

Bahama Village Redevelopment Advisory Committee
November 4, 2010 – 5:30 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Restoration of American Legion Post 168

- Original Application
- Request for Additional Information
- Amendment to Application

Original Application

E. PROJECT INFORMATION

What type of project is proposed: **Check one:** Construction/Restoration Program

Provide a brief description of the project:

The American Legion Building is at the end of its life. As it is a important to the community as a social center as well as an emotional and historical link to the past we wish to restore it. This will involve replac utilities, fire safety system, ADA facilities, AC, lighting and finishes.

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

- map(s)
- deeds(s)
- boundary survey
- Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location, if applicable. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

Ownership is the trustees and members of the American Legion Post and Auxiliary, Fed. ID 356-6200886; Florida Tax # 54-801 202001180-3; FL tax exempt No. #85-801 2668455C-8
See attachments for list of officers, directors, board members and trustees.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

Yes. There can be a entry charge for some functions.



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

Completed Planning Department
Completed Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2011 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no
2. Project Cost for 2011 \$618,815
Total Project Cost \$1,540,120 (if multiphase, for all years)
3. Amount of TIF Funding Requested for 2011 Maximum available
Total Amount of TIF Funding Requested Maximum available
(if multiphase, for all years)
4. Total Amount of matching funds provided for 2011 TBD
Total Amount of matching funds provided TBD
(if multiphase, for all years)
Describe the source and amount of matching funds TBD
5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should



consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: [Signature] Date: 10-01-2010

Subscribed and sworn to (or affirmed) before me on 10/01/2010 (date) by

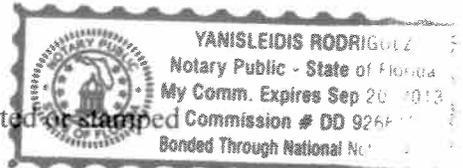
Paul L Richardson JR
Please Print Name of Affiant

He/She is personally known to me or has presented DR26-092 ^{-48-336-D} as identification.

[Signature]
Notary's Signature and Seal

Yanisleidis Rodriguez
Notary
DD 926610

Name of Acknowledger printed or stamped
Title or Rank
Commission Number, if any



Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Paul Richardson authorize
Please Print Name(s) of Owner(s)

Same as Above
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

[Signature] Signature of Owner
[Signature] Signature of Joint/Co-owner if applicable

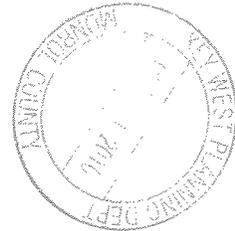
Subscribed and sworn to (or affirmed) before me on 9/29/2010 (date) by
Paul Richardson

Please Print Name of Affiant

He/She is personally known to me or has
presented Florida Drivers License as identification.

[Signature]
Notary's Signature and Seal

KAREN A. FRANK-NOLL
Comm# DD0686934
Expires 6/18/2011
Florida Notary Assn., Inc



Karen A. Frank-Noll

Name of Acknowledger printed or stamped

Notary

Title or Rank

DD0686934

Commission Number (if any)

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Paul Richardson, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

803 Emma St
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

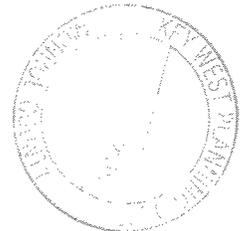
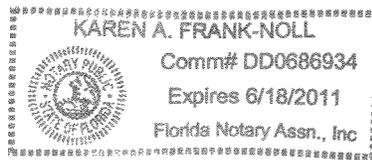
[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/29/2010 (date) by
Paul Richardson (name). He/She is personally known to me or has

presented Florida Driver License as identification.

[Signature]
Notary's Signature and Seal



Karen Frank-Noll Name of Acknowledger typed, printed or stamped

Notary Title or Rank DD0686934 Commission Number (if any)

ATTACHMENTS



Building History

American Legion Membership

Detailed Project Budget

Pre-Construction Schedule

Construction Schedule

Green Features

Schematic Design and Construction Cost Estimate

Analysis of Existing Building Conditions

Variance Application

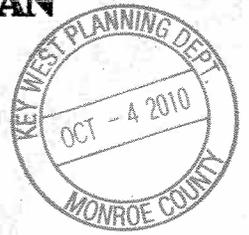
HARC Approval

Tree Commission Approval

Archival Photographs

**WILLIAM WEECH THE SOUTHERNMOST AMERICAN
LEGION POST # 168
803 EMMA STREET**

KEY WEST,  FLORIDA. 33040



A BRIEF HISTROY OF WILLIAM WEECH POST 168

The Post was originated in 1946 after the end of WWII. The post agreed to work jointly with Walter R. Mickens POST 6021 Veterans of Foreign Wars.

First we rented the Old Dixie Hall that was located on Whitehead street which owned by the Samaritan Lodge.

We obtained a club license and operated a night club. On December 10, 1952 we moved into a brand new building at 803 Emma street which the members built themselves under the supervision of Comrade Alfred Allen who was employed at the U.S. Naval Station. The architectural plans were drawn free of charge by the late C.B. Harvey who a former Mayor of Key West and also a member of the Legion Post # 168.

Business flourished in the 1950's and 60's mainly due to the presence of the U.S. Navy being in full deployment here, at that time there were over 10,000 military personnel that was stationed here in Key West. Many of them were members of either the V.F.W. or the Legion, some were members of both Posts.

The club used to sponsor a dance at least once a month with out of town big name bands. A few of the many bands or big name stars who performed in our club were Ruth Brown, Diana Washington, BB King, James Brown, K. C. and the Sunshine band and there were many others.

We were very active in the community, we sponsored a Boy Scout Troop, a base ball team as well as soft ball team. The members also sent boys to Boys State in Tallahassee, Fl. And girls to Girls State. During Christmas the members sponsored a party for the children of the community in which we gave brown bags of fruit, candy and other goodies.

Churches and other non profit organizations were allowed to rent our facility at half price, and in certain situation the facility was donated free of charge for victims of fire or hurricane damage, also as a hurricane shelter.

We assisted Key West High School during senior's night by donating the facility for a safe night and after graduation.

Then in the early 90's the Navy decided to down size their personnel in Key West, which meant that the majority of the personnel that used to be part of the organization and provided our club with a steady patronage was gone. With the departure of the Navy and when integration drastically

reduced the amount of income and business for the club.

Through the dedication of several members of our we have manage to eagerly hold onto the building and keep the Post going.

About twenty (20) years ago we were able to receive a grant the Key West Community Development Group, which help to improve the façade of the building only. Even though repair to the roof was critically needed but the grant specified that those repair was not included in the grant. Then in 1996 our roof was leaking very bad and through leadership of Comrade Theodore Burns, we were able to muster enough funds to have the necessary repair made on the roof.

In 1998 our two air conditions units had reached their becoming obsolete and began malfunctioning. The lack of air conditioning caused a great drop in business and in income because we could not rent the hall for wedding receptions and any other rentals due to the extreme heat. A new member Comrade Alfred Hollowell who had just joined the Post took an active part in raising funds to have a new unit installed.

Unfortunately the V.F.W. Post #6021 who had been partners with us for almost sixty (60) years lost their charter for bring inactive.

The core of the Post's membership are veterans from WWII, Korea, who are consequently in their eights and over, these are our key members and most are not physically able to be as active as they were once. We seem unable to attract veterans of the new era to be come members consequently they will have carry on the Post. Only veterans that we have are Vietnam era vets and they are getting old as well.

We are presently sponsoring teen age dances where our bar and other adults entertainment is closed and allow the teen agers and the shorties to enjoy themselves and provide night. It has been very successive and been a wonderful enjoyment for our members and the community as a whole.

With God's help, some of us are determined to hold onto our building in spite of all the odds that may be against us.

For God and Country:

Sincerely,
Post Adjutant Samuel Donzel Leggette Jr.

AMERICAN LEGION AUXILIARY #168

For God and Country"

Marcia Sweeting-Somersall, President
La Kay Barnett, 1st V.P.
Linda Henderson, 2nd V.P.
Millicent Weech, Secretary
Sharon Allen, Treasurer
Carla Thymes, Chaplain
Ceasha Gardner, Sergeant At Arms
P. O. Box 4555, Key West, FL 33041-4555
305-509-2328
marciasomersall@aol.com

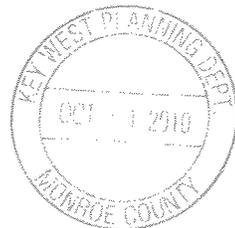
AMERICAN LEGION POST #168

Officers

Paul Richardson – Commander
Josepha Chaplain – Vice Commander
Donzil Leggett – Secretary
John Knowles Chaplain
James Sutton – Service Officer
James William – 2yr. Trustee
Charles Major – 1 yr. Trustee

Executive House Committee

Donzil Leggett – Secretary
Paul Richardson – Treasurer
Josepha Chaplain – Service Officer
James Sutton – Trustee
James William - Trustee



DETAILED PROJECT BUDGET AND PROJECT PHASING

RESTORATION OF AMERICAN LEGION POST 168 AND HISTORIC VFW POST 6021

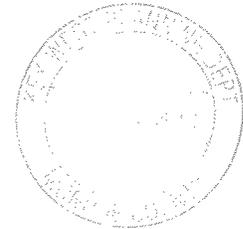
September 30, 2010

SUMMARY

1.	PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS	\$45,312
2.	PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL	\$618,815
3.	PHASE 3: DRY-IN AND ROUGH CONSTRUCTION	\$376,977
4.	PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS	<u>\$499,016</u>
TOTAL PROJECT COST		\$1,540,120

BREAKDOWN BY PHASE

1.	PHASE 1: PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS		
1.1	Fixed Architectural and Engineering Fees		
1.1.1	Inspection of the Existing Building And preparation of Measured Drawings*	\$3,500.00	
1.1.2	Analysis of Existing Conditions	\$3,000.00	
1.1.3	Design	\$3,500.00	
1.1.4	Construction Documents	\$18,000.00	
1.1.5	Bidding	\$2,500.00	\$34,000.00
1.2	Hourly Architectural and Engineer's Fees		
1.2.1	City Approvals other than HARC Planning Department (DRC, Variance, TIF Grant)	\$3,500.00	
1.2.2	Tree Commission	\$1,000.00	\$4,500.00 est.
1.2	Expensed Architectural and Engineer Fees		
1.2.1	Structural, Electrical, and HVAC consultants Beyond 1.1.1 (above)	\$615.25	
1.2.2	Surveyor	\$1,092.50	
1.2.3	Estimator	\$3,105.00	
1.2.5	Printing and other office expenses	\$2,000.00 est.	<u>\$6,812.00 est.</u>
Total Phase 1 Costs			<u>\$45,312.00</u>



2. PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL

2.1	Building Permit and City Impact Fees	\$15,000 est.	<u>\$15,000</u>
2.2	Demolition		
2.2.1.	Temporary Protection and Barricades	\$13,500	
2.2.2	Removal and Storage of Items to reinstall (E.g. Cuban Tile Floor)	\$3,500	
2.2.3	Temporary Shoring and Scaffolding	\$12,000	
2.2.4	Disconnect Roof from Walls	\$3,000	
2.2.5	Remove and Cap Plumbing Fixtures	\$6,500	
2.2.6.	Disconnect and Remove Electrical Service; install Temporary Power	\$9,000	
2.2.7	Disconnect and remove HVAC System	\$6,000	
2.2.8	Demolish Mezzanine and Truss Columns	\$20,750	
2.2.9.	Demolish Exterior Walls	\$112,000	
2.2.10	Dump Fees and Permits	\$40,000	
2.2.11	General Clean-up	\$6,000	
2.2.12	Temporary Facilities	\$1,800	
2.2.14	Utility Company Verifications	\$2,000	
2.2.15	Remove Trees (no GC Mark-Up)	<u>\$3,400</u>	
		\$239,450	
	General Contractor's Overhead and Profit 15%	\$35,918	\$275,368
2.3	Shell Construction and Dry-In		
2.3.1	Rebuild Outside Walls and Addition including Eaves		
a.	Excavation for All Footings	\$4,200	
b.	Pour all Concrete Footings	\$37,400	
c.	New 8" Concrete Block Sides and Rear Walls, Concrete Pilasters, and Addition Walls	\$74,900	
d.	New 12" Concrete Block Front Wall	\$35,000	
e.	Concrete Tie beams	\$37,500	
f.	Concrete Window and Door Lintels	\$7,800	
2.3.2	Truss Anchors to wall	\$3,500	
2.3.3	Install below grade Plumbing and rough-in Bathroom Toilets	\$27,000	
2.3.4	Repair Existing Roof and Gutters	\$15,225	

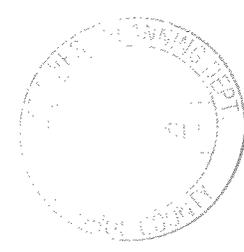
2.3.5	Replace Existing Mezzanine and Intermediate Truss Support Columns	\$8,700	
2.3.6	Construct Addition Roof Structure And Roof	\$18,900	
2.3.7	Miscellaneous Saw Cutting and Trenching of Floor	\$6,000	
2.3.8	Install New Pipe Columns at Truss Intermediate Points	<u>\$9,600</u>	
		\$285,525	
	General Contractor's Overhead and Profit 15%	\$42,829	<u>\$328,354</u>
			\$603,722

2.4	Architect's and Engineering Fees For Construction Administration @ 2.5%	\$15,093	<u>\$15,093</u>
	Total Phase 2 Costs		\$618,815

3. PHASE 3: DRY-IN AND ROUGH CONSTRUCTION

3.1 Dry-In and Rough-Out Interior

3.1.1	Rebuild Stage Walls and Slab	\$21,600	
3.1.2	Build Mezzanine		
	a. Framing and Floors	\$41,250	
	b. Stairs and Railings	\$25,400	
	c. Ornamental Stair premium	\$10,000	
3.1.3	Purchase and Install 50 Windows and Seven Single Doors	\$44,500	
3.1.4	Rebuild Eaves and Fascias	\$7,200	
3.1.5	Erect Steel Stud Partitions	\$18,000	
3.1.6	Insulation		
	a. Roof	\$10,000	
	b. Exterior Walls	\$17,000	
	c. Underside of Mezzanine	\$6,000	
3.1.7	Install Glass Block Windows	\$5,200	
3.1.8	Rough HVAC	\$40,000	
3.1.9	Rough Plumbing (not in Phase 1)	\$2,700	
3.1.10	Rough Electric	\$30,000	
3.1.11	Sprinkler System	<u>\$40,960</u>	
		\$319,810	
	General Contractor's Overhead and Profit 15%	\$47,972	\$367,782



3.2	Architect's and Engineering Fees For Construction Administration @ 2.5%		<u>\$9,195</u>
	Total Phase 3 Costs		\$376,977

4. PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS

4.1 INTERIOR FINISHES

4.1.1	Drywall Partitions, Exterior Walls, and underside of Mezzanine	\$57,200	
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4.1.2	Install Toilet Partitions	\$5,750	
4.1.3	Caulk Windows and Doors	\$2,850	
4.1.4	Supply and Install Interior Doors	\$5,500	
4.1.5	Floor Tile		
	a. Mezzanine Vinyl	\$7,200	
	b. Ceramic Tile in Bathrooms	\$14,940	
4.1.6	Interior Painting	\$71,250	
4.1.6	Stucco Exterior Complete	\$16,000	
4.1.7	Exterior Paint	<u>\$8,000</u>	
		\$188,690	
	General Contractor's Overhead and Profit 15%	\$28,304	\$216,994

4.2 Finish Utilities

4.2.1	Plumbing Fixtures Accessories and Installation	\$41,000	
4.2.2	Finish Electrical Fixtures and Installation	\$40,000	
4.2.3	Finish HVAC	<u>\$12,500</u>	
		\$93,500	
	General Contractor's Overhead and Profit 15%	\$14,025	\$107,525

4.3 Fixtures

4.3.1	Supply and Install Casework and Shelving including countertops and Bar Complete	\$34,200	
4.3.2.	Kitchen Equipment Purchase and Install	\$45,000	
4.3.3	Furnishings (Tables, Chairs, and Bar Accessories) Allowance	<u>\$40,000</u>	
		\$119,200	
	GC Mark-up on Casework Only 15%	\$5,130	\$124,330

4.4 SITE IMPROVEMENTS

4.4.1	Remove Existing Concrete Pads and Site work	\$3,200	
4.4.2	Supply and Install Concrete pavers at widened Sidewalk	\$6,640	
4.4.3	New Wood Fencing	\$5,400	
4.4.4	Wheelchair Path (Concrete)	\$4,500	
4.4.5	Landscaping	\$2,400	
4.4.6	New Flagpole	\$1,900	
4.4.7	Dumpster pad and Steel Gate and Fence	<u>\$9,000</u>	
		\$33,040	
	General Contractor's Overhead and Profit 15%	\$4,956	<u>37,996</u>
			\$486,845

4.5 Architect's and Engineering Fees

	For Construction Administration @ 2.5%	<u>\$12,171</u>	
	Total Phase 4 Costs	<u>\$499,016</u>	

TOTAL PROJECT COST \$1,540,120

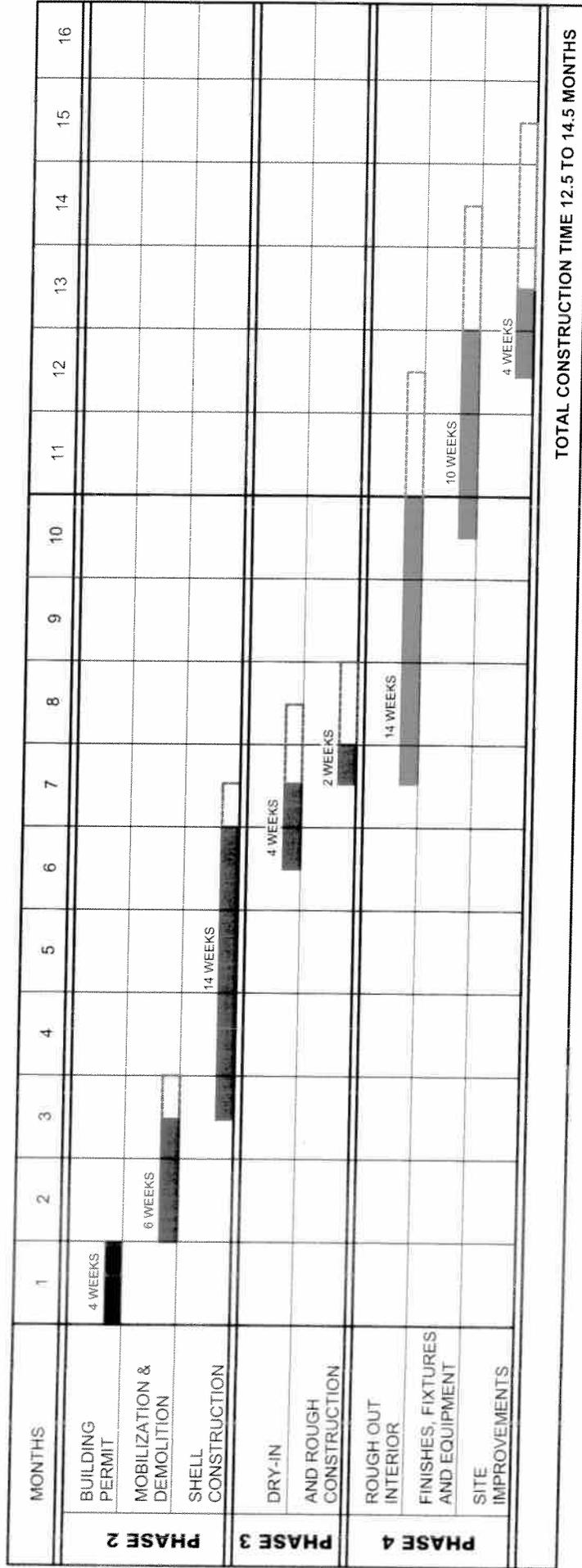
PROJECT PHASE 1 PRE-CONSTRUCTION SCHEDULE

YEAR	2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
PHASE 1	PRE-DESIGN & SCHEMATIC DESIGN				5/1																			
	DRC AND PLANNING BOARD APPROVALS								9/1															
	CONSTRUCTION DRAWINGS AND SPECIFICATIONS																							
	BIDDING																							

COMPLETED



PROJECT PHASE 2, 3 AND 4 CONSTRUCTION SCHEDULE

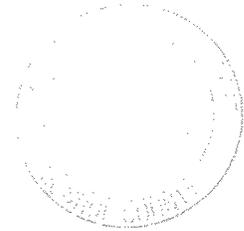


GREEN ARCHITECTURE CRITERIA

For
Restoration of
American Legion Post 168
And VFW Post 6021
Key West, Florida

September 30, 2010

MICHAEL MILLER
ARCHITECTS



A. Site Sustainability

1. **Construction Activity Pollution:** Minimize air pollution from dust and particulate matter. Use shop vacs; daily cleanup.
2. **Alternative Transportation:** Provide bicycle racks.
3. **Landscape Development:** Protect and restore existing trees, plant new trees for shading value. Plant canopy tree at side yard.
4. **Storm Water Design:** Increase on-site permeability, managing storm water runoff to capture it for reuse. Use retention trenches. (See Storm water Management Plan)
5. **Reduce Heat island Effect:** Provide shade and paving materials with large solar reflectance index (SRI). Employ an open grid paving system at sidewalk and egress path.
6. **Light Pollution:** Minimize reflected glare to the neighborhood. Use cool colors on building.

B. Water Efficiency

1. **Landscape Irrigation:** Provide efficient water management for landscaping, reducing potable water consumption by planting native species. Irrigate using captured rain water from retention trenches.
2. **Waste Water:** Utilize innovative wastewater technologies, reducing the generation of wastewater and demand of potable water for waste by using water-conserving fixtures (e.g., toilets, urinals,) or non-potable water for flushing.
3. **Municipal Water:** Reduce municipal water use by utilizing water saving fixtures.

C. Energy and Atmosphere

1. **Building Envelope:** Design the building envelope, HVAC, lighting and other systems to maximize energy performance.

2. **Volatile Organic Compounds:** Specify refrigerants and HVAC equipment that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming.
3. **Cool Roof:** Minimize the heat island effect by utilizing a roof with a high solar reflectance index (SRI). If the existing metal roof is to be retained meet these criteria by painting it white (Note: this roof is under 3:12 and does not fall under HARC restrictions for non-white roofs).
4. **Green Power:** Utilize solar energy for hot water.
5. **Air Conditioning Efficiency:** Maximize energy performance through the use of high SEER (16-20) systems. Utilize zoning to air-condition space based on shifting demand due to building use and natural thermal conditions.
6. **Artificial Lighting:** Use high efficiency lamps (LED, compact fluorescent).
7. **Daylighting:** Maximize daylighting without increasing heat gain.

D. Material and Resources

1. **Building Reuse:** Maintain existing walls, floors, roof as much as possible.
2. **Construction Waste Management:** Recycle and/or salvage non-hazardous construction and demolition debris
3. **Material reuse:** Reuse building materials and products.
4. **Recycled Materials:** Utilize materials with recycled content.
5. **Local Materials:** Use materials that are extracted, processed and manufactured locally.
6. **Renewable Materials:** Construct with rapidly renewable materials (e.g. bamboo)
7. **Insulation:** Use recycled insulation materials.
8. **Washing Machines:** Utilize cold water systems.

E. Indoor Environmental Quality

1. **Air Quality:** Establish minimum indoor air quality performance; install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system
2. **Smoking:** Prohibit smoking in the building
3. **Air Contaminants and Volatile Organic Compounds:** Reduce the quantity of indoor air contaminants that are odorous, irritating and harmful - use proper adhesives, sealants and sealant primers, architectural paints, coatings and primers. Use composite wood products shall contain no added urea-formaldehyde resins.
4. **Windows:** Provide operable windows for efficient natural ventilation.

F. Interior Planning

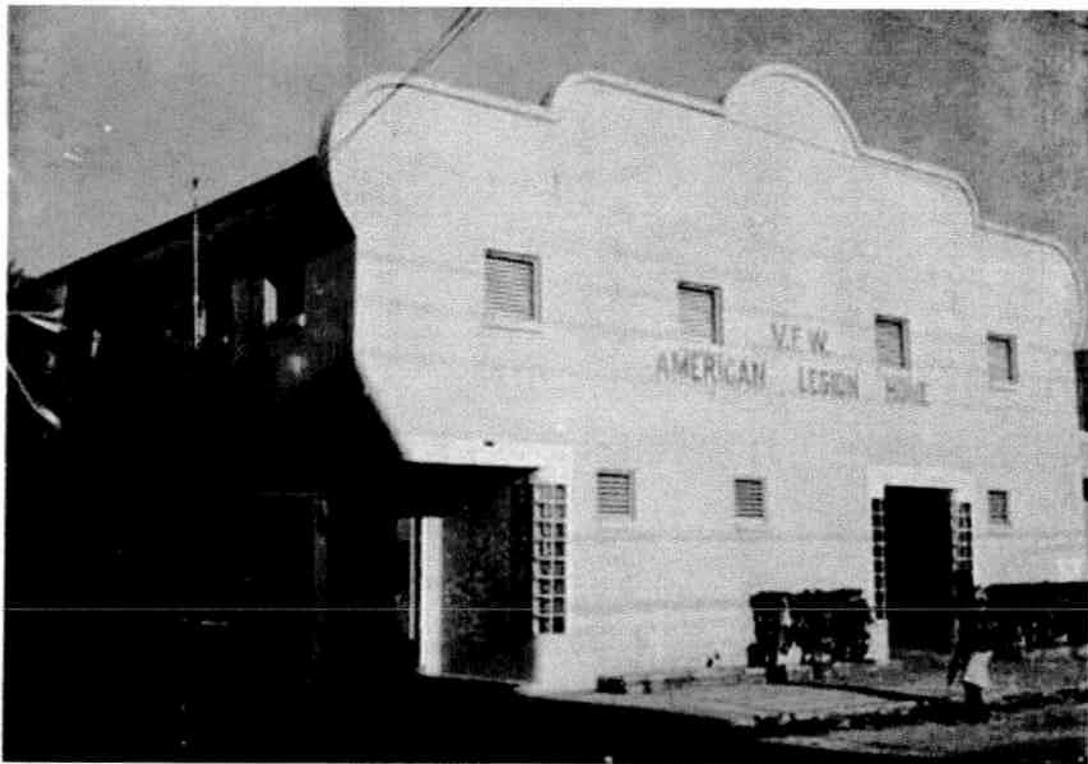
1. **Thermal Buffering:** Plan the building so that thermal buffer spaces (bathrooms, store rooms, etc.) are located at the South and West sides of the building, reducing thermal heat gain into the main hall.
2. **For Limited Use:** For functions having small groups (up to twenty) provide a room with its own air conditioning, bathroom, kitchenette, and entrance and exit, thereby removing the need to power up the entire hall for small groups.

SCHEMATIC DESIGN AND PROJECT COST



**AMERICAN LEGION POST 168
AND HISTORIC VFW POST 6021**

803 Emma Street
Key West, Florida



Prepared For: American Legion Post 168
And The Historic VFW Post 6021

Prepared By: Michael Miller Architect

July 7, 2010
Revised September 30, 2010

CONTENTS

1.0 DESIGN CONCEPT

- 1.1 Space Program
- 1.2 Occupancy
- 1.3 Architectural Style
- 1.4 Colors
- 1.5 Site Considerations
- 1.6 Green Considerations

2.0 CONSTRUCTION STRATEGY

- 2.1 Approach

3.0 PROJECT COST

- 3.1 Summary and breakdown by Phase

4.0 Cost Reductions

APPENDIX

- Design Drawings
- Photographs
- Design Parameters





1.0 DESIGN CONCEPT

Restoration of the existing building architecturally and the recreation of its role as a major community center for Bahama Village, as well as an important venue for Key West is the basis for the architectural design. The goal of the project threefold, therefore:

- To restore the VFW and American Legion Hall to its former role as one of Bahama Village's most important community centers.
- To restore an important architectural landmark in Key West's Historic District.
- To provide a venue for functions benefiting the entire city of Key West and the Florida Keys.

The existing building is to be restored to its original 1951 appearance and floor plan. The building will be stucco finished in a "Miami Deco" style, with a large hall, a mezzanine, a stage, bar, and bathrooms. Its functions will be those connected with official American Legion and Ladies Auxiliary functions as well as concerts, movies, stage plays, dances, weddings and receptions, lectures, seminars, suppers, arts shows, memorials, and meetings of all kinds.

Because the existing walls of the building are seriously damaged (See Architect's report, Analysis of Existing Conditions) and cannot be repaired economically, they will be replaced. The existing roof and roof structure is serviceable, as is the ground floor tile and will be saved. The roof trusses will be exposed to enhance the architectural space as they were originally (see archival photos in the -----). Plumbing, air-conditioning, and electrical systems will be new and energy conserving. The building structure and windows will be upgraded to meet Florida Building Code standards to resist Category 5 hurricanes, allowing it to be a shelter. The building will be sprinklered allowing the existing mezzanine area to be retained.

Bathrooms will be ADA compliant and a small kitchen will provide cooked food for patrons and the public as take-out. A new full service bar will be provided. The stage and side stage areas are to be restored to allow productions employing stage width sets and the mezzanine DJ booth will be restored.

The second entrance (see photo on cover of this submittal) of the building is to be restored and a multipurpose room be created that would be a lock-out to the main hall with its own bathroom and kitchenette. This would allow the space to be used for small groups without having to open the entire hall, thus saving on air-conditioning, security, and maintenance.

