

9. **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE AT ITS MARCH 22, 2024 MEETING TO DIRECT THE ADMINISTRATION TO INITIATE NON-BINDING DISCUSSIONS WITH LIVE NATION WORLDWIDE, INC. REGARDING THE POSSIBLE CONSTRUCTION OF A NEW THEATER AT THE JACKIE GLEASON THEATER SITE; AND REFERRING THIS MATTER BACK TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE FOR FURTHER DISCUSSION.**

Applicable Area:

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
	FRONT OF HOUSE				
	GENERAL				
2	Demolition - Light Demolition of Finishes	132,000	SF	\$0.75	99,000
	AUDITORIUM				
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 Acoutical 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				
	FIRST FLOOR				
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
	SECOND FLOOR				
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

	THIRD FLOOR				
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
	FOURTH FLOOR				
2	Exit Corridor - Carpet and paint only	1,374	SF	\$30	41,220
	CATWALK				
1	Repairs to Catwalk Grating	1	LS	\$7,500	7,500
2	Restroom - Complete renovation	325	SF	\$80	26,000
	ROOF				
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	ROOFING - SEPARATE GOB PROJECT				
	Future Configuration only; after demo for Hotel	55,100	SF		
	EXTERIOR				
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
				FRONT OF HOUSE SUBTOTAL	6,260,934

Rec.		Quantity	Unit	Unit Cost	Sub-Total
	BACK OF HOUSE				
	Renovations include new finishes and light fixtures				
	BASEMENT				
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
	GROUND FLOOR				
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
	SECOND FLOOR				
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
	GENERAL				
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
	BACK OF HOUSE SUBTOTAL				2,288,661

Rec.		Quantity	Unit	Unit Cost	Sub-Total
	MECHANICAL				
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
	ELECTRICAL				
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				
	PLUMBING				
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.				
	FIRE SPRINKLER				
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

	THEATRICAL SYSTEMS				
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
				THEATRICAL SUBTOTAL	3,314,300

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

	EXISTING BUILDING RENOVATION COST ESTIMATE SORTED BY RECOMMENDED RANKING				
	1. Now	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	With All Fees & Owner 10% Cont.			5,923,800
	2. Near Future	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.	With All Fees & Owner 10% Cont.			17,102,416
	3. Distant Future	325,000	add	15% cont.	373,750
Main Items	Replace stage floor, small exhaust fans, replace remainder of ground floor storefront doors, New kitchen	With All Fees & Owner 10% Cont.			608,465

Exhibit B

Miami Beach

3,375 Capacity

54,193 SF

Updated 07/01/2024

Blueprint
Studio

100 Building & Fit-Out Costs

	Total	Core and Shell	TI	FF&E	Total \$/SF
Trade Costs	\$ 35,988,612	\$ 19,793,737	\$ 16,194,875	\$ -	\$ 664
General Conditions and General Requirements	\$ 3,157,725	\$ 1,736,749	\$ 1,420,976	\$ -	\$ 58
Overhead, Profit & Insurance	\$ 1,627,520	\$ 895,136	\$ 732,384	\$ -	\$ 30
Escalation through 2025	\$ 1,630,954	\$ 897,025	\$ 733,929	\$ -	\$ 30.10
	\$ 42,400,000	\$ 23,320,000	\$ 19,080,000	\$ -	\$ 782

200 Soft Costs

Branding	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 2
Architecture & Engineering	\$ 2,200,000	\$ 1,320,000	\$ 880,000	\$ -	\$ 41
Renderings	\$ 25,000	\$ 6,250	\$ 18,750	\$ -	\$ 0
Site & Civil	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 1
Project Management	\$ 860,000	\$ 430,000	\$ 430,000	\$ -	\$ 16
Kitchen Equipment Design (TriMark)	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 1
Arch & Production Lighting Design (Bandit Lites)	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 1
Acoustic Design (K2 & Metropolitan)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
CA Services	\$ 400,000	\$ 240,000	\$ 160,000	\$ -	\$ 7
Signage / Wayfinding Design (TBD)	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 1
Zoning/Permit Fees	\$ 500,000	\$ 300,000	\$ 200,000	\$ -	\$ 9
Testing / Quality Control (TBD)	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
Reimbursable Expenses	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ 1
	\$ 4,470,000	\$ 2,421,250	\$ 2,048,750	\$ -	\$ 82

