Rademacher, Julia

From: Siobhan Turner <sturner@baeonline.com>
Sent: Wednesday, October 18, 2017 9:36 AM
To: Rademacher, Julia
Cc: Brenton Daily
Subject: RE: Personal Response from Mr. Chapin - First Step Shelter Concept Design Review

Hi Julia,

We have received your email and attachment. I have copied Brenton on this email and he will reach out to you with any questions.

Thanks,

Siobhan Turner
Marketing Director

Bentley Architects + Engineers, Inc.
P: 407.331.6116 x 105
E: sturner@baeonline.com

From: Rademacher, Julia [mailto:RademacherJulia@CODB.US]
Sent: Wednesday, October 18, 2017 9:33 AM
To: Siobhan Turner <sturner@baeonline.com>
Cc: Yarbrough, Bobbie <YarbroughB@CODB.US>
Subject: FW: Personal Response from Mr. Chapin - First Step Shelter Concept Design Review

Mr. Daily:

Attached please find additional information concerning the First Step Shelter Concept Design Review to be considered in your recommendations. Please do not hesitate to contact us if you need any additional information.

Thank you,

Julia

From: Yarbrough, Bobbie
Sent: Thursday, October 05, 2017 2:12 PM
To: Rademacher, Julia <RademacherJulia@CODB.US>
Subject: Personal Response from Mr. Chapin

The attached document was distributed to the Mayor and City Commissioners. I have attached this copy for the Deputy CM's files.

Thank you Julia.

THE FOLLOWING IS A PERSONAL RESPONSE WITH EXHIBITS

TO COMMENTS MADE

TO

THE DAYTONA BEACH CITY COMMISSION

ON 20 SEPTEMBER 2017

CONCERNING THE HOMELESS ISSUE

L. WILLIAM CHAPIN, II, FAIA

RESPONSE TO SEPTEMBER 20 DAYTONA BEACH COMMISSION MEETING

At the September 20 Commission meeting, Deputy Manager Morris gave a presentation on the homeless issue that included many inaccuracies and deletions, starting with his inferring that my work on the project only started with my tensile fabric proposal. In fact, it actually started over four years prior when I had worked extensively with Stewart-Marchman/ACT, Halifax Urban Ministries, FAITH, and Dr. Robert Marbut to design the 4-pavilion Safe Harbor shelter on County land at Red John Road. (See attachment 1.)

My involvement with D.B. only started a year and a half ago when Mr. Chisholm issued an RFP for the project, which resulted in my being selected to enter into a contract with D.B. to be the architect. (See attachments 2.) My fee proposal to Mr. Shimun was based on 7%, which he thought was very reasonable. In fact, it was the same contract proposal under which I presently work for the Hope Place Family Shelter project.

By then, the work that I brought to the City had already been completed through Design Development. We were moving toward my entering into contract with D.B. when budgetary issues arose. In response, Mr. Chisholm asked me to propose a version that would substantially cut the cost. I then redesigned the project into the two pavilion version, and enlisted a number of professionals to confirm pricing (See attachment 3.)

Before I could enter into contract with D.B., Mr Chisholm arbitrarily decided that he wanted a prefab design - this despite the fact that he had been advised by Dr. Marbut that prefab. would not work because of its inability to conform to the programmatic needs of a shelter, along with durability issues. Dr. Marbut even pointed out the debacle of a prefab. homeless project that had been erected in Key West. Further, both city engineer Van Pelt and I at that meeting pointed out that, in the end, prefab might be modestly quicker to erect, but would not save money over a conventional version.

It was at that meeting when I pointed out to Mr. Chisholm that a tensile fabric version might work and should be investigated, Mr. Chisholm responded "I don't want a tent." That was the last I heard from Mr. Chisholm, so there was again no scope of the project to go to contract on at that time.

