

Byron Carlyle Cultural Center

Update to Commission

Friday, January 10, 2025



AMS
PLANNING
& RESEARCH

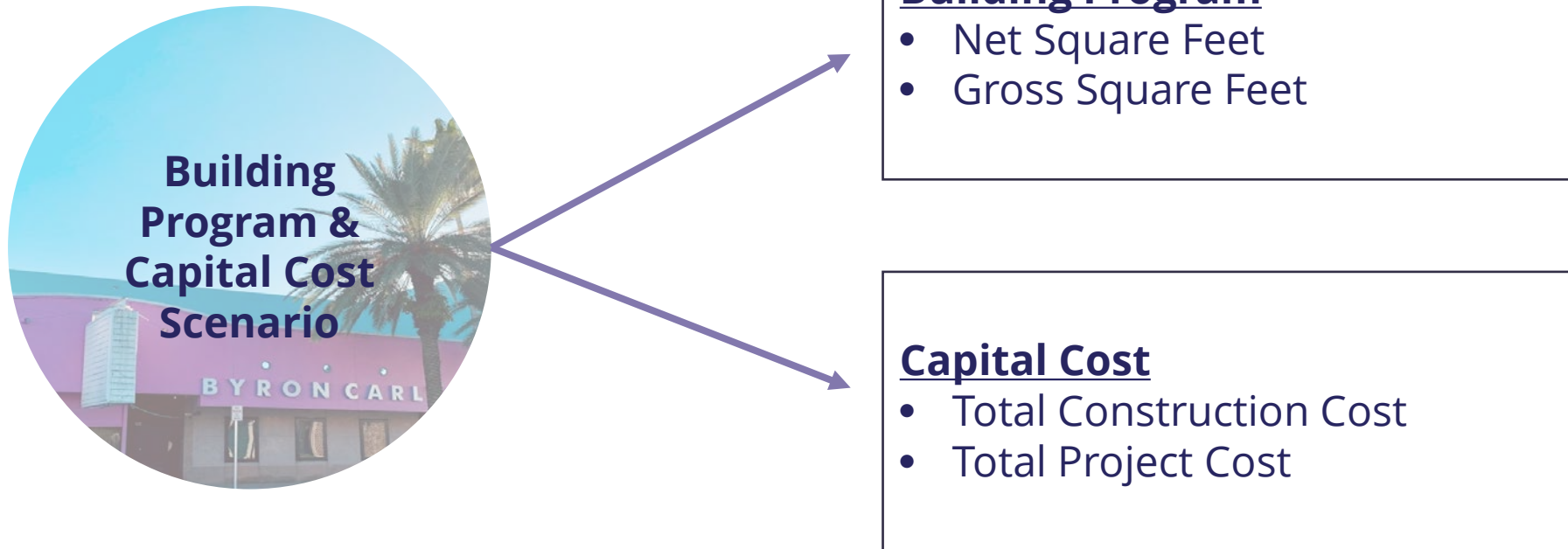




Building Definition

Three scenarios for discussion

What defines a scenario?



North Beach Cultural Arts Center

Miami Beach, FL
Building Program

Building Program: Net-to-Gross SqFt

12/20/2024
Scenario 1 (Bond Target)

Summary of Net Square Footage Allocations

Program Element

Programmed Areas

	NSF	N/G	GSF
Performance Halls	8,483	1.12	9,505
Public Spaces	3,625	1.12	4,065
Events / Rehearsal / Admin	5,670	1.12	6,325
Total Net Square Feet	17,778	1.12	19,895

Estimated Non-Programmed Areas

BOH Circulation (incl. all stairs and elevators)		22%	3,995
Mechanical & Electrical & IT (assumes rooftop possibility)		16%	2,785
Inaccessible Areas		3%	595
Plenum(s) - excluded from GFA			
Estimated Total GSF	1.53		27,270

Assignable
Net Sq. ft.

Net to Gross:
Walls and
Structure

Back-of-House
Circulation

Mech, Elec,
and IT rooms

walls / structure

Assignable nsf

Mech.
Rooms

circulation

Performing and Cultural Arts
centers Net-to-Gross sf typically
1:50 to 1:65 of total assignable NSF

Capital Cost: Construction to Total Project Cost

“SOFT COSTS” EXPLAINED

$$\text{HARD COSTS} + \text{SOFT COSTS} = \text{PROJECT COST}$$

HARD COSTS

(AKA “Construction Cost”)

It’s the Contract Value you ultimately sign up with your Contractor.

