST SIDE – South Alley.


2.29 - EAST SIDE


2.30 - EAST SIDE


2.31 - EAST SIDE

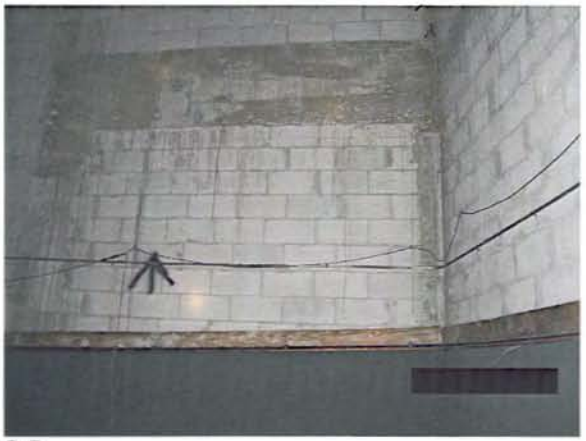
3.- INTERIOR BUILDING
500 71 Street, Miami Beach

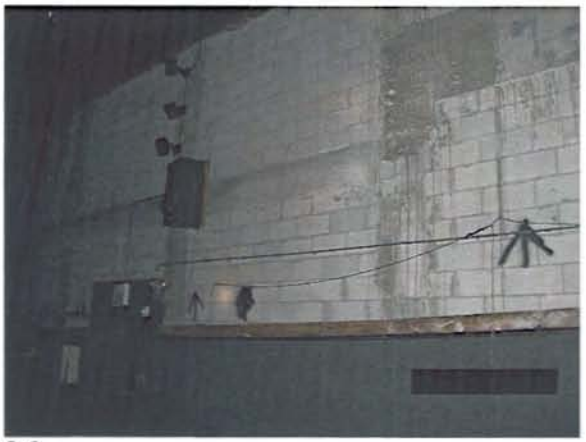

3.1

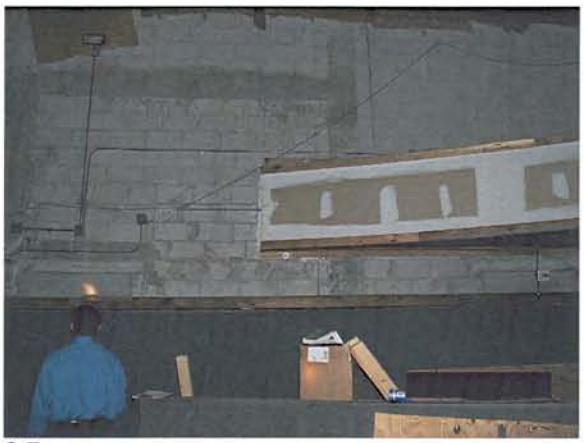

3.2


3.3


3.4


3.5


3.6


3.7


3.8


3.9


3.10

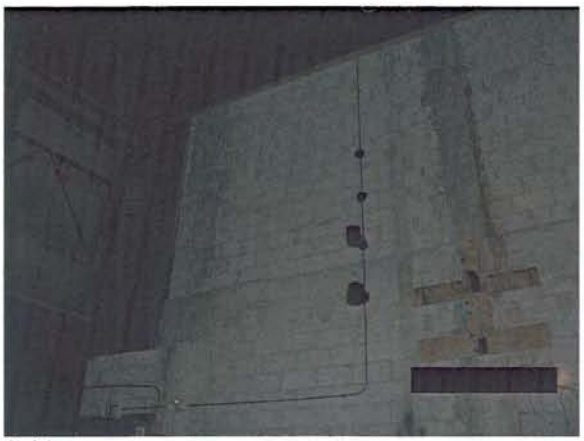

3.11


3.12


3.13


3.14


3.15


3.16

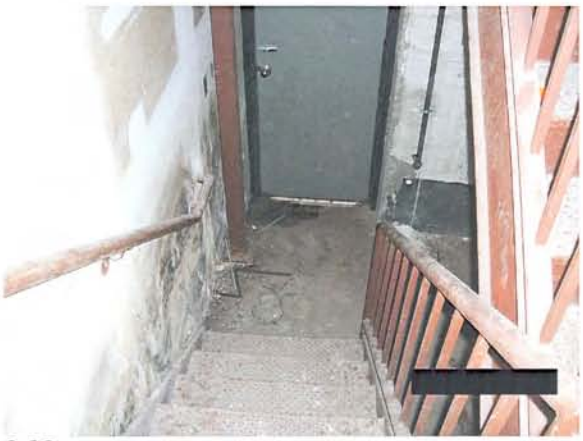

3.17


3.18


3.19

3.20

3.21



3.22

3.23

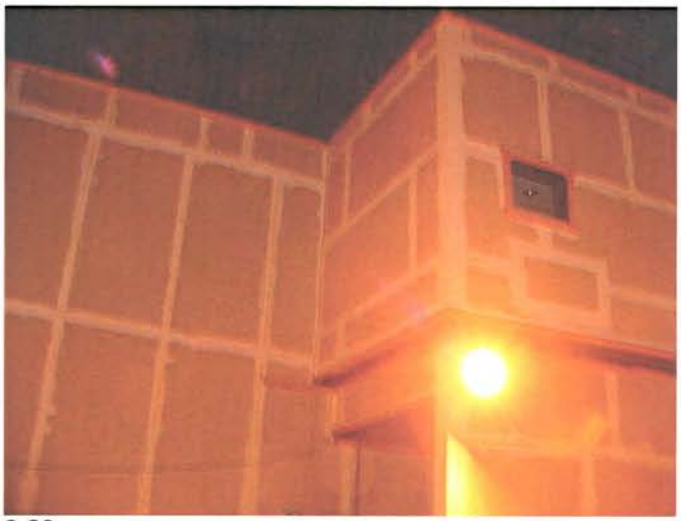
3.24

3.25


3.26


3.27


3.28


3.29


3.30


3.31

3.32

3.33

3.34

4.- EXISTING MECHANICAL AND ELECTRICAL ROOMS
South east corner of building.

4.1 South east corner of building location of main electrical and mechanical room.

4.2

4.3

4.4

4.5

4.6


4.7

4.8

4.9


4.10


4.11

4.12


4.13

4.14

4.15

4.16

4.17

5.- EXISTING electrical room on ground level
South side of Building.

5.1

5.2

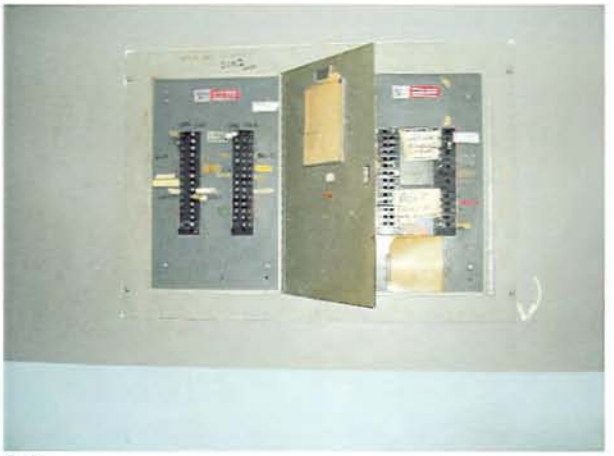
5.3

6.- EXISTING CONDITIONS - Miscellaneous electrical panels

West side - Second floor level in old projection room – Area connecting West and East Buildings

6.1

6.2



6.3

6.4

6.5

6.6

6.7

7.- **EXISTING CONDITIONS - Fire alarm panel – Upgraded in 2004 renovation to the East side.** Second floor – old projection room on the east wall.


7.1


7.2

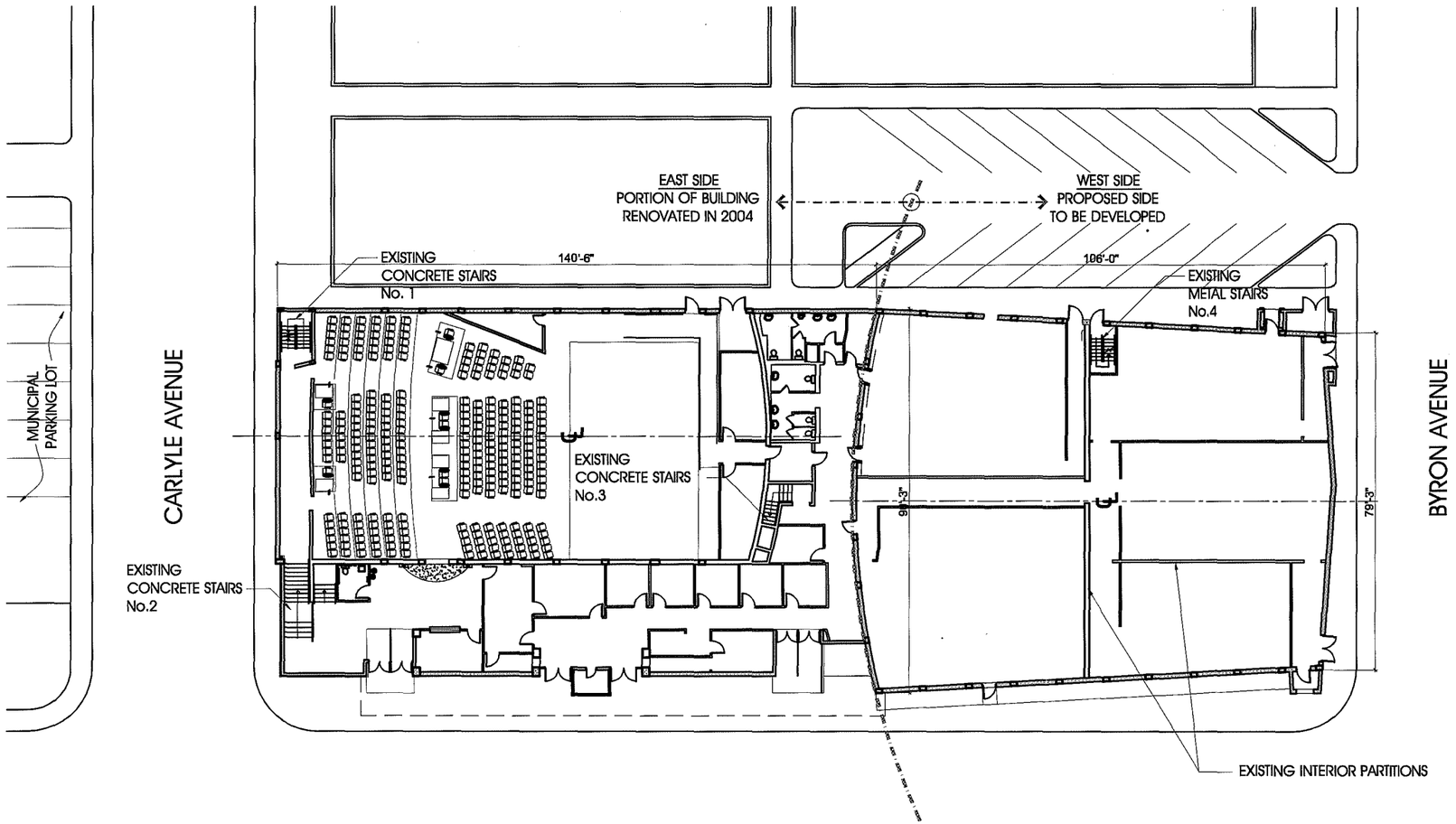

7.3


7.4


7.5

APPENDIX "B"

EXHIBITS



Building Location: 500 71st Street, Miami Beach

Zoning: CD-3 Commercial

Square Footage:

WEST SIDE:	
(volume of space area)	9,049 SF
EAST SIDE - Usable Square Footage:	
- 1st Floor	
Theater seating area (Fixed seats 304)	3,618 SF
Stage area	1,534 SF /15 = 102
Office area	1,465 SF /100= 14.65
Concession	148 SF / 200= .75
Dressing Rooms	429 SF / 50 = 8.5
- 2nd Floor (2,650 SF)	
Projection room	360 SF /100 = 3.6
Total Usable SF East Side	7,554 SF
Total Occupant Load East Side	434 People
- Area below (Restrooms, Mech. & Elect.)	1,766 SF
- Approximate Building Gross SF	21,225 SF
- Adjustable SQF	28,335 SF
- Lot Size	25, 250 SF

Construction Type
Type III B

Classification
Assembly

Ocuppancy
Group A-1

Number of ocupants

East Side	434 peple
West Side	Vacant

N

Exhibit 1 Analysis

Scale: 1/32" = 1'-0"

0' 4' 16' 32'

Existing Site - Floor Plan

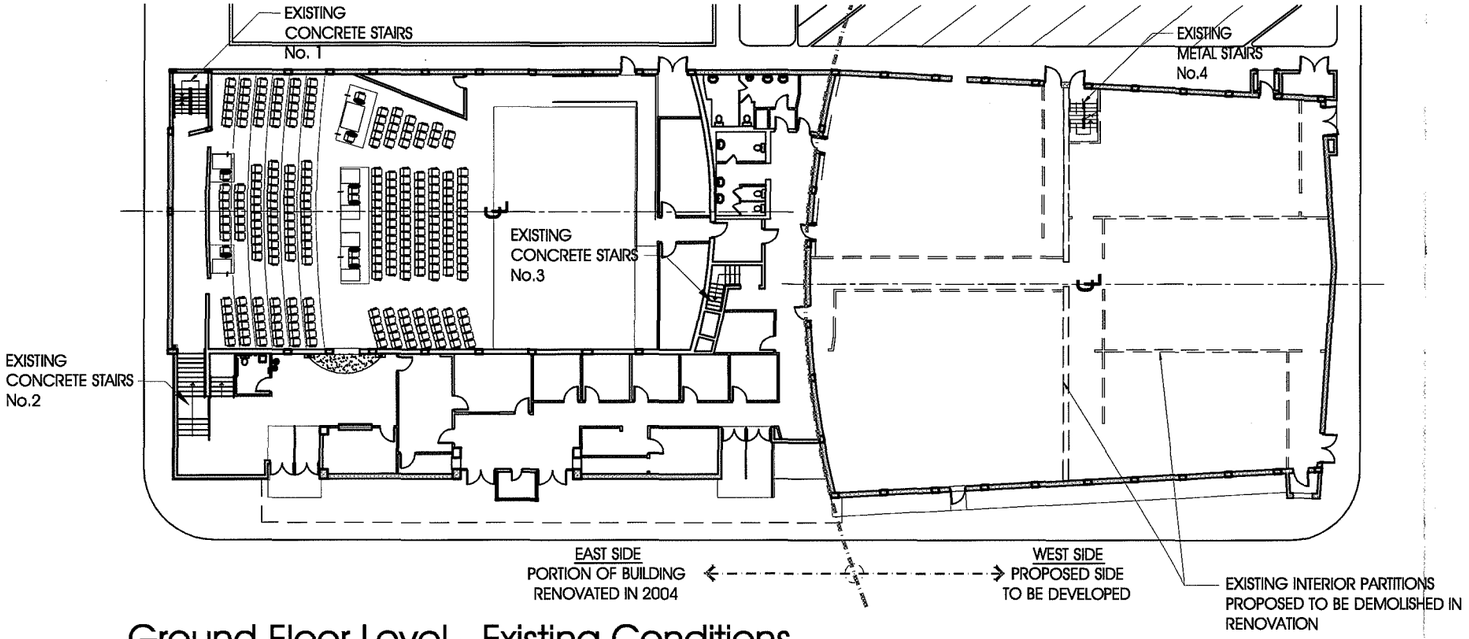
January, 2006

Site - Floor Plan - Existing Conditions

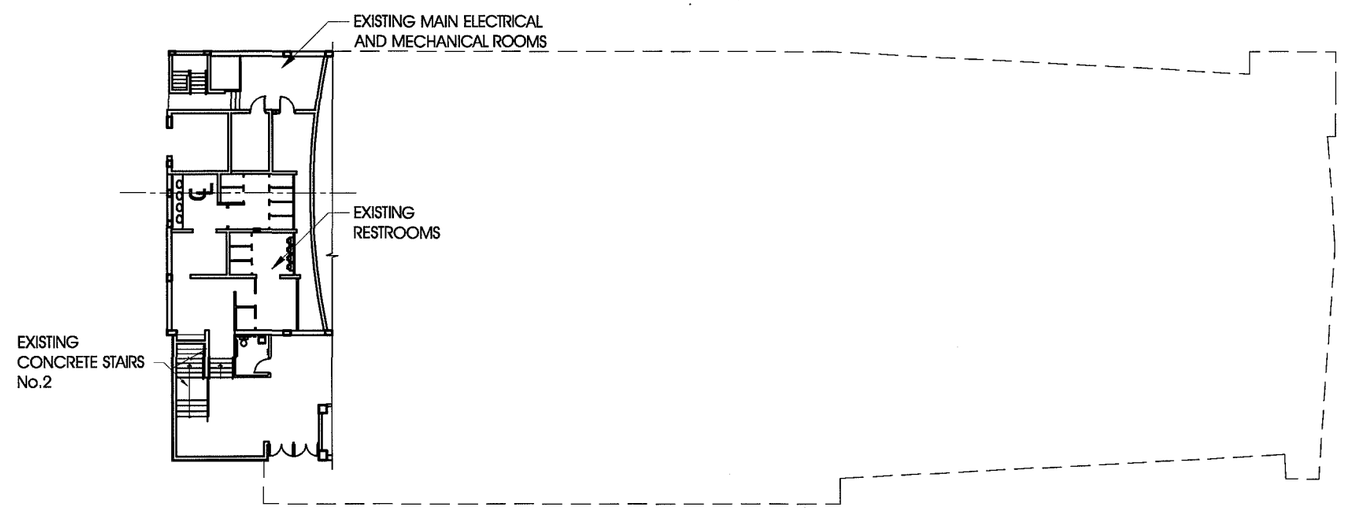
Notes: Dimensions and square footages based on original construction drawings and limited field verification.

