COLORADO
CIVIL INFRASTRUCTURE INC

October 4, 2024

Mr. Mick Schuhmacher
Challenger Homes
8605 Explorer Drive
Colorado Springs, CO 80920

Transmitted via electronic mail to: MSchuhmacher@ChallengerHomes.com

RE: Haven Valley Subdivision, Security, CO

Subject: Proposal for Site Utilities

Dear Mr. Schuhmacher:

We appreciate this opportunity to propose site development services in connection with the above-referenced project. For fees, Colorado Civil Infrastructure ("CCI") offers to furnish the material, labor, equipment, and subcontractors necessary to complete work based on the stipulations outlined in this proposal.

Standard Conditions:

- Pricing is good for 30 days.
- Bid relies on provided bid documents that accurately and completely exhibit existing underground utilities and their appurtenances.
- Bid assumes that the condition of any existing utilities in proximity of work are in an adequate condition to be able to reasonably execute our work.
- Permit and Inspection Fees are excluded. All costs associated with permits and inspection fees will be charged as reimbursable items at cost plus 15% and may include administrative time.
- Bid assumes an adequate (flow, pressure, etc.) nearby water supply will be available onsite and accessible with off-road vehicles.
- Pricing assumes open access to all work areas.
- Utility installations assumed to begin after grading.
- Required sales taxes **(5.13%)** are included in this proposal.
- Pricing is based on the current cost of fuel based on information from www.eia.gov for Rocky Mountain Diesel (on highway). For every 25-cent increase in this fuel price a fuel Surcharge of 0.5% of the remaining contract value will be added monthly.
- If this project involves a tie-in to an existing sanitary manhole, for the installation of a new sanitary sewer main or service, then the new line may be temporarily plugged at the existing manhole. Our field forces will notify you on the placement of this plug. As our field forces are generally de-mobilized when the sanitary system is approved for use, it is incumbent on you to notify CCI prior to activating the system so

that we can remove this temporary plug. We will not be held liable for any damage associated with failure to notify CCI prior to system activation.
- Bid assumes invoicing for stockpiled materials.

Job Specific Notes:

- Pricing based on plans provided by the Engineer, 52 sheets with latest revision date of September 6, 2024.
- Our proposal assumes that portions of Cable Lane/Altura Drive will be demolished prior to installation of the future watermain. Therefore, we have excluded any asphalt removal/replacement in our proposal for this work area.
- Due to scheduling and availability concerns, we reserve our right to provide either pre-cast or cast-in-place curb inlets (i.e. Type R). If we are using pre-cast curb inlets, it will be necessary to have the throats poured by the flatwork contractor. Should cast-in-place inlets be provided by CCI then the throats are included in our price.
- We have included traffic control, as well as asphalt removal and replacement for the water main removal and reinstallation in Hunters Run. We have included a temporary water system for the reconnection of the 5 domestic services. Our proposed trench patch width is 6'. However, due to the proximity of the proposed watermain to the existing curb and gutter, our proposed width of trench disturbance (within-2' of gutter pan) will result in a "ribbon" of asphalt approximately 2' wide. It is not clear if the local jurisdiction will accept this narrow width of asphalt. In addition, we have not included any mill and overlay for this road. It would be more cost effective if the existing watermain could be abandoned in place.
- We have included the removal and replacement of 4" of asphalt in Widefield Dr. Due to lack of information, we have priced the 4" depth. Should the pavement depth change, we will adjust the price accordingly.
- Sanitary and water service lengths are as per plan.
- Potholing hours are approximate and will be invoiced based on actual hours expended.
- It is not clear from the plans whether any flatwork will need to be replaced on Widefield Dr. for the installation of the twin 4" PVC storm sewer lines on either side of the road. We believe that we can install this storm sewer right behind the sidewalk but until it is surveyed and locates are performed, we cannot guarantee that we can salvage this flatwork.
- Traffic control assumes road closures (local Access only) and does not include TCS, flagging, or variable message boards.
- We have assumed the followings for the storm sewer system:
    - Sheet SD04 MHJ4 to Inlet is 10' of 18" RCP and the inlet is a 5' Type R (0'-5'in depth).
    - Sheet SD04 MHJ3 to Inlet is 8' of 18" RCP and the inlet is a 15' Type R (0'-5'in depth).
    - Sheet SD05 MHJ1 to Inlet SD3 is 5' of 18" RCP.
- We included the following for bedding material:
    - Sanitary – No. 57/67.
    - Water – Concrete sand.
    - Storm – Native material onsite; select bedding (No. 67) to spring line in streets.
- We did not assume any flowfill, flashfill, CLSM in the streets.
- The pricing for the Pond Wall is budgetary due to lack of dimensions on the wall. For bid purposes, we assumed a 1.5' wide footer that is 1.0' thick.

Our scope of work includes:

- One mobilization is included in our proposal. Additional mobilizations will be negotiated.
- Excess spoils will be your choice of stockpiled nearby onsite or spread over the lots/site or can be left within the roadways as work progresses.
- FH assembly include tee off main, 6" gate valve, 6" lead to hydrant, and fire hydrant.

- Traffic Control for the installation of our proposed scope of work is included in this proposal. However, Variable Message Boards and/or Uniformed Traffic Control are excluded from this proposal.
- Marker posts at line and service terminations.
- Jurisdictional utility testing (i.e. mandrel testing, hydrostatic testing, air testing, and CCTV inspection) of utility lines will be performed one time prior to paving. We include lab testing when applicable.
- Bid assumes we will provide red-line mark-ups of work progress on Owner's designated plan set for the purpose of providing as-built information. As-built surveying is not included.
- Meter pit installation is after flatwork. A minimum of 10 pits per mobilization is required or additional mobilization costs will be incurred.

