

REIMBURSEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 29th day of October, 2003, by and between the CITY OF LOVELAND, COLORADO, a municipal corporation, hereinafter called the "City" and Alford Meadows, LLC, a Colorado limited liability company, hereinafter called the "Developer".

WITNESETH

WHEREAS, the Developer finds it necessary and desirable to provide for the installation of certain water and sewer improvements ("Improvements") which are the subjects of this Agreement in order to properly develop lands owned by the Developer, which are known as the Alford Lake P.U.D; and

WHEREAS, the City has adopted the City of Loveland Water and Sewer Line Extension Policy ("Policy"), attached hereto as Exhibit A, which sets forth the City's policy concerning the extension of water and sewer facilities to the Developer's property;

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. REFUNDING

It is agreed that the Developer shall have an opportunity to recoup from subsequent future development along the line of the Improvements a portion of the actual costs of the Improvements. The Improvements are shown on the Construction Plan Extract, attached hereto as Exhibit B, and are described as:

- a) 620 LF of 16" Water Line and appurtenances
- b) Vertical Lowerings, Encasements, and/or Deflections for 16" water line
- c) 620 LF of 21" Sanitary Sewer Line
- d) Manholes, Encasements, Trench Stabilization, Cut-Off Wall for 21" Sanitary Sewer Line
- e) Engineering and Construction Management Costs

For the purpose of providing an opportunity for reimbursement to the Developer, the City agrees, subject to the provisions contained in this Agreement, to collect certain sums of money as set forth herein, in addition to all other fees and sums collected by the City, from those persons who commence subsequent future development along the line of the Improvements as set forth in section 1.3.3.1 of the Policy.

The properties along the line of the Improvements which are subject to this Agreement are located in the Southeast Quarter of Section 34, Township 6 North and Range 69 West, City of Loveland, County of Larimer and State of Colorado and are more particularly described in Exhibit G.

Any portions, lots, or pieces of property that result from the splitting, subdividing or replatting of any of the properties described in Exhibit G are subject to this Agreement.

At the time that a water or sewer service line or extension, which serves all or any of the below described properties, is installed, regardless of whether or not the service or line extension is connected to the Improvements, the City shall attempt to collect from the person(s) or entity installing said water service line or extension and sanitary sewer line or extension, the following described reimbursements and fee(s):

- a) The reimbursement for the above listed improvements is based upon costs at the time of construction of the improvements to be completed for the Alford Lake P.U.D. The actual cost of the improvements will include construction costs, engineering, surveying, material testing, bonding and permit fees. These costs are based on the information shown in the Construction Bids set forth in Exhibit D and in the Cost Analysis set forth in Exhibit E. During the development of this project, the Developer identified one (1) property that will ultimately benefit from the construction of these improvements. This property is shown on the Conceptual Site Plan set forth in Exhibit C. The determination of eligible reimbursement costs are shown in Exhibit E. The cost allocation of the eligible reimbursements due from each property is shown in Exhibit F. Exhibit G describes the obligated property and the current owner. The one (1) property and estimated reimbursement amount due from the property are shown in the following tables.

SANITARY/SEWER - NORTH DUFFIELD AVENUE		
Parcel No. or Name	Parcel Location	Current Estimated Reimbursement
96354-00-0002	SE Quarter of Section 34, Township 6 North and Range 69 West of the 6 th P.M., City of Loveland, Count of Larimer and State of Colorado	\$ 13,021.11

WATER - NORTH DUFFIELD AVENUE		
Parcel No. or Name	Parcel Location	Current Estimated Reimbursement
96354-00-0002	SE Quarter of Section 34, Township 6 North and Range 69 West of the 6 th P.M., City of Loveland, Count of Larimer and State of Colorado	\$ 7,296.77

- b) The sum of money, as calculated above and adjusted for final costs after the completion of the construction, shall be increased or decreased to reflect fluctuations in the construction cost index (20 city average) as published in the most recent issue of the

Engineering News Record (ENR). The base cost index shall be the index in effect at the time the construction quote or bid is obtained: April, 2002, ENR Index.

- c) The fee shall be collected by the City, and shall be payable to the Developer as reimbursement for the costs of installing the Improvements. The City's obligation to pay the collected fees shall be conditioned upon the Developer making written request to the City of Loveland Water and Power Department Director for payment of the fees within one year of their collection by the City. Failure to make such a request shall result in the collected fees becoming the sole property of the City.
- d) The Developer shall be responsible for recording and paying of costs for recording this Agreement with the Larimer County Clerk and Recorder.

Summary of Exhibits

Exhibit A	City of Loveland Water and Sewer Line Extension Policy
Exhibit B	Construction Plan Extract
Exhibit C	Conceptual Site Plan
Exhibit D	Construction Bids
Exhibit E	Cost Analysis
Exhibit F	Cost Allocation
Exhibit G	Obligated Properties and Lists of Property Owners

2. **TERM, EFFECT AND INTEGRATION**

It is expressly understood and agreed that the terms of this Agreement shall be binding upon and inure to the benefit of the heirs, successors, representatives, and assigns of the parties hereto; and that the reimbursement provisions of this Agreement shall be in force and effect only for a period of twenty (20) years from the date first above written or until maximum reimbursement is made.

No assignment by the Developer of any rights under this Agreement shall be effective with respect to the City until written notification from the Developer of such assignment is received by the City's Water and Power Department Director

3. **CITY'S OBLIGATION TO COLLECT REIMBURSEMENT FEES**

The obligations of the City under this Agreement in attempting to assess and collect the reimbursement fees described herein are offered solely as an accommodation to the Developer. Accordingly, the City shall not be liable to the Developer for the City's failure in any fashion to collect the monies specified herein and shall have no obligation to commence litigation for the purpose of attempting to make such collection. In the event the City's attempt to collect such charge, including without limitation the City's withholding of building permits, results in the filing of any claim against the City and/or the commencement of litigation against the City, Developer agrees to pay all costs and fees incurred by the City in defense of the same, including without limitation, reasonable attorneys fees. Developer further agrees to indemnify and hold harmless the City from any damages or awards arising from or relating to any such claim or litigation. Prior to the City

being required to litigate any claim under this Agreement, the City may require the Developer to pay to the City cash funds or provide the City other collateral acceptable to the City sufficient to cover the amount of any damages sought in the litigation as well as a reasonable amount to cover the City's anticipated costs and attorneys' fees in the litigation or, if damages are not sought in the lawsuit, then such amount as the City may consider reasonably necessary to ensure payment of all the City's costs and attorneys fees which may result therefrom. Notwithstanding the foregoing, the City shall not commence any litigation to collect any charge under this Agreement without the prior written consent of the Developer.

4. **CITY'S RIGHT OF OFFSET**

In the event that the Developer is in default with regard to any other obligation to the City, the City shall have the right to set off any reimbursement which may be due to the Developer hereunder to satisfy, in whole or in part, any such default.

This Agreement constitutes the entire Agreement of the parties, and may be altered, amended or revised only by written agreement of the parties hereto.

APPROVED AS TO FORM:

THE CITY OF LOVELAND
A Municipal Corporation

Sharon L. Citrin
City Attorney, *Asst.*
Director

Ralph Mullinif
Water and Power Department



ATTEST: -----

Donna Visconti
City Clerk

DEVELOPER:

Alford Meadows, LLC
650 South Cherry Street, Suite 435
Denver, CO 80246

By: *Marcus Palkowitsh*
Marcus Palkowitsh, Manager

STATE OF COLORADO)
) ss.
COUNTY OF *Daguerre*)

The foregoing instrument was acknowledged before me this 22nd day of October, 2003, by **MARCUS PALKOWITSH**, as Manager of **ALFORD MEADOWS, L.L.C.**, a Colorado limited liability company.

Witness my hand and official seal.



My commission expires 2/13/05

Sue A. Reich
Notary Public

Exhibit A

City of Loveland Water and Sewer Line Extension Policy

EXHIBIT "A"

1.3 WATER AND SEWER LINE EXTENSION POLICY

1.3.1 Introduction

1.3.1.1 Statement of Purpose -- It is the purpose of this policy to provide a fair and equitable distribution of the costs of installing water and sewer lines to all the parties benefiting from their installation. This policy covers most cases, but a recognition is made that special cases may occur. When special cases do occur, deviations may be made from the specifics of the policy, provided the final arrangements maintain the fair and equitable intent. Such arrangements can be made through the mutual consent of the Director of the Water/Wastewater Department and the owner or developer of the property. Such arrangements shall be contained in a development agreement executed by the developer and the City.

1.3.1.2 Definitions

- A. "City" means the City of Loveland, Colorado.
- B. "Developer" means the subdivision developer, parcel owner or any other party or parties who are having a water or sewer line installed within the City's service area.
- C. "Property" means the subdivision, parcel, lot, tract or any other described piece of land for which the water or sewer line is being installed.
- D. "Utility Director" means the Director of the City of Loveland Water/Wastewater Department.

1.3.2 Line Installation Policy

1.3.2.1 In order to facilitate the orderly continuation of the City water distribution and sewage collection systems, water and sewer mains shall be installed to the furthest point or points of a property and within all rights-of-way if it is determined by the Water/Wastewater Department that those lines are needed to provide service to other properties beyond the subject property.

1.3.2.2 All mains which are necessary for the service to or within a property or as required in Section 1.3.2.1 shall be installed at the cost of the developer, except for the following conditions:-

- A. If the line is installed along the side of the property the developer may be eligible for reimbursement of half of the cost of that line as provided in Section 1.3.3.

B. Mains larger than those required to serve the property but required by the City shall be subject to the provisions of Section 1.3.4.

1.3.2.3 Prior to construction, plans and specifications for the water and sewer systems to be installed shall be reviewed and approved by the Water/Wastewater Department.

1.3.2.4 The developer shall be responsible for payment of the City's inspection costs. Such costs shall be in accordance with the schedule adopted by the Utility Director showing the cost for inspection by lineal footage of the water or sewer main to be inspected. Payment of such costs shall be made prior to issuance of any building permits.

1.3.2.5 Upon completion of the work and acceptance by the City the water distribution and sewage collection systems shall become the property of the City.

A. The City shall own and maintain the water mains, water main appurtenances, fire hydrants, service lines to the meter pit or curb stop, the meter pit or vault and the meter and other appurtenances in the pit or vault. For fire service lines the City ownership ends at the valve on the main or the point of connection to the last domestic service off the line.

B. The City shall own and maintain the sewer mains, manholes and regional sewage lift stations. The sewer services are owned and maintained to the sewer main by the property owners.

1.3.2.6. All workmanship and materials shall be warranted by the developer against any defects for a period of one year from the date of acceptance by the City. Any repair or reconstruction performed during such warranty period as a result of defects in material and/or workmanship shall be warranted for a period of one year from the acceptance of such repair or reconstruction by the City.

1.3.2.7 Areas which are served by private lines that were not constructed according to City approved plans and specifications shall have mains complying to the City standards installed and extended to serve the areas and the cost thereof shall be paid by the owners served, or assessed against the owners in accordance with applicable laws.

1.3.2.8 No mains shall be extended outside the Urban Growth Boundary, except as may be necessary to serve the property within the City or upgrade service to existing customers, without the express consent and approval of the City Council.

1.3.3 **Reimbursement Policy and Procedure**

1.3.3.1 Reimbursement for Line Extensions Through Undeveloped Property -- A developer may find it necessary to install a water or sewer line through undeveloped property to obtain service. Such person may request the establishment of a reimbursement agreement to recover a portion of the line installation costs from subsequent future

development along the line.

- A. The establishment of a reimbursement agreement is optional and must be requested by the developer prior to construction of the line.
- B. The developer shall obtain three independent written quotes or bids for the line. The lowest bid shall be the reimbursable amount, regardless of whether the low bidder performs the work or not. The quotes or bids shall be obtained for doing the work in a reasonable but not an accelerated time period.
- C. The reimbursable amount shall be increased or decreased to reflect fluctuations in the "Engineering News Record" construction cost index (20 city average). The date of the construction quote or bid shall establish the initial index value.
- D. The reimbursement agreement shall expire after a period of twenty (20) years from the acceptance of the line.
- E. Reimbursement payments shall be due and payable prior to the installation of any service or line extension to the undeveloped parcel, regardless of whether or not the service or line extension is connected to the line eligible for reimbursement.
- F. If the line is installed through or adjacent to more than one property, the future developers shall pay for their proportional share based on the footage of line through or adjacent to their property.
- G. If the line is installed in a right-of-way or in an easement along a property line between two parcels, the developer on each side shall pay fifty percent of the reimbursement amount.

1.3.3.2 Reimbursement for Installation of Lines in Adjacent Right-of-Way -- A developer may be required under Section 1.3.2.1 to install a water or sewer main in a right-of-way adjacent to the property being developed. Such person may request the establishment of a reimbursement agreement to recover fifty percent of the line installation costs from the future developer of the adjacent property. The provisions of Section 1.3.3.1.A through 1.2.2.1.F shall apply.

1.3.3.3 Reimbursement for Line Extensions Through Undevelopable Property -- A developer may find it necessary to install a line through an area that cannot be developed to obtain service. The developer may be eligible to establish a reimbursement agreement in the following cases:

- A. If the line is a sewer main that will provide service to other properties adjacent to or upstream of the existing development, the developer may recover a portion of the construction costs from the other property owner. The cost distribution shall be in proportion to the gross developable acreage of all tributary

properties, as determined by the developer's engineer and approved by the City.

B. If the line is a water main, the developer may recover a portion of the construction costs through one of the two following methods.

1. If the water line will serve an identifiable service area, the developer may recover a portion of the construction costs from the developers of the other properties in the service area. The cost distribution will be in proportion to the gross developable acreage of all the properties in the service area, as determined by the developer's engineer and approved by the City.

2. If the water line will be required as part of the grid of the City's water distribution system, the cost of the line may be paid for by the City, contingent on fund availability. The City's participation will be administered under the procedures of Section 1.3.4.

C. The provisions of this section shall be applicable in cases where the line will be installed through or adjacent to properties that are served or committed to be served by other water or sewer districts.

1.3.3.4 Reimbursement for Line Extension Through Previously Developed Areas -- A developer may find it necessary to replace an existing undersized or otherwise inadequate line to obtain service. The developer may be eligible to establish a reimbursement agreement in the following cases:

A. If a property adjacent to the replacement line had a tap on the original undersized line and is later subdivided the developer of this second property shall reimburse the original developer an amount determined as follows:

$$L \times C \times (N-T) \times 50\%$$

where: L = Length of frontage

C = Cost per foot of the line

N = Number of lots in the new development

T = Number of taps on the original line

To be eligible for such reimbursement the developer must establish a reimbursement agreement as provided in Section 1.3.3.1.A through 1.3.3.1.F.

B. If the line to be replaced is in such a condition or configuration that it would in the opinion of the Water/Wastewater Department be eligible for replacement, the City may pay the portion of the cost that it would incur to replace or upgrade the line, subject to fund availability. Such City participation shall be administered in accordance with Section 1.3.4.

1.3.3.5 Reimbursement for Major Structures -- A developer may find it necessary to install a major structure to obtain water or sewer service. The developer may be eligible to establish a reimbursement agreement.

A. A reimbursement agreement may be established if the major structure is a component of the water distribution or sewage collection system that will bring direct benefits to an identifiable area. Examples are:

1. Sewage lift stations
2. Water booster pump stations
3. River or highway crossings

B. Costs shall be distributed in proportion to the developable area being served, as determined by the developer's engineer and approved by the City.

C. To be eligible for reimbursement, the developer shall establish a reimbursement agreement as provided in Section 1.3.3.1.A through 1.3.3.1.E.

1.3.4 Line Oversizing Policy

1.3.4.1 General -- The purpose of the line oversizing policy is to enable a developer to install an oversized water or sewer line with no expense to that developer beyond what is required for their development or to receive repayment for those extra expenses. The "oversized" portion is the difference between the line size required by the property and the line size required by the City to meet future growth demands. The developer is required to bear the full costs for installing all water and sewer lines up to 8" in diameter, or larger if required to serve the development.

1.3.4.2 Line Sizing -- The actual size of water or sewer line required shall be determined by the City. Criteria to be used for this determination shall include, but shall not be limited to the following:

- A. Utility Master Plan requirements.
- B. Potential future demand on the water or sewer system as related to the proposed development.
- C. Hydraulic design criteria of the water or sewer system.

1.3.4.3 City Participation in Oversizing Project -- The City may require a developer to install an oversized water or sewer line. If an oversized line is required, the City will participate in the project cost.

- A. If the City has funds available in its oversizing budget and the City's participation is less than \$5000.00, the City will pay its portion to the developer on completion of the project and receipt of the final cost summary.
- B. If the City has funds available in its oversizing budget and the City's participation is greater than \$5000.00, the City will make interim payments based on partial pay estimates for work completed and cost summaries from the developer's project manager or engineer.
- C. If the City does not have funds available in its oversizing budget to participate in the project at the time of construction, the City will reimburse the developer for the cost of the line over a period not to exceed ten years at a rate of eight percent (8%) per annum. An agreement shall be executed by the City and the developer detailing the terms of the reimbursement, to be established at that time.

1.3.4.4 Initial Oversizing Not Required -- If the City determines that a line in a certain location will need to be oversized at some point in the future but elects not to require oversizing of the line at the time of initial construction, the developer may elect to either install the size of line needed for the development or install the oversized line.