1.1 Space Program

The building will consist of the following Areas:

- | | |
|----------------------------------|----------|
| • Entrance vestibule | 93 SF |
| • Bar and Kitchen | 384 SF |
| • Ticket Booth | 27 SF |
| • Ground Floor Hall | 2,511 SF |
| • Mezzanine overlooking the Hall | 1274 SF |
| • Stage and Side Stage | 665 SF |
| • DJ Booth | 48 SF |
| • ADA Bathrooms | 440 SF |



• Mezzanine bathrooms	156 SF
• Mezzanine Dry Bar	152 SF
• Closets	83 SF
• Multipurpose Suite	<u>332 SF</u>
	6,165 SF

Please also see Area Calculations in the appendix.

1.2 Occupancy

The Florida Building Code classifies this building as a place of assembly. The building will be designed to handle a variety of combinations of occupancy, depending on the functions. See the appendix for these, which consist of functions requiring table and chairs, such as at a wedding reception, folding chairs as in an auditorium presentation, or a dance party configuration, to name three possibilities.

1.3 Architectural Style

The building was built in 1951, a time when the Miami style of Art Deco was popular. The building exhibits this with streamline shapes on the façade, rounded corners, and glass block accents around the doorways.

1.4 Colors

Bahama village has a rich history of using color in its architecture, reflecting the Bahamas, Cuban, Caribbean, and African heritage of the families living there. The outside of the building will be painted complementary blue, green, yellow and pink accents.

1.5 Site Considerations

The building occupies most of its lot (See Building Analysis Report) and abuts the sidewalk in the front. The design calls for widening of the sidewalk directly in front of the building. This will allow better accommodation of crowds of patrons, providing queuing space off the city street. It will also allow for bicycle racks and planters, which will provide shade for patrons.

1.6 Green Considerations

Green architecture criteria will be utilized in the consideration of the use of the site, water efficiency, energy, indoor air quality, materials, and planning (See Attachment for details).

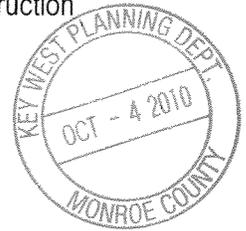
2.0 CONSTRUCTION STRATEGY

2.1 Approach

The existing building structure was found to have seriously damaged concrete walls, and a serviceable roof, roof structure, and ground floor. The ground floor finish is noteworthy as it is "Cuban" tile and is attractive and historic. Plumbing and air-conditioning systems were found to be at the end of their useful lives, and the electrical system is sub-standard. Bathrooms, the bar, and the kitchen are all at the end of their lives or sub-standard.

The approach to pricing the construction was to consider total or partial demolition. Demolishing the building would allow the VFW to build any kind of inexpensive building it desired, which, while possibly—but not certainly-- costing less than a restoration would mean that the community would lose the familiar roof structure, an architectural asset when viewed from below (See Archival photos), as well as the Cuban Tile floor. Also, it is possible that saving the existing roof structure and ground floor could offset the savings from a complete demolition.

Therefore, for historic, architectural, emotional, and financial reasons we opted to save as much of the building as possible: the roof will be shored while the existing walls are demolished under it, then new CBS walls would be built on the existing footprint up to the existing trusses. The Cuban Tile floor will be protected during the construction then refinished as a permanent floor material, as follows:



1. Shore and save the roof.
2. Protect the existing ground floor.
3. Demolish the concrete bearing walls under the roof.
4. Erect new concrete walls under the roof.
5. Complete the interior of the building as if new.
6. Complete Site Improvements

The construction is broken into three parts, corresponding to the need to immediately replace the exterior walls in order to make the building stable and safe, and to address funding cycles: Demolition of Existing Structures and Construction of the new Shell; Dry-in and Rough Construction; and Interior Rough-Out, Finishes and Site Improvements.

3.0 PROJECT COST

The project cost includes architects and engineer's fees and expenses, municipal fees, construction costs, including overhead, profit, insurance and contingencies. Carrying costs or debt servicing are not being addressed at this time. Allowances are provided for owner-supplied materials. All construction will be designed to meet Florida Building Code requirements to resist a Category Five Hurricane. All finishes, fixtures, and equipment are priced at an economy grade price point.

We have divided the project into four phases, as summarized below:

A.	PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS	\$45,312
B.	PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL	\$618,815
C.	PHASE 3: DRY-IN AND ROUGH CONSTRUCTION	\$376,977
D.	PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS	<u>\$499,016</u>
	TOTAL PROJECT COST	\$1,540,120

3.1 BREAKDOWN BY PHASE

A. PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS

A.1	Fixed Architectural and Engineering Fees		
A.1.1	Inspection of the Existing Building And preparation of Measured Drawings*	\$3,500.00	
A.1.2	Analysis of Existing Conditions	\$3,000.00	
A.1.3	Design	\$3,500.00	
A.1.4	Construction Documents	\$18,000.00	
A.1.5	Bidding	<u>\$2,500.00</u>	
		\$34,000.00	
A.2	Hourly Architectural and Engineer's Fees		
A.2.1	City Approvals other than HARC Planning Department (DRC, Variance, TIF Grant)	\$3,500.00	
A.2.2	Tree Commission	<u>\$1,000.00</u>	
		\$4,500.00 EST.	
A.3	Expensed Architectural and Engineer Fees		
A.3.1	Structural, Electrical, and HVAC consultants Beyond 1.1.1 (above)	\$615.25	
A.3.2	Surveyor	\$1,092.50	
A.3.3	Estimator	\$3,105.00	
A.3.5	Printing and other office expenses	\$2,000.00 EST.	
		<u>\$6,812.00 EST.</u>	
	Total Phase 1 Costs	\$45,312.00	



B. PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL

B.1	Building Permit and City Impact Fees	\$15,000 EST.	<u>\$15,000</u>
B.2	Demolition		
B.2.1.	Temporary Protection and Barricades	\$13,500	
B.2.2	Removal and Storage of Items to reinstall (E.g. Cuban Tile Floor)	\$3,500	
B.2.3	Temporary Shoring and Scaffolding	\$12,000	
B.2.4	Disconnect Roof from Walls	\$3,000	
B.2.5	Remove and Cap Plumbing Fixtures	\$6,500	
B.2.6.	Disconnect and Remove Electrical Service; install Temporary Power	\$9,000	
B.2.7	Disconnect and remove HVAC System	\$6,000	
B.2.8	Demolish Mezzanine and Truss Columns	\$20,750	
B.2.9.	Demolish Exterior Walls	\$112,000	

B.2.10	Dump Fees and Permits	\$40,000	
B.2.11	General Clean-up	\$6,000	
B.2.12	Temporary Facilities	\$1,800	
B.2.14	Utility Company Verifications	\$2,000	
B.2.15	Remove Trees (no GC Mark-Up)	<u>\$3,400</u>	
		\$239,450	
	General Contractor's Overhead and Profit 15%	\$35,918	\$275,368

B.3 Shell Construction and Dry-In

B.3.1	Rebuild Outside Walls and Addition including Eaves		
a.	Excavation for All Footings	\$4,200	
b.	Pour all Concrete Footings	\$37,400	
c.	New 8" Concrete Block Sides and Rear Walls, Concrete Pilasters, and Addition Walls	\$74,900	
d.	New 12" Concrete Block Front Wall	\$35,000	
e.	Concrete Tie beams	\$37,500	
f.	Concrete Window and Door Lintels	\$7,800	
B.3.2	Truss Anchors to wall	\$3,500	
B.3.3	Install below grade Plumbing and rough-in Bathroom Toilets	\$27,000	
B.3.4	Repair Existing Roof and Gutters	\$15,225	
B.3.5	Replace Existing Mezzanine and Intermediate Truss Support Columns	\$8,700	
B.3.6	Construct Addition Roof Structure And Roof	\$18,900	
B.3.7	Miscellaneous Saw Cutting and Trenching of Floor	\$6,000	
B.3.8	Install New Pipe Columns at Truss Intermediate Points	<u>\$9,600</u>	
		\$285,525	
	General Contractor's Overhead and Profit 15%	\$42,829	<u>\$328,354</u>
		\$603,722	



B.4	Architect's and Engineering Fees For Construction Administration @ 2.5%	\$15,093	<u>\$15,093</u>
		Total Phase 2 Costs \$618,815	

C. PHASE 3: DRY-IN AND ROUGH CONSTRUCTION

C.1 Dry-In and Rough-Out Interior

C.1.1	Rebuild Stage Walls and Slab	\$21,600
C.1.2	Build Mezzanine	
a.	Framing and Floors	\$41,250
b.	Stairs and Railings	\$25,400

	c.	Ornamental Stair premium	\$10,000	
C.1.3		Purchase and Install 50 Windows and Seven Single Doors	\$44,500	
C.1.4		Rebuild Eaves and Fascias	\$7,200	
C.1.5		Erect Steel Stud Partitions	\$18,000	
C.1.6		Insulation		
	a.	Roof	\$10,000	
	b.	Exterior Walls	\$17,000	
	c.	Underside of Mezzanine	\$6,000	
C.1.7		Install Glass Block Windows	\$5,200	
C.1.8		Rough HVAC	\$40,000	
C.1.9		Rough Plumbing (not in Phase 1)	\$2,700	
C.1.10		Rough Electric	\$30,000	
C.1.11		Sprinkler System	<u>\$40,960</u>	
			\$319,810	
		General Contractor's Overhead and Profit 15%	\$47,972	\$367,782
C.2		Architect's and Engineering Fees For Construction Administration @ 2.5%	\$9,195	<u>\$9,195</u>
		Total Phase 3 Costs		\$376,977



D. PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS

D.1 INTERIOR FINISHES

D.1.1		Drywall Partitions, Exterior Walls, and underside of Mezzanine	\$57,200	
D.1.2		Install Toilet Partitions	\$5,750	
D.1.3		Caulk Windows and Doors	\$2,850	
D.1.4		Supply and Install Interior Doors	\$5,500	
D.1.5		Floor Tile		
	a.	Mezzanine Vinyl	\$7,200	
	b.	Ceramic Tile in Bathrooms	\$14,940	
D.1.6		Interior Painting	\$71,250	
D.1.6		Stucco Exterior Complete	\$16,000	
D.1.7		Exterior Paint	<u>\$8,000</u>	
			\$188,690	
		General Contractor's Overhead and Profit 15%	\$28,304	\$216,994

D.2 Finish Utilities

D.2.1		Plumbing Fixtures Accessories and Installation	\$41,000	
D.2.2		Finish Electrical Fixtures and Installation	\$40,000	
D.2.3		Finish HVAC	<u>\$12,500</u>	
			\$93,500	
		General Contractor's Overhead and Profit 15%	\$14,025	\$107,525



D.3 Fixtures		
D.3.1	Supply and Install Casework and Shelving including countertops and Bar Complete	\$34,200
D.3.2	Kitchen Equipment Purchase and Install	\$45,000
D.3.3	Furnishings (Tables, Chairs, and Bar Accessories) Allowance	<u>\$40,000</u>
		\$119,200
	GC Mark-up on Casework Only 15%	\$5,130
		\$124,330
D.4 SITE IMPROVEMENTS		
D.4.1	Remove Existing Concrete Pads and Site work	\$3,200
D.4.2	Supply and Install Concrete Pavers at widened Sidewalk	\$6,640
D.4.3	New Wood Fencing	\$5,400
D.4.4	Wheelchair Path (Concrete)	\$4,500
D.4.5	Landscaping	\$2,400
D.4.6	New Flagpole	\$1,900
D.4.7	Dumpster pad and Steel Gate and Fence	<u>\$9,000</u>
		\$33,040
	General Contractor's Overhead and Profit 15%	\$4,956
		<u>37,996</u>
		\$486,845
D.5	Architect's and Engineering Fees For Construction Administration @ 2.5%	<u>\$12,171</u>
	Total Phase 4 Costs	<u>\$499,016</u>

TOTAL PROJECT COST \$1,540,120

4.0 COST REDUCTIONS

As the building is to be designed to be a Hurricane Shelter and all structural materials needed to meet this level of quality cannot be compromised, there are no significant opportunities for reducing the cost of the shell. With respect to the interiors because the building is essentially one large hall with bathrooms and a bar, and the finishes, fixtures and equipment will be economy grade few opportunities exist for a significant reduction inside as well. However, savings could be realized by reducing the scope of the project. They are:

- 4.1 Have Fewer Windows
- 4.2 Delete the sidewalk enlargement and new landscaping
- 4.3 Cut back on kitchen and bar equipment
- 4.4 Delete the second floor bathrooms and Bar
- 4.5 Change the ceiling concept to where the trusses will not be seen: this would result in a major loss of historical architectural quality, but would save money. The result would be a ceiling identical to the one that existing today, albeit new. These reductions in scope of work could save approximately \$250,000.

Ceiling and Roof Trusses: If considering Option 4.5, then total demolition of the building should be considered. The primary reason for saving the existing roof and roof trusses is architectural and historical. They are attractive, unique, and add to the spatial quality of the hall. They also will restore the original space of the hall, which has historical and emotional community value. If the existing trusses covered up with an inexpensive ceiling such as that which exists today then they will become moot and any kind of roof system could be considered, the less expensive and efficient the better. In this scenario it makes sense to demolish the trusses along with the walls.

It is plausible the construction cost will be somewhat lower than estimated, assuming a bidding climate that favors keen competition, such as the one Key West is experiencing today. However, it would be imprudent to base the funding of the project on this kind of speculation, especially because build material costs are generally always rising due to international demand.



APPENDIX

DESIGN DRAWINGS

- A1 Site Plan
- A2 Schematic Floor Plan
- A3 Schematic Mezzanine Plan
- A4 Schematic Elevations
- A5 Proposed Elevations
- A6 Proposed Dumpster and Gate

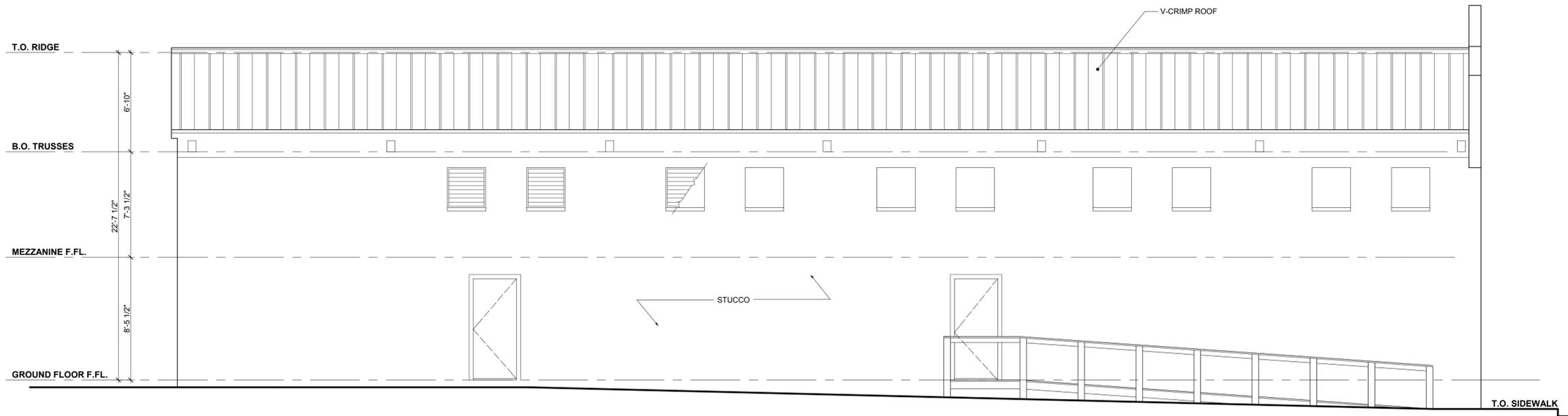


PHOTOGRAPHS

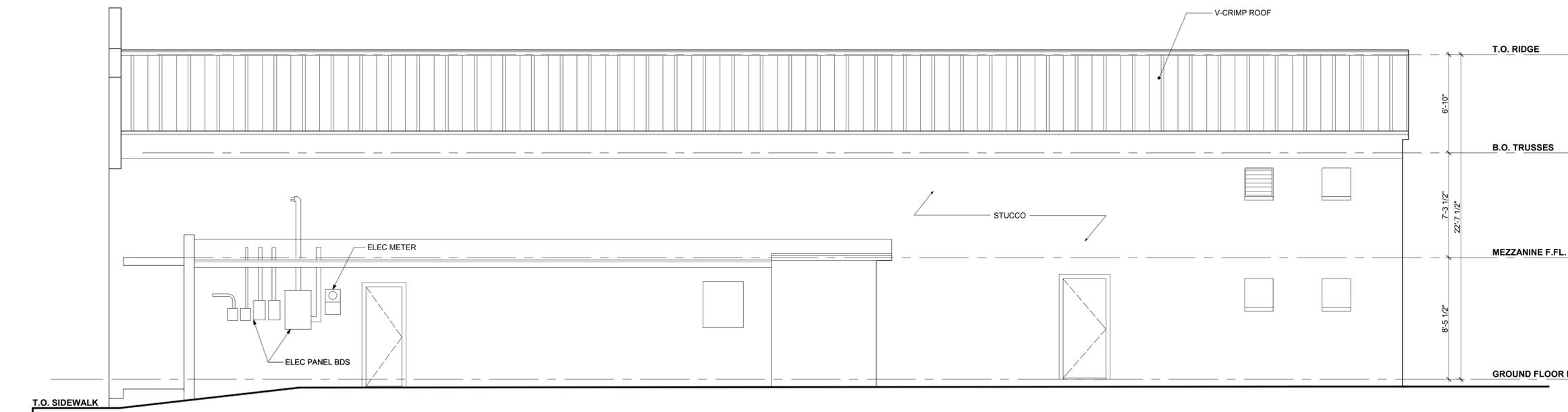
- Building History
- Existing Building Exterior\
- Existing Building Interior
- Neighborhood Context

DESIGN PARAMETERS

- Zoning Criteria
- Stormwater Criteria
- Existing Building Area Calculations
- Proposed Building Area Calculations
- Storage Needs Calculations
- Assembly Calculations
- Green Architecture Criteria
- Survey



1 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

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**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: JUNE 16, 2010

SCALE: AS NOTED

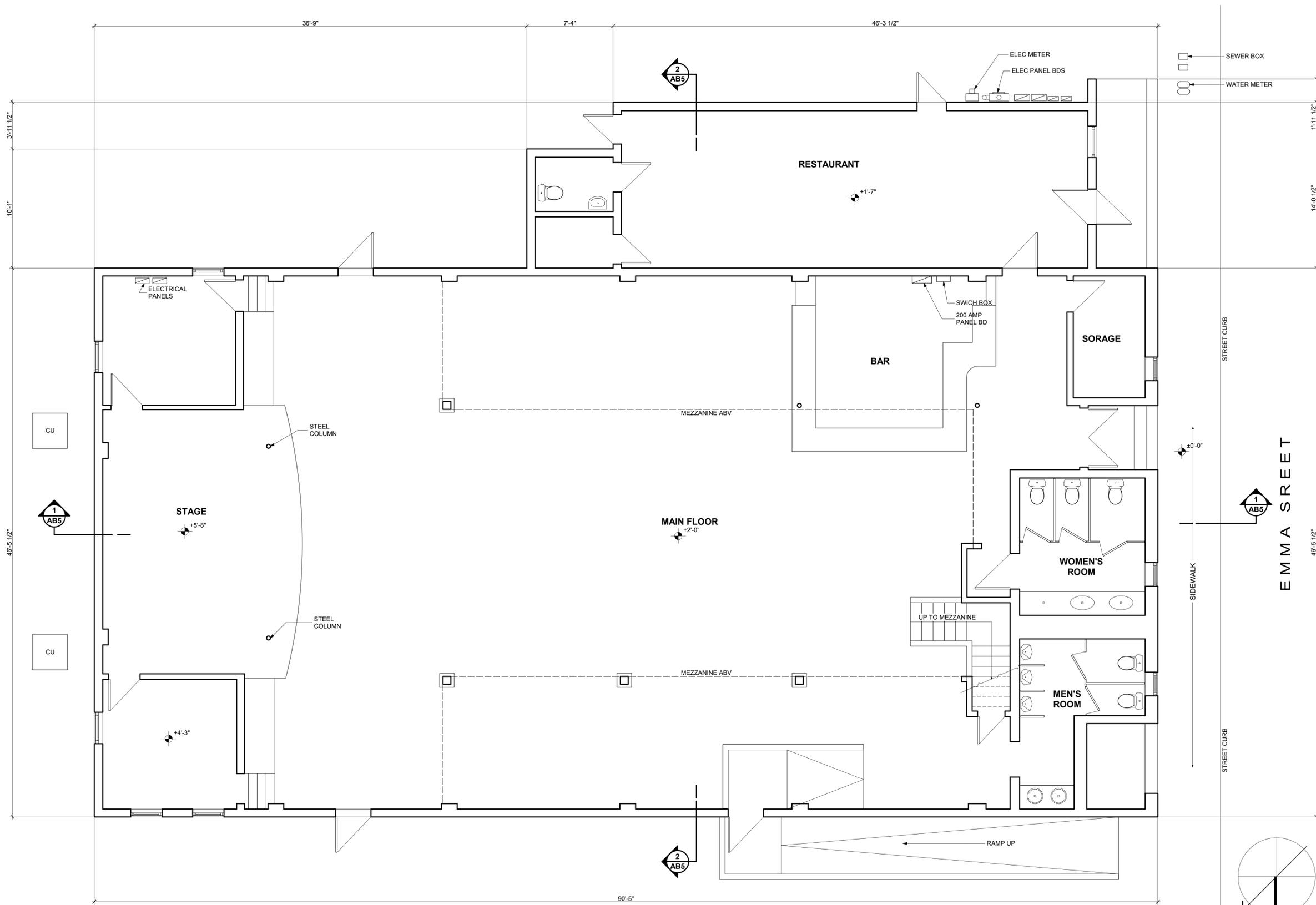
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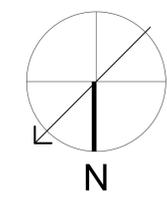
PROJECT NO: 0905

**EXISTING
 ELEVATIONS**

AB4



1 EXISTING FIRST FLOOR PLAN
AB1 Scale: 1/4" = 1'-0"



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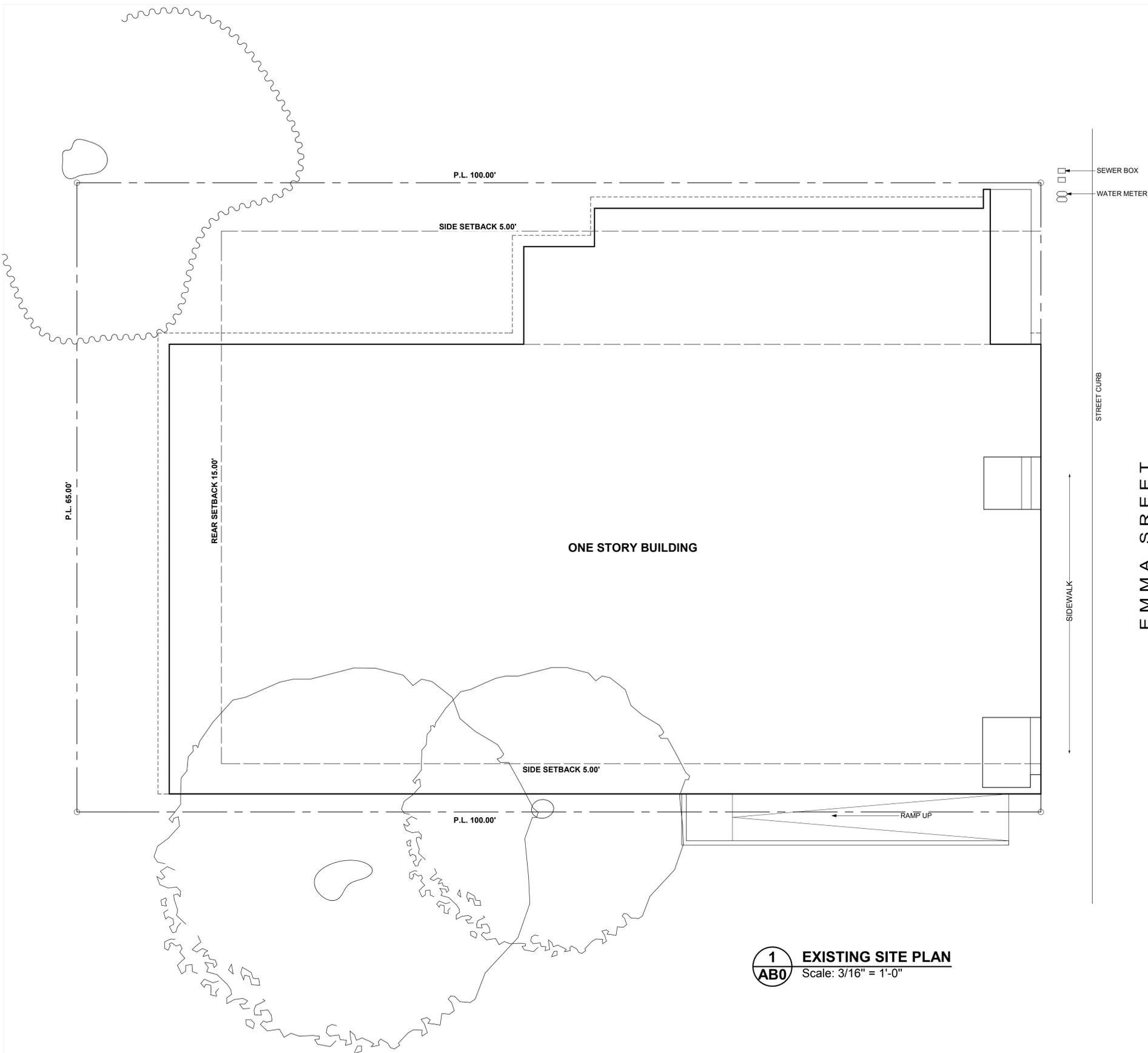
**RESTORATION OF
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 AND
 HISTORIC VFW POST 6021**

803 Emma Street
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DATE: JUNE 16, 2010
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**EXISTING
 FIRST FLOOR PLAN**

AB1



1 EXISTING SITE PLAN
AB0 Scale: 3/16" = 1'-0"

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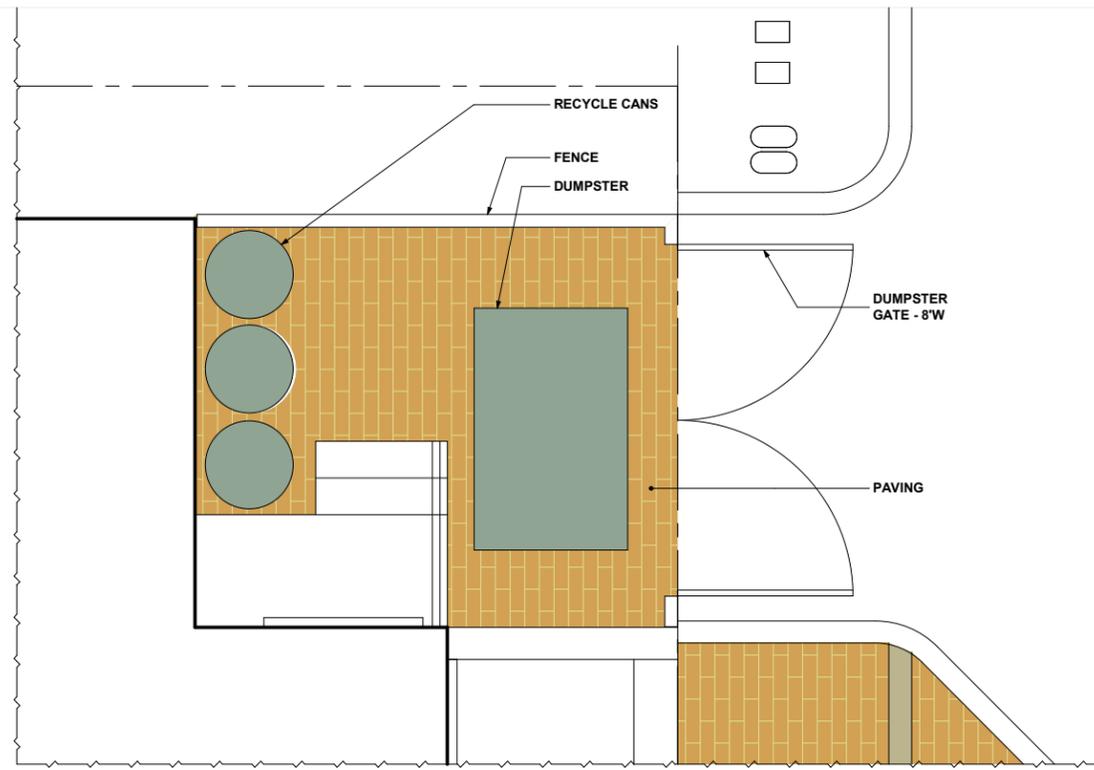
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**EXISTING
 SITE PLAN**

