

## Jackie Gleason Theater of the Performing Arts

Miami Beach, Florida



**Client:**  
City of Miami Beach

**Total Cost:**  
\$17,000,000

**Award:**  
AIA Award of Merit for Design Excellence

### Nature of Work:

The work includes the complete renovation and expansion of an existing theater, originally constructed in 1949 as a flat floor “arena” used for sporting events and television shows. Complete architectural services, inclusive of interior design, signage and landscape design, were provided for the renovation of 135,000 square foot and the addition of a new 10,000 square foot rehearsal hall for symphony and ballet. Dressing rooms, a “green room” and back of house support spaces were also expanded and retrofitted.

The renovation and expansion was the rebuilding of two very different buildings, united at the proscenium opening by a complex set of systems. All building systems necessary to accommodate a variety of performances were completely overhauled. New HVAC, electrical, lighting, rigging, communication and house acoustical systems were provided.

A new entry lobby was created, allowing patrons to reach all theater levels. Inside the audience chamber, floors of both the orchestra and balcony levels were re-raked to ensure excellent sight-lines. The proscenium area including stage, stage lifts and ceiling, was completely reconstructed, narrowing the front of the audience chamber to improve and focus the space acoustically and to eliminate the “arena” look.

The entire renovation and expansion required an intense constructability study and greatly detailed bid documents to allow the reconstruction in three separate phases, ensuring uninterrupted performance seasons.



**BORRELLI + PARTNERS**  
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

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