

M
MICHAEL MILLER ARCHITECTS

Certified Mail: 7002 2030 0002 1109 0663

July 2, 2011

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

RECEIVED

JUL 07 2011

CITY MANAGER

RE: Restoration of American Legion Post 168

Dear Mr. Chaplain,


It is my duty to inform you that the American Legion Post 168 is on a course that will in all likelihood result in the building being lost, as it is subject to condemnation.

The architectural design that I prepared using TIF funds, if implemented, saves the building. It was approved by the American Legion, the city, and the TIF Board. The construction drawings are 85% complete. As the new commander, you have informed me that you want major design changes. In my opinion these changes are not in the best interests of the American Legion. Also they will require a new architectural contract as well as a new round of design reviews with the city and the TIF board, a process that will take many months and will very likely result in the building being condemned before any significant funds can be raised for construction.

I understand that some of the American Legion members think the existing concrete building walls can be repaired using the \$310,000 grant set aside by the city for the building. Please be advised that repairing the concrete walls to meet the building code will cost more than twice what it will cost to demolish the walls and rebuild them using CBS construction and the \$310,000 grant money would repair less than 50% of the concrete. Also, because the walls are at the end of their life, even if the visible cracks were repaired, the repair would be temporary as new cracks in other areas would soon appear.

I am willing to meet you in my office to discuss steps we can take to get back on track. Please call me at your earliest convenience. If I don't hear from you within ten working days of receipt of this letter I will assume you do not want to meet and I will have no choice but to consider resigning according to the terms of our contract.

Sincerely yours,



Michael Miller
Architect

Cc/Mark Finigan, Assistant City Manager, City of Key West
John Woodson, City of Key West Building Official
Millicent Weech, American Legion Secretary, 733 Olivia Street, Key West