

Clift Home Place, LLC

2101 Clinton Ave. W., Suite 201
Huntsville, AL 35805

February 6, 2026

Megan Zingarelli
City Attorney
City of Madison, AL
E: megan.zingarelli@madisonal.gov

VIA EMAIL

Re: Traffic Signal Modification at U.S. Highway 72 and Jack Clift Boulevard in the City of Madison, Alabama

Dear Megan,

I am writing on behalf of my client, Clift Home Place, LLC (“CHP”), with respect to the proposed traffic signal modification at the intersection of U.S. Highway 72 and Jack Clift Boulevard in Madison, Alabama (the “Project”). In connection with the Project, we are in receipt of, and reference is hereby made to, the following:

- (a) Traffic Signal Modification Plans for the Project dated August 27, 2025, prepared by Skipper Consulting, Inc. for Mullins, LLC (the “Plans”), a copy of which is attached as **Exhibit A**; and
- (b) Preliminary List of Quantities and Costs Estimate prepared by Skipper Consulting, Inc. (the “Budget”), a copy of which is attached as **Exhibit B**.

We understand that the City has proposed to approve the Project to be completed in accordance with the Plans, subject to CHP’s agreement to engage the contractor(s) for the Project; manage the construction of the Project to completion, including without limitation any required coordination with ALDOT regarding any hardware selection/procurement, lane closures and traffic control; and pay all direct, third-party construction costs required to complete the Project, as outlined above and in the Budget.

By this letter, CHP hereby confirms its commitment to perform as outlined above. CHP’s commitment set forth in this letter is limited to the scope of work described in this letter, the Plans and the Budget. Nothing in this letter is intended or shall be construed to obligate CHP for any costs of maintenance, future modifications or other unrelated expenses.

If you require any additional information or clarification, please do not hesitate to contact me.

Sincerely,



David R. Beasley
General Counsel

Enclosures

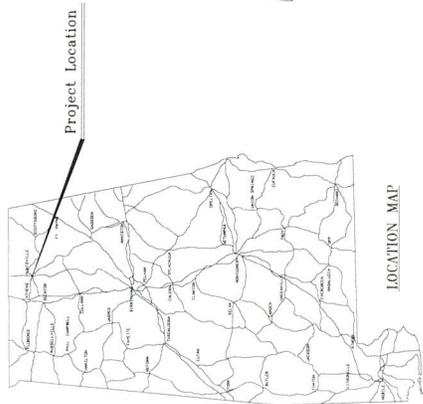
EXHIBIT A

Plans

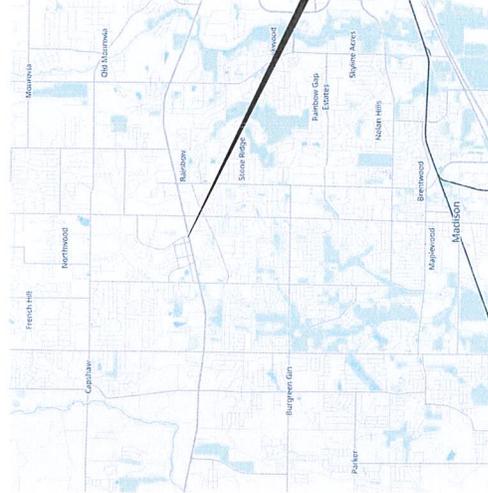
(See Attached)

TRAFFIC SIGNAL MODIFICATION PLANS

US HIGHWAY 72 AT JACK CLIFT BOULEVARD
MADISON, ALABAMA



PLANS PREPARED FOR:
MULLINS, LLC.



SHEET INDEX

NO.	DESCRIPTION
TS1	TITLE SHEET
TS2	TRAFFIC SIGNAL NOTES
TS3	TRAFFIC SIGNAL LAYOUT
TS4	TRAFFIC SIGNAL DETAILS
TS5	TRAFFIC CONTROL PLAN



PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

3644 Vann Road, Suite 100
Birmingham, Alabama 35235
Telephone: (205)955-8855
Fax: (205)955-8825
www.skipperinc.com

SKIPPER
CONSULTING INC

TS1

PROJECT LOCATION MAP
N.T.S.

EXHIBIT B

Budget

(See Attached)

Preliminary List of Quantities and Costs Estimate

Intersection: US Highway 72 at Jack Clift Boulevard
 Location: Madison, Alabama

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Installed Unit Price</u>	<u>Installed Total Price</u>
<u>Cabinets and Controllers</u>				
1	ls	controller cabinet modifications (add phase and loop)	\$550.00	\$550
<u>Vehicle Detection Devices and Cameras</u>				
2	ea	adjust detection device location (camera or radar)	\$1,500.00	\$3,000
<u>Signal Heads</u>				
1	ea	traffic signal head, one way, three section, 12", red, yellow, green, all LED	\$1,558.00	\$1,558
1	ea	Astro-Brac signal head mounting bracket	\$250.00	\$250
4	ea	signal head removal	\$250.00	\$1,000
<u>Cables and Wiring</u>				
20	lf	4c#14 signal cable	\$1.82	\$36
<u>Signing and Traffic Control</u>				
10	ea	sign, 30"x36", with mounting hardware	\$850.00	\$8,500
1	ea	sign removal, including one (1) post	\$100.00	\$100
16	hour	off duty police officer	\$61.94	\$991
<u>Striping</u>				
132	lf	yield line, thermoplastic	\$10.00	\$1,320
150	lf	24" solid line, thermoplastic	\$20.00	\$3,000
1380	lf	6" solid line, thermoplastic	\$5.00	\$6,900
915	lf	4"-6" dotted traffic stripe, thermoplastic (white or yellow)	\$4.50	\$4,118
5	ea	arrow (16.46 sf), thermoplastic	\$165.00	\$825
5	ea	only (22.41 sf), thermoplastic	\$225.00	\$1,125
250	sf	removal of striping, thermoplastic	\$7.00	\$1,750
			subtotal	\$35,023
			+7.5% mobilization	\$2,627
			+1.5% geometric controls	\$525
			+2.75% construction fuel	\$963
			+15% contingencies	\$5,253
			grand total	\$44,392