Miami Beach Parking District No. 4

PARKING REQUIREMENTS:
Theater - 1 space for every 4 seats (Sec. 130-33 (6))
Office - 1 space per 400 SF
Commercial - Off street parking not required
Original Parking allocated to property for a total of 994 seats = 248 Parking Spaces
Renovated theater 304 seats and 1,465 SF of office space = 83 Parking Spaces
Original use parking credit = 165 Parking Spaces



Ground Floor Level - Existing Conditions



Area below street Level - Restrooms - Existing Conditions

Notes: Dimensions based on original construction drawings
and limited field verification.

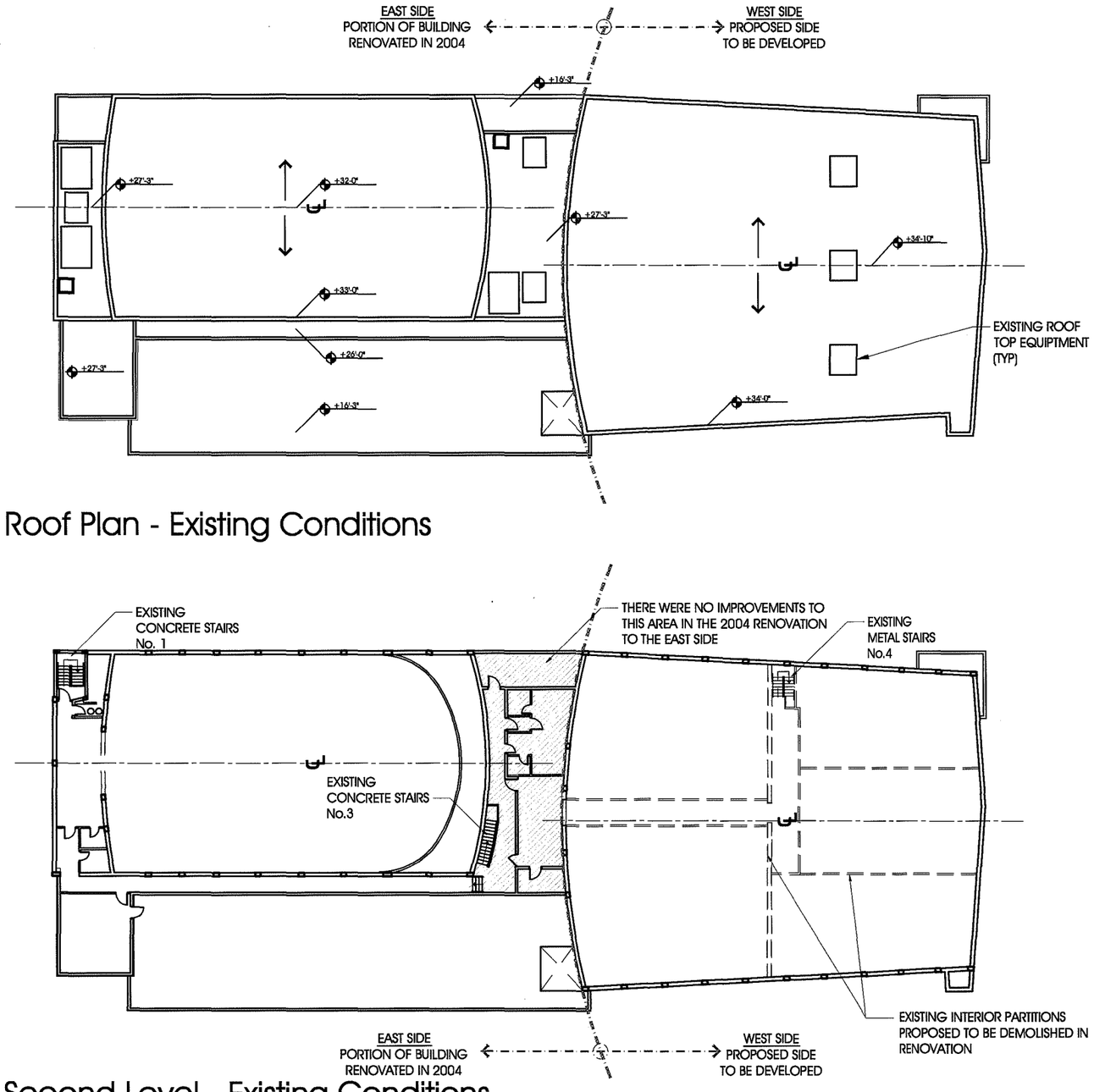
N

Exhibit 2
Analysis

Scale: 1/32" = 1'-0"

0' 4' 16' 32'

Existing Floor Plans
January, 2006



Roof Plan - Existing Conditions

Second Level - Existing Conditions

Notes: Dimensions and location of equiptment is based on original construction drawings and limited field verification.

N

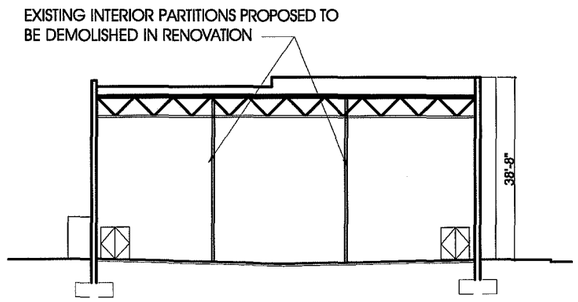
Exhibit 3
Analysis

Scale: 1/32" = 1'-0"

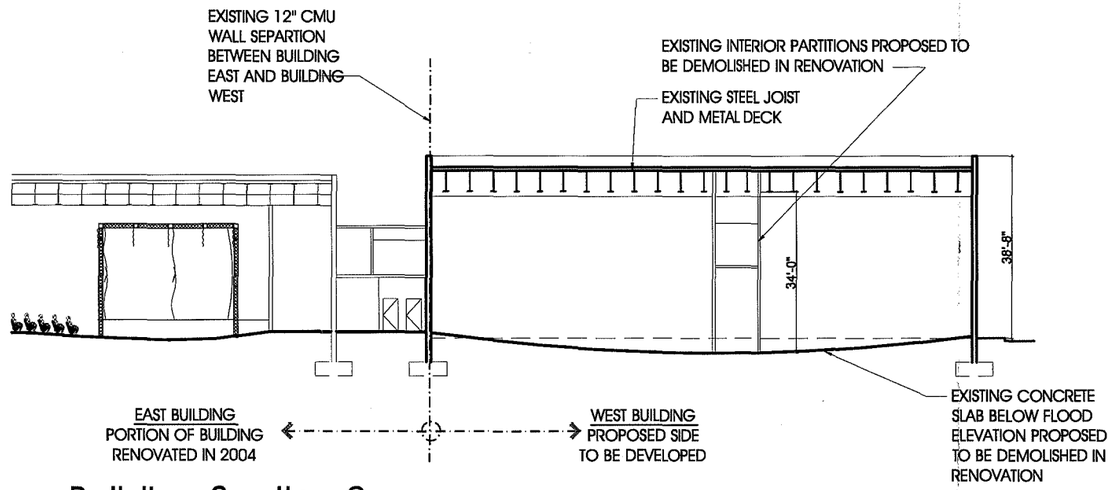
0' 4' 16' 32'

Existing Floor Plans - Roof Plan

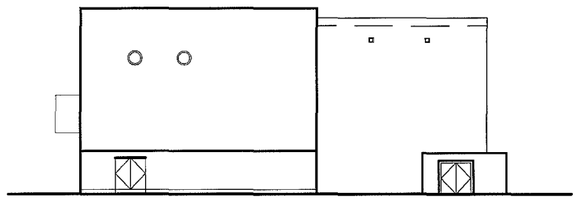
January, 2006



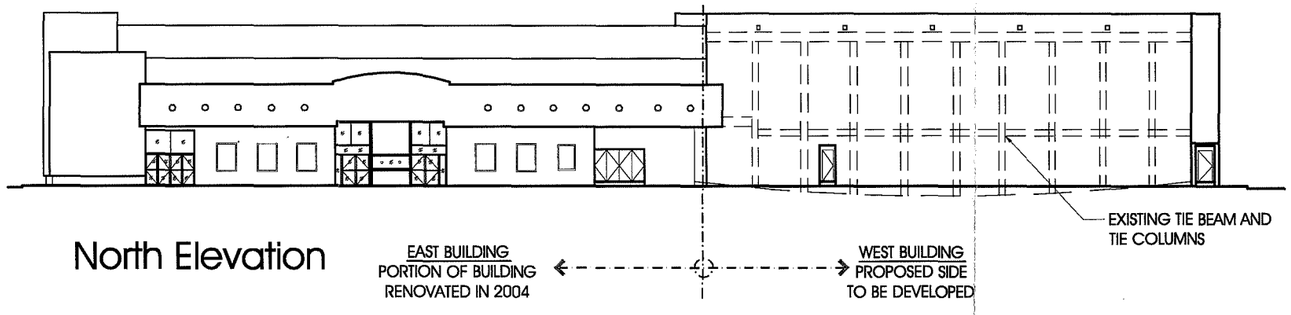
Building Section 1



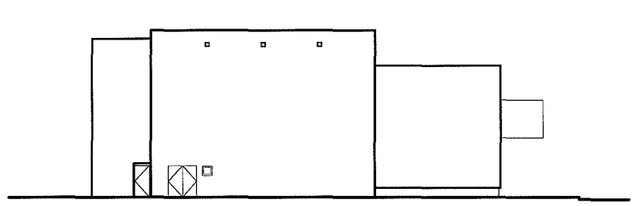
Building Section 2



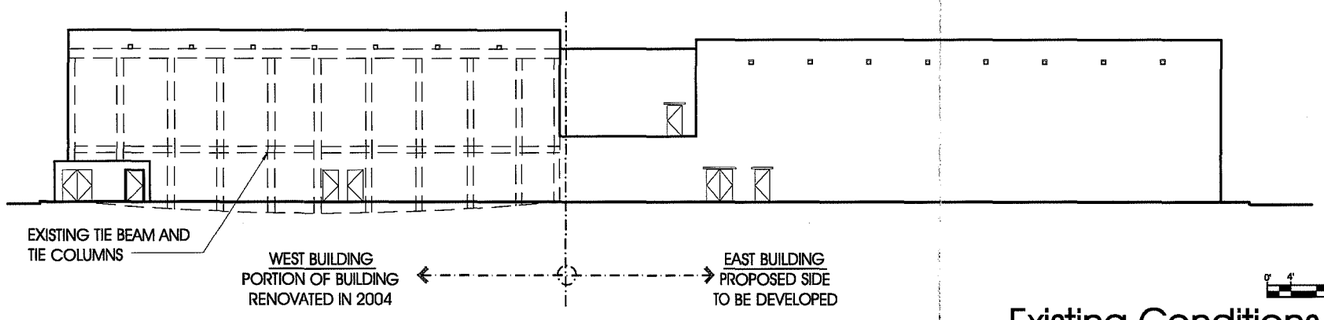
East Elevation



North Elevation



West Elevation



South Elevation

N

Exhibit 4
Analysis

Scale: 1/32" = 1'-0"

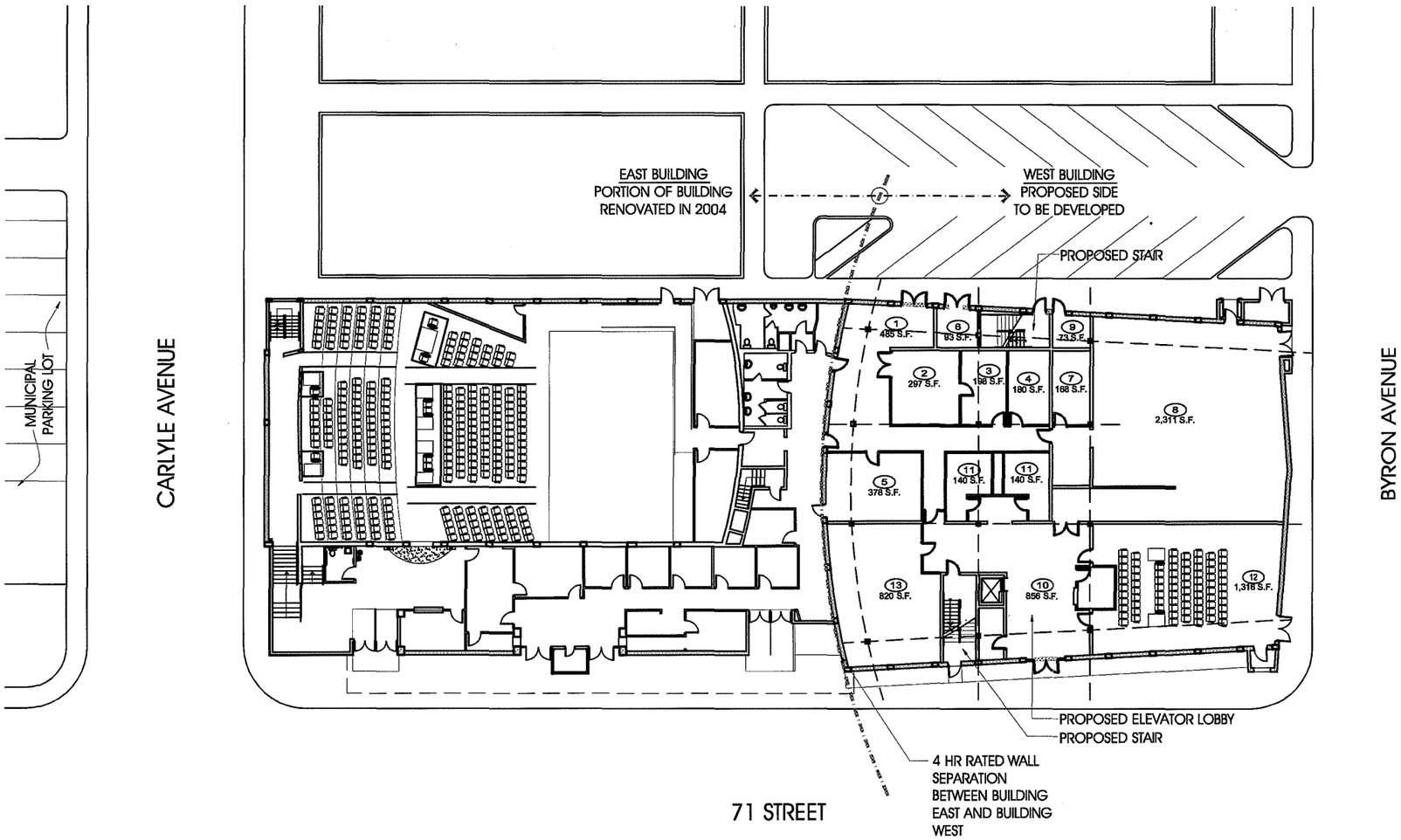
0' 4' 16' 32'

Existing Conditions - Elevations and Sections

January, 2006

City of Miami Beach

G3TS



Proposed - Floor Plan

Notes: Dimensions and square footages based on original construction drawings and limited field verification.

Miami Beach Parking District No. 4

PARKING REQUIREMENTS:
Theater / cinema - 1 space for every 4 seats (Sec. 130-33 (6))
Office - 1 space per 400 SF
Commercial - Off street parking not required
Original use parking credit - 165 spaces

Design Alternative 1:

Theater support spaces, Digitial Media Center, and Black Box Theater.
Zoning: CD-3 Commercial

Square Footage

WEST SIDE:
(volume of space area) 9,049 SF

West SIDE - Usable Square Footage:

- 1st Floor (Support Spaces)		
1- Loading Area	485 SF	
2- Carpentry Shop	297 SF /100	3
3- Carpentry Storage	198 SF	
4- Lighting and Electrical Storage	180 SF	
5- Prop, Equip. and Custom Storage	378 SF	
6- Trash Room	93 SF	
7- Utilities Room	168 SF	
8- Rehersal Space / Black Box Theater	2,311 SF /15	15
9- Electrical room	73 SF	
10- Lobby	856 SF	
11- Restrooms	280 SF	
Sub Total	5,319 SF	
- 1st Floor (Digital Media Center)		
12- 90 Seat Digital Cinema	1,316 SF	9(
13- Offices	820 SF /100	8.2
Sub Total	2,136 SF	
Total Ground Floor	7,455 SF	
- 2nd Floor (Digital Media Center SF)		
14- Offices	4,302 SF /100	43.(
15- Restrooms	280 SF	
16- Mechanical Room	147 SF	
Total Second Floor	4,729 SF	

Total Usable Square Footage
Total Occupant Load West Side 298 People

Construction Type
Type III B

Classification
East Building - Assembly
West Building - Mixed occupancy Assembly and Business

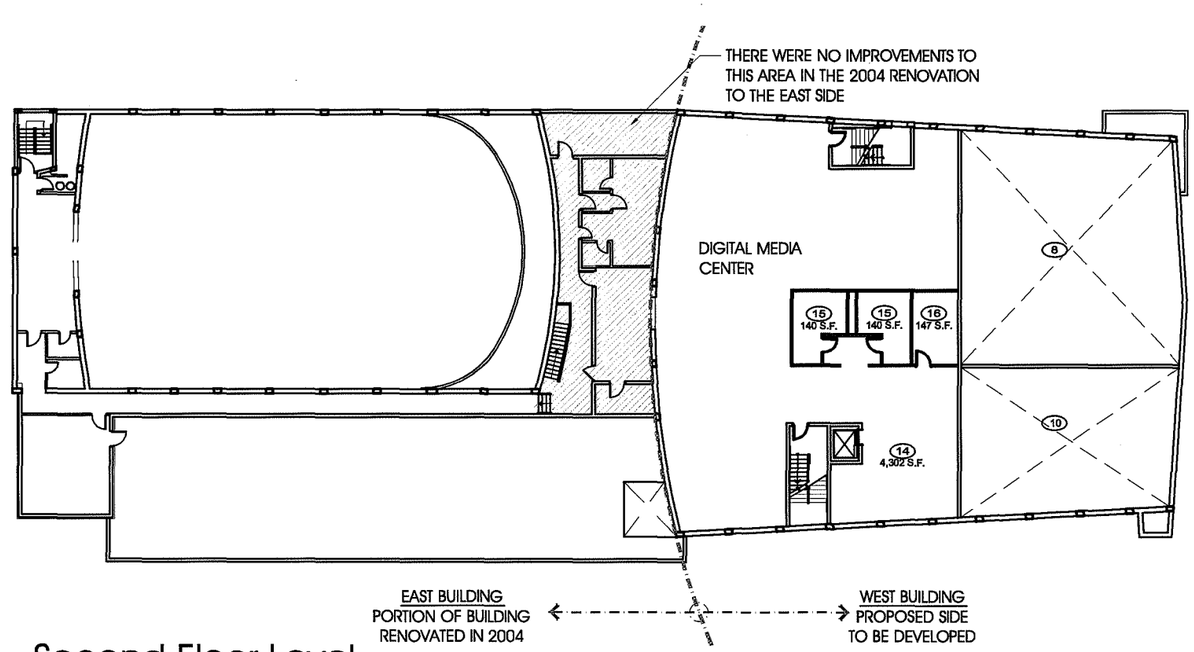
Ocuppancy
East Building - A-1
West Building - Mixed Occupancy A-1 and B