It’s the Contract Value your Design Team works to.

It’s the sum of all the Trade Costs (Electrical, Drywall, Concrete, Interiors, Exterior, etc.)

It includes all the Contractor’s Costs (their Supervision, Project Insurance Costs, etc.)

SOFT COSTS

(ranges between 25% and 50% of total Hard Costs)

1. Design, Engineering, Management Fees (12%-18%)

- ⇒ Fees and Expenses for Architect, Engineers, Acoustician, Theatre Planning etc.
- ⇒ Fees and Expenses for Management (Project & Cost Management, Precon, etc.)

2. Owner’s Direct Costs (10%-27%)

- ⇒ Costs for Furniture, Fixtures & Equipment, Permitting, Survey/Platting/Impact, Owner-Direct Consultants (Geotech, Inspections/Testing, Legal, Commissioning, Expediter, etc.)
- ⇒ All other Costs including Utility/Meter Fees, Fundraising/Marketing, Accounting/Auditing, Financing, Ticketing/Operating Systems, etc.

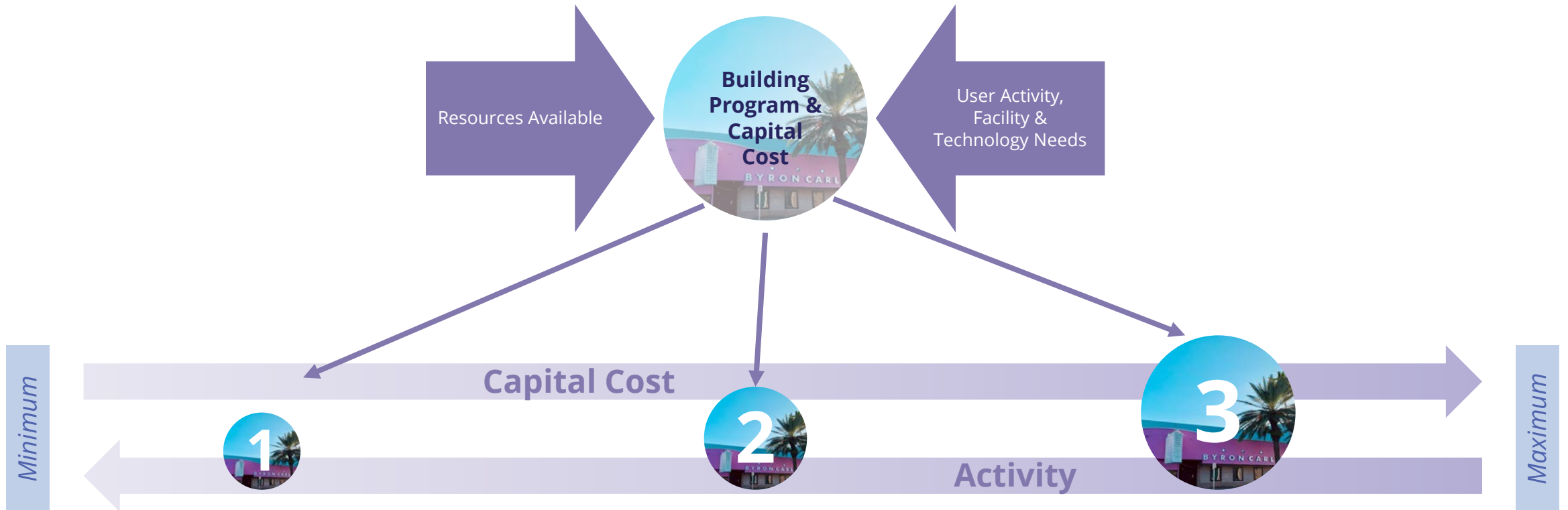
3. Owner’s Project Contingency (3%-5%)