- A. If the oversized line is not installed the developer will not be eligible for any reimbursements for that line. Any reimbursements that would normally be eligible under the provisions of Section 1.3.3 shall accrue to the City for construction of the oversized line.
- B. If the oversized line is installed the developer will be eligible for certain construction cost reimbursements and for future oversizing participation by the City.
 - 1. The developer will be eligible for reimbursements as provided in Section 1.3.3 for the 8" portion of the oversized line.
 - 2. The City will pay for the oversized portion of the line when it is determined by the City that the line, or a portion thereof, is needed for the service area. A construction cost estimate will be made at that time to determine the amount to be paid by the City.

1.3.4.5 Determination of Eligible Project Costs

- A. The costs of the materials and installation of an oversized line shall be shared between the City and the developer in accordance with the following tables.

PERCENTAGE PAID BY THE CITY FOR OVERSIZED WATER LINES										
		Size of Water Line Installed								
		8"	10"	12"	14"	16"	18"	20"	24"	30"
Size of Water Line Needed	8"	0	30	48	62	70	76	80	84	88
	10"		0	27	46	59	66	71	77	82
	12"			0	25	44	54	61	69	76

PERCENTAGE PAID BY THE CITY FOR OVERSIZED SEWER LINES										
		Size of Sewer Line Installed								
		8"	10"	12"	15"	18"	21"	24"	27"	30"
Size of Sewer Line Needed	8"	0	16	30	49	63	71	78	81	83
	10"		0	18	37	54	66	72	77	79
	12"			0	24	45	59	68	73	76

- B. Only those components of the water or sewer line project that are oversized shall be included for oversizing participation. Eligible costs include those costs to furnish and install the oversized pipe, fittings, valves and service saddles. The costs for design, service lines, manholes, surface repairs and connected lines and appurtenances are not eligible. Sewer manholes will be included if larger than a 4-foot diameter manhole is needed because of the sewer line size.
- C. Construction Quotes -- If the City participation is estimated to be \$5000.00 or less, the developer shall obtain a minimum of three written quotes from qualified contractors for construction of the oversized line. The quotations shall be based on construction of the line in a reasonable but not an accelerated time period. The City and the developer shall agree on a reasonable time frame to be included in the request for quotations. The lowest quote shall be the basis for determining eligible costs. If the City's portion is greater than \$5000.00, the developer may either accept \$5000.00 as the maximum compensation or have a public, competitive bid.
- D. Competitive Bids -- If the City's participation is estimated to be greater than \$5000.00, the developer shall obtain competitive bids for the construction of the oversized line, in accordance with the State laws and City procedures for capital projects. The bids shall be based on construction of the line in a reasonable but not an accelerated time period. The City and the developer shall agree on a

reasonable time frame to be included in the request for quotations. The City and the developer have the right to reject any and all bids, for cause.

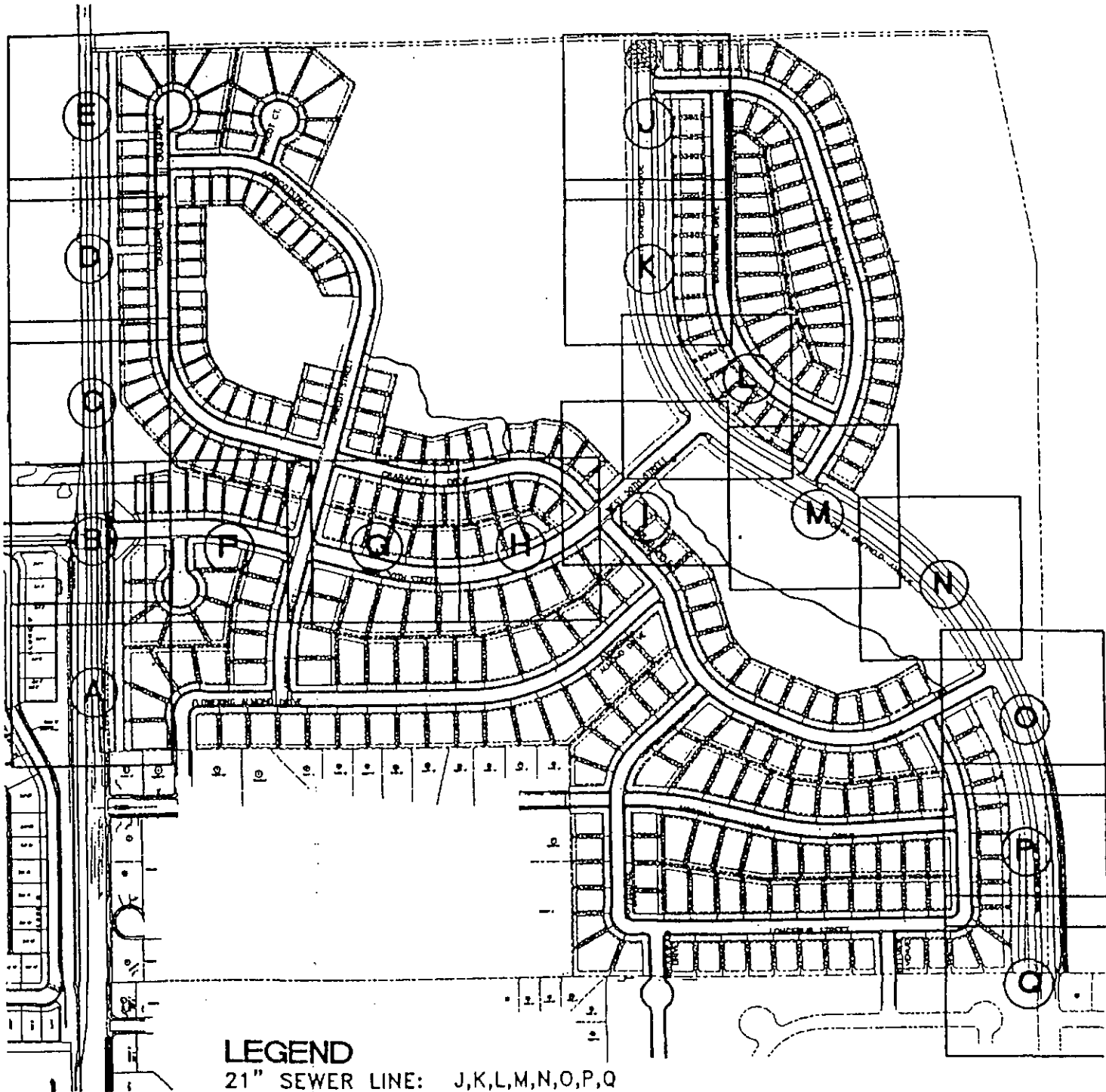
- E. Determination of Final Cost -- The developer's engineer shall submit to the City a summary of the final eligible project costs. The final costs shall be based on the actual quantities installed and the prices from the lowest quote or bid received for the project.

1.3.4.6 Water and Sewer Development Agreement -- If the City agrees to participate in an oversizing project with the developer and shall prepare a Water and Sewer Development Agreement which will include:

- A. An estimate of the oversized line project costs, prepared by a Professional Engineer. Itemization of the cost estimate shall be attached to the agreement.
- B. Distribution of project costs between the City and the developer.
- C. Time schedule or phasing plan(s) which the developer agrees to comply with.
- D. Any reimbursement agreements between the developer and future developers along the oversized line.
- E. The Water and Sewer Development Agreement shall be reviewed and signed by the Utility Director, the City Attorney, and the land owner(s).

Exhibit B

Construction Plan Extract



LEGEND

21" SEWER LINE: J,K,L,M,N,O,P,Q

16" WATER LINE:

NORTH TAFT AVENUE: A,B,C,D,E

NORTH DUFFIELD AVENUE: J,K,L,M,N,O,P,Q

12" WATER LINE: B,F,G,H,I,L



**DAVID EVANS
AND ASSOCIATES INC.**

1331 17th Street, Suite 900
Denver, Colorado 80202
Phone: 720.946.0969

PROJECT

ALFORD LAKES P.U.D.

SECRET

TITLE

INDEX MAP

CITY OF LOVELAND

DWG. REF.

PROJECT
MSP-0000-0011

SCALE
1" = 400'

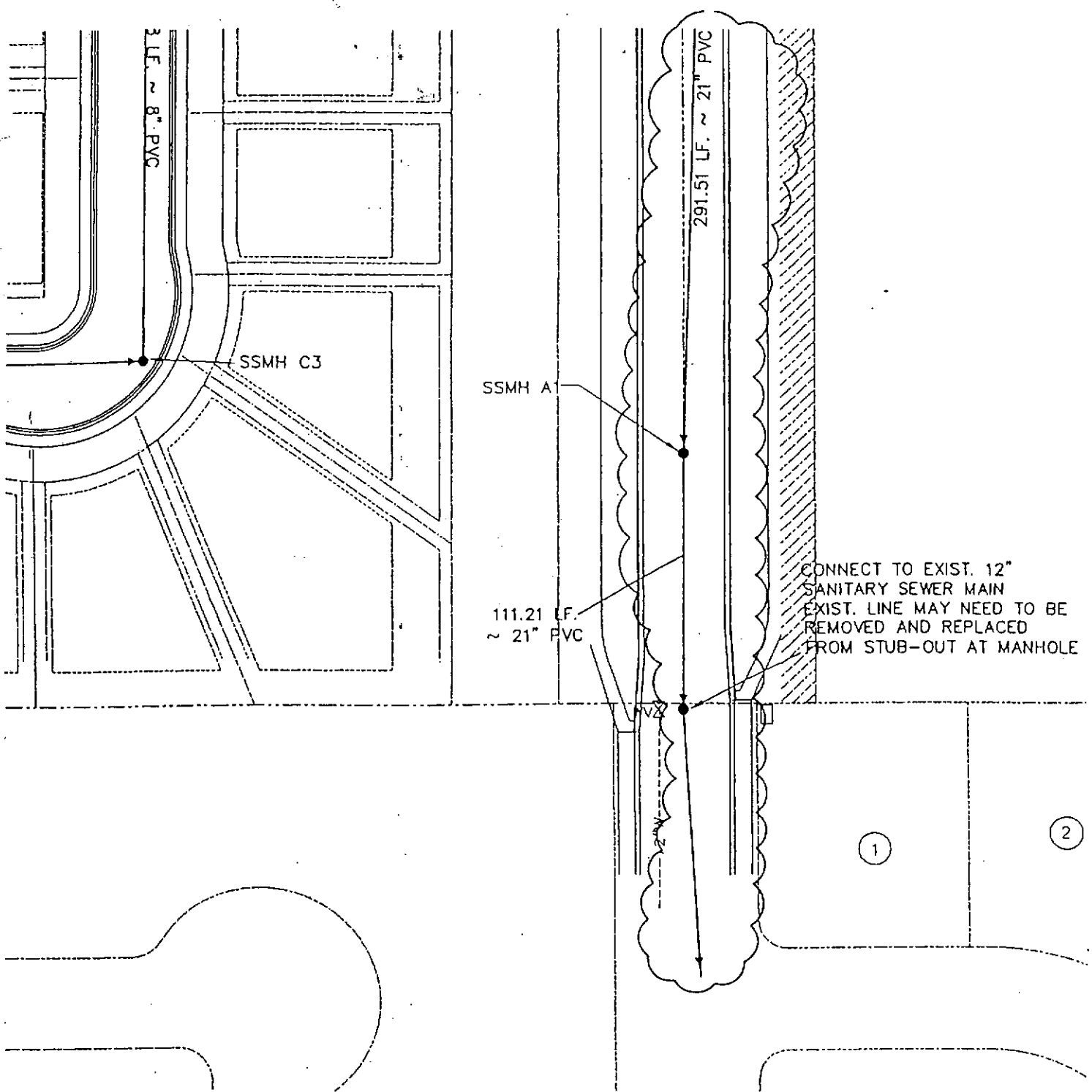
AMENDMENT NO.

DRAWN BY
EDD

DESIGN BY
HFST

APPROVED BY
HFST

DATE
07-23-02



**DAVID EVANS
AND ASSOCIATES INC.**

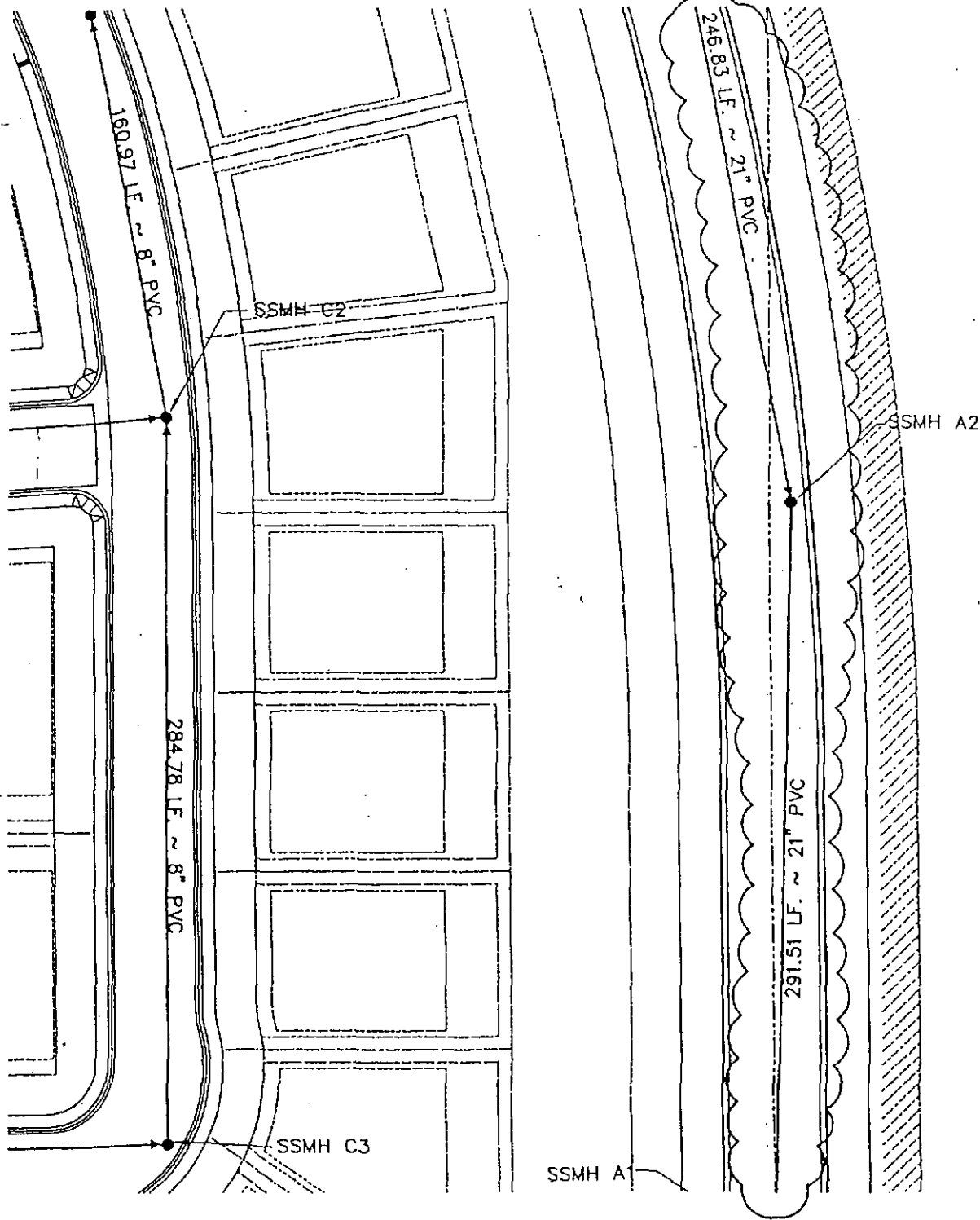
1331 17th Street, Suite 900
Denver, Colorado 80202
Phone: 720.946.0969
Fax: 720.946.0973

PROJECT ALFORD LAKES P.U.D.
TITLE NORTH DUFFIELD AVENUE - 21" SEWER LINE
CITY OF LOVELAND

SHEET

DWG. REF.	PROJECT	SCALE	AMENDMENT NO.
Q	MSPP-0000-0011	1" = 60'	
DRAWN BY	DESIGN BY	APPROVED BY	DATE
FRD	HFST	HFST	07-23-02

Q



**DAVID EVANS
AND ASSOCIATES INC.**

1331 17th Street, Suite 900
Denver, Colorado 80202
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Fax: 720.946.0973

PROJECT

ALFORD LAKES P.U.D.

SHEET

TITLE NORTH DUFFIELD AVENUE - 21" SEWER LINE

CITY OF LOVELAND

DWG. REV.

P

PROJECT

MSP-0000-0011

SCALE

1" = 60'

AMENDMENT NO.

