

November 14, 2024

Sean Homyen

City of the Village of Douglas

Hello Sean,

You and I have had a few conversations recently regarding construction of the trails at WestShore which is about to commence, and the funds currently held in escrow for Douglas Property Development, LLC.

We are requesting that the city release funds from the escrow account as work is completed by the various contractors that will be performing independent portions of the work. The following is a list of subcontractors and estimated costs for their portion of the work.

DK Construction – Boardwalk construction - \$95,752. DK Construction requires a 50% deposit up front, which is \$47,876. **We request that the 50% deposit also be released** as DK Construction will have the initial costs of steel incurred prior to work commencing.

28 Specialties, Inc. – \$183,000. Construction of crushed gravel trails, retaining walls, and removal of old golf course items

Terra Verde Landscape - \$17,000. Installation of trees at and near lot #19 on Golfview.

Other costs will also be incurred, such as removing shrubs and building a new fence at 723 Golfview (estimated cost is \$25,000 to \$30,000) trail signage, and finalization of easements. The total project cost is expected to be \$370,000 to \$410,000.

The prompt release of funds from escrow to pay these bills is critical to ensure the subcontractors are paid in a timely manner. BDR, as Manager of Douglas Property Development LLC, has put up the money in the current escrow account, which I believe has a current balance of approximately \$380,000. Having to pay subcontractors without release of the escrow funds would be a financial burden so I appreciate your help in the matter.

Sincerely,

Ric Dyk

BDR, Inc.