Cost+Plus
PROJECT & COST MANAGEMENT OF CULTURAL FACILITIES

IMPORTANT
The raise for Endowment
is always EXCLUDED

Three scenarios between \$30M Bond and maximum activity

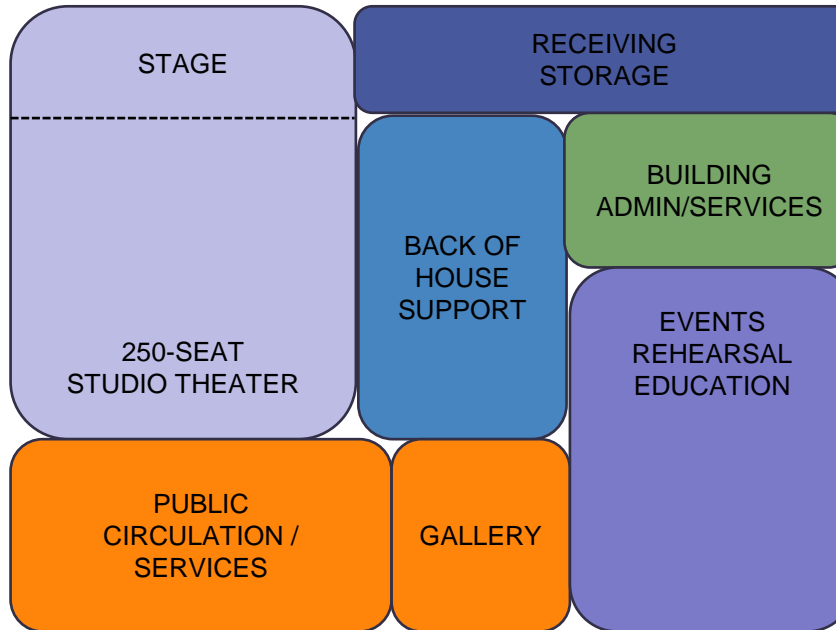
Each meets City's desired outcomes for the project



What may be delivered with the committed \$30M Bond

Scenario 1: Bond

- Studio Theater (250 seats)
- Backstage Support (18 occ.)
- Lg Rehearsal/Event (60 occ.)
- Small Rehearsal (30 occ.)
- Small Classrooms (2x 12 occ.)
- Recording Suite
- Banquet Warming Kitchen
- Offices (8 occ.)
- Conference Room (8 occ.)
- Gallery / Reception Room (50 seated)