Our scope of work excludes:

- Textura billing fees or similar type billing venue fees.
- Deductions for participation in OCIP or CCIP.
- Removal of existing culvert and irrigation structures shown on Sheet DM01.
- Interior/exterior coatings for sanitary manholes (only required for ground water conditions).
- Removal and disposal of trees, sub-surface or surface improvements not identified for removal on plans.
- Overtime, weekend, or night work is excluded without mutually agreed terms and additional costs.
- Flowfill, flashfill, or any other CLSM for utilities in the street.
- Prevailing wages (i.e., Davis-Bacon, etc.).
- Water Service meters are installed by the jurisdictional agency.
- Winter protections or related work.
- Screening of earth or topsoil.
- Snow and/or frost removal.
- Electrical or related work.
- Erosion Control, BMP's, GESC management, or related work.
- Hazardous materials, testing, handling, disposal, and/or remediation.
- Flora, Fauna, and/or any other protected species evaluation, studies and/or relocations.
- Temporary asphalt patches (only full depth permanent patching).
- Dust control/palliatives or watering of roadways.
- Signing or pavement striping other than specifically quoted.
- Landscape restoration or related work (other than at Widefield).
- Easement restoration.
- Toe walls on RCP FES (at forebays and not shown).
- Irrigation lines or related work (other than 1" Irrigation Tap).
- Clear & Grub, rough grading, fine grading, and placement of topsoil is not included in this pricing, unless specifically mentioned above.
- Import / Export of fill material or spoils unless specifically quoted above.
- Reconditioning of unsuitable soils, trench stabilization material, or fabric around bedding if ground water is encountered.
- Blasting, rock excavation, and or hard dig (material that cannot be excavated with a 20 metric ton excavator).
- Engineering, surveying, construction staking, or electronic (CAD) as-built drawings.
- As-built submittals requiring participation by the Engineer of record.
- Dewatering or related work (i.e., permits, stabilization rock, filter bags, etc.).
- Materials testing, soil testing, and compaction testing.
- Relocation or temporary support of existing utilities not shown on plans.
- Design of concrete structures (that are not standard).
- Sheeting or shoring other than standard trench boxes.

- Additional excavation depth for utilities when “standard bury” is specified and no profiles are given.
- Concrete encasement not clearly shown on plans.
- Sanitary underdrain if not shown or plans.
- Curb-edge trench drains.
- Flowfill in streets.
- Class 1 backfill in streets.
- Vertical bends on water mains when not identified on plans.
- Performance and payment bonds.
- Equipment use tax.
- Builders risk insurance.
- Pollution insurance.
- Buy American provisions.
- Acquisition of easements.
- Stop and waste valves after meter pits.
- Water meters for services.
- Construction water.

Again, we appreciate the opportunity to assist you with this project. As always, if you should have questions or comments, please contact me at your convenience at 303-475-1110 or via electronic mail to: Mark @coloradocivilinfrastructure.com

Respectfully Submitted,

Mark A. Lo Vecchio

President

Attachment: Unit Prices

Haven Valley, Security, CO

Biditem	Description	Bid Quantity	Units	Unit Price	
10	ONSITE/OFFSITE Mobilization and Project Setup	1	LS	$ 25,000.00	$ 25,000.00
	GC's 'Subtotal				**$ 25,000.00**
20	ONSITE 8" SDR-35 Sanitary Sewer Main	2610.55	LF	$ 115.00	$ 300,213.25
30	ONSITE 4" SDR-35 Sanitary Sewer Services	98	EA	$ 2,950.00	$ 289,100.00
40	ONSITE 5' Diameter Manhole (Ave. H = 9.46')	15	EA	$ 7,500.00	$ 112,500.00
50	OFFSITE Remove and Replace 5' San MH (H = 9.38')	1	EA	$ 9,775.00	$ 9,775.00
60	OFFSITE 5' Diameter Manhole (H = 5.31')	1	EA	$ 7,500.00	$ 7,500.00
70	OFFSITE 8" DIP Sanitary Sewer Main	386.78	LF	$ 150.00	$ 58,017.00
	Sanitary Sewer Subtotal				**$ 777,105.25**
80	ONSITE 3/4 "Domestic Water Services	98	EA	$ 1,125.00	$ 110,250.00
90	ONSITE 1" Irrigation Service	1	EA	$ 3,000.00	$ 3,000.00
100	ONSITE 8" DIP Watermain	2611.79	LF	$ 107.00	$ 279,461.53
110	ONSITE 8" Gate Valve w/box	12	EA	$ 3,270.00	$ 39,240.00
120	ONSITE 8" x 8" Tee	3	EA	$ 1,600.00	$ 4,800.00
130	ONSITE 8" 11.25 Bend w.TB	1	EA	$ 1,144.00	$ 1,144.00
140	ONSITE 8" 22.5 Bend w.TB	5	EA	$ 1,148.00	$ 5,740.00
150	ONSITE 8" 45 Bend w.TB	2	EA	$ 1,154.00	$ 2,308.00
160	ONSITE 8" 90 Bend w.TB	2	EA	$ 1,208.00	$ 2,416.00
170	ONSITE 8" Vertical Deflections	3	EA	$ 1,757.00	$ 5,271.00
180	ONSITE 8" Depression	5	EA	$ 4,845.00	$ 24,225.00
190	ONSITE Fire Hydrant Assemblies (Ave. L = 21.67')	8	EA	$ 10,533.00	$ 84,264.00
200	ONSITE Connect to Ex. 10" Watermain	1	EA	$ 6,900.00	$ 6,900.00
210	ONSITE 12" DIP Watermain	1055	LF	$ 138.00	$ 145,590.00
220	ONSITE 12" Gate Valve w/box	5	EA	$ 5,740.00	$ 28,700.00
230	ONSITE 12" x 12" Tee	2	EA	$ 2,470.00	$ 4,940.00
240	ONSITE 12" x 8" Tee	1	EA	$ 2,160.00	$ 2,160.00
250	ONSITE 12" x 10" Reducer	1	EA	$ 986.00	$ 986.00
260	ONSITE 12" x 8" Reducer	4	EA	$ 919.00	$ 3,676.00
270	ONSITE 12" 11.25 Bend w.TB	2	EA	$ 1,620.00	$ 3,240.00
280	ONSITE 12" 22.5 Bend w.TB	2	EA	$ 1,649.00	$ 3,298.00
290	ONSITE 12" 45 Bend w.TB	2	EA	$ 1,715.00	$ 3,430.00
300	ONSITE 12" 90 Bend w.TB	1	EA	$ 1,763.00	$ 1,763.00
310	ONSITE 12 Vertical Deflections	1	EA	$ 3,905.00	$ 3,905.00
340	ONSITE Abandon/Plug Ex. 10" Watermain North	1	EA	$ 3,380.00	$ 3,380.00
	Water Subtotal				**$ 774,087.53**
840	ONSITE 18" RCP Cl 3	887.9	LF	$ 122.00	$ 108,323.80
850	ONSITE 24" RCP Cl 3	51.23	LF	$ 158.00	$ 8,094.34
860	ONSITE 30" RCP Cl 3	157.58	LF	$ 181.00	$ 28,521.98
870	ONSITE 36" RCP Cl 3	387.64	LF	$ 239.00	$ 92,645.96
880	ONSITE 18" RCP Bend	1	EA	$ 2,560.00	$ 2,560.00
890	ONSITE 30" RCP FES (no toe wall)	1	EA	$ 3,815.00	$ 3,815.00
900	ONSITE 36" RCP FES (no toe wall)	1	EA	$ 4,700.00	$ 4,700.00
910	ONSITE 5' Type R Inlet (Ave. H = 4.82')	3	EA	$ 7,885.00	$ 23,655.00
920	ONSITE 15' Type R Inlet (Ave. H = 4.65')	4	EA	$ 13,775.00	$ 55,100.00
930	ONSITE Type II Manhole (Ave. H = 5.79')	8	EA	$ 7,200.00	$ 57,600.00
940	ONSITE Type C Inlet Cls Msh (H = 3.71')	1	EA	$ 6,328.00	$ 6,328.00
950	ONSITE Dbl Type D Inlet (H = 9.01')	1	EA	$ 19,000.00	$ 19,000.00
960	ONSITE 5' Stm MH (H = 8.92')	1	EA	$ 6,750.00	$ 6,750.00
	Storm Subtotal				**$ 417,094.08**

