

MEMORANDUM



To: Nicole Malo, Senior Planner
Ms. Carmen Turner, Chair BVRAC

Bernice Hill, Acting Post Commander
Commissioner Clayton Lopez

From: Bert Bender

cc: Barbara Mattick, Deputy SHPO, Survey
Brian Stirling, P.E.
Mark Finigan, Assistant City Manager
Phillip Wisley, Deputy SHPO, Preservation Services
Enid Torregrosa, HARC Planner
Marshall White, D.L. Porter Constructors
Don Craig, City Planning Director

Subject: William Weech, American Legion, Post No. 168
803 Emma Street, Key West, Florida

Date: December 28, 2012

This memorandum will update you on the status of the William Weech American Legion Hall, Post No. 168.

History: A previous proposed construction project for this building envisioned substantial demolition and reconstruction. Subsequent to that plan, the Weech American Legion Hall, Post 168, was individually listed on the National Register of Historic Places. This current project will rehabilitate, stabilize and restore the structural elements of the building, considered to be Phase One of a multiphase full restoration.

Progress to date: Engineering design, including calculations and details, is complete. Construction documents, including architectural and engineering drawings and specification are about 80% complete. A progress set of the drawings completed to date, reduced to 11" X 17", and including photographic details is attached.

The American Legion applied for a State of Florida Historic Preservation Small Matching Grant in the amount of \$50,000. The application ranked #13. I have attached the final ranking sheet for your reference. Twenty-nine projects are recommended for funding with a total funding request of \$1,095,884. This ranking places the American Legion project in the top half of the funding request, assuring the award even if the legislature only funds half of the Division of Historical Resources request.

D.L. Porter Constructors, Inc. has been selected as the contractor and is providing bid estimates based on the 80% construction documents submittals.

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Budget: Construction costs for concrete restoration were established based on past experience with similar concrete restoration projects and an onsite meeting with Marshall White of D.L. Porter Constructors to survey the scope of concrete repairs required.

The current \$310,000 TIF allocation is sufficient to allow a full restoration, including historic details, reconstruction of the horseshoe bar, new windows, full ADA compliance and new mechanical, electrical and plumbing system. The current BVRAC award requires a 50/50 match. We are requesting that this requirement be modified. Possibilities include: allowing the \$50,000 State Grant to serve as the match for the full \$310,000; providing funding from the TIF allocation to complete the Phase One concrete and structural stabilization of the main building only; or something in between. The following estimate builds on the Phase One scope, which is the minimum necessary to allow use of the building.

Phase One Structural Stabilization:

*Repair all concrete columns and beams	\$215,300
*Replace interior columns	18,500
*Interior footing contingency (verification required).....	10,000
A/E Fees	\$ 12,400
Subtotal.....	\$256,200
Unforeseen conditions contingency @ 10%.....	25,600
Total Phase One Budget.....	\$281,800
Florida Small Matching Grant	(Deduct) (50,000)
Minimum Required	\$231,820

*D.L. Porter Constructors Preliminary Budget

The above work will allow the building to be re-occupied.

Additional phases would add the following:

Replace all windows and doors: (45 windows @ \$1,200 ea/8 doors @ \$750 ea).....	60,000
Stucco repairs and paint exterior: (5600 s.f. @ \$11/s.f.).....	52,700
Roof repairs and re-roofing: (4600 s.f. @ \$8/s.f. & 830 s.f. @ \$12/s.f.).....	46,700
Install code compliant plumbing and electrical: (4900 s.f. @ \$15/s.f.)	66,000
Construct ADA compliant restrooms, ramps, etc. (budget).....	40,000
Install mechanical air condition system: (12 tons @ \$4,000)	48,000
Rehabilitate kitchen: (830 s.f. @ \$50/s.f.)	45,000
<u>Construct bar and restore interiors: (4070 s.f. @ \$45/s.f.).....</u>	<u>183,150</u>
Subtotal future work	\$541,550
10% contingency/inflationary trends.....	54,150
<u>12% A/E fees and soft costs.....</u>	<u>65,000</u>
Total future funding required	\$660,700

Thank you for your assistance and patience throughout this process. The American Legion hall is a significant historic resource with great significance throughout Bahama Village. Its listing on the National Register of Historic Places has added to its importance, not only in Key West, but on a State level as well.

Feel free to contact me for additional information.

End of Memorandum