However, convinced that the shelter program would ultimately go forward, I decided to investigate the tensile fabric idea on my own. So, based on my extensive knowledge of the complexities of the homeless shelter mission, I converted all my prior research into a tensile fabric version, with extensive consulting with Big Top Inc. of Perry, FL, the best fabricator/installer in the tensile fabric industry. We worked together to arrive at the in-depth project which you now will have seen. (See attachment 4.) Additionally, I asked the module suppliers, Modspace, Inc. and Mobilmini, Inc. to inform me of what they could do to provide the service modules that would be required for the project.

They were both most cooperative, and their concept proposals confirm the viability of their ability to support tensile fabric approach.

So when the Homeless 501(c)(3) was formed and convened their first meeting in February during public comments, I introduced my Tensile fabric version, which was well received, and in subsequent D.B. powerpoint presentations, and in extensive work by FAITH and Catholic Charities to prepare for its operation, it was the model used.

I had always presumed that when the final scope of the project was determined, I would proceed to contract for the project, since the RFP from over a year ago still was in place. In fact Mr. Doug Kurtock with the D.B. staff even contacted me to discuss the contract. (See attachment 5.)

Then, two months later, Mr. Chisholm unilaterally announced to the 501(c)(3) board that he had selected Hall & Ogle to be the architects, at roughly 9.5%, not counting money already likely paid them for the project under the continuing contract. Further, he was proposing building a conventional structure that would cost in excess of the money allocated, despite his insupportable claims to the contrary. Staff attempted to rationalize his proposal via Mr. Morris' deeply flawed "update"of the homeless project, but it failed to ring true. (See attachment 6.) The commission's reaction was to take my advice and call for an independent professional review of both versions.

What is now concerning is that Mr. Morris, in his September 20th. Commission presentation, stated that I had no solid proposal, and that he would only be passing on to the consultant the little information the Chisholm's office had on my proposal, This would virtually exclude the extensive work I have completed on the Tensile Fabric version.

In light of all these irregularities, I would strongly urge the commission to instruct Staff to require that the consultant speak in person with both myself and the Hall & Ogle firm. To be perfectly frank, having Mr. Morris filter and convey "the facts" to the consultant immediately sets aside the independence which the Commission truly needs to make informed decisions going forward. Conveying of the facts from design professional to design professional would be critical to the independence, comprehensiveness, and accuracy of the consultant's final report. It would also substantially expedite the consultant's work.

One final personal note. I have been asked why I am pursuing this effort so stridently. I have over $15,000,000 of high-end projects in my pipeline - all with professional and straightforward clients. If it were not for my deep commitment to the cause I would not be spending the large amount of time this effort has taken. I would hope the same commitment would be the driver for all of us. This effort is too important for any of us from now on to be anything but honest and professional and committed to action.

L. William Chapin, II, FAIA
Architect

September 25, 2017

EXHIBIT 1

17 April 2016

PROGRAM:
Erect a full-service homeless recovery facility at the foot of Red John Road, across the street from the Stewart-Marchman ACT crisis center, and 1/4 mile from the Volusia County jail. The facility will be close to the center of the county.

The facility will consist of four residential pavilions along with staff and service components. The pavilions will be constructed of steel frame mounted on block perimeter walls, with the roof pitched 20 degrees toward the south. The pavilions will have high clerestory windows with remote motorized opening hardware on the north walls and operable windows at eye level on the south walls, so that the windows can be opened at appropriate times to enhance century effect air movement through the pavilions, which will be aided by large ceiling fans.

Three staff offices per pavilions will have both direct access into the pavilions and to the outside. The pavilions will each have lavatory and bathing components, as well as a lounge at one end of the open space. A highly efficient straight-line HVAC system will maintain a comfort level within the pavilions of 60°-80°.

The pavilions are configured to be expandable lengthwise, and a second band of pavilions could be added northward if additional capacity were to be needed in the future. The slabs for these two more pavilions should be constructed as part of phase 1, as they would be useful for other outdoor activities as shown

Staff and service spaces are provided and connected to the pavilions by covered walkways so as to avoid costly internal corridors, similar to the strategy used to connect "portables" in schools.