350	WIDEFIELD Remove Existing Watermain	50	LF	$ 60.00	$ 3,000.00
360	WIDEFIELD Cap Existing Main	1	EA	$ 1,892.00	$ 1,892.00
370	WIDEFIELD Reconnect Ex. Services	8	EA	$ 1,622.00	$ 12,976.00
380	WIDEFIELD Remove & Replace 4" Asphalt	133	SY	$ 71.00	$ 9,443.00
390	WIDEFILED Remove & Replace Combo SW/C & G	313	LF	$ 123.00	$ 38,499.00
400	WIDEFIELD Remove & Replace Concrete Driveway Apron	6	EA	$ 2,400.00	$ 14,400.00
410	WIDEFILED Landscape Restoration	1	LS	$ 28,000.00	$ 28,000.00
420	WIDEFIELD Storm Crossing Sanitary	7	EA	$ 3,300.00	$ 23,100.00
430	WIDEFIELD Traffic Control	1	LS	$ 12,500.00	$ 12,500.00
440	WIDEFIELD Potholing	24	HR	$ 375.00	$ 9,000.00
750	WIDEFIELD 24" RCP	207.02	LF	$ 180.00	$ 37,263.60
760	WIDEFIELD 29" x 45" RCP	303.9	LF	$ 430.00	$ 130,677.00
770	WIDEFIELD 30" RCP	15.53	LF	$ 250.00	$ 3,882.50
780	WIDEFIELD 4" PVC (joint trench)	548.48	LF	$ 35.00	$ 19,196.80
790	WIDEFIELD 15' Type R Inlet (Ave' H = 7.00')	3	EA	$ 15,180.00	$ 45,540.00
800	WIDEFIELD 6' Type 1 Manhole (H = 4.56')	1	EA	$ 9,455.00	$ 9,455.00
810	WIDEFIELD 7' Type 1 Manhole (H = 4.30')	1	EA	$ 9,430.00	$ 9,430.00
820	WIDEFIELD Type C Inlet Cls Msh (H = 4.56')	1	EA	$ 7,444.00	$ 7,444.00
830	WIDEFIELD Outlet Struct. (5' x 5' Md Typ C; H = 6')	1	EA	$ 34,000.00	$ 34,000.00
	Widefield Subtotal				**$ 449,698.90**
450	HUNTERS RUN Potholing	40	HR	$ 375.00	$ 15,000.00
460	HUNTERS RUN Connect to Existing Fire Hydrant	1	EA	$ 4,700.00	$ 4,700.00
465	HUNTERS RUN 12" DIP Water	275	LF	$ 185.00	$ 50,875.00
470	HUNTERS RUN Remove Existing Watermain	274.08	LF	$ 43.00	$ 11,785.44
480	HUNTERS RUN Reconnect Existing Water Services	5	EA	$ 1,500.00	$ 7,500.00
490	HUNTERS RUN Temporary Water Service	1	LS	$ 8,500.00	$ 8,500.00
500	HUNTERS RUN Remove & Replace 4" Asphalt (275' x 6')	184	SY	$ 71.00	$ 13,064.00
510	HUNTERS RUN Traffic Control	1	LS	$ 12,500.00	$ 12,500.00
	Hunters Run Subtotal				**$ 123,924.44**
520	POND Mobilization and Setup	1	LS	$ 12,000.00	$ 12,000.00
530	POND Northeast Forebay	1	EA	$ 19,000.00	$ 19,000.00
540	POND East Forebay	1	EA	$ 14,000.00	$ 14,000.00
550	POND West Forebay	1	EA	$ 13,000.00	$ 13,000.00
560	POND Micropool	1	EA	$ 26,000.00	$ 26,000.00
570	POND 6' Wide Trickle Channel	301	LF	$ 132.00	$ 39,732.00
580	POND Concrete Cutoff Wall (3' DEEP X 8" THICK)	60.96	LF	$ 130.00	$ 7,924.80
590	POND Concrete Cutoff Wall (18" DEEP x 8' THICK)	7	LF	$ 128.00	$ 896.00
600	POND Wall (Height Varies)	190	LF	$ 250.00	$ 47,500.00
610	POND Overflow Channel w/Fence	50	LF	$ 700.00	$ 35,000.00
620	POND 8.5' Concrete Pan	35	LF	$ 207.00	$ 7,245.00
630	POND 12" Type L Rip Rap	28	CY	$ 195.00	$ 5,460.00
640	POND 18" Type L Rip Rap Buried + Fabric	207	CY	$ 183.00	$ 37,881.00
650	POND 12" ABC Maintenance Access Road	12253	SF	$ 3.00	$ 36,759.00
	Pond Subtotal				**$ 302,397.80**
	Total Project				**$ 2,869,308.00**

