

Ray Goff

From: Ray Goff
Sent: Tuesday, May 10, 2022 6:18 AM
To: Ichaneyolson@gmail.com; Dick Cook; Marie Evans; Denise Bartlow; John Cress; Henning Gulddhammer; Mike Serra
Subject: Update: Clock Tower Storage Annex Costs
Attachments: Scan0020.pdf

VGC Board,

Pls see my April 21, 2022 email to Marie. At that time the Board had approved a total estimated cost of \$42,974.42 for the CTSA project, to be funded out of Reserve subaccount 1114.

- 1) We have since reduced that cost significantly by omitting the concrete floor, instead installing a wood floor on treated floor joists.
- 2) We have also negotiated with Lozano to allow us to do some of the work with TAL to bid out such things as painting, rerouting irrigation and construction debris removal, and to use volunteer labor where appropriate, which we believe will bring about additional cost savings.
- 3) The big unknown was whether REA would require us to cut GVW to install a second control panel for the new CTSA vs tying into the existing panel at an upcharge of \$15,000. Their initial position was that we would have to cut GVW and install the 2nd panel. However, after much jawboning, they now indicate we can upgrade the existing panel at a cost of \$2,500 vs the higher "cut GVW" approach.
- 4) Net-net, I believe we are still on target to bring the CTSA project in for under the \$42,974 approved spending level, but a larger part of the total expense will now go to Lozano's Remodeling LLC because of the upcharge for the upgraded electrical panel.
- 5) I have forwarded you input from Kurt Carlson, Joel Tax of Reserve Data Analyst and Marie has forwarded you our legal counsel research on the "legality" of funding new capital projects from the Reserve. My take is that it is not a new project and funding from the Reserve is appropriate.

Counsel, please.... are we authorized to release the 50% down payment to Lozano and proceed with the project?

Thanks,
Ray

From: Ray Goff
Sent: Thursday, April 21, 2022 5:46 PM
To: Marie Evans <marieevans@aol.com>
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