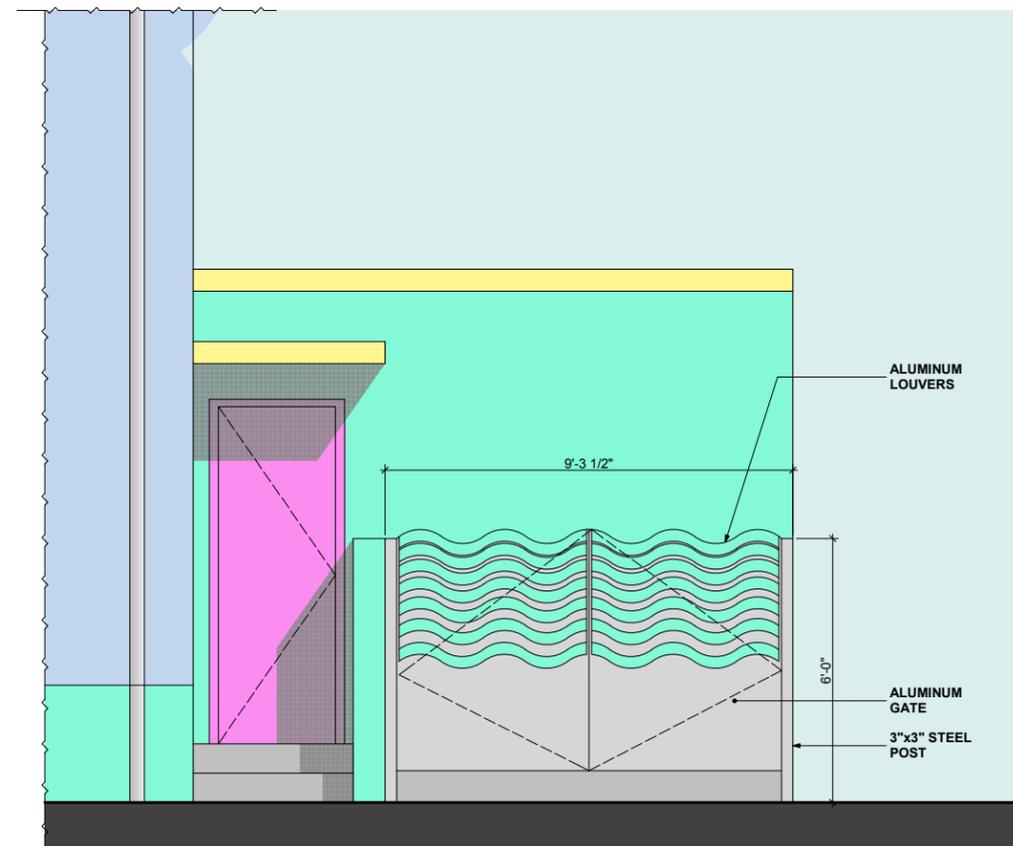
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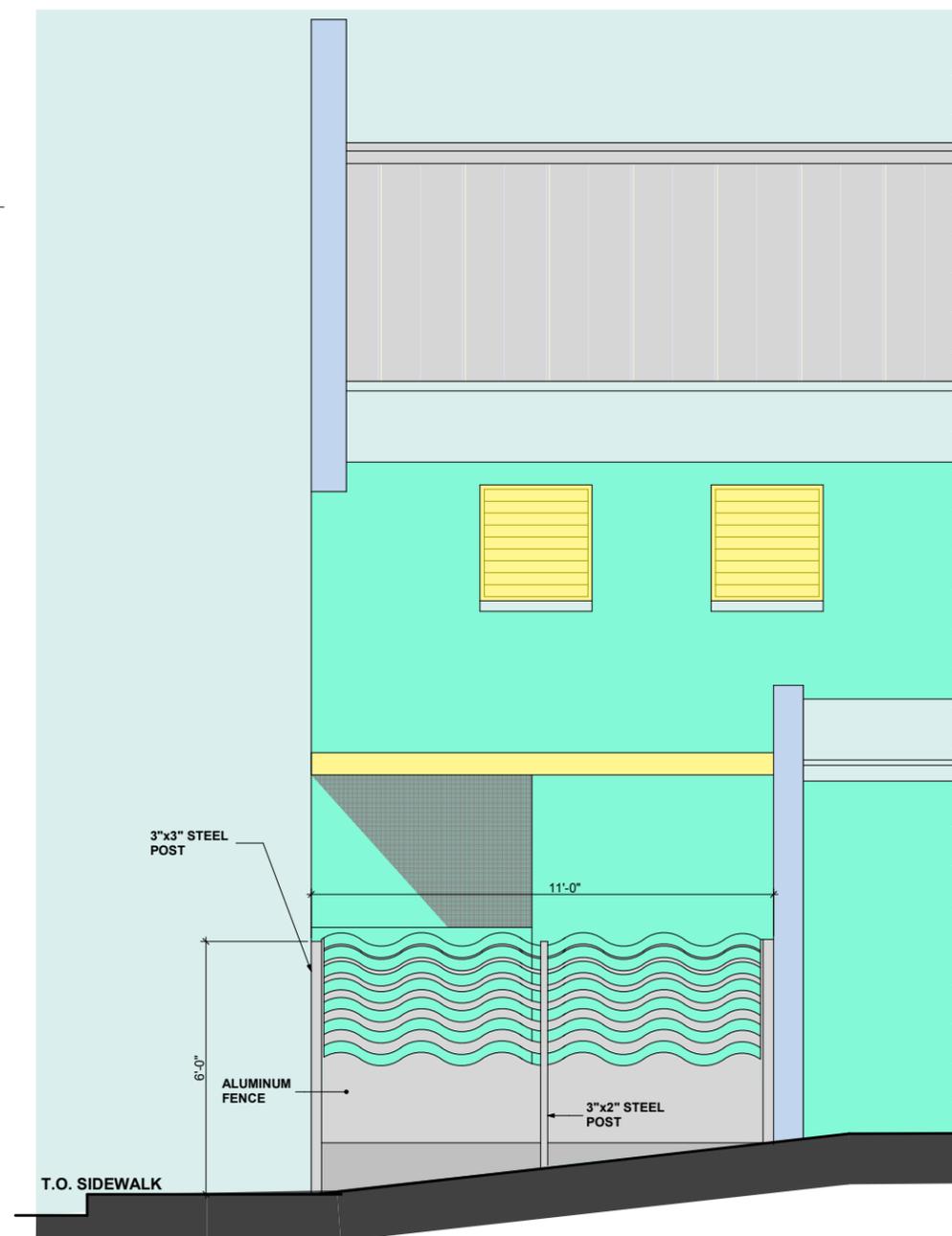
1 PLAN
A6 Scale: 1/2" = 1'-0"

PAINT COLORS:

- BENJAMIN MOORE HONOLULU BLUE 2066-70
- BENJAMIN MOORE SUMMER GREEN 2043-60
- BENJAMIN MOORE BLUSH TONE 2000-60
- BENJAMIN MOORE LOTUS 2021-50



2 GATE EAST ELEVATION
A6 Scale: 1/2" = 1'-0"



2 FENCE NORTH ELEVATION
A6 Scale: 1/2" = 1'-0"

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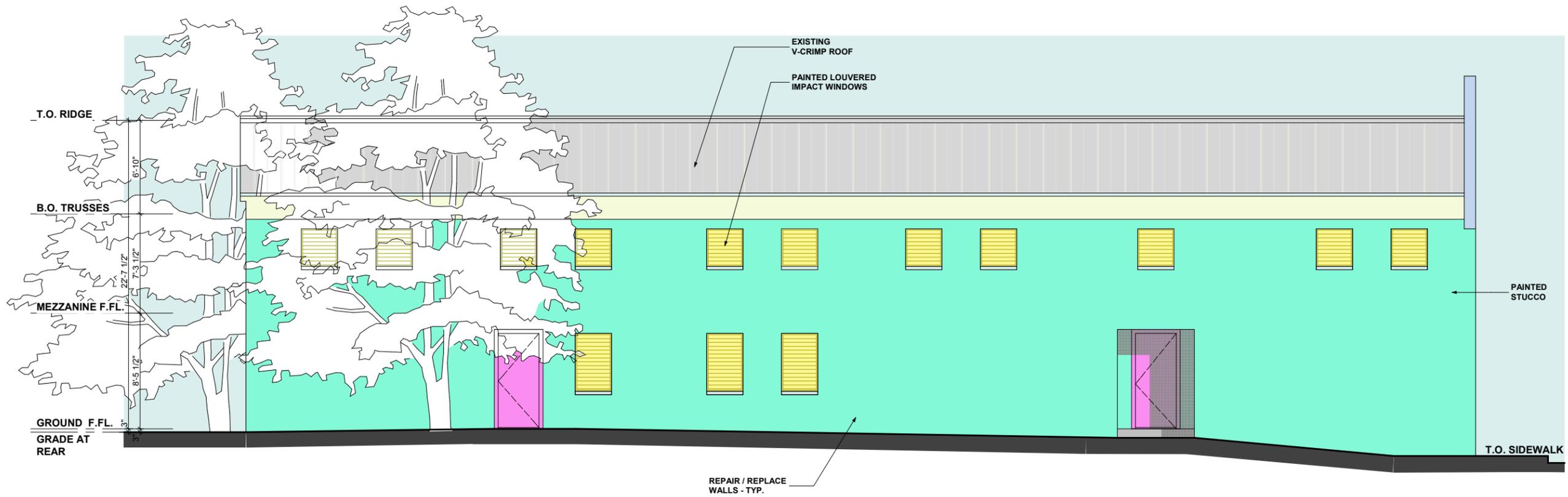
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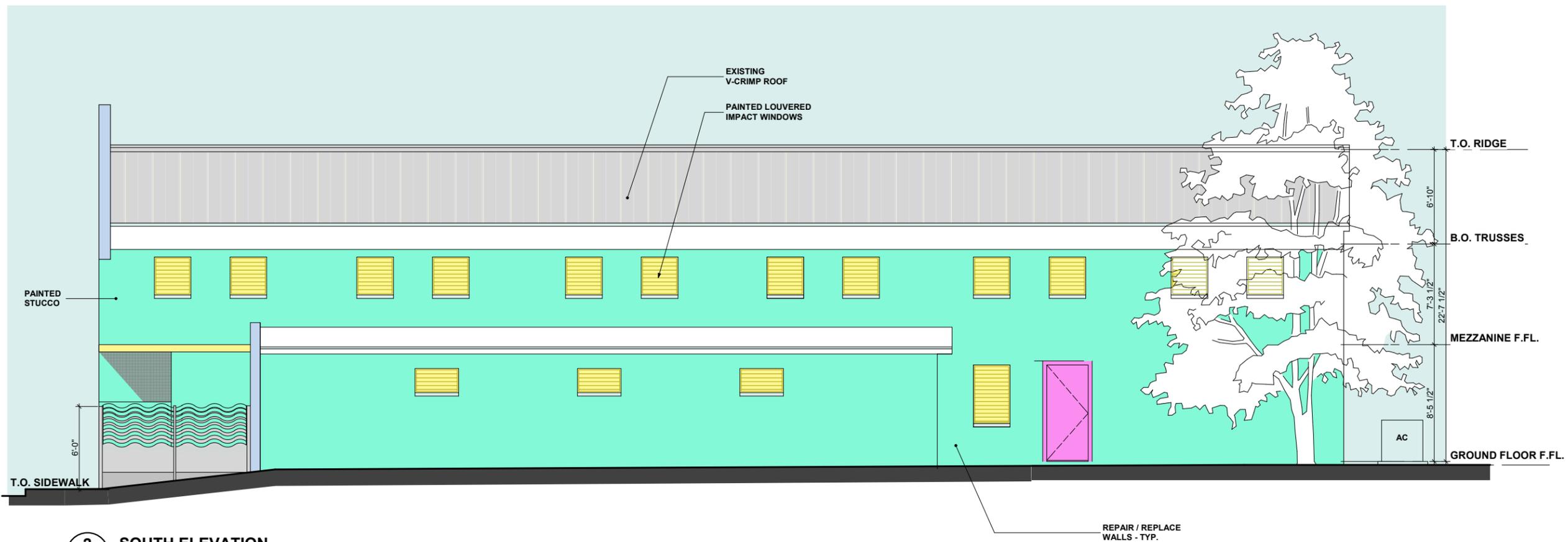
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**PROPOSED DUMPSTER
 FENCE AND GATE**

A6



1 NORTH ELEVATION
A5 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 Scale: 1/4" = 1'-0"

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DATE: AUGUST 8, 2010

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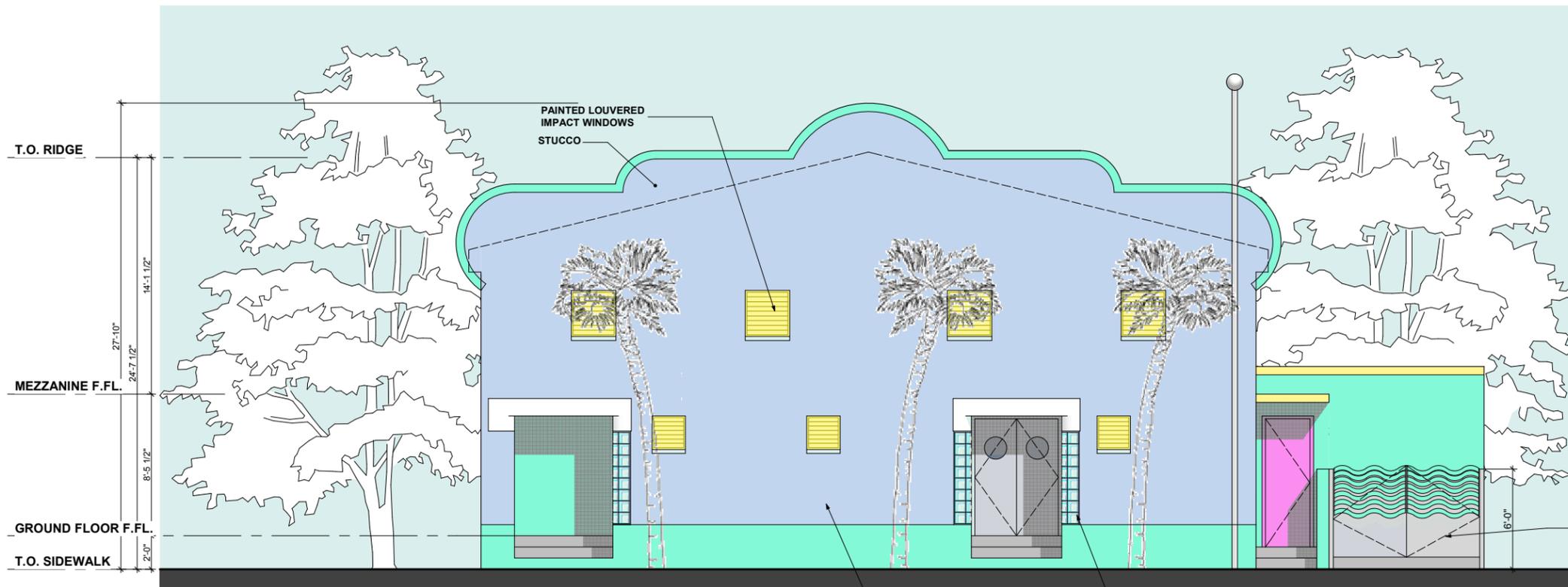
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PROJECT NO: 0905

**PROPOSED
 ELEVATIONS**

A5



- PAINT COLORS:**
- BENJAMIN MOORE HONOLULU BLUE 2066-70
 - BENJAMIN MOORE SUMMER GREEN 2043-60
 - BENJAMIN MOORE BLUSH TONE 2000-60
 - BENJAMIN MOORE LOTUS 2021-50

1 WEST ELEVATION
A4 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
A4 Scale: 1/4" = 1'-0"

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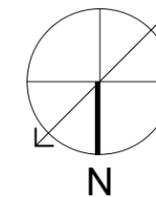
**SCHEMATIC
 ELEVATIONS**

A4

- RESTROOMS
- PUBLIC SPACES
- STAFF SERVICE AREA
- STAGE
- EQUIPMENT



1
A3 **CONCEPTUAL MEZZANINE PLAN**
Scale: 1/4" = 1'-0"



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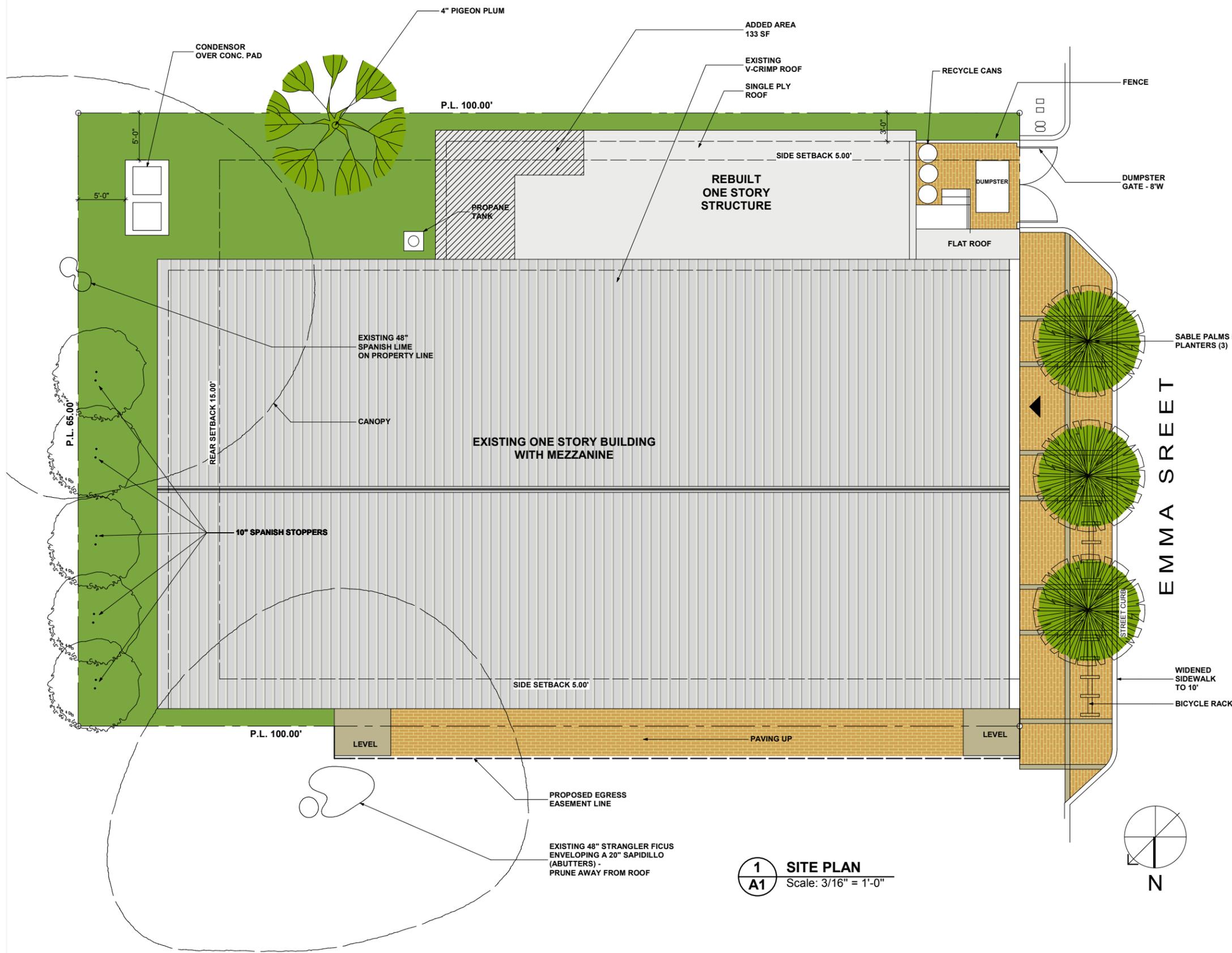
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CHECKED BY: MM

PROJECT NO: 0905

**SCHEMATIC
MEZZANINE PLAN**

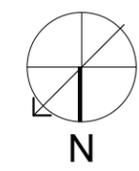
A3



SITE DATA

1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: **40%**
 - b. Allowable Building Coverage: **2,600 SF**
 - c. Existing Building Coverage: **4,853 (74.5%)**
 - d. Proposed Building Coverage: **4,908 (75.5%)**
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: **60%**
 - b. Allowable Impervious Coverage: **3,900 SF (60% of 1,250 SF)**
 - c. Existing Impervious Coverage: **5,166 SF (79%)**
 - d. Proposed Impervious Coverage: **5,295 SF (81%)**
5. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: **1.0**
 - b. Existing FAR: **0.97**
 - c. Proposed FAR: **0.98**
6. BUILDING HEIGHT
 - a. Allowable Building height: **30' - 0"**
 - b. Existing Building Height: **27' - 10"**
 - c. Proposed Building Height: **27' - 10"**

1 SITE PLAN
Scale: 3/16" = 1'-0"



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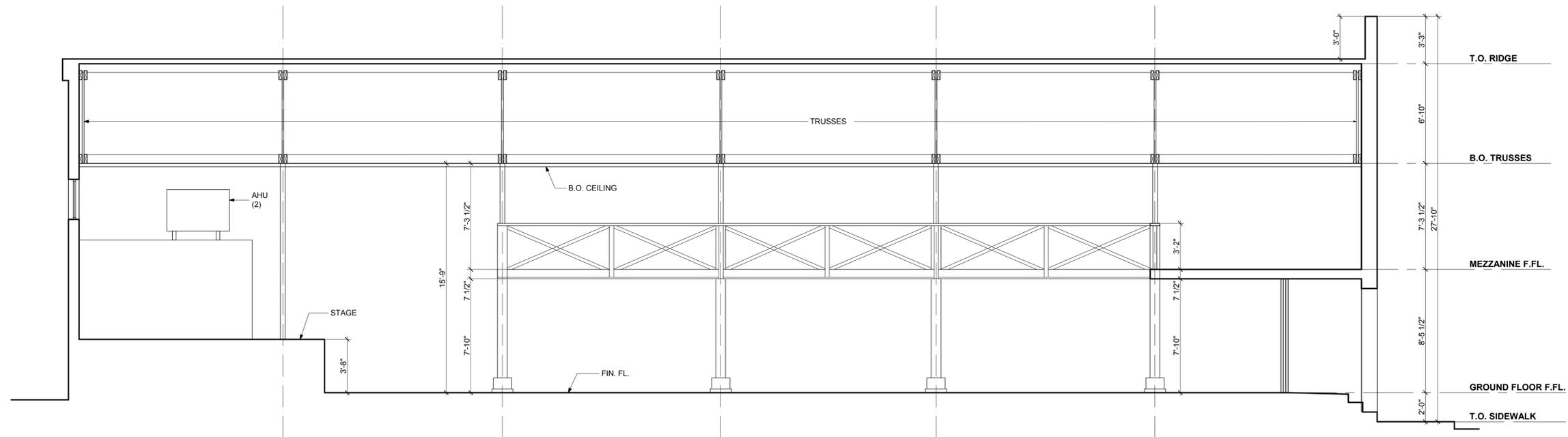
MICHAEL MILLER . ARCHITECT
517 DUVAL STREET
KEY WEST, FLORIDA
(305) 294 - 7687
mlrarch@bellsouth.net

**RESTORATION OF
AMERICAN LEGION POST 168
AND
HISTORIC VFW POST 6021**
803 Emma Street
Key West, Florida

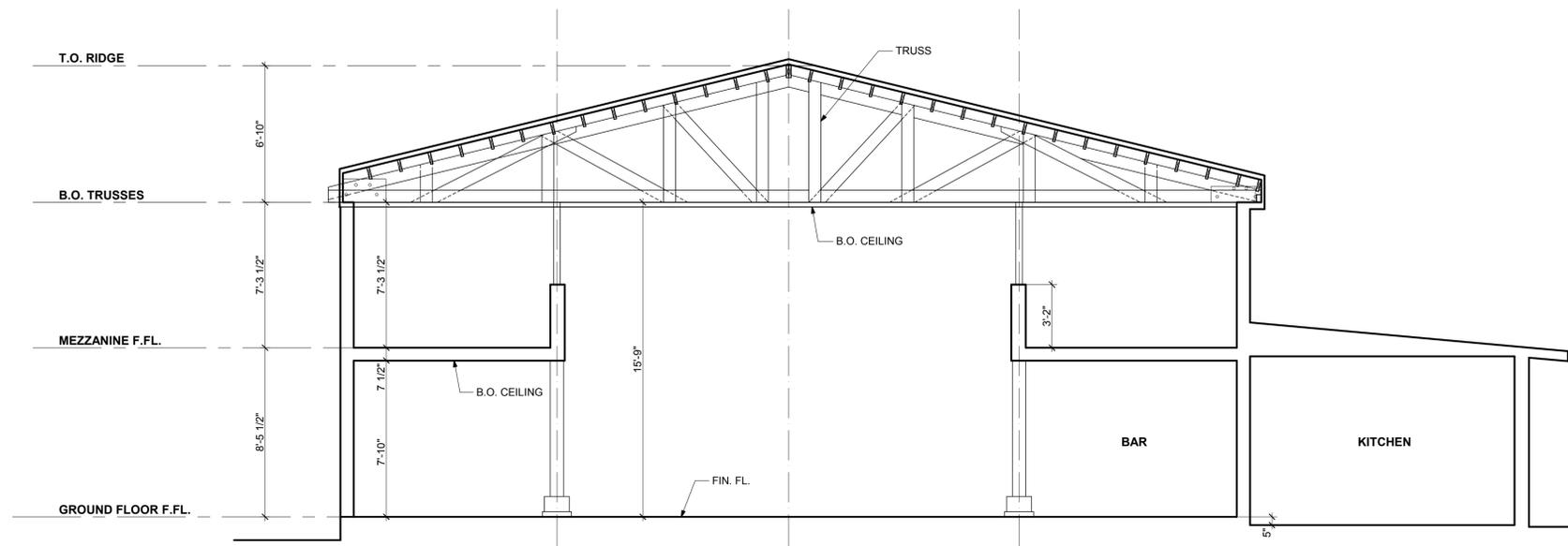
REVISED: SEPTEMBER 30, 2010
DATE: AUGUST 8, 2010
SCALE: AS NOTED
DRAWN BY: ES
CHECKED BY: MM
PROJECT NO: 0905

SITE PLAN

A1



1 LONGITUDINAL SECTION
AB5 Scale: 1/4" = 1'-0"



2 CROSS SECTION
AB5 Scale: 1/4" = 1'-0"

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MICHAEL MILLER . ARCHITECT

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**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: JUNE 16, 2010

SCALE: AS NOTED

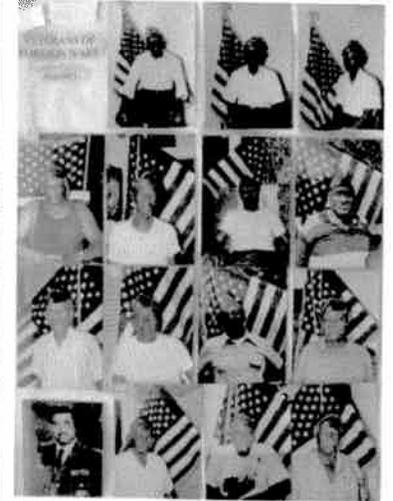
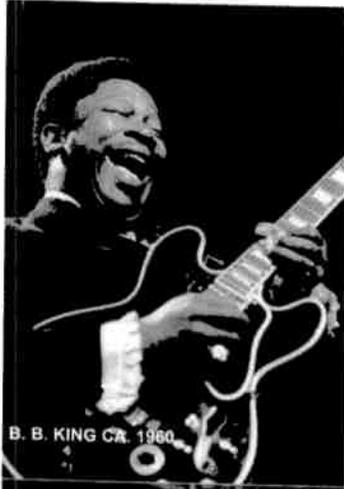
DRAWN BY: ES

CHECKED BY: MM

PROJECT NO: 0905

**EXISTING
 SECTIONS**

AB5



CORNER STONE 1951



BUILDING HISTORY



MICHAEL MILLER, ARCHITECT
817 DANIAL STREET SECOND FLOOR
WEST PALM BEACH, FLORIDA
33411-2944-7347
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ONE-STORY ADDITION



WHEEL CHAIR RAMP



NORTH WALL



REAR WALL



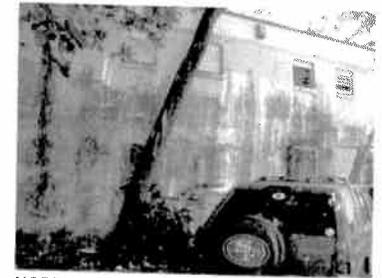
TREE TO REMOVE



FRONT OF BUILDING EMMA STREET



ENTRANCE DOORS

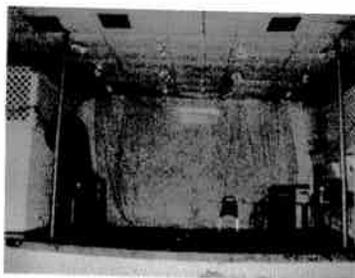


NORTH ELEVATION

EXISTING BUILDING EXTERIOR

MICHAEL MILLER . ARCHITECT

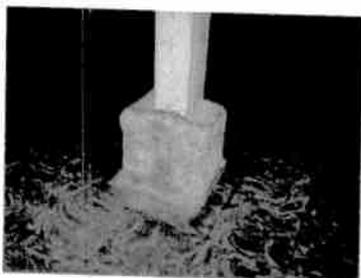
517 DUAL STREET SECOND FLOOR
KEY WEST, FLORIDA
34884-1108
mmiller@mla.com



STAGE



HALL FROM MEZZANINE



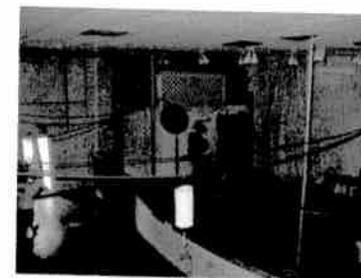
CUBAN TILE TO SAVE



HALL FROM STAGE



BAR



BOX SEAT VIEW OF STAGE

EXISTING BUILDING INTERIORS

MICHAEL MILLER . ARCHITECT
117 DUNN STREET SECOND FLOOR
NEW YORK, NY 10013
(212) 254-1227
mm@mmarchitect.com



801

803

805

STREETScape



EMMA STREET LOOKING SOUTH



DOUGLAS SQUARE HOUSING ACROSS STREET



EMMA STREET

NEIGHBORHOOD CONTEXT

MICHAEL MILLER • ARCHITECT
 177 DONALD STREET SECOND FLOOR
 MIAMI BEACH, FLORIDA
 3050 294 - 7187
 mmiller@mmillerarch.com

EXISTING BUILDING AREA CALCULATIONS

June 7, 2010

A. Footprint: 4,849.91 SF

B. Net Interior Space:

1. First Floor

a.	Main Open Space	2,670
b.	Stage	404
c.	Side Stage Offices (2)	246
d.	Bar	350
e.	Entrance Vestibule	36
f.	Front Office	63
g.	Bathrooms	230
h.	Kitchen	519
i.	Kitchen Toilets	60
j.	Stairs and Ramps	<u>120</u>
	Subtotal	4,698 SF

2. Mezzanine

a.	Open Space	1,550
b.	Booth	47
c.	Stair	<u>34</u>
	Subtotal	1,634

Total Net Interior Space 6332 SF

PROPOSED BUILDING AREA CALCULATIONS

A. Footprint: 4,849.91 SF

B. Net Interior Space:

1. Ground Floor

a.	Entrance Porch	45 SF
b.	Entrance Vestibule	48
c.	Kitchen	131
d.	Kitchen Store Room	45
e.	Bar	208
f.	Ground Floor Rest Rooms	440
g.	Closets	83
h.	Hall	2,511
i.	Stage	288
j.	Side Stage	377
k.	Multipurpose Room	224
l.	Ticket Booth	27
k.	Kitchenette	28
l.	Toilet	38
m.	Multipurpose Room	
	Vestibule	42

Subtotal Ground Floor 4,535 SF

2. Mezzanine

a.	Open Floor	1,274 SF
b.	Bathrooms	156
c.	DJ Booth	48
d.	Dry Bar	152

Subtotal Mezzanine 1,630*

Total Net Interior Space 6,165 SF

* Subject to Code Allowance per Sprinkler allowance

ASSEMBLY CALCULATIONS

A. Tables and Chairs Configuration (maximum)

1. Ground Floor
 - a. 2670 SF/ 42 SF per Table of Four
at 80% efficiency = 50 tables
200 people
 - b. Bar: 30 LF @ 2 FT per person = 15 people
 2. Mezzanine
 - a. 1550 SF/42 SF per Table of Four
at 75% efficiency = 28 tables
110 people
- Total: 325 people**

B. Auditorium Configuration (Folding Chairs)

1. Ground Floor Only
 - a. Between Mezzanine/Center Aisle
720 SF @ 5 SF/chair = 144 Chairs 144 people
 - b. Standing Room: Assume 80 80 people
 2. Mezzanine:
 - a. Standing Room: Assume 60 60 people
- Total 284 people**

C. Dance Party Configuration

1. Ground Floor Tables and Chairs
(under mezzanine) : 672 SF/42 SF/table of Four = 16 tables 48 people
 2. Mezzanine Tables (from above) 28 tables
110 people
- Total 158 people**

GREEN ARCHITECTURE CRITERIA

For
Restoration of
American Legion Post 168
And VFW Post 6021
Key West, Florida

September 30, 2010

MICHAEL MILLER
ARCHITECTS

A. Site Sustainability

1. **Construction Activity Pollution:** Minimize air pollution from dust and particulate matter. Use shop vacs; daily cleanup.
2. **Alternative Transportation:** Provide bicycle racks.
3. **Landscape Development:** Protect and restore existing trees, plant new trees for shading value. Plant canopy tree at side yard.
4. **Storm Water Design:** Increase on-site permeability, managing storm water runoff to capture it for reuse. Use retention trenches. (See Storm water Management Plan)
5. **Reduce Heat island Effect:** Provide shade and paving materials with large solar reflectance index (SRI). Employ an open grid paving system at sidewalk and egress path.
6. **Light Pollution:** Minimize reflected glare to the neighborhood. Use cool colors on building.