N

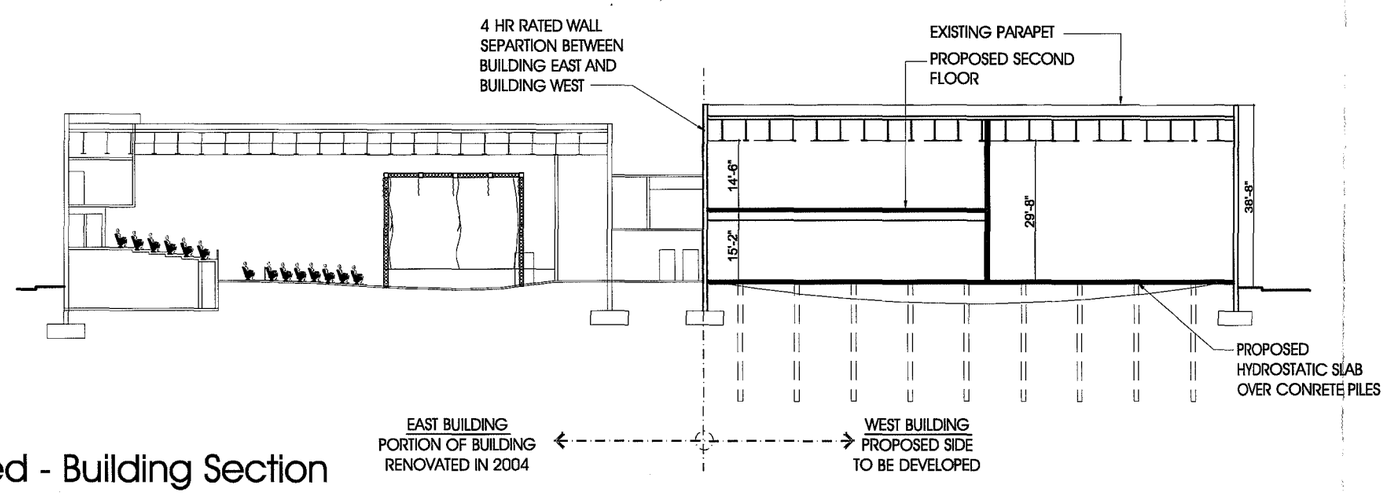
Exhibit 5
Analysis

Scale: 1/32" = 1'-0"
0' 4' 16' 32'

Design Alternate 1
January, 2006



Proposed - Second Floor Level



Proposed - Building Section

Notes: Dimensions based on original construction drawings and limited field verification.

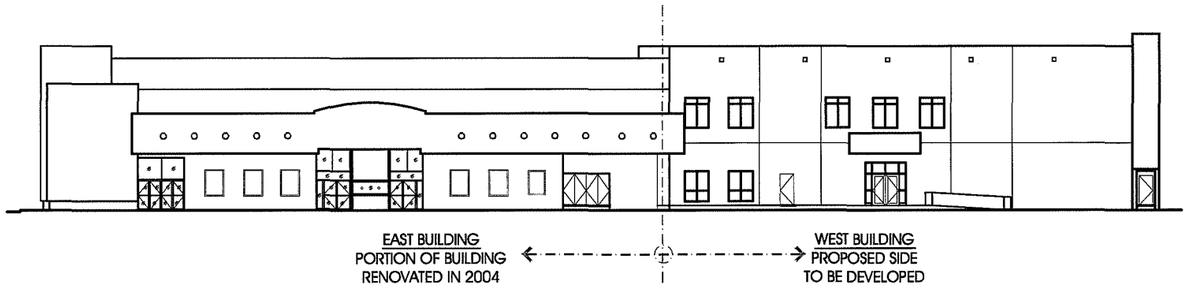
N

Exhibit 6
Analysis

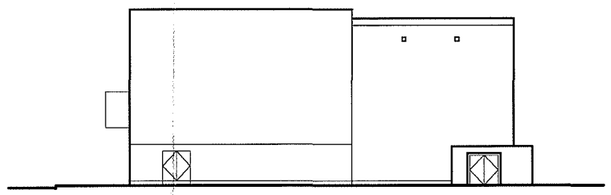
Scale: 1/32" = 1'-0"

0' 4' 16' 32'

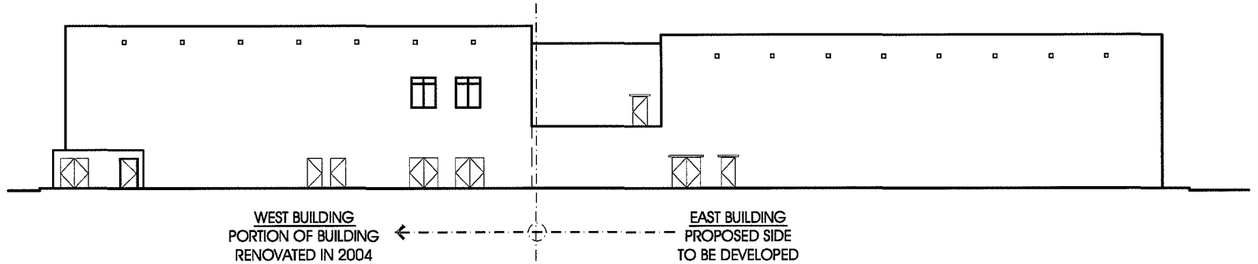
Design Alternative 1
January, 2006



Proposed - North Elevation



Proposed - West Elevation



Proposed - South Elevation

N

Exhibit 7
Analysis

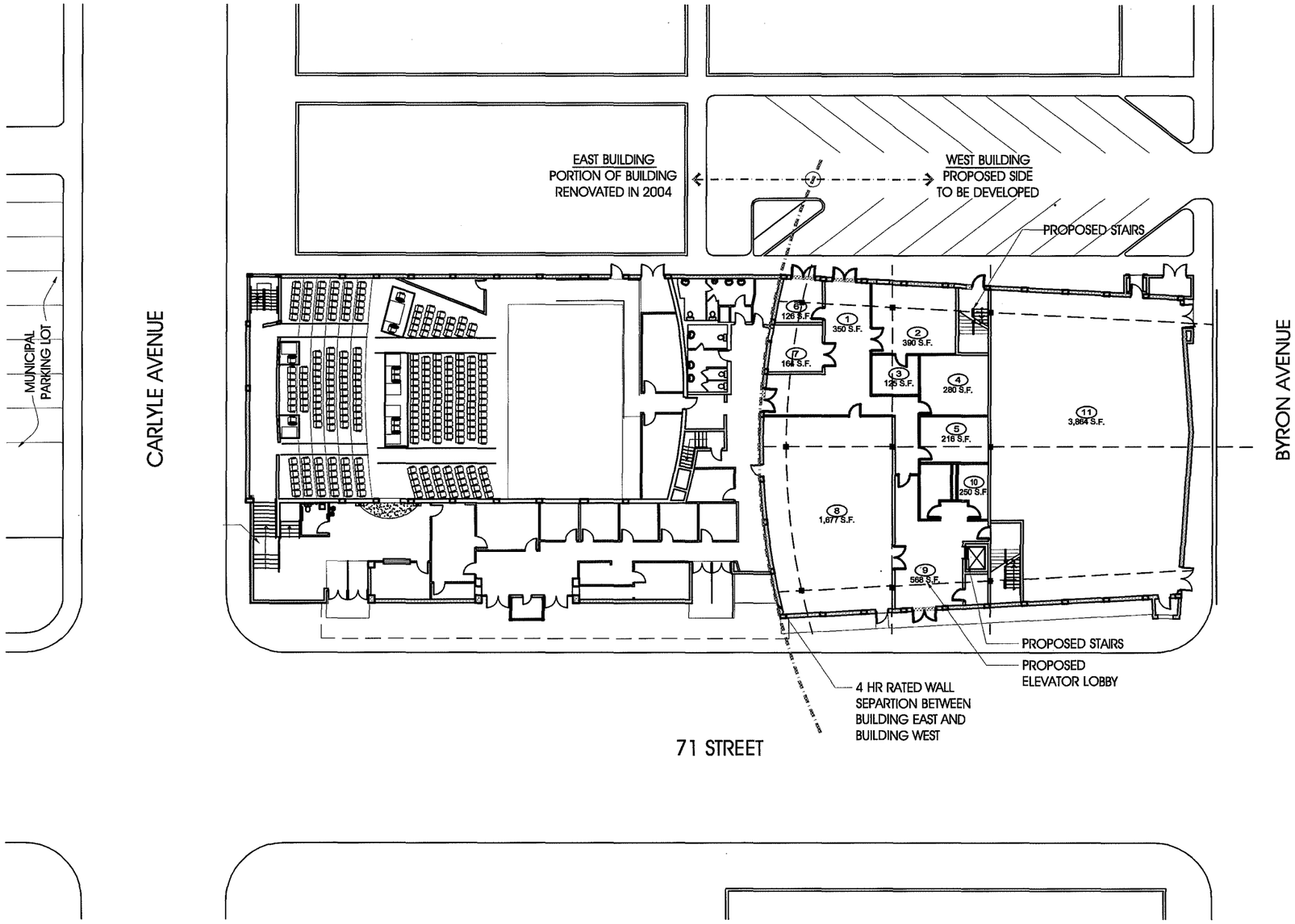
Scale: 1/32" = 1'-0"

0' 4' 16' 32'

Design Alternative 1
January, 2006

Notes: Dimensions and location of equiptment is based on original construction drawings and limited field verification.

City of Miami Beach



Design Alternative 2:

Theater support spaces, Office, and Retail.
Zoning: CD-3 Commercial

Square Footage

WEST SIDE:
(volume of space area) 9,049 SF

West SIDE - Usable Square Footage:
- 1st Floor (Support Spaces)

1-	Loading Area	350 SF		
2-	Carpentry Shop	390 SF /100	4	
3-	Carpentry Storage	125 SF		
4-	Lighting and Electrical Storage	280 SF		
5-	Prop, Equip. and Custom Storage	216 SF		
6-	Trash Room	126 SF		
7-	Utilities Room	164 SF		
8-	Rehersal Space	1,677 SF /15	112	
9-	Lobby	568 SF		
10-	Restrooms	250 SF		
	Sub-Total	4,020 SF		

- 1st Floor (Retail)

11-	Retail	3,864 SF / 30	128.8
	Total First Floor	8,010 SF	

- 2nd Floor (Offices SF)

12-	Lobby	420 SF	
13-	Restrooms	250 SF	
14-	Mechanical Room	164 SF	
15-	Offices	3,745 SF /100	37.5
	Total Second Floor	4,579 SF	

Total Usable Square Footage
Total Occupant Load West Building 283 People

Construction Type
Type III B

Classification
East Building - Assembly
West Building - Mixed Occupancy - Business and Mercantile

Ocuppancy
East Building - A-1
West Building - Mixed Occupancy B and M

N

Exhibit 8 Analysis

Proposed - Site Floor Plan

Notes: Dimensions and square footages based on original construction drawings and limited field verification.

Miami Beach Parking District No. 4

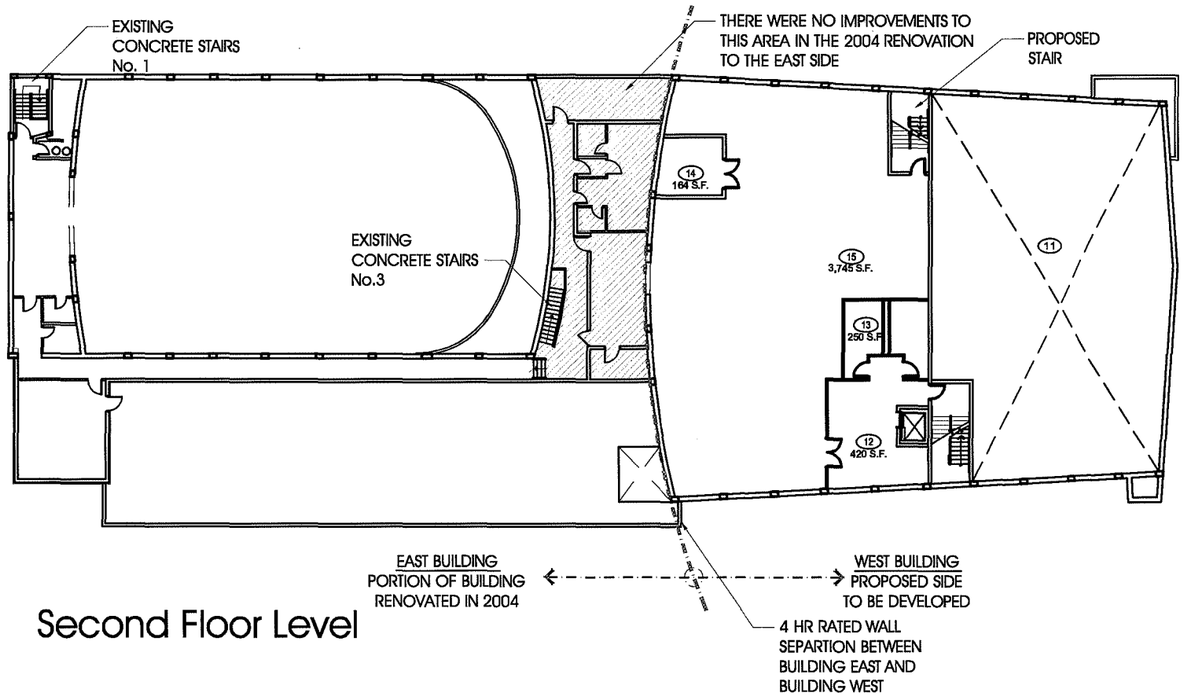
PARKING REQUIREMENTS:
Theater - 1 space for every 4 seats (Sec. 130-33 (6))
Office - 1 space per 400 SF
Commercial - Off street parking not required
Original use parking credit - 165 spaces

Scale: 1/32" = 1'-0"
0' 4' 16' 32'

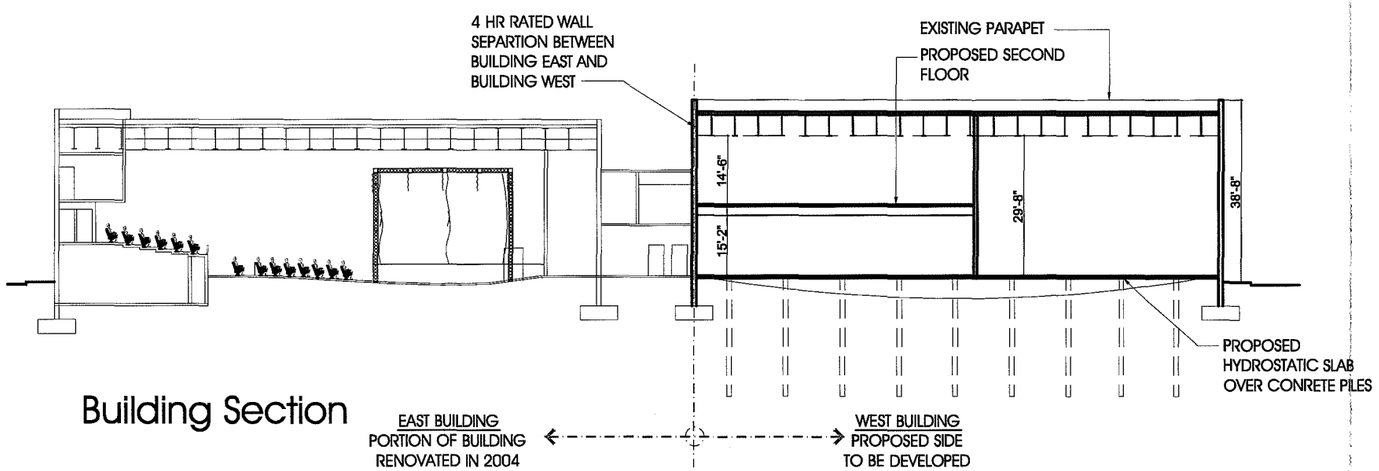
Design Alternative 2

January, 2006

City of Miami Beach



Second Floor Level



Building Section

Notes: Dimensions based on original construction drawings
and limited field verification.

