



November 10, 2014

David Corliss, City Manager  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

David,

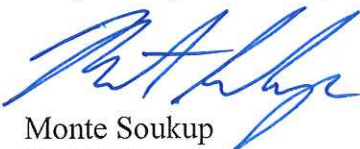
As you know, under Section 11.02 of the Development Agreement among RCP, LLC ("RCP"), the City and others, after the Infrastructure Improvements (as defined in the Development Agreement) are completed and accepted by the City, Bliss Sports II, LC ("Bliss II") is to provide both RCP and the City with copies of its books and records which evidence the costs incurred and payments made by Bliss II which comprise the Infrastructure Improvements Cost (as defined in the Development Agreement).

Following up on our Certificate of Completion of Infrastructure Improvements letter of October 1, 2014, we are submitting the additional documentation that was requested. In addition to the new documentation, RCP, LLC compared the Infrastructure legal fees submitted by Bliss II, to RCP's own legal fees for the same basic scope of work and time period and found them to be similar.

As you can imagine, without final acceptance and payment, Bliss II continues to incur project costs as defined by the Development Agreement. However, at this time we feel it would not serve the project well to submit these since the costs submitted to date already exceed the Infrastructure Payment Cap.

We hope the additional documentation provided today will help clarify any questions you may have and that final acceptance and payment will occur soon.

Respectfully submitted,



Monte Soukup  
Sr. VP Property

Enclosure

Cc: Harry Wigner  
Dale Seuferling



900 W. 48th Place, Suite 900, Kansas City, MO 64112-1895 • 816.753.1000

November 5, 2014

Edward E. Frizell  
(816) 360-4158  
(816) 572-5158 Direct Fax  
tfrizell@polsinelli.com

Mr. Thomas S. Fritzel  
Gene Fritzel Construction Company, Inc.  
643 Massachusetts Street, Suite 300  
Lawrence, KS 66044-2255

**Re: Costs Incurred for Bliss Sports II, LLC**

Dear Thomas:

This letter will supplement the letter I sent to you on October 10, 2014, in which I indicated that, from the set-up of this limited liability company through September 17, 2014, we billed you and you paid the sum of \$212,535.81 on the Bliss Sports II, LLC account, which is the account that was set up to handle legal work on the infrastructure development, the Development Agreement with the City, and the matters associated therewith. The following is an indication (month-by-month) of the amount we billed to the Bliss Sports II account, which totals \$212,535.81:

Bliss Sports II		
July 2012		17,566.00
August 2012		15,492.61
September 2012		35,208.00
October 2012		11,705.50
November 2012		506.08
December 2012		0.00
January 2013		0.00
February 2013		23,833.00
March 2013		30,847.75
April 2013		5,276.50
May 2013		12,295.00
June 2013		10,951.00
July 2013		22,361.00
August 2013		16,065.48
September 2013		6,213.39
October 2013		0.00

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Polsinelli PC, Polsinelli LLP in California

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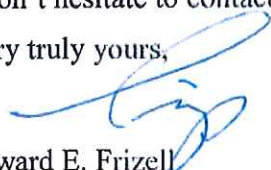
Mr. Thomas S. Fritzel  
November 5, 2014  
Page 2

November 2013		138.00
December 2013		138.00
January 2014		0.00
February 2014		1,451.00
March 2014		506.00
April 2014		368.00
May 2014		1,015.50
June 2014		0.00
July 2014		0.00
August 2014		598.00
September 2014		0.00
<b>TOTAL</b>		<b>212,535.81</b>

As indicated in Section 11.02 of the Development Agreement between the City, Bliss Sports, Bliss Sports II and RCP, legal fees are included in the soft costs that are included in the infrastructure improvement costs.

If you need further information, please don't hesitate to contact me.

Very truly yours,

  
Edward E. Frizell

EEF:kla

cc: Harry E. Wigner, Jr. ([hwigner@lathropgage.com](mailto:hwigner@lathropgage.com))  
Monte Soukup ([msoukup@KUEndowment.org](mailto:msoukup@KUEndowment.org))

September 23, 2014

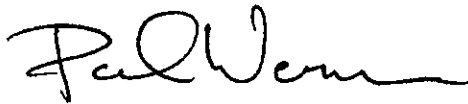
Bliss Sports II, LLC  
c/o Thomas Fritzel  
Lawrence, Kansas

Re: Payments for Rock Chalk Park Infrastructure

Dear Thomas,

Our records indicate that through September 23, 2014, we have received payments totaling \$250,000.00 for our fees related to infrastructure work at Rock Chalk Park. I have attached invoices as well.

