EMPIRE MANAGEMENT INC.

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February 07, 2014

Beebe Draw Farms Metropolitan District
Attn: Dan Cordova
141 Union Blvd., Suite 150
Lakewood, CO 80228

Re: Beebe Draw Authority 2014 Chip Seal Proposal

Dear Dan:

Based on our Roadway Analysis and Recommendations dated November 7, 2013, Empire Management is pleased to provide you with a proposal for the 2014 chip seal of the Pelican Lake Ranch subdivision.

SCOPE OF PROPOSAL - Empire Management will provide the following scope of services with the proposal:

1) Bid Process – We will solicit bids from reputable chip seal contractors, review the bids and select the lowest, most responsive bid that would be in the best interest of the Authority.
2) Oversight – We will provide project oversight including scheduling and coordinating with the selected contractor to ensure the work is completed in a timely, efficient manner and within current industry standards.
3) Inspection – Upon completion of the work, we will conduct a final walk through inspection, provide the contractor with a "punch list' of work items that need to be addressed (if needed) and accept the work as completed.

SCHEDULE - A firm schedule with specific dates has not yet been established, however, Empire Management would anticipate the work to begin mid to late June. As summer draws nearer and we prepare to solicit bids, a more definite schedule can be provided well enough in advance so as to notify residents of Pelican Lake Ranch.

COST ESTIMATE - We at Empire Management bill for only those hours actually spent on the project. We would anticipate and will commit to a cost range **(not to exceed)** of **$3,950 - $5,280** providing the scope remains as stated above.

We sincerely hope this proposal meets with your approval and that it includes the needed information you desire. We look forward to providing this service for Beebe Draw Farms Metropolitan District and thank you again for your confidence in Empire.

Sincerely,

Darrin E. Moore
Project Manager