N

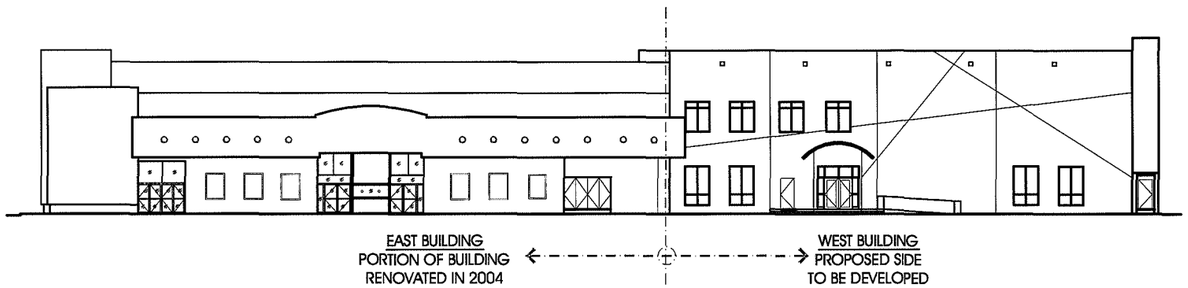
Exhibit 9
Analysis

Scale: 1/32" = 1'-0"

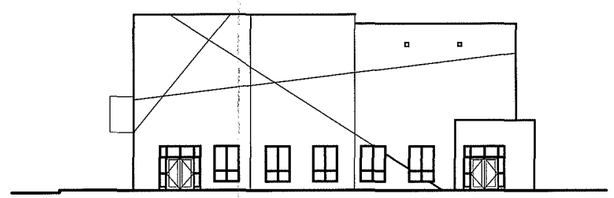
0' 4' 16' 32'

Design Alternative 2

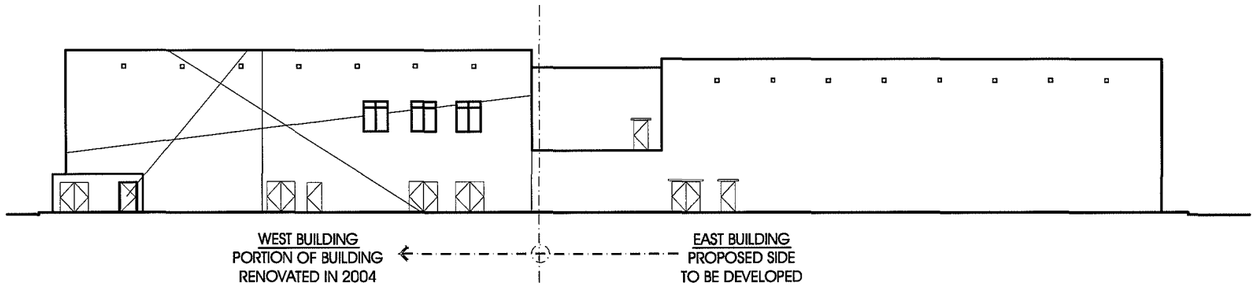
January, 2006



Proposed - North Elevation



Proposed - West Elevation



Proposed - South Elevation

N

Exhibit 10
Analysis

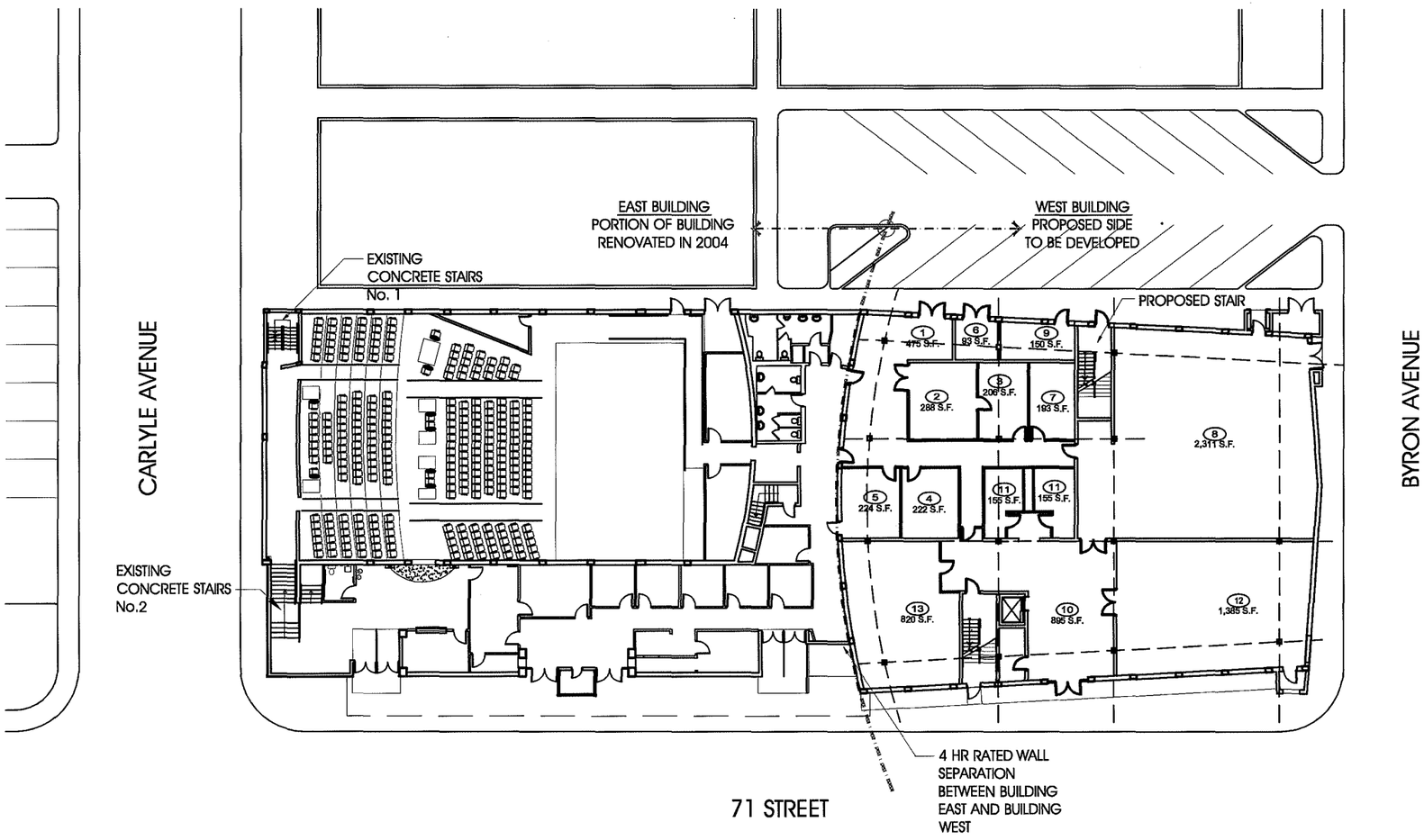
Scale: 1/32" = 1'-0"

0' 4' 16' 32'

Design Alternative 2
January, 2006

Notes: Dimensions and location of equiptment is based on original construction drawings and limited field verification.

City of Miami Beach



Proposed - Floor Plan

Notes: Dimensions and square footages based on original construction drawings and limited field verification.

Miami Beach Parking District No. 4

PARKING REQUIREMENTS:
Theater / cinema - 1 space for every 4 seats (Sec. 130-33 (6))
Office - 1 space per 400 SF
Commercial - Off street parking not required
Original use parking credit - 165 spaces

Design Alternative 1:

Theater support spaces, rehearsal space, Dance Studio, Fitness Center and Offices.
Zoning: CD-3 Commercial

Square Footage

WEST SIDE:
(volume of space area) 9,049 SF

West SIDE - Usable Square Footage:

- 1st Floor (Support Spaces)			
1- Loading Area	475 SF		
2- Carpentry Shop	288 SF / 100	3	
3- Carpentry Storage	206 SF		
4- Lighting and Electrical Storage	222 SF		
5- Prop, Equip. and Custom Storage	224 SF		
6- Trash Room	93 SF		
7- Utilities Room	193 SF		
8- Rehersal Space / Black Box Theater	2,311 SF / 15	154	
9- Electrical room	150 SF		
10- Lobby	895 SF		
11- Restrooms	310 SF		
Sub Total	5,367 SF		
- 1st Floor (Dance Studio and Offices)			
12- Dance Studio	1,385 SF /15	92	
13- Offices	820 SF /100	8.2	
Sub Total	2,205 SF		
Total Ground Floor	7,572 SF		
- 2nd Floor (Offices and Fitness Center)			
14- Offices	3,092 SF /100	30.9	
15- Restrooms	244 SF		
16- Mechanical Room	160 SF		
17- Lobby	500 SF		
16- Fitness Center	1,800 SF /50	36	
Total Second Floor	5,796 SF		

Total Usable Square Footage
Total Occupant Load West Side 324 People

Construction Type
Type III B

Classification
East Building - Assembly
West Building - Mixed occupancy
Assembly and Business

Ocuppancy
East Building - A-1
West Buidling - Mixed Occupancy
A-1 and B

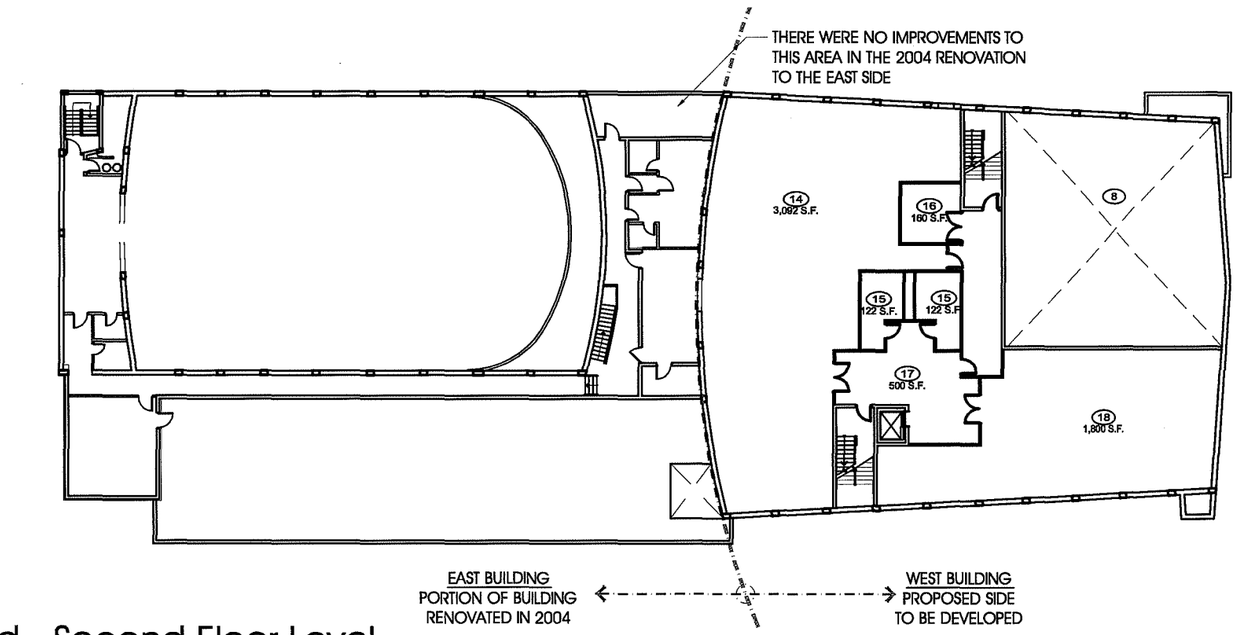
N

Exhibit 11 Analysis

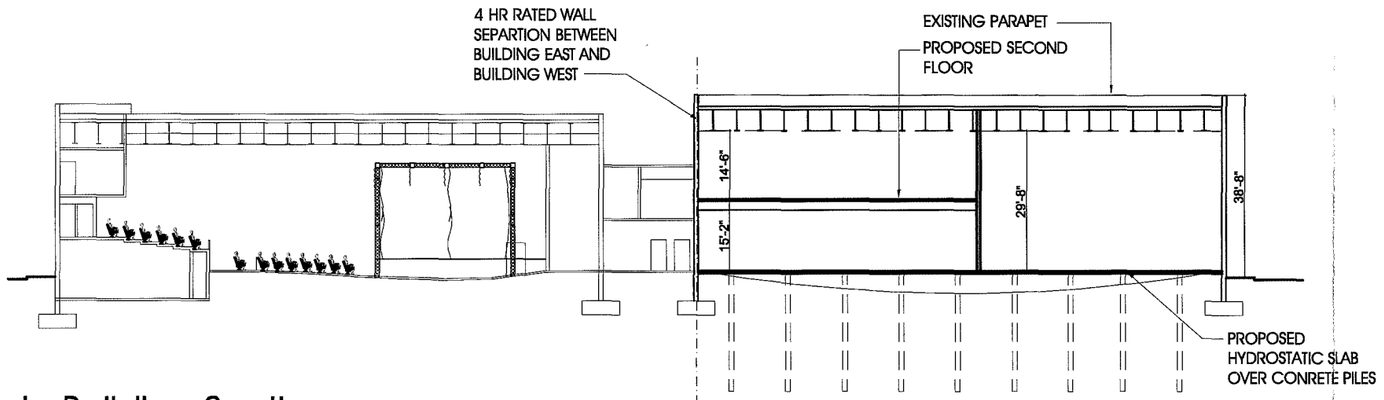
Scale: 1/32" = 1'-0"
0' 4' 16' 32'

Design Alternative 3

January, 2006



Proposed - Second Floor Level



Proposed - Building Section

Notes: Dimensions based on original construction drawings and limited field verification.

N

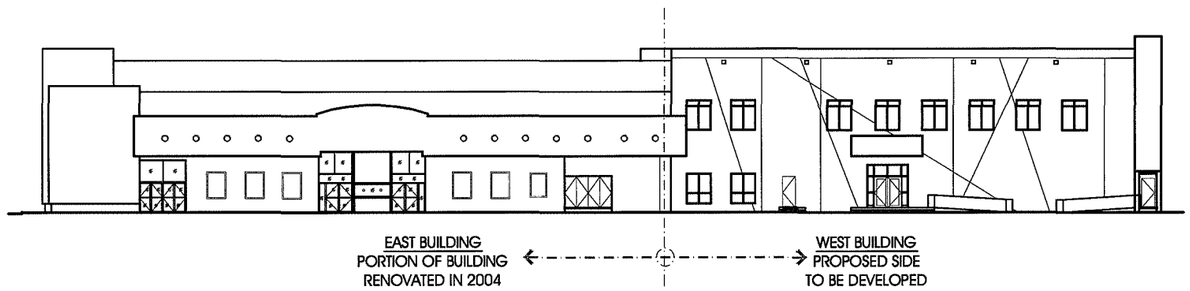
Exhibit 12
Analysis

Scale: 1/32" = 1'-0"

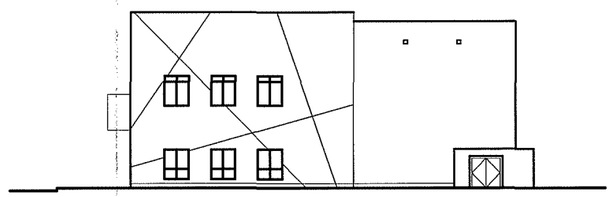
0' 4' 16' 32'

Design Alternative 3

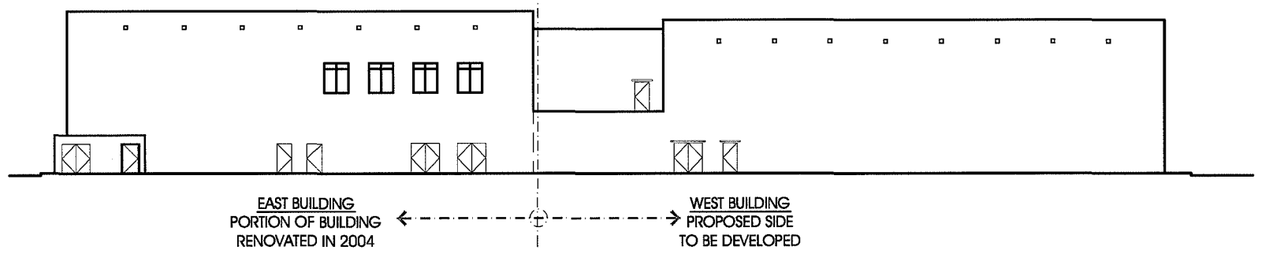
January, 2006



Proposed - North Elevation



Proposed - West Elevation



Proposed - South Elevation

N

Exhibit 13
Analysis

Scale: 1/32" = 1'-0"

0' 4' 16' 32'

Design Alternative 3
January, 2006

Notes: Dimensions and location of equiptment is based on original construction drawings and limited field verification.