300 FF&E Costs

Fixed Seating	\$ 160,000			\$ 160,000	\$ 3
Box Seating / VIP Lounge	\$ 370,000			\$ 370,000	\$ 7
Kitchen & Bar Equipment	\$ 950,000			\$ 950,000	\$ 18
POS	\$ 78,000			\$ 78,000	\$ 1
Portable Bars	\$ 80,000			\$ 80,000	\$ 1
CCTV	\$ 100,000			\$ 100,000	\$ 2
Data (WiFi & Network) Systems	\$ 100,000			\$ 100,000	\$ 2
Office Furniture	\$ 75,000			\$ 75,000	\$ 1
Exterior Signage / Public Art / Wayfinding	\$ 450,000			\$ 450,000	\$ 8
Interior Art & Décor	\$ 500,000			\$ 500,000	\$ 9
Administration	\$ 150,000			\$ 150,000	\$ 3
Production - FF&E	\$ 100,000			\$ 100,000	\$ 2
Production - Soft Goods	\$ 500,000			\$ 500,000	\$ 9
Production - Audio & Video Systems	\$ 1,200,000			\$ 1,200,000	\$ 22
Production - Lighting	\$ 800,000			\$ 800,000	\$ 15
	\$ 5,610,000	\$ -	\$ -	\$ 5,610,000	\$ 104

400 Owner Held Contingency

	\$ 5,248,000	\$ 2,574,125	\$ 2,112,875	\$ 561,000	\$ 97
Total Capital	\$ 57,700,000	\$ 28,300,000	\$ 23,200,000	\$ 6,200,000	\$ 1,065

Exhibit C

Miami Beach

3,400 Capacity

88,590 SF

Updated 06/14/2024

Blueprint
Studio

100 Building & Fit-Out Costs

Trade Costs
General Conditions and General Requirements
Overhead, Profit & Insurance
Contractor Contingency

Total	Enabling Works	Core and Shell	TI	FF&E	Total \$/SF
\$ 59,811,762	\$ 15,439,527	\$ 23,300,636	\$ 21,071,599	\$ -	\$ 675
\$ 5,299,026	\$ 1,367,866	\$ 2,064,321	\$ 1,866,839	\$ -	\$ 60
\$ 3,789,448	\$ 978,190	\$ 1,476,241	\$ 1,335,017	\$ -	\$ 43
				\$ -	\$ -
\$ 68,900,000	\$ 17,790,000	\$ 26,840,000	\$ 24,270,000	\$ -	\$ 778

200 Soft Costs

Branding
Architecture & Engineering
Renderings
Site & Civil
Project Management (LN Only - Internal PM)
Kitchen Equipment Design (TriMark)
Arch & Production Lighting Design (Bandit Lites)
Acoustic Design (K2 & Metropolitan)
CA Services
Signage / Wayfinding Design (TBD)
Zoning/Permit Fees
Testing / Quality Control (TBD)
Reimbursable Expenses

\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 1
\$ 2,400,000	\$ 600,000	\$ 960,000	\$ 840,000	\$ -	\$ 27
\$ 25,000	\$ -	\$ 6,250	\$ 18,750	\$ -	\$ 0
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 200,000	\$ 50,000	\$ 80,000	\$ 70,000	\$ -	\$ 2
\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 1
\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 1
\$ 90,000	\$ -	\$ 45,000	\$ 45,000	\$ -	\$ 1
\$ 300,000	\$ 75,000	\$ 120,000	\$ 105,000	\$ -	\$ 3
\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 1
\$ 500,000	\$ 125,000	\$ 200,000	\$ 175,000	\$ -	\$ 6
\$ 150,000	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ 2
\$ 75,000	\$ -	\$ 37,500	\$ 37,500	\$ -	\$ 1
\$ 4,090,000	\$ 850,000	\$ 1,523,750	\$ 1,716,250	\$ -	\$ 46

300 FF&E Costs

Fixed Seating
Box Seating / VIP Lounge
Kitchen & Bar Equipment
POS
Portable Bars
CCTV
Data (WiFi & Network) Systems
Office Furniture
Exterior Signage / Public Art / Wayfinding
Interior Art & Décor
Administration
Production - FF&E
Production - Soft Goods
Production - Audio & Video Systems
Production - Lighting

\$ 70,000			\$ 70,000	\$ 1
\$ 900,000			\$ 900,000	\$ 10
\$ 1,350,000			\$ 1,350,000	\$ 15
\$ 60,000			\$ 60,000	\$ 1
\$ 120,000			\$ 120,000	\$ 1
\$ 100,000			\$ 100,000	\$ 1
\$ 100,000			\$ 100,000	\$ 1
\$ 75,000			\$ 75,000	\$ 1
\$ 250,000			\$ 250,000	\$ 3
\$ 350,000			\$ 350,000	\$ 4
\$ 75,000			\$ 75,000	\$ 1
\$ 100,000			\$ 100,000	\$ 1
\$ 400,000			\$ 400,000	\$ 5
\$ 1,650,000			\$ 1,650,000	\$ 19
\$ 600,000			\$ 600,000	\$ 7
\$ 6,200,000	\$ -	\$ -	\$ 6,200,000	\$ 70

400 Owner Held Contingency

\$ 7,919,000	\$ 1,864,000	\$ 2,836,375	\$ 2,598,625	\$ 620,000	\$ 89
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Total Capital

\$ 87,100,000	\$ 20,500,000	\$ 31,200,000	\$ 28,600,000	\$ 6,800,000	\$ 983
	231/sf	352/sf	323/sf	77/sf	

Enabling Works Definition - All works required to get the site ready for the 'Core' construction. Demolition of the interior structure, brought back to the skin, Shoring of the exterior skin as now not supported structurally. This is done internally and externally. Reinforcement of the structural columns contained within the skin / facade in addition to schedule and soft costs associated to this element works.