ELITE SURFACE INFRASTRUCTURE

CORPORATE OFFICE
115 Inverness Dr. East, Suite 100
Englewood, CO 80112
PHONE: 303-841-0292
www.elitesi.com

To:	Challenger Homes	**Contact:**	Mick Schuhmacher
Address:	8605 Explorer Drive, Suite 250	**Phone:**	719-598-5192
	Colorado Springs, CO 80920	**Fax:**	
Project Name:	Haven Valley	**Bid Number:**	JMT1-224409
Project Location:	Bradley Rd/Alturas Dr, Security-Widefield, CO	**Bid Date:**	7/19/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Earthwork					
100	Earthwork Mobilization · Mob Overlot Grading Equipment · Supervision & Const Water For ESI Scopes	1.00	LS	$25,800.00	$25,800.00
110	Site Grading · Clear & Grub Site, Respread On Lots And Pond Areas · Cuts/fills For Proposed Grades · Overlot Grading To +/- .20' · Excavate / Lay Back For Retaining Walls (backfill By Others)	1.00	LS	$415,500.00	$415,500.00
120	Imported Fill Materials · Materials & Trucking Only (allowance For Dirt Source Opportunities)	40,000.00	CY	$31.00	$1,240,000.00
				Total Price for above Earthwork Items:	**$1,681,300.00**
Wet Utilities					
200	Utility Mobilization · Mob Equipment (3x Max) · Supervision & Trench Boxes For ESI Scopes	1.00	LS	$54,500.00	$54,500.00
210	Sanitary Sewer · R&R Manhole For Sewer Connection · Install Main Line & Manholes · Install 4" Service Stubs To Each Lot · Sewer Includes 8" DIP Per SS01	1.00	LS	$700,800.00	$700,800.00
220	Water Lines · Connect To Existing Main · Install DIP Water Mains, Hydrants, Service Stubs To Lots · Pressure And Bact Test Upon Completion	1.00	LS	$1,058,500.00	$1,058,500.00
230	Storm Drainage · Install Precast Inlets, Manhole, And Piping As Shown	1.00	LS	$653,500.00	$653,500.00
240	Detention Pond Structures · Includes Forebays, Outlet Structure, Trickle Channel, Riprap	1.00	LS	$172,500.00	$172,500.00
250	Pond Cutoff Walls (Budget) · Excavate/backfill & CIP Walls	1.00	LS	$75,600.00	$75,600.00
				Total Price for above Wet Utilities Items:	**$2,715,400.00**

Total Bid Price: $4,396,700.00

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CORPORATE OFFICE
115 Inverness Dr. East, Suite 100
Englewood, CO 80112
PHONE: 303-841-0292
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To:	Challenger Homes	**Contact:**	Mick Schuhmacher
Address:	8605 Explorer Drive, Suite 250	**Phone:**	719-598-5192
	Colorado Springs, CO 80920	**Fax:**	
Project Name:	Haven Valley	**Bid Number:**	JMT1-224409
Project Location:	Bradley Rd/Alturas Dr, Security-Widefield, CO	**Bid Date:**	7/19/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Bid Options					
900	Flashfill In ROW · If Necessary For Cable Lane · Spoils To Be Utilized Onsite	1.00	LS	$165,200.00	$165,200.00
910	ESI Construction Water	1.00	LS	$50,000.00	$50,000.00
			Total Price for above Bid Options Items:		**$215,200.00**

Notes:

- **Exclusions:** Rock excavation, hidden hazards, frost, snow, mud, groundwater, bedrock, weather protection, winter protection, permits, licensing, fees, inspections, surveying, engineering, materials testing, waterproofing, dewatering, street cleaning, traffic control, SWPPP, erosion control, cost of bond, removal of hazardous materials, landscaping, plumbing, open trench protection, textura, multiple mobilizations due to extended delays or unforeseen conditions, geotechnical investigations, irrigation, seed/mulch, utility encasements, underdrain systems, water quality & detention ponds, water meters, backflow preventer, signage, row permits, tap fees, compaction testing, lowering of existing or proposed utilities, perimeter drains, export of materials, bldg pad overex
- **Notes/Qualifications:**
  -This proposal is based on today's market pricing for materials scheduled to be used on this project. Given that the construction industry has been and will continue to face unprecedented escalation in material pricing and supply chain issues, ESI cannot anticipate the cost impacts of future price escalations. As such, ESI will use its best efforts to purchase the materials and equipment in such a manner as to limit the cost impacts of price escalations. In addition, prompt notice of intention to accept the attached proposal will greatly assist ESI in securing material and vendor pricing, however ESI reserves its right to adjust this proposal if its subcontractors and suppliers are unable to supply products and services at the same or similar cost as carried in their estimates.
  -ESI proposal is based on current market diesel rates. If diesel fuel increases above $6/GAL, additional costs may apply
  -Grading done once to + or – one tenth
  -If Textura payment system will be used add 0.22% to the contract total.
  -Bond is not included. Add 1.5% if bond is required
  -Pricing is based on the above reference descriptions and project explanations
  -All utilities will be installed to within 5 feet of building with the exception of the fire line riser which is included
  -Proposal based on plans dated 06/10/2024
  -ESI proposal valid for 30 days from bid date