DRAWN BY

FRD

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HFST

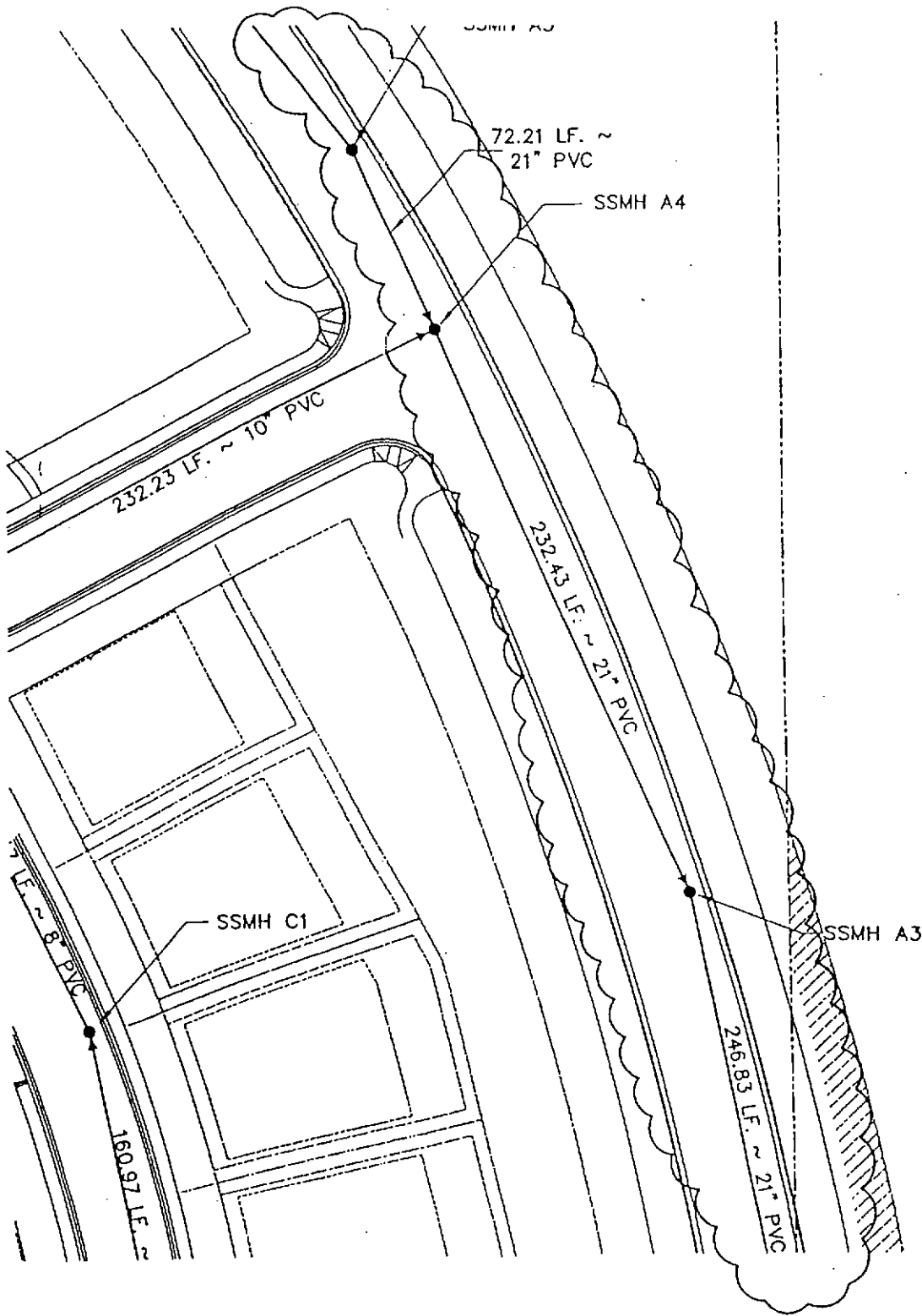
APPROVED BY

HFST

DATE

07-23-02

P



DAVID EVANS AND ASSOCIATES INC.

1331 17th Street, Suite 900
 Denver, Colorado 80202
 Phone: 710.946.0969

PROJECT

ALFORD LAKES P.U.D.

SHEET

TITLE

NORTH DUFFIELD AVENUE - 21" SEWER LINE

CITY OF LOVELAND

DWG. REF.



PROJECT

MSP-0000-0011

SCALE

1" = 60'

AMENDMENT NO.

DRAWN BY

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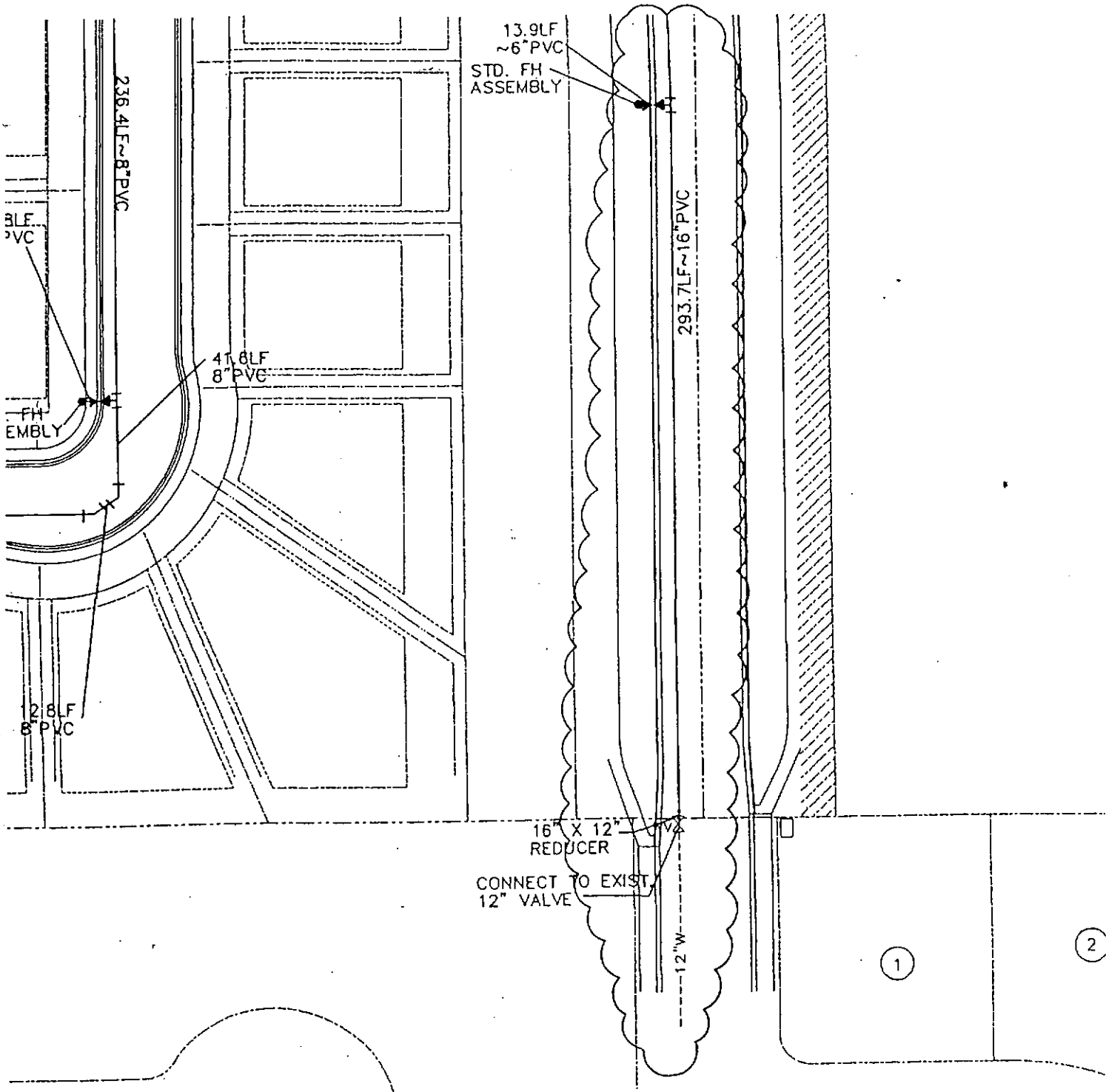
APPROVED BY

HFST

DATE

07-23-02





**DAVID EVANS
AND ASSOCIATES INC.**

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FAX: 720.946.0072

PROJECT

ALFORD LAKES P.U.D.

SHEET

TITLE

NORTH DUFFIELD AVENUE - 16" WATER LINE

CITY OF LOVELAND

Q

DWG. REF.

Q

PROJECT

MSPP-0000-0011

SCALE

1" = 60'

AMENDMENT NO.

DRAWN BY

FRD

DESIGN BY

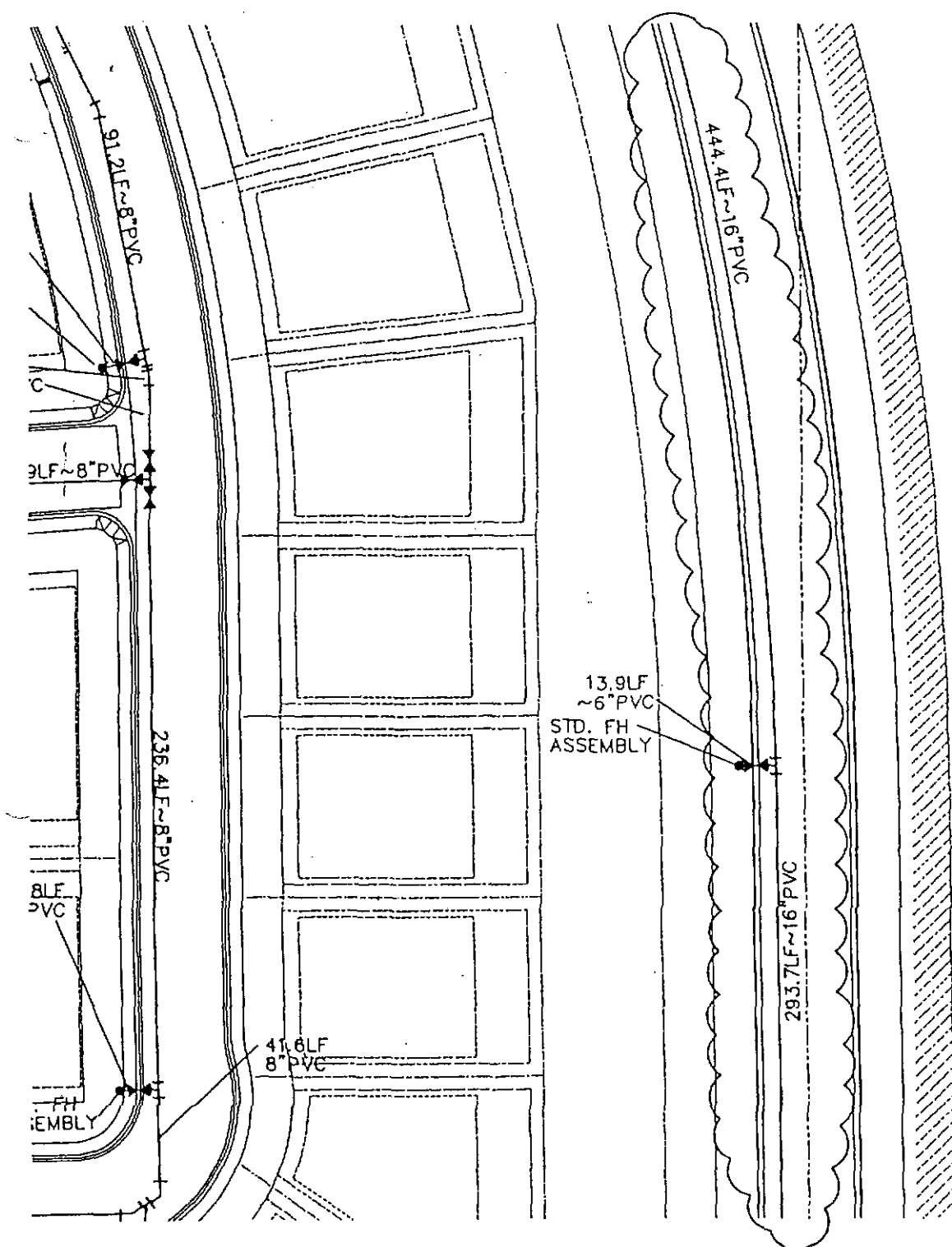
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DATE

07-23-02



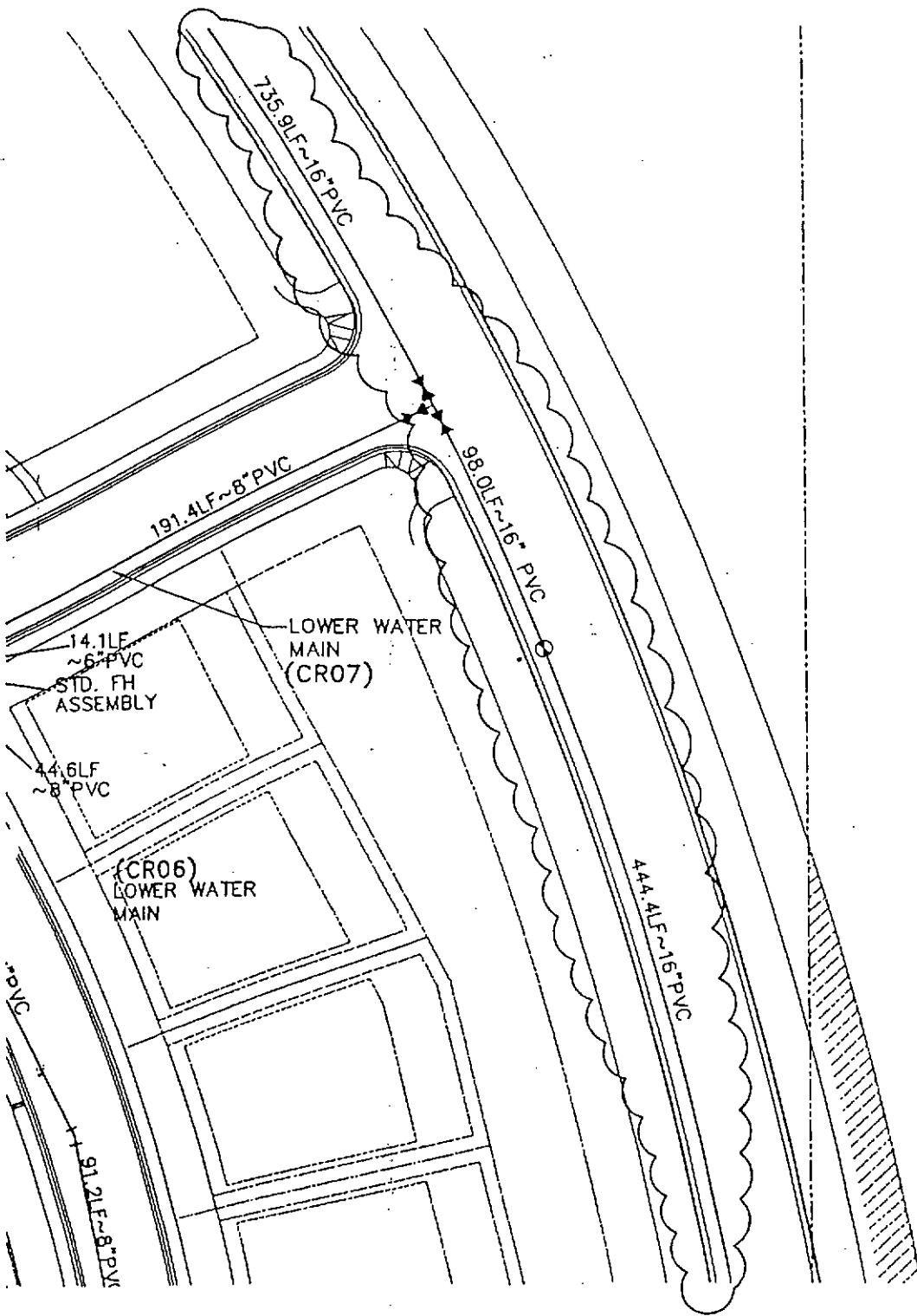
**DAVID EVANS
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Fax: 720.946.0972

PROJECT	ALFORD LAKES P.U.D.		
TITLE	NORTH DUFFIELD AVENUE - 16" WATER LINE		
	CITY OF LOVELAND		
DWG. REF.	PROJECT	SCALE	AMENDMENT NO.
P	MSP-0000-0011	1" = 60'	
DRAWN BY	DESIGN BY	APPROVED BY	DATE
FRD	HFST	HFST	07-23-02

SHEET

P



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PROJECT

ALFORD LAKES P.U.D.

TITLE

NORTH DUFFIELD AVENUE - 16" WATER LINE

CITY OF LOVELAND

DWG. REF.



DRAWN BY
FRD

PROJECT

MSPP-0000-0011

DESIGN BY
HFST

SCALE

1" = 60'

APPROVED BY
HFST

AMENDMENT NO.