B. Water Efficiency

1. **Landscape Irrigation:** Provide efficient water management for landscaping, reducing potable water consumption by planting native species. Irrigate using captured rain water from retention trenches.
2. **Waste Water:** Utilize innovative wastewater technologies, reducing the generation of wastewater and demand of potable water for waste by using water-conserving fixtures (e.g., toilets, urinals,) or non-potable water for flushing.
3. **Municipal Water:** Reduce municipal water use by utilizing water saving fixtures.

C. Energy and Atmosphere

1. **Building Envelope:** Design the building envelope, HVAC, lighting and other systems to maximize energy performance.

2. **Volatile Organic Compounds:** Specify refrigerants and HVAC equipment that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming.
3. **Cool Roof:** Minimize the heat island effect by utilizing a roof with a high solar reflectance index (SRI). If the existing metal roof is to be retained meet these criteria by painting it white (Note: this roof is under 3:12 and does not fall under HARC restrictions for non-white roofs).
4. **Green Power:** Utilize solar energy for hot water.
5. **Air Conditioning Efficiency:** Maximize energy performance through the use of high SEER (16-20) systems. Utilize zoning to air-condition space based on shifting demand due to building use and natural thermal conditions.
6. **Artificial Lighting:** Use high efficiency lamps (LED, compact fluorescent).
7. **Daylighting:** Maximize daylighting without increasing heat gain.

D. Material and Resources

1. **Building Reuse:** Maintain existing walls, floors, roof as much as possible.
2. **Construction Waste Management:** Recycle and/or salvage non-hazardous construction and demolition debris
3. **Material reuse:** Reuse building materials and products.
4. **Recycled Materials:** Utilize materials with recycled content.
5. **Local Materials:** Use materials that are extracted, processed and manufactured locally.
6. **Renewable Materials:** Construct with rapidly renewable materials (e.g. bamboo)
7. **Insulation:** Use recycled insulation materials.
8. **Washing Machines:** Utilize cold water systems.

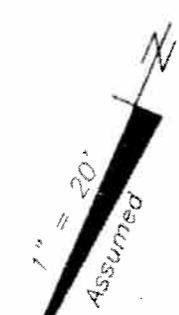
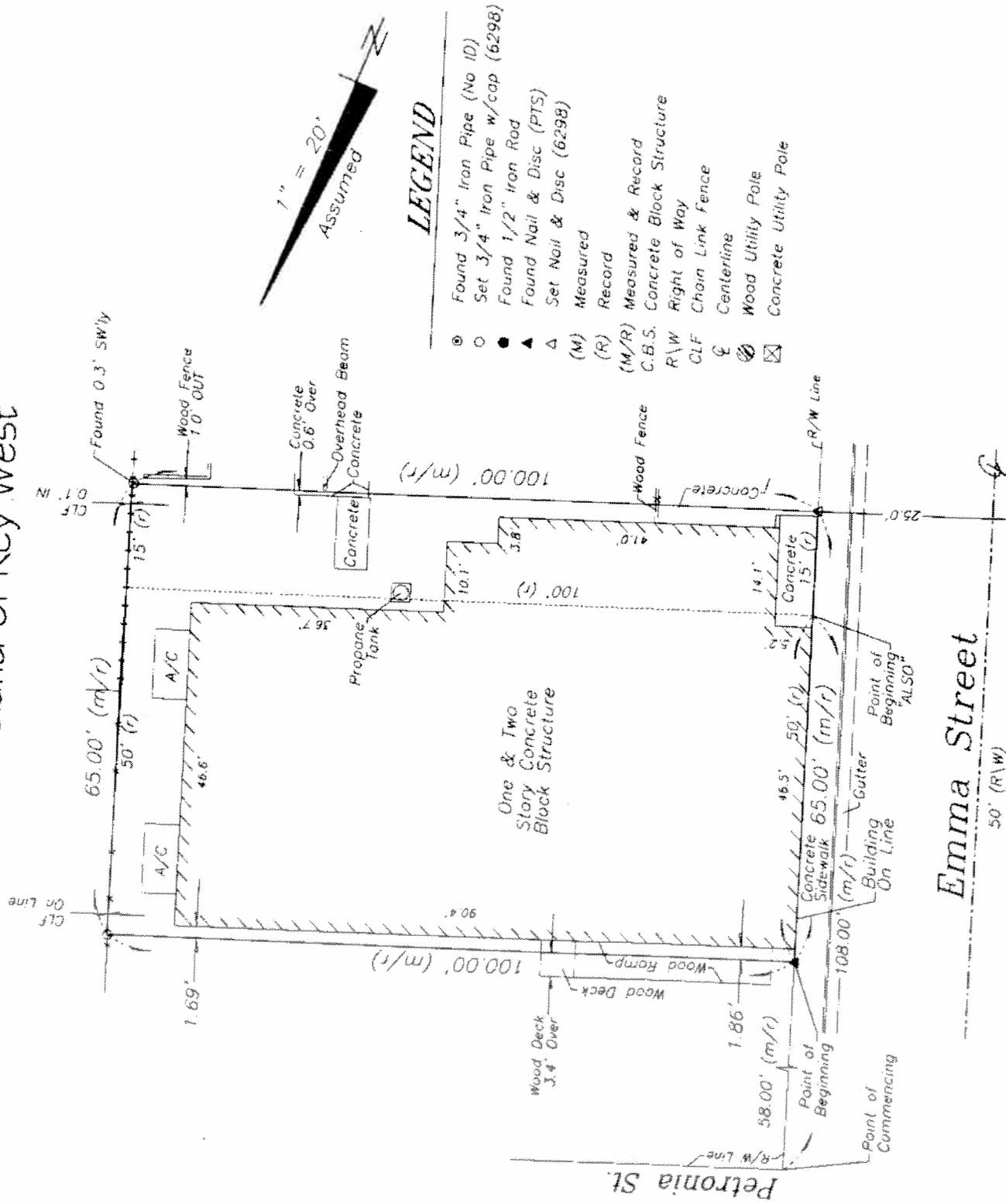
E. Indoor Environmental Quality

1. **Air Quality:** Establish minimum indoor air quality performance; install carbon dioxide and airflow measurement equipment and feed the information to the HVAC system
2. **Smoking:** Prohibit smoking in the building
3. **Air Contaminants and Volatile Organic Compounds:** Reduce the quantity of indoor air contaminants that are odorous, irritating and harmful - use proper adhesives, sealants and sealant primers, architectural paints, coatings and primers. Use composite wood products shall contain no added urea-formaldehyde resins.
4. **Windows:** Provide operable windows for efficient natural ventilation.

F. Interior Planning

1. **Thermal Buffering:** Plan the building so that thermal buffer spaces (bathrooms, store rooms, etc.) are located at the South and West sides of the building, reducing thermal heat gain into the main hall.
2. **For Limited Use:** For functions having small groups (up to twenty) provide a room with its own air conditioning, bathroom, kitchenette, and entrance and exit, thereby removing the need to power up the entire hall for small groups.

Boundary Survey Map of Part of Tract 3 Island of Key West



LEGEND

- Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found 1/2" Iron Rod
- △ Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ☉ Centerline
- ☉ Wood Utility Pole
- ☒ Concrete Utility Pole

REPORT AND
RECOMMENDATIONS

ANALYSIS OF EXISTING BUILDING CONDITIONS

AMERICAN LEGION POST 168
AND HISTORIC VFW POST 6021

803 Emma Street
Key West, Florida



Prepared For: American Legion Post 168
And The Historic VFW Post 6021

Prepared By: Michael Miller Architect

June 28, 2010

MICHAEL MILLER ARCHITECTURE AND DESIGN

June 26, 2010

Paul Richardson
Commander
Veterans of Foreign Wars
803 Emma Street
Key West, Florida

RE: Existing VFW Building: Analysis of Existing Conditions
and Proposed Phasing and Cost

Dear Sir,

It is my privilege to report to you my findings after inspecting the VFW/American Legion Post at 803 Emma Street. This constitutes Item 2 of my proposal for the scope of work provided. In preparing this report I consulted a Florida Licensed Structural Engineer, local electrical, HVAC, and roofing contractors, and a concrete repair specialist.

The attached report is written with the objective of planning a complete restoration of the building. It consists of a narrative analysis followed by an appendix containing photographs of existing building conditions, the new survey, measured drawings, zoning and building area data, and the structural engineer's report.

With reference to preliminary projected project costs please refer you to my document, "Scope of Development, Proposed Phasing, and Construction Cost", dated November 23, 2009, which is bound into your TIF application.

Very truly yours,

Michael Miller
Architect

C/c: Mark Finigan, Key West Assistant City Manager

CONTENTS

1. BUILDING STRUCTURE
 - 1.1. Walls and Foundations
 - 1.2. Roof Structure
2. ROOF
3. WINDOWS AND EXTERIOR DOORS
4. EXTERIOR FINISHES
5. INTERIOR FINISHES AND FEATURES
6. ELECTRICAL POWER
7. HEATING, AIR CONDITIONING, AND VENTILATION SYSTEM
8. PLUMBING SYSTEM
9. SITE

APPENDIX

- 1 Photographs
- 2 Structural Engineer's Report
- 3 Building Survey
- 4 Building Area Calculations
- 5 Zoning Data
- 6 Property Survey
- 7 As Built Drawings

1. BUILDING STRUCTURE

The building is a one story structure with concrete walls and a wood framed roof. It measures ninety feet deep by forty-five feet wide with a shed addition measuring forty-seven feet by fourteen feet. The building footprint measures 4,850 square feet. The interior consists of 4,698 usable (net) square feet on the ground floor and 1,634 net square feet on a mezzanine.

The building was completed in 1951.

1.1 Walls and Foundations

All four exterior walls rise from continuous concrete foundations to the underside of the roof structure and are constructed of steel reinforced concrete pilasters fifteen feet apart and steel reinforced concrete masonry units between the pilasters. The pilasters are 12" thick and 16" wide and the walls are 8" thick. All pilasters show deep and extensive spalling to the extent that concrete can be pulled away from reinforcing steel with bare hands. The concrete tie beams at the mezzanine level and at the roof eaves show ubiquitous spalling around the entire building. Rusted reinforcing is visible where concrete has fallen away from the steel. The concrete walls between the pilasters also show spalling and deep cracks, as much as 1" wide at the front wall parapet. The concrete itself is soft and fragile.

Four test pits were dug around the building to reveal the wall foundations. The foundations were found to be a continuous concrete, enlarged at the pilasters. This is common to building techniques of 1951; however, it would not pass today's building code. The concrete was, like that of the walls, soft.

A 14' x 40' shed addition to the main hall was constructed in approximately 1960 to house a kitchen and restaurant. It is constructed of concrete block, concrete, and wood rafters. The concrete tie beam and canopy shows serious spalling.

Recommendations: The walls of the building are generally so deteriorated that repair is unlikely to be economically feasible, if not a practical impossibility, as the amount of concrete that would have to be replaced might well constitute more than what would remain. The front wall, repaired around 1990, is in better condition than the side and rear walls but saving it might well cost more than demolishing it and replacing it with a replica.

While the VFW has received bids in the range of \$500,000 from two concrete repair contractors to repair visible damage we feel this would be money badly spent. The repairs would only address the visible damage and new spalling would inevitably appear in the near future. Thus, it appears to us at this time that demolishing the walls and rebuilding them with new materials would be more cost

effective, and safer. This must be done as soon as possible as the fragile condition of the building puts it in jeopardy of collapse in the face of the stress of a major hurricane.

We also recommend the demolition of the circa 1960 addition (including the roof—see below).

1.2. Roof Structure

The roof structure consists of seven wood timber trusses spanning the width of the building (46'-5"), spaced approximately 15' apart with 2x8 purlins spaced 16" on center atop the top chord of the truss. The roof sheathing, consisting of 1 x 6 (7/8" x 5-3/4") diagonal boards, is fastened to the top of the purlins. The trusses are triangulated at a 2.5/12 pitch. The trusses bear on top of the wall pilasters. We were unable to see the tiedowns.

Oddly, the trusses have intermediate supports, consisting of 4" round lally columns placed upon the mezzanine balustrade posts, which are continuations of the wood columns that support the mezzanine floor. These columns do not appear to have been part of the original roof structural design as their connection to the bottom truss chords is improvised. We surmise that the lallies were added to help control unexpected deflection in the trusses at the time of the truss installation.

The trusses are in good condition and thanks to the added lally columns show no apparent deflection. The roof sheathing also appears to be in good condition. We saw no evidence of serious termite damage or wood rot.

The roof structure of the shed addition is wood frame.

Recommendations: While it might prove more cost effective to demolish and rebuild the entire building we recommend that the roof and roof trusses of the hall be saved. They are in good condition and provide an emotional and historical link to the past. They can also be used architecturally to enhance the hall's interior architectural quality as they are crafted well enough to be exposed.

The shed should be demolished.

2. ROOF

The roof of the hall consists of 26 gauge Galvalume panels mechanically fastened to the existing roof sheathing through original 90 lb. asphalt roll roofing and 30 lb asphalt felts. It is in good condition and if maintained will be serviceable for the foreseeable future. Flashing to the front wall parapet is crude, however, and shows numerous opportunities for water to enter the building. Also, a threat to the roof exists from three Poinciana trees that overhang the roof and cover large parts of the roof with rotting leaves. There is no insulation, either on top of the sheathing or under it.

The 14'x40' 1960 shed addition has a vinyl (EDPM) "Fibertite" roof that appears in fair

condition, but not worth saving.

Recommendation: The hall roof should be saved. The roofing screws, currently galvanized and rusted, should be replaced with stainless steel screws. New flashing should be installed at the front wall parapet.

We also recommend the three Poinciana trees threatening the roof be addressed; one can be pruned away from the roof but the other two should be removed altogether as they are growing against the building walls and foundations.

3. WINDOWS AND EXTERIOR DOORS

The hall at one time had as many as 36 windows. All were of metal louvers, without glass, common to Key West sixty years ago and still seen in the historic district. They do not meet the current building code for wind resistance. Half or more of these windows have been removed and the openings closed with concrete block and stucco. The hall has four metal exterior exit doors. All are in poor condition.

Recommendations: All exterior doors and windows must be replaced.

4. EXTERIOR FINISHES

The building is finished with stucco, applied directly to the concrete and concrete block walls. It is generally in poor condition, cracked from concrete spalling, and covered in large areas on the North wall with mold and mildew. In some areas the concrete block joints are telegraphing through the stucco. Except for the front wall there is little evidence of recent painting.

Recommendations: So go the walls goes the stucco. Even if the wall could be saved, except for the front wall most of the stucco would have to be removed and replaced.

5. INTERIOR FINISHES AND FEATURES

The interior of the building is essentially a hall with a mezzanine on three sides and stage at the front. There are bathrooms and a bar at the rear of the space near the front door. The floor is predominantly 12"X12" Cuban tile, walls are painted plaster, and the ceiling is a T-bar lay-in "supermarket" mineral tile system suspended from the roof trusses. The floor is attractive and in good condition. The walls need paint, and the ceiling is in poor condition.

The bathrooms are maintained but do not meet ADA requirements. The bar shows age and severe finish deterioration.

The shed addition was designed to be a commercial restaurant and is fully equipped to prepare cooked food. The equipment is generally serviceable, having been obtained second hand from a Holiday Inn. It consists of two stoves, one grill, one deep fryer, one steamer, two microwaves, one steam table, two commercial upright freezers, one ice

maker, and two residential grade refrigerators. The stoves are fired by propane from a tank on a slab outside the building. A new fire suppression system was installed recently.

Lighting in general in the space is marginal and the fans are residential economical grade and are, like the lighting, inadequate.

The mezzanine is constructed of wood and thus in violation of the building codes for places of assembly, as wood is a combustible material. It has a single stair to the first floor for 1,634 square feet of habitable space, a violation of egress requirements.

In general, the interior is old, tired and in poor condition.

Recommendation: The entire interior should be rebuilt to code, laid out more efficiently, and refinished attractively. The existing tile floor, for historical and aesthetic reasons, should be saved. The existing kitchen equipment should be considered for reuse in any restoration; however, as it was originally purchased in order to service a restaurant and a restoration might not call for a restaurant, it might be unsuitable for reuse. In that case it should be surplus.

6. ELECTRICAL POWER

The electrical service is 240V/400 Amp three Phase. It has two 125 Amp three phase panels servicing the air conditioning compressors, two 30 Amp three phase panels servicing the air conditioning air handlers, and one 200 Amp single phase house panel. It has a CT meter connected to a weather head on the South side of the building connection to the city pole and transformer directly across Emma Street.

The electrical system is generally in good condition but in violation of the current electric code for having too many taps

Recommendation: If the building as a whole could be saved intact (not recommended) the existing electrical service could be saved by bringing it into conformance with the current electric code, however, as we have recommended the demolition of the exterior walls and the shed addition a new electric service is also recommended.

7. HEATING AIR CONDITIONING AND VENTILATION SYSTEM

The HVAC system consists of two 15 ton compressor units mounted on concrete pads at the rear of the building and two air handlers inside the building mounted on a mezzanine on either side of the hall stage. Fiberglass ducts run above the suspended ceiling and traverse the hall through the spaces between the truss chords. Of these two systems, one has been made in-operational and the other, according to its serial number, is eight years old and is obsolete as it runs R22 refrigerant, which has been illegal since August 2009.

The shed addition has a small roof-top package AC unit and stove ventilation fan.

Recommendation: The hall will need a new HVAC system.

8. PLUMBING SYSTEM

The plumbing system consists of a lateral of unknown condition at the Southwest corner of the building an a sanitary main running across the front of the building under the bathrooms, a sanitary running to floor drains at the bar and the old restaurant/kitchen, and to a triple sink and grease pit at the old kitchen. The grease pit is in serviceable condition.

Plumbing fixtures are well used but serviceable, but do not meet ADA standards.

There are two electric hot water heaters.

Recommendation: Reuse the sanitary piping and grease pit if they are to code, if possible. Replace all fixtures.

9. SITE

The site dimensions are 65.0" wide by 100.0' deep, or 6,500 square feet. The building foot print covers 4,698 square feet, or 74% of the lot, thus little yard area. See Site Plan in appendix.

A wheel chair ramp is located on the North side of the building, leading from the sidewalk to a landing and door. Sixty percent of this ramp is over the North property line.

There is no vehicular access to the site.

The building is in Zone HNC-3 (Historic Neighborhood Commercial. As the building is large relative to it lot size it is in violation of lot coverage, impervious coverage, and setbacks. Refer to the Site Data page, and the Site Plan in the appendix.

Landscaping is non-existent except for volunteer trees and shrubs, consisting primarily of the three Poinciana trees previously mentioned and two or three coconut palms at the south part of the rear yard.

There is no front yard as the building has a zero-setback at the sidewalk. The sidewalk concrete and is narrow and inadequate to handle crowds coming and going from the hall.

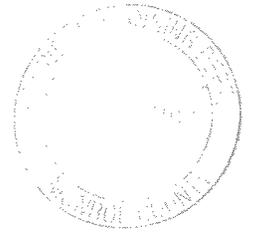
Recommendation:

1. Retain an attorney to gain an easement for use of the abutter's land for the wheelchair ramp.
2. Remove the two Poinciana trees that are against the North wall of the building. Remove all of the small Poinciana volunteers at the rear of the building. Landscape the yard space with an eye toward low maintenance, proper drainage, and prevention of invasive plants. Cut back the root system of the North abutter's Ficus tree at the property line and build a sub grade barrier to prevent the tree's future roots from invading the restored hall's foundations.

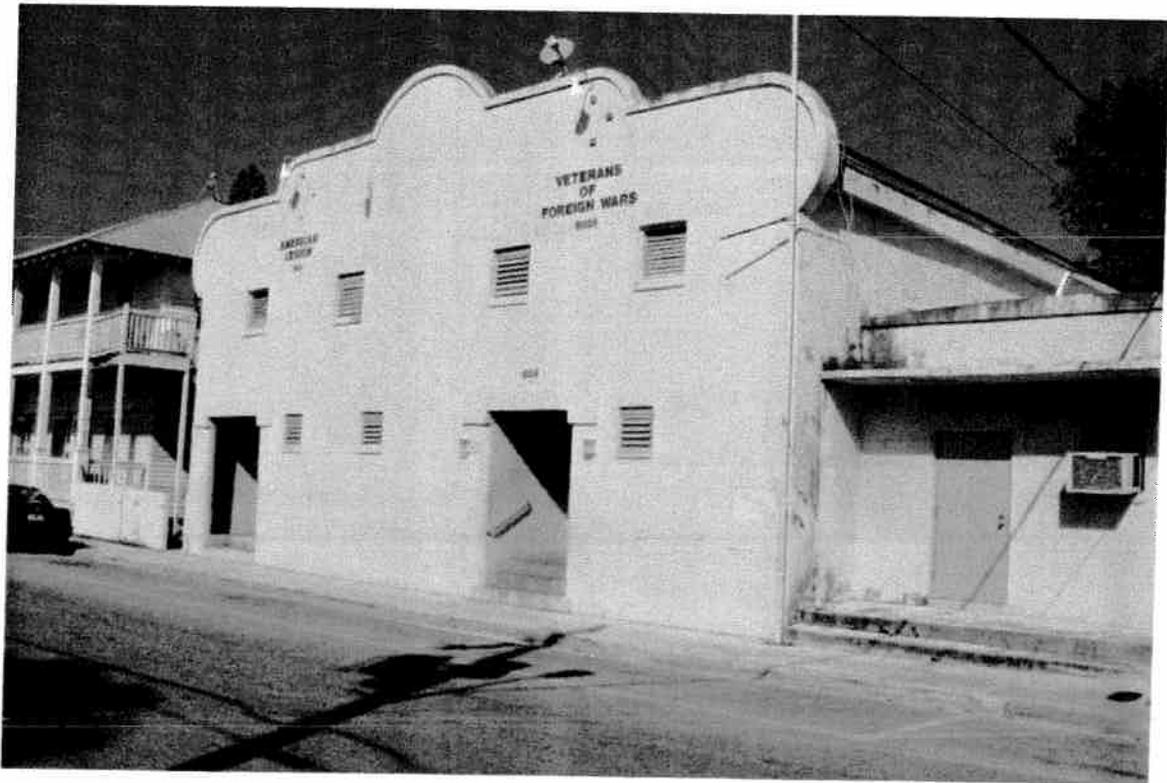
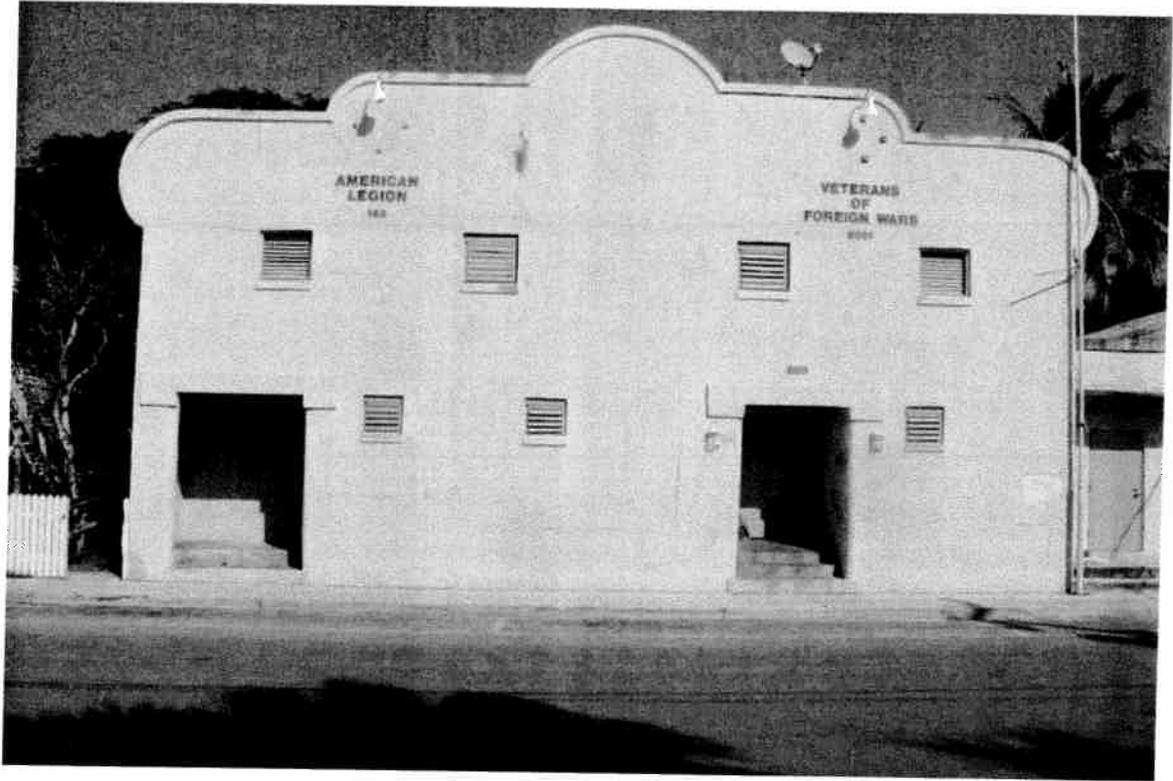
3. Apply to the city for to widen the sidewalk in front of the hall. As large groups of people will be gathering and queuing in front of the hall a widened sidewalk will help prevent crowds in on Emma Street. The widened sidewalk, called a "bulb-out", will also provide space for shade trees and bicycle racks.