Building Program SqFt

- 17,816 NSF
- 27,270 GSF

Capital Cost

- \$29.7M construction
- \$38.7M total project cost

Minimum

Capital Cost



Activity

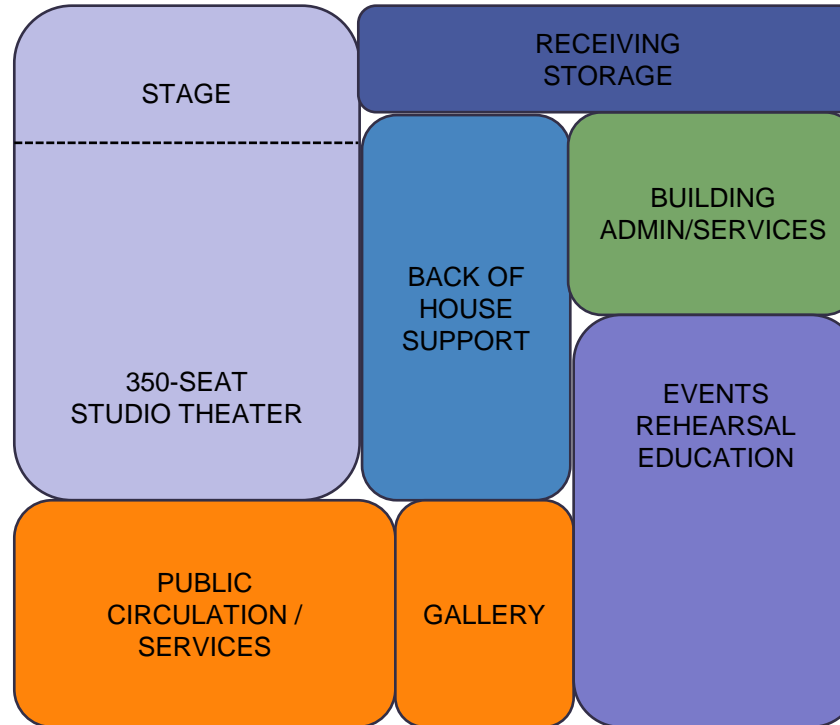
Page 7

Maximum

Supplementing \$30M Bond with philanthropic contributions

Scenario 2: Intermediate

- Studio Theater (350 seats)
- Backstage Support (18 occ.)
- Lg Rehearsal/Event (60 occ.)
- Screening Room #1 (75 occ.)
- Small Rehearsal (38 occ.)
- Small Classrooms (2x 15 occ.)
- Recording Suite
- Banquet Warming Kitchen
- Offices (10 occ.)
- Conference Room (8 occ.)
- Gallery/Reception Room (50 seated)



Building Program SqFt

- 21,690 NSF
- 32,820 GSF

Capital Cost

- \$35.1M construction
- \$45.6M total project cost

Minimum

Capital Cost



Activity

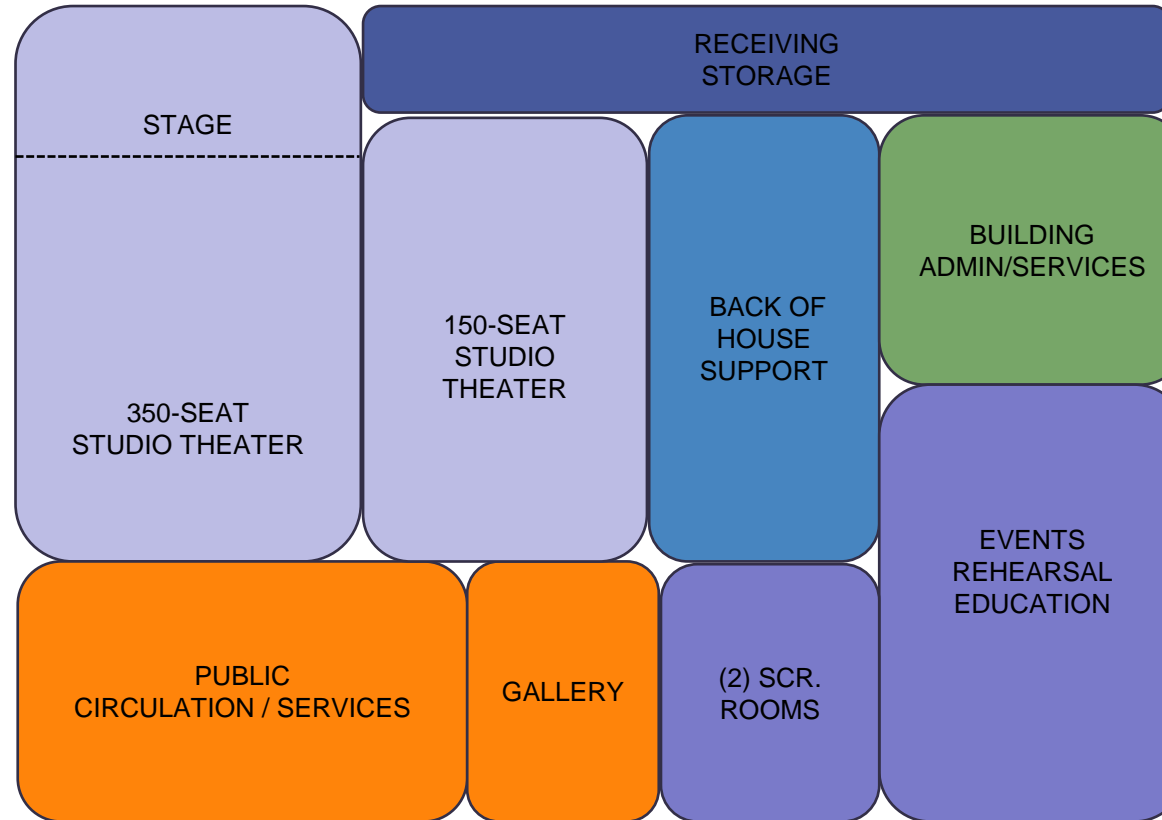
Page 8

Maximum

A fundamentally different project meets the comprehensive needs heard from local cultural users

