



B.C. EXCAVATING, LLC

COMPLETE EXCAVATING & HAULING SERVICES

To: Cornerstone General Contractors, Inc

Date: 06/30/25

Attn.: **Nathan Schafer**

Phone: 907-561-1993

Re: Denali Resort Civil

B.C. Excavating, LLC proposes to provide the equipment and labor necessary to perform the work for the above referenced project, as detailed below. Pricing based on emails and construction drawings dated 5-23-25. All pricing is for phase I only and to be reviewed upon issuance of final drawings. Price to include the following:

Mobe

SWPPP implementation

Clearing and grubbing (30 acres)

Mulch onsite and haul to local dumpsite

Approximately half of the grubbing will be used for landscaping purposes

Mass excavation and R & R material onsite

BCX to assist with site takeoff and grading to balance site and minimize import of type II

Pricing assumes BCX can alter grading plan to match existing grades

R&R quantities assumed to be approximately 100,000 cyd

Construct roadways and parking lots

Cut and fill to balance existing material

Place 1' imported 3" minus as top course

Install water system

Arctic insulated HDPE water lines

Utilities installed into buildings

Install sewer system including:

Arctic insulated HDPE sewer lines

Advantex systems provided by anchorage tank and **pricing is budgetary**

Sewer services stubbed into buildings

UV treatment is excluded for this pricing as there is no design

Install storm drain including:

Culverts and flared ends

Retention ponds

Rock outfalls

Building Excavation including:

Excavate and backfill footings

Excavate for elevator pits

Mechanical trenching

Prep crawlspace or slab on grade

Prep for pavilion footings and slab on grade

Prep for all concrete footings including:

seat wall, pergola, fire pits, signs, kiosks (all signposts along pathways by landscaper)

Construct access roads and ATV trails
Asphalt prep and paving
 Install 2" D1 and 3" AC
Landscape subgrade prep
 For all improvements in the landscape drawings BCX shall prep to bottom of section BCX to prep flat sections for the landscaper to pothole and add material
 For all impacted areas outside of landscape drawings BCX shall place excess grubbing as topsoil and prep for seeding
Import 3" minus (25,000 ton)
Import D1 (5,600 tons)
Export approx. half of grubbing (15,000 cyd)

Estimated Project Total: **\$12,850,000.00**

Perdiem and housing **\$1,050,000.00**

Assumptions: Escalation/Inflation is not accounted for in this pricing and will be negotiated. Existing soil below grubbing is assumed to be NFS and usable for project purposes. Assumes 1 foot of 3" minus import to cap all parking and roadway improvements. Pricing assumes proposed design grades can change to minimize import quantities. Utility pricing based on current design. BCX has extensive experience with onsite utilities in the area and can assist with final design to reduce cost and maintenance of infrastructure.

Exclusions: Winter conditions and frozen conditions, UV Treatment system (to be added after designed), potholing for landscaper, waterproofing, permitting, engineering, surveying and layout, insulation, vapor barrier, concrete, all fencing installation, landscaping, pile driving or pile work, heat trace, all interior plumbing, retaining wall work, quality control testing, All work along type I, II and III trails. anything not specifically included in the "inclusions" above

Recommendations / Value Engineering

Eliminate storm drain piping anywhere possible as this increases costs and future maintenance.

Simplify arctic water and sewer system design. BCX has extensive experience with hotel infrastructure and can assist engineer with cost effective design.

After grubbing perform a topo survey of site and redesign grading plan to minimize import.

Place as much grubbing as possible around fill areas and ponds to minimize export and promote vegetation

This proposal shall be incorporated by reference or attached to and made part of the contract documents. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control including COVID-19. Price based on mutually acceptable schedule for work. Owner to carry fire, wind, earthquake and other necessary insurance upon above work. Owner to locate any lines not located by the "Locate Call Center." Invoices are "Net 30".

Respectfully submitted,

Aaron Bartel
Project Manager