Enabling Works Cost Impacts:

Demolition: - Total Combined Cost of \$59.14 / SF Total Value of \$5,611,125

- Selective demolition of all interior finishes, slab on grade, complete existing floor assemblies / structure on multiple floors.
- This is a very slow tedious process by shoring and removal of 1 floor at a time.
- Assumed structure assembly is concrete deck on top of steel framing.

Shoring: - Total Cost is \$86.14 / SF and Total Value of \$8,173,758

- Int Shoring required for the multiple interior flooring slab assembly demolition.
- Int Shoring required of the existing Ext walls until new steel structure is installed.
- Int Shoring required for the existing roof area until new steel structure is installed.

Steel Framing Premiums – Total Cost is \$69.75 / SF and Total Value of \$6,618,578

- Structural Steel – New Interior Steel Frame Structure - assumed at 15lbs / sqft
 - o Inefficient Process. This will be done from the inside of the building by using smaller pieces, lifts & lulls so there is additional labor costs and schedule impacts.
- Seismic Retrofit – Strengthen Existing Structure – (\$1,281,015 included above)

§ Note: This does not include any new foundation / pile support system changes other than the included new concrete spread footings.

Schedule and Associated Staffing Impacts – Due to Enabling Work Above

- Extended Schedule Duration – Includes a 22-month schedule.
 - o This schedule is longer than your typical construction build.
 - o Due to the extensive and slow selective demolition, shoring and new steel substructure framing this adds 6 months to the typical schedule.

Exhibit D

<u>Scope and Cost Comparison</u>	GO BOND Scope	New Building	Renovation
Cost of Project	\$29,100,000.00	\$57,700,000.00	\$87,100,000.00
Square Feet	88,590	54,193	88,590
Lobby	3,000 SF (approx)	2,622 SF	3,358 SF
Cost per Square Foot	\$328.48	\$1,064.71	\$983.18
Capacity	2,713	3,375	3,400
Number of VIP Boxes	No	18	50
VIP Lounge	Yes	Yes (approx. 2,850 SF)	Yes (approx. 4,000 SF)
Special Event Spaces	N/A	No	3,500 sqft
On-Site Restaurant or Retail space (unfinished)	No	No	8,000 sqft
Artist Dressing Rooms	5	5	6
Artist Ancillary Lounges	2	No	2
Offices	2	6	6
Additional Work Stations	0	0	16

<u>GO Bond Scope of Work</u>	GO BOND Scope	New Building	Renovation
Auditorium furniture and finishes replacement	Yes	Yes	Yes
First Floor Lighting and Finish Upgrades (FOH)	Yes	N/A	Yes
Second Floor Lighting and Finish Upgrades (FOH)	Yes	N/A	Yes
Third Floor Lighting and Finish Upgrades (FOH)	Yes	N/A	Yes
Fourth Floor Exit Corridor- Painting and Carpet Replacement (FOH)	Yes	N/A	Yes
Repairs to Existing Catwalk	Yes	N/A	Yes
Structural Panels at Stage Roof Penthouse + Lapeyre Stair	Yes	N/A	Yes
Exterior Window and Door Replacement	Yes	N/A	Yes
Exterior Structural Repairs	Yes	N/A	TBD
Driveway Redesign and enhanced pedestrian area	Yes	N/A	TBD
Basement Lighting and Finish Upgrades	Yes	N/A	TBD
First Floor Lighting and Finish Upgrades (BOH)	Yes	N/A	Yes
Second Floor Lighting and Finish Upgrades (BOH)	Yes	N/A	Yes
New Second Floor VIP Area	Yes	Yes	Yes
New Commercial Kitchen	Yes	Yes	Yes
Acoustical Improvements at Dressing Rooms/ Corridors	Yes	N/A	Yes
Asbestos, Lead Paint, IAQ Abatement Allowance	Yes	N/A	Yes
Freight Elevator renewal	Yes	N/A	Yes
Exhaust System renewal	Yes	N/A	Yes
Chilled Water Piping renewal	Yes	N/A	Yes
HVAC Replacements	Yes	N/A	Yes
Electrical Enhancements (including FA allowance)	Yes	N/A	Yes
Plumbing Enhancements (facility-wide)	Yes	N/A	Yes
Upgrades to Existing Fire Protection System	Yes	N/A	Yes
Emergency Lighting renewal	Yes	N/A	Yes
Fillmore Miami Beach Exterior Window and Door Replacement	Yes	N/A	Yes
Fillmore Restoration of Mermaid Sculpture at Fillmore Miami Beach	Yes	TBD	TBD
Theatrical Systems Upgrade	Yes	Yes	Yes
New LED Marquee Sign	Yes	N/A	TBD