



# Contracting, Inc.

July 2<sup>nd</sup>, 2025

Nathan Schafer  
Estimator  
Cornerstone General Contractors  
Anchorage, Alaska  
Via Email: nschafer@cornerstoneak.com

Re: Proposal: Denali View Resort

Dear Nathan:

GMC has examined your preliminary 30% concept plans for Denali View Resort project at Denali (MP230), Alaska, and we offer to perform the following site development work:

1. Demolition, including:
  - a. Clear, grub, grind, and dispose of up to 30 acres .
2. Mass Grading for Site Improvements to match proposed lines and grades, including:
  - a. Cut to fill of 43000 CY of native material.
  - b. Import of up to 8000 CY of material from owner supplied pit.
  - c. Grade for paving
  - d. Grade for sidewalk, handicap ramp, dumpster pad, concrete hardscaping .
  - e. Grade for landscapers (rough)
  - f. Grade for ditching.
  - g. Grade for public approach.
3. Building Improvements:
  - a. Excavate building pads for Lodge, Guest Housing, 5 maintenance facility buildings, and Staff housing and recreation buildings. (Built on native soils, no II-A Prism factored)
  - b. Ex and backfill perimeter footings.
  - c. Exterior Column footings (Lodge only)
  - d. Interior Column footings (Lodge only)
  - e. Grade Beams (Lodge only)

- f. Grade for slab on grade.
3. Water improvements, including:
  - a. Connect to waterline (well and pitless adapter by others)
  - b. Install 8" water transmission line.
  - c. Install 6" water distribution mains to various buildings
  - d. Disinfect and pressure test water service.
  - e. Install Water Service lines to buildings)
  - f. Service riser in 11 Buildings.
4. Sewer improvements, including:
  - a. Excavate for 3 septic treatment units to be installed and supplied by others
  - b. Install 6" HDPE collection system
  - c. Install SSMHs
  - d. Install 11 SS Building Cleanout
5. Install storm drain improvements:
  - a. Install SD piping for culverts
  - b. Install Rip Rap outfalls
  - c. Install manholes required by plan
  - d. Grade drainage ditches per plan
6. Sub Inclusions
  - a. Paving 3" AC over 2" LC.

All Plant, Management, Supervision, Mobilization and Demobilization, Labor, Equipment, Construction Expenses, and Materials are included for the Scope of Work described above.

GMC excludes the following work from its Lump Sum Proposal:

- Performance and Payment Bonds (available at 1.25% of Contract Amount).
- Interior drain piping work.
- Over excavation and re-compaction of existing soils on site.
- Unmarked utility crossings.
- Fencing, bollards, and signage.
- Landscaping (Topsoil & vegetation).
- Contaminated soils and water discovery, removal, or remediation.
- Dewatering other than surface runoff. Debris removal and disposal.
- Survey.
- SWPPP document and reporting.
- Density Testing
- Striping.
- Special Treatment Units for septic other than excavation and placement
- Lift station other than excavation and placement

- Water tanks.
- Well
- Concrete Hardscaping (Prep included)
- Fire Hydrants (None seen in plans)
- Lodging- Provided by others
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GMC's Lump Sum Price for the work as presented is **\$10,066,500**. If you have any questions regarding our bid just let me know.

GMC also offers interior mechanical trenching on a per lf basis. Available for discussion on a future date if needed.

Thank you for the opportunity to make this Proposal.

Kind regards,

*Johann K.*

Johann K.  
Estimator, Construction Division