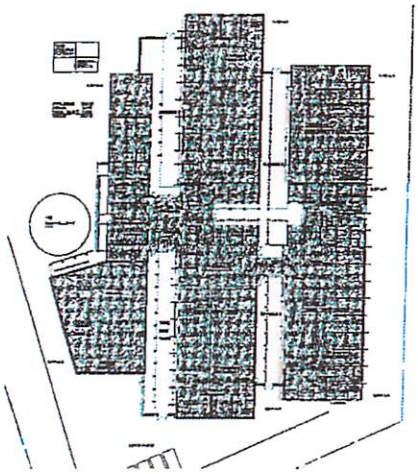
The 28,000 sq. ft. of sloping roofs will provide the ability to install sufficient photovoltaic collectors to power the needs of the entire facility.

BUILDING AREAS AND COSTS:

Pavilion 1 - 6, 250 sq. ft.	
Pavilion 2 - 6,200 sq. ft.	
Pavilion 3 - 6,740 sq. ft.	
Pavilion 4 - 4,650 sq. ft.	
Total pavilions - 23,840 sq. ft. @ $85.00/ft =	$2,026,400
Kitchen/Storage - 2,580 sq. ft. @ $110.00/ft =	$ 283,000
Reception/triage/support - 6,380 sq. ft. @ 120.00/ft =	$ 701,800
Building total: 32,800 sq. ft. =	$3,011,200

PAD AREA

Pad area = 53,000 sq. ft (1.23 acres)	
Mitigation @ $100,000/acre.	
fill @ $10/sq.yd placed	
$150,000 site improvements (sewer, water, storm water, paving)	
Total pad placement complete =	$ 475,000
SUB-TOTAL	$3,486,200
Fees, contingencies (10%) =	$ 349,000
PROJECT TOTAL =	$3,835,200



SHELTER NOW

EXHIBIT 2

THE CITY OF DAYTONA BEACH
OFFICE OF THE PURCHASING AGENT

Post Office Box 2451
Daytona Beach, Florida 32115-2451

Phone (386) 671-8080
Fax (386) 671-8085

January 28, 2016

Via Email 1/28/16: lwchapin@earthlink.net

Mr. L. William Chapin, II, FAIA
Wm Chapin Architect
315 N, Atlantic Ave.
Daytona Beach, FL 32118

Re: **RFP 0216-0250**
Volusia Safe Harbor Professional Design Services

Dear Mr. Chapin:

It is my pleasure to inform you that your firm was selected by the City Manager for negotiation of the referenced contract.

Brent Cohen, Project Manager, will be contacting you to commence contract negotiations.

Thank you for your submittal for this project. Please don't hesitate to contact me at 386-671-8082 if you have any questions or concerns.

Sincerely,

Joanne Flick, CPPO, CPPB
Purchasing Agent

C: Gary Shimum, Deputy City Manager/Administration
Patricia Bliss, Chief Financial Officer
David Waller, Acting Public Works Director
Frank VanPelt, Technical Services Director
Jim Nelson, City Engineer
Brent Cohen, Project Manager
Ben Gross, Assistant City Attorney

EXHIBIT 2 continued

DATE: July 28, 2016
TO: Gary Shimun
FROM: L. Wm. Chapin, II, FAIA
SUBJECT: Fee outline

FIRST STEP FEE PROPOSAL

Gary, concerning the contract, I would suggest several things. First off, the "Safe Harbor" plan has been refined and vetted with Marbut, so that plan - which fits on either side of SR-92, could be moved into working drawing as it stands today.