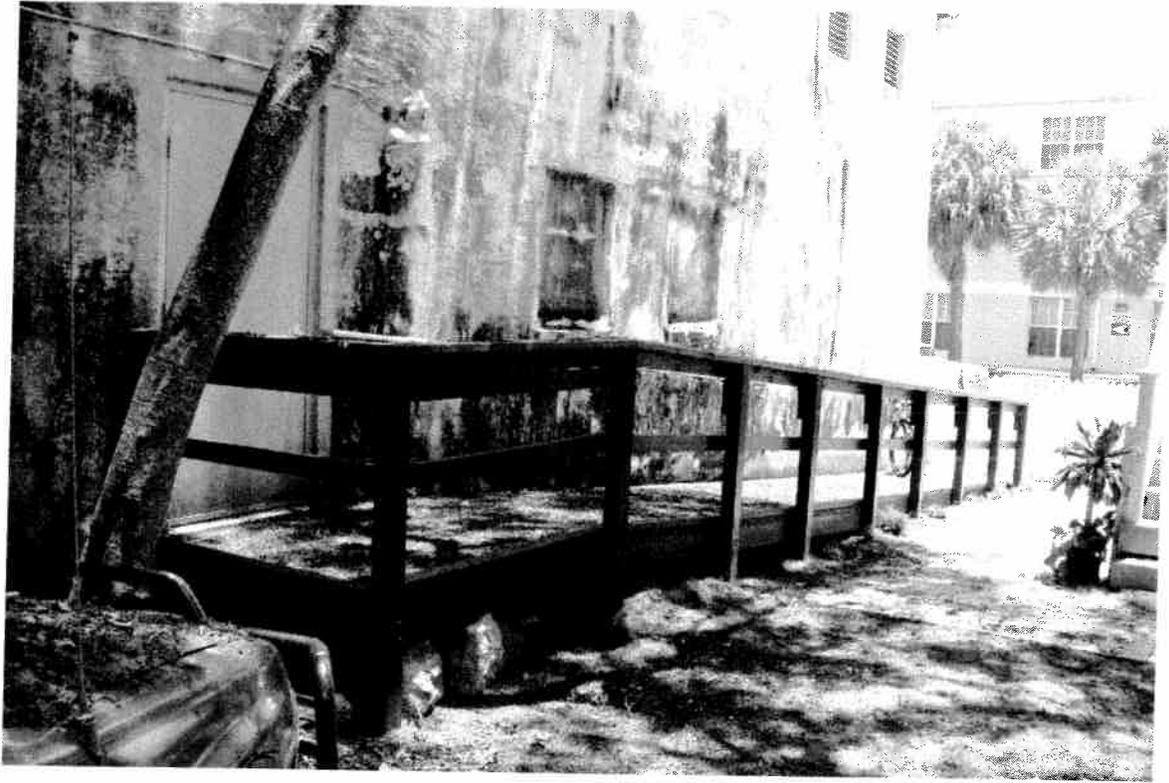
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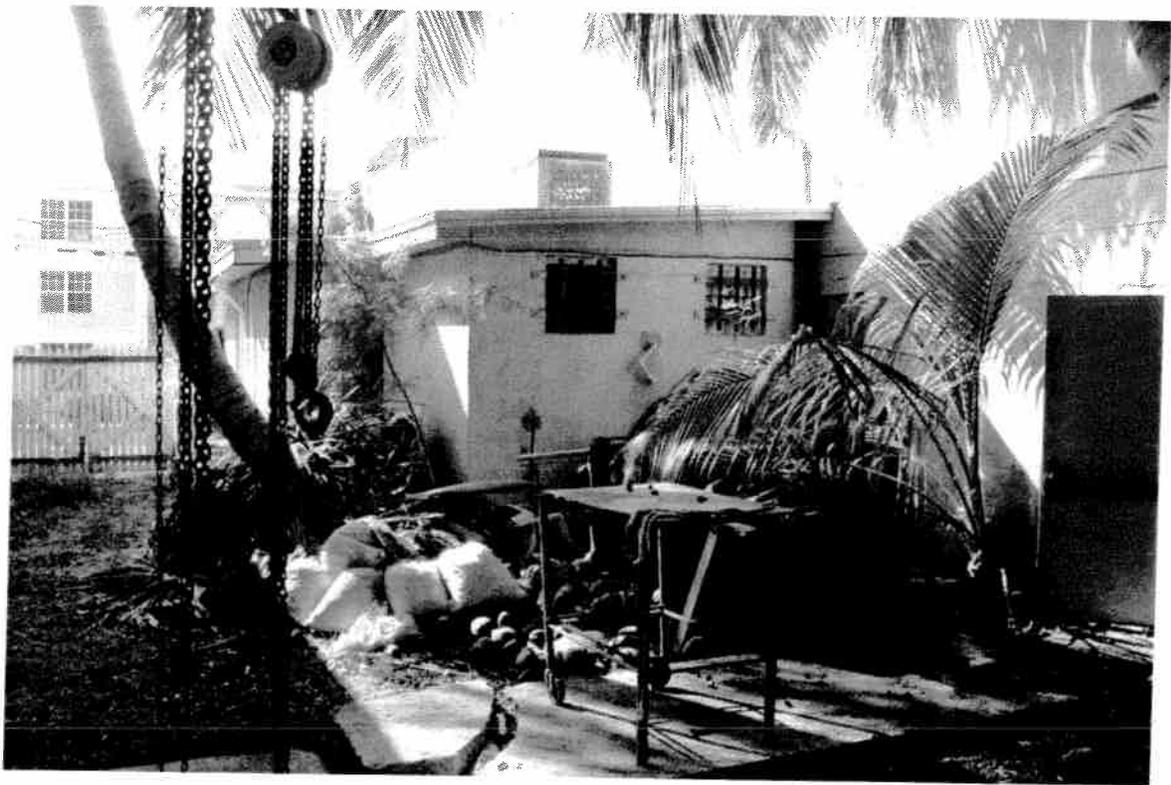
- 1** **PHOTOGRAPHS**
 - Exterior
 - Interior
 - Roof And Roof Structure
 - HVAC
 - Electrical
- 2** **STRUCTURAL ENGINEER'S REPORT**
- 3** **PROPERTY SURVEY**
- 4** **BUILDING AREA CALCULATIONS**
- 5** **ZONING DATA**
- 6** **AS BUILT DRAWINGS**
 - Site Plan
 - First Floor Plan
 - Mezzanine Plan
 - East and West Elevations
 - North and South Elevations

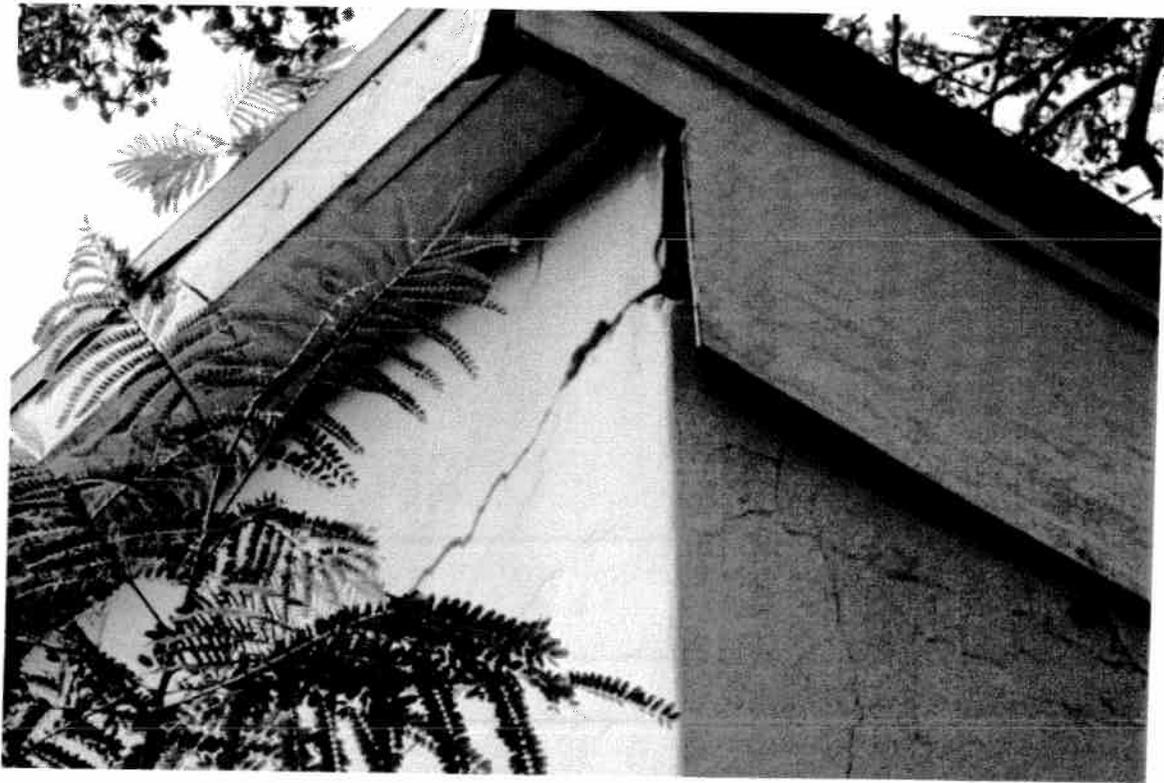
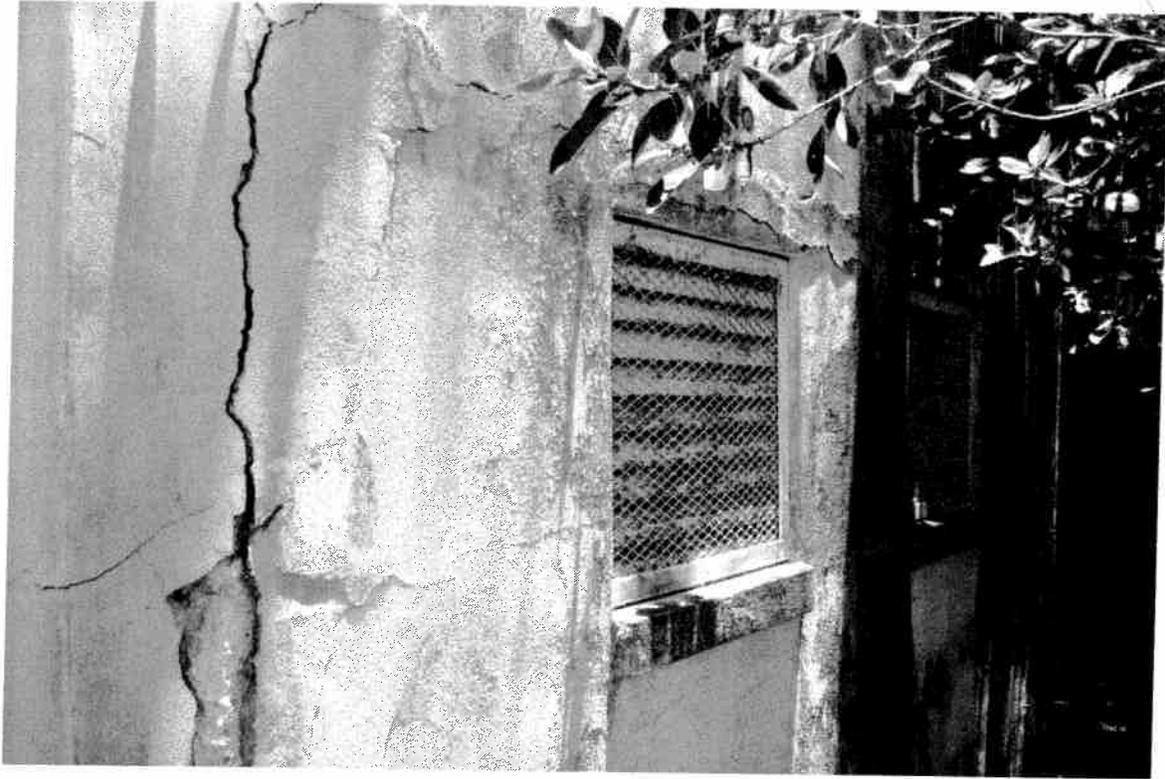


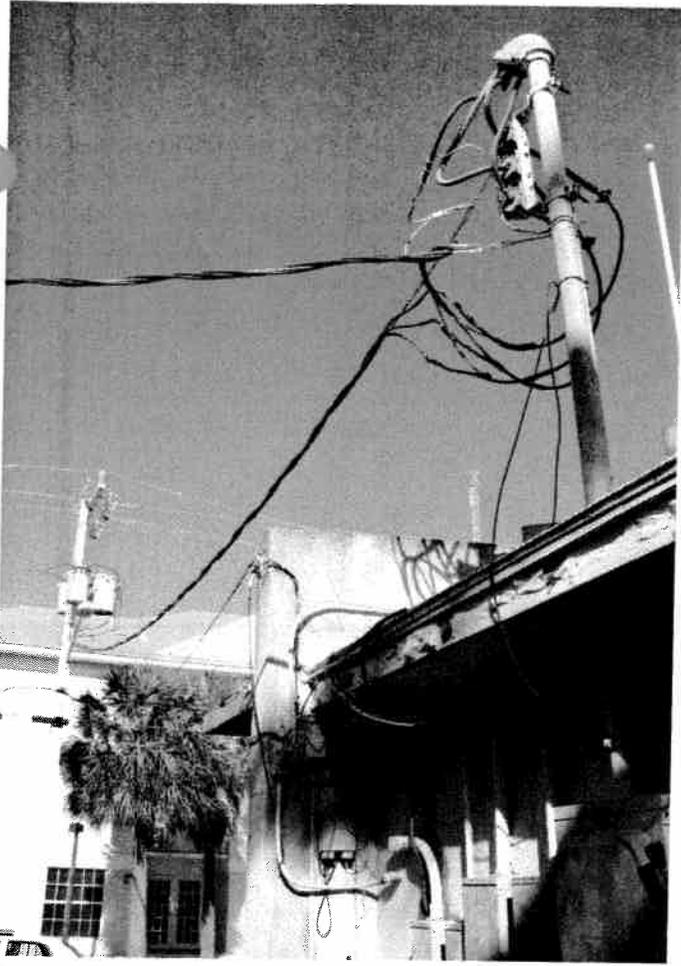
APPENDIX

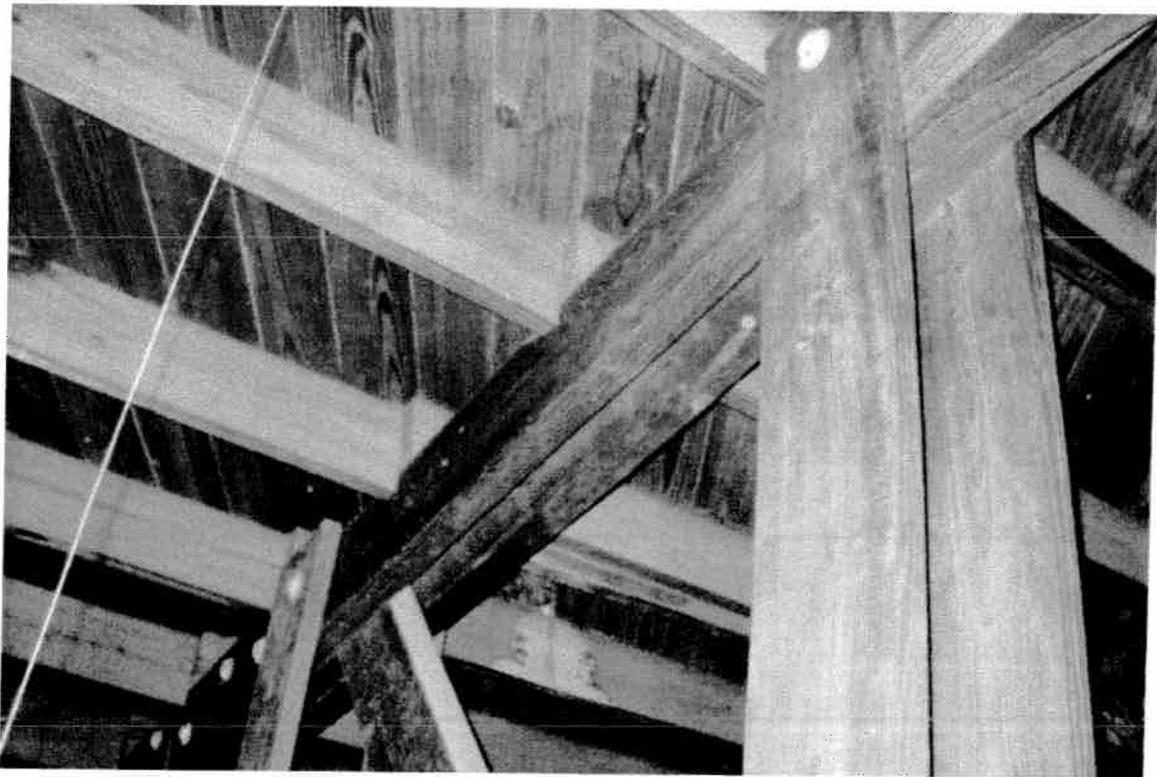


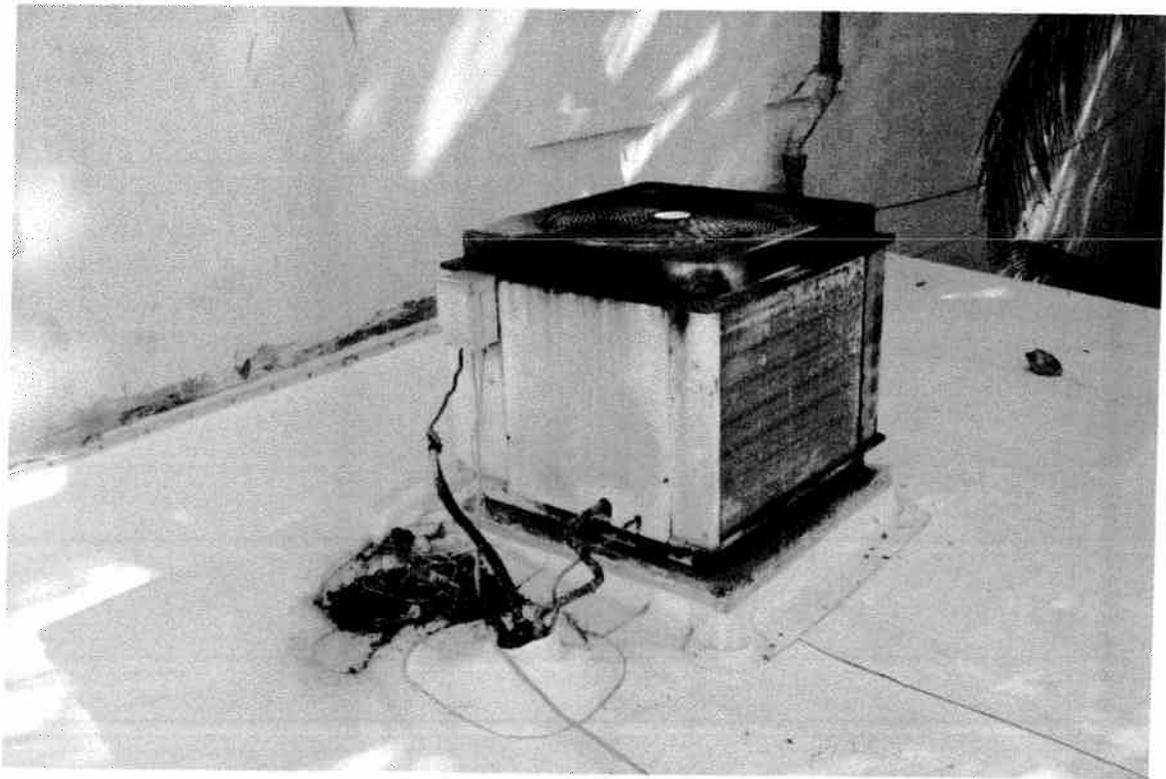
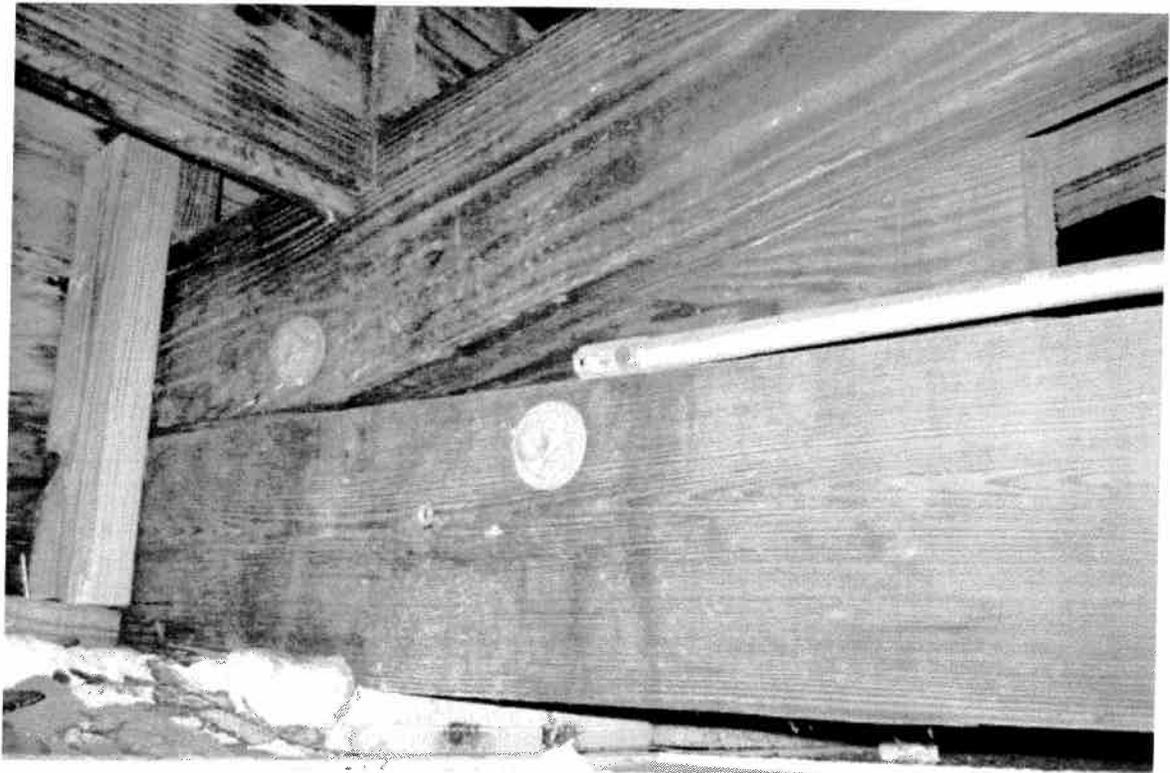


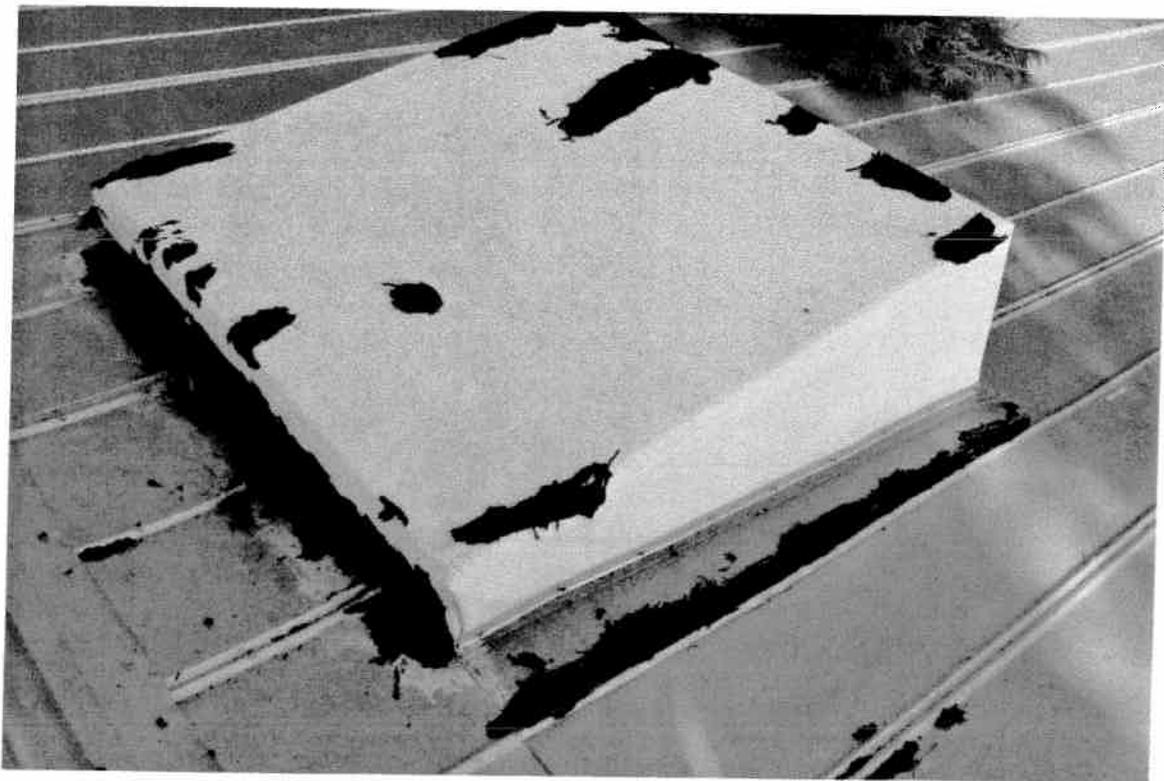
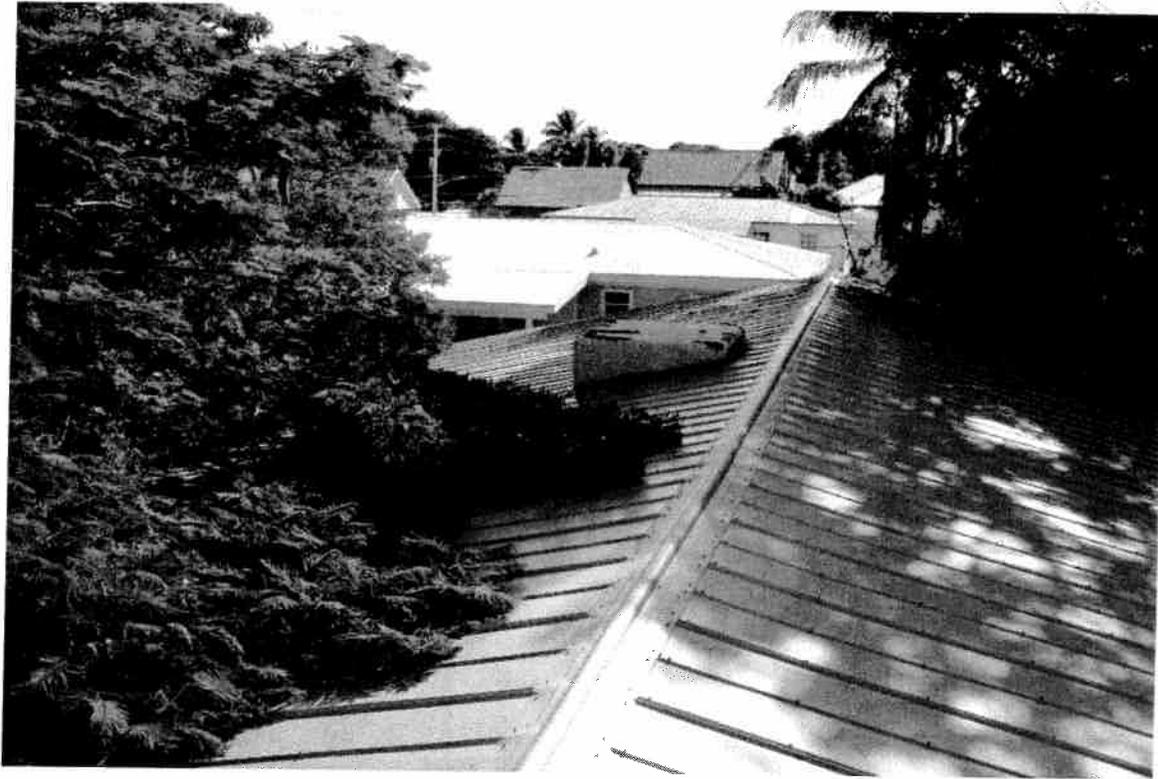


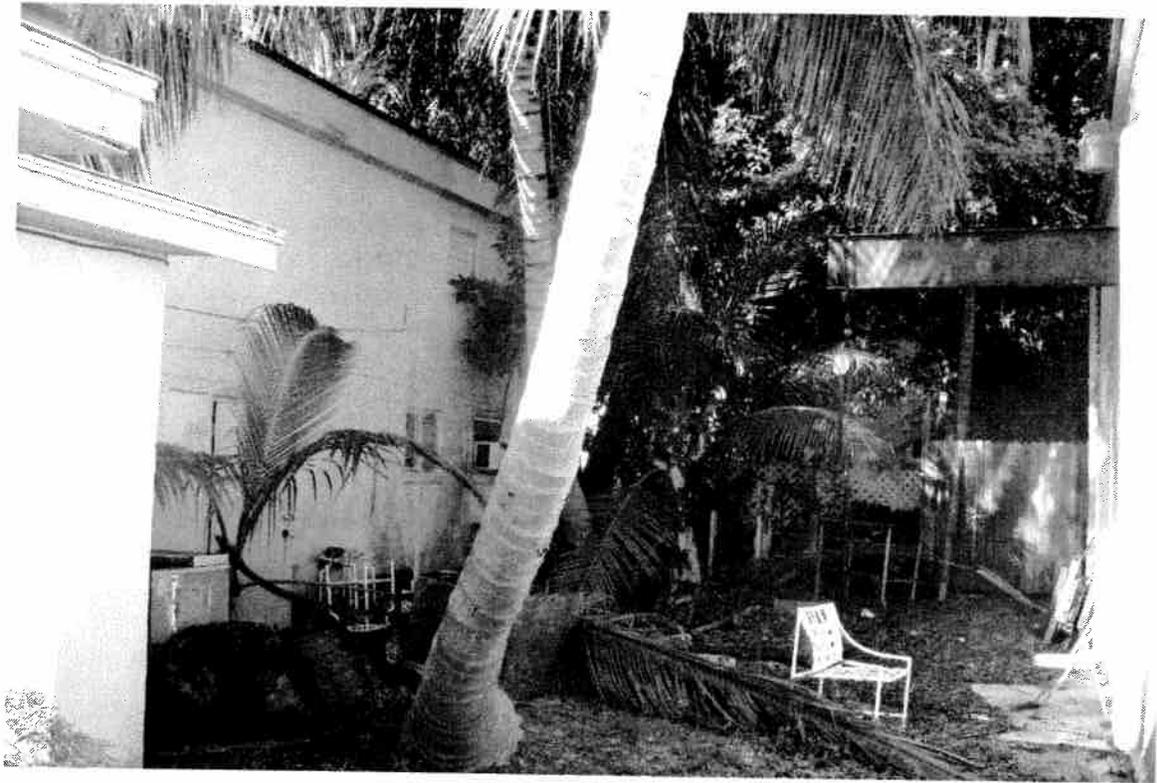
















GARLAND WILSON PE
4460 Northshore Dr
Port Charlotte, FL 33980
gwengineer3@yahoo.com

May 27, 2010

Mr. Michael Miller, Architect
517 Duval Street
Key West, FL 33040

RE: VFW Building
803 Emma Street
Key West, FL

Dear Mr. Miller,

On May 26, this office made a visual inspection of the above referenced structure. In general, we found the exterior walls in poor condition and the roof structure in good condition. The concrete slab as floor showed no signs of excessive cracking or settlement.