DATE
07-23-02

SHEET



Exhibit C

Conceptual Site Plan

EXHIBIT C

CONCEPTUAL SITE PLAN

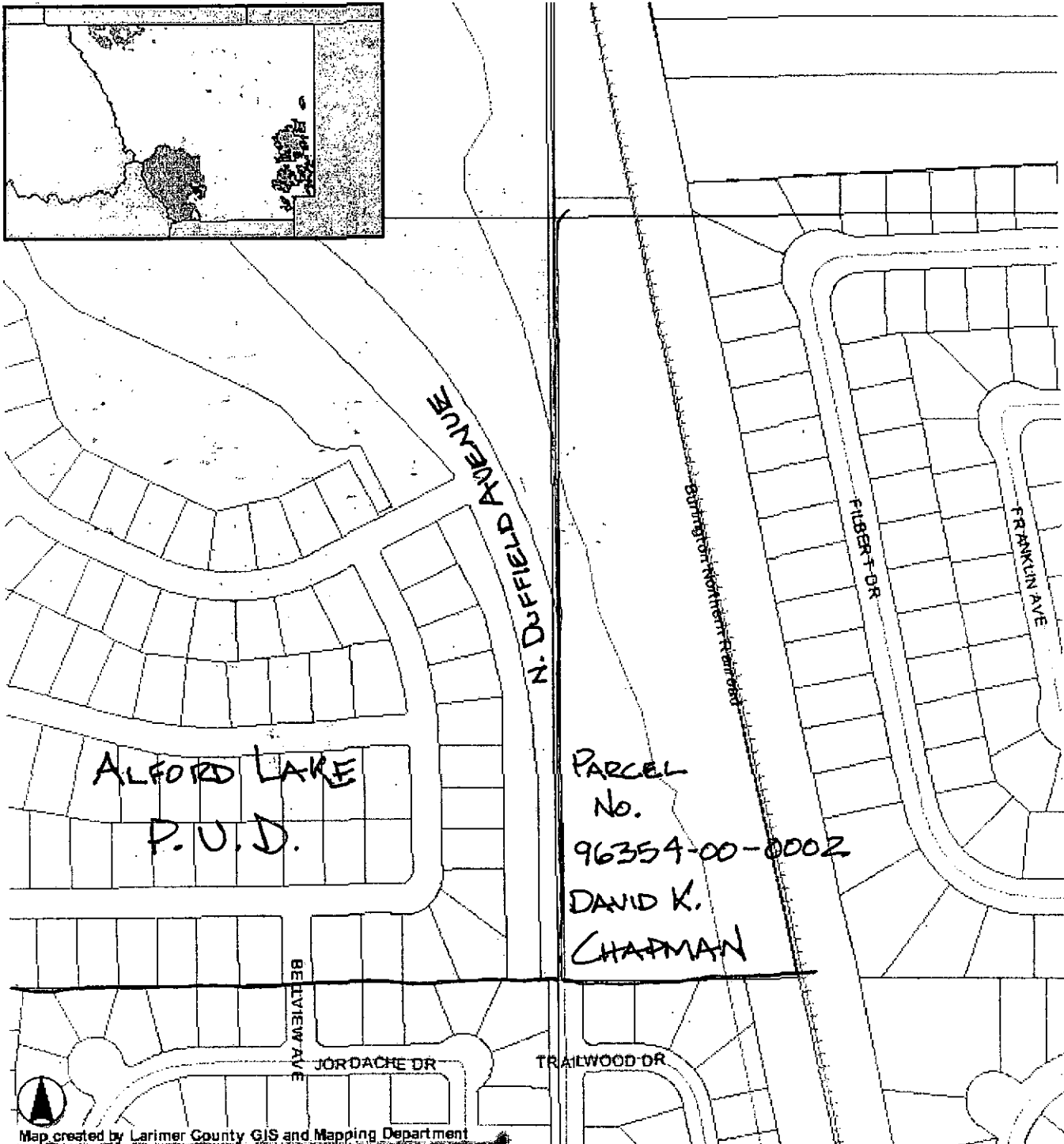
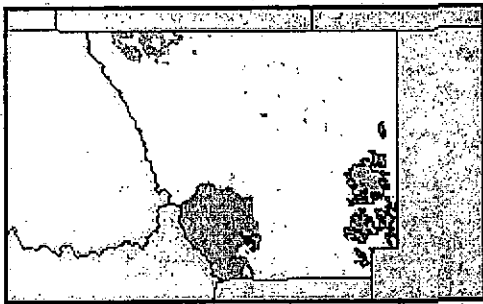


Exhibit D

Construction Bids

HUMBOLDT International Services, LLC

1202 Bergen Parkway, Suite 211
Evergreen, Colorado 80439

P.O. Box 1040
Evergreen, Colorado 80437-3040

(303) 679-6315 Telephone
(303) 679-6316 Facsimile

April 18, 2002

Mr. Chad Rodriguez
David Evans and Associates
1331 17th Street, Suite 900
Denver, CO 80202

Re: Alford Lake First Subdivision
Loveland, Colorado

Dear Mr. Rodriguez:

It is a pleasure to present you with this proposal on the above-referenced project. Prices and quantities are based on the specifications and plans provided to us by David Evans and Associates dated October 19, 2001.

PHASE 1-A EARTHWORK

1. Mobilization	@ \$10,000.00 each x 1 =	\$ 10,000.00
2. Strip site and place 4-in. in rear lots	@ \$1.05 per cy x 55,000 cy =	57,750.00
3. Cut and fill on site	@ \$1.05 per cy x 479,540 cy =	503,517.00
4. Erosion control: 10,800 LF ; 2 VTC pads	@ \$17,700.00 each x 1 =	17,700.00
5. Type M rip rap	@ \$31.00 per cy x 1,694 cy =	52,514.00
6. Demo silo; site clearing around old building Site (excludes large tree removal)	@ \$9,500.00 lump sum =	9,500.00
6. Strip wetland topsoil 2-ft.	@ \$2.00 per cy x 8,300 cy =	16,600.00
7. Replace wetland topsoil 1-ft.	@ \$2.00 per cy x 8,300 cy =	<u>16,600.00</u>

Total on Phase 1-A Earthwork: **\$ 684,181.00**

PHASE 1-A SANITARY SEWER SYSTEM IMPROVEMENTS

1. 8" SDR 35 PVC sewer main	@ \$24.50 per LF x 3,860 LF =	\$ 94,570.00
2. 10" SDR 35 PVC sewer main	@ \$32.25 per LF x 1,170 LF =	37,732.50
3. 21" SDR 35 PVC sewer main	@ \$52.50 per LF x 3,082 LF =	161,805.00 ←
4. 4' diameter manholes	@ \$1,800.00 each x 21 =	37,800.00
5. 4' diameter manholes with platforms	@ \$2,600.00 each x 5 =	13,000.00
6. 5' diameter manholes	@ \$2,650.00 each x 13 =	34,450.00 ←
7. 5' diameter manholes with platforms	@ \$3,200.00 each x 2 =	6,400.00 ←
8. 4" SDR 35 sewer services	@ \$675.00 each x 61 =	41,175.00
9. Cut off wall	@ \$175.00 each x 10 =	1,750.00 ←
10. Concrete encasement for crossing	@ \$1,650.00 each x 1 =	1,650.00 ←
11. Tie-in	@ \$2,750.00 each x 1 =	<u>2,750.00</u> ←

Total on Phase 1-A Sanitary Sewer System Improvements: **\$ 433,082.50**

PHASE 1-A WATER SYSTEM IMPROVEMENTS

1. 6" C900 CL150 PVC water main	@ \$17.50 per LF x 287 LF =	\$ 5,022.50
2. 8" C900 CL150 PVC water main	@ \$19.50 per LF x 1,853 LF =	36,133.50
3. 12" C900 CL150 PVC water main	@ \$27.00 per LF x 1,995 LF =	53,865.00
4. 16" C900 CL150 PVC water main	@ \$32.00 per LF x 5,090 LF =	162,880.00 ←
5. 6" DIP for fire hydrants	@ \$17.50 per LF x 220 LF =	3,850.00
6. 6" gate valves	@ 450.00 each x 13 =	5,850.00
7. 8" gate valves	@ \$700.00 each x 12 =	8,400.00
8. 8" bends	@ \$200.00 each x 9 =	1,800.00
9. 8"x6" tees	@ \$225.00 each x 4 =	900.00
10. 8"x6" reducer	@ \$150.00 each x 1 =	150.00
11. 12" gate valves	@ \$1,250.00 each x 8 =	10,000.00
12. 12" bends	@ \$450.00 each x 4 =	1,800.00
13. 12"x6" tees	@ \$400.00 each x 3 =	1,200.00

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 Alford Lake First Subdivision
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14. 12"x8" tee	@ \$450.00 each x 1 =	450.00	
15. 12"x8" crosses	@ \$400.00 each x 2 =	800.00	
16. 16" butterfly valves	@ \$1,850.00 each x 15 =	27,750.00	↑
17. 16"x6" tee	@ \$900.00 each x 1 =	900.00	↑
18. 16"x8" tees	@ \$750.00 each x 4 =	3,000.00	↑
19. 16"x12" tee	@ \$900.00 each x 1 =	900.00	↑
20. 16"x16" tee	@ \$900.00 each x 1 =	900.00	↑
21. 16"x6" reducer	@ \$550.00 each x 1 =	550.00	↑
22. 16"x12" reducer	@ \$550.00 each x 1 =	550.00	↑
23. 16"x16" cross	@ \$1,300.00 each x 1 =	1,300.00	↑
24. 8" water line lowering	@ \$2,500.00 each x 2 =	5,000.00	↑
25. 12" water line lowering	@ \$3,750.00 each x 1 =	3,750.00	↑
26. 16" water line lowering	@ \$4,225.00 each x 4 =	16,900.00	↑
27. Fire hydrants	@ \$1,500.00 each x 10 =	15,000.00	↑
28. 2" air vac assembly	@ \$4,225.00 each x 2 =	8,450.00	↑
29. 2" blowoff	@ \$850.00 each x 12 =	10,200.00	
30. 1/2" Type K copper water services with meter pits	@ \$850.00 each x 61 =	<u>\$1,850.00</u>	

Total on Phase 1-A Water System Improvements: \$ 440,101.00

PHASE 1-A STORM SEWER SYSTEM IMPROVEMENTS

1. 15" RCP CLIII	@ \$26.00 per LF x 194 LF =	\$ 5,044.00
2. 18" RCP CLIII	@ \$28.50 per LF x 672 LF =	19,152.00
3. 24" RCP CLIII	@ \$36.00 per LF x 1,874 LF =	67,464.00
4. 36" RCP CLIII	@ \$54.00 per LF x 120 LF =	6,480.00
5. 15" PES	@ \$350.00 each x 1 =	350.00
6. 18" PES	@ \$375.00 each x 6 =	2,250.00
7. 24" PES	@ \$450.00 each x 4 =	1,800.00
8. 36" PES	@ \$750.00 each x 1 =	750.00
9. 4' diameter manholes	@ \$1,850.00 each x 3 =	5,550.00
10. 5' diameter manholes	@ \$1,950.00 each x 7 =	13,650.00
11. 7' diameter manhole	@ \$3,000.00 each x 1 =	3,000.00
12. 5' Type R inlet	@ \$3,250.00 each x 3 =	9,750.00
13. 10' Type R inlet	@ \$3,500.00 each x 8 =	28,000.00
14. 15' Type R inlet	@ \$4,500.00 each x 4 =	18,000.00
15. Type C inlet	@ \$3,100.00 each x 2 =	6,200.00
16. 18" Orifice Plate	@ \$350.00 each x 5 =	1,750.00
17. Remove existing 15" CMP	@ \$8.50 per LF x 65 LF =	552.50
18. Concrete encasements	@ \$950.00 each x 4 =	3,800.00
19. Rip rap	@ \$12.00 per sf x 320 sf =	3,840.00
20. Convert existing inlet to manhole	@ \$1,500.00 each x 1 =	<u>1,500.00</u>

Total on Phase 1-A Storm Sewer System Improvements: \$ 198,882.50

PHASE 1-A CURB, GUTTER & SIDEWALK

1. Curb/Gutter	@ \$8.70 per LF x 10,342 LF =	\$ 89,975.40
2. Curb/Gutter/Sidewalk Combo	@ \$15.83 per LF x 3,790 LF =	59,995.70
3. Sidewalk 6' wide 4" thick	@ \$2.17 per sf x 7,806 sf =	16,939.02
4. Sidewalk 3' wide 4" thick	@ \$2.17 per sf x 44,855 sf =	97,335.35
5. 30' radius w/ detached walk	@ \$2,350.00 each x 2 =	4,700.00
6. 20' radius w/ detached walk	@ \$1,200.00 each x 10 =	12,000.00
7. 20' radius w/ 1/2 detached walk	@ \$900.00 each x 4 =	3,600.00
8. 20' radius w/ 1/4 detached walk	@ \$1,350.00 each x 4 =	5,400.00
9. 15' radius w/ 1/4 detached walk	@ \$840.00 each x 6 =	5,040.00
10. Cross pans; 11 each	@ \$4.67 per sf x 3,032 sf =	14,159.44
11. Turn prohibitor	@ \$2,700.00 each x 1 =	2,700.00
12. 4' drain pan	@ \$3.80 per sf x 8,228 sf =	31,266.40
13. 2' chase section	@ \$1,650.00 each x 6 =	9,900.00
14. Curb/gutter prep	@ \$.89 per LF x 14,128 LF =	12,573.92
15. Sidewalk prep	@ \$.89 per LF x 8,227 LF =	7,322.03
16. Backfill curb/gutter	@ \$.40 per LF x 14,128 LF =	<u>5,651.20</u>

Total on Phase 1-A Curb, Gutter & Sidewalk Improvements: \$ 378,558.46

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Alford Lake First Subdivision
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PHASE 1-A ASPHALT PAVING

1. Balance streets	@ \$.75 per sy x 41,556 sy =	\$ 31,167.00
2. North Taft shoulder, 7½" with 6" base	@ \$7.75 per sy x 607 sy =	4,704.25
3. Pave North Taft, 7½" with 11" base	@ \$24.06 per sy x 14,351 sy =	345,285.06
4. Pave Duffield; 6" with 8" base	@ \$18.38 per sy x 11,711 sy =	215,248.18
5. Pave W. 50 th ; 6" with 7" base	@ \$16.51 per sy x 7,840 sy =	129,438.40
6. Pave Local streets; 4" with 6" base	@ \$12.57 per sy x 7,654 sy =	96,210.78
7. Raise/lower manholes	@ \$350.00 each x 52 =	18,200.00
8. Raise/lower water valves	@ \$175.00 each x 53 =	9,275.00

Total on Phase 1-A Asphalt Paving Improvements: \$ 849,528.67

Total on Phase 1-A Improvements: \$2,984,334.13

PHASE 1-B SANITARY SEWER SYSTEM IMPROVEMENTS

1. 8" SDR 35 PVC sewer main	@ \$24.50 per LF x 5,780 LF =	\$ 141,610.00
2. 4' diameter manholes	@ \$1,800.00 each x 29 =	52,200.00
3. 4' diameter manhole with platform	@ \$2,600.00 each x 1 =	2,600.00
4. 4" SDR 35 sewer services	@ \$675.00 each x 139 =	93,825.00
5. Cut off wall	@ \$175.00 each x 8 =	1,400.00

Total on Phase 1-B Sanitary Sewer System Improvements: \$ 291,635.00

PHASE 1-B WATER SYSTEM IMPROVEMENTS

1. 6" C900 CL150 PVC water main	@ \$17.50 per LF x 260 LF =	\$ 4,550.00
2. 8" C900 CL150 PVC water main	@ \$19.50 per LF x 6,210 LF =	121,095.00
3. 6" DIP for fire hydrants	@ \$17.50 per LF x 310 LF =	5,425.00
4. 6" gate valves	@ 450.00 each x 12 =	5,400.00
5. 8" gate valves	@ \$700.00 each x 30 =	21,000.00
6. 8" bends	@ \$200.00 each x 18 =	3,600.00
7. 8"x6" tees	@ \$225.00 each x 12 =	2,700.00
8. 8"x8" tees	@ \$250.00 each x 7 =	1,750.00
9. 8"x6" reducers	@ \$150.00 each x 2 =	300.00
10. 8"x8" crosses	@ \$300.00 each x 2 =	600.00
11. 8" water line lowering	@ \$2,500.00 each x 3 =	7,500.00
12. Fire hydrants	@ \$1,500.00 each x 12 =	18,000.00
13. 2" blowoff	@ \$850.00 each x 6 =	5,100.00
14. ½" Type K copper water services with meter pits	@ \$850.00 each x 139 =	118,150.00

Total on Phase 1-B Water System Improvements: \$ 315,170.00

PHASE 1-B STORM SEWER SYSTEM IMPROVEMENTS

1. 15" RCP CLIII	@ \$26.00 per LF x 52 LF =	\$ 1,352.00
2. 18" RCP CLIII	@ \$28.50 per LF x 116 LF =	3,306.00
3. 30" RCP CLIII	@ \$42.00 per LF x 348 LF =	14,616.00
4. 30" FES	@ \$500.00 each x 1 =	500.00
5. 4' diameter manholes	@ \$1,850.00 each x 2 =	3,700.00
6. 5' diameter manhole	@ \$1,950.00 each x 1 =	1,950.00
7. 5' Type R inlet	@ \$3,250.00 each x 3 =	9,750.00
8. 10' Type R inlet	@ \$3,500.00 each x 5 =	17,500.00
9. Concrete encasements	@ \$950.00 each x 1 =	950.00
10. Rip rap	@ \$12.00 per sf x 110 sf =	1,320.00

Total on Phase 1-B Storm Sewer System Improvements: \$ 54,944.00

PHASE 1-B CURB, GUTTER & SIDEWALK

1. Curb/Gutter/Sidewalk Combo	@ \$15.83 per LF x 11,437 LF =	\$ 181,047.71
2. 15' radius cross pan apron	@ \$840.00 each x 22 =	18,480.00
3. Cross pans; 12 each	@ \$5.00 per sf x 2,688 sf =	13,440.00
4. 4' drain pan	@ \$3.80 per sf x 1,580 sf =	6,004.00
5. 2' chase section	@ \$1,650.00 each x 1 =	1,650.00
6. Curb/gutter prep	@ \$.89 per LF x 11,437 LF =	10,178.93

