

LETTER OF RECOMMENDATION  
GAVIN S. BELL, GENERAL CONTRACTOR  
BANNOCKBURN ENTERPRISES, LLC  
410 OWL DRIVE  
LOUISVILLE, CO 80027

In 2006 Gavin Bell of Bannockburn Enterprises was General Contractor for an \$81,000 renovation of our house at 4490 Hanover Ave., Boulder, CO 80305. The project finished the basement to contain a large bedroom and a large family room with 4 ft. X 5 ft. windows that conform to egress code. On the first floor we removed a wall between a small bedroom and the kitchen to expand the kitchen/dining room area and add skylights. There was extensive drywall, hardwood flooring and insulation work.

This project required coordination of many home construction craftsmen: framers, drywall installers, electricians, plumbers, landscapers, cement cutters, flooring installers, a home theater specialist and painters over a six month period. Mr. Bell and his network expertly addressed several unexpected problems, such as building foundation cracks, and the additions to the scope of work that doubled the initial scope. Mr. Bell included us as members of his team to ensure that the project proceeded to our satisfaction. Mr. Bell was firm in his advice on construction issues while being sensitive to our wishes.

In the course of this project we prepared for a follow-on project to extend the house into the back yard with a master bed room, bathroom, laundry and closet. The follow-on project will include a new front entrance, a new rear deck, modifications to the roof-line, upgrade of the garage, upgrade of the driveway, and a new retaining wall/privacy fence on the east side of the property. Mr. Bell recommended Railton McEvoy Architects, whose design of the structural additions has been excellent to date. The cost of this next phase will likely exceed the \$80,000 cost of the initial phase.

We were pleased with the work of Mr. Bell on the initial upgrade in 2006. Our most effective recommendation for Mr. Bell is our intent to retain him as General Contractor for the next phase of the development of our property in 2007/2008. We will enthusiastically show the improvements to our home to any prospective clients of Mr. Bell.

David & Lada E. Hardwick

David Hardwick  
3-18-2007

Lada E. Hardwick  
18 March 2007

To Whom it may concern,

Letter of Recommendation

During the summer of 2004 Bannockburn Construction performed a basement remodel for my wife and me. From the very beginning we were impressed with Gavin Bell and his team with their professionalism and attention to detail. Gavin is a very attentive and customer focused. He listened to both my wife and I to try understand what were our needs and requests and found creative ways to make our basement project something very special.

I especially liked how well he documented the project and kept me informed of the cost and budget impacts of my choices. I was a General Contractor many years ago and ran multi-million dollar jobs using some of the same practices Gavin brought to my basement project. I would highly recommend him to anyone looking for a quality job.



Raymond and Susan Becks  
7225 Empire Dr.  
Boulder Colorado

Peter M Graham  
Pete's Beaver Park Inn  
17268 Hwy 119  
Rollingsville, Co 80403

To Whom It May Concern:

I had a major remodel and addition done by BANNOCKBURN ENT. The addition added 3500 square feet to my existing building. This included installing an entire new kitchen, exhaust hood, make-up system. They extended the existing bar, making it about 35 feet longer with new sinks. They created a much larger dining room, new restrooms, gift shop and a new outdoor deck.

The project was started in late November and completed in early April. It was finished before the deadline and on budget. Despite the fact that the project was set at 9000 feet elevation and done in the middle of a cold and snowy winter, they got the job completed early. As a restaurant owner, you can imagine my gratitude.

BANNOCKBURN ENT's project manager, Michael Vaughan, did a great job working with my lender, taking care of the necessary paperwork involved with a bank-financed loan. His supervision of the sub-contractors kept the entire job moving along like clockwork. I truly believe the job could not have gone any smoother. Gavin and Michael always acted in the most professional manner and I highly recommend BANNOCKBURN ENT for any project..

In addition, I have known Gavin Bell for 25 years and I can vouch for his honesty and integrity on any level. If you have any questions about my experience with BANNOCKBURN ENT and, or, with Gavin Bell and Michael Vaughan, feel free to call me at (303-809-4911)

Sincerely

Peter M Graham

March 2, 2007

To Whom It May Concern,

Re: Letter of Recommendation  
Gavin Bell, Bannockburn Enterprises



I have worked with Gavin Bell for the past 15 years as an Architect for a variety of projects that have included residential remodels and commercial tenant finish. When we first met, Gavin was superintendent for ABL Construction in Boulder. Gavin stated his own construction company and we asked him to remodel our house. We have been working together on a regular basis ever since.

Recently Gavin provided Construction Management services on a retail building in Loveland while we provided Architectural Services. Gavin helped the client navigate the City Review Process and assisted in selection of commercial restaurant equipment and the coordination of the various consultants required to assemble a Construction Drawing package for a retail building.

Gavin has provided clients a complete budget prior to construction so the Project Budget is established and there is not confusion over the costs. In the bidding process Gavin always tours the project with all of the Sub-Contractors so they can better estimate their portion of the work and to reduce the potential for change orders. Many of our residential remodel clients have been impressed with this effort since their other bidders have not taken the time to inform the Sub-Contractors to this degree.

Gavin has a selection of quality Sub-Contractors that have established a long term relationship with his company. Established relationships help with communication and expectations during the construction process and these Sub-Contractors are more dependable, which leads to a timely project completion. Our previous clients have been impressed with Gavin's ability to meet a schedule.

I am happy to have this opportunity to recommend Gavin for future projects.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Phil McEvoy".

Phil McEvoy  
Railton McEvoy Architects, Boulder, P.C.

PROJECT CONCEPTS · RESIDENCES  
RESTORATION · CORPORATE DESIGN

5377 Manhattan Circle, Suite 101  
Boulder, Colorado 80303  
(303) 443-4353 · FAX 443-5535

August 1, 2006

Bannockburn Enterprises  
410 Owl Drive  
Louisville, Co 80027

Dear Gavin:

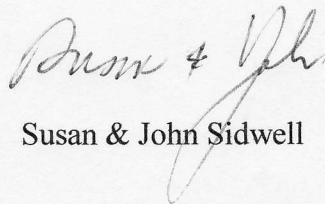
Susan and I want to thank you for the outstanding job you did for us on our sunroom addition. Your attention to detail, your timeliness and your ability to coordinate with our landscape remodel was greatly appreciated.

It is so refreshing to find and work with someone who takes such pride in what they do.

You will certainly be our first choice for any work we would do in the future.

Thanks again for everything!

Sincerely,



Susan & John Sidwell

Alice & Walter Perls  
3782 Wonderland Hill Avenue  
Boulder, Colorado 80304  
303-447-1234

March 9, 2007

To Whom It May Concern:

Let me tell you about Gavin Bell.

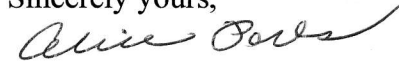
To begin with he's a man you can trust. When he takes on an assignment, he completes it to his satisfaction, but even more importantly, to the satisfaction of his clients. We're one of those happy clients.

Gavin was the general contractor for a major remodeling job in a home we recently purchased. The job was complicated and required a great deal of imagination and skill on the part of a contractor. Gavin, not only excelled in accomplishing all that was needed, he added many pluses that even our architect applauded.

Even though our job is complete, Gavin is available for any questions regarding the project. He doesn't leave a job and just go on.

There is no question, Gavin's honesty and willingness to please makes him an outstanding general contractor that we would recommend to anyone.

Sincerely yours,



Alice and Walter Perls