If we follow the contract format I'm operating under for Hope Place, it would be a 7% all-inclusive fee, with the contract broken into:

• Retainer	10%
• Concept-Design Development stage	20%
• Contract Document stage, broken into	
30% completion stage	14%
60% completion stage	14%
90% completion stage	14%
100% completion stage	14%
• Construction monitoring stage through completion	14%
TOTAL:	100%

We should probably start with a projected budget of $3,000,000.00, with an adjustment following the CM's initial pricing.

The temporary part - whatever mode is finally determined - might be on an hour basis with a cap, since I would not be "inventing" the structure.

We are about to appoint the CM at the 30% phase, and the selected CM and I will be working toward a final NTE price,

I'd suggest the following phases:

The first being the slab and whatever rests on it for the temporary phase

Then the "phase 1" part, or the service building and the first two pavilion.

Then finally pavilions 3 & 4.

EXHIBIT 3

PROGRAM:

Erect a full-service homeless recovery facility at the foot of Red John Road, across the street from the Stewart-Marchman ACT crisis center, and 1/4 mile from the Volusia County jail. The facility will be close to the center of the county.

The facility will initially consist of two residential pavilions along with staff and service components. The pavilions will be constructed of steel frame mounted on block perimeter walls, with the roof pitched 20 degrees toward the south. The pavilions will have high clerestory windows with remote motorized opening hardware on the north walls and operable windows at eye level on the south walls, so that the windows can be opened at appropriate times to enhance century effect air movement through the pavilions, which will be aided by large ceiling fans.

Three staff offices per pavilion will have both direct access into the pavilions and to the outside. The pavilions will each have lavatory and bathing components, as well as a lounge at one end of the open space. A highly efficient straight-line HVAC system will maintain a comfort level within the pavilions of 60°-80°.

The pavilions are configured to be expandable lengthwise, and a second band of pavilions could be added northward if additional capacity were to be needed in the future. The slabs for these two more pavilions should be constructed as part of phase 1, as they would be useful for other outdoor activities as shown

Staff and service spaces are provided and connected to the pavilions by covered walkways so as to avoid costly internal corridors, similar to the strategy used to connect "portables" in schools.

The 28,000 sq. ft. of sloping roofs will provide the ability to install sufficient photovoltaic collectors to power the needs of the entire facility.

BUILDING AREAS AND COSTS:
Pavilion 1 - 6, 250 sq. ft.
Pavilion 2 - 6,200 sq. ft.

Total pavilions - 12,450 sq. ft. @ $85.00/ft =	$1,058,250
Kitchen/Storage - 2,580 sq. ft. @ $110.00/ft =	$ 283,000
Reception/triage/support - 6,380 sq. ft. @ 120.00/ft =	$ 701,800
Building total: 32,800 sq. ft. =	$2,043,050

PAD AREA
Pad area = 53,000 sq. ft (1.23 acres)
Mitigation @ $100,000/acre.
fill @ $10/sq.yd placed
$150,000 site improvements (sewer, water, storm water, paving)

Total pad placement complete =	$ 475,000
SUB-TOTAL	$2,518,050
Fees, contingencies (10%) =	$ 251,800
PROJECT TOTAL =	$2,769,850

ANALYSIS CONTRIBUTORS:

Coleman-Goodemote construction - Harold Goodemote
General building construction

Atlantic Central Industries - Steve Traulsen
Steel frame production and erection

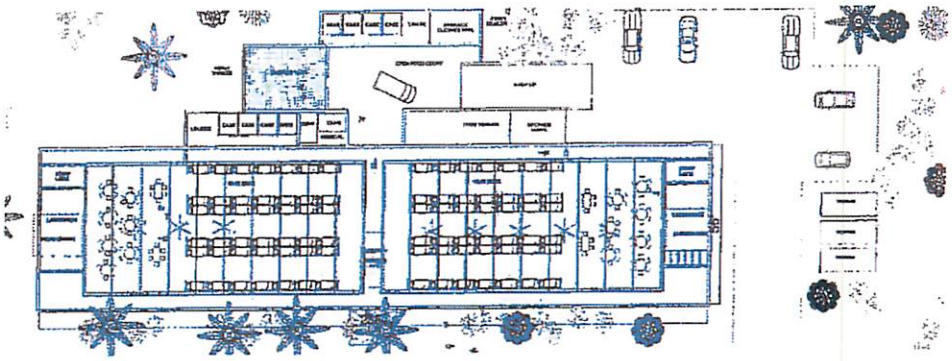
Zev Cohen & Associates - Bobby Ball, CE
Civil engineering