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Alford Lake First Subdivision
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7. Sidewalk prep	@ \$.89 per LF x 11,437 LF =	10,178.93
8. Backfill curb/gutter	@ \$.40 per LF x 11,437 LF =	<u>4,574.80</u>

Total on Phase 1-B Curb, Gutter & Sidewalk Improvements: \$ 245,554.37

PHASE 1-B ASPHALT PAVING

9. Balance streets	@ \$.75 per sy x 26,150 sy =	\$ 19,612.50
10. Pave streets; 4" with 6" base	@ \$ 12.80 per sy x 26,150 sy =	334,720.00
11. Raise/lower manholes	@ \$ 350.00 each x 33 =	11,550.00
12. Raise/lower water valves	@ \$ 175.00 each x 45 =	<u>7,875.00</u>

Total on Phase 1-B Asphalt Paving Improvements: \$ 373,757.50

Total on Phase 1-B Improvements: \$ 1,281,060.87

FUTURE SANITARY SEWER SYSTEM IMPROVEMENTS

1. 8" SDR 35 PVC sewer main	@ \$ 24.50 per LF x 3,820 LF =	\$ 93,590.00
2. 4' diameter manholes	@ \$ 1,800.00 each x 13 =	23,400.00
3. 4' diameter manhole with platform	@ \$ 2,600.00 each x 1 =	2,600.00
4. 4" SDR 35 sewer services	@ \$ 675.00 each x 148 =	99,900.00
5. Cut off wall	@ \$ 175.00 each x 8 =	<u>1,400.00</u>

Total on Future Sanitary Sewer System Improvements: \$ 220,890.00

FUTURE WATER SYSTEM IMPROVEMENTS

15. 8" C900 CL150 PVC water main	@ \$ 19.50 per LF x 4,760 LF =	\$ 92,820.00
16. 6" DIP for fire hydrants	@ \$ 17.50 per LF x 124 LF =	2,170.00
17. 6" gate valves	@ 450.00 each x 7 =	3,150.00
18. 8" gate valves	@ \$ 700.00 each x 12 =	8,400.00
19. 8" bends	@ \$ 200.00 each x 8 =	1,600.00
20. 8"x6" tees	@ \$ 225.00 each x 7 =	1,575.00
21. 8"x8" tees	@ \$ 250.00 each x 3 =	750.00
22. 8" water line lowering	@ \$ 2,500.00 each x 4 =	10,000.00
23. Fire hydrants	@ \$ 1,500.00 each x 6 =	9,000.00
24. 1/4" Type K copper water services with meter pits	@ \$ 850.00 each x 148 =	<u>125,800.00</u>

Total on Future Water System Improvements: \$ 255,265.00

FUTURE CURB, GUTTER & SIDEWALK

1. Curb/Gutter/Sidewalk Combo	@ \$ 15.88 per LF x 9,794 LF =	\$ 155,528.72
2. 15' radius cross pan apron	@ \$ 840.00 each x 4 =	3,360.00
3. Cross pans; 2 each	@ \$ 5.00 per sf x 384 sf =	1,920.00
4. Curb/gutter prep	@ \$.89 per LF x 9,794 LF =	8,716.66
5. Sidewalk prep	@ \$.89 per LF x 9,794 LF =	8,716.66
6. Backfill curb/gutter	@ \$.40 per LF x 9,794 LF =	<u>3,917.60</u>

Total on Future Curb, Gutter & Sidewalk Improvements: \$ 182,159.64

FUTURE ASPHALT PAVING

1. Balance streets	@ \$.75 per sf x 17,461 sf =	\$ 13,095.75
2. Pave streets; 4" with 6" base	@ \$ 12.80 per sy x 17,461 sy =	223,500.80
3. Raise/lower manholes	@ \$ 350.00 each x 14 =	4,900.00
4. Raise/lower water valves	@ \$ 175.00 each x 20 =	<u>3,500.00</u>

Total on Future Asphalt Paving Improvements: \$ 244,996.55

Total on Future Improvements: \$ 903,311.19

Total on ALL Improvements: \$ 5,168,706.19

Humboldt International Services, LLC
Alford Lake First Subdivision
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Alternates:

Traffic Control

- | | | |
|-----------------|--------------------------------|--------------|
| 1. Full Closure | @ \$370.00 per day x 45 days = | \$ 18,000.00 |
| 2. Half Closure | @ \$540.00 per day x 45 days = | 29,000.00 |

Exclusions are engineering; surveying; rock excavation; overexcavation due to unsuitable soil; subgrade stabilization; import/export of fill materials; dewatering; permits; tap/meter fees; testing; pump trucks; existing utilities relocation; cold weather protection; identifying and removing any hazardous materials; mud/snow removal; legal fees; landscaping; and changes in scope of the project.

If you have any questions, please feel free to call me at 303/929-2504 (cell) or 303/679-6315 (office). We look forward to the opportunity to work with you on this project.

Sincerely,



John Gallaty

HUMBOLDT International Services, LLC

1202 Bergen Parkway, Suite 211
Evergreen, Colorado 80439

P.O. Box 3040
Evergreen, Colorado 80437-3040

(303) 679-6315 Telephone
(303) 679-6316 Facsimile

April 18, 2002

Mr. Chad Rodriguez
David Evans and Associates
1331 17th Street, Suite 900
Denver, CO 80202

Re: Alford Lake First Subdivision
Loveland, Colorado

Dear Mr. Rodriguez:

It is a pleasure to present you with this proposal on the above-referenced project. Prices and quantities are based on the specifications and plans provided to us by David Evans and Associates dated October 19, 2001.

STORM SEWER SYSTEM IMPROVEMENTS

1. 15" RCP CLIII	@ \$26.00 per LF x 246 LF =	\$ 6,396.00
2. 18" RCP CLIII	@ \$28.50 per LF x 788 LF =	22,458.00
3. 24" RCP CLIII	@ \$36.00 per LF x 1,874 LF =	67,464.00
4. 30" RCP CLIII	@ \$42.00 per LF x 348 LF =	14,616.00
5. 36" RCP CLIII	@ \$54.00 per LF x 120 LF =	6,480.00
6. 15" FES	@ \$350.00 each x 1 =	350.00
7. 18" FES	@ \$375.00 each x 6 =	2,250.00
8. 24" FES	@ \$450.00 each x 4 =	1,800.00
9. 30" FES	@ \$500.00 each x 1 =	500.00
10. 36" FES	@ \$750.00 each x 1 =	750.00
11. 4' diameter manholes	@ \$1,850.00 each x 5 =	9,250.00
12. 5' diameter manholes	@ \$1,950.00 each x 8 =	15,600.00
13. 7' diameter manhole	@ \$3,000.00 each x 1 =	3,000.00
14. 5' Type R inlet	@ \$3,250.00 each x 6 =	19,500.00
15. 10' Type R inlet	@ \$3,500.00 each x 13 =	45,500.00
16. 15' Type R inlet	@ \$4,500.00 each x 4 =	18,000.00
17. Type C inlet	@ \$3,100.00 each x 2 =	6,200.00
18. 18" Orifice plate	@ \$350.00 each x 5 =	1,750.00
19. Remove existing 15" CMP	@ \$8.50 per LF x 65 LF =	552.50
20. Concrete encasements	@ \$950.00 each x 5 =	4,750.00
21. Rip rap	@ \$12.00 per sf x 430 sf =	5,160.00
22. Convert existing inlet to manhole	@ \$1,500.00 each x 1 =	1,500.00
Total on Storm Sewer System Improvements:		\$ 253,826.50

N. DUFFIELD AVE. SANITARY SEWER SYSTEM IMPROVEMENTS

1. 21" SDR 35 PVC sewer main	@ \$52.50 per LF x 3,082 LF =	\$ 161,805.00
2. 5' diameter manholes	@ \$2,650.00 each x 13 =	34,450.00
3. 5' diameter manhole with platform	@ \$3,200.00 each x 2 =	6,400.00
4. Cut off wall	@ \$175.00 each x 5 =	875.00
5. Concrete encasement	@ \$1,650.00 each x 1 =	1,650.00
6. Tie-in	@ \$2,750.00 each x 1 =	2,750.00
Total on N. Duffield Ave. Sanitary Sewer System Improvements:		\$ 213,930.00

N. DUFFIELD AVE. WATER SYSTEM IMPROVEMENTS

1. 16" C900 CL150 PVC water main	@ \$32.00 per LF x 3,110 LF =	\$ 99,520.00
2. 6" DIP for fire hydrants	@ \$17.50 per LF x 68 LF =	1,190.00
3. 6" gate valves	@ \$450.00 each x 2 =	900.00
4. 16" butterfly valves	@ \$1,850.00 each x 3 =	5,550.00
5. 16"x8" tee	@ \$900.00 each x 1 =	900.00
6. 16"x8" tees	@ \$750.00 each x 4 =	3,000.00
7. 16"x12" tee	@ \$900.00 each x 1 =	900.00
8. 16"x16" tee	@ \$900.00 each x 1 =	900.00

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 Alford Lake First Subdivision
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9. 16"x6" reducer	@ \$550.00 each x 1 =	550.00	↑
10. 16"x12" reducer	@ \$550.00 each x 1 =	550.00	↑
11. 16" water line lowering	@ \$4,225.00 each x 4 =	16,900.00	↑
12. Fire hydrants	@ \$1,500.00 each x 2 =	3,000.00	↑
13. 2" air vac assembly	@ \$4,225.00 each x 2 =	8,450.00	↑
14. 2" blowoff	@ \$850.00 each x 12 =	10,200.00	↑
Total on N. Duffield Ave. Water System Improvements:		\$152,510.00	

N. DUFFIELD AVE. CURB, GUTTER & SIDEWALK

1. Curb/Gutter	@ \$8.70 per LF x 5,900 LF =	\$ 51,330.00
2. Sidewalk, 5' wide 4" thick	@ \$2.17 per sf x 29,270 sf =	63,515.90
3. 20' radius w/ 1/2 detached walk	@ \$900.00 each x 4 =	3,600.00
4. 20' radius w/ 1/2 detached walk	@ \$1,350.00 each x 4 =	5,400.00
5. Cross pans, 2 each	@ \$4.67 per sf x 384 sf =	1,793.28
6. Detached walk preparation	@ \$8.89 per LF x 5,854 LF =	5,210.06
7. Curb/gutter prep	@ \$8.89 per LF x 5,900 LF =	5,251.00
8. Backfill curb/gutter	@ \$4.40 per LF x 5,900 LF =	2,360.00
Total on N. Duffield Ave. Curb, Gutter & Sidewalk:		\$138,460.24

N. DUFFIELD AVE. ASPHALT PAVING

1. Balance Streets	@ \$7.75 per sy x 11,711 sy =	\$ 8,783.25
2. Pave N. Duffield, 6" with 6" base	@ \$18.38 per sy x 11,711 sy =	215,248.18
3. Raise/lower manholes	@ \$350.00 each x 14 =	4,900.00
4. Raise/lower water valves	@ \$175.00 each x 18 =	3,150.00
Total on N. Duffield Ave. Asphalt Paving:		\$232,081.43

Total N. Duffield Avenue Improvements: \$736,981.67

N. TAFT AVE. WATER SYSTEM IMPROVEMENTS

1. 16" C900 CL150 PVC water main	@ \$32.00 per LF x 1,980 LF =	\$ 63,360.00
2. 12" gate valves	@ \$1,250.00 each x 1 =	1,250.00
3. 16" butterfly valves	@ \$1,850.00 each x 6 =	11,100.00
4. 16"x 16" cross	@ \$1,300.00 each x 1 =	1,300.00
5. 16" water line lowering	@ \$4,225.00 each x 3 =	12,675.00
Total on N. Taft Ave. Water System Improvements:		\$ 89,685.00

N. TAFT AVE. CURB, GUTTER & SIDEWALK

1. Curb/gutter	@ \$8.75 per LF x 1,301 LF =	\$ 11,383.75
2. Sidewalk, 6' wide 4" thick	@ \$2.17 per sf x 7,806 sf =	16,939.02
3. 30' radius w/ detached walk	@ \$2,350.00 each x 2 =	4,700.00
4. Cross pans, 1 each	@ \$4.67 per sf x 304 sf =	1,419.68
5. Curb/gutter prep	@ \$8.89 per LF x 1,301 LF =	1,157.89
6. Sidewalk prep	@ \$8.89 per LF x 1,301 LF =	1,157.89
7. Backfill curb/gutter	@ \$4.40 per LF x 1,301 LF =	570.40
Total on N. Taft Ave. Curb, Gutter & Sidewalk:		\$ 37,278.63

N. TAFT AVE. ASPHALT PAVING

1. Balance Streets	@ \$7.75 per sy x 14,351 sy =	\$ 10,763.25
2. Pave N. Taft; 7 1/2" with 11" base	@ \$24.06 sy x 14,351 sy =	345,285.06
3. North Taft shoulder, 7 1/2" with 6" base	@ \$7.75 per sy x 607 sy =	4,704.25
4. Raise/lower manholes	@ \$350.00 each x 1 =	350.00
5. Raise/lower water valves	@ \$175.00 each x 18 =	3,150.00
Total on N. Taft Ave. Asphalt Paving:		\$364,252.56

Total N. Taft Avenue Improvements: \$491,216.19

W. 50th AVE. SANITARY SEWER SYSTEM IMPROVEMENTS

1. 8" SDR 35 PVC sewer main	@ \$24.50 per LF x 1,310 LF =	\$ 32,095.00
2. 4' diameter manholes	@ \$1,800.00 each x 8 =	14,400.00

Total on W. 50th Ave. Sanitary Sewer System Improvements: \$ 46,495.00

Humboldt International Services, LLC
 Alford Lake First Subdivision
 Page 3

W. 50th AVE. WATER SYSTEM IMPROVEMENTS

1. 12" C900 CL.150 PVC water main	@ \$27.00 per LF x 1,992 LF =	\$ 53,784.00
2. 6" DIP for fire hydrants	@ \$17.50 per LF x 66 LF =	1,155.00
3. 6" gate valves	@ \$450.00 each x 3 =	1,350.00
4. 12" gate valves	@ \$1,250.00 each x 8 =	10,000.00
5. 12" bends	@ \$450.00 each x 4 =	1,800.00
6. 12"x6" tee	@ \$400.00 each x 3 =	1,200.00
7. 12"x8" tee	@ \$450.00 each x 1 =	450.00
8. 12"x8" crossca	@ \$400.00 each x 2 =	800.00
9. 12" water line lowering	@ \$3,750.00 each x 1 =	3,750.00
10. Fire hydrants	@ \$1,500.00 each x 3 =	<u>4,500.00</u>
Total on W. 50th Ave. Water System Improvements:		\$ 78,789.00

W. 50th AVE. CURB, GUTTER & SIDEWALK

1. Curb/Gutter	@ \$8.70 per LF x 3,130 LF =	\$ 27,231.00
2. 5' detached walk	@ \$2.17 per sf x 15,650 sf =	33,960.50
3. 20' radius w/ 1/2 detached walk	@ \$1,350.00 each x 6 =	8,100.00
4. Cross puns, 6 each	@ \$4.07 per sf x 1,536 sf =	7,173.12
5. Curb/gutter prep	@ \$8.89 per LF x 3,130 LF =	2,785.70
6. Sidewalk prep	@ \$8.89 per LF x 3,130 LF =	2,785.70
7. Buckfill curb/gutter	@ \$4.00 per LF x 3,130 LF =	<u>1,252.00</u>
Total on W. 50th Ave. Curb, Gutter & Sidewalk:		\$ 83,288.02

W. 50th AVE. ASPHALT PAVING

1. Balance Streets	@ \$.75 per sy x 7,840 sy =	\$ 5,880.00
2. Pave W. 50 th St.; 6" with 7" base	@ \$16.51 per sy x 7,840 sy =	129,438.40
3. Raise/lower manholes	@ \$350.00 each x 9 =	3,150.00
4. Raise/lower water valves	@ \$175.00 each x 7 =	<u>1,225.00</u>
Total on W. 50th Ave. Asphalt Paving:		\$ 139,693.40

Total W. 50th Avenue Improvements: \$ 348,265.42

Total on ALL Improvements: \$1,830,289.78

Alternates:

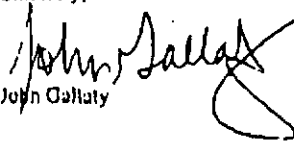
Traffic Control for Curb, Gutter & Sidewalk and Asphalt Paving Improvements

1. Full Closure	@ \$370.00 per day x 45 days =	\$ 18,000.00
2. Half Closure	@ \$540.00 per day x 45 days =	29,000.00

Exclusions are engineering; surveying; rock excavation; overexcavation due to unsuitable soil; subgrade stabilization; import/export of fill materials; dewatering; permits; tap/meter fees; testing; pump trucks; existing utilities relocation; cold weather protection; identifying and removing any hazardous materials; mud/snow removal; legal fees; landscaping; and changes in scope of the project.

If you have any questions, please feel free to call me at 303/929-2504 (cell) or 303/679-6315 (office). We look forward to the opportunity to work with you on this project.

