

March 24, 2020

City of La Crosse Community Development Committee
400 La Crosse Street
La Crosse, WI 54601
ATTN: Dawn Reinhart

Dear Ms. Reinhart:

We want to start by thanking you for providing the Koloujus' and LIPCO group the opportunity to proceed with the of detailed plan on the acquisition and development of the former Plaid Pantry site at the corner of 7th Street and Jack Street in La Crosse. We are very excited about this opportunity as we realize how transformational this development for the Washburn and PPH neighborhoods.

To date, we have identified community partners, neighborhood stakeholders, and a design build company. We have developed and formed a working group of partners that meets weekly.

As of last week, we were in the process of setting up a meeting with you and Jason to review our timeline and discuss additional concerns, engaging the design build company, obtaining further approvals to enter into a purchase agreement, expend funds, and to begin negotiations with the owner of 1008 7th St. S property, when the Covid-19 pandemic came forefront. Due to the business crises occurring, LADCO is putting all its efforts into helping small businesses and their employees.

As you know, the need is so urgent that LADCO has reprioritized its projects, and we are formally requesting an extension of the 60-day period to:

- Begin negotiations with the owner of 1008 7th St. S., La Crosse, WI
- Continue drafting our business plan
- Commence drafting architectural plans and finalizing a pro forma on development and construction costs

We have every intention to continue moving forward with this project, but will not be able to do so in accordance with the timeline that all of us contemplated. As the state prohibition on business operations is lifted and we have more certainty when we will be back to something that resembles business as usual, I will contact you to discuss a revised timeline for the project.

Thank you for your consideration of our request and we hope to continue with the Plaid Pantry site project once the immediate crisis subsides.

Sincerely,



Jorge Beltran, Executive Director

cc: Kalyan and Priya Kolouju
Jodi Ehrenberger
Scott Brooks
Olena Belka
Jason Gilman

4/30/2020

The Developers have identified Coulee Bank as the lender in the project and are in the process of finalizing foundation sponsors.

Preliminary Project Review

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| <u>4/22/2020</u> | Design/Build Agreement signed. |
| <u> </u> | File Notice of Intent. |
| <u> </u> | Building tour. |
| <u> </u> | Municipal checklist completed. |
| <u> </u> | Financing initiated. |

Project Programming

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| <u> </u> | Space Needs Analysis completed. |
| <u>5/15/2020</u> | Space Needs Analysis accepted. |

Preliminary Design

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| <u> </u> | Preliminary plans and code research completed. |
| <u>6/26/2020</u> | Preliminary plans approved by owner. |

Design/Development

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| <u> </u> | Hire civil engineer to design the site. (Wetland delineation) |
| <u> </u> | Owner's financing source determined. |
| <u> </u> | Final preliminary plans approved by owner. |
| <u> </u> | Final preliminary plans complete for pricing. |
| <u> </u> | Send out plan to obtain subcontractor quotes. |
| <u> </u> | Subcontractor quotes due back to contractor. |
| <u>8/07/2020</u> | Present proposal to owner. |

Pre-Construction

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| <u>8/14/2020</u> | Owner signs proposal and construction agreement. |
| <u> </u> | Complete construction documents. |
| <u> </u> | Plan Commission approval. |
| <u>10/16/2020</u> | Obtain permits. |
| <u> </u> | Owner applies for utilities (gas, electric, phone, etc.) |
| <u> </u> | Order long lead materials. |

Construction

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| <u>10/19/2020</u> | Start project. (Note: Project will commence approximately 21 days after financing is closed and down payment is received). |
| <u> </u> | Material delivery. |
| <u> </u> | Complete project. |

Post Construction

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| <u> </u> | Final walk-through. |
| <u>4/01/2020</u> | Owner occupancy. |
| <u> </u> | Annual warranty inspections for the next (3) years during warranty period. |

We also have an internal project review checklist we are using:

Preliminary Project Review

Site Investigation Assist in assessing sites.
Comparable Cost Range Establish approximate cost range by using comparable projects.
Timing Develop a Calendar of Events.
Zoning Municipal checklist, assist with zoning approvals.
Building Tour Schedule tour of projects.
Financing & Economic Project financing and Incentive Programs.
Incentive Programs

Architectural Programming

Site Analysis Assess Owner's site needs.
Building Analysis Conduct Needs Assessment, code research.
Energy Efficiency Determine Owner's interest (LEED).
Comparable Cost Range Evaluate comparable cost range to Needs Assessment.

Preliminary Design

Site Layout Develop schematic site plan.
Floor Layout Develop concept floor plans.
Exterior Appearance Develop schematic elevations.
Comparable Cost Range/ Review comparable cost range and
Timing Calendar of Events.

Design Development

Detailed Site Engineering Create detailed site plan for drainage.
Hire civil engineer.
Building Plans Continue development of plans.
Interior Finishes Determine interior room finishes.
Mechanical/Electrical/ Write guidelines for mechanical systems.
Plumbing
Estimating/Proposal Prepare proposal documents and solicit subcontractors for pricing. Prepare Keller proposal.
Local Approvals Obtain all local approvals.
Timing Review Calendar of Events.