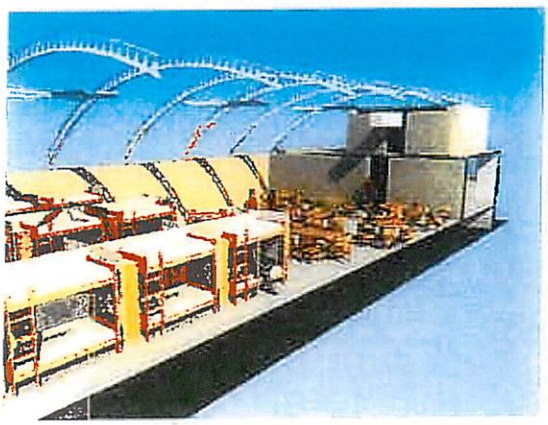
Solar-Fit Energy Management Systems - Bill Gallagher
Solar thermal and photovoltaic systems

LEEPCORE Structural Insulated panels, Inc - John Norquist
Pavilion roof deck system

SHELTER NOW

EXHIBIT 4





FIRST STEP
HOMELESS ASSISTANCE CENTER
30% completion stage

Wm CHAPIN
ARCHITECT

EXHIBIT 5

September 26, 2017

Bill Chapin
L. William Chapin
315 North Atlantic Ave
Daytona Beach, FL 32118

Dear Mr. Bill Chapin,

Please review the following quotation.

Proposal for: L. William Chapin

ITEM	QTY	DESCRIPTION	PRICE
Vinyl Structure	2	• 50' Wide X 100' Long X 20' Center Height X 12' Side wall $60,000.00 per building 28 OZ. Cover, Translucent White, Flame Retardant PVC Laminated fabric with polyester scrim. Frame Members: 24" truss using heavy wall tubular steel on 10' centers. Anchoring to be provided for a customer supplied concrete mounted foundation Unless otherwise stated, foundations other than concrete are assumed at 90% compaction or greater. It is the customer's responsibility to specify any foundation requirements prior to placing order. Fabric will end at ground level. All weld joints are coated for corrosion protection. All connections are made using a male to female/slip fit junction.	$ 120,000.00
End Wall	4	• Access end wall. 1ea 10'wide x 10'high disappearing door per building and 2ea personnel door per end wall, per building. Disappearing door to include all the necessary winch, trolleys, pulleys, cables, and a manual winch. Disappearing doors are not a pre engineered door system and should be considered a flap. Engineered door systems are available but require additional funds.	Included

