18-0221

From: Olson, Jessica olsonje@cityoflacrosse.org
Subject: Re: La Crosse Center Expansion
Date: Jul 11, 2018 at 10:54:45 AM
To: Turtenwald, Randy Turtenwaldr@cityoflacrosse.org
Cc: Kabat, Tim kabatt@cityoflacrosse.org

Dear City Engineer Turtenwald,

Thank you for the response and I appreciate you sending the answers so quickly. I am very sorry to hear the bad news, I can't even imagine what the grief feels like. My thoughts and prayers go out to you.

I also had reached out to Kraus Anderson just in case you were backlogged from having to be absent and couldn't get the info in time, and I have some great news.

Apparently this whole thing has been investigated months ago and just got lost in the shuffle of all the moving parts and questions. This project is just in time to "piggyback" off of Xcel having to replace that line anyways, and the only cost to the city would be the extra footage to move it from its original path, at a $375 per foot cost, and a total number was already included in the $49.2 million budget to cover that expense which, between Xcel and Kraus Anderson was determined to be $150,000 total(added to the budget).

So my question about it being included in the contingency was redundant because it was already accounted for. It's frustrating when there's people saying we haven't answered questions when the reality is that people haven't attended the meetings where these questions were already answered, and some of them a long time ago.

Even say the council nixes the final design of the next phase, relocating those utilities would not be a waste, it is an opportunity to allow for an expansion West whether now in 2018 or at a later date 2040? 2060? Or some other kind of work to be done at the Center that doesn't even

necessarily involve putting construction into the Park but requires disturbing Front St. The alternative would run $500,000 to have it specially moved at a later point, which certainly is never going to be cheaper as time goes on if it would ever need to be done for something else.

The point about "wasting money" is something that sounds good on the surface but if it means ending up with a floorplan that is too small to generate sufficient revenue for the Center to pay off its operating budget, you are creating a situation where Art(or whoever runs the Center 5, 10, 15 years from now) has to come to City Hall and lobby for a big chunk of money out of the operating budget every year to keep the facility running. In that sense the relocation is a good investment, isn't it?

It's like saying you are wasting money to cut down a tree for a new apartment building, but by the same token if you don't spend that money you don't have workable space to build a building that will financially function.

I hope that makes some sense as to why I support B1.

Thank you again for responding, and take care,

Jessica

Sent from my iPhone

On Jul 11, 2018, at 10:32 AM, Turtenwald, Randy <Turtenwaldr@cityoflacrosse.org> wrote:

Dear Council Member Olson:

I received your letter asking questions regarding the La Crosse Center Expansion. Sorry I could not reply any sooner but I have been on Bereavement Leave.

Attached is a copy of the letter for reference. The following are my answers to your 5 questions in the attached letter:

Question # 1 – Answer = My understanding of the current design of "B1" concept is that, yes, Xcel Energy's power line has to be relocated.

Question #2 – Answer = After talking to Xcel Energy, this power line is old and is scheduled to be replaced soon within probably 5 years or less so, no, the cable cannot be reused, moved and has no salvage value.

Question #3 – Answer = This would not fall under a contingency portion of the budget because this cost is known. Contingency funds are for unknown items.

Question #4 – Answer = Again this is a known portion of the project and does not fit into the contingency.

Question #5 – Answer = The Engineering Department would be the responsible along with the Board of Public Works for coordination.

Note: For the last 9 months I have asked the designers to design around the utilities as to not affect them because all it does is take money away from the expansion of the building. If the City has to enters into a contract with Excel Energy to move their facility we are going to have to trust their design and their cost estimates because we do not have high voltage engineers on staff and we do not want to hire an expert that will cost more money.

My recommendation is to design around the utilities so the money is not wasted on moving and relocating perfectly good functioning utilities. Also why should the City help upgrade Xcel Energy's facilities.

Thanks!
Randy
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