



September 9, 2016

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139

Design Review Board

Reference: Mirador 1000 application to replace masonry balcony railing with glass balcony railing

To whom it may concern:

Reasons for replacement of masonry low balcony wall railing and cost benefit analysis:

Reasons for replacement: Balconies are cantilever slabs. Unfortunately, the existing balcony masonry low walls were not structurally tied into the exterior building walls. Rather than providing support for the cantilever balcony slab they are only dead load. Consequently, over the past 35+ years the dead load of the balcony slab and masonry low walls combined with age and deterioration has caused structural issues resulting in excess deflection in certain cases. It would be structurally prudent, cost effective and aesthetically pleasing to reduce the load by replacing the masonry low balcony railing with the new glass railing.

1. Repair v replacement cost analysis:

**MIRADOR 1000
COST BENEFIT ANALYSIS
FULL GLASS RAILING v REPAIR OF EXISTING MASONRY RAILING SYSTEM**

1	NEW FULL GLASS RAILING IN LIEU OF GLASS & MASONRY RAILING					
	Description	Qty	Unit	Unit Price	Extension	Notes
2	Balcony wall demolition	21,294	SF	15.00	319,410	
3	Balcony rail demolition	1	LS	63,920	63,920	
4	Slab edge remediation (glass rail + 2' each side)	4,068	LF	150.00	610,200	
5	Glass Railing					
6	Clear glass	8,869	LF	138.00	1,223,922	\$120/LF plus 15% NCP MU
7	Opaque glass - east elevation only	3,254	SF	6.55	21,309	milky interlayer
8	Post pocket reinforcement where slab edge not remediated (under masonry)					
9	Corners - double hair pins	678	EA	150.00	101,700	double galvanized hair pins
10	Field - carbon fiber	899	EA	75.00	67,460	2 - #3 carbon fiber edge bar inserts
11	COST OF NEW FULL GLASS RAILING IN LIEU OF GLASS & MASONRY				2,407,922	

12	REPAIR EXISTING MASONRY AND SLAB, RAILING SAME CONFIGURATION AS EXISTING					
	Description	Qty	Unit	Unit Price	Extension	Notes
13	Balcony rail demolition	1	LS	63,920	63,920	PER NCP CONTRACT
14	Replace existing glass railing due to slab edge reconstruction	1	LS	654,500	654,500	PER NCP CONTRACT
15	Slab edge reinforcement	1	LS	525,000	525,000	PER NCP CONTRACT
16	Wall Spall Special - Attachment of Balcony Walls to Building	752	EA	2,300	1,729,600	PER NCP CONTRACT
17	COST TO REPAIR EXISTING MASONRY RAILING AND SLAB EDGE, RAILING SAME				2,973,020	ITEM 11 FROM ABOVE
18	COST FOR FULL GLASS RAILING				2,407,922	
19	Added cost to repair slab and masonry walls as currently configured				565,098	THIS AMOUNT WOULD BE SAVED

Sincerely,

Donald J. Kipnis

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