City of Miami Beach

APPENDIX "C"

PROJECT DATA

My Home

miamidade.gov

ACTIVE TOOL: SELECT

MIAMI-DADE

Show Me:

Property Information

Search By:

Select Item

Text only

Color Aerial Photography - 2004

Digital Orthophotography - 2003

Property Appraiser Tax Estimator

Aerial Photography - AirPhoto USA 2004

0 ——— 125 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water

N
W E
S

Summary Details:

Folio No.:	02-3211-002-1070
Property:	500 71 ST
Mailing Address:	CITY OF MIAMI BEACH 1700 CONVENTION CENTER DR MIAMI BEACH FL 33139-1819

Property Information:

Primary Zone:	6600 LIBERAL COMMERCIAL
CLUC:	0040 MUNICIPAL
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	28,335
Lot Size:	25,250 SQ FT
Year Built:	1968
Legal Description:	NORMANDY BEACH SOUTH PB 21-54 LOTS 1-2-11 & 12 BLK 14 LOT SIZE IRREGULAR OR 19658-4990 0501 3

Sale Information:

Sale O/R:	129363538
Sale Date:	6/1986
Sale Amount:	$1,000,000

Assessment Information:

Year:	2005	2004
Land Value:	$1,136,250	$845,875
Building Value:	$2,156,838	$1,969,840
Market Value:	$3,293,088	$2,815,715
Assessed Value:	$3,293,088	$2,815,715
Total Exemptions:	$3,293,088	$2,815,715
Taxable Value:	$0	$0

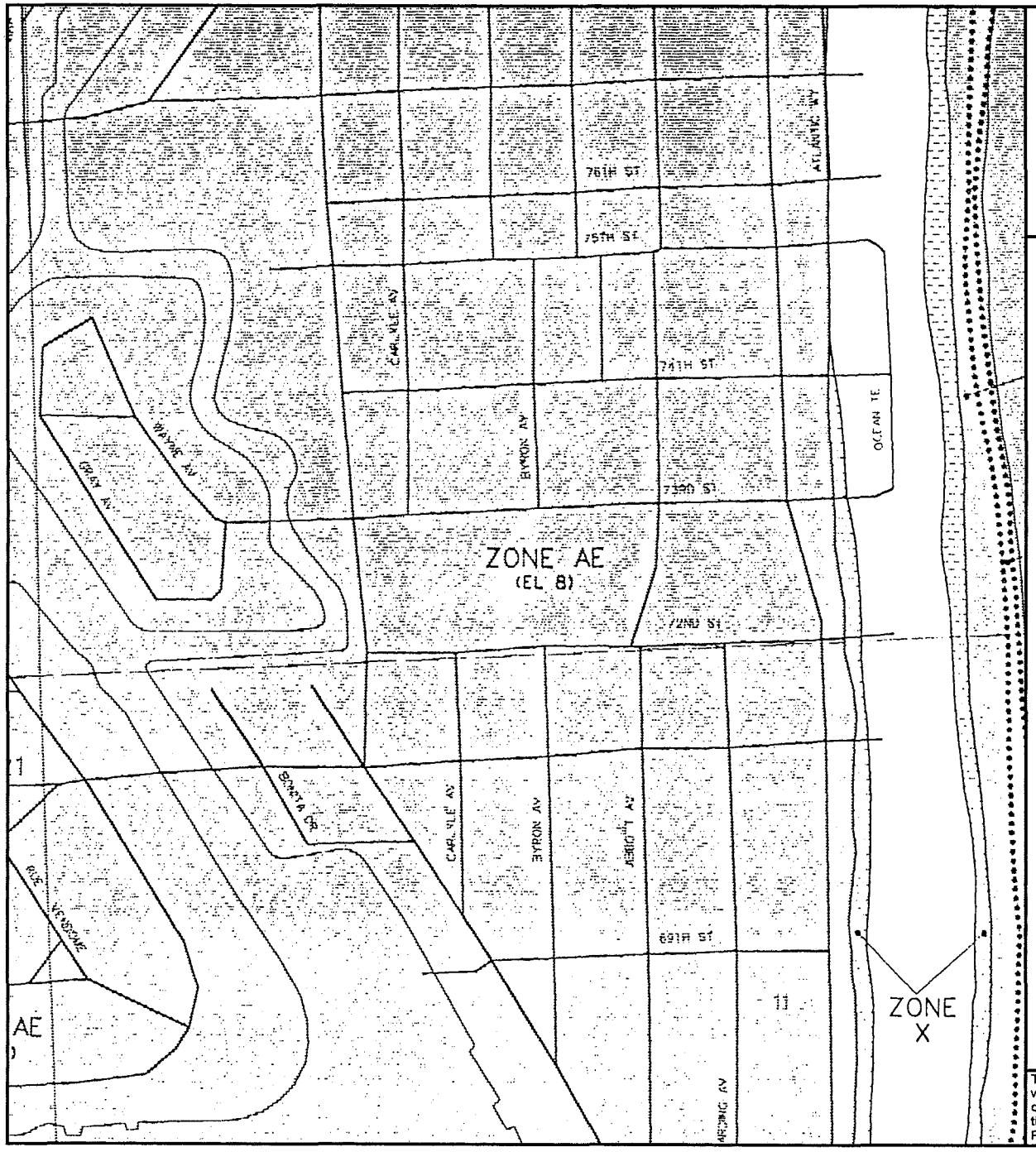
We appreciate your feedback, please take a minute to complete our survey.

My Home | Property Information | Property Taxes | My Neighborhood | Property Appraiser

Home | Using Our Site | About | Phone Directory | Privacy | Disclaimer

If you experience technical difficulties with the Property Information application, please click here to let us know.

E-mail your comments, questions and suggestions to Webmaster



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

DADE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 94 OF 625

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

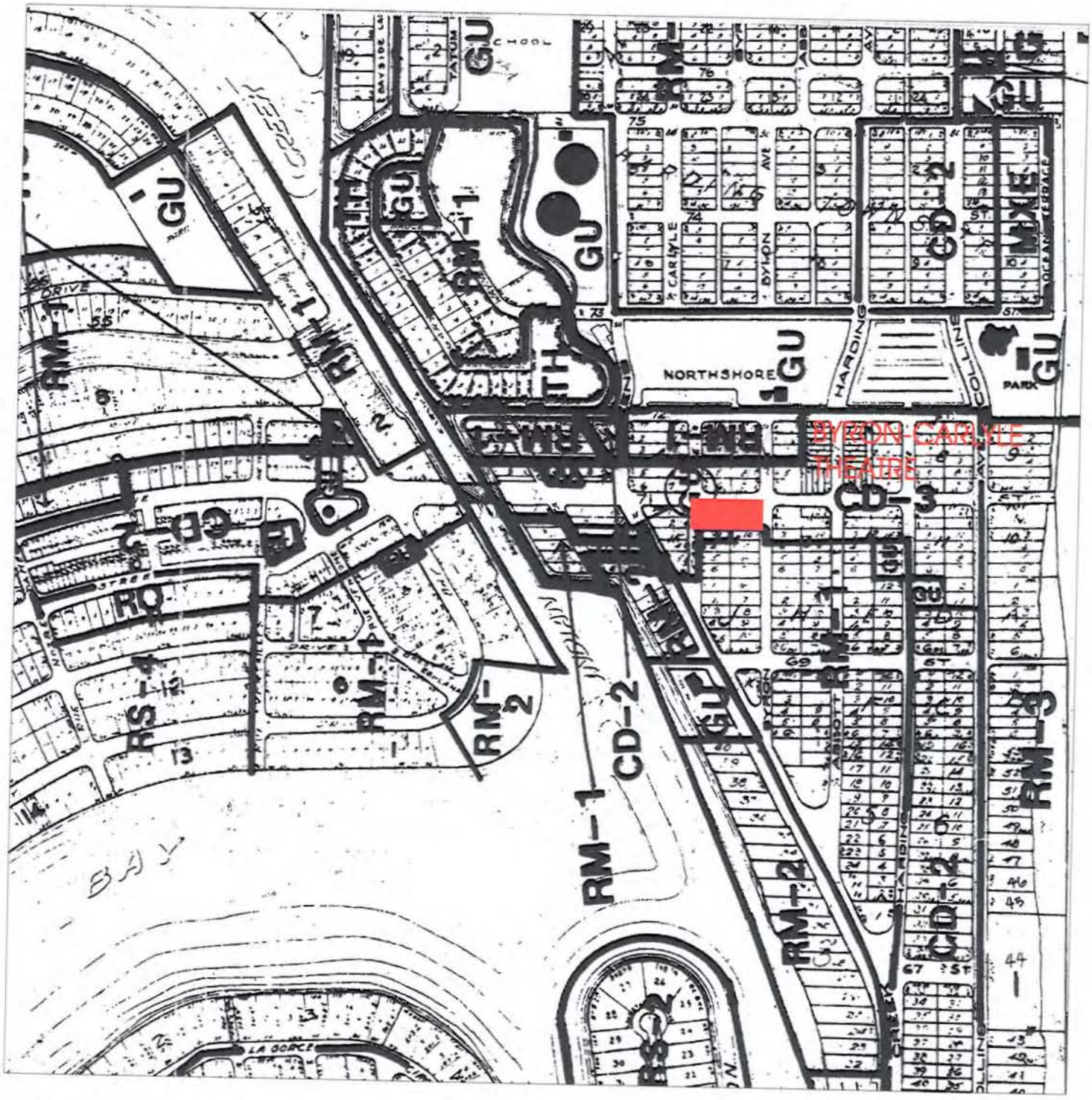
COMMUNITY	NUMBER	PANEL	SUFFIX
BAY HARBOR ISLANDS, TOWN OF	120637	0094	J
INDIAN CREEK VILLAGE, VILLAGE OF	120646	0094	J
MIAMI BEACH, CITY OF	120651	0094	J
MIAMI SHORES, VILLAGE OF	120652	0094	J
NORTH BAY VILLAGE, CITY OF	120654	0094	J
NORTH MIAMI, CITY OF	120655	0094	J
SURFSIDE, TOWN OF	120659	0094	J
UNINCORPORATED AREAS	120635	0094	J

Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

MAP NUMBER
12025C0094 J

MAP REVISED:
MARCH 2, 1994

Federal Emergency Management Agency



CITY OF MIAMI BEACH
ZONING MAP

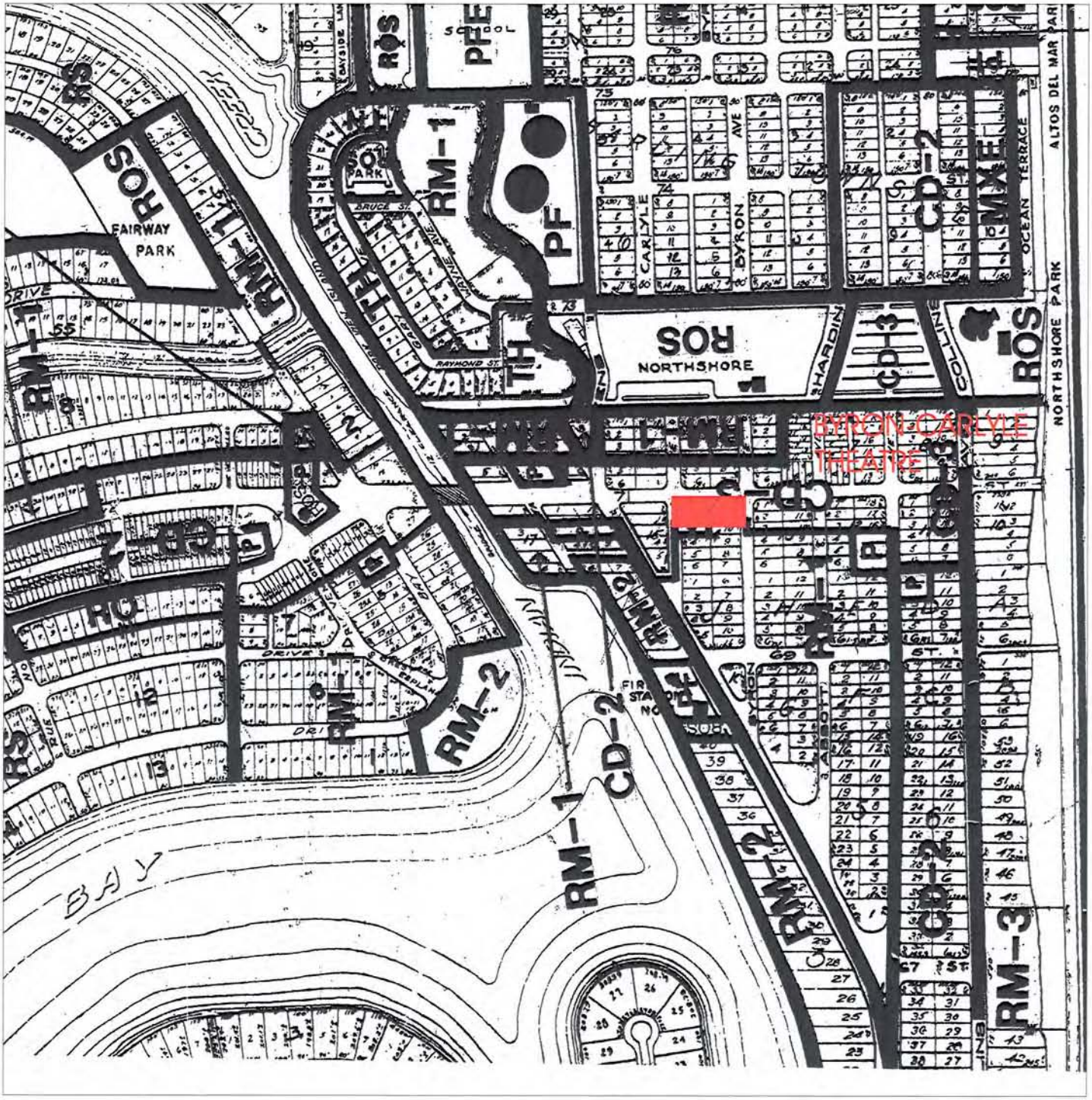
N

January, 2006

City of Miami Beach

Feasibility Study - Byron Carlyle Theater

C3TS



CITY OF MIAMI BEACH
FUTURE LAND USE MAP

N

January, 2006

City of Miami Beach

Feasibility Study - Byron Carlyle Theater

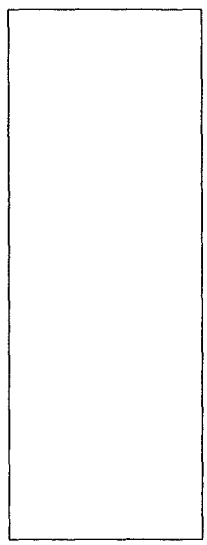
C3TS

APPENDIX "D"

WINDLOAD CALCULATIONS

PHOTOGRAPHS S-1 THRU S-6

Project Name: Byron Carlyle Theater



Location: Miami Beach

By:

Start Date: 11/15/2005

Comments:

..\leanaT\My Documents\teatro.wls

ASCE7-98

Local Information

Wind Dir.	Exposure
1	C
2	C
3	C
4	C

Basic Wind Speed: 146 mph

Topography: None

Optional Factors

This project uses load combinations from ASCE 7.

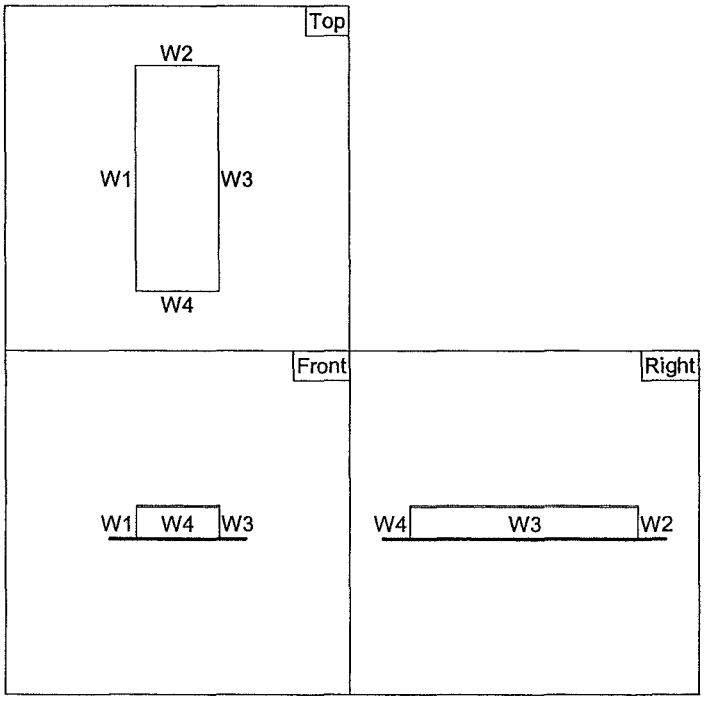
Section - Main Section

Enclosure Classification: Enclosed
Building Category: II

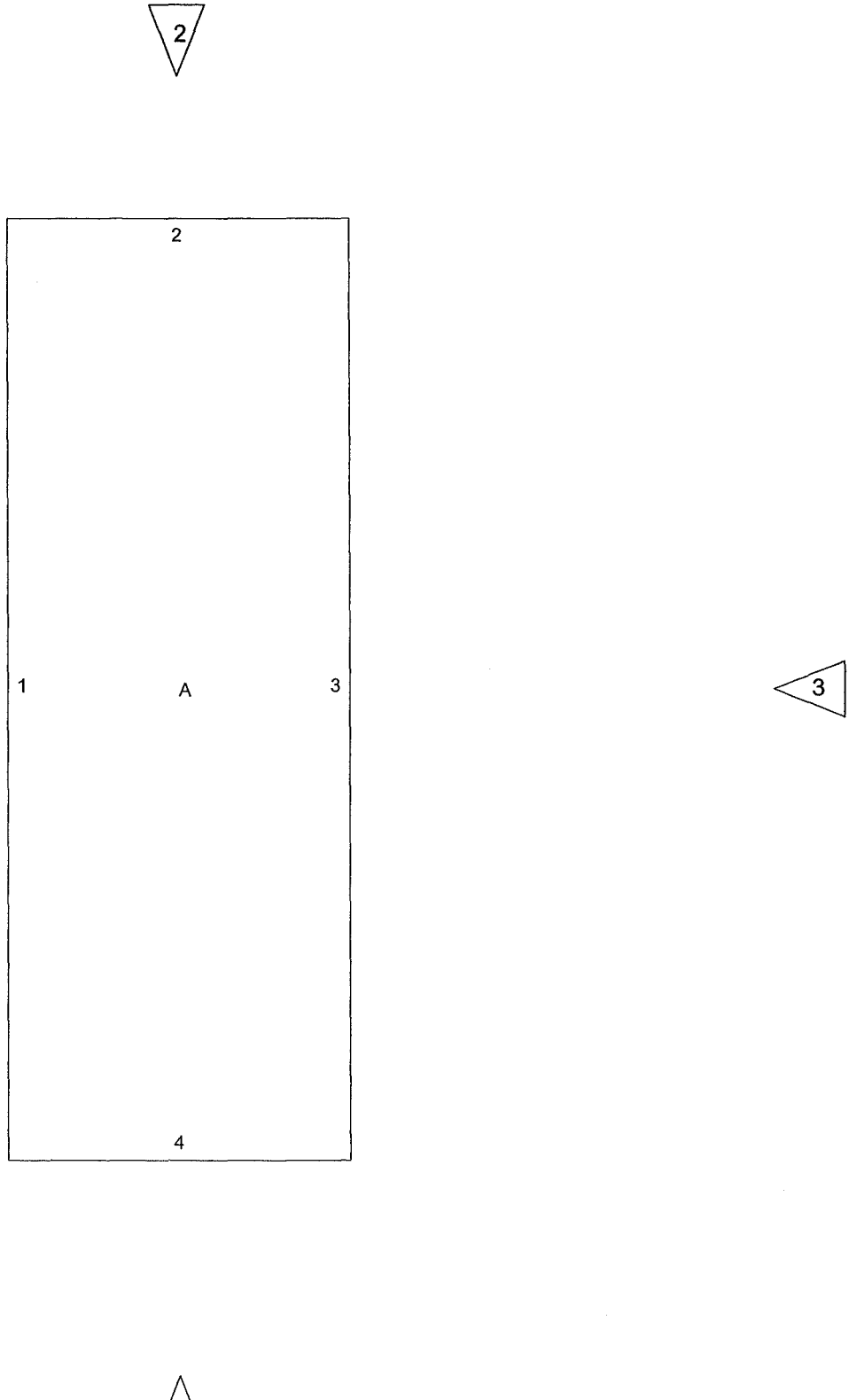
Wall	Length(ft)	Overhang(ft)
1	246.0	0.0
2	90.33	0.0
3	246.0	0.0
4	90.33	0.0

Eave Height: 34.83 ft
Parapet Height: 1.67 ft

Roof Shape: Flat



Composite Drawing



ASCE7-98

Components and Cladding Input

Component Description	Wall/Roof	Surface Label	Zone	Span(ft)	Width(ft)	Area(sqft)
Wall 186 Sq.Ft.	Wall		(All)			186

ASCE7-98

Components and Cladding Output

Component Description	Surface	Zone	z(ft)	q(psf)	GCp	GCpi	ExtPres(psf)	Net w/ +GCpi (psf)	Net w/ -GCpi (psf)
Wall 186 Sq.Ft.		4	34.8	47.0	0.70	0.18	32.9	24.4	41.4
			34.8	47.0	-0.79		-37.1	-45.6	-28.7
		5	34.8	47.0	0.70		32.9	24.4	41.4
			34.8	47.0	-0.86		-40.4	-48.9	-32.0

ASCE7-98

MWFRS Net Pressures

This data was calculated using the building of all heights method.

