

**CMB P.O. 20191539-00**

**The Fillmore Miami Beach  
at the Jackie Gleason Theater**

**1700 Washington Avenue  
Miami Beach, FL 33139**

**MIAMI BEACH**

**CONDITIONS ASSESSMENT AND RECOMMENDATIONS**

**09-23-2019**

**PREPARED BY:**



**2780 SW Douglas Road, Suite 302  
Miami, FL 33133  
305-445-3765**

**AND**

**SDM Consulting Engineers, Inc.**

**Douglas Wood Associates, Inc.**

**Edward Dugger + Associates. P.A.**

**Terracon Consultants Inc.**

**FOR:**

**CITY OF MIAMI BEACH  
PROPERTY MANAGEMENT DEPARTMENT  
1833 Bay Road, Miami Beach, FL 33139**

**The Fillmore Miami Beach at the Jackie Gleason Theater**  
**Conditions Assessment and Recommendations**

**Rough Order of Magnitude Cost Estimate**

September 23, 2019

M. C. HARRY & ASSOCIATES  
 2780 SW DOUGLAS ROAD, 302  
 MIAMI, FLORIDA 33133

Rec. : Recommendation Ranking for Implementation

1: Now    2: Near Future    3: Distant Future

**EXISTING BUILDING**

Rec.		Quantity	Unit	Unit Cost	Sub-Total
	<b>FRONT OF HOUSE</b>				
	<b>GENERAL</b>				
2	Demolition - Light Demolition of Finishes	132,000	SF	\$0.75	99,000
	<b>AUDITORIUM</b>				
2	Auditorium Chairs - Replace All	1,946	LS	\$400	778,400
2	Auditorium Carpet - Aisles and Walkways	5,000	SF	\$25	125,000
2	Auditorium - clean and seal conc. floor under chairs	21,000	SF	\$4	84,000
2	Auditorium Acoustical Panel Repairs and Replacement	1	LS	\$100,000	100,000
2	Auditorium Ceiling Repairs & Painting (note: new light fixtures included in Theatrical section below, not here)	16,000	SF	\$6	96,000
	Renovations include new finishes and light fixtures				
	<b>FIRST FLOOR</b>				
2	Main Lobby	4,019	SF	\$65	261,235
2	Box Office Lobby	888	SF	\$65	57,720
2	Elevator Lobby	203	SF	\$65	13,195
2	North Main Lobby	952	SF	\$65	61,880
2	North Gallery Lobby	4,536	SF	\$65	294,840
2	South Main Lobby	952	SF	\$65	61,880
2	South Gallery Lobby	4,536	SF	\$65	294,840
2	Box Office	270	SF	\$65	17,550
2	North Gallery Lobby	4,356	SF	\$65	283,140
2	South Gallery Lobby	4,356	SF	\$65	283,140
2	Bar - Upgrade Finishes Only	4	ea	\$7,500	30,000
2	Door Upgrades - Hardware only	16	ea	\$1,000	16,000
2	Restrooms - Repairs Only, Not complete renovation	2,462	SF	\$20	49,240
2	VIP Room Remodeling	1,318	SF	\$75	98,850
2	Offices	814	SF	\$40	32,560
	<b>SECOND FLOOR</b>				
2	Main Lobby	2,442	SF	\$65	158,730
2	North Main Lobby	1,419	SF	\$65	92,235
2	North Gallery Lobby	3,476	SF	\$65	225,940
2	South Main Lobby	1,419	SF	\$65	92,235
2	South Gallery Lobby	3,476	SF	\$65	225,940
2	Storage Rooms near Bars	316	SF	\$65	20,540
2	Bar - Upgrade Finishes Only	3	ea	\$7,500	22,500
2	Restrooms - Repairs Only, Not complete renovation	1,376	SF	\$20	27,520
2	Offices	482	SF	\$40	19,280
1	Partitions in South Mechanical Rooms	1	LS	\$38,000	38,000