Scenario 3: Comprehensive

- Studio Theater #1 (350 seats)
- Studio Theater #2 (150 seats)
- Backstage Support (86 occ.)
- Lg Rehearsal/Event (100 occ.)
- Small Rehearsal (38 occ.)
- Screening Room #1 (120 occ.)
- Screening Room #2 (75 occ.)
- Classrooms (2x 15 occ.)
- Recording Suite
- Banquet Warming Kitchen
- Offices (16 occ.)
- Conference Room (12 occ.)
- Gallery / Reception (80 seated)



Building Program SqFt

- 35,695 NSF
- 54,435 GSF

Capital Cost

- \$56.7M construction
- \$73.7M total project cost

Minimum

Capital Cost

Activity

Maximum



Three scenarios between \$30M Bond and maximum activity

Scenario 1: Bond

Minimum number of spaces and capacities, while allowing for varied and diversity of space for cultural users and community.

- Focuses on smaller users
- Limits simultaneous activity
- Minimum capacity live performance, rehearsal, and classroom space
- Minimum office and support space

17,816 NSF
27,270 GSF

Scenario 2: Intermediate

Minimum number of spaces but larger capacities, while allowing for varied and diversity of space and scale for cultural users and community.

- Focuses on small to mid-size users (theater increased in capacity)
- Some simultaneous activity (introduction of a screening room for film)
- Live performance, film screening, rehearsal, and classroom space, most at optimal capacity
- Modest office and support space

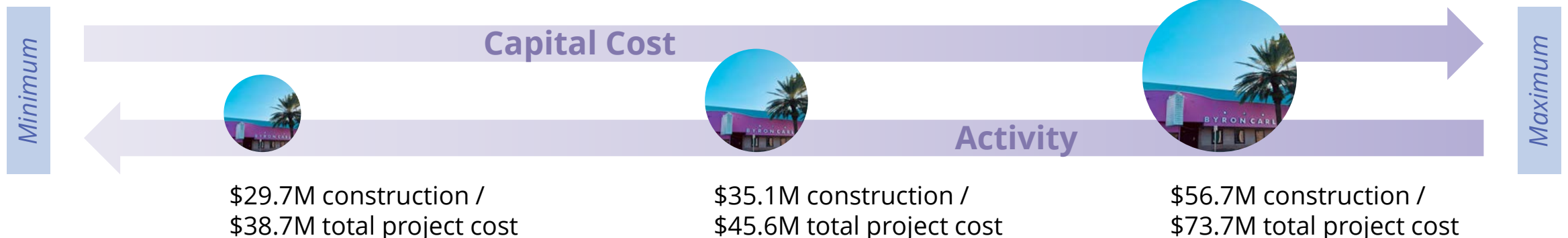
21,690 NSF
32,820 GSF

Scenario 3: Comprehensive

Maximum number of spaces and capacities per demand, meeting comprehensive need for varied and diversity of space and scale for cultural users and community.

- Multiple theaters and screening rooms for film allows most diverse use with simultaneous activity enabled
- Expanded programmatic and community space (gallery/reception room)
- Live performance, film screening, rehearsal, and classroom space, all at optimal capacity
- Generous office and support space

35,695 NSF
54,435 GSF





Development Recommendations

Not-for-Profit Operator

“Friends of the Byron”

Needed Qualities: long-term commitment to vision and important part of project capital stack

- Commitment to delivering impact of the Byron Carlyle Cultural Center with a neutral bias towards the many cultural groups envisioned to be served
- Prepared to expend significant time, generate development capital, and provide expertise towards project delivery and long-term success

Recommendation: newly incorporated 501(c)3 for this express and sole purpose

- “Friends of the Byron” notably recommended as it has demonstrated commitment to vision and is gathering a group of influential and generous citizens committed to a cultural institution in North Beach

Board of Directors

“Friends of the Byron”

Rafael Paz Former City Attorney for the City of Miami Beach. Partner at Bilzin Sumberg in the Land Development & Government Relations Group.

David Sexton Normandy Fountain Business Asc. president, Chair of the MB Cultural Arts Council. Sits on the North Beach CRA and GO Bond Committees. Founded Friends of the Byron.

