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Date: June 30, 2025

Project: Denali Resort

Notes: This proposal is based on a mutually acceptable subcontract and construction schedule. This proposal is to be used for planning and budgetary purposes – HC Contractors reserves the right to provide updated pricing upon receipt of updated documents as the design progresses.

Scope: HC Contractors, LLC will provide supervision, labor, and equipment to complete the following work as a subcontractor based on the items and quantities derived from the plans.

Area	Description	QTY	UM	Total Price
Div 01	Mobilization And Demobilization (2 Seasons)	2	EACH	\$459,126.00
Division 02 & 31	Rough Grading (Entire Site)	1,256,830	SF	\$125,683.00
	Ditch Grading	15,500	SF	\$21,700.00
	Storm Drain Depression	64,430	SF	\$90,202.00
	Clearing And Grubbing	28.9	ACRE	\$997,107.00
	Unclassified Excavation	21,269	CY	\$319,035.00
	Subtotal:			\$2,012,853.00
Division 32	Asphalt - 2" Aggregate Base Course, D-1	1,470	TON	\$132,300.00
	Asphalt - Subbase F	3,972	CY	\$99,300.00
	Gravel - 4" Surface Course, Grading E-1	5,540	TON	\$587,240.00
	Gravel - Subbase F	20,254	CY	\$506,350.00
	Sidewalk/Concrete - 3" Aggregate Base Course, D-1	1,000	TON	\$90,000.00
	Sidewalk/Concrete - Subbase F	20	CY	\$510.00
	Asphalt - 3" HMA, TYPE II; CLASS B	2,230	TON	\$546,350.00
	Riprap	618	SF	\$9,888.00
	ATV Pathways - 4" Surface Course, Grading E-1	1,520	TON	\$161,120.00
	ATV Pathways - Subbase F	26,288	CY	\$657,200.00
	Subtotal:			\$2,790,258.00
Guest Rooms	Guest Room Excavation (Bottom of Footing + 2' Over Excavation)	14,500	CY	\$62,350.00
	Guest Room Building Pad Final Grading	36,700	SF	\$359,660.00
	Subtotal:			\$422,010.00

Area	Description	QTY	UM	Total Price
Lodge	Lodge Excavation (Bottom of Footing + 2' Over Excavation)	4,420	CY	\$31,382.00
	Lodge Building Pad Final Grading	15,204	SF	\$167,244.00
	Lodge Mechanical Utilities (100 PSI Sand Slurry Backfill)	391	LF	\$52,394.00
	Subtotal:			\$251,020.00
Support	Support Buildings Pad Final Grading	26,500	SF	\$135,150.00
	Subtotal:			\$135,150.00
Utilities	Raw Water	2,228	LF	\$817,676.00
	Gate Valve, 8 IN	2	EACH	\$25,222.00
	Potable Water	2,504	LF	\$1,114,280.00
	Gate Valve, 6 IN	18	EACH	\$175,752.00
	Valve Box	20	EACH	\$30,040.00
	Sewer Pipe	1,822	LF	\$697,826.00
	Sewer Cleanout	14	EACH	\$8,890.00
	Corrugated Polyethylene Pipe 98 LF 12", 132 LF 24", 561 LF 36", 181 LF 48"	1,071	LF	\$309,519.00
	Inlet MH	1	EACH	\$6,314.00
	Manhole, 48 IN	13	EACH	\$269,646.00
	Subtotal:			\$3,455,165.00
Waste water	Lodge Wastewater Treatment System	1	EACH	\$290,306.00
	Guest Rooms A Wastewater Treatment System	1	EACH	\$505,424.00
	Guest Rooms B Wastewater Treatment System	1	EACH	\$505,424.00
	Support Building Wastewater Treatment System	1	EACH	\$373,785.00
	Subtotal:			\$1,674,939.00

General and Specific Inclusions:

1. Mobilization and Demobilization of all HC equipment, labor, and materials.
2. Performance & Payments Bonds.
3. Clearing and Grubbing. (Pedestrian trails as shown on L102 by others)
4. Rough Grading.
5. General Stabilization Grading:
 - a. Ditch Grading.
 - b. Storm Depressions.
6. Building Foundation Support:
 - a. Excavation:
 - i. Basement excavation anticipated to be sloped/benched until wall has cured, then remainder of lodge foundations to be excavated.
 - ii. Proposal assumes 2' of over-excavation and re-compaction