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.	**CONFIRMED:** **ESI "Elite Surface Infrastructure"**
Buyer: _____	
Signature: _____	**Authorized Signature:** _____
Date of Acceptance: _____	**Estimator:** Jason Thompson 720-376-3703 jason.thompson@elitesi.com

Proposal
FRAZEE CONSTRUCTION CO.
Job Code: 24HVB
Description: HAVEN VALLEY BUDGET PROPOSAL- FRAZEE TO CHALLENGER

Description Subtotal Description	Proposal Quantity	Unit of Measure	Unit Price	Total Price
MOBILIZATION	1.00	EA	19,500.00	19,500.00
MOBILIZATION OF FRAZEE, TRAFFIC CONTROL, ROAD CREWS ETC			**Subtotal:**	19,500.00
CONNECT TO EXISTING SANITARY SEWER (REMOVE EXISTING MANHOLE AND REPLACE) BASE ONLY IN THIS PRICE	1.00	EA	8,650.00	8,650.00
8" SANITARY SEWER MAINLINE	2,611.00	LF	65.00	169,715.00
8" DIP SANITARY SEWER MAINLINE	387.00	LF	99.00	38,313.00
SAND BEDDING	2,998.00	LF	27.00	80,946.00
5' MANHOLE	17.00	EA	7,100.00	120,700.00
4" SANITARY SEWER SERVICES	98.00	EA	2,065.00	202,370.00
MAIN LINE TESTING, FLUSH, CAMERA PROVIDED BY CSU	2,998.00	LF	8.00	23,984.00
SANITARY SEWER			**Subtotal:**	644,678.00
UTILITY CROSSINGS	15.00	Each	800.00	12,000.00
POTHOLE MISC CROSSINGS	45.00	Hour	480.00	21,600.00
CITY DEG FEES/PERMIT--ESTIMATE	1.00	EA	725.00	725.00
TRAFFIC CONTROL- W/ FLAGGERS -	15.00	Day	1,135.00	17,025.00
TRAFFIC CONTROL- ROAD CLOSED FOR CABLE LANE ONCE PAST EXISTING HOMES	15.00	Day	600.00	9,000.00
ASPHALT REMOVE AND REPLACE	12,200.00	SF	16.00	195,200.00
TEMP. WATER SYSTEM AND CONNECTION OF SERVICES FOR 5 EXISTING HOUSES AND SERVICES	300.00	LF	135.00	40,500.00
ROADWAY WORK, CONCRETE, TEMP WATER LINE FOR OFFSITE WATER			**Subtotal:**	296,050.00
12" CONNECTIONS	2.00	EA	1,700.00	3,400.00
12" DIP WATER MAINLINE W/IMPORT SAND BEDDING	1,442.00	LF	147.00	211,974.00
12" VALVE W/VALVE BOX ASSEMBLY-	5.00	EA	5,865.00	29,325.00
12" BEND W/ CONCRETE TRUST BLOCK	8.00	EA	1,765.00	14,120.00
FIRE HYDRANT ASSEMBLY ON 12" MAIN	1.00	EA	11,400.00	11,400.00
12" TEE	2.00	EA	3,075.00	6,150.00
12"X8" TEE	1.00	EA	2,780.00	2,780.00
12"X8" REDUCERS	4.00	EA	800.00	3,200.00
12" HIGH DEF. COUPLING	10.00	Each	485.00	4,850.00
12" WATER SYSTEM OFFSITE IN EXISTING ROAD			**Subtotal:**	287,199.00
8" DIP WATER MAINLINE W/IMPORT SAND BEDDING	2,372.00	LF	110.00	260,920.00
8" GATE VALVES W/VALVE BOXES	13.00	EA	3,393.00	44,109.00
8"X8" TEE	3.00	EA	1,800.00	5,400.00
8" BENDS	10.00	EA	2,600.00	26,000.00