Wind Direction 1

#	Surface	z (ft)	q (psf)	G	Cp	GCpi	Ext Pres (psf)	Net w/ +GCpi (psf)	Net w/ -GCpi (psf)
	Windward Wall	15.0	39.4	0.84	0.80	0.18	26.5	18.0	34.9
		20.0	41.8				28.1	19.6	36.5
		25.0	43.8				29.4	21.0	37.9
		30.0	45.6				30.6	22.2	39.1
		34.8	47.0				31.6	23.1	40.0
	Parapet	36.5	47.5		1.20	0	47.9		
2	Side Wall	34.8	47.0	0.84	-0.70	0.18	-27.6	-36.1	-19.2
	Leeward Wall	34.8	47.0	0.84	-0.50	0.18	-19.7	-28.2	-11.3
	Parapet	36.5	47.5		-1.20	0	-47.9		
	Side Wall	34.8	47.0	0.84	-0.70	0.18	-27.6	-36.1	-19.2
	Roof	0 to 17.4 *	47.0	0.84	-0.90	0.18	-35.5	-44.0	-27.1
		17.4 to 34.8 *	47.0				-35.5	-44.0	-27.1
		34.8 to 69.7 *	47.0		-0.50		-19.7	-28.2	-11.3
		69.7 to 90.3 *	47.0		-0.30		-11.8	-20.3	-3.4

*Distance from windward edge.

ASCE7-98

MWFRS Net Pressures

This data was calculated using the building of all heights method.

Wind Direction 2

#	Surface	z (ft)	q (psf)	G	Cp	GCpi	Ext Pres (psf)	Net w/ +GCpi (psf)	Net w/ -GCpi (psf)
	Side Wall	34.8	47.0	0.87	-0.70	0.18	-28.6	-37.1	-20.2
2	Windward Wall	15.0	39.4		0.80		27.4	19.0	35.9
		20.0	41.8				29.1	20.6	37.6
		25.0	43.8				30.5	22.0	38.9
		30.0	45.6				31.7	23.3	40.2
		34.8	47.0				32.7	24.3	41.2
	Parapet	36.5	47.5		1.20	0	49.6		
	Side Wall	34.8	47.0	0.87	-0.70	0.18	-28.6	-37.1	-20.2
	Leeward Wall	34.8	47.0	0.87	-0.26	0.18	-10.6	-19.1	-2.2
	Parapet	36.5	47.5		-1.20	0	-49.6		
	Roof	0 to 17.4 *	47.0	0.87	-0.90	0.18	-36.8	-45.3	-28.3
		17.4 to 34.8 *	47.0				-36.8	-45.3	-28.3
		34.8 to 69.7 *	47.0		-0.50		-20.4	-28.9	-12.0
		69.7 to 246.0 *	47.0		-0.30		-12.3	-20.7	-3.8

* Distance from windward edge.

ASCE7-98

MWFRS Net Pressures

This data was calculated using the building of all heights method.

Wind Direction 3

#	Surface	z (ft)	q (psf)	G	Cp	GCpi	Ext Pres (psf)	Net w/ +GCpi (psf)	Net w/ -GCpi (psf)
	Leeward Wall	34.8	47.0	0.84	-0.50	0.18	-19.7	-28.2	-11.3
	Parapet	36.5	47.5		-1.20	0	-47.9		
	Side Wall	34.8	47.0	0.84	-0.70	0.18	-27.6	-36.1	-19.2
3	Windward Wall	15.0	39.4	0.84	0.80	0.18	26.5	18.0	34.9
		20.0	41.8				28.1	19.6	36.5
		25.0	43.8				29.4	21.0	37.9
		30.0	45.6				30.6	22.2	39.1
		34.8	47.0				31.6	23.1	40.0
	Parapet	36.5	47.5		1.20	0	47.9		
	Side Wall	34.8	47.0	0.84	-0.70	0.18	-27.6	-36.1	-19.2
	Roof	0 to 17.4 *	47.0	0.84	-0.90	0.18	-35.5	-44.0	-27.1
		17.4 to 34.8 *	47.0				-35.5	-44.0	-27.1
		34.8 to 69.7 *	47.0		-0.50		-19.7	-28.2	-11.3
		69.7 to 90.3 *	47.0		-0.30		-11.8	-20.3	-3.4

* Distance from windward edge.

ASCE7-98

MWFRS Net Pressures

This data was calculated using the building of all heights method.

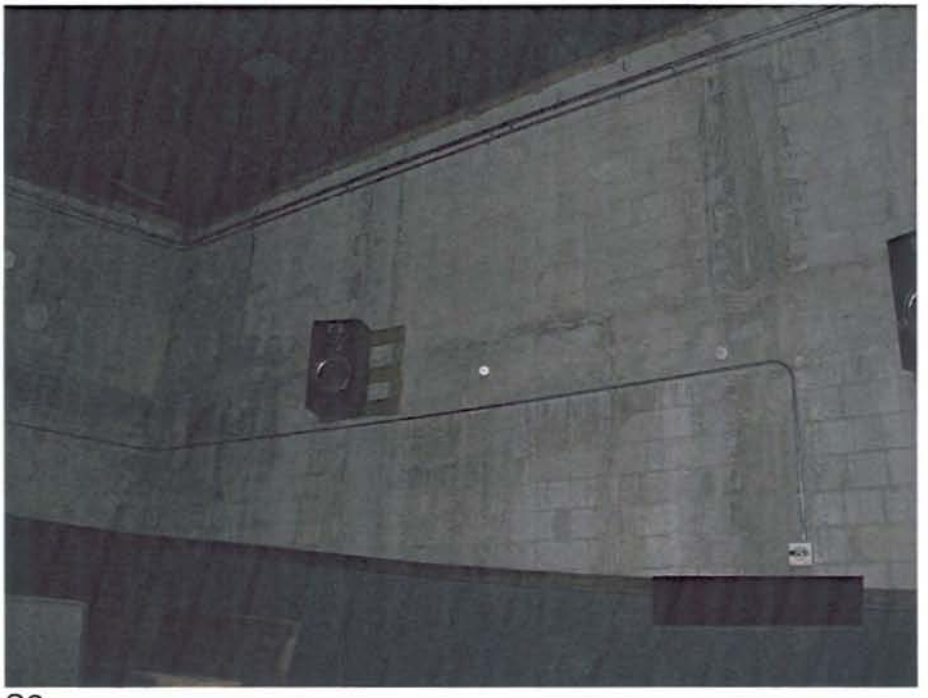
Wind Direction 4

#	Surface	z (ft)	q (psf)	G	Cp	GCpi	Ext Pres (psf)	Net w/ +GCpi (psf)	Net w/ -GCpi (psf)
1	Side Wall	34.8	47.0	0.87	-0.70	0.18	-28.6	-37.1	-20.2
2	Leeward Wall	34.8	47.0		-0.26		-10.6	-19.1	-2.2
	Parapet	36.5	47.5		-1.20	0	-49.6		
3	Side Wall	34.8	47.0	0.87	-0.70	0.18	-28.6	-37.1	-20.2
4	Windward Wall	15.0	39.4	0.87	0.80	0.18	27.4	19.0	35.9
		20.0	41.8				29.1	20.6	37.6
		25.0	43.8				30.5	22.0	38.9
		30.0	45.6				31.7	23.3	40.2
		34.8	47.0				32.7	24.3	41.2
	Parapet	36.5	47.5		1.20	0	49.6		
	Roof	0 to 17.4 *	47.0	0.87	-0.90	0.18	-36.8	-45.3	-28.3
		17.4 to 34.8 *	47.0				-36.8	-45.3	-28.3
		34.8 to 69.7 *	47.0		-0.50		-20.4	-28.9	-12.0
		69.7 to 246.0 *	47.0		-0.30		-12.3	-20.7	-3.8

* Distance from windward edge.

STRUCTURAL VIEWS
Building Interior

S1



S2

STRUCTURAL VIEWS
Building Interior

S3

S4

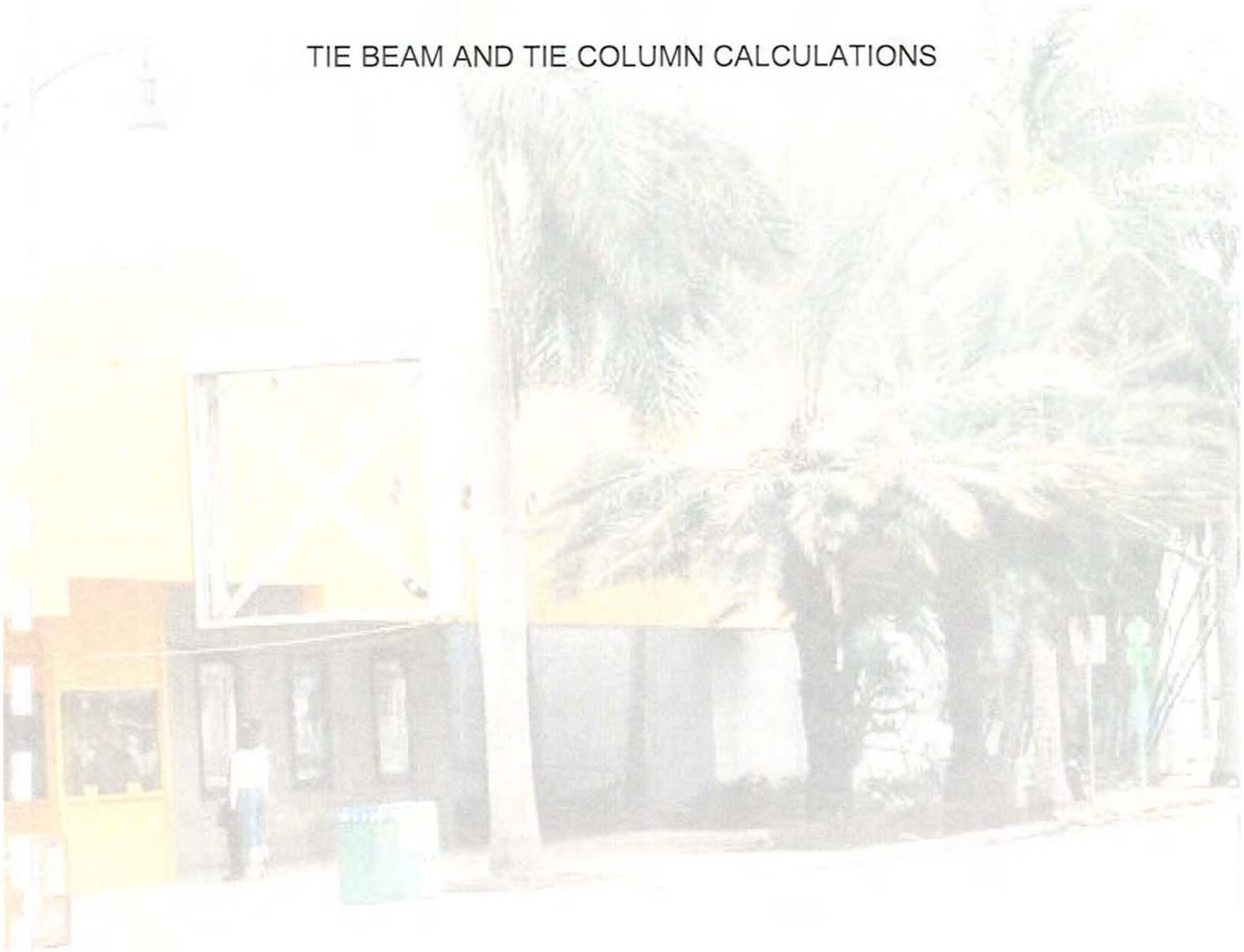
STRUCTURAL VIEWS
Building Interior

S5

S6

APPENDIX "E"

TIE BEAM AND TIE COLUMN CALCULATIONS



Multi-Span Concrete Beam

Description TIE-COLUMN

General Information

Code Ref: ACI 318-02, 1997 UBC, 2003 IBC, 2003 NFPA 5000

Fy	60,000.0 psi	All Spans Considered as Individual Beams		ACI Dead Load Factor	1.33
f'c	3,000.0 psi	Stirrup Fy	40,000.0 psi	ACI Live Load Factor	1.00

Concrete Member Information

Description			TIE-COLUMN
Span		ft	34.83
Beam Width		in	16.00
Beam Depth		in	12.00
End Fixity			Pin-Pin
Reinforcing	Center	Area	0.93in2
		Bar Depth	9.50in
	Left	Area	0.93in2
		Bar Depth	2.50in
	Right	Area	0.93in2
		Bar Depth	2.50in

Loads

Using Live Load This Span ??		No
Point #1 DL	k	11.400
LL	k	
@ X	ft	12.330

Results

		Overstress
Mmax @ Cntr	k-ft	120.54
@ X =	ft	12.31
Mn * Phi	k-ft	36.85
Max @ Left End	k-ft	0.00
Mn * Phi	k-ft	36.85
Max @ Right End	k-ft	0.00
Mn * Phi	k-ft	36.85
		Bending NG
Shear @ Left	k	9.79
Shear @ Right	k	5.37

Reactions & Deflections

DL @ Left	k	7.36
LL @ Left	k	0.00
Total @ Left	k	7.36
DL @ Right	k	4.04
LL @ Right	k	0.00
Total @ Right	k	4.04
Max. Deflection	in	-9.712
@ X =	ft	16.02
Inertia : Effective	in4	509.91

Shear Stirrups

Stirrup Rebar Area	in2	0.220
Spacing @ Left	in	4.75
Spacing @ .2*L	in	4.75
Spacing @ .4*L	in	Not Req'd
Spacing @ .6*L	in	Not Req'd
Spacing @ .8*L	in	Not Req'd
Spacing @ Right	in	Not Req'd

Description TIE-COLUMN

Query Values

Location	ft	0.00
Moment	k-ft	0.0
Shear	k	9.8
Deflection	in	0.0000

Rev: 580000
User: KW-0604804, Ver 5.8.0, 1-Dec-2003

Multi-Span Concrete Beam

Description TB-1

General Information

Code Ref: ACI 318-02, 1997 UBC, 2003 IBC, 2003 NFPA 5000

Fy	60,000.0 psi	Spans Considered Continuous Over Supports		ACI Dead Load Factor	1.33
f'c	3,000.0 psi	Stirrup Fy	60,000.0 psi	ACI Live Load Factor	1.00

Concrete Member Information

Description			TB-1: THEATER, TB-1	
Span		ft	10.67	10.67
Beam Width		in	16.00	16.00
Beam Depth		in	12.00	12.00
End Fixity			Pin-Pin	Pin-Pin
Reinforcing	Center	Area	0.62in2	0.62in2
		Bar Depth	9.50in	9.50in
	Left	Area	0.62in2	0.62in2
		Bar Depth	2.50in	2.50in
	Right	Area	0.62in2	0.62in2
		Bar Depth	2.50in	2.50in

Loads

Using Live Load This Span ??		No	No
Dead Load	k/ft	0.851	0.851
Live Load	k/ft		

Results

		Beam OK	Beam OK
Mmax @ Cntr	k-ft	9.06	9.06
@ X =	ft	3.98	6.69
Mn * Phi	k-ft	25.20	25.20
Max @ Left End	k-ft	0.00	-16.11
Mn * Phi	k-ft	25.20	25.20
Max @ Right End	k-ft	-16.11	0.00
Mn * Phi	k-ft	25.20	25.20
		Bending OK	Bending OK
Shear @ Left	k	4.53	7.55
Shear @ Right	k	7.55	4.53

Reactions & Deflections

DL @ Left	k	3.41	11.35
LL @ Left	k	0.00	0.00
Total @ Left	k	3.41	11.35
DL @ Right	k	11.35	3.41
LL @ Right	k	0.00	0.00
Total @ Right	k	11.35	3.41
Max. Deflection	in	-0.014	-0.014
@ X =	ft	4.48	6.19
Inertia : Effective	in4	2,304.00	2,304.00

Shear Stirrups

Stirrup Rebar Area	in2	0.220	0.220
Spacing @ Left	in	Not Req'd	Not Req'd
Spacing @ .2*L	in	Not Req'd	Not Req'd
Spacing @ .4*L	in	Not Req'd	Not Req'd
Spacing @ .6*L	in	Not Req'd	Not Req'd
Spacing @ .8*L	in	Not Req'd	Not Req'd
Spacing @ Right	in	Not Req'd	Not Req'd

Description TB-1

Query Values

Location	ft	0.00	0.00
Moment	k-ft	0.0	-16.1
Shear	k	4.5	7.5
Deflection	in	0.0000	0.0000

Title : BYRON CARLYLE THEATER Job #
Dsgnr: S.A. Date: 11:28AM, 19 JAN 06
Description : FEASIBILITY STUDY

Scope :

Multi-Span Concrete Beam

Description PROPOSED MODIFICATION TO EXISTING 16"X12" CONCRETE TIE COLUMN TO 16"X36" CONCRETE PILASTER

General Information

Code Ref: ACI 318-02, 1997 UBC, 2003 IBC, 2003 NFPA 5000

Fy	60,000.0 psi	Spans Considered Continuous Over Supports		ACI Dead Load Factor	1.40
f'c	3,000.0 psi	Stirrup Fy	40,000.0 psi	ACI Live Load Factor	1.70

Concrete Member Information

Description			MODIFICATION
Span		ft	34.33
Beam Width		in	16.00
Beam Depth		in	36.00
End Fixity			Pin-Pin
Reinforcing	Center	Area	1.06in2
		Bar Depth	34.00in
	Left	Area	0.93in2
		Bar Depth	22.50in
	Right	Area	0.93in2
		Bar Depth	22.50in

Loads

Using Live Load This Span ??		Yes
Point #1 DL	k	
LL	k	11.400
@ X	ft	12.330

Results

Beam OK

Mmax @ Cntr	k-ft	152.93
@ X =	ft	12.36
Mn * Phi	k-ft	158.29
Max @ Left End	k-ft	0.00
Mn * Phi	k-ft	53.46
Max @ Right End	k-ft	0.00
Mn * Phi	k-ft	53.46
		Bending OK
Shear @ Left	k	12.42
Shear @ Right	k	6.96

Reactions & Deflections

DL @ Left	k	0.00
LL @ Left	k	7.31
Total @ Left	k	7.31
DL @ Right	k	0.00
LL @ Right	k	4.09
Total @ Right	k	4.09
Max. Deflection	in	-0.077
@ X =	ft	15.79
Inertia : Effective	in4	62,208.00

Shear Stirrups

Stirrup Rebar Area	in2	0.400
Spacing @ Left	in	Not Req'd
Spacing @ .2*L	in	Not Req'd
Spacing @ .4*L	in	Not Req'd
Spacing @ .6*L	in	Not Req'd
Spacing @ .8*L	in	Not Req'd
Spacing @ Right	in	Not Req'd

Description PROPOSED MODIFICATION TO EXISTING 16"X12" CONCRETE TIE COLUMN TO 16"X36" CONCRETE PILASTER

Query Values

Location	ft	0.00
Moment	k-ft	-0.0
Shear	k	12.4
Deflection	in	0.0000

Title : BYRON CARLYLE THEATER Job #
Dsgnr: S.A. Date: 11:28AM, 19 JAN 06
Description : FEASIBILITY STUDY

Scope :

Masonry Wall Design

Description PROPOSED REINFORCING OF THE EXISTING MASONRY WALL WHICH REQUIRES 2 #7 WITH FILL CELLS SPACED AT 24" O.C.

