

FINNEY & TURNIPSEED P.A.
Consulting Engineers

603 TOPEKA AVENUE • TOPEKA, KANSAS 66603 • PHONE (785) 235-2393
FAX (785) 235-1902 • www.ftstructures.com

July 20, 2006

Mr. Charles Soules, P.E.
Public Works, City of Lawrence
City Hall
6 East 6th Street
Lawrence, Kansas 66044

Re: City Park Adjacent to
Bowersock Power Plant
Retaining Wall Study

Dear Mr. Soules,

At the request of Mr. Stephen Hill, of Bowersock Mills & Power Company, we are submitting a proposal for an Engineering Study to determine the feasibility of removing the remains of a razed building and constructing a new retaining wall at the above referenced location. The proposed new retaining wall is adjacent to the Kansas River. We have visited the site and discussed this project with Mr. Stephen Hill and Mr. David Readio of Bowersock Mills & Power Company. We have also discussed this project with Mr. Michael Barnett of Kleinfelder and Mr. Robert Thorn of Finney & Turnipseed, Transportation & Civil, LLP.

We propose the following scope of work for this study:

1. Conduct an in depth visual inspection of the site.
2. Conduct a geotechnical subsurface study to determine the characteristics of proposed supporting soils of the retaining wall and lateral pressures the retaining wall will have to resist.

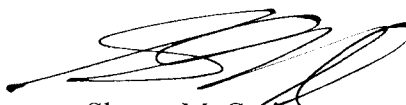
3. Conduct a preliminary site survey such that site and construction perimeters can be determined.
4. Perform a preliminary design of retaining wall.
5. Provide a written report describing feasibility of raising the existing structure and constructing a new retaining wall. This report will include an opinion of probable cost for construction.

We propose to provide the above detailed scope of work for a lump sum fee of \$16,500.00. This fee includes cost of services to be performed by Kleinfelder, a geotechnical study, and Finney & Turnipseed Transportation & Civil, a site survey.

Our inspection shall be limited to accessible areas of the site only, and shall be for structural evaluation only. We shall have no duty to discover, detect or report the presence of any asbestos or other hazardous materials present on the property. Client shall retain the services of other qualified consultants if such inspection is required. Services shall be rendered in accordance with the standard care exercised by other professional Structural Engineers in this community under the same or similar circumstances.

This proposal is valid for sixty days and is subject to review at that time. Please indicate your acceptance of this proposal by signing and returning one copy to our office. We are looking forward to working with you on this project.

Very truly yours,
FINNEY & TURNIPSEED, P.A.



Shawn McGarity,
Senior Design Engineer

By: _____ Date: _____

Mr. Charles Soules

p.c. Mr. Dave Corliss, Acting City Manager
Mr. Stephen Hill, Bowersock Power Plant



The Bowersock Mills & Power Company

July 24, 2006

David Corliss
Acting City Manager
City Hall
6th and Mass.
Lawrence, Kansas 66044

Stephen H. Hill
President

Re: City Park adjacent to Bowersock

Dear David:

Pursuant to our meeting earlier this year concerning the deteriorating slab over the subterranean room in the park, we have found a way to move equipment in and out of our power plant that will not require the use of a crane. The use of a crane would have required repair of the slab and/or the filling of the below grade space which led to our earlier meeting with you and Chuck Soules.

Eric S. Nelson
Vice-President

In addition we are facing major structural repairs to our power plant that will require the use of our available capital and cannot then consider expenditures such as repairing the park area that will not bring a return.

As a consequence we are not in a position to move forward in a partnership with the city to repair or fill the below grade space. At our earlier meeting I agreed to ask the Topeka engineering firm of Finney & Turnipseed to investigate methods for stabilizing the park area and to advise us and the city about what might be required and to provide the approximate costs of repair.


Sarah Hill - Nelson
Secretary - Treasurer

Finney & Turnipseed have now completed their initial assessment. I have asked them to send a letter to you and to Chuck Soules that will provide costs of proceeding should the city decide to do so. You should be in receipt of their letter shortly.

We regret not being in a position to assist the city financially in solving this problem, but will help in any other way we can to facilitate repair.

Sincerely yours,

BOWERSOCK MILLS & POWER COMPANY


Stephen H. Hill
President

c/c Shawn McGarity
Finney & Turnipseed

Manufacturers of Water Power Since 1874

P.O. Box 66
Lawrence, KS 66044
Office: 785.766.0884
Plant: 785.843.1385
bowersockpower@sxbell.net
www.bowersockpower.com