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Description Subtotal Description	Quantity	Unit of Measure	Unit Price	Total Price
8" LOWERING - NO CASING	1.00	EA	6,700.00	6,700.00
HYDRANT ASSEMBLIES	7.00	EA	10,500.00	73,500.00
8" HIGH DEF. COUPLING	15.00	Each	175.00	2,625.00
WATER SERVICES	98.00	EA	2,200.00	215,600.00
ONSTIE WATER			**Subtotal:**	634,854.00
UTILITY CROSSINGS	30.00	Each	800.00	24,000.00
POTHOLE MISC CROSSINGS	60.00	Hour	480.00	28,800.00
CITY DEG FEES/PERMIT--ESTIMATE	1.00	EA	725.00	725.00
TRAFFIC CONTROL- W/ FLAGGERS -	20.00	Day	1,135.00	22,700.00
ASPHALT REMOVE AND REPLACE	4,700.00	SF	16.00	75,200.00
REMOVE/REPLACE DRIVEWAY AND DRIVEWAY PANS FOR CURRENT HOMES	10.00	EA	13,000.00	130,000.00
CURB/GUTTER REMOVE AND REPLACE	705.00	LF	68.00	47,940.00
SIDEWALK REMOVE AND REPLACE	2,820.00	SF	26.00	73,320.00
ROADWAY WORK AND CONCRETE FOR STORM SEWER INSTALL			**Subtotal:**	402,685.00
RELOCATE EXSTING WATER SERVICES*** NO PRICE FOR GAS SERVICE RELOCATION INCLUDED (BY OTHERS)******	7.00	EA	9,500.00	66,500.00
29"X45" ELLIPTICAL	324.00	LF	360.00	116,640.00
24" RCP	166.00	LF	250.00	41,500.00
POUR IN PLACE 15' TYPE-R INLET-	3.00	EA	13,545.00	40,635.00
4" PVC DRAINS (DOUBLE LINES)	280.00	LF	69.00	19,320.00
POUR IN PLACE TYPE 1 MANHOLE	2.00	EA	17,500.00	35,000.00
OFFSITE STORM SEWER INSTALLED IN WIDEFIELD DR (EXISTING STREETS)			**Subtotal:**	319,595.00
36" RCP	388.00	LF	175.00	67,900.00
30" RCP AND 1-FES	158.00	LF	175.00	27,650.00
24" RCP	92.00	LF	160.00	14,720.00
18" RCP	858.00	LF	100.00	85,800.00
INLET-	7.00	EA	10,540.00	73,780.00
TYPE 2 MANHOLE	6.00	EA	5,950.00	35,700.00
ONSITE STORM SEWER			**Subtotal:**	305,550.00
TRICKLE CHANNEL- 7' WIDE BACK TO BACK , 6" CURBHEADS, 6" THICK W/FIBERMESH	325.00	LF	198.00	64,350.00
CONCRETE OVERFLOW WALL	1.00	EA	17,500.00	17,500.00
FOREBAYS 6" SLABS WITH 12"X6" WALLS AND BAFFLES	2.00	EA	37,000.00	74,000.00
HANDRAIL ON OUTLET STRUCTURE ONLY ****NO RAIL SHOWN ON IMPACT STRUCTURES/FOREBASY	1.00	EA	6,000.00	6,000.00
OUTLET STRUCTURE MODIFIED TYPE C INLET 7.5' DEPTH, MICROPOOL 13' LONG, FRONT WALL 17.7' WIDE (CDOT STANDARD GRATE, ORIFICE PLATE, STAINLESS SCREEN, C CHANNELFOR OPENING	1.00	EA	43,217.00	43,217.00
SOIL OVER RIP RAP	85.00	TN	88.00	7,480.00

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Proposal				
Description **Subtotal Description**	**Quantity**	**Unit of Measure**	**Unit Price**	**Total Price**
EMERGENCY SPILLWAY RIP RAP	340.00	TN	115.00	39,100.00
RIP RAP AT FOREBAYS	65.00	TN	115.00	7,475.00
DETENTION POND			**Subtotal:**	259,122.00
			GRAND TOTAL:	3,169,233.00

Proposal Certification

Owner or GC to provide:
Survey (including center line, cut/fill, property pins, as built etc)
Tree Clearing, Clearing and Grubbing, all site prep etc.
Materials/ Compaction Testing
Re-Location of Existing Utilities if required (Gas Mains, Power Poles, Electric/Fiber, etc.) Trenching prices can be provided if necessary for dry utility relocations.
Payment of all development related fees (SWPP permit, hazardous water permit/testing, state and local de- watering permits, degradation fee actual cost, etc.)
Import to balance backfill operations will be paid for on a Unit basis.
We will meet or exceed all compaction standards, once compaction is complete Frazee will take no responsibility for pumping soils, settled sites or failed asphalt.
Frazee will not be responsible for damage to unknown/non located utilities including any and all private utility lines.
The proposal does not include the removal of any existing utilities. That work to be performed by others and coordinated by GC/Owner
All utility crossings not specifically demonstrated on the plan set are not included. All additional crossings will be invoiced at $385 per utility crossing.
Anything not specifically included in the proposal is excluded and will be invoiced on a T&M basis or unit price basis if unit prices have been established and included in the contract.

The following will be paid for on a negotiated or unit price basis:
Removal/ Disposal of Excavated Trash, existing structures, or material to balance the site.
Overtime work/night work
Frost Excavation over 12" deep
Rock excavation (when soil cannot be excavated by a 100,000 lb. machine with tiger teeth cannot dig full buckets in a single pass) Rock will be billed at $335/Hour and $1,650.00/Set of Rock Teeth
Boulder removal is when a 100,000 lb. excavator cannot fit the boulder in the bucket, or when splitting/blasting is required. Grizzly or separation of usable material from boulders, trash or debris
De-watering and stabilization
NO Wet powder basting, blasting/splitting of boulders, or blasting of any type is included.
If a meter pit (domestic or irrigation) is quoted it does not include the meter or backflow unit.
Many districts/municipalities now require flow fill for road cuts/backfill at their discretion. NO flow fill is included unless specifically called out in the proposal. If flow fill/special backfill becomes required, Frazee will invoice at T&M rates.

Frazee Construction will have the right to implement a fuel surcharge to all contracts if fuel exceeds base bid fuel rate. The base bid fuel rate will be given at the time of proposal. Once the base bid fuel rate is established the first $1.00 increase will be covered by a 1% charge of the total contract amount. The contract amount will be based on approved plans. Each additional $0.49 increase after the first $1.00 change to the base bid fuel rate will be charged at 0.65% of the total contract.
Base Bid Fuel Rate for this proposal: $____3.23_____/Gal.

The fuel surcharge will be invoiced the month following the increase to fuel cost/price as determined by invoice from fuel supplier. The invoice will be shown as a change order on Frazee Construction Co.'s Invoice and will not require written approval as the agreement/use of proposal will constitute approval of all terms and qualifications by the customer.

During winter months and freezing conditions Owner/GC understands that Frazee Construction Co may encounter weather and/or ground conditions that make subgrade preparation, base course, compaction, concrete work and paving construction inadvisable. Frazee will notify Owner/GC if these conditions are encountered. If Owner/GC advises Frazee to continue Owner/GC understands the quality of the work may not meet project specifications or industry standards. If directed to proceed the Owner/GC understands the risk of continuing. Issues that may arise and are not included in our warranty include but are not limited to (l) segregated or porous surface; (2) sunken or elevated (heaved) areas; (3) standing water or ice after precipitation; (4) "alligatored' surface" (5) potholes; (6) undermined areas; (7) surface spalling or raveling; (8) areas of deficient compaction.