General Information

Code Ref: ACI 530-02

Wall Height	34.00 ft	Seismic Factor	0.3300	f'm	1,500.0 psi
Parapet Height	4.00 ft	Calc of Em = f'm *	900.00	Fs	24,000.0 psi
		Duration Factor	1.330	Special Inspection	
Thickness	12.0 in	Wall Wt Mult.	1.000	Grout @ Rebar Only	
Rebar Size	7			Medium Weight Block	
Rebar Spacing	24 in			Equivalent	
Depth to Rebar	9.000 in @ Edge			Solid Thickness	7.500 in

Loads

Uniform Load		Concentric Axial Load		Wind Load	45.600 psf
Dead Load	0.000 #/ft	Dead Load	0.000 #/ft		
Live Load	0.000 #/ft	Live Load	0.000 #/ft		
Load Eccentricity	0.000 in	Roof Load			
Roof Load					

Design Values

E	1,350,000 psi	Rebar Area	0.300 in2	np	0.05967	j	0.90303
n : Es / Em	21.481	Radius of Gyration	3.717 in	k	0.29090	2 / kj	7.61339
Wall Weight	85.000 psf	Moment of Inertia	1,243.520 in4				

Max Allow Axial Stress = 0.25 f'm (1-(h/140r)^2) * SpInsp 152.52 psi
Allow Masonry Bending Stress = 0.33 f'm * SpInsp = 495.00 psi
Allow Steel Bending Stress = 24,000.00 psi

Load Combination & Stress Details Summary

	Moment	Axial Load	Bending Stresses Steel	Masonry	Axial Compression
Top of Wall	in-#	lbs	psi	psi	psi
DL + LL	0.0	340.0	0.0	0.0	3.78
DL + LL + Wind	4,377.6	340.0	1,795.4	34.3	3.78
DL + LL + Seismic	2,692.8	340.0	1,104.4	21.1	3.78
Between Base & Top of Wall					
DL + LL	0.0	1,785.0	0.0	0.0	19.83
DL + LL + Wind	76,896.7	1,785.0	31,538.5	602.3	19.83
DL + LL + Seismic	47,301.6	1,785.0	19,400.3	370.5	19.83

Summary

34.00ft high wall with 4.00ft parapet, Med Wt Block w/ 12.00in wall w/ #7 bars at 24.00ino.c. at edge

Max. Bending Compressive Stress	622.14	OK
Allowable	658.35	**OK**
Max. Axial Only Compressive Stress	19.83	psi
Allowable	152.52	**OK**
Max Steel Bending Stress	31,538.47	psi
Allowable	31,920.00	**OK**

Description PROPOSED REINFORCING OF THE EXISTING MASONRY WALL WHICH REQUIRES 2 #7 WITH FILL CELLS SPACED AT 24" O.C.

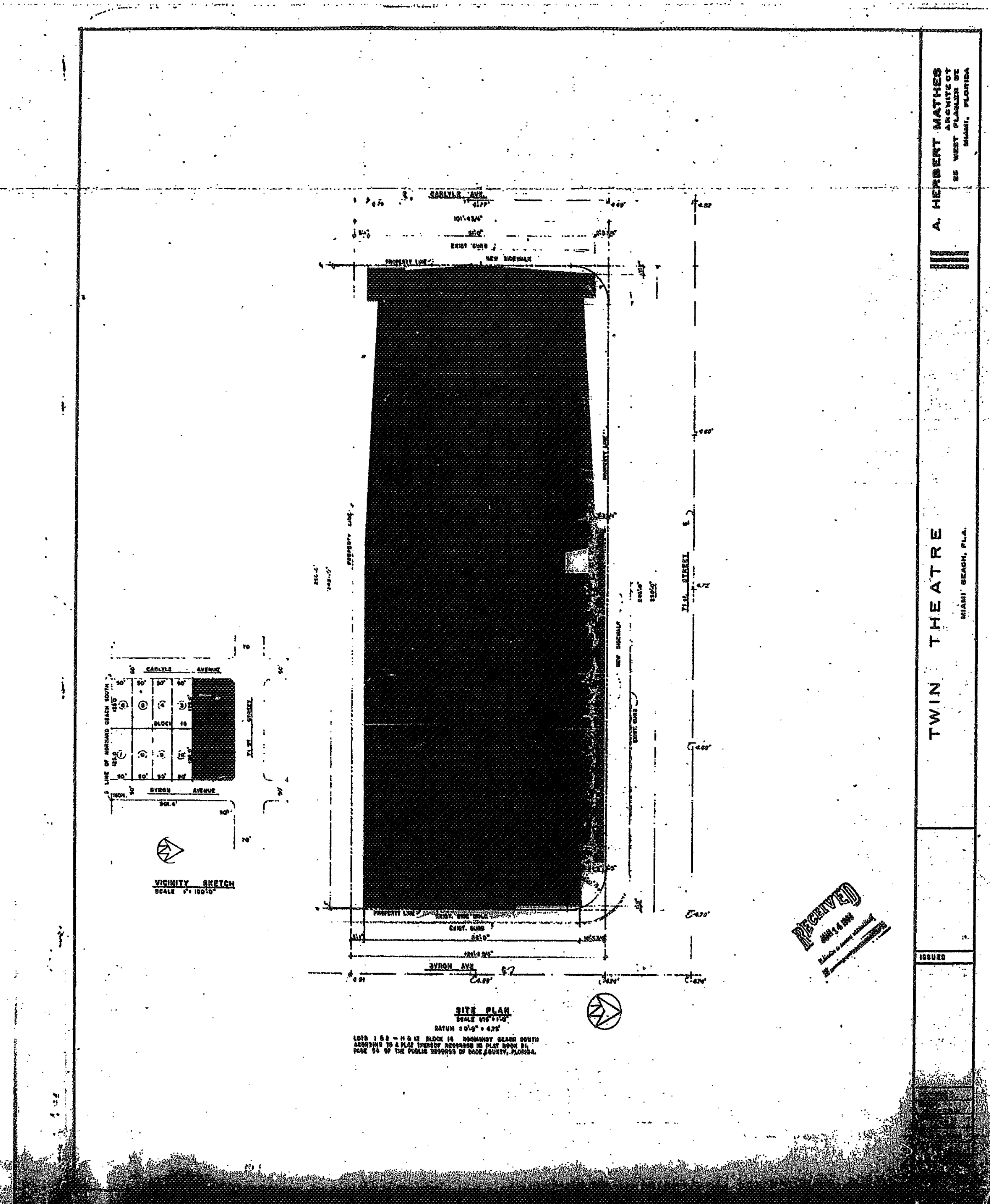
Final Loads & Moments

Wall Weight moment @ Mid Ht	1,785.00 lbs	Wind Moment @ Mid Ht	76,896.72 in-#
		Seismic Moment @ Mid Ht	47,301.62 in-#
Dead Load Moment @ Top of Wall	0.00 in-#		
Dead Load Moment @ Mid Ht	0.00 in-#	Total Dead Load	0.00 lbs
		Total Live Load	0.00 lbs
Live Load Moment @ Top of Wall	0.00 in-#		
LiveLoad Moment @ Mid Ht	0.00 in-#		

Maximum Allow Moment for Applied Axial Load = 58,516.49 in-#
Maximum Allow Axial Load for Applied Moment = 13,726.50 lbs

APPENDIX "F"

11"X17" SET OF RECORD DRAWINGS


CARLYLE AVE.
EXIST. CURB
NEW SIDEWALK
PROPERTY LINE
BYRON AVE
SITE PLAN
VICINITY SKETCH
CARLYLE AVENUE
BYRON AVENUE
RECEIVED
ISSUED
A. HERBERT MATHES
ARCHITECT
25 WEST FLAGLER ST.
MIAMI, FLORIDA
TWIN THEATRE
MIAMI BEACH, FLA.

LOGE FLOOR PLAN

NO. 1 – AUDITORIUM TO CROSSOVER

NO. 2 – 4" CLOSE WALL PLASTER & TILE

NO. 3 – INTERIOR 8" BLOCK WALL

NO. 4 – TYPICAL 4" BLOCK WALL

PROPERTY LINE

STORAGE

AUDITORIUM NO. 1

AUDITORIUM NO. 2

CROSSOVER NO. 1

CROSSOVER NO. 2

FOYER

LOBBY NO. 2

LOGE

GALLERY

BUILT UP ROOF

TOP OF PARAPET EL.+25'-0"

UPPER ROOF PLAN

ACOUSTIC MATERIAL

UPPER PART OF AUDITORIUM NO. 1

CEILING DRESS

PLASTER

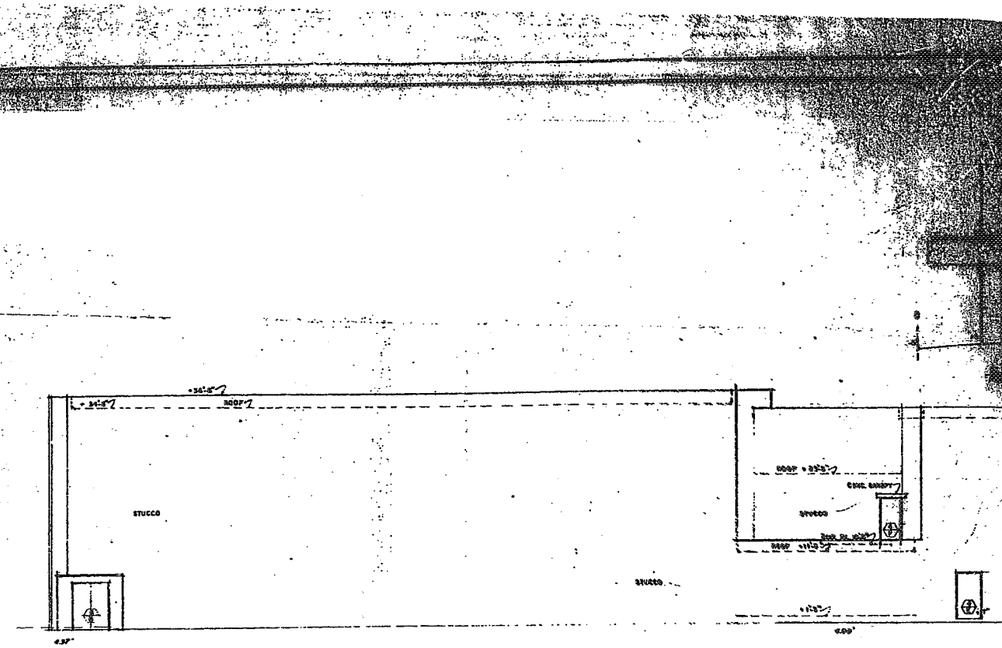
UPPER PART OF AUDITORIUM NO. 2

PASSAGE

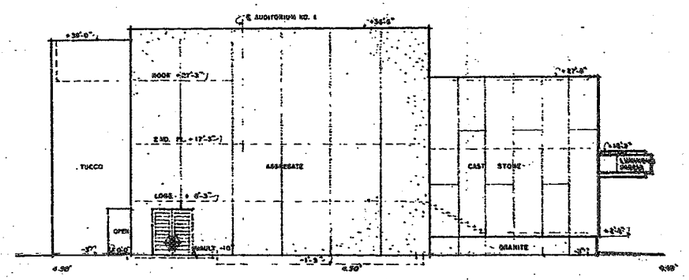
A.C. ROOM & STORAGE

ROOF

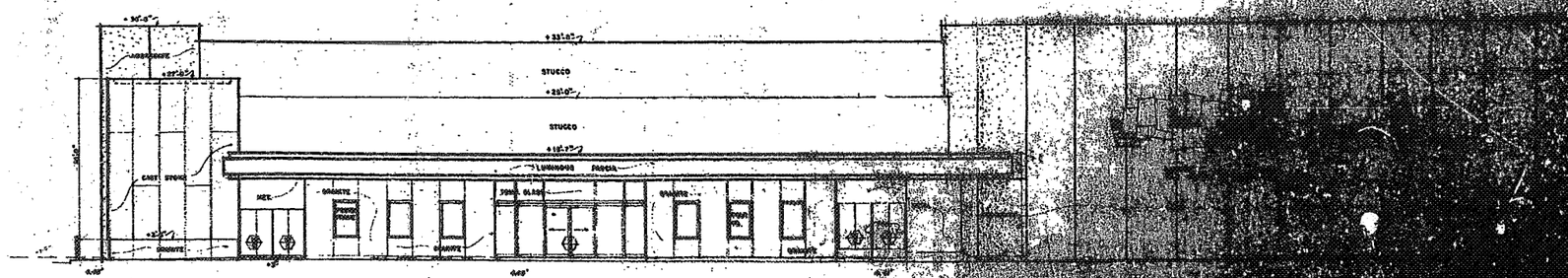
LUMINOUS FASCIA



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



EAST ELEVATION



NORTH ELEVATION

SEATING PLAN

AUDITORIUM NO. 1
LOWER 756 SEATS
ORCHESTRA 424 SEATS
TOTAL- 660 SEATS

AUDITORIUM NO. 2
LOWER 560 SEATS
BALCONY 404 SEATS
TOTAL- 964 SEATS

SCALE 1/16"=1'-0"

SCALE 3/4"=1'-0"

SCALE 3/4"=1'-0"

SCALE 3/4"=1'-0"

SCALE 1/4"=1'-0"

SCALE 3/4"=1'-0"

SECTION

ELEVATION

LADDER DETAILS AT HIGH ROOF
SCALE 3/4"=1'-0"

PITCH PAN DETAIL
SCALE 3"=1'-0"

TYPICAL FLASHING DETAIL AT VERTICAL WALL
SCALE 3"=1'-0"

DETAIL OF CONCRETE CURB
SCALE 3/4"=1'-0"

ROOF SCUTTLE DETAIL
SCALE 1 1/4"=1'-0"

AUDITORIUM NO. 1
LOGE 150 SEATS
ORCHESTRA 450 SEATS
TOTAL - 600 SEATS

AUDITORIUM NO. 2
LOGE 150 SEATS
ORCHESTRA 774 SEATS
TOTAL - 924 SEATS

SEATING PLAN

ELEV. NO. 1 ELEV. NO. 2 ELEV. NO. 3

WOMEN'S TOILET NO. 1

ELEV. NO. 1 ELEV. NO. 2

POWDER ROOM NO. 1

ELEV. NO. 1 ELEV. NO. 2

MEN'S TOILET NO. 1

ELEV. NO. 1 ELEV. NO. 2

POWDER ROOM NO. 2

SCALE OF ELEVATIONS 1/4" = 1'-0"

ELEV. NO. 1 ELEV. NO. 2

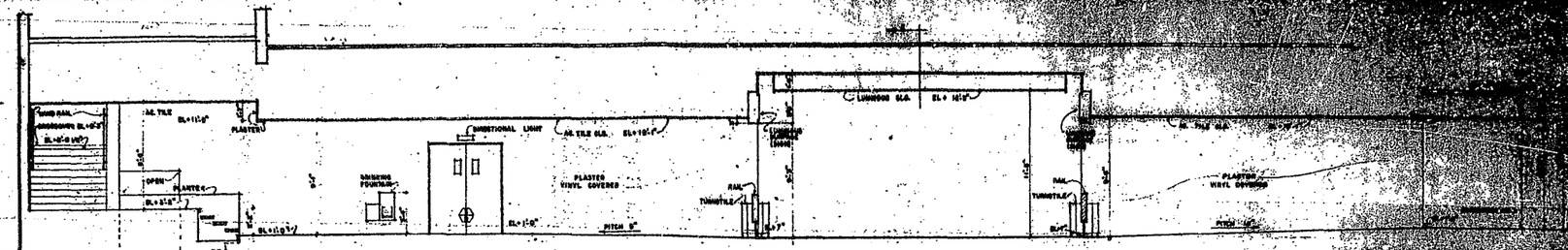
WOMEN'S TOILET NO. 2

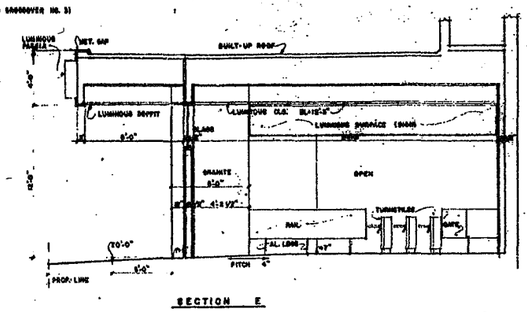
MARBLE THRESHOLD
SCALE 3" = 1'-0"