Sincerely,


 John Gallaty



To Chad Rodriguez
David Evans and Associates
1331 17th Street, Suite 900
Denver, CO 80202

Date: April 22, 2002
Project: Alford Lake
Phase 1-A, 1-B, Future
Reference: DEA Plans
Dated: Submitted 10/19/01
Revision #1

We offer for your consideration the following proposal, which if accepted shall constitute a binding contract between Hall-Irwin Corporation and the party or parties named above.

Revision #1

Bid Item	Description	Quantity	Unit	Unit Price	Extension
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Phase 1-A General Conditions

1	Portable Toilet	1	ls	\$ 232.00	\$ 232.00
2	Trash Removal	1	ls	\$ 1,044.00	\$ 1,044.00
General Conditions Total:					\$ 1,276.00

Phase 1-A Earthwork

1	Mobilization	1	ls	\$ 10,851.94	\$ 10,851.94
2	Erosion Control	1	ls	\$ 18,014.23	\$ 18,014.23
3	Strip and place 4" of Topsoil at fills	60,590	cy	\$ 0.88	\$ 53,319.20
4	Cut, Fill, Compact per design Grades	479,542	cy	\$ 1.18	\$ 556,268.72
5	Demo Existing Silo	1	ls	\$ 5,968.57	\$ 5,968.57
6	Clear and Grub	1	ls	\$ 8,681.55	\$ 8,681.55
Earthwork Total:					\$ 653,104.21

Phase 1-A Sanitary Sewer

1	8" PVC Sewer	3,860	lf	\$ 20.42	\$ 78,821.20
2	10" PVC Sewer	1,166	lf	\$ 32.48	\$ 37,871.88
3	21" PVC Sewer	3,079	lf	\$ 53.29	\$ 164,079.91
4	4' Diameter Manholes (10' - 18' Deep)	21	ea	\$ 1,586.39	\$ 33,314.19
5	4' Dia. Manholes (17' - 23' with platforms)	5	ea	\$ 2,336.17	\$ 11,680.85
6	5' Diameter Manholes (10' - 16' Deep)	13	ea	\$ 2,335.31	\$ 30,359.03
7	5' Dia. Manholes (17' - 23' with platforms)	2	ea	\$ 2,900.63	\$ 5,801.26
8	4" Sewer Services	61	ea	\$ 699.31	\$ 42,657.91
9	Clay Cut-off Wall	10	ea	\$ 195.59	\$ 1,955.90
10	Concrete Encasement	1	ea	\$ 1,716.88	\$ 1,716.88
11	Sewer Main Tie-In	1	ea	\$ 2,760.06	\$ 2,760.06
Sanitary Sewer Total:					\$ 411,018.87

Phase 1-A Water

1	8" Water Main	1,853	lf	\$ 17.30	\$ 32,056.90
2	12" Water Main	1,995	lf	\$ 25.04	\$ 49,954.80
3	16" Water Main	5,088	lf	\$ 35.34	\$ 180,092.64
4	6" Water Main	198	lf	\$ 14.57	\$ 2,884.86
5	6" Fire Hydrant Runs	214	lf	\$ 14.57	\$ 3,117.98
6	6" Gate Valve and Box	12	ea	\$ 464.36	\$ 5,572.32
7	8" Horizontal Bends	7	ea	\$ 173.19	\$ 1,212.33
8	8" Vertical Lowering	2	ea	\$ 2,408.89	\$ 4,817.78
9	8" Gate Valve and Box	13	ea	\$ 710.89	\$ 9,241.57
10	8" x 6" Tee	5	ea	\$ 229.02	\$ 1,145.10
11	8" x 6" Reducer	1	ea	\$ 88.38	\$ 88.38
12	12" Horizontal Bends	4	ea	\$ 245.27	\$ 981.08
13	12" Vertical Lowerings	1	ea	\$ 3,767.35	\$ 3,767.35
14	12" Gate Valve and Box	9	ea	\$ 1,218.17	\$ 10,963.53
15	12" x 6" Tee	3	ea	\$ 429.84	\$ 1,289.52
16	12" x 8" Tee	1	ea	\$ 394.73	\$ 394.73
17	12" x 8" Cross	2	ea	\$ 397.07	\$ 794.14

18	16" Vertical Lowerings	6	ea	\$	4,566.09	\$	27,398.54	↑	
19	16" Butterfly Valve	19	ea	\$	2,003.62	\$	38,068.78	↑	
20	16" x 6" Tee	1	ea	\$	880.57	\$	880.57	↑	
21	16" x 8" Tee	4	ea	\$	486.32	\$	1,953.28	↑	
22	16" x 12" Tee	1	ea	\$	830.99	\$	830.99	↑	
23	18" x 16" Tee	1	ea	\$	848.76	\$	848.76	↑	
24	16" x 6" Reducer	1	ea	\$	295.87	\$	295.87	↑	
25	16" x 12" Reducer	1	ea	\$	371.44	\$	371.44	↑	
26	18" x 16" Cross	1	ea	\$	1,227.21	\$	1,227.21	↑	
27	2" Air Vac Assembly	2	ea	\$	4,023.88	\$	8,047.76	↑	
28	Fire Hydrant Assembly	10	ea	\$	1,436.61	\$	14,366.10		
29	Blow-Off Assembly	12	ea	\$	789.68	\$	9,478.56		
30	3/4" Water Service w/ Meter Pit	61	ea	\$	960.40	\$	58,584.40		
Water Total:							\$	470,725.25	

Phase 1-A Storm Sewer

1	4' Dia. Storm Manhole	3	ea	\$	1,522.66	\$	4,567.98		
2	5' Dia. Storm Manhole	7	ea	\$	1,665.74	\$	11,660.18		
3	7' Dia. Storm Manhole	1	ea	\$	2,371.37	\$	2,371.37		
4	15" RCP CLIII	195	lf	\$	34.78	\$	6,782.10		
5	18" RCP CLIII	672	lf	\$	36.40	\$	24,480.80		
6	24" RCP CLIII	1,874	lf	\$	45.24	\$	84,779.76		
7	36" RCP CLIII	119	lf	\$	68.79	\$	8,188.01		
8	15" Flared End Section	1	ea	\$	255.10	\$	255.10		
9	18" Flared End Section	6	ea	\$	267.87	\$	1,607.82		
10	24" Flared End Section	4	ea	\$	328.83	\$	1,315.32		
11	36" Flared End Section	1	ea	\$	614.98	\$	614.98		
12	5' Type R Inlet	4	ea	\$	2,406.78	\$	9,627.12		
13	10' Type R Inlet	8	ea	\$	3,318.34	\$	26,548.72		
14	15' Type R Inlet	3	ea	\$	4,077.98	\$	12,233.94		
15	Type C Inlet	2	ea	\$	1,636.29	\$	3,272.58		
18	18" Orifice Plate	5	ea	\$	175.53	\$	877.65		
17	Remove Existing 15" CMP	65	lf	\$	9.76	\$	635.70		
18	Concrete Encasements	4	ea	\$	1,065.74	\$	4,262.96		
19	Rip Rap	1,728	cy	\$	33.54	\$	57,957.12	Rev. #1	
20	Install Manhole Rim at Existing Inlet	1	ea	\$	585.10	\$	585.10		
Storm Sewer Total:							\$	262,599.69	

Phase 1-A Curb, Gutter & Sidewalk

1	Vertical Curb and Gutter	10,344	lf	\$	8.68	\$	89,785.92		
2	Rollover Curb, Gutter and Walk (7'-7")	3,793	lf	\$	15.90	\$	60,308.70		
3	6' Sidewalk 4" Thick	1,301	lf	\$	13.02	\$	16,939.02		
4	5' Sidewalk 4" Thick	8,971	lf	\$	11.23	\$	100,744.33	Rev. #1	
5	30' Sq. Radll w/ det. Walk	2	ea	\$	2,371.16	\$	4,742.32		
6	20' Sq. Radll	10	ea	\$	1,215.42	\$	12,154.20		
7	20' Rd. Radll w/ 1/2 Detached Walk	4	ea	\$	916.99	\$	3,667.96		
8	20' Sq. Radll w/ 1/2 Detached Walk	4	ea	\$	1,361.92	\$	5,447.68		
9	15' Sq. Radll	6	ea	\$	846.45	\$	5,078.70		
10	40' x 8' Cross Pan	2	ea	\$	1,172.01	\$	2,344.02		
11	38' x 8' Cross Pan	1	ea	\$	1,855.68	\$	1,855.68		
12	32' x 8' Cross Pan	8	ea	\$	1,247.98	\$	9,983.84		
13	Turn Prohibitor 17' x 20'	1	ea	\$	2,778.09	\$	2,778.09		
14	4' Concrete Channel	2,057	lf	\$	15.19	\$	31,245.83		
15	2' Metal Chase Plate	8	ea	\$	1,703.75	\$	10,222.50		
16	Curb and Gutter Prep	14,137	lf	\$	1.25	\$	17,671.25		
17	Sidewalk Prep	14,085	lf	\$	1.25	\$	17,581.25	Rev. #1	
18	Backup Curb and Gutter	14,137	lf	\$	0.38	\$	5,372.06		
Curb, Gutter & Sidewalk Total:							\$	397,923.35	

Phase 1-A Asphalt Paving

1	Balance Streets	33,716	sy	\$	1.25	\$	42,145.00	
2	North Tar (7.5" Asphalt over 11" Aggregate)	14,351	sy	\$	27.27	\$	391,351.77	

3	North Taft (Shoulder Edge of Asphalt 2' W x 7" Depth)	607	sy	\$	6.58	\$	3,994.06
4	North Duffield (8" Asphalt over 8" Aggregate)	11,711	sy	\$	18.37	\$	215,131.07
5	West 50th St. (8" Asphalt over 7" Aggregate)	7,840	sy	\$	15.71	\$	123,166.40
6	Local Streets (4" Asphalt over 6" Aggregate)	7,654	sy	\$	13.60	\$	104,094.40
7	Final Adjustment of Manholes	52	ea	\$	352.69	\$	18,339.88
8	Final Adjustment of Water Valves	53	ea	\$	173.63	\$	9,202.39
9	Signing and Striping	1	ls	\$	38,958.49	\$	38,958.49
Asphalt Paving Total:							\$ 846,383.46
Grand Total Phase 1-A:							\$ 3,143,030.83

Phase 1-B General Conditions

1	Portable Toilet	1	ls	\$	232.00	\$	232.00
2	Trash Removal	1	ls	\$	1,044.00	\$	1,044.00
General Conditions Total:							\$ 1,276.00

Phase 1-B Sanitary Sewer

1	8" PVC Sewer	5,786	lf	\$	20.42	\$	118,150.12
2	4' Diameter Manholes (10' - 16' Deep)	29	ea	\$	1,592.00	\$	46,168.00
3	4' Dia. Manholes (17' - 23' with platforms)	1	ea	\$	2,336.17	\$	2,336.17
4	4" Sewer Services	139	ea	\$	710.98	\$	98,823.44
5	Clay Cut-off Wall	8	ea	\$	195.59	\$	1,564.72
Sanitary Sewer Total:							\$ 287,042.45

Phase 1-B Water

1	8" Water Main	6,187	lf	\$	17.30	\$	107,035.10
2	6" Water Main	287	lf	\$	14.57	\$	4,181.59
3	6" Fire Hydrant Runs	289	lf	\$	14.57	\$	4,210.73
4	6" Gate Valve and Box	12	ea	\$	464.36	\$	5,572.32
5	8" Horizontal Bends	19	ea	\$	173.19	\$	3,290.61
6	8" Vertical Lowering	4	ea	\$	2,408.88	\$	9,635.52
7	8" Gate Valve and Box	33	ea	\$	710.89	\$	23,459.37
8	8" x 6" Tee	12	ea	\$	229.02	\$	2,748.24
9	8" x 6" Reducer	2	ea	\$	88.37	\$	176.74
10	8" Tee	7	ea	\$	213.72	\$	1,496.04
11	8" x 8" Cross	2	ea	\$	293.16	\$	586.32
12	Fire Hydrant Assembly	13	ea	\$	1,436.61	\$	18,675.93
13	Blow-Off Assembly	9	ea	\$	789.88	\$	7,108.92
14	3/4" Water Service w/ Meter Pit	139	ea	\$	960.40	\$	133,495.60
Water Total:							\$ 321,673.03

Phase 1-B Storm Sewer

1	4" Dia. Storm Manhole	2	ea	\$	1,522.88	\$	3,045.32	
2	6" Dia. Storm Manhole	1	ea	\$	1,685.73	\$	1,685.73	
3	15" RCP CLIII	54	lf	\$	34.78	\$	1,878.12	
4	18" RCP CLIII	115	lf	\$	36.40	\$	4,186.00	
5	30" RCP CLIII	345	lf	\$	46.96	\$	16,201.20	
6	30" Flared End Section	1	ea	\$	450.53	\$	450.53	
7	5' Type R Inlet	3	ea	\$	2,406.78	\$	7,220.34	
8	10' Type R Inlet	5	ea	\$	3,318.34	\$	16,591.70	
9	Concrete Encasements	1	ea	\$	1,065.73	\$	1,065.73	
10	Rip Rap	10	cy	\$	33.54	\$	335.40	
Storm Sewer Total:							\$	52,640.07

Rev. #1

Phase 1-B Curb, Gutter & Sidewalk

1	Rollover Curb, Gutter and Walk (7'-7")	11,437	lf	\$	15.90	\$	181,848.30	
2	15' Sq. Radll	22	ea	\$	848.45	\$	18,621.90	
3	32' x 6' Cross Pan	9	ea	\$	938.89	\$	8,448.21	
4	32' x 10' Cross Pan	3	ea	\$	1,562.68	\$	4,688.04	
5	4' Concrete Channel	395	lf	\$	15.19	\$	6,000.05	
6	2' Metal Chase Plate	1	ea	\$	1,703.75	\$	1,703.75	
7	Curb and Gutter Prep	11,437	lf	\$	1.25	\$	14,296.25	
8	Sidewalk Prep	11,437	lf	\$	1.25	\$	14,296.25	
9	Backup Curb and Gutter	11,437	lf	\$	0.38	\$	4,346.06	
Curb, Gutter & Sidewalk Total:							\$	254,248.81

Phase 1-B Asphalt Paving

1	Balance Streets	24,075	sy	\$	1.25	\$	30,093.75	
2	Local Streets (4" Asphalt over 6" Aggregate)	26,148	sy	\$	13.60	\$	355,812.80	
3	Final Adjustment of Manholes	39	ea	\$	352.89	\$	11,638.77	
4	Final Adjustment of Water Valves	45	ea	\$	173.63	\$	7,813.35	
5	Signing and Striping	1	ls	\$	20,645.83	\$	20,645.83	
Asphalt Paving Total:							\$	425,804.50

Grand Total Phase 1-B **\$ 1,322,684.86**

Future General Conditions

1	Portable Toilet	1	ls	\$	232.00	\$	232.00	
2	Trash Removal	1	ls	\$	1,044.00	\$	1,044.00	
General Conditions Total:							\$	1,276.00

Future Sanitary Sewer

1	8" PVC Sewer	3,822	lf	\$	20.42	\$	78,045.24	
2	4' Diameter Manholes (10' - 16' Deep)	13	ea	\$	1,586.44	\$	20,623.72	
3	4' Dia. Manholes (17' - 23' with platforms)	1	ea	\$	2,336.19	\$	2,336.19	
4	4" Sewer Services	148	ea	\$	710.96	\$	105,222.08	
5	Clay Cut-off Wall	9	ea	\$	195.59	\$	1,760.31	
Sanitary Sewer Total:							\$	207,987.54

Future Water

1	8" Water Main	4,775	lf	\$	17.30	\$	82,807.50	
2	6" Fire Hydrant Runs	128	lf	\$	14.57	\$	1,864.96	
3	6" Gate Valve and Box	7	ea	\$	464.36	\$	3,250.52	
4	8" Horizontal Bends	9	ea	\$	173.19	\$	1,558.71	
5	8" Vertical Lowering	3	ea	\$	2,408.88	\$	7,226.64	
6	8" Gate Valve and Box	13	ea	\$	710.89	\$	9,241.57	
7	8" x 6" Tee	7	ea	\$	229.02	\$	1,603.14	
8	8" Tee	3	ea	\$	213.73	\$	641.19	
9	Fire Hydrant Assembly	7	ea	\$	1,436.61	\$	10,056.27	
10	3/4" Water Service w/ Meter Pit	148	ea	\$	860.40	\$	142,139.20	
Water Total:							\$	260,189.70

Future

Curb, Gutter & Sidewalk

1	Rollover Curb, Gutter and Walk (7'-7")	9,794	lf	\$	15.90	\$	155,724.60
2	15' Sq. Radll	4	ea	\$	848.45	\$	3,365.80
3	32' x 8' Cross Pan	2	ea	\$	938.70	\$	1,877.40
4	Curb and Gutter Prep	9,794	lf	\$	1.25	\$	12,242.50
5	Sidewalk Prep	9,794	lf	\$	1.25	\$	12,242.50
6	Backup Curb and Gutter	9,794	lf	\$	0.38	\$	3,721.72
Curb, Gutter & Sidewalk Total:							\$ 188,194.52

Future

Asphalt Paving

1	Balance Streets	17,461	sy	\$	1.25	\$	21,826.25
2	Local Streets (4" Asphalt over 6" Aggregate)	17,461	sy	\$	13.60	\$	237,469.60
3	Final Adjustment of Manholes	14	ea	\$	352.69	\$	4,937.66
4	Final Adjustment of Water Valves	20	ea	\$	173.63	\$	3,472.60
5	Signing and Striping	1	ls	\$	6,945.25	\$	6,945.25
Asphalt Paving Total:							\$ 274,651.36

Grand Total Future:**\$ 933,299.12**Grand Total All Phases:**\$ 5,399,014.81**

Bid Alternates

Alternates

Traffic Control

	Traffic Control (Full Closure on Taft)	45	day	\$	379.82	\$	17,091.90
	Traffic Control (Half Closure on Taft)	45	day	\$	542.80	\$	24,417.00

Notes:

Survey and Material Testing by others.