HVAC Kit	2	▫ 6 each 480 volt 3 phase 10ton HVAC units – 3 per building Units will include panel box(s). Panel box(s) are to be installed in the corner of the building, power cable, remote box and cable, panel box, and 20' of supply and return Mil Spec Flex Ducts. **Units cannot be exchanged for a different power supply once ordered! Please specify your power requirements prior to placing an order if they are different from what is listed above! Additional charges may apply for optional power supplies.**  **The main power and connection to the panel box is the responsibility of the customer!** **The customer is responsible for insuring that each HVAC unit is wired properly prior to commissioning each unit. If the customer neglects to insure the HVAC motors have been wired properly you run the risk of damaging the motors. The customer will bear all financial cost to replace or repair the HVAC unit in the event this occurs.** Units will be installed up to 15' around the perimeter of the shelter. Customer is responsible for ensuring that area is level. Units have to be installed on a level grade.	$ 84,000.00
Installation Estimated: 4 work days per building	1	▫ Installation: Big Top Shelters will install the above shelter systems at your Daytona Beach, FL 32118 facility. Big Top Shelters will be responsible for all equipment, and non- union labor. Customer will be responsible for any and all safety course(s), training, 24/7 access to the site, removing all underground and overhead utilities, permits, dumpster for trash removal, foundation work, portalet or toilet facilities in near proximity to the site, special badges for clearance etc. prior to mobilization. Big Top Shelters is an installer of our product. We are not a construction company. If your site requires special licenses, has permit requirements, then a general contractor may be required. (See installation clause at the bottom of page.)	$ 27,500.00
Engineering	1	▫ Engineering: Stamped engineering by a professional engineer **If your site requires special licenses, permits, or other accessory items to meet the local code requirements or project specific requirements then a general contractor may be required. If the shelter is purchased or installed prior to any permit approval the customer bears the cost of any upgrades to meet local code. All engineering to support the structure is considered "by others", unless specifically noted on our drawings. That includes, but is not limited to, Shipping containers, concrete, soil, asphalt, custom support steel, etc.**	$ 1,800.00
Trim Kit	1	▫ Trim Kit Seals fabric to building base rail or specified foundation Please specify prior to placing order	Optional

Shipping and Handling	1	⊙ Pre pay and add: Daytona Beach, FL 32118 Shipping is primarily via 102" x 45' long flatbed trailers. To maximize stacking, there's little or no clearance below the frames. Due to weight and handling issues, damage can possibly result in damage to the frame. If you require clearance there COULD be additional costs due to lessened space on the flatbed or special stacking requirements.	$ 2,400.00
GRAND TOTAL		**US DOLLARS.**	$ **235,700.00**

Big Top Manufacturing
Toll Free 1-800-277-8677 - International 011-850-584-7766
www.bigtopshelters.com
l.houck@bigtopshelters.com

Big Top Manufacturing
Toll Free 1-800-277-8677 - International 011-850-584-7788
www.bigtopshelters.com
l.houck@bigtopshelters.com

Technical assistance/installation clause:

Fees for services are $ 830.00 for the United States and its territories, Canada, and the Caribbean. International Services are $1100.00 USD per day per person. Included is hotel, rental car, meals, tastes, and airport parking. Expenses for airfare, visas, transfers, special job site training, ferries, and others will be billed at actual costs. On domestic and international installations, the daily fee extends from portal to portal from Perry, Florida. The Daily fee continues during the week Monday through Sunday regardless of whether work can be performed on Saturday or Sunday. Travel arrangements and accommodations are to be arranged or agreed to by Big Top Mfg. or the technician. (Domestic & International flights are to be coach class and the hotel accommodations are to be with a standard chain hotel). All remaining balances will be settled on prior to the departure of the technician from the job site. There may be some international regions where a service technician is not available. Call for details.

Big Top will not be responsible for any damage to the grounds, shrubbery, underground utilities, asphalt, concrete, etc. due to the normal construction process necessary to install the above shelters unless specifically provided for in the purchase contract.

In the event the above proposal includes metal/aluminum entry equipment doors, unless the shelter is built on level concrete, we cannot take responsibility for its operation. If uneven - such as is routinely encountered on asphalt or soil, the framework will likely require modification on site resulting in additional costs.

Big Top will provide soil or concrete wedge anchors as a standard form of anchoring. Big Top makes no representation as to the structural integrity or suitability of the concrete or soil. Any other anchoring surface or method is at the sole risk of the end user. No representation is made as to water drainage due to slope or foundation issues.

Shelter is to be installed in accordance with the provided assembly instructions, under the guidance of our technician or via Big Top. If the end user chooses to owner install the shelter, finished photos are required including photos of the shelter with the anchors properly installed. In the event the shelter is ever relocated, new photos will be required including anchorage photos.