VANITY SECTION
SCALE 1 1/2" = 1'-0"

DETAIL OF WET-WALL AT TOILET

PLAN OF LOBBY AND TOILETS
SCALE 1/4" = 1'-0"

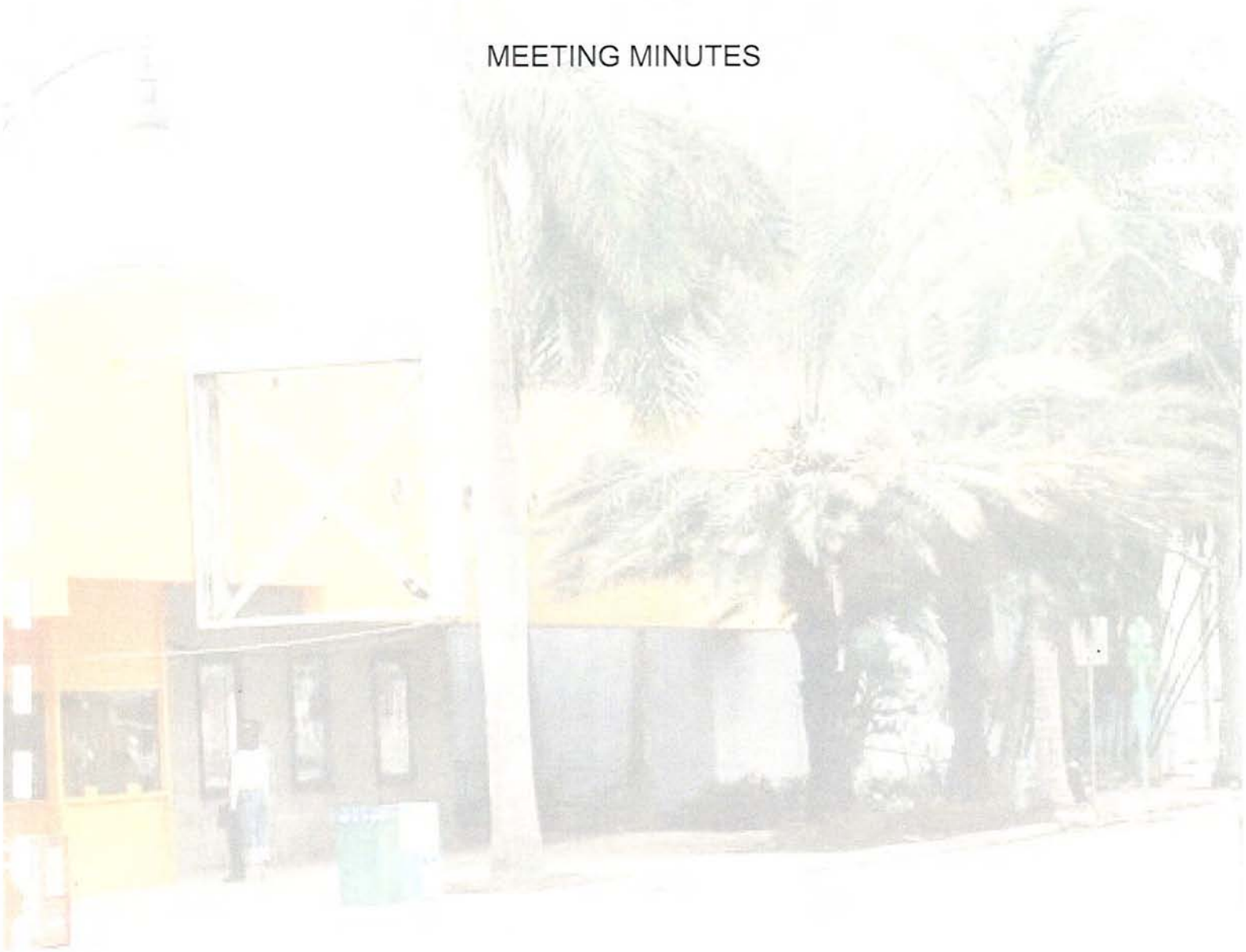




REFLECTED CEILING PLAN
SCALE 1/4"=1'-0"

APPENDIX "G"

MEETING MINUTES



MEETING MINUTES

Project Name:	Byron Carlyle Theater
Address:	500 71st Street, Miami Beach, FL
Client:	City of Miami Beach
Submitted By:	Eleane Navarro – Project Manager
Ref:	Meeting Minutes
C3TS Project No.:	01317-009
Date off Meeting Date:	01/09/06
Date Prepared:	01/11/06
Meeting location:	CMB Building Department

Attendees:		**E-mail / Fax:**
Javier F. Salman	C3TS	jsalman@c3ts.com
Eleane M. Navarro	C3TS	enavarro@c3ts.com
Santiago Aranegui	C3TS	305-774-6277
Hiram G. Siaba	CMB – CIP Office	hiramsiaba@miaibeachfl.gov
Sonni Moore	CMB – Chief Fire Inspector	smoore@miamibeachfl.gov
James Legget	CMB – Senior Building inspector	jlegget@miamibeachfl.gov
Hamid Dolikhani	CMB – Acting Building Director	hdolikhani@miamibeachfl.gov
Richard McConachie	CMB – Chief Building Inspector	rmcconachie@miamibeachfl.gov
Mohasen Jarahpour	CMB – Chief Engineering Inspector	mjarahpoour@maimibeachfl.gov

Purpose of Meeting:

The purpose of the meeting was to determine the viability of a building separation for the Byron Carlyle Theater located on 500 71st Street in Miami Beach, and to determine the effects to the existing structure.
The following minutes reflect our understanding of items discussed at this meeting. If your understanding differs, please advise this office in writing within five (5) calendar days.

1. C3TS indicated to the building department the intentions to provide a 4 hour wall separation between the east and west side of the Byron Carlyle theater building to create a separate building for the west side.

2. C3TS also indicated that the east side of the building for which renovation was complete on June of 2004 currently functions independently for the west side which is currently unoccupied. The wall that separates the two sides goes above an intermediate roof that separates them and the west side has its own independent roof and structure system.

3. C3TS also indicated that the building has an automatic sprinkler system and a fire alarm system that was upgraded for the east side during renovations.

4. The CMB Building Department indicated that the 4 hour separation needs to be from the top of the foundation the top of the parapet.

5. The CMB Building and Fire Department indicated that if the 4 hour wall separation is provided then it can be considered a separate building but in addition the following will need to be provided:

    5.1 A separate Fire Alarm for the west building.

    5.2 A separate zone for the sprinkler system with separate feed, its own backflow

preventer, flow sensor alarm and a separate siamese connection on the west side, the existing is currently on the east side.

5.3 A visible separate address for the west side building will be required.

5.4 The main electrical feed is currently on the east side, a separate electrical disconnect will be required for the west side.

5.5 The existing floor slab currently below FEMA flood elevation will need to be brought up the above flood elevation or provide a hydrostatic slab at minimum to street level elevation.

5.6 The west side building structure only will also need to be upgraded to meet current wind loads.

6. The CMB Building Department also indicated that the 4 hour separation needs to be from the top of the foundation the top of the parapet. Openings in rated separation are acceptable as long as they are also rated.

7. The CMB Building Department also indicated that flood proof panels will need to be provided at the ground level between the east and west building in any communication opening that is below flood elevation.

8. The CMB Building Department also indicated that if an automatic sprinkler system is provided for the west building then the 4 hour separation can be reduced to a 3 hour separation.

9. It was agreed that providing a 4 hour separation between the existing renovated east side of the Byron Carlyle Theater building and the unoccupied west side will allow for a separate building to be established and any renovation work will be contained to the west building only. All building systems will be maintained separate.

APPENDIX "H"

COST ESTIMATES

Space Program							
Room	Notes	Occupancy	Size	Program Sq. Ft. (1)	Floor Plan Sq. Ft. (2)	S.F. cost (1)	Total Cost
WEST BUILDING - 1st Floor (Support Spaces)							
Loading Area	On Alley	0	IN PLANS	485	485	$80.00	$38,800.00
Carpentry Shop		3	IN PLANS	297	297	$120.00	$35,640.00
Carpentry Storage		0	IN PLANS	198	198	$80.00	$15,840.00
Lighting and Electrical Storage		0	IN PLANS	180	180	$80.00	$14,400.00
Prop, Equip. and Custom Storage		0	IN PLANS	378	378	$80.00	$30,240.00
Trash Room		0	IN PLANS	93	93	$80.00	$7,440.00
Utilities Room		0	IN PLANS	168	168	$80.00	$13,440.00
Rehearsal Space / Black Box Theater		154	IN PLANS	2311	2311	$100.00	$231,100.00
Electrical Room		0	IN PLANS	73	73	$80.00	$5,840.00
Lobby		0	IN PLANS	856	856	$200.00	$171,200.00
Restrooms		0	IN PLANS	280	280	$300.00	$84,000.00
Subtotal		157		5319	5319		$647,940.00
Circulation & Walls (Allowance 8%)				425.52		$40.00	$17,020.80
Subtotal				**5744.52**			**$664,960.80**
WEST BUILDING - 1st Floor (Digital Media Center)							
90 Seat Digital Cinema		90	IN PLANS	1316	1316	$200.00	$263,200.00
Offices		8.2	IN PLANS	820	820	$100.00	$82,000.00
Subtotal		98.2		2136	2136		$345,200.00
Circulation & Walls (Allowance 8%)				170.88		$40.00	$6,835.20
Subtotal				**2306.88**			**$352,035.20**
WEST BUILDING - 2nd Floor (Digital Media Center) (4)							
Offices		43	IN PLANS	4302	4302	$100.00	$430,200.00
Restrooms		0	IN PLANS	280	280	$350.00	$98,000.00
Mechanical Room			IN PLANS	147	147	$130.00	$19,110.00
Electrical (3)			IN PLANS		1	$95,000.00	$95,000.00
Mechanical (3)			IN PLANS		1	$60,000.00	$60,000.00
Plumbing (3)			IN PLANS		1	$25,000.00	$25,000.00
Fire Protection & Sprinkler (3)			IN PLANS		1	$100,000.00	$100,000.00
Subtotal		43		4729	427		$827,310.00
Circulation & Walls (Allowance 8%)				378.32		$40.00	$15,132.80
Subtotal		**43**		**5107.32**			**$842,442.80**
Cost of Repair and Improvements from Table 1 - Section E							**$635,282.00**
Estimated Gross Subotal		**298.2**		**13158.72**			**$2,494,720.80**
5% Design Contingency				0.05			$124,736.04
10% Unforseen Conditions				0.1			$249,472.08
1/19/2006 **Estimated Gross Total**							**$2,868,928.92**

(1) Program Area currently equal to proposed; pending verification of program
(2) Price Estimate is for rehabilitated existing shell - shell rehabilitating costs are located in section "E"
(3) All New
(4) Includes cost of structure

New
Demo 1'460,000

u/e
permitting

500,000
25,000
3,425,000

Byron Carlyle Theater - Feasibility Study
Design Alternative - 2

Space Program							
Room	Notes	Occupancy	Size	Program Sq. Ft. (1)	Floor Plan Sq. Ft. (2)	S.F. cost (1)	Total Cost
WEST BUILDING - 1st Floor (Support Spaces)							
Loading Area		0	IN PLANS	350	350	$80.00	$28,000.00
Carpentry Shop		4	IN PLANS	390	390	$120.00	$46,800.00
Carpentry Storage		0	IN PLANS	125	125	$80.00	$10,000.00
Lighting and Electrical Storage		0	IN PLANS	280	280	$80.00	$22,400.00
Prop, Equip. and Custom Storage		0	IN PLANS	216	216	$80.00	$17,280.00
Trash Room		0	IN PLANS	126	126	$80.00	$10,080.00
Utilities Room		0	IN PLANS	164	164	$80.00	$13,120.00
Rehearsal Space		112	IN PLANS	1677	1677	$100.00	$167,700.00
Lobby		0	IN PLANS	568	568	$200.00	$113,600.00
Restrooms		0	IN PLANS	250	250	$300.00	$75,000.00
	Subtotal	116		4146	4146	$0.00	$503,980.00
	Circulation & Walls (Allowance 8%)			331.68		$40.00	$13,267.20
	Subtotal			**4477.68**			**$517,247.20**
WEST BUILDING - 1st Floor (Retail)							
Retail	Shell / No T.I.	128.8	IN PLANS	3864	3864	$45.00	$173,880.00
	Subtotal	128.8		3864	3864		$173,880.00
	Circulation & Walls (Allowance 8%)			309.12		$40.00	$12,364.80
	Subtotal			**4173.12**			**$186,244.80**
WEST BUILDING - 2nd Floor (Offices) (4)							
Lobby		0	IN PLANS	420	420	$200.00	$84,000.00
Restrooms		0	IN PLANS	250	250	$300.00	$75,000.00
Mechanical Room		0	IN PLANS	164	164	$130.00	$21,320.00
Offices		37.5	IN PLANS	3745	3745	$100.00	$374,500.00
Electrical (3)		0	IN PLANS		1	Lump Sum	$95,000.00
Mechanical (3)		0	IN PLANS		1	Lump Sum	$40,000.00
Plumbing (3)		0	IN PLANS		1	Lump Sum	$25,000.00
Fire Protection & Sprinkler (3)		0	IN PLANS		1	Lump Sum	$100,000.00
	Subtotal	37.5		4579	4579		$814,820.00
	Circulation & Walls (Allowance 8%)			366.32		$40.00	$14,652.80
	Subtotal			**4945.32**			**$829,472.80**
Cost of Repair and Improvements from Table 1 - Section E							**$635,282.00**
	Estimated Gross Subotal	**282.3**		**13229.8**			**$2,153,594.00**
	5% Design Contingency			0.05			$107,679.70
	10% Unforseen Conditions			0.1			$215,359.40
1/19/2006	**Estimated Gross Total**						**$2,476,633.10**

(1) Program Area currently equal to proposed; pending verification of program
(2) Price Estimate is for rehabilitated existing shell - shell rehabilitating costs are located in section "E"
(3) All New
(4) Includes cost of structure

Byron Carlyle Theater - Feasibility Study
Design Alternative 3

Space Program							
Room	Notes	Occupancy	Size	Program Sq. Ft. (1)	Floor Plan Sq. Ft. (2)	S.F. cost (1)	Total Cost
WEST SIDE - 1st Floor (Support Spaces)							
Loading Area		0	IN PLANS	475	475	$80.00	$38,000.00
Carpentry Shop		3	IN PLANS	288	288	$120.00	$34,560.00
Carpentry Storage		0	IN PLANS	206	206	$80.00	$16,480.00
Lighting and Electrical Storage		0	IN PLANS	222	222	$80.00	$17,760.00
Prop, Equip. and Custom Storage		0	IN PLANS	224	224	$80.00	$17,920.00
Trash Room		0	IN PLANS	93	93	$80.00	$7,440.00
Utilities Room		0	IN PLANS	193	193	$80.00	$15,440.00
Rehearsal Space / Black Box Theater		154	IN PLANS	2311	2311	$100.00	$231,100.00
Electrical Room		0	IN PLANS	150	150	$80.00	$12,000.00
Lobby		0	IN PLANS	895	895	$200.00	$179,000.00
Restrooms		0	IN PLANS	310	310	$300.00	$93,000.00
Subtotal		157		5367	5057	$0.00	$662,700.00
Circulation & Walls (Allowance 8%)				429.36		$40.00	$17,174.40
Subtotal				**5796.36**			**$679,874.40**
WEST SIDE - 1st Floor (Dance Studio and Offices)							
Dance Studio		92	IN PLANS	1385	1385	$90.00	$124,650.00
Offices		8.2	IN PLANS	820	820	$100.00	$82,000.00
Subtotal		100.2		1385	1385		$206,650.00
Circulation & Walls (Allowance 8%)				110.8		$40.00	$4,432.00
Subtotal				**1495.8**			**$211,082.00**
WEST SIDE - 2nd Floor (Offices and Fitness Center) (4)							
Offices		31	IN PLANS	3092	3092	$100.00	$309,200.00
Restrooms		0	IN PLANS	244	244	$350.00	$85,400.00
Mechanical Room		0	IN PLANS	160	160	$130.00	$20,800.00
Lobby		0	IN PLANS	500	500	$200.00	$100,000.00
Fitness Center	No Equipment	36	IN PLANS	1800	1800	$100.00	$180,000.00
Electrical (3)		0	IN PLANS		Lump Sum	$95.00	$95,000.00
Mechanical (3)		0	IN PLANS		Lump Sum	$65.00	$60,000.00
Plumbing (3)		0	IN PLANS		Lump Sum	$25.00	$25,000.00
Fire Protection & Sprinkler (3)		0	IN PLANS		Lump Sum	$100.00	$100,000.00
Subtotal		67		5796	5796		$975,400.00
Circulation & Walls (Allowance 8%)				463.68		$30.00	$13,910.40
Subtotal				**6259.68**			**$989,310.40**
Cost of Repair and Improvements from Table 1 - Section E							**$635,282.00**
Estimated Gross Subotal		**324.2**		**7292.16**			**$2,515,548.80**
5% Design Contingency				0.05			$125,777.44
10% Unforseen Conditions				0.1			$251,554.88
1/19/2006 **Estimated Gross Total**							**$2,892,881.12**

(1) Program Area currently equal to proposed; pending verification of program
(2) Price Estimate is for rehabilitated existing shell - shell rehabilitating costs are located in section "E"
(3) All New
(4) Includes cost of structure

FINAL REPORT

PREPARED BY:

C3TS




901 Ponce de Leon Boulevard, Suite 900,
Coral Gables, Florida 33134
305.445.2900 800.448.0227 Fax 305.445.3366