Gabrielle Fraenkel Bachow Former Chief of Staff, School Planning & Development NYC. Current educational consultant for WeWork founders, Adam and Rebekah Neumann.

Don Worth National Trust for Historic Preservation Award/ Miami Marine Stadium.

Daniel Veitia Urban Resource/Property Management. Former MB Planning Board member. Current GO Bond Committee member.

David Kahn Kahn and Kahn Real Estate Law.

Bruce Carter National Endowment for the Arts Chair Appointed by Obama. Former Professor at NYU University.

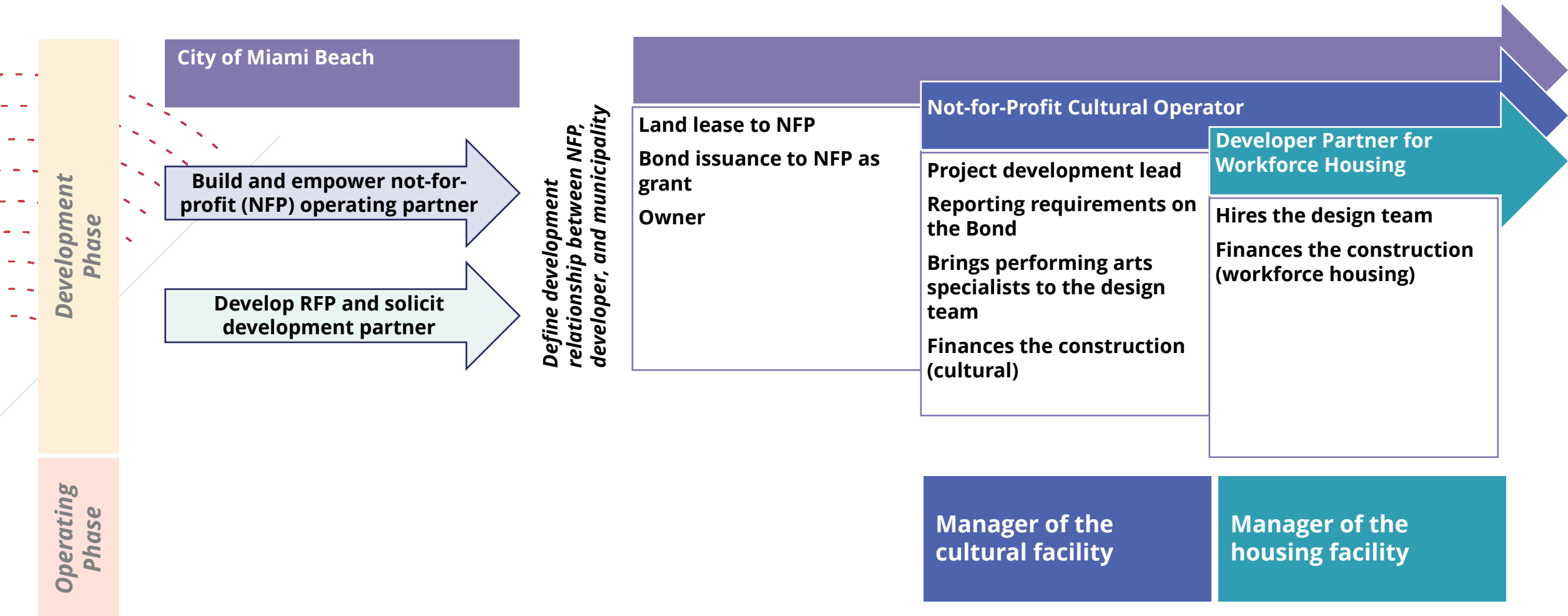
Daniel Hadar Rabbi of Temple Moses. Member of the Normandy Fountain Business Association.

Manning Salazar Owner and President, Attracting Solutions. VAR / Managed Service Provider (MSP), on demand and custom services, IT products sales and support. Board member for Miami Beach United and the ACLU. On the North Beach CRA Committee.

Paula King Community Activist and president of the Biscayne Beach Neighborhood Association.

Hayley Amanuel Project Manager for Lefferts Real Estate Developer.

Pending development partner, current recommendations for combined culture/workforce housing project





Thank you!