In the event the end user chooses to employ our technician, we make no representation as to the quality, suitability, or performance of the laborers or equipment provided. The estimate given is based upon typical installations worldwide but is not a guaranteed level of performance.

If Big Top is to fully install the shelter, unencumbered access is necessary. We assume a 7 day workweek. If the weekends cannot be worked, we will need to know this in ADVANCE to modify the proposal.

End user is responsible for permitting and any local taxes or tariffs, if any. If a turn-key installation by Big Top, it is the end user's responsibility to determine Big Top's ability to install the shelter based upon local licensing or permitting issues. All costs associated with this to be borne by the end user.

Shelter is defined as an equipment item. Proper maintenance is necessary to extend the life of the shelter frame, fabric, doors, and access panels. Proper maintenance includes but is not limited to checking fabric for proper taught ness and adjusting as necessary, adjusting cables, pulleys, trolleys, turnbuckles, lubricating moving parts, inspecting nuts, bolts, etc.

Lighting, winches, heating, A/C, dehumidification units, doors, etc. are covered under the product manufacturer's warranty.

Big Top Shelters is the installer of our product. We are not a construction company. If your site requires special licenses, permitting, or other accessory items to meet your local code requirements then a general contractor may be required. If the shelter is purchased or installed prior to permit approval the customer bears the cost of any upgrades to meet local code.

EXHIBIT 6

RESPONSE TO 6 SEPTEMBER 2017 D.B. COMMISSION MEETING

There were a number of critical errors in Mr. Morris' update memo on First step published in the September 6th.agenda that you Commissioners need to know. Mr. Morris' errors are forgivable due to his being new to the staff.

Starting with Tensile fabric's performance, we are designing the structure with 28 oz. fabric which would withstand 130MPH wind and would have a useful life of approximately 25 years.

It would be placed on a deck of precast planks carried on a simple block perimeter wall. I suggested that the under-slab area could possibly be a temporary qualifier for stormwater, but it wouldn't slow things down to provide conventional stormwater retention on site, which I understand Parker Mynchenberger is already designing.

The price from Mr Houck at Big Top, Inc. is a not-to-exceed, installed, materials and labor lump sum. That with the other costs such as the baths, staff offices, and other support items are also predictable, and as has been reported extensively before, this would bring the total cost delivered to below $1,500,000.00

Because of the fact that the T.F. proposal is assembled at once as opposed to being built in multi-phases like conventional structures, the time to erect, as confirmed by Big Top Inc, based on many similar previous projects, would not exceed 5 months.

Service modules, such as offices and baths, provided by companies such as Mid-Space, Inc, or Mobile Mini, have a 2 mo lead time.a They would be attaching them low enough at the perimeter of the deck to give full ADA compliance. .

Finally, the design securely accommodates the fluctuating male/female population ratios. The 12,000 sq. ft. has been designed for 80 person occupancy for single beds, or160 people in bunks.

As per the conventional proposal of 15,900 sq. ft, anyone familiar with the current building climate will tell you that providing a conventional structure such as this for less than $150.00/ft is delusional. Therefore, this structure would have to cost at best in excess of $2,400,000.

The conventional proposal maybe could be built in 9 months if everything went smoothly. However, since the architect has not even been chosen, the time to confirm concepts, do construction documents, coordinate with a number of consultants, go out for bids, select the contractor, and go to contract would take four months minimum before construction could start, for a total of over 13 months to completion.

So Rev. Durham's comparison sheets should be corrected to show that nearly a year and over $1,000,000 is saved by using tensile Fabric.

Now, to eliminate any lingering doubt, might I suggest that you commissioners request that an independent professional be retained to review all aspects of the two building types and report back to you at your next meeting. Until then, selecting a architect would be premature.

6 September 2017
L. William Chapin, II, FAIA
Architect