	<b>THIRD FLOOR</b>				
2	Main Lobby	2,826	SF	\$65	183,690
2	North Main Lobby	952	SF	\$65	61,880
2	North Gallery Lobby	2,405	SF	\$65	156,325
2	South Lobby	952	SF	\$65	61,880
2	South Gallery Lobby	2,405	SF	\$65	156,325
2	Bar - Upgrade Finishes Only	2	ea	\$7,500	15,000
2	Restrooms	1,210	SF	\$20	24,200
	<b>FOURTH FLOOR</b>				
2	Exit Corridor - Carpet and paint only	1,374	SF	\$30	41,220
	<b>CATWALK</b>				
1	Repairs to Catwalk Grating	1	LS	\$7,500	7,500
2	Restroom - Complete renovation	325	SF	\$80	26,000
	<b>ROOF</b>				
2	New Structural Panels at Stage Roof Penthouse	1,500	SF	\$30	45,000
2	New Lapeyre Stair to replace interior ladder at NW	1	LS	\$7,500	7,500
NIC	<b>ROOFING - SEPARATE GOB PROJECT</b>				
	Future Configuration only; after demo for Hotel	55,100	SF		
	<b>EXTERIOR</b>				
1	External Stair Towers (per leaf) 6 dbl drs & hardware	12	ea	\$3,000	36,000
1	Replace exit doors west end of 1st fl N&S galleries w/ strfrt	10	ea	\$5,000	50,000
3	Replace remaining ground flr storefront doors w/ acoust	24	ea	\$5,000	120,000
2	Replace exterior windows at dressing rooms & offices	523	sf	\$80	41,840
2	Replace remaining exterior windows	688	sf	\$80	55,040
1	Repair corroded connections at roof ladders	1	LS	\$5,000	5,000
2	Repair or replace corroded AHU stands at roof	6	ea	\$3,000	18,000
2	Repair corroded framing east façade blade sign	1	LS	\$5,000	5,000
2	Structural repairs allowance	1	LS	\$48,000	48,000
1	Structural for large AC replacement work + finishes	1	LS	\$150,000	150,000
2	Removable Flood Barriers at ground floor perimeter	450	LF	\$150	67,500
				Subtotal	5,444,290
	Estimating Contingency	15%			816,644
				<b>FRONT OF HOUSE SUBTOTAL</b>	<b>6,260,934</b>

Rec.		Quantity	Unit	Unit Cost	Sub-Total
	<b>BACK OF HOUSE</b>				
	Renovations include new finishes and light fixtures				
	<b>BASEMENT</b>				
2	Hallway	2,645	SF	\$40	105,800
2	Storage Rooms	3,408	SF	\$20	68,160
2	Restrooms	1,127	SF	\$300	338,100
2	Dressing Room	2,102	SF	\$100	210,200
2	Laundry Room	632	SF	\$80	50,560
1	Sump pumps; 2 at rigging, 8 perimeter + construction	10	ea	\$20,000	200,000
	<b>GROUND FLOOR</b>				
2	Hallway	701	SF	\$100	70,100
2	Offices	650	SF	\$100	65,000
2	Restrooms	251	SF	\$300	75,300
2	Dressing Room	729	SF	\$100	72,900
2	Crew Lounge	447	SF	\$80	35,760
2	New Generator Room	300	SF	\$300	90,000
1	New Acoustically Rated Overhead Doors at Loading	3	ea	\$20,000	60,000
1	New Acoustical panels around stage walls up to 10'	1	LS	\$20,000	20,000
1	Repairs to steel spiral stairs	1	LS	\$7,500	7,500
	<b>SECOND FLOOR</b>				
2	Hallway	902	SF	\$40	36,080
2	Offices	402	SF	\$40	16,080
2	Restrooms	286	SF	\$300	85,800
2	Dressing Room	1,328	SF	\$100	132,800
	<b>GENERAL</b>				
2	Acoustical Improvements Dressing Rooms, Corridors	1	LS	\$50,000	50,000
2	Asbestos, Lead Paint, IAQ Abatement Allowance	1	LS	\$200,000	200,000
				Subtotal	1,990,140
	Estimating Contingency	15%			298,521
	<b>BACK OF HOUSE SUBTOTAL</b>				<b>2,288,661</b>