Sincerely,



Paul Werner

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**paulwerner**  
ARCHITECTS

**INVOICE**

FROM : Paul Werner  
TO : Bliss Sports  
RE : Rock Chalk Park Infrastructure  
DATE : January 11, 2013

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**Services performed to date related to Rock Chalk Park.**

**Total Amount Due: \$ 50,000.00**

Please contact me at your earliest convenience with any questions or concerns.  
Balances not paid within 30 days of statement will be subject to 1-1/2 % interest per month.

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Office : 123 W. 8<sup>th</sup> Suite B2: Lawrence, Kansas : 66044  
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536  
Phone: 785.832.0804 Fax: 785.832.0890

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**paulwerner**  
ARCHITECTS

**INVOICE**

FROM : Paul Werner  
TO : Bliss Sports  
RE : Rock Chalk Park Infrastructure  
DATE : February 12, 2013

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**Services performed to date related to Rock Chalk Park.**

**Total Amount Due: \$ 75,000.00**

Please contact me at your earliest convenience with any questions or concerns.  
Balances not paid within 30 days of statement will be subject to 1-1/2 % interest per month.

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Office : 123 W. 8<sup>th</sup> Suite B2: Lawrence, Kansas : 66044  
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536  
Phone: 785.832.0804 Fax: 785.832.0890

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**paulwerner**  
ARCHITECTS

**INVOICE**

FROM : Paul Werner  
TO : Bliss Sports  
RE : Rock Chalk Park Infrastructure  
DATE : October 04, 2013

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**Services performed to date related to Rock Chalk Park.**

**Total Amount Due: \$ 100,000.00**

**Please contact me at your earliest convenience with any questions or concerns.**

Balances not paid within 30 days of statement will be subject to 1-1/2 % interest per month.

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Office : 123 W. 8<sup>th</sup> Suite 82: Lawrence, Kansas : 66044  
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536  
Phone: 785.832.0804 Fax: 785.832.0890

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**paulwerner**  
ARCHITECTS

**INVOICE**

FROM : Paul Werner  
TO : Bliss Sports  
RE : Rock Chalk Park Infrastructure  
DATE : June 20, 2014

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**Services performed to date related to Rock Chalk Park.**

**Total Amount Due: \$ 25,000.00**

**Please contact me at your earliest convenience with any questions or concerns.**

Balances not paid within 30 days of statement will be subject to 1-1/2 % interest per month.

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Office : 123 W, 8<sup>th</sup> Suite B2: Lawrence, Kansas : 66044  
Mail : PO BOX 1536 : Lawrence, Kansas : 66044-8536  
Phone: 785.832.0804 Fax: 785.832.0890



INVOICE

gouldevans

October 15, 2013

Project No: 0112-0020  
Invoice No: FRITZEL12023

Gould Evans Associates  
706 Massachusetts St.  
Lawrence, KS 66044  
785.842.3800 voice  
785.842.3830 fax  
gouldevans.com

Thomas Fritzel  
Bliss Sports  
209 Fall Creek Road  
Lawrence, KS 66049

Project 0112-0020 Rock Chalk Park Infrastructure

Professional Services from January 01, 2013 to May 31, 2013

Phase ... Infrastructure Design Layout

Project Fee

Description	Fee	Percent Complete	Earned	Previous Billed	Current Billed
RCP Infrastructure	100,000.00	100.00	100,000.00	0.00	100,000.00
Total Fee	100,000.00		100,000.00	0.00	100,000.00
Total Fee					100,000.00
					\$100,000.00
			Total Due		\$100,000.00



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

1310 WAKARUSA DRIVE | LAWRENCE, KANSAS 66049 | 785.843.7530 (p) | 785.843.2410 (f) | [info@landplan-pa.com](mailto:info@landplan-pa.com)

September 23, 2014

Thomas Fritzel  
PO Box 906  
643 Massachusetts St., Suite 300  
Lawrence, KS 66044

As of September 23, 2014, Landplan Engineering has been paid \$76,955.98 for work related to infrastructure design at Rock Chalk Park, Lawrence, Kansas.

Christopher M. Storm, P.E.