Notes:
Bonds ARE NOT included.
Prices DO NOT Include Davis Bacon Wages and Buy American
Final pricing will be based on actual number of units installed (please adjust units as you see necessary)
Owner/GC will pay all inspector overtime.
All payments are due 25 days following the receipt of our billing or a late penalty will be assessed.
Absolutely NO erosion control or Erosion Control Device installation is included.
Anything that is not specifically itemized within the estimate is excluded.
If Access Roads are not specifically called out in our proposal, then they ARE NOT included.
Handrails, safety & coarse bar grating are not included on any pond structures unless specifically called out on a separate line item in the proposal.
Stabilization will be billed per/ton installed at a rate of $65/ton.
If import bedding becomes required due to unacceptable or unusable site materials it will be paid at $48.00/Ton
Inlet Aprons ARE NOT included on any inlet. If needed they will be provided at $143/LF
Agreement to proceed even without signature on this proposal is an explicit and complete approval and acceptance from the Owner/GC to all terms and conditions included in this proposal.

Price Escalation:
In the event that manufacturing and any other costs related to any reference, directly or indirectly, to "Materials" in the Agreement increase materially as a result of labor costs, material costs, rent, custom charges, state taxes, import or export fees, freight costs, utility rates, Force Majeure, or other costs, Frazee shall provide Customer documentation supporting such cost increases in a form reasonably satisfactory to Customer. Upon the Customer's confirmation of the increased manufacturing and other Pipe/material related costs, the

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Description Subtotal Description	Quantity	Unit of Measure	Unit Price	Total Price

increased costs shall be reflected in an increased purchase order or change order. Any increase in purchase price shall become effective immediately after such an increase is determined by Frazee and demonstrated Owner, GC, Project Manager etc. The owner agrees to pay actual material cost.

With the use of the information contained in this proposal/budget you are accepting the following terms and conditions. This document is provided on an "as is" basis. Frazee Construction Co makes no warranties, expressed or implied as to its accuracy. Frazee reserves the right to update, revise, or change any information contained herein without any obligation to notify any person, organization, or other entity. In no event shall Frazee be held liable for changes/charges arising from the use of any of the information contained herein.

Specific Job Notes:

This proposal will be part of any contract, and is a UNIT PRICE PROPOSAL meaning all work completed will be billed at the proposed unit price.

Frazee Construction Co. is a family-owned Small Business, serving Colorado for 78 years!

Submitted By: Frazee Construction Co

Bobby Frazee

PROPOSAL ACCEPTED BY:

Signed: _____

Title: _____

Date: _____

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Kempton Construction L.L.C.

Underground Utilities
3125 Gil Johnson Point
Colorado Springs, CO 80922
Phone (719) 597-5319 Fax (719) 597-5996

TO: Challenger Homes
ATTN: Mick Schuhmacher
8605 Explorer Drive, Suit 250
Colorado Springs, CO 80920

6/26/2024

RE: Haven Valley Subdivision

BUDGET PROPOSAL

	DESCRIPTION	UNIT	QTY	UNIT PRICE		AMOUNT
	Sanitary Sewer					
1.	Mobilization	EA	1	3500.00	$	3,500.00
2.	Tie-to Existing w/ Manhole	EA	1	1800.00	$	1,800.00
3.	Remove Existing Manhole	EA	1	1200.00	$	1,200.00
4.	8" SDR35 w/ Wire 0-12' Deep	LF	2,617	41.46	$	108,500.82
5.	8" DIP w/ Poly Wrap 0-12' Deep	LF	388	71.50	$	27,742.00
6.	Critical Grade Tamp and Bedding	LF	435	18.48	$	8,038.80
7.	Cross Electric	EA	1	1400.00	$	1,400.00
8.	60" I.D. Manhole 0-12' Deep	EA	17	5256.00	$	89,352.00
9.	Damproof Manholes	EA	17	1500.00	$	25,500.00
10.	4" PVC Service w/ Wire	EA	98	1326.00	$	129,948.00
11.	Import Bedding	LF	5,945	24.00	$	142,680.00
12.	Air Test 100%	EA	16	150.00	$	2,400.00
13.	Vac Test 100%	EA	17	165.00	$	2,805.00
14.	Jet Clean Lines	LF	3,005	2.82	$	8,474.10
15.	CCTV Lines	LF	3,005	2.75	$	8,263.75
				Subtotal:	**$**	**561,604.47**
	Water-Line					
1.	Tie to Existing w/ Cut-in Reducer	EA	2	1500.00	$	3,000.00