The foundation is poor quality concrete and rests partially upon the natural subsurface rock. The concrete pads for the concrete columns appear on rock with the wall footing between partially on rock and partially on the upper soil. The concrete walls are probably holding up the wall footing instead of the other way around. See Photo A.

The walls are concrete and show severe signs of spalling. The walls span from column to column with pulling away either due to spalling or lack of vertical support (see paragraph above). Spalling is the cracking of concrete when rust forms on the reinforcing due to salt and water intrusion. The rust formation exerts pressure on the enclosing concrete and thus cracks it. See Photo B.

The heavy wood timber trusses on the roof and adjoining rafters appear very sound. The roof waterproofing has some leaks. See Photo D.

The historic front façade is in repairable condition but a more economical approach may be to rebuild it. See Photo C.

The two most severe problems are the exterior walls and their foundation system. While some may propose repairing the concrete; it should be remembered that concrete can only be

repaired if there is enough good concrete to attach new reinforcing steel to the existing non-rusted reinforcing. That cannot be determined until repair starts and given the age of the building and evident condition of the concrete; it is my opinion that the best, if not the only, solution to the walls and foundation system are to replace them with new construction.

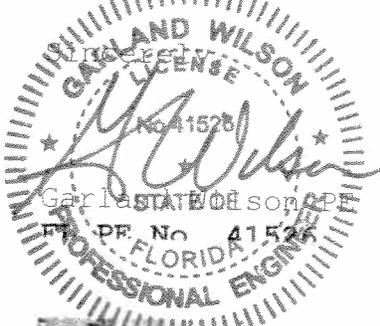


Photo A

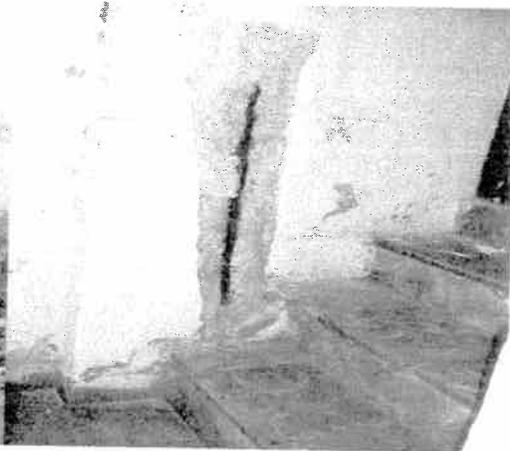


Photo B



Photo D

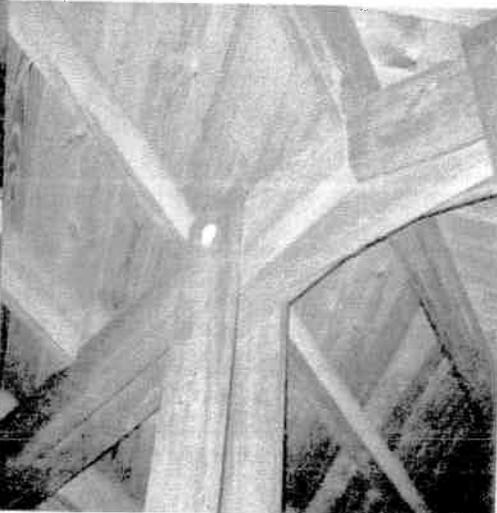


Photo C

EXISTING BUILDING AREA CALCULATIONS

A. Footprint: 4,849.91 SF

B. Net Interior Space:

1. First Floor

a.	Main Open Space	2,670
b.	Stage	384
c.	Side Stage Offices (2)	246
d.	Bar	350
e.	Entrance Vestibule	36
f.	Front Office	63
g.	Bathrooms	230
h.	Kitchen	519
i.	Kitchen Toilets	60
j.	Stairs and Ramps	<u>120</u>
	Subtotal	4,698 SF

2. Mezzanine

a.	Open Space	1,550
b.	Booth	47
c.	Stair	<u>34</u>
	Subtotal	1,634

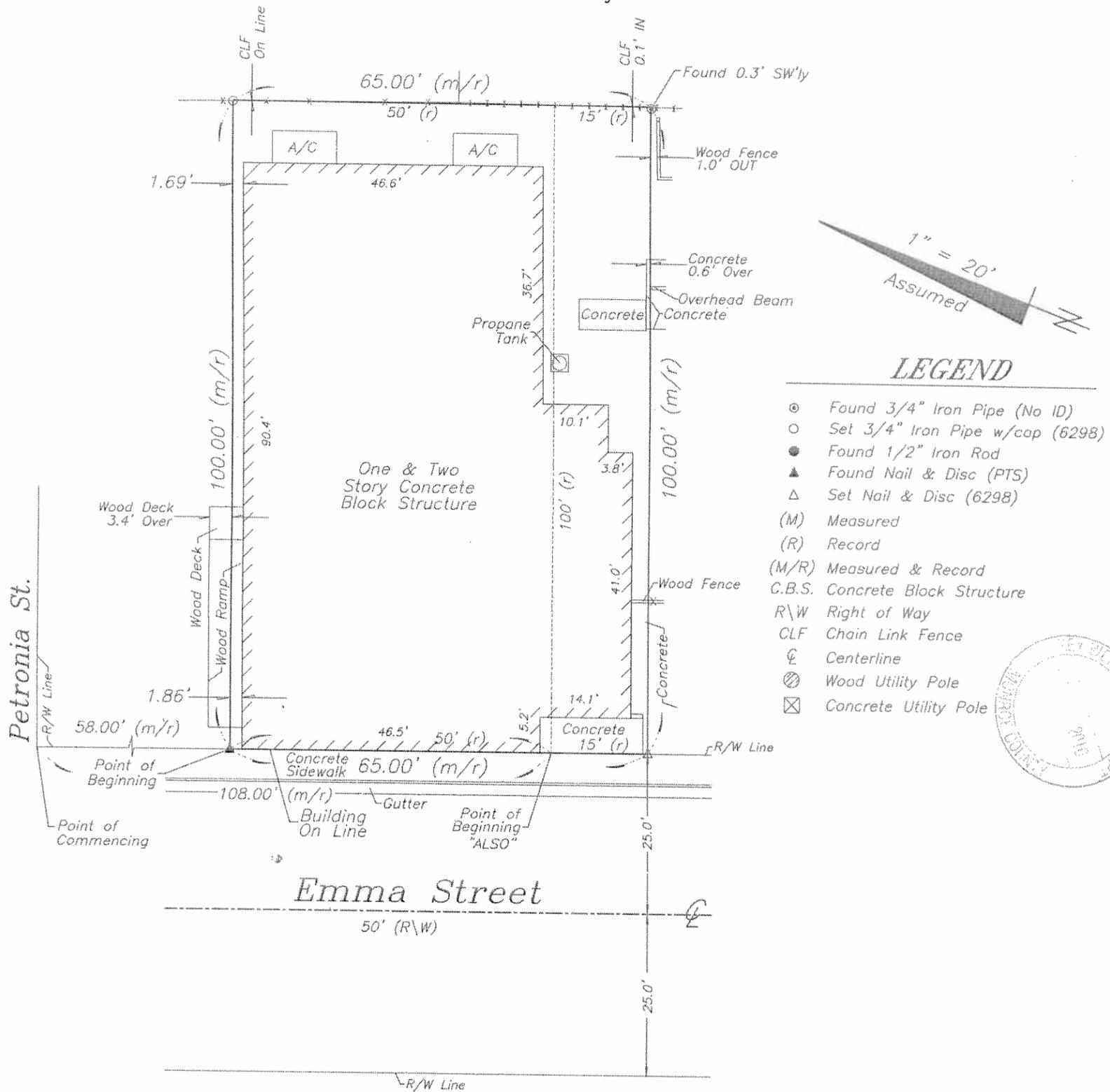
Total Net Interior Space 6332 SF

VFW HALL ZONING DATA

9-30-10

1. ZONE: HNC-3
2. LOT SIZE: 6,500 SF
3. LOT COVERAGE
 - a. Allowable Building Coverage as a Percentage of the Lot Size: 40%
 - b. Allowable Building Coverage: 2,600 SF
 - c. Existing Building Coverage: 4,850 (74%)
 - d. Proposed Building Coverage: 4,882 (75%)
4. IMPERVIOUS COVERAGE
 - a. Allowable Impervious Coverage as a Percentage of Lot Size: 60%
 - b. Allowable Impervious Coverage: 3,900 SF (60% of 1,250 SF)
 - c. Existing Impervious Coverage: 5,155 SF (79%)
 - d. Proposed Impervious Coverage: 5,190 SF (80%)
5. FLOOR AREA RATIO (FAR)
 - a. Allowable FAR: 1.0
 - b. Existing FAR: .97
 - c. Proposed FAR: .98
6. BUILDING HEIGHT
 - a. Allowable Building height: 30' – 0"
 - b. Existing Building Height: 27' – 10"
 - c. Proposed Building Height: 27' – 10"

Boundary Survey Map of Part of Tract 3 Island of Key West



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 803 Emma Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or others instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. This survey is not assignable.
 9. Date of field work: June 5, 2010.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Windsor Smith, recorded in Deed Book "E", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street Fifty-eight (58) feet in a Southeasterly direction from the corner of Emma and Petronia Streets, and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the Place of Beginning on Emma Street.

AND ALSO: All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Windsor Smith, recorded in Deed Book "E", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street One Hundred Eight (108) feet in a Southeasterly direction from the corner of Emma and Petronia Streets, and running thence along Emma Street in a Southeasterly direction Fifteen (15) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Northwesterly direction Fifteen (15) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet to the Place of Beginning on Emma Street.

BOUNDARY SURVEY FOR: VFW;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 15, 2010

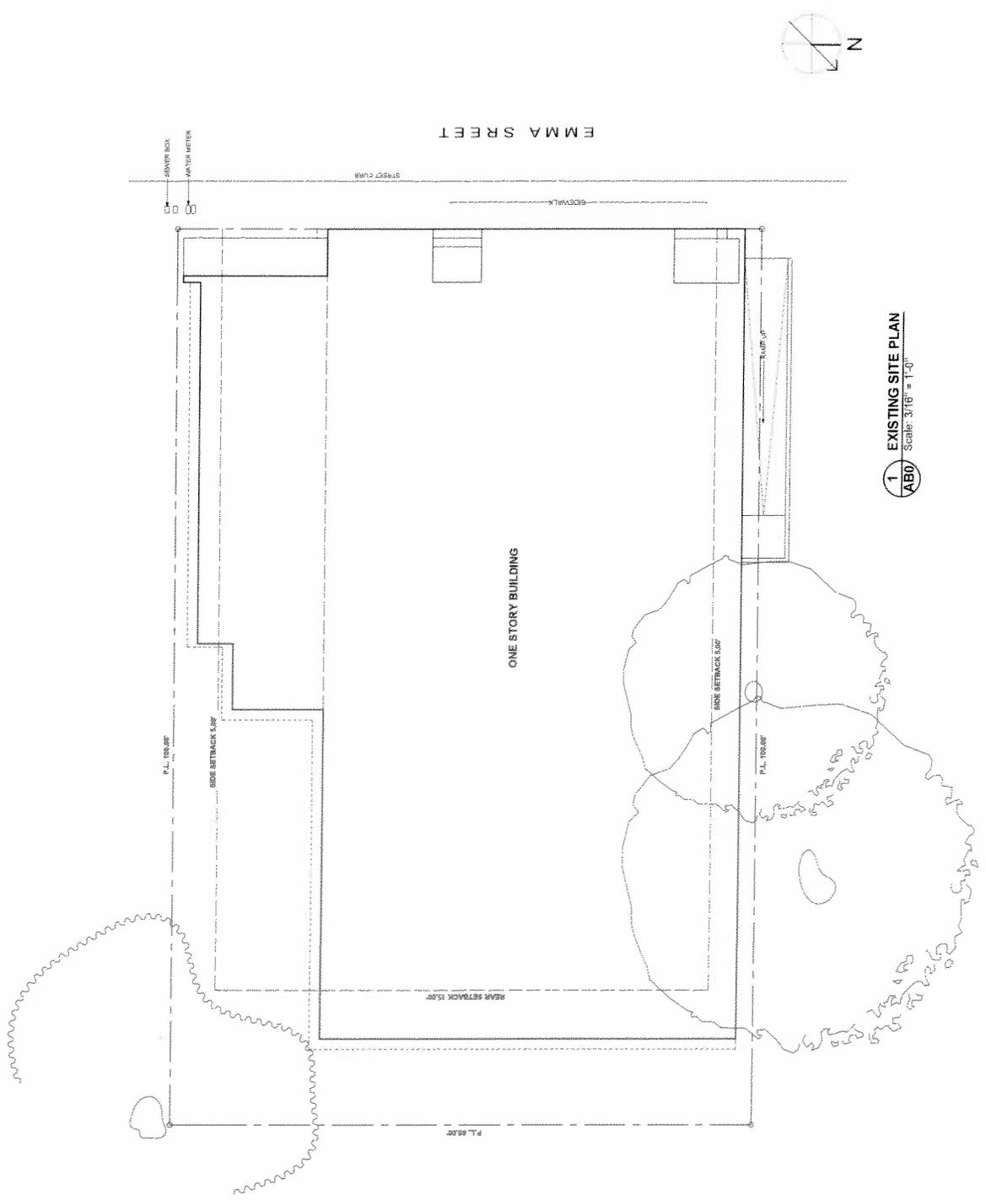
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

<small>© Michael Miller, Architect, 2014. All Rights Reserved. Project No. 1014</small> MICHAEL MILLER, ARCHITECT <small>311 COLON STREET 4TH FLOOR KEY WEST, FLORIDA 34642-1014 TEL: 305.854.1111 WWW.MICHAELMILLER.COM</small>	
RESTORATION OF AMERICAN LEGION POST 168 AND HISTORIC VFW POST 6021 883 Emma Street Key West, Florida	
DATE: JUNE 14, 2014	SCALE: AS SHOWN
PROJECT NO.: 1014	DRAWN BY: SA
	CHECKED BY: MM
	PROJECT NO.: 1014
EXISTING SITE PLAN	
AB0	



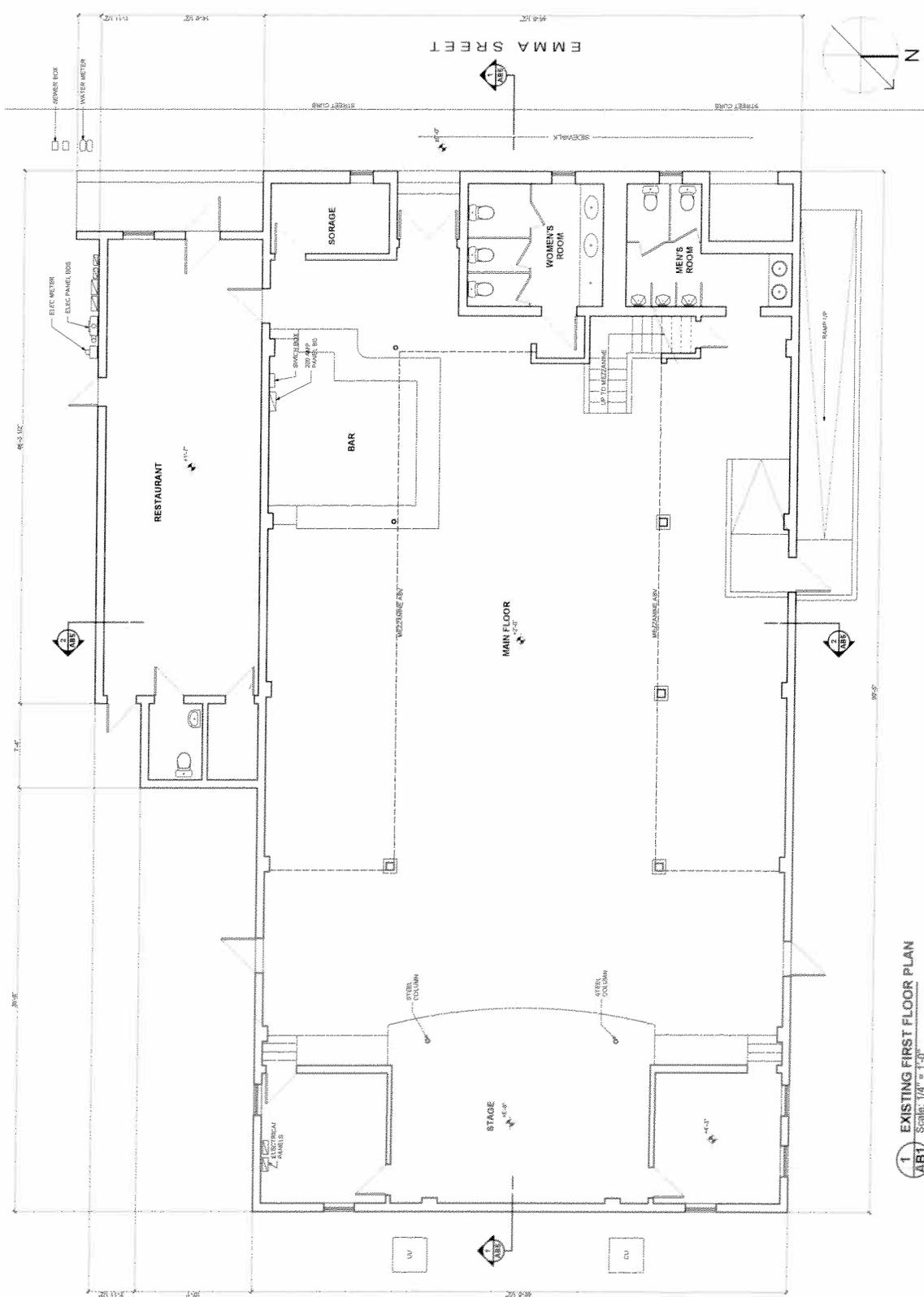
RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021
 803 Emma Street
 Key West, Florida

MICHAEL MILLER, ARCHITECT
 1175 ALA STREET
 MIAMI, FLORIDA 33136
 305.371.1111
 WWW.MICHAELMILLERARCHITECT.COM

DATE: JUNE 16, 2014
 SCALE: AS SHOWN
 DRAWN BY: ES
 CHECKED BY: MM
 PROJECT NO.: 1041

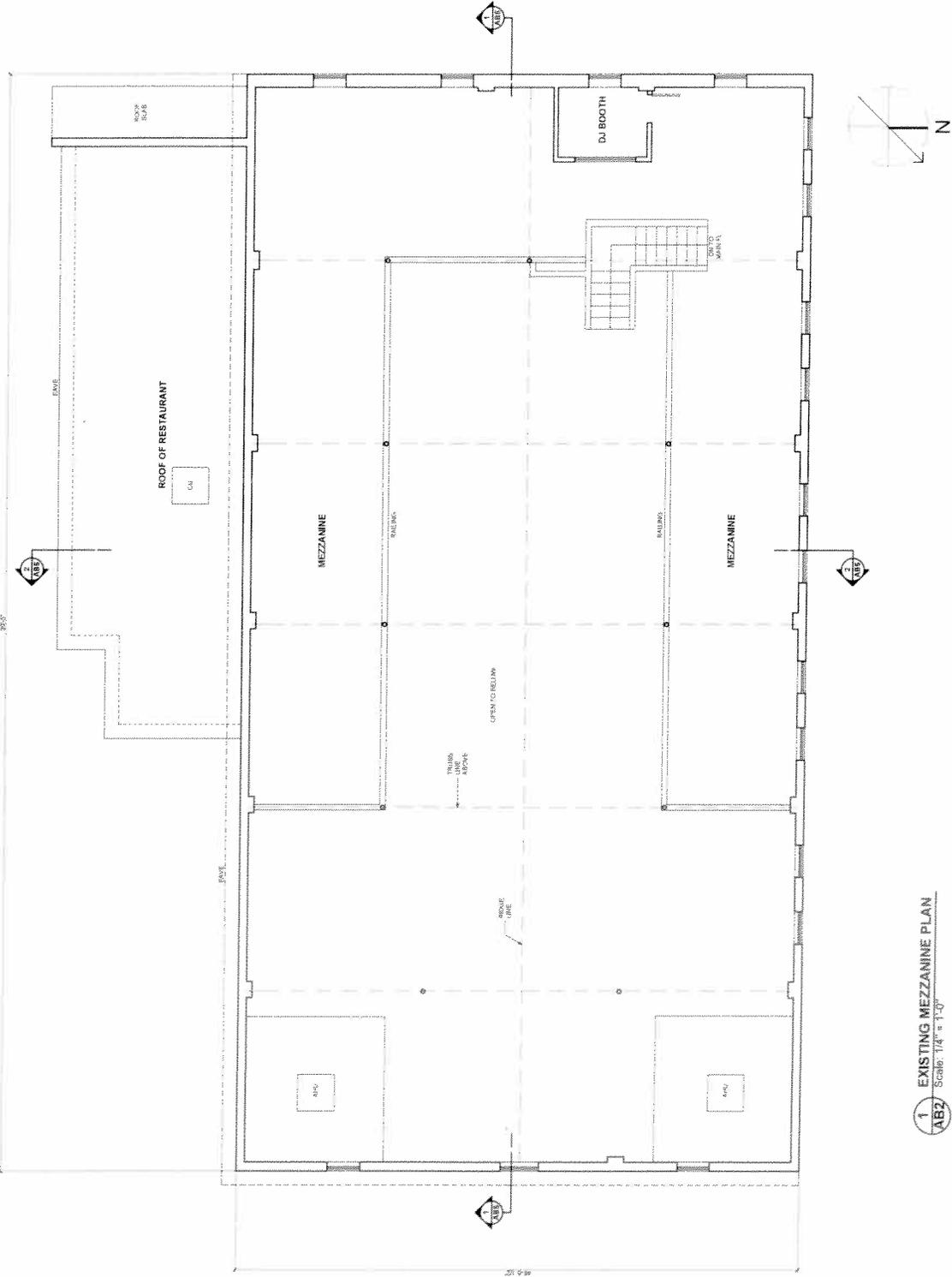
**EXISTING
 FIRST FLOOR PLAN**

AB1

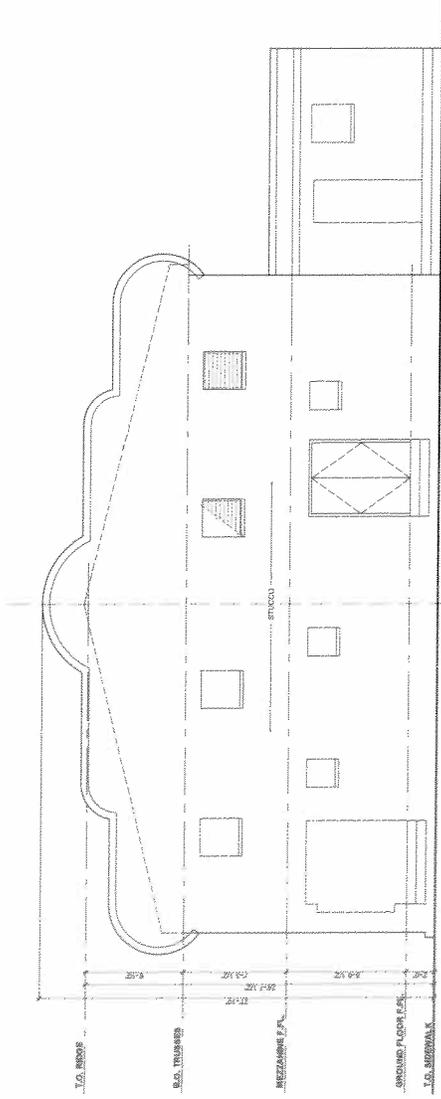


1 EXISTING FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

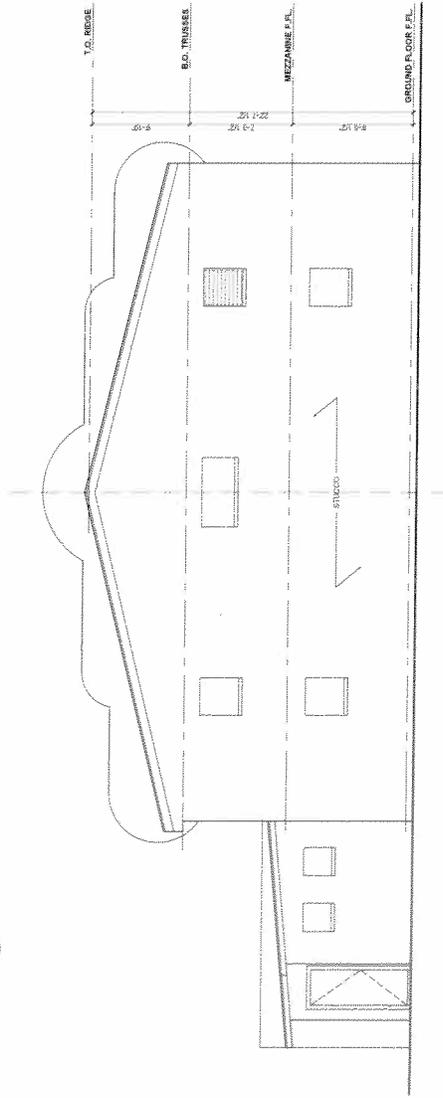
RESTORATION OF AMERICAN LEGION POST 168 AND HISTORIC VFW POST 6021 803 Emma Street Key West, Florida		DATE: JUNE 15, 2011 SCALE: AS NOTED DRAWN BY: ES CHECKED BY: MM PROJECT NO: 100
MICHAEL MILLER ARCHITECT 11111 N. MIAMI AVENUE SUITE 100 MIAMI, FL 33156 PH: 305.371.1111 WWW.MILLERARCHITECT.COM		EXISTING MEZZANINE PLAN
		AB2



1 EXISTING MEZZANINE PLAN
 AB2 Scale: 1/4" = 1'-0"



1 WEST ELEVATION
 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
 Scale: 1/4" = 1'-0"

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MICHAEL MILLER, ARCHITECT
 11700 N. WINDY HILLS
 SUITE 100
 KEY WEST, FLORIDA 34602
 305.854.1111

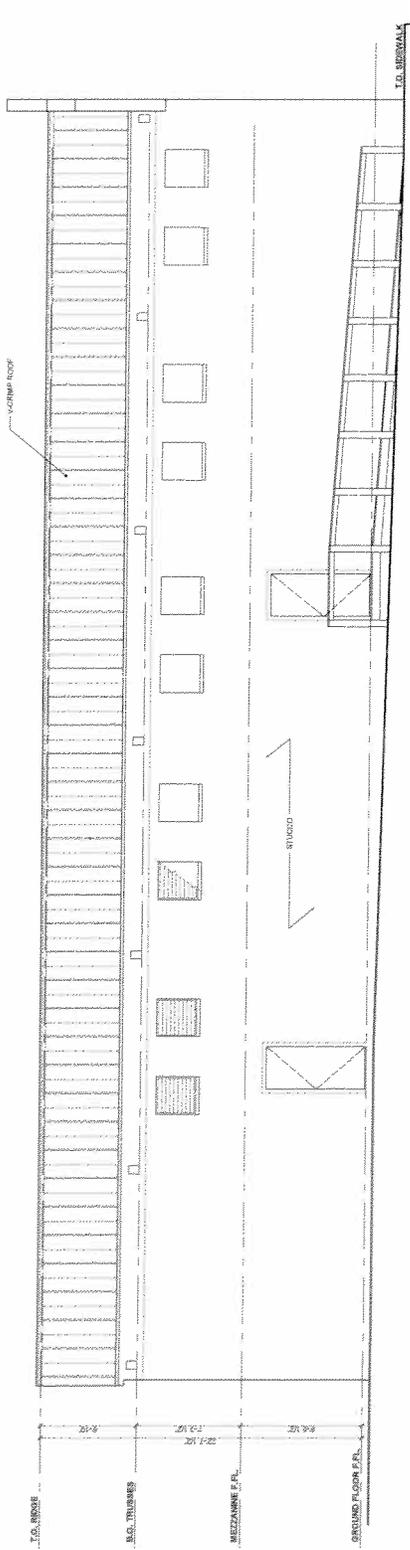
**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

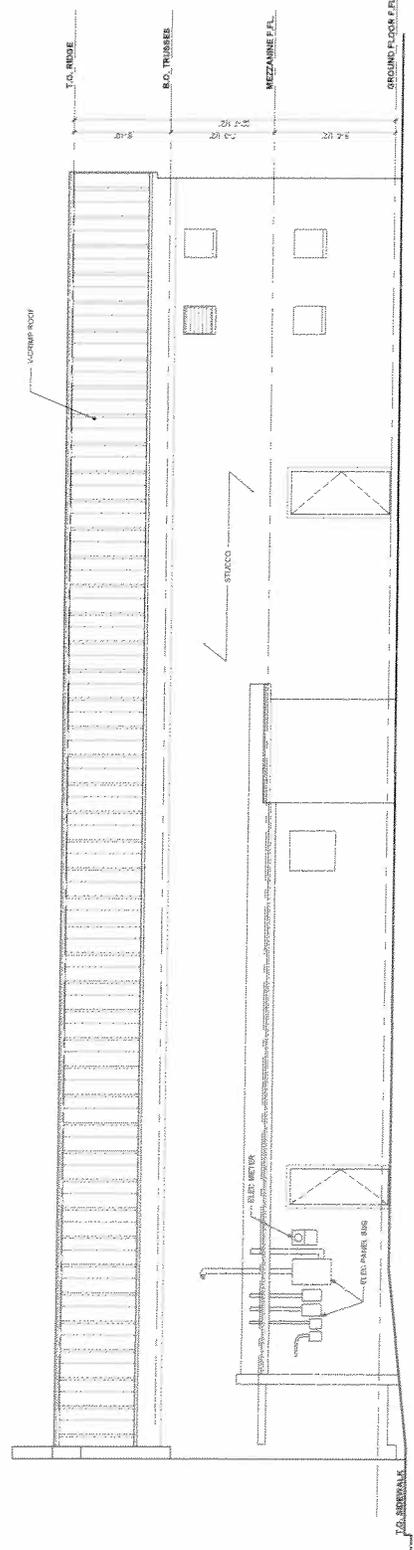
DATE: JUNE 14, 2011
 TITLE: EXISTING
 DRAWN BY: BR
 CHECKED BY: AM
 PROJECT NO.: 1001

EXISTING
 ELEVATIONS

AB3



1 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

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MICHAEL MILLER ARCHITECT
 400 SOUTH FLORISSANT
 MIAMI, FL 33130
 305.375.1100

**RESTORATION OF
 AMERICAN LEGION POST 168
 AND
 HISTORIC VFW POST 6021**

803 Emma Street
 Key West, Florida

DATE: JUNE 16, 2014
SCALE: AS NOTED
DRAWN BY: JH
CHECKED BY: JHM
PROJECT NO. 1001

**EXISTING
 ELEVATIONS**

AB4

Structural Engineering, Architecture and Planning, P.A.