Temporary seeding can be provided at \$550.00 / Acre.

Taps, meters, and fees by others.

Soil Stabilization is not included.

Dry utilities, including sleeves and trenches for dry utilities by others.

Permits by others.

Import / Export of fill material is not included.

Riprap quantities are incomplete on plans and quantity may be adjusted with approved construction drawings.

We hope our quotation meets with your approval and we will appreciate your valued order.

This quotation is submitted in duplicate. If acceptable, please sign in the space provided below and return one copy to us. The other is for your files. Special attention is called to the Terms and Conditions listed on the reverse side of this contract, as they are a binding part of this quotation. This quotation in its entirety, including all attachments, shall be included as an attachment or by reference to any other contract to which it may become a part.

ACCEPTED:

HALL-IRWIN CONSTRUCTION COMPANY

BY:

BY:

(SEAL) ATTEST:

ATTEST:

DATE:

TERMS AND CONDITIONS

1. **PAYMENT TERMS:** Net due upon receipt of invoice. All past due accounts will be charged a finance charge of 2% per month, which is an annual percentage rate of 24%. If payment is not made when due, Hall-Irwin may employ an attorney to take any action necessary to enforce collection of the payment due. In addition, Hall-Irwin shall be entitled to recover all the costs of such actions, including attorney's fees. Furthermore, it is understood and agreed that if payments are not made when due, Hall-Irwin may refuse to proceed with the work and in no way be liable for any damages whatsoever by reason of such refusal.
2. **QUOTATION EXPIRATIONS AND DELAY:** This quotation may be withdrawn or modified by Hall-Irwin Construction Company if not accepted within 30 days from above date. Delivery of products or performances of services herein quoted are subject to delays occasioned by circumstances beyond our control.
3. **TAXES:** Quotation includes sales and use taxes where applicable.
4. **WARRANTY:** Hall-Irwin warrants that all labor and services will be performed in a professional and workmanlike manner in accordance with approved plans and specifications. This work is under warranty for a period of one year from the date of completion & acceptance. Any claim against such work shall be made within same one-year period.
5. **HARD ROCK:** Cost of such excavation will be negotiated with the owner at the time such conditions are encountered.
6. **GENERAL CONDITIONS:** All staking, surveying, tap fees, permits, licenses, easements, compaction tests, concrete testing, inspection fees, muck excavation, rights of way and accesses shall be furnished and paid for by the owner, unless specifically included on the quote.
7. **DEWATERING:** If dewatering by the use of deep wells or well points should be required, the cost of such equipment and its operation will be negotiated with the owner at the time such conditions are encountered.
8. **RELOCATION OF EXISTING UTILITIES:** If relocation of existing utilities is necessary to accommodate the installation of the above bid items, such relocation will be the responsibility of the owner, including any and all costs involved.
9. **QUANTITIES:** All quantities are approximate and for bidding purposes only. Final payment will be made on actual quantities installed and by the unit price bid.
10. **ASPHALT REPAIR:** Asphalt repair and or replacement is not included in this quotation, unless otherwise specified in the quote.
11. **ADJUSTMENTS:** Adjustment of manhole rings and water valve boxes to finish pavement grade is additional unless specifically included in this quotation.
12. **SUBGRADE STABILIZATION:** If stabilization of the subgrade becomes necessary to control the grade of the pipe, the cost of the material and the additional labor and equipment will be negotiated at the time such conditions are encountered.
13. **WINTER CONDITIONS:** If winter protection or frost removal should be required, the cost shall be negotiated with the owner at the time such conditions are encountered.



Date: April 22, 2002

Project: Alford Lake
(W. 50th, N. Taft,
N. Duffield)

To: Chad Rodriguez
David Evans and Associates
1331 17th Street, Suite 900
Denver, CO 80202

Reference: DEA Plans
Dated: Submitted 10/19/01

Revision #1

We offer for your consideration the following proposal, which if accepted shall constitute a binding contract between Hall-Irwin Corporation and the party or parties named above.

Bid Item	Description	Quantity	Unit	Unit Price	Extension	Revision #1
Storm Storm Sewer						
1	4' Dia. Storm Manhole	5	ea	\$ 1,522.66	\$ 7,613.30	
2	5' Dia. Storm Manhole	8	ea	\$ 1,665.74	\$ 13,325.92	
3	7' Dia. Storm Manhole	1	ea	\$ 2,371.37	\$ 2,371.37	
4	15" RCP CLIII	249	lf	\$ 34.78	\$ 8,660.22	
5	18" RCP CLIII	787	lf	\$ 38.40	\$ 28,046.80	
6	24" RCP CLIII	1,874	lf	\$ 45.24	\$ 84,779.76	
7	30" RCP CLIII	345	lf	\$ 46.98	\$ 16,201.20	
8	36" RCP CLIII	119	lf	\$ 68.79	\$ 8,186.01	
9	15" Flared End Section	1	ea	\$ 255.10	\$ 255.10	
10	18" Flared End Section	6	ea	\$ 267.97	\$ 1,607.82	
11	24" Flared End Section	4	ea	\$ 328.83	\$ 1,315.32	
12	30" Flared End Section	1	ea	\$ 450.53	\$ 450.53	
13	36" Flared End Section	1	ea	\$ 614.36	\$ 614.36	
14	5' Type R Inlet	7	ea	\$ 2,406.78	\$ 16,847.46	
15	10' Type R Inlet	13	ea	\$ 3,318.34	\$ 43,138.42	
16	15' Type R Inlet	3	ea	\$ 4,077.98	\$ 12,233.94	
17	Type C Inlet	2	ea	\$ 1,636.29	\$ 3,272.58	
18	18" Orifice Plate	5	ea	\$ 175.53	\$ 877.65	
19	Remove Existing 15" CMP	65	lf	\$ 9.78	\$ 635.70	
20	Concrete Encasements	5	ea	\$ 1,065.74	\$ 5,328.70	
21	Rip Rap	1,738	cy	\$ 33.54	\$ 58,292.52	Rev. #1
22	Install Manhole Rim at Existing Inlet	1	ea	\$ 585.10	\$ 585.10	
Storm Sewer Total:					\$ 315,239.78	
Grand Total Storm Sewer:					\$ 315,239.78	

Duffield Sanitary Sewer						
1	21" PVC Sewer	3,078	lf	\$ 53.29	\$ 164,079.91	←
2	5' Diameter Manholes (10' - 16' Deep)	13	ea	\$ 2,335.31	\$ 30,359.03	←
3	5' Dia. Manholes (17' - 23' with platforms)	2	ea	\$ 2,900.83	\$ 5,801.26	←
4	Clay Cut-off Wall	5	ea	\$ 195.59	\$ 977.95	←
5	Concrete Encasement	1	ea	\$ 1,716.88	\$ 1,716.88	←
6	Sewer Main Tie-In	1	ea	\$ 2,760.06	\$ 2,760.06	←
					\$ 205,895.09	

Duffield Water						
1	16" Water Main	3,109	lf	\$ 35.34	\$ 108,872.06	←
2	6" Fire Hydrant Runs	67	lf	\$ 14.57	\$ 876.19	
3	6" Gate Valve and Box	2	ea	\$ 464.36	\$ 928.72	

4	16" Vertical Lowerings	3	ea	\$	4,566.08	\$	13,698.27	←	
5	16" Butterfly Valve	13	ea	\$	2,003.62	\$	26,047.06	←	
6	16" x 8" Tee	1	ea	\$	880.57	\$	880.57	←	
7	16" x 8" Tee	3	ea	\$	488.32	\$	1,464.96	←	
8	16" x 12" Tee	1	ea	\$	830.99	\$	830.99	←	
9	16" x 16" Tee	1	ea	\$	848.76	\$	848.76	←	
10	16" x 8" Reducer	1	ea	\$	295.87	\$	295.87	←	
11	16" x 12" Reducer	1	ea	\$	371.44	\$	371.44	←	
12	2" Air Vac Assembly	2	ea	\$	4,023.88	\$	8,047.76	←	
13	Fire Hydrant Assembly	2	ea	\$	1,436.81	\$	2,873.22	←	
14	Blow-Off Assembly	2	ea	\$	789.88	\$	1,579.78	←	
Water Total:							\$	168,715.83	

Duffield Curb, Gutter & Sidewalk

1	Vertical Curb and Gutter	5,910	lf	\$	8.88	\$	51,298.80		
2	5' Sidewalk 4" Thick	5,838	lf	\$	11.23	\$	65,560.74	Rev. #1	
3	20' Rd. RadII w/ 1/2 Detached Walk	4	ea	\$	916.99	\$	3,667.96		
4	20' Sq. RadII w/ 1/2 Detached Walk	4	ea	\$	1,381.82	\$	5,447.88		
5	32' x 8' Cross Pan	2	ea	\$	1,247.98	\$	2,495.98		
7	Curb and Gutter Prep	5,910	lf	\$	1.25	\$	7,387.50		
8	Sidewalk Prep	5,838	lf	\$	1.25	\$	7,297.50	Rev. #1	
9	Backup Curb and Gutter	5,910	lf	\$	0.38	\$	2,245.80		
Curb, Gutter & Sidewalk Total:							\$	145,401.94	

Duffield Asphalt Paving

1	Balance Streets	11,711	sy	\$	1.25	\$	14,638.75		
2	North Duffield (6" Asphalt over 8" Aggregate)	11,711	sy	\$	18.37	\$	215,131.07		
3	Final Adjustment of Manholes	.14	ea	\$	352.69	\$	4,937.66		
4	Final Adjustment of Water Valves	18	ea	\$	173.63	\$	3,125.94		
5	Signing and Striping	1	ls	\$	7,767.02	\$	7,767.02		
Asphalt Paving Total:							\$	245,598.84	

Grand Total North Duffield:

\$ **765,412.50**

Taft Water

1	16" Water Main	1,984	lf	\$	35.34	\$	70,114.56		
2	12" Gate Valve and Box	1	ea	\$	1,218.17	\$	1,218.17		
3	16" Vertical Lowerings	3	ea	\$	4,566.09	\$	13,698.27		
4	16" Butterfly Valve	6	ea	\$	2,003.62	\$	12,021.72		
5	16" x 16" Cross	1	ea	\$	1,227.21	\$	1,227.21		
Water Total:							\$	98,279.93	

Taft Curb, Gutter & Sidewalk

1	Vertical Curb and Gutter	1,301	lf	\$	8.88	\$	11,292.68		
2	6' Sidewalk 4" Thick	1,301	lf	\$	13.02	\$	16,939.02		
3	30' Sq. RadII w/ det. Walk	2	ea	\$	2,371.16	\$	4,742.32		
4	38' x 8' Cross Pan	1	ea	\$	1,855.68	\$	1,855.68		
5	Curb and Gutter Prep	1,301	lf	\$	1.25	\$	1,626.25		
6	Sidewalk Prep	1,301	lf	\$	1.25	\$	1,626.25		
7	Backup Curb and Gutter	1,301	lf	\$	0.38	\$	494.38		
Curb, Gutter & Sidewalk Total:							\$	38,576.58	

Taft		<u>Asphalt Paving</u>			
1	Balance Streets	14,351	sy	\$ 1.25	\$ 17,938.75
2	North Taft (7.5" Asphalt over 11" Aggregate)	14,351	sy	\$ 27.27	\$ 391,351.77
3	North Taft (Shoulder Edge of Asphalt 2' W x 7" Depth)	607	sy	\$ 6.58	\$ 3,994.06
7	Final Adjustment of Manholes	1	ea	\$ 352.89	\$ 352.89
8	Final Adjustment of Water Valves	7	ea	\$ 173.63	\$ 1,215.41
9	Signing and Striping	1	ls	\$ 11,317.64	\$ 11,317.64
Asphalt Paving Total:					\$ 426,170.32
Grand Total North Taft:					\$ 563,026.83
W. 50th		<u>Sanitary Sewer</u>			
1	8" PVC Sewer	1,309	lf	\$ 20.42	\$ 26,729.78
2	4' Diameter Manholes (10' - 16' Deep)	8	ea	\$ 1,588.39	\$ 12,691.12
Sanitary Sewer Total:					\$ 39,420.90
W. 50th		<u>Water</u>			
1	12" Water Main	1,895	lf	\$ 25.04	\$ 49,954.80
2	8" Fire Hydrant Run	64	lf	\$ 14.57	\$ 932.48
3	6" Gate Valve and Box	3	ea	\$ 464.36	\$ 1,393.08
4	12" Horizontal Bends	4	ea	\$ 245.27	\$ 981.08
5	12" Vertical Lowerings	1	ea	\$ 3,767.35	\$ 3,767.35
6	12" Gate Valve and Box	8	ea	\$ 1,218.17	\$ 9,745.38
7	12" x 6" Tee	3	ea	\$ 429.84	\$ 1,289.52
8	12" x 8" Tee	1	ea	\$ 394.73	\$ 394.73
9	12" x 8" Cross	2	ea	\$ 397.07	\$ 794.14
10	Fire Hydrant Assembly	3	ea	\$ 1,436.81	\$ 4,309.83
Water Total:					\$ 73,562.37
W. 50th		<u>Curb, Gutter & Sidewalk</u>			
1	Vertical Curb and Gutter	3,133	lf	\$ 8.68	\$ 27,194.44 Rev. #1
2	5' Sidewalk 4" Thick	3,133	lf	\$ 11.23	\$ 35,183.59 Rev. #1
3	20' Sq. Radl	6	ea	\$ 1,215.42	\$ 7,292.52
4	32' x 8' Cross Pan	3	ea	\$ 1,247.98	\$ 3,743.94
5	Curb and Gutter Prep	3,133	lf	\$ 1.25	\$ 3,916.25
6	Sidewalk Prep	3,133	lf	\$ 1.25	\$ 3,916.25
7	Backup Curb and Gutter	3,133	lf	\$ 0.38	\$ 1,190.54
Curb, Gutter & Sidewalk Total:					\$ 82,437.53
W. 50th		<u>Asphalt Paving</u>			
1	Balance Streets	7,840	sy	\$ 1.25	\$ 9,800.00
2	West 50th St. (6" Asphalt over 7" Aggregate)	7,840	sy	\$ 15.71	\$ 123,188.40
3	Final Adjustment of Manholes	9	ea	\$ 352.89	\$ 3,174.21
4	Final Adjustment of Water Valves	7	ea	\$ 173.63	\$ 1,215.41
5	Signing and Striping	1	ls	\$ 28,848.91	\$ 28,848.91
Asphalt Paving Total:					\$ 166,204.93
Grand Total West 50th:					\$ 361,625.73

Bld Alternates

Alternates		<u>Traffic Control</u>			
	Traffic Control (Full Closure on Taft)	45	day	\$ 379.82	\$ 17,091.90
	Traffic Control (Half Closure on Taft)	45	day	\$ 542.60	\$ 24,417.00

Notes:

Survey and Material Testing by others.

Temporary seeding can be provided at \$550.00 / Acre.

Taps, meters, and fees by others.

Soil Stabilization is not included.

Dry utilities, including sleeves and trenches for dry utilities by others.

Permits by others.

Import / Export of fill material is not included.

Riprap quantities are incomplete on plans and quantity may be adjusted with approved construction drawings.

We hope our quotation meets with your approval and we will appreciate your valued order.

This quotation is submitted in duplicate. If acceptable, please sign in the space provided below and return one copy to us. The other is for your files. Special attention is called to the Terms and Conditions listed on the reverse side of this contract, as they are a binding part of this quotation. This quotation in its entirety, including all attachments, shall be included as an attachment or by reference to any other contract to which it may become a part.