Rec.		Quantity	Unit	Unit Cost	Sub-Total
	<b>MECHANICAL</b>				
1	Replace HVAC Units and Controls	524	tons	\$1,200	628,800
1	Replace Fan (Smoke Evac - Large)	10	ea	\$10,000	100,000
2	Replace Fan (Relief Fan - Small)	1	ea	\$8,000	8,000
2	Replace Fan (Supply Fan - Small)	5	ea	\$8,000	40,000
2	Exhaust Fan at each Electrical Room	10	ea	\$1,500	15,000
2	Chilled Water Lines Insulation	1,000	ft	\$50	50,000
	<b>ELECTRICAL</b>				
1	Replace Entire EMS System	132,000	SF	\$6	792,000
2	(2) 2000 Amp, 480V, 3ph distribution panelboards	2	ea	\$50,000	100,000
2	(2) 800 Amp, 480V, 3ph distribution panelboards	2	ea	\$30,000	60,000
2	New Generator - 350 kW	1	ea	\$150,000	150,000
3	Replace Fan (Supply Fan - Small)	5	ea	\$8,000	40,000
3	Exhaust Fan at each Electrical Room	10	ea	\$1,500	15,000
1	Fire Alarm tamper switches at 6" backflow assembly	2	ea	\$2,000	4,000
2	Fire Alarm Devices allowance for interior renovation	132,000	SF	\$0.50	66,000
	Existing Fire Alarm system and devices were found to be functioning adequately				
	<b>PLUMBING</b>				
1	(2) Janitor Sinks	2	ea	\$2,000	4,000
1	(3) Water Coolers	3	ea	\$2,000	6,000
2	Replace all instant hot water heaters	11	ea	\$1,500	16,500
2	Relocation of sanitary lines from food service rooms	1	LS	\$10,000	10,000
	NOTE: Restroom Replacement Fixtures in Arch Est.				
	<b>FIRE SPRINKLER</b>				
1	(2) 6" OS&Y fire valves at backflow assembly	2	SF	\$1,500	3,000
1	6" alarm fire valve	2	ea	\$40,000	80,000
1	Replace damaged corroded piping BOH Flr -1	5,740	SF	\$3	17,220
1	Replace damaged corroded 4", 2-1/2" FP piping bsmt	12,355	SF	\$3	37,065
1	New Fire Pump 750 gpm	1	ea	\$65,000	65,000
				SUBTOTAL	2,307,585
	Estimating Contingency	15%			346,138
				MEP-FP SUBTOTAL	2,653,723

	<b>THEATRICAL SYSTEMS</b>				
2	Softgoods and Tracks	1	LS	\$97,000	97,000
1	Testing / Study of Emergency Operations systems	1	LS	\$15,000	15,000
2	Upgrades Emergency Operations systems allowance	1	LS	\$100,000	100,000
1	Rigging Safety Inspection	1	LS	\$15,000	15,000
2	Performance Rigging Systems	1	LS	\$765,000	765,000
1	Power and Control Systems	1	LS	\$823,000	823,000
2	Performance Lighting Fixtures	1	LS	\$468,000	468,000
2	Architectural Lighting Fixtures	1	LS	\$238,000	238,000
2	Cables and Assemblies	1	LS	\$11,000	11,000
2	Audio Digital Backbone	1	LS	\$200,000	200,000
3	Replace Stage Floor	1	LS	\$150,000	150,000
				Subtotal	2,882,000
	Estimating Contingency	15%			432,300
				<b>THEATRICAL SUBTOTAL</b>	<b>3,314,300</b>

	<b>EXISTING BUILDING RENOVATION SUBTOTAL</b>				<b>14,517,617</b>
	FFE	12%			<b>1,742,114</b>
	Permitting	2%			<b>290,352</b>
	Contractor General Conditions, Overhead and Profit	22%			<b>3,193,876</b>
	Contractor Insurance and Bond	2%			<b>290,352</b>
	Design Fees	10%			<b>1,451,762</b>
	Arch., Interiors, Theatrical, MEP-FP, Civil, Structural				
	<b>EXISTING BUILDING RENOVATION + FEES SUBTOTAL</b>				<b>\$21,486,074</b>
	Owner Contingency	10%			<b>\$2,148,607</b>
	<b>EXISTING BUILDING RENOVATION + FEES &amp; CONTINGENCY SUBTOTAL</b>				<b>\$23,634,681</b>
	EXISTING BUILDING AREA	132,000	SF	<b>COST / SF</b>	<b>\$179</b>

	<b>EXISTING BUILDING RENOVATION COST ESTIMATE SORTED BY RECOMMENDED RANKING</b>				
	<b>1. Now</b>	3,164,085	add	15% cont.	3,638,698
Main Items	Replace HVAC, EMS, Lighting Controls, Fire Pump & Valves, limited sprinkler piping work, Stair towers doors, add bsmt sump pumps, replace smoke exhaust fans	<b>With All Fees &amp; Owner 10% Cont.</b>			<b>5,923,800</b>
	<b>2. Near Future</b>	9,134,930	add	15% cont.	10,505,170
Main Items	Interior Renovation Public Areas and Back of House, New generator, new elec. distribution panels, upgrades to Theatrical Systems, Lighting, Acoustics, Audit.	<b>With All Fees &amp; Owner 10% Cont.</b>			<b>17,102,416</b>
	<b>3. Distant Future</b>	325,000	add	15% cont.	373,750
Main Items	Replace stage floor, small exhaust fans, replace remainder of ground floor storefront doors, New kitchen	<b>With All Fees &amp; Owner 10% Cont.</b>			<b>608,465</b>