MICHAEL MILLER ARCHITECT
117 DANA STREET
APT. 1007 FORT LAUDERDALE
FL 33304-3000
305.462.1100
www.millerarchitect.com

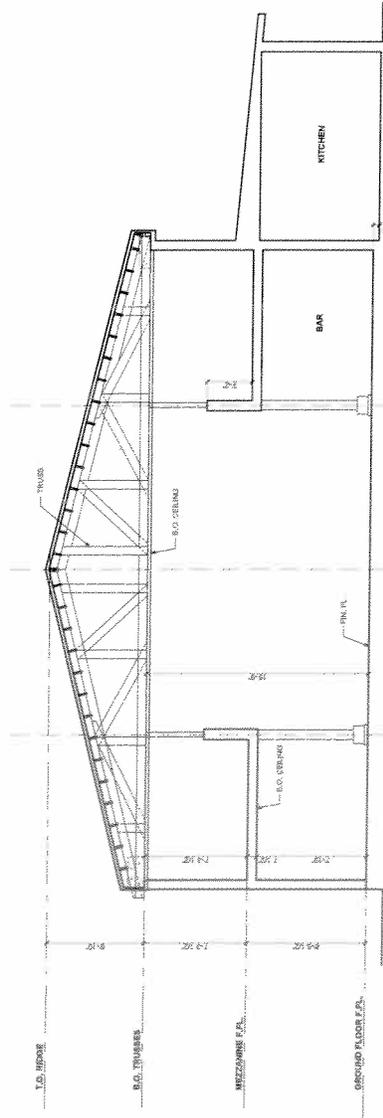
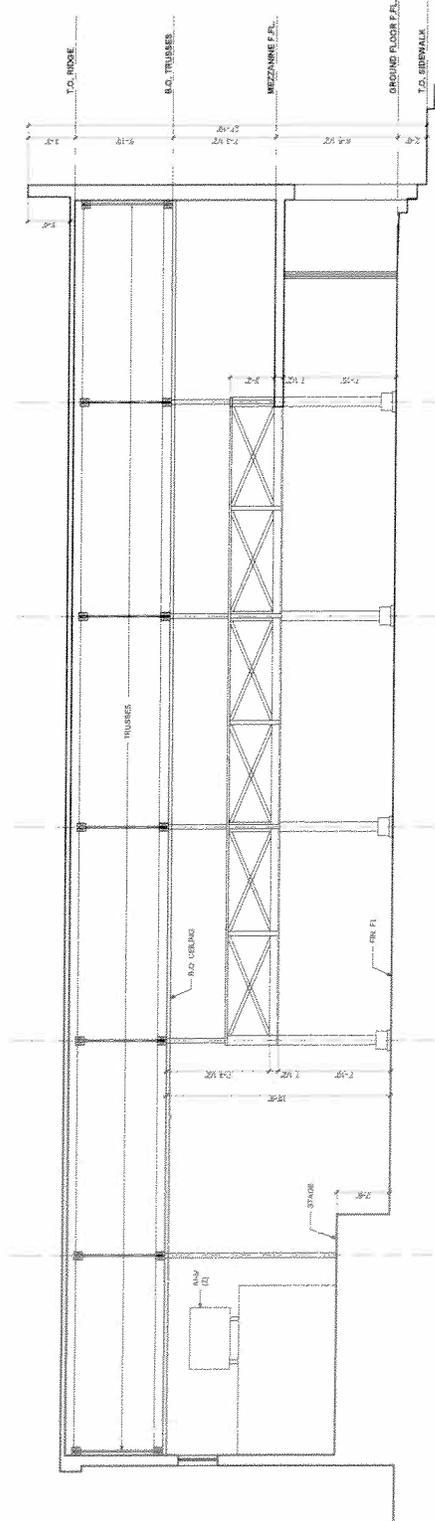
**RESTORATION OF
AMERICAN LEGION POST 168
AND
HISTORIC VFW POST 6021**

803 Emma Street
Key West, Florida

DATE: JAN 16, 2017
SCALE: AS NOTED
DRAWN BY: ET
CHECKED BY: MM
PROJECT NO: 1605

**EXISTING
SECTIONS**

AB5



**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE
OUTSIDE THE HEARING**

Variance Application

**City of Key West
Planning Department**

Please print or type a response to the following:

1. Site Address 803 EMMA ST KEY WEST
2. Name of Applicant PAUL RICHARDSON
3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
4. Address of Applicant 803 EMMA ST
KEY WEST
5. Phone # of Applicant _____ Mobile# 896-5812 Fax# -
6. E-Mail Address popper913@yahoo.com
7. Name of Owner, if different than above AMERICAN LEGION POST 168
8. Address of Owner 803 EMMA ST
KEY WEST, FL
9. Phone Number of Owner 1896-5812 Fax# -
10. Email Address popper913@yahoo.com
11. Zoning District of Parcel 33000 RE# 1465
12. Description of Proposed Construction, Development, and Use
RESTORATION OF EXISTING AMERICAN
LEGION HALL, POST #168

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	0	0	0
Side Setback (N)	5'	1.69' - 1.89'	1.69' - 1.89'
Side Setback (S)	5'	2.54'	3.0'
Rear Setback	10'	9.6'	9.6'
Building Coverage	2600 SF	4857 SF	4875 SF
Open Space Requirements	3900 SF	1643 SF	1625 SF
Impervious Surface	3900 SF	5161 SF	5199 SF

**REQUEST 6'-6" HIGH GATE & FENCE AT PROPERTY LINE
TO CONCEAL DUMPSTER. 4'-0" HIGH REQUIRED**

14. Is Subject Property located within the Historic District? Yes _____ No _____
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 7/13/10 HARC # H10-01-93

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents. _____

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES NO _____

If yes, provide date of landscape approval, and attach a copy of such approval.

PERMIT # 5585 9/14/10

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>DR</u>	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>DR</u>	_____	Application Fee (to be determined according to fee schedule)
<u>DR</u>	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>DR</u>	_____	Floor Plans of existing and proposed development (8.5 x 11)
<u>DR</u>	_____	Copy of the most recent survey of the subject property
<u>DR</u>	_____	Elevation drawings as measured from crown of road
<u>DR</u>	_____	Stormwater management plan
<u>DR</u>	_____	HARC Approval (if applicable)
<u>DR</u>	_____	Notarized Verification Form
<u>DR</u>	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

THE BUILDING WAS CONSTRUCTED IN 1951.
IT CANNOT BE SAVED WITHOUT EXCEEDING
THE 60% LIMIT ON REPAIR VALUE. ALSO,
IT WAS BUILT OVER CURRENT SETBACKS.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

SEE ABOVE

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

MANY PRECEDENTS EXIST FOR THE GRANTING
OF VARIANCES FOR THIS TYPE OF PROJECT
IN THE HISTORIC DISTRICT - THIS THIS
IS NOT A SPECIAL CONDITION.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

SEE NO. 3

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

IT IS IMPLICIT IN ANY CONSTRUCTION DONE ON THIS BUILDING TO SAVE IT THAT VARIANCES WILL BE REQUIRED.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THIS PROJECT SEEKS TO PRESERVE AND RESTORE THE PURPOSE OF THE BUILDING AS A COMMUNITY CENTER

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NO SPECIAL PRIVILEGES ARE CONFERRED.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Authorization Form

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Paul Richardson authorize
Please Print Name(s) of Owner(s)

Sarah A. Bane
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City.

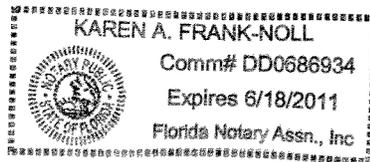
Signature of Owner Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 9/29/2010 (date) by Paul Richardson

Please Print Name of Affiant

He/She is personally known to me or has presented Florida Drivers License as identification.

Notary's Signature and Seal



Karen A. Frank-Noll Name of Acknowledger printed or stamped
Notary Title or Rank
DD0686934 Commission Number (if any)

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Paul Richardson, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

803 Emma St
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

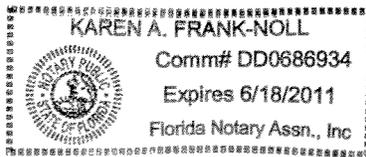
[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 9/29/2010 (date) by
Paul Richardson (name). He/She is personally known to me or has

presented Florida Driver License as identification.

[Signature]
Notary's Signature and Seal



Karen Frank-Noll Name of Acknowledger typed, printed or stamped

Notary Title or Rank DD0686934 Commission Number (if any)



City Of Key West
Planning Department
Historic Preservation Division
3140 Flagler Avenue
Key West, Florida 33040

July 16, 2010

Arch. Michael Miller
517 Duval Street
Suite 2
Key West, Florida 33040

RE: RESTORATION OF EXISTING VFW AND AMERICAN LEGION HALL
FOR: #803 EMMA STREET - HARC APPLICATION # H10-01-93
KEY WEST HISTORIC DISTRICT

Dear Architect Miller:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, July 13, 2010. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



City of Key West

TREE PERMIT

Permit# 5585 Date Issued 09/14/10

Address 803 Emma Street

This it to certify that American Legion Post/68/Michael Miller

has permission to Remove (3) Poinciana trees adjacent to Bldg., (1) 5" diameter Spanish Lime tree at rear of Bldg. (2) Coconut palms and trim Spanish Lime limb over building at rear. Replace with 14" caliper inches of native canopy trees, of choice, FL #1, to be planted on site with (1) tree designated for park at Martin Luther King Community Center. Replacements shall be planted in the six months from the approval date as described here in. All trees shall be planted according to current "Best Management Practices". Call landscape office for tree replacement inspection. All replacement trees shall be maintained as trees in perpetuity.

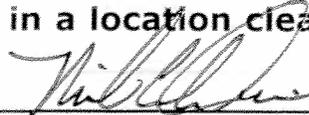
as per application approved 09/13/10

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

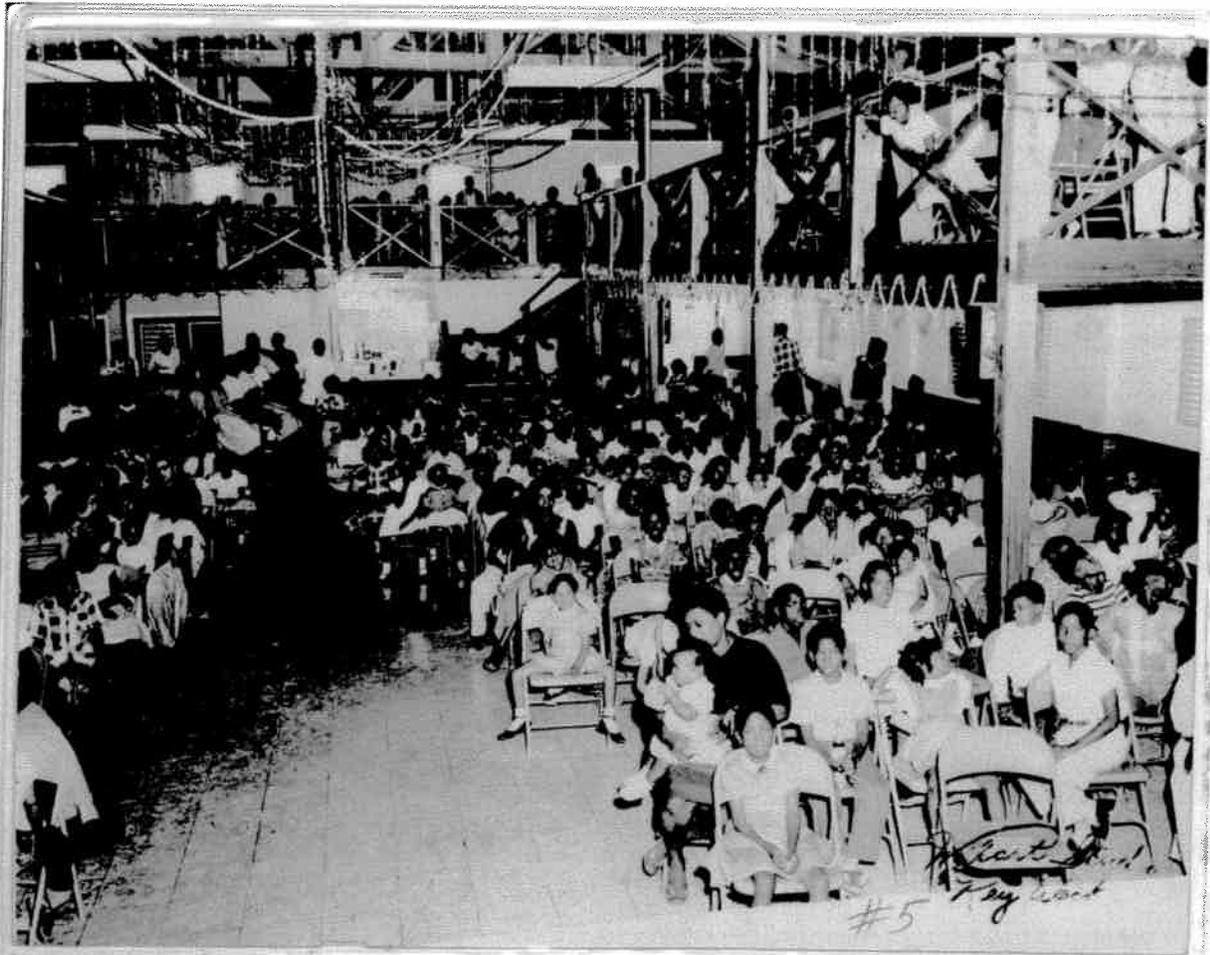
IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY: 

Niels Weise, Chair

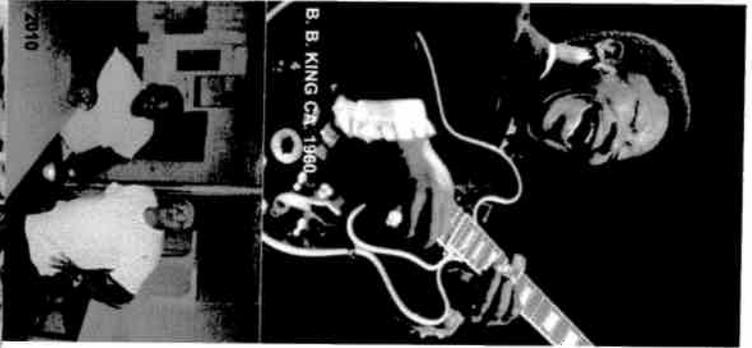
Phone: (305)809-3764
City of Key West, Florida
Tree Commission
PO Box 1409
Key West, FL 33040



W. Bert Stead
May 1921
#5



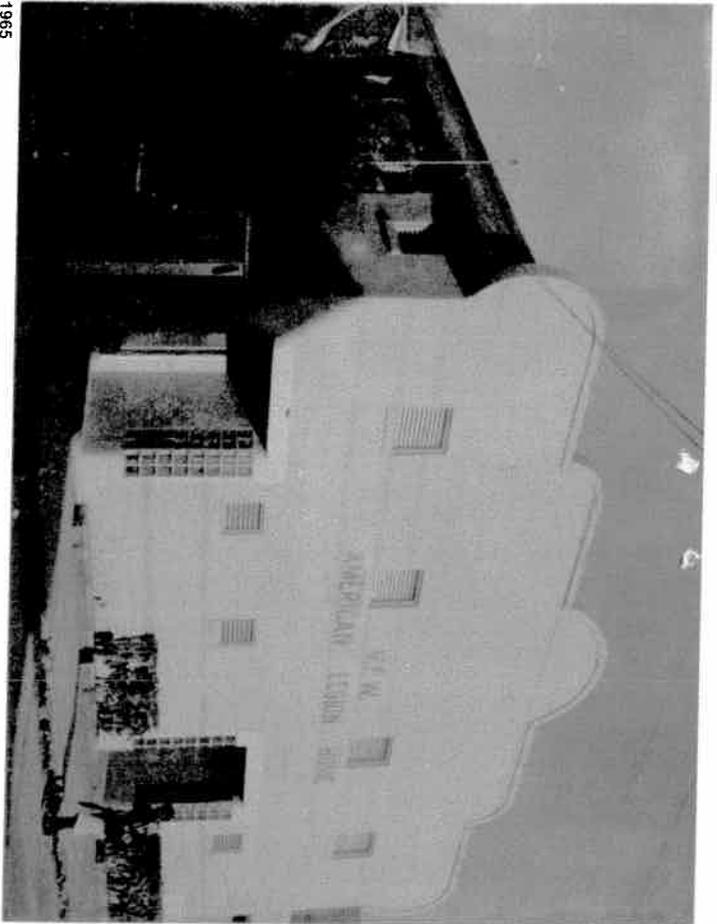
W. Bert Stead
May 1921
#3



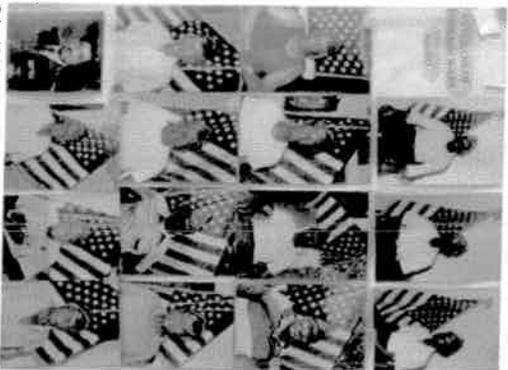
B. B. KING CA. 1960



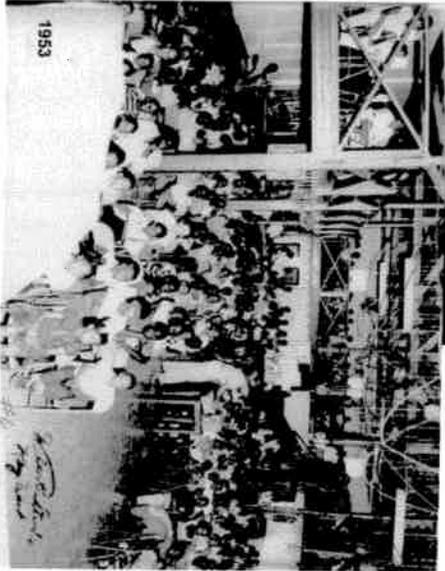
2010



1965



CA. 1990

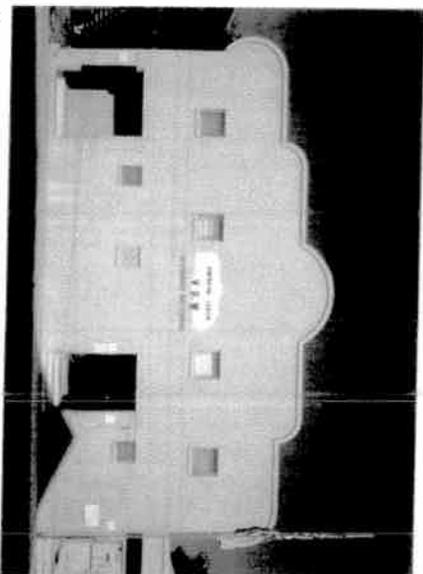


1953



CORNER STONE 1951

BUILDING HISTORY



1980

MICHAEL MILLER, ARCHITECT
 101 N. GARDEN STREET, SUITE 100
 ANN ARBOR, MI 48106
 734.769.1100
 www.michaelmiller.com

VETERANS OF
FOREIGN WARS

Post 6021



Scott, Henry



Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 13, 2010

VIA ELECTRONIC MAIL

Mr. Paul Richardson
Commander
American Legion Post 168
803 Emma Street
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Restoration of American Legion Post 168
Request for Additional Information and Clarification**

Dear Mr. Richardson:

The City is in receipt of your timely submitted application for the Restoration of the American Legion Post 168 project. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- Documentation demonstrating that the individual signing the verification form is authorized to sign on behalf of the organization;
- Documentation, such as a written policy, regarding access to the facility in furtherance of responding to the second part of Item F;
- Provision of a recognized standard for green construction proposed, if applicable;
- Discussion of the pros and cons of reducing window numbers, particularly as they relate to historic preservation objectives and overall cost implications for the structure;
- Project Location Map; and,
- Monroe County Property Appraiser records cards (these can be printed directly from the internet).

This additional information is requested by October 25, 2010.

Please note that not all future phasing costs may be eligible for consideration of funding, particularly in Item D.3. Fixtures. A meeting with staff prior to submittal of future applications may be helpful in reviewing eligibility for these items.

Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, November 4, 2010, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests

October 13, 2010

Page 2

during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on December 2, 2010, to recommend funding allocations.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley". The signature is stylized and cursive.

Amy Kimball-Murley, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
Michael Miller
CRA Files

**Amendment to Application
October 25, 2010**

THE AMERICAN LEGION



William Weech Post No. 168
803 Emma Street
Key West, FL 33040

October 25, 2010

Amy Kimball-Murley, AICP
Planning Director
Post Office Box 1409
Key West, FL 33041-1409



**RE: Application for Tax Increment Appropriation
Restoration of American Legion Post 168
Request for Additional Information and Clarification**

Dear Ms. Kimball-Murley:

This is in reference to the access to the Historic VFW facility in conjunction with Item F.

This facility is open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income. (See attachment for additional information).

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Paul Richardson'.

Paul Richardson, Commander

A handwritten signature in black ink, appearing to read 'Marcja S. Somersall'.

Marcja S. Somersall
President, American Legion Auxiliary

AMERICAN LEGION VFW RULES #168

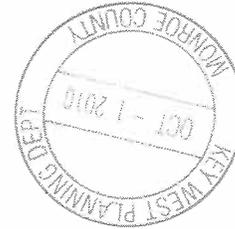
- WE DO NOT DISCRIMINATE AGAINST RACE, NATIONALITY AND CREED.
- RENTER IS RESPONSIBLE FOR SECURITY, AND MUST ADHERE TO THE RULES OF THE ESTABLISHMENT.
- NO SMOKING OR DRUGS ARE PERMITTED ON THE PREMISES.
- A RENTAL AGREEMENT MUST BE SIGNED BY THE RENTER.
- PAYMENT IS BY CHECK ONLY.
- NO LOUD MUSIC IS PERMITTED; THE VOLUME MUST BE LESS THAN 100 DECIBELS.
- THE DRESS CODE WILL BE ENFORCED.



A handwritten signature in black ink, appearing to read 'Paul Richardson', written over a horizontal line.

PAUL RICHARDSON, COMMANDER

THE AMERICAN LEGION



September 30, 2010

Bahama Village Redevelopment Advisory Committee
Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

Dear Madam Chair,

It is our privilege to submit the attached TIF grant application for the redevelopment of the William Weech American Legion Post 168 and the historic Veterans of Foreign Wars Post 6021 at 803 Emma Street. Our purpose is to contribute to the revitalizing of the unique and dynamic character of Bahama Village by restoring our building. Restored, the building will provide an important venue for a many important events and functions to benefit the community of Bahama Village.

Since obtaining our first grant of \$50,000, we have completed the preliminary design of the building, obtained city approval from the Historic Architectural Review Commission (HARC), the Tree Commission, and the Fire Department. We are also in the process of obtaining an easement to improve fire safety egress, and have applied to the city for all necessary variances. Our hearing before the City Planning Commission is on October 20. We have also employed a professional estimator to provide us with a reliable construction cost estimate and have developed a funding and construction phasing plan.

Including the \$50,000 TIF grant we received for the year 2010, the project will cost \$1,540,120. This money will be distributed as follows:

A.	Architectural and Engineering Fees	\$70,459
B.	A&E Expenses	\$6,812
C.	Fees Associated with Obtaining Municipal Approvals	\$4,500
D.	Construction Cost	\$1,443,349*
E.	Building Permit and Impact Fees	<u>\$15,000</u>
		\$1,540,120

*Includes all fixtures and furnishings

The American Legion is aware of the limitations of the TIF Grant program for funding the entire cost of our project and is actively seeking other funding sources, including matching grants from other sources, private donations and income from new and the ongoing American Legion functions. For example, the Women's Auxilliary has pledged to dedicate the funds needed to install an elevator to the mezzanine level, which will fulfill the ADA requirement as well as make the mezzanine accessible for the elderly.

American Legion Post 168, 803 Emma Street, Key West Florida 33040

The building is at the end of its life and shows extensive unrepairable structural damage. For this reason it is imperative that the project commences as soon as possible. Our architect has designed a construction phasing program that addresses this, commencing with work that will make the building safe and stable. This work would be closely followed by finish work and site improvements. Construction will take approximately 15 months. The phasing plan and corresponding cost are as follows:

PHASE 1: Pre-Design, Design, And City Approvals	\$45,312
PHASE 2: Demolition and Construction Of Shell	\$618,815
PHASE 3: Dry-In and Rough Construction	\$376,977
PHASE 4: Finishes, Fixtures, Equipment, and Site Improvements	<u>\$499,016</u>
	\$1,540,120

Please refer to the Detailed Project Budget and Project Schedule, as well as our architect's recommendations and Schematic Design, which are attached to our application.

We have received \$50,000 for the Phase 1 work. We now ask for \$618,815 for Phase 2, Demolition and Shell construction. While this number will not allow us to complete the building it will go far in leveraging matching grant moneys, which is essential to realizing the project.

The American Legion is a badge of distinction and honor. It stands for God and Country and the highest rights of man. For more than 59 years the hall has been invaluable in serving our community socially, educationally, and politically. It has served us well in the past and we envision that it will operate on an even higher level in the future. The transformation that we expect will also inspire innovation in our efforts toward community enrichment.

Please let us know if we can provide any further information to assist you.



Paul Richardson, Commander
American Legion Post #168



Marcia Sweeting-Somersall, President
American Legion Auxiliary #168

Attachments

American Legion Post 168, 803 Emma Street, Key West Florida 33040

THIS INSTRUMENT, Made this 26 day of December, A. D. 1950; between and between ERIC S. DICK and MARGARET DICK, husband and wife, of the City of Key West, the County of Monroe and State of Florida, parties of the first part, and ALVIN B. ALLEN and WALTER L. ... and ... and JAMES B. ... as Trustees respectively of The American Legion, and Veterans of Foreign Wars, Post No. 6021, and their successors in office, all of the City of Key West, Monroe County, Florida, parties of the second part,

IT IS AGREED, That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other legal and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, granted and sold unto the said parties of the second part, as Trustees aforesaid, and their successors in office, the following described land, situate, lying and being in the County of Monroe and State of Florida, and more particularly described as follows:

FEB -9 1951
RECORDED
INDEXED

All that certain piece or parcel of land in Tract Three (3) on the Island of Key West, which is described in a Diagram of part of the said Tract Three (3), made by L. Indgar Smith, recorded in Deed Book "C", Page 72, Monroe County, Florida, Records, known as part of Lots One (1) and Five (5), beginning at a point on Emma Street Fifty-eight (58) feet in a Southeasterly direction from the corner of Emma and Petreola Streets, and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Southwesterly direction Fifty (50) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet to the place of beginning on Emma Street.



That the said parties of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and their seals as of the day and year first above written.

