



Bob Schultz &lt;rschultzconsulting@gmail.com&gt;

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**RE: Town Center II**

1 message

**Kevin Schorzman** <kschorzman@carbondaleco.net>

Thu, Mar 3, 2022 at 12:57 PM

To: Janet Buck &lt;jbuck@carbondaleco.net&gt;

Cc: Bob Schultz &lt;rschultzconsulting@gmail.com&gt;

This is what I found. "L 20110620 Larry Ballenger" is comparing the bids received for the project to the LOC amount. While that letter recommended the low bidder, All Concrete Solutions, the project was ultimately awarded to Excavation Services based on board discussion about awarding to local contractors (I read the minutes of that meeting.) I think the best you are going to do is in "L 20110901 Larry Ballenger". In the first paragraph it talks about a final walk through being done on August 23, 2011, and says the only outstanding item was to install the nine street lights. The file "2011-09-13 Excavation Services Inc." contains the PO as well as a copy of this same letter. The fact that it was paid would indicate to me that all of the stuff got done. If this project had been done by the developer, we would have likely had some form of "acceptance" documentation in one of the board packets around that time, but since the LOC was pulled and used to fund a town project, there is no such mechanism. The fact that we paid the contractor is evidence that they did the work and we were okay with it. If either of you have any questions, let me know.

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**From:** Janet Buck <jbuck@carbondaleco.net>  
**Sent:** Wednesday, March 02, 2022 3:37 PM  
**To:** Kevin Schorzman <kschorzman@carbondaleco.net>  
**Cc:** 'Bob Schultz' <rschultzconsulting@gmail.com>  
**Subject:** Town Center II

Hi Kevin –

Back in 2010 or so, the Town pulled the LOC for the public improvements associated with Town Center II. If I recall correctly, the main bulk of the work was installing a utility line in the alley between the Promenade west to 6<sup>th</sup> Street and then re-constructing the alley in that section.

As you know, Bob Schultz is collecting background information on Town Center for the Board of Trustees. One of the items I don't seem to have much information on is what happened after we pulled the LOC. Was there certification that the improvements were installed as planned? I remember Nancy Barnett and Mark Hamilton were heavily involved in that. I wasn't so I don't have much documentation.

Do you have any documentation on the completion of public improvements? I think SGM was involved because it looks like they did the bid documents.

Thanks –

Janet

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**4 attachments**

-  **L 20110620 Larry Ballenger.pdf**  
929K
-  **L 20110712 Larry Ballenger.pdf**  
166K
-  **L 20110901 Larry Ballenger.pdf**  
280K
-  **2011-09-13 Excavation Services Inc.pdf**  
346K