2. Tie to Existing w/ Cut-in Tee	EA	1	3500.00	$	3,500.00
3. Remove Existing Water Main	LF	300	45.00	$	13,500.00
4. Unhook Existing Water Service and Tie-in to New Water Main	EA	5	3600.00	$	18,000.00
5. R&R Asphalt Hunters Run / Cable Dr	SF	14,000	14.00	$	196,000.00
6. Traffic Control Hunter Run / Cable Dr.	LS	1	8500.00	$	8,500.00
7. 12" DIP w/ Polywrap	LF	1,207	122.50	$	147,857.50
8. 8" DIP w/ Polywrap	LF	2,664	80.70	$	214,984.80
9. 6" DIP w/ Polywrap	LF	200	59.75	$	11,950.00
10. 12" x 10" Reducer	EA	1	2371.00	$	2,371.00
11. 12" x 8" Reducer	EA	5	2121.00	$	10,605.00
12. 12" x Various Sizes Tee	EA	5	2436.00	$	12,180.00
13. 12" Gate Valve and Box	EA	4	5289.00	$	21,156.00
14. 12" Bend	EA	8	2121.00	$	16,968.00
15. Cross Existing Gas	EA	3	2600.00	$	7,800.00
16. Cross Existing electric	EA	2	1500.00	$	3,000.00
17. 8" Tee	EA	3	1285.00	$	3,855.00
18. 8" Gate Valve and box	EA	17	3277.00	$	55,709.00
19. 8" Bend	EA	10	873.00	$	8,730.00
20. 8" High Deflection Coupler	EA	5	268.00	$	1,340.00
21. Fire Hydrant Assembly	EA	8	9528.00	$	76,224.00
22. 6" Joint Restraint	EA	3	235.00	$	705.00
23. 8" Water Lowering	EA	1	12408.00	$	12,408.00
24. Concrete Reverse Anchor	EA	8	1500.00	$	12,000.00
25. 8" Joint Restraint	EA	25	282.00	$	7,050.00
26. 1" HDPE Service	EA	98	1308.00	$	128,184.00
27. 1" Irrigation Service	EA	1	6800.00	$	6,800.00
28. 8" x 1" Tapping Saddles	EA	99	308.00	$	30,492.00
29. Chlorination Ponds	EA	3	800.00	$	2,400.00
30. Pressure Tests	EA	4	2500.00	$	10,000.00
31. Admin Fee for Street Work BS	LS	1	5000.00	$	5,000.00
			Subtotal:	**$**	**1,052,269.30**

Storm-Drain

1. 36" RCP 0-10' Deep	LF	148	191.00	$	28,268.00
2. 36" RCP 10-12' Deep	LF	240	223.00	$	53,520.00
3. 30" RCP	LF	175	144.00	$	25,200.00
4. 24" RCP	LF	162	103.00	$	16,686.00
5. 24" RCP Between Houses	LF	140	509.00	$	71,260.00
6. 18" RCP	LF	860	80.00	$	68,800.00
7. 29" x 45" ERCP	LF	325	406.00	$	131,950.00
8. 4" PVC	LF	552	75.50	$	41,676.00

9. 36" Flared End Section	EA	1	2844.00	$	2,844.00
10. 30" Flared End Section	EA	1	2140.00	$	2,140.00
11. 18" Bend	EA	1	1892.00	$	1,892.00
12. 4" Bend	EA	4	55.00	$	220.00
13. Gas Crossing	EA	7	2200.00	$	15,400.00
14. Type I Man Hole	EA	3	14016.00	$	42,048.00
15. Type II Man Hole	EA	5	5349.00	$	26,745.00
16. Concrete Collar	EA	21	1500.00	$	31,500.00
17. 5' Type R Inlet	EA	2	7460.00	$	14,920.00
18. 15' Type R Inlet	EA	5	14070.00	$	70,350.00
19. Type C Inlet w/ Grate	EA	2	4911.00	$	9,822.00
20. Type D Inlet 9 ' Deep	EA	1	15336.00	$	15,336.00
21. Outlet Structure w/ Micropool	EA	1	42490.00	$	42,490.00
22. Concrete Overflow Channel	LF	60	597.00	$	35,820.00
23. 7' Wide Trickle Channel	LF	375	150.00	$	56,250.00
24. Forebay	EA	2	43470.00	$	86,940.00
25. Concrete Cutoff Wall	EA	1	15000.00	$	15,000.00
26. Rip Rap	CY	250	92.50	$	23,125.00
27. Concrete Pump Truck	EA	5	1750.00	$	8,750.00
28. R&R Asphalt Widefield Drive	SF	9,700	14.00	$	135,800.00
29. Traffic Control Widefield Drive	LS	1	8000.00	$	8,000.00
30. Remove Water Main	LF	120	45.00	$	5,400.00
31. Relocate 1" Water Service	EA	6	5250.00	$	31,500.00
32. R&R Curb and Gutter	LF	620	91.00	$	56,420.00
33. Tracer Wire and Fittings w/ Verification	LS	1	5200.00	$	5,200.00
34. Electric Crossing	EA	4	1800.00	$	7,200.00
35. Water Main Crossing	EA	6	1500.00	$	9,000.00
36. Admin Fee for Widefield Drive BS	LS	1	6000.00	$	6,000.00
			Subtotal:	**$**	**1,203,472.00**
			Proposal Total:	**$**	**2,817,345.77**

QUALIFICATIONS:

1. **Surveying Not included**
2. **Compaction Testing Not included**
3. **Permits/Fee's Not listed above are not included**
4. **Under Drain Not Include**
5. **Ground Water Pumping Not Include**
6. **Stabilization Bedding Not Included**
7. **Bedding of Water Main and/or Services Not Included**
8. **R&R Curb and Gutter on Cable Drive and Hunters Run Not Included**

9. **Houses on Hunters Run Drive Will Be Out of Potable Water for an Extended Period of Time - - May Need a Hotel for Several Nights**
10. **Relocate Overhead Power Pole Not Included**
11. **Relocate Gas Services on Widefield Drive Not Included**
12. **Sanitary Service Relocation on Widefield Drive Not Included**
13. **Houses on Widefield Drive Will Be out of Potable Water and Natural Gas for an Extended Period of Time**
14. **R&R Concrete Driveway, Driveway Pan and Sidewalk on Widefield Drive Not Included**
15. **Degradation Fees and or Cut Permits For Widefield, Cable and Hunters Run Not Included**
16. **Pond Maintenance Road Not Included**
17. **Rip Rap / Drainage Retaining Wall Not Included**
18. **Erosion Control Not Included**
19. **Bid Restricted to Items Listed Above**
20. **Due to Current Market Conditions Prices Good 15 Days After Proposal Date**
21. **Bid From Unapproved Plans**
22. **All R&R Quantities are Estimates Only, Actual Field Quantities Will Be Billed**
23. **Fiber and Communication Crossing Not Included**