- iii. Mechanical utilities under slab:
 - 1. Lodge has ~280 LF under basement, and ~110 LF under slab outside of basement.
 - 2. Guestrooms have crawlspace – no mechanical trenching required.
 - 3. Support Buildings may need mechanical trenching, possibly up to ~100 LF per building with exception of Baggage BLDG for total of 900 LF. **SEE ALTERNATES**
 - 4. Mechanical trenches to be backfilled with 100 PSI sand slurry “flowable fill”.
- b. Backfill .
- 7. Utilities 5’ outside of building Envelope:
 - a. Domestic Water including required fittings.
 - b. Sanitary Sewer including required fittings, cleanouts, manholes, and AdvanTex systems. (Lift Stations by others)
 - c. Storm Drain including manholes, inlets, and flared end sections
- 8. Final Grading:
 - a. Building Pads.
 - b. Gravel Pad/ATV Pathways/Parking Lots:
 - i. 4” D-1.
 - ii. Subbase F As Required.
 - c. Asphalt Road/Parking Lots: (Striping/Signage by others)
 - i. 3” HMA.
 - ii. 2” D-1.
 - iii. Subbase F As Required.
 - d. Concrete Sidewalk Grading: (Concrete Formwork/Placing by others)
 - i. 3” D-1.
 - ii. Subbase F as Required.

Total Base Bid Price: \$10,741,395

Assumptions:

1. All organics and excess spoils created by clearing/grubbing/grading are to be disposed of at pit in vicinity of MP 230.
2. General Contractor to provide water source.
3. Asphalt plant to be set up within the pit located in the vicinity of MP 228.
4. Owner-Provided Aggregate Pricing.
5. Trees to be chipped/mulched onsite and used for stabilization, no lumber harvesting.
6. Onsite soils unsuitable for re-use on site under proposed improvements. Geotechnical report indicates onsite soils may be suitable, but it is unclear to what extent.

Specific Exclusions:

1. All Permits, Plans, or Reports. HC will assist as needed.
2. Survey.
3. As-Builts & Red Lines.
 - HC will provide the as-built data to GC. GC will compile and send information to authorities having jurisdiction in the format required to meet project requirements.
4. Participation in MBE, DBE, and WBE programs.
5. Development of Project Specific Quality Control Program
 - No CQC Quality Control and Staff
 - No QC Inspections and/or testing.
6. Development of Project Specific Safety Plan
 - No SSHO Staff. HC will provide a Superintendent or Project Engineer as the POC for the SSHO to coordinate with Prime.
 - HC will meet the requirements of a competent person and will adhere to safety guidelines.
7. Integrated Master Schedule Development, Updates, or Submission.
 - HC to provide a schedule for incorporation into the master schedule, and provide updates as required a minimum of once a month.
8. Contractor Progress, Status, and Management Reporting. HC to assist as needed.
9. CSPP and SPCD Updates.
10. Environmental Reporting, Testing, or Permitting.
 - HC to abide by GC's SWPPP and specific BMPs for earthwork.
 - Dewatering permits, testing of paint chips, soil management plan, SWPPP, hazardous surveys, AWWU Discharge Permit, decommission systems for contaminated water or soil.
 - GAC filtration systems, installation, procurement, treatment, and containment of groundwater.
 - Contaminated Soil Screening, Sampling, Testing, SAPP, QAPP and work plans.
 - Testing of all soils, aggregates, and asphalt.
11. Hazardous material handling, including abatement, disposal of asbestos, or any known hazardous material.

12. Radiological Waste, Hazardous Material, and Hazardous Waste Permitting and Reporting.
13. Utility Locates or Utility Permits.
14. Markings & Removal:
 - Removal/Salvage of Existing Markings/Signage
 - Installation of all temporary or permanent markings.
15. Asphalt/Concrete diamond grind, bump grinding or planning.
16. Portable toilets, site dumpsters, pumping, or trash removal.
17. Traffic Control to Include supply, placement, and relocation of safety barricades.
18. Relocations of Overhead or Underground Interferences to HC Scope and/or impacts of underground obstructions to our work not shown in the plans.
19. Impact of any existing contamination or pollution. This assumes that contaminated soil will be immediately hauled to the contaminated soil stockpile location and that work progress will not be held up waiting for approval to move soil to continue work.
20. Site Security, gate guards, and full-time manning of access to the project.
21. Thawing of ground, work in frozen conditions as defined by temperature reaching 32 degrees or colder anytime in a 24 hour period, aggregate stockpiles, and temporary heat and/or covers.
22. Shoring and/or Excavation plans.
23. Any permits or scope associated with dewatering.
24. All landscape scope to include seeding and watering.

Add Alternates:

1. 900 LF Mechanical Under-building Trenching for Support Structures with 100 PSI slurry backfill – **ADD \$120,600**
2. Logistics (if full-service camp is not made available for this project):
 - a. Subcontractor provided lodging for own personnel: **ADD \$323,600**
 - b. Per Diem: **ADD \$202,250**
 - c. For planning purposes this anticipates 1,620 Man-Days with a maximum crew size of 12.

Additional Clarifications:

1. HC will not accept any Delay Damages unless we specifically agree to the detailed schedule for our work and the basis for such Delay Damages.
2. HC will only indemnify others for damages resulting from our negligence and only to the extent such damage is covered by our General Liability Insurance.
3. HC requires payment for all work completed within 8 days of the Contractor receiving payment from the Owner. Retainage is to be limited to that held by the Owner not to exceed 10% of the value of the completed work.