Witness, sealed and Delivered in presence of:

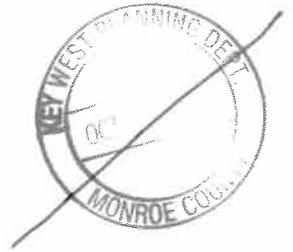
Robert H. Hanson

Margaret Dick

KEY WEST PLAT 101
AUG 10 2010

ATTACHMENTS

- American Legion Membership
- Detailed Project Budget
- Pre-Construction Schedule
- Construction Schedule
- Green Features
- Schematic Design and Construction Cost Estimate
- Analysis of Existing Building Conditions
- Variance Application
- HARC Approval
- Tree Commission Approval
- Archival Photographs

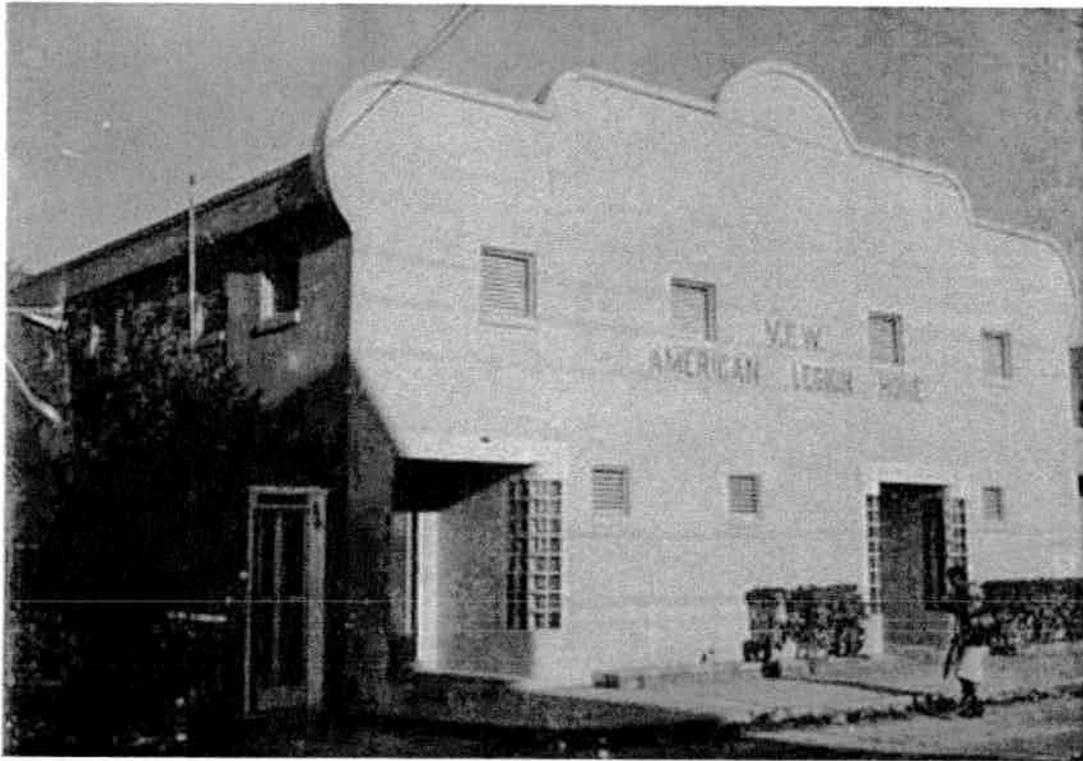


*Superseded
Oct. 4, 2010*

SCHEMATIC DESIGN AND CONSTRUCTION COST ESTIMATE

AMERICAN LEGION POST 168
AND HISTORIC VFW POST 6021

803 Emma Street
Key West, Florida

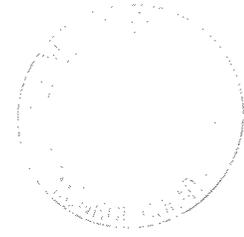


Prepared For: American Legion Post 168
And The Historic VFW Post 6021

Prepared By: Michael Miller Architect

July 7, 2010
Revised September 30, 2010

CONTENTS



1.0 DESIGN CONCEPT

- 1.1 Space Program
- 1.2 Occupancy
- 1.3 Architectural Style
- 1.4 Colors
- 1.5 Site Considerations
- 1.6 Green Considerations

2.0 CONSTRUCTION STRATEGY

- 2.1 Approach

3.0 PROJECT COST

- 3.1 Summary and breakdown by Phase
- 3.2 Cost Reductions

4.0 APPENDIX

- 4.1 Design Drawings
- 4.2 Photographs
- 4.3 Design Parameters

1.0 DESIGN CONCEPT

Restoration of the existing building architecturally and the recreation of its role as a major community center for Bahama Village, as well as an important venue for Key West is the basis for the architectural design. The goal of the project threefold, therefore:

- To restore the VFW and American Legion Hall to its former role as one of Bahama Village's most important community centers.
- To restore an important architectural landmark in Key West's Historic District.
- To provide a venue for functions benefiting the entire city of Key West and the Florida Keys.

The existing building is to be restored to its original 1951 appearance and floor plan. The building will be stucco finished in a "Miami Deco" style, with a large hall, a mezzanine, a stage, bar, and bathrooms. Its functions will be those connected with official American Legion and Ladies Auxiliary functions as well as concerts, movies, stage plays, dances, weddings and receptions, lectures, seminars, suppers, arts shows, memorials, and meetings of all kinds.

Because the existing walls of the building are seriously damaged (See Architect's report, Analysis of Existing Conditions) and cannot be repaired economically, they will be replaced. The existing roof and roof structure is serviceable, as is the ground floor tile and will be saved. The roof trusses will be exposed to enhance the architectural space as they were originally (see archival photos in the -----). Plumbing, air-conditioning, and electrical systems will be new and energy conserving. The building structure and windows will be upgraded to meet Florida Building Code standards to resist Category 5 hurricanes, allowing it to be a shelter. The building will be sprinklered allowing the existing mezzanine area to be retained.

Bathrooms will be ADA compliant and a small kitchen will provide cooked food for patrons and the public as take-out. A new full service bar will be provided. The stage and side stage areas are to be restored to allow productions employing stage width sets and the mezzanine DJ booth will be restored.

The second entrance (see photo on cover of this submittal) of the building is to be restored and a multipurpose room be created that would be a lock-out to the main hall with its own bathroom and kitchenette. This would allow the space to be used for small groups without having to open the entire hall, thus saving on air-conditioning, security, and maintenance.

1.1 Space Program

The building will consist of the following Areas:

- | | |
|----------------------------------|----------|
| • Entrance vestibule | 93 SF |
| • Bar and Kitchen | 384 SF |
| • Ticket Booth | 27 SF |
| • Ground Floor Hall | 2,511 SF |
| • Mezzanine overlooking the Hall | 1274 SF |
| • Stage and Side Stage | 665 SF |
| • DJ Booth | 48 SF |
| • ADA Bathrooms | 440 SF |

• Mezzanine bathrooms	156 SF
• Mezzanine Dry Bar	152 SF
• Closets	83 SF
• Multipurpose Suite	<u>332 SF</u>
	6,165 SF

Please also see Area Calculations in the appendix.

1.2 Occupancy

The Florida Building Code classifies this building as a place of assembly. The building will be designed to handle a variety of combinations of occupancy, depending on the functions. See the appendix for these, which consist of functions requiring table and chairs, such as at a wedding reception, folding chairs as in an auditorium presentation, or a dance party configuration, to name three possibilities.

1.3 Architectural Style

The building was built in 1951, a time when the Miami style of Art Deco was popular. The building exhibits this with streamline shapes on the façade, rounded corners, and glass block accents around the doorways.

1.4 Colors

Bahama village has a rich history of using color in its architecture, reflecting the Bahamas, Cuban, Caribbean, and African heritage of the families living there. The outside of the building will be painted complementary blue, green, yellow and pink accents.

1.5 Site Considerations

The building occupies most of its lot (See Building Analysis Report) and abuts the sidewalk in the front. The design calls for widening of the sidewalk directly in front of the building. This will allow better accommodation of crowds of patrons, providing queuing space off the city street. It will also allow for bicycle racks and planters, which will provide shade for patrons.

1.6 Green Considerations

Green architecture criteria will be utilized in the consideration of the use of the site, water efficiency, energy, indoor air quality, materials, and planning (See Attachment for details).

2.0 CONSTRUCTION STRATEGY

2.1 Approach

The existing building structure was found to have seriously damaged concrete walls, and a serviceable roof, roof structure, and ground floor. The ground floor finish is noteworthy as it is "Cuban" tile and is attractive and historic. Plumbing and air-conditioning systems were found to be at the end of their useful lives, and the electrical system is sub-standard. Bathrooms, the bar, and the kitchen are all at the end of their lives or sub-standard.

The approach to pricing the construction was to consider total or partial demolition. Demolishing the building would allow the VFW to build any kind of inexpensive building it desired, which, while possibly—but not certainly-- costing less than a restoration would mean that the community would lose the familiar roof structure, an architectural asset when viewed from below (See Archival photos), as well as the Cuban Tile floor. Also, it is possible that saving the existing roof structure and ground floor could offset the savings from a complete demolition.

Therefore, for historic, architectural, emotional, and financial reasons we opted to save as much of the building as possible: the roof will be shored while the existing walls are demolished under it, then new CBS walls would be built on the existing footprint up to the existing trusses. The Cuban Tile floor will be protected during the construction then refinished as a permanent floor material, as follows:

1. Shore and save the roof.
2. Protect the existing ground floor.
3. Demolish the concrete bearing walls under the roof.
4. Erect new concrete walls under the roof.
5. Complete the interior of the building as if new.
6. Complete Site Improvements

The construction is broken into three parts, corresponding to the need to immediately replace the exterior walls in order to make the building stable and safe, and to funding cycles: Demolition of Existing Structures and Construction of the new Shell; Dry-in and Rough Construction; and Interior Rough-Out, Finishes and Site Improvements. See Construction Schedule graph.

3.0 PROJECT COST

The project cost includes architect's and engineer's fee, municipal fee, and construction costs. Carrying costs are not being addressed at this time. Allowances are provided for owner-supplied materials. We have divided the project into four phases, as summarized below:

3.1 SUMMARY AND BREAKDOWN BY PHASE

A.	PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS	\$45,312
B.	PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL	\$618,815
C.	PHASE 3: DRY-IN AND ROUGH CONSTRUCTION	\$376,977
D.	PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS	<u>\$499,016</u>
	TOTAL PROJECT COST	\$1,540,120

BREAKDOWN
BY PHASE

1. PHASE 1: PHASE 1: PRE-DESIGN, DESIGN, AND CITY APPROVALS

1.1	Fixed Architectural and Engineering Fees		
1.1.1	Inspection of the Existing Building And preparation of Measured Drawings*	\$3,500.00	
1.1.2	Analysis of Existing Conditions	\$3,000.00	
1.1.3	Design	\$3,500.00	
1.1.4	Construction Documents	\$18,000.00	
1.1.5	Bidding	<u>\$2,500.00</u>	
		\$34,000.00	
1.2	Hourly Architectural and Engineer's Fees		
1.2.1	City Approvals other than HARC Planning Department (DRC, Variance, TIF Grant)	\$3,500.00	
1.2.2	Tree Commission	<u>\$1,000.00</u>	
		\$4,500.00 est.	
1.2	Expensed Architectural and Engineer Fees		
1.2.1	Structural, Electrical, and HVAC consultants Beyond 1.1.1 (above)	\$615.25	
1.2.2	Surveyor	\$1,092.50	
1.2.3	Estimator	\$3,105.00	
1.2.5	Printing and other office expenses	\$2,000.00 est.	
		<u>\$6,812.00 est.</u>	
	Total Phase 1 Costs	\$45,312.00	

2. PHASE 2: DEMOLITION AND CONSTRUCTION OF SHELL

2.1	Building Permit and City Impact Fees	\$15,000 est.	<u>\$15,000</u>
2.2	Demolition		
2.2.1.	Temporary Protection and Barricades	\$13,500	
2.2.2	Removal and Storage of Items to reinstall (E.g. Cuban Tile Floor)	\$3,500	
2.2.3	Temporary Shoring and Scaffolding	\$12,000	
2.2.4	Disconnect Roof from Walls	\$3,000	
2.2.5	Remove and Cap Plumbing Fixtures	\$6,500	
2.2.6.	Disconnect and Remove Electrical Service; install Temporary Power	\$9,000	
2.2.7	Disconnect and remove HVAC System	\$6,000	

2.2.8	Demolish Mezzanine and Truss Columns	\$20,750	
2.2.9.	Demolish Exterior Walls	\$112,000	
2.2.10	Dump Fees and Permits	\$40,000	
2.2.11	General Clean-up	\$6,000	
2.2.12	Temporary Facilities	\$1,800	
2.2.14	Utility Company Verifications	\$2,000	
2.2.15	Remove Trees (no GC Mark-Up)	<u>\$3,400</u>	
		\$239,450	
	General Contractor's Overhead and Profit 15%	\$35,918	\$275,368

2.3 Shell Construction and Dry-In

2.3.1	Rebuild Outside Walls and Addition including Eaves		
a.	Excavation for All Footings	\$4,200	
b.	Pour all Concrete Footings	\$37,400	
c.	New 8" Concrete Block Sides and Rear Walls, Concrete Pilasters, and Addition Walls	\$74,900	
d.	New 12" Concrete Block Front Wall	\$35,000	
e.	Concrete Tie beams	\$37,500	
f.	Concrete Window and Door Lintels	\$7,800	
2.3.2	Truss Anchors to wall	\$3,500	
2.3.3	Install below grade Plumbing and rough-in Bathroom Toilets	\$27,000	
2.3.4	Repair Existing Roof and Gutters	\$15,225	
2.3.5	Replace Existing Mezzanine and Intermediate Truss Support Columns	\$8,700	
2.3.6	Construct Addition Roof Structure And Roof	\$18,900	
2.3.7	Miscellaneous Saw Cutting and Trenching of Floor	\$6,000	
2.3.8	Install New Pipe Columns at Truss Intermediate Points	<u>\$9,600</u>	
		\$285,525	
	General Contractor's Overhead and Profit 15%	\$42,829	<u>\$328,354</u>
			\$603,722

2.4	Architect's and Engineering Fees For Construction Administration @ 2.5%	\$15,093	<u>\$15,093</u>
	Total Phase 2 Costs		\$618,815

3. PHASE 3: DRY-IN AND ROUGH CONSTRUCTION

3.1 Dry-In and Rough-Out Interior

3.1.1	Rebuild Stage Walls and Slab	\$21,600
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3.1.2	Build Mezzanine		
a.	Framing and Floors	\$41,250	
b.	Stairs and Railings	\$25,400	
c.	Ornamental Stair premium	\$10,000	
3.1.3	Purchase and Install 50 Windows and Seven Single Doors	\$44,500	
3.1.4	Rebuild Eaves and Fascias	\$7,200	
3.1.5	Erect Steel Stud Partitions	\$18,000	
3.1.6	Insulation		
a.	Roof	\$10,000	
b.	Exterior Walls	\$17,000	
c.	Underside of Mezzanine	\$6,000	
3.1.7	Install Glass Block Windows	\$5,200	
3.1.8	Rough HVAC	\$40,000	
3.1.9	Rough Plumbing (not in Phase 1)	\$2,700	
3.1.10	Rough Electric	\$30,000	
3.1.11	Sprinkler System	<u>\$40,960</u>	
		\$319,810	
	General Contractor's Overhead and Profit 15%	\$47,972	\$367,782

3.2	Architect's and Engineering Fees		
	For Construction Administration @ 2.5%		<u>\$9,195</u>
	Total Phase 3 Costs		\$376,977

4. PHASE 4: FINISHES, FIXTURES, EQUIPMENT, AND SITE IMPROVEMENTS

4.1 INTERIOR FINISHES

4.1.1	Drywall Partitions, Exterior Walls, and underside of Mezzanine	\$57,200	
4.1.2	Install Toilet Partitions	\$5,750	
4.1.3	Caulk Windows and Doors	\$2,850	
4.1.4	Supply and Install Interior Doors	\$5,500	
4.1.5	Floor Tile		
a.	Mezzanine Vinyl	\$7,200	
b.	Ceramic Tile in Bathrooms	\$14,940	
4.1.6	Interior Painting	\$71,250	
4.1.6	Stucco Exterior Complete	\$16,000	
4.1.7	Exterior Paint	<u>\$8,000</u>	
		\$188,690	
	General Contractor's Overhead and Profit 15%	\$28,304	\$216,994

4.2 Finish Utilities

4.2.1	Plumbing Fixtures Accessories and Installation	\$41,000	
4.2.2	Finish Electrical Fixtures and Installation	\$40,000	
4.2.3	Finish HVAC	<u>\$12,500</u>	
		\$93,500	
	General Contractor's Overhead and Profit 15%	\$14,025	\$107,525

4.3 Fixtures

4.3.1	Supply and Install Casework and Shelving including countertops and Bar Complete	\$34,200	
4.3.2.	Kitchen Equipment Purchase and Install	\$45,000	
4.3.3	Furnishings (Tables, Chairs, and Bar Accessories) Allowance	<u>\$40,000</u>	\$119,200
	GC Mark-up on Casework Only 15%	\$5,130	<u>\$124,330</u>

4.4 SITE IMPROVEMENTS

4.4.1	Remove Existing Concrete Pads and Site work	\$3,200	
4.4.2	Supply and Install Concrete pavers at widened Sidewalk	\$6,640	
4.4.3	New Wood Fencing	\$5,400	
4.4.4	Wheelchair Path (Concrete)	\$4,500	
4.4.5	Landscaping	\$2,400	
4.4.6	New Flagpole	\$1,900	
4.4.7	Dumpster pad and Steel Gate and Fence	<u>\$9,000</u>	
		\$33,040	
	General Contractor's Overhead and Profit 15%	\$4,956	<u>37,996</u>

\$486,845

4.5 Architect's and Engineering Fees

For Construction Administration @ 2.5%	<u>\$12,171</u>
Total Phase 4 Costs	<u>\$499,016</u>

TOTAL PROJECT COST \$1,540,120

Cost Reductions

As the building is essentially one large hall with bathrooms and a bar, few opportunities exist for a significant reduction in costs. They are:

- Fewer Windows
- Delete the sidewalk enlargement and landscaping
- Cut back on kitchen and bar equipment
- Delete the second floor bathrooms and Bar

This could save approximately \$100,000, although we don't recommend all of the items, for long term functional reasons.

4.0 APPENDIX

4.1 DESIGN DRAWINGS

- A1 Site Plan
- A2 Schematic Floor Plan
- A3 Schematic Mezzanine Plan
- A4 Schematic Elevations
- A5 Proposed Elevations
- A6 Proposed Dumpster and Gate

4.2 PHOTOGRAPHS

- Building History
- Existing Building Exterior\
- Existing Building Interior
- Neighborhood Context

4.3 DESIGN PARAMETERS

- Building Area Calculations
- Storage Needs Calculations
- Assembly Calculations
- Green Architecture Criteria
- Survey

MICHAEL MILLER
ARCHITECT

October 20, 2010



Amy Kimball-Murley
Planning Director
Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

RE: Application for Tax Increment Appropriation
Restoration of American Legion Post 168
Request for Information and Clarification:
Location Map

Dear Madam Director,

Please find enclosed the Project Location Map as requested.

Very truly yours

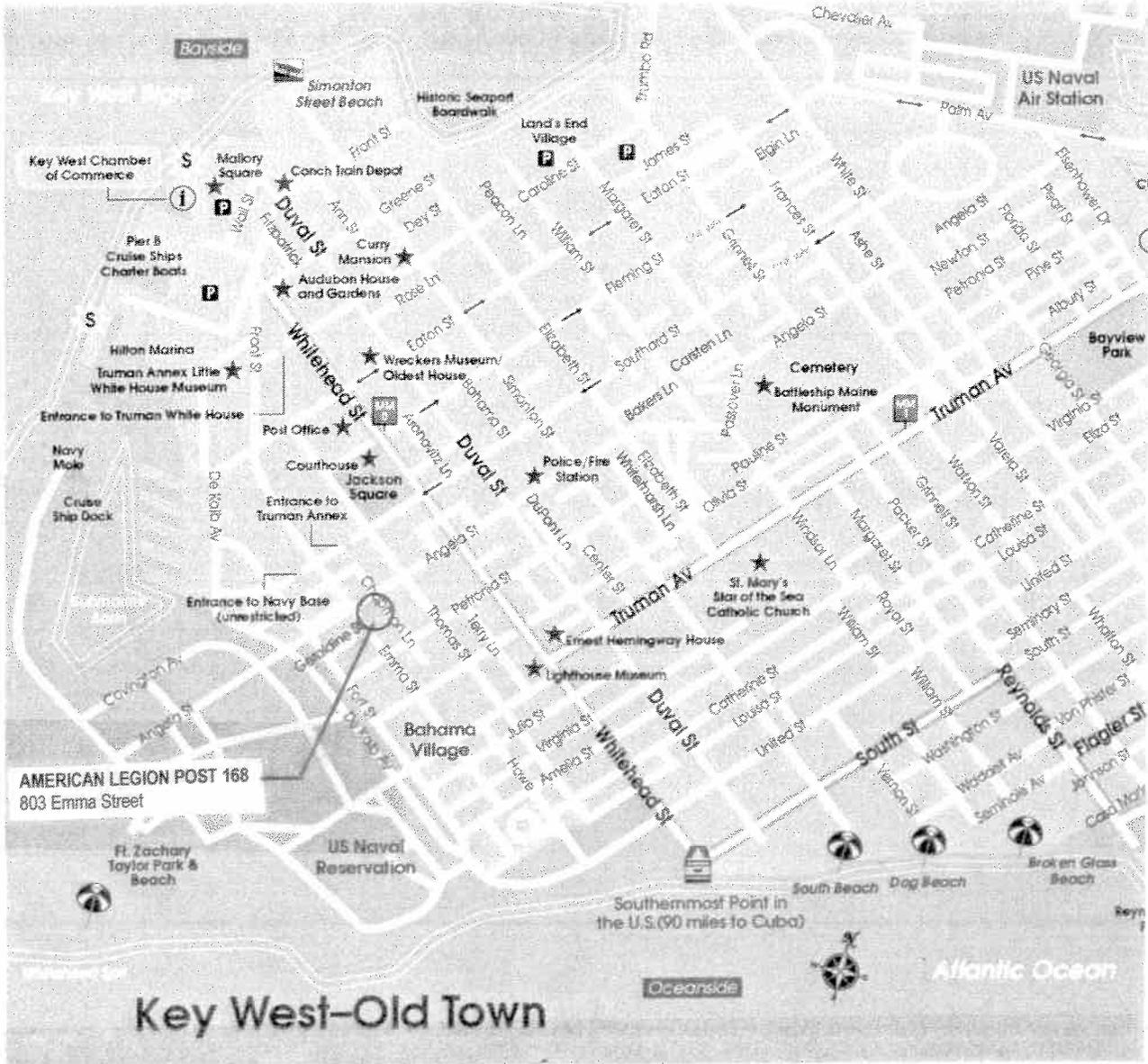
A handwritten signature in cursive script that reads "Miller".

Michael Miller
Architect

Cc/Paul Richardson, Commander
Marcia Somersall

LOCATION MAP

AMERICAN LEGION POST 168
KEY WEST, FLORIDA



AMERICAN LEGION POST 168
803 Emma Street

Key West—Old Town

MICHAEL MILLER
ARCHITECT

October 19, 2010

Amy Kimball-Murley
Planning Director
Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

RE: Application for Tax Increment Appropriation
Restoration of American Legion Post 168
Request for Information and Clarification:
Provision of Recognized Standard for Green Construction

Dear Madam Director,

In answer to your question in your October 13 letter to Paul Richardson:

Our approach to green criteria is based on recommendations established by the US Green Building Council for Existing Buildings. If requested and funded by the American Legion, we may also seek LEED Certification under the USGBC.

Very truly yours



Michael Miller
Architect

Cc/Paul Richardson, Commander
Marcia Somersall, Women's Auxilliary



MICHAEL MILLER
ARCHITECT

October 18, 2010

Amy Kimball-Murley
Planning Director
Key West Planning Department
3140 Flagler Avenue
Key West, FL 33040

RE: Application for Tax Increment Appropriation
Restoration of American Legion Post 168
Request for Information: Pros and Cons or
Reducing Window Numbers

Dear Madam Director,

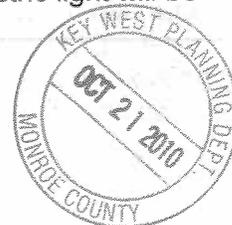
In answer to your question in you October 13 letter to Paul Richardson:

A faithful restoration of the American Legion Post 168 building, also called "the VFW Hall", or "the VFW" will require the restoration of the 44 windows originally installed when the building was constructed in 1951, as well as those in the walls of the 1962 addition. At present, only 27 of the original windows are still in operation, the remaining have been removed or covered and the openings closed. We do not know when the 17 windows were removed but surmise it was done at approximately the time central air conditioning was introduced.

The original windows consist of operable aluminum louvers, without glass, and were placed around the building in a systematic way in order to enhance natural ventilation. It is our intent to restore all 44 windows using operable aluminum impact rated louvers backed up with integral operable glass jalousie windows. This will allow the VFW to control natural ventilation during the cool months of the year and provide for a sealed space when the central air conditioning is necessary. The windows also provide natural lighting. These two qualities will allow the VFW to use less electricity, which is important to meeting our Green objectives.

The windows are also used aesthetically, faithfully replicating the old louvered windows and painted accent colors, which will enhance the field color of the exterior walls (See Schematic Drawings submitted with the grant application).

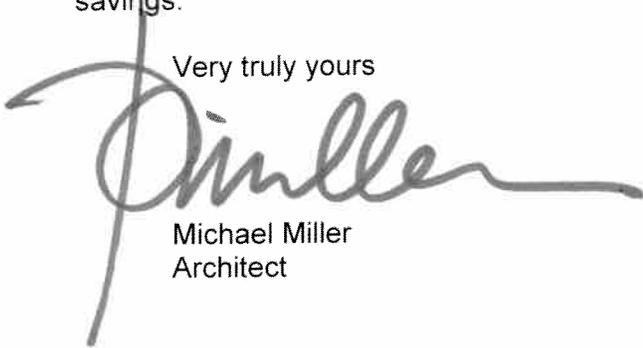
An initial cost savings could be realized by reducing the number of windows. However, over time that savings will be offset by the greater use of electricity for air conditioning and lighting. If half of the windows are deleted the project would save approximately \$25,000 although filling the openings thus created would offset that amount somewhat. As well, and with less natural light, more electric light will be



Page 2
October 18, 2010

needed. Unless part of a program of reduced costs across the board, (Please see my analysis connected with the Estimated Project Budget) which is limited in itself, and in taking the total construction cost into consideration, it is my judgment that looking to the windows as an important cost saving avenue is a mistake, as the benefits from the windows over the medium and long term outweigh short term savings.

Very truly yours

A handwritten signature in cursive script that reads "Miller". The signature is written in dark ink and is positioned above the printed name.

Michael Miller
Architect

Cc/Paul Richardson, Commander
Marcia Somersall



2010 NOT-FOR-PROFIT CORPORATION REINSTATEMENT

DOCUMENT# N34525

**FILED
Apr 05, 2010
Secretary of State**

Entity Name: WILLIAM WEECH POST NO. 168, THE AMERICAN LEGION, INC.

Current Principal Place of Business:

803 EMMA ST.
KEY WEST, FL 33040

New Principal Place of Business:

Current Mailing Address:

803 EMMA ST.
POST OFFICE BOX 903
KEY WEST, FL 33040

New Mailing Address:

FEI Number: 59-6200886 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

PLANAS, JOSE H
711 OLIVIA ST
KEY WEST, FL 33040 US

Name and Address of New Registered Agent:

KNOWLES, JOHN B
723 ELIZABETH ST
KEY WEST, FL 33040 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JOHN B KNOWLES

04/05/2010

Electronic Signature of Registered Agent

Date

OFFICERS AND DIRECTORS:

Title: D
Name: RICHARDSON, PAUL
Address: 803 EMMA STREET
City-St-Zip: KEY WEST, FL 33040

Title: D
Name: WILLIAMS JAMES G
Address: 325 JULIA STREET
City-St-Zip: KEY WEST, FL 33040

Title: D
Name: LEGGETT, SAMUEL D., JR.
Address: 216 EANES LANE
City-St-Zip: KEY WEST, FL



I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: PAUL RICHARDSON

D

04/05/2010

Electronic Signature of Signing Officer or Director

Date

2009 NOTICE OF PROPOSED PROPERTY TAXES AND
 PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
 MONROE COUNTY TAXING AUTHORITIES
 P O BOX 1176 KEY WEST FL 33041-1176

**DO NOT PAY
 THIS IS NOT A BILL**

Legal Description:

TRUSTEES AMERICAN LEGION NBR 168
 PO BOX 903
 KEY WEST FL 33041-0903



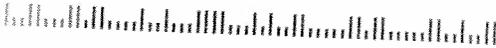
The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Alternate Key: 1015032

Parcel ID #: 00014650-000000



Mill-Dist: 11KW	Base Assessed Value	Total Exemptions Granted**	Taxable Value	Your Property Taxes Last Year	Your Property Taxes This Year If Proposed Budget Change Is Made	Your Taxes This Year If No Budget Change Is Made	A Public Hearing On The Proposed Taxes And Budget Will Be Held:
ESTATE Taxing Authorities							
CITY							
CITY REVENUE FUND	1,333,410	1,333,410	0	0.00	0.00	0.00	SEPTEMBER 9, 2009 5:05PM MURRAY NELSON CENTER MM101 102050 O/S HWY KEY LARGO FL (305) 292-4472
CITY JAIL	1,333,410	1,333,410	0	0.00	0.00	0.00	
CITY WATER	1,333,410	1,333,410	0	0.00	0.00	0.00	
SCHOOLS:							
STATE LAW	1,333,410	1,333,410	0	0.00	0.00	0.00	SEPTEMBER 8, 2009 6:00PM 350 SOMBRERO BCH RD MARATHON FL 33050 (305) 293-1400 EXT 53-345
SCHOOL BOARD	1,333,410	1,333,410	0	0.00	0.00	0.00	
MANAGEMENT							
WATER MANG DIST	1,333,410	1,333,410	0	0.00	0.00	0.00	SEPTEMBER 15, 2009 6:00PM COMM CHAMBERS OLD CITY HALL 510 GREENE ST KEY WEST FL (305) 809-3808
SEWER BASIN FND	1,333,410	1,333,410	0	0.00	0.00	0.00	
WATER	1,333,410	1,333,410	0	0.00	0.00	0.00	
IDENT							
DISTRICTS							
CONTROL DIST	1,333,410	1,333,410	0	0.00	0.00	0.00	SEPTEMBER 14, 2009 5:30PM KEY LARGO SUBSTATION 10071 O/S HWY KEY LARGO FL (305) 292-7190
AD VALOREM				0.00	0.00	0.00	
				0.00	0.00	0.00	
				0.00	0.00	0.00	