

March 15, 2006

Mr. Joe Black
Project Manager
Krische Construction
1117 Kimbark Street
Longmont, CO 80501-9419

Re: Darley Commons Exit Improvements

Dear Joe:

Right after the Darley project bid last year and it was determined that Krische was the low bidder, Leon Palmer of CU Housing said to me, "If I could have hand-picked one contractor from the list of bidders, it would have been Krische." Since I hadn't worked with your firm, I optimistically took Leon at his word that things would go well.

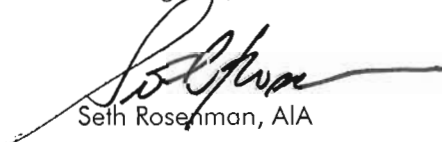
I'm delighted to say that not only did things go well, but Krische most certainly exceeded very high expectations. From the outset it was clear to me that we and the University had a partner in reaching a successful conclusion to a relatively small but complex and difficult project. The professionalism shown in project management, quality control and overall attitude by you and the superintendent, Paul Evans, was exemplary.

The constraints of this project were significant, given its scale. First, you were charged with working in a heavily used building, populated mostly by teenagers and young adults. Second, you were working on improvements to the most important life-safety system in the building, the exits, *while the building was occupied*. Third, you had to do all this on an aggressive schedule within very limited time-windows. Finally, we put high demands on you for technical performance and architectural quality.

In every respect, you, Paul, and the rest of the Krische team handled all with confidence and genuine care. The inevitable surprises, common to any renovation project, were taken in stride; the legitimate concerns of building occupants were addressed promptly and with respect. You quickly and seamlessly compensated for the usual sub-contractor performance "complications". When the dust had settled (and was quickly vacuumed), the project had been delivered to the University when it was needed and it looked great.

In sum, Krische Construction's performance could well serve as a model and I look forward to the opportunity when we can work together again.

Best Regards,



Seth Rosenman, AIA

c: CU Department of Housing and Dining Services:
Steve Hecht, Manager, Design and Project Management
Heidi Roge', Project Manager