

HIGHLINE CONTRACTING LLC

PO BOX 1070

Oak Creek CO 80467

Date: 12/16/25. Updated from original submittal.

Customer:

Stagecoach Property Owners Association – Attn: Manager

Care of: Todd Stewart, Trustee, Unicorn Mountain Trust

RE: Shay Way and Haywagon, Stagecoach, CO Road Projects

Originally Transmitted VIA: Email 10/30/2025

Mr. David Park,

We appreciate this opportunity to propose development services in connection with the above referenced project. For fees, *Highline Contracting LLC* ('HC') offers to furnish the Labor, and equipment to complete Work based on the requirements of the plans provided, and included here by reference as: Four Points Surveying and Engineering **ROADWAY PLAN, PLAN AND PROFILE, SHAY WAY, NEAR LOT 1 STEWART CONSOLIDATION dated 8/8/2025 and PRELIMINARY ROADWAY PLAN, PLAN AND PROFILE, HAYWAGON TRAIL, NEAR LOT 1 STEWART CONSOLIDATION dated 8/8/2025.**

Bid Clarifications:

- The fee presented is reliant on descriptions herein and therefore is inseparable from this proposal. We respectfully request this proposal be attached to any resulting agreement documents; however, if it is not, this proposal predominates any resulting agreement documents and remains connected to the fee.
- Bid pricing assumes that payments will be received within 30-days of invoicing. Payments excessively beyond 30-days may be subject to interest at our discretion.
- Bid pricing is reliant on retention held less than 90-Days from completion of installation. Retention held longer may be subject to 3% monthly interest. Under no circumstance shall retention be held longer than 180-Days.
- Bid is a fixed fee. Work is to be completed in 2026. Bid will expire on December 31st 2026.
- Bid relies on provided bid documents that thoroughly and accurately exhibit existing underground utilities and their appurtenances. Additional fees may be charged, including those related to down time, demobilization, and remobilization in connection with utilities discovered during work that may adversely affect or inhibit work. Please refer to Colorado Senate Bill 18-167 and C.R.S. 9-1.5

for responsibilities of Architects, Engineers, or others designing and directing work in proximity of existing utilities.

- Bid Assumes Depths and sizes of proposed utilities, see Schedule of values in provided plans.
- 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. Deteriorated or failing existing utility lines that inhibit usual installation activities may require additional engineering related direction for additional protections or temporary accommodations.
- Prior to commencing with work, we will contact Colorado 8-1-1 for utility locate markings. The locators may not mark the site if the address is not clearly posted or access is not open to the site.
- Bid is based on standards and specifications and tax rates of jurisdictional agencies at time of first issue. Subsequent changes to such standards and specifications that are implemented afterwards are excluded.
- We always appreciate as much notice as possible in advance of starting a project and request a minimum two week notice in advance of mobilization. Schedule will be based on a mutually agreeable schedule and is reliant on prompt processing of submittals by Owner’s designated agents. Submittals must be returned clearly identified as ‘approved’; ‘no exceptions taken’; or ‘revise as noted’ to be suitable for material ordering.
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- Permit and Inspection Fees are excluded. Fees incurred by us connected to acquiring permits, scheduling inspections, or any other type of pre-construction requirements will be charged as reimbursable items at cost plus 20%. Any acquisition time spent by *HC* employees will be charged at \$150.00 per hour. Reinspection fees resulting from our workmanship will not be charged.
- Upon completion of our work, we will not be responsible for damage to our completed work caused by others nor be responsible for cleanup after installation unless directly caused by us.
- Contractor can add Customer as an additional insured on Contractor policy if requested.
- Pricing assumes open access to all work areas.
- We will hold our equipment cost as long as off-road fuel does not exceed \$4.30 per gallon.

Job Specific Notes:

- Pricing based on plans prepared by Four Points Surveying and Engineering most recently issued on 8/8/25 and referenced in the opening paragraph.
- Trees and brush up to 4 inches in diameter removal, chipping or other suitable treatment if in area of work shown in the provided plans.

Our scope of work includes:

- One mobilization is included in our proposal. Additional mobilizations will be billed at \$4200 (or will be negotiated depending on scope of work remaining).

Description- Shay Way	QTY	\$
Mobilization	1	\$2,500
Clear and Grub	1	\$3,500
Strip topsoil	1684 Yds	\$5,700
Cut	160 Yds	\$3,200
3” Minus	518 Yds	\$42,114
Class 6 Rd Base 1.5”	259 Yds	\$27,195
Spread Top Soil	676 Yds	\$16,000
Extra Dirt Owner to direct		No Bid
TOTAL Shay Way		\$100,209

Description- Haywagon	QTY	\$
Mobilization	1	\$2,500
Clear and Grub	1	\$7,500
Strip topsoil	565 Yds	\$4,500
Cut	26 Yds	\$1,800
3" Minus	162 Yds	\$17,010
Class 6 Rd Base 1.5"	90 Yds	\$10,350
Spread Top Soil	1	\$3,300
Extra Dirt Owner to direct		No Bid
12" CMP	1	\$4,700
24" CMP	1	\$6,700
Rip Rap	1	\$1,200
TOTAL Haywagon		\$59,560

Our scope of work excludes:

- Textura billing fees or similar type billing venue fees.
- Deductions for participation in OCIP or CCIP.
- Removal and disposal of trees, sub-surface or surface improvements not identified for removal on plans.
- Weekend and night work is excluded without mutually agreed to terms and additional costs. 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.
- Erosion Control, BMP's, GESC management, or related work.
- Trench Drains
- Hazardous materials, testing, handling, disposal, and/or remediation.
- Flora, Fauna, and/or any other protected species evaluation, studies and/or relocations.
- Grease/Oil Trap(s) or related work.
- Dust control/palliatives or watering of road ways.
- Permits, fees, and connection charges other than specifically addressed in this proposal.
- Fine grading, and placement of topsoil is not included in this pricing.
- Import / Export of fill material or spoils.
- Excavation for structures not specifically listed or quoted herein.
- Reconditioning of unsuitable soils, trench stabilization material, or fabric around bedding if ground water is encountered.
- Survey
- Rock excavation/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.
- Vertical bends on water mains when not identified on plans.
- Equipment use tax.
- Builders Risk Insurance.
- Pollution insurance.
- Buy American provisions.
- Water meters for services.

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 303-619-9842 or via electronic mail to: highlinecon@outlook.com