ACCEPTED:

HALL-IRWIN CONSTRUCTION COMPANY

BY: _____

BY: _____

(SEAL) ATTEST: _____

ATTEST: _____

DATE: _____

TERMS AND CONDITIONS

1. **PAYMENT TERMS:** Net due upon receipt of invoice. All past due accounts will be charged a finance charge of 2% per month, which is an annual percentage rate of 24%. If payment is not made when due, Hall-Irwin may employ an attorney to take any action necessary to enforce collection of the payment due. In addition, Hall-Irwin shall be entitled to recover all the costs of such actions, including attorney's fees. Furthermore, it is understood and agreed that if payments are not made when due, Hall-Irwin may refuse to proceed with the work and in no way be liable for any damages whatsoever by reason of such refusal.
2. **QUOTATION EXPIRATIONS AND DELAY:** This quotation may be withdrawn or modified by Hall-Irwin Construction Company if not accepted within 30 days from above date. Delivery of products or performances of services herein quoted are subject to delays occasioned by circumstances beyond our control.
3. **TAXES:** Quotation includes sales and use taxes where applicable.
4. **WARRANTY:** Hall-Irwin warrants that all labor and services will be performed in a professional and workmanlike manner in accordance with approved plans and specifications. This work is under warranty for a period of one year from the date of completion & acceptance. Any claim against such work shall be made within same one-year period.
5. **HARD ROCK:** Cost of such excavation will be negotiated with the owner at the time such conditions are encountered.
6. **GENERAL CONDITIONS:** All staking, surveying, tap fees, permits, licenses, easements, compaction tests, concrete testing, inspection fees, muck excavation, rights of way and accesses shall be furnished and paid for by the owner, unless specifically included on the quote.
7. **DEWATERING:** If dewatering by the use of deep wells or well points should be required, the cost of such equipment and its operation will be negotiated with the owner at the time such conditions are encountered.
8. **RELOCATION OF EXISTING UTILITIES:** If relocation of existing utilities is necessary to accommodate the installation of the above bid items, such relocation will be the responsibility of the owner, including any and all costs involved.
9. **QUANTITIES:** All quantities are approximate and for bidding purposes only. Final payment will be made on actual quantities installed and by the unit price bid.
10. **ASPHALT REPAIR:** Asphalt repair and or replacement is not included in this quotation, unless otherwise specified in the quote.
11. **ADJUSTMENTS:** Adjustment of manhole rings and water valve boxes to finish pavement grade is additional unless specifically included in this quotation.
12. **SUBGRADE STABILIZATION:** If stabilization of the subgrade becomes necessary to control the grade of the pipe, the cost of the material and the additional labor and equipment will be negotiated at the time such conditions are encountered.
13. **WINTER CONDITIONS:** If winter protection or frost removal should be required, the cost shall be negotiated with the owner at the time such conditions are encountered.

QUOTATION CONNELL RESOURCES, INC.

• 4305 E. Harmony Rd., Ft. Collins, CO 80528 •
(970) 223-3151 • Denver (303) 623-3151 • Fax (970) 223-3191

TO: <u>MSP Companies</u>	DATE: <u>April 20, 2002</u>
<u>650 South Cherry Street Suite 435</u>	JOB NAME: <u>Allford Lakes</u>
<u>Denver, Colorado 80222</u>	LOCATION: <u>Taft Ave.</u>
ATTN: <u>Chad Rodriguez</u>	<u>Loveland, CO</u>
<small>NAME STREET CITY OWNER'S REP.</small>	<small>STREET CITY</small>

We offer for your consideration the following quotation which, if accepted, shall constitute a contract between us:

Please find attached our unit price proposal for the above project. These prices are based on preliminary plans by David Evans & Associates, Inc., dated 10/19/01.

Quantities used are approximate and are subject to physical measurement. Corrections, if necessary, will be made with unit prices applying.

The right is reserved, upon review of approved plans and specifications, to adjust the unit prices quoted based upon changes in the character or nature of the work.

Special conditions imposed by any permits issued to the owner and not noted on the plans or in the specifications will be considered to be outside the scope of work.

Prices used in this proposal are to remain in effect with the condition that this proposal is accepted within 30 days after date submitted.

Any material encountered during grading operations that is deemed to be unusable as embankment, by the soils engineer, will become a field negotiated item.

Excavation price is based on use of conventional earth moving scrapers; any ground water or rock condition which limits production and/or requires the use of other equipment or methods is not included.

Upon completion of rough grade, the owner or his authorized representative will certify all lines and grades. Corrections, if any, will be done at that time only.

Should it be necessary to remove any existing irrigation, pipe, or utility lines, or other obstructions for installation of the work, unless shown on plans, the owner is to remove same at owner's expense or have contractor remove same at owner's expense, or have contractor remove same on a time and material basis.

IMPORTANT: This quotation is subject to the conditions and agreement shown on the other side. By signing below, the parties are expressly agreeing to all terms & conditions contained on both sides of this document.

CONNELL RESOURCES, INC.

David E. Simpson, Vice President

April 20, 2002

COMPANY OR OWNER

DATE

ACCEPTED BY

DATE

CORPORATE SECRETARY
OR WITNESS

DATE

QUOTATION
CONNELL RESOURCES, INC.

• 4305 E. Harmony Rd., Ft. Collins, CO 80528 •
(970) 223-3151 • Denver (303) 623-3151 • Fax (970) 223-3191

TO: MSP Companies

DATE: April 20, 2002

650 South Cherry St. Suite 435

JOB NAME: Alford Lakes

Denver, Colorado 80222

LOCATION: Taft Ave.

ATTN: Chad Rodriguez

Loveland, CO

OWNER'S REP.

STREET

CITY

We offer for your consideration the following quotation which, if accepted, shall constitute a contract between us:
If native material is not suitable for backfill of trenches or structures, the cost of importing suitable material and the material is to be paid for as extra work.

Our subgrade prep item is for moisture and density control only, any other stabilization required will be negotiated.

We have excluded any soils testing, survey work, permits or fees.

Final pavement design to be done by owner at time of earthwork is completed, with revised pricing to follow if need be.

All excess material to be left on site in stockpile, area to be provided by owner.

IMPORTANT: This quotation is subject to the conditions and agreement shown on the other side. By signing below, the parties are expressly agreeing to all terms conditions contained on both sides of this document.

CONNELL RESOURCES, INC.

David E. Simpson, Vice President

COMPANY OR OWNER _____ DATE _____

April 20, 2002

ACCEPTED BY _____ DATE _____

CORPORATE SECRETARY OR WITNESS _____ DATE _____

CONDITIONS AND AGREEMENT

1. **OFFER AND ACCEPTANCE:** This quotation may be withdrawn or modified if not accepted within thirty (30) days from date of issue.
2. **PERFORMANCE:** Delivery of products or performance of services herein quoted are subject to delays occasioned by circumstances beyond our control. Completion date is subject to weather conditions, mechanical failures, labor difficulties, fuel or material shortages, fire, governmental authority or regulation, acts of God, engineering changes, contractors not included in this contract, or any cause beyond our control.
3. **ENGINEERING AND FEES:** This bid does not include any charges for tapping fees unless noted in the proposal. Owner to furnish all easements and adequate working right of ways. Owner to pay all costs of engineering and inspection and will furnish a proctor curve for compaction tests of existing materials on construction site.
4. **SOIL MECHANICS AND UNDERGROUND CONDITIONS:** During excavation, if material is encountered that a 1-1/4 yard backhoe cannot remove for utility installation or a D8 tractor cannot rip for grading work, a price adjustment may be necessary. If blasting (or other approved method) becomes necessary, this work will be done as an additional cost on a time-and-material basis or a negotiated lump sum basis. Also, if unstable subgrade conditions are encountered, these conditions shall be the criteria for change order negotiations between owner and contractor. Pavement design shall be the responsibility of owner and/or his soils engineer.
5. **EXTRA WORK:** Upon written notice from Connell Resources, Inc. to the owner, owner's agent or employee that extra work not specifically included in the Quotation is necessary to complete the work described, the parties shall negotiate a written, signed agreement for the extra work within three (3) working days of the date of such notice. If such written agreement is not reached within three (3) working days and Connell Resources, Inc. has not otherwise received from the owner any written objection to the extra work, then Connell Resources, Inc. may in its sole and absolute discretion proceed with the extra work if Connell Resources, Inc. deems it to be necessary. As compensation for the extra work, the owner shall pay Connell Resources, Inc. on a time-and-material basis for all costs related to such work unless the parties agree in writing on some other method of compensation.
6. **QUANTITY DETERMINATION AND BILLINGS:** All quantities shall be verified by in-field measurement after construction unless bid is a lump-sum bid and is so designated.
7. **PAYMENT TERMS:** The owner or owner's representative accepting this proposal agree to pay Connell Resources, Inc. the full quoted price with any adjustments, provided for the work herein specified. Invoices or progress estimates will be due on the 10th of each month following their issue. Payment shall be overdue and delinquent if not received by Connell Resources, Inc. by the due date. Time is of the essence to this agreement. Connell Resources, Inc. will be entitled to a 1-1/2% per month LATE PAYMENT CHARGE, NOT A FINANCE CHARGE, which is an ANNUAL PERCENTAGE RATE OF 18%, on any unpaid balances. Acceptance by Connell Resources, Inc. of a partial payment shall not be construed as a waiver of Connell Resources, Inc.'s right to full and immediate payment. In the event Connell Resources, Inc. must employ an attorney for collection of amounts due hereunder, Owner shall pay all costs of collection, including reasonable attorneys fees.
8. **WARRANTIES:** All work shall be performed in a good and workmanlike manner and in accordance with the applicable ordinances of the City or County in which it is performed. All warranties will be as per the City, County or District in which the work is performed, as stated by their code. Connell Resources, Inc. makes no warranty of merchantability or that any products supplied shall be fit for any particular purpose, nor is there any other express or implied warranty except as stated herein.
9. **SOIL STERILIZATION:** It is to be understood that if a soil sterilizer is applied it is in an effort to retard weed growth and no guarantee is expressed or implied that its use will be effective.
10. **ASPHALT PRICE ADJUSTMENTS:** In the event of national and regional shortages of crude oil, our suppliers will no longer furnish us with a long-term price for asphalt cement. If paving work is not performed during Connell Resources, Inc.'s current paving season, the price may be increased by Connell Resources, Inc. to reflect price increases in the following paving season when the work is completed. The normal paving season extends from April to November 15, depending on weather conditions.
11. **ACCEPTANCE OF PROPOSAL:** The person or persons accepting this proposal represent that they are the owner of the premises on which the work is to be done, or that they are the authorized representative of the owner, and that permission and authority is hereby granted to Connell Resources, Inc. to perform such work on those premises.
12. **INDEMNIFICATION:** Owner shall indemnify and hold Connell Resources, Inc. harmless from and against any and all claims, loss, damage or expense occurring in connection with or related to the performance of this agreement and which is caused in whole or in part by the negligent acts or omissions of owner or owner's agents, servants or employees.
13. **BINDING EFFECT:** This agreement shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.
14. **HAZARDOUS MATERIALS:** In the event Connell encounters on the job site any hazardous chemicals, wastes, or material as defined by any federal, state, or local agency (referred to as "Hazardous Materials") which are not introduced to the job-site by Connell, Connell shall have no duty or responsibility for handling, storage, or disposal of such Hazardous Materials, or for complying with any federal, state, or local laws, regulations, or ordinances pertaining to the handling, storage, or disposal of the Hazardous Materials. Connell shall not be required to perform further work in the vicinity of the Hazardous Materials to the extent such Materials may, in Connell's sole opinion, pose any threat to the health and safety of Connell's personnel. Any delay in the performance of Connell's work related to or caused by the presence of Hazardous Materials on the job-site will extend Connell's time for performance under this contract a like amount of time.

CONNELL RESOURCES, INC.
 4305 EAST HARMONY RD.
 COLLINS, CO. 80528

BID PROPOSAL: Phase Subtotals

PROJECT NAME : Alford Lake Subdivision
 OWNER/DEVELOPER : MSP Companies
 BID DATE: 4/19/02
 PROPOSAL PREPARED BY: Dave Simpson

ITEM DESCRIPTION	Total Cost
N. Taft Ave	
Grading	\$50,986.30
Waterline	\$82,452.00
Concrete Grading	\$3,591.60
Concrete	\$49,717.30
Base and Pave	\$296,176.00
Total N. Taft Ave	\$482,923.20
Duffield	
Sanitary Sewer	\$209,899.00
Waterline	\$192,213.50
Concrete Grading	\$12,284.70
Concrete	\$135,464.90
Base and Pave	\$203,874.80
Total Duffield	\$753,536.90
W. 50th Street	
Sanitary Sewer	\$75,370.00
Waterline	\$112,157.00
Concrete Grading	\$6,266.00
Concrete	\$88,864.50
Base and Pave	\$115,295.90
Total W. 50th Street	\$397,953.40
Phase I-A	
Grading	\$866,827.93
Sanitary Sewer	\$182,352.60
Waterline	\$106,596.00
Storm Drain	\$192,744.15
Erosion Control	\$43,883.50
Concrete Grading	\$8,563.60
Concrete	\$105,667.20
Base and Pave	\$105,982.70
Total Phase I-A	\$1,610,617.88

Phase I-B	
Sanitary Sewer	\$310,765.20
Waterline	\$334,014.00
Storm Drain	\$46,005.00
Concrete Grading	\$18,030.70
Concrete	\$300,266.70
Base and Pave	\$308,132.50
Total Concrete Grading	\$1,318,214.10

Phase Future	
Sanitary Sewer	\$225,575.00
Waterline	\$253,694.00
Concrete Grading	\$12,313.20
Concrete	\$211,711.60
Base and Pave	\$220,164.00
Total Phase Future	\$923,457.80

TOTAL BID RECAP

N. Taft	\$482,923.20
Duffield	\$753,536.90
W. 50th	\$397,853.40
Phase I-A	\$1,610,617.68
Phase I-B	\$1,318,214.10
Phase Future	\$923,457.80

TOTAL AMOUNT BID: \$5,486,703.08

N. Taft Ave. Traffic Control

Alternate A:	\$18,500.00
Alternate B:	\$30,500.00

Connell Resources, Inc.
 4305 E. Harmony Rd.
 Fort Collins, CO 80528

Phone: (970) 223-3151
 Fax: (970) 223-3191

Date: 4/19/02

Submitted To:	MSP Companies	Bid Title:	Alford Lake
Address:	650 South Cherry Street Suite 435 Denver, CO, 80222	Bid Number:	
Contact:	Marc Palkowitsh	Project Location:	Larimer County
Phone:		Project City, State:	Loveland, CO
Fax:		Engineer/Architect:	David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
A: N. Taft Ave. Grading					
12900	Stripping	1,155.00	CY	\$2.20	\$2,541.00
12901	Unclassified Excavation	9,235.00	CY	\$2.20	\$20,317.00
12902	Embankment	4,882.00	CY	\$2.40	\$11,716.80
12903	Remove Asphalt	7,385.00	SY	\$1.80	\$13,293.00
904	Replace Topsoil	1,155.00	CY	\$2.70	\$3,118.50
Total Price for the above A: N. Taft Ave. Grading items:					\$50,986.30
A: N. Taft Base/Pave					
1002	Adjust Valve Box	8.00	EACH	\$193.00	\$1,544.00
14700	7.5" hma/ 11" abc	14,165.00	SY	\$19.80	\$280,467.00
14701	Subgrade Prep	14,165.00	SY	\$1.00	\$14,165.00
Total Price for the above A: N. Taft Base/Pave items:					\$298,176.00
A: N. Taft Concrete					
1900	Vertical Curb and Gutter	1,878.00	LF	\$9.10	\$17,088.90
1901	6 ft Detached Walk	1,904.00	LF	\$14.10	\$26,846.40
1902	30 ft Radial with Pan / HC Ramp	2.00	EACH	\$1,588.00	\$3,176.00
1903	10 ft Cross Pan	440.00	SF	\$5.90	\$2,596.00
Total Price for the above A: N. Taft Concrete items:					\$49,717.30
A: N. Taft Concrete Grading					
1800	Curb & Gutter	1,878.00	LF	\$1.00	\$1,878.00
1801	Detached Walk	1,904.00	LF	\$0.90	\$1,713.60
Total Price for the above A: N. Taft Concrete Grading items:					\$3,591.60
A: N. Taft Waterline					
1300	16" PVC Waterline	1,430.00	LF	\$38.90	\$55,627.00
02	12" PVC Waterline	80.00	LF	\$30.00	\$2,400.00
04	8" PVC Waterline	80.00	LF	\$20.80	\$1,664.00

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Address:	650 South Cherry Street Suite 435 Denver, CO. 80222	Bld Number:	
Contact:	Marc Palkowitsh	Project Location:	Larimer County
Phone:		Project City, State:	Loveland, CO
Fax:		Engineer/Architect:	David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
X 1308	16" Butterfly Valve With Box	6.00	EACH	\$2,021.00	\$12,126.00
X 1308	16" X 12" Tee	1.00	EACH	\$852.00	\$852.00
X 1310	16" X 8" Tee	1.00	EACH	\$824.00	\$824.00
X 1312	16" Plug With Blow Off	2.00	EACH	\$753.00	\$1,506.00
X 1314	Connect To Existing 16"	1.00	EACH	\$880.00	\$880.00
X 1316	16" Lowering	1.00	EACH	\$3,802.00	\$3,802.00
18	12" Gate Valve W/ Box	1.00	EACH	\$1,255.00	\$1,255.00
20	12" Plug W/ Blow Off	1.00	EACH	\$434.00	\$434.00
X 1322	8" Gate Valve W/ Box	1.00	EACH	\$653.00	\$653.00
X 1324	8" Plug W/ Blow Off	1.00	EACH	\$429.00	\$429.00

Total Price for the above A: N. Taft Waterline items: \$82,452.00

B: Duffield Base / Pave

X d001	Adjust Manhole	15.00	EACH	\$338.00	\$5,085.00
X d002	Adjust Valve Box	19.00	EACH	\$193.00	\$3,867.00
X d4700	6" hma/ 8" abc	11,684.00	SY	\$15.70	\$183,438.80
X d4701	Subgrade Prep	11,684.00	SY	\$1.00	\$11,684.00

Total Price for the above B: Duffield Base / Pave Items: \$203,874.80

B: Duffield Concrete

X d900	Vertical Curb and Gutter	5,847.00	LF	\$9.10	\$53,207.70
X d901	20 ft Radll With Pan / HC Ramp	4.00	EACH	\$1,411.00	\$5,644.00
X d902	8 ft Cross Pan	520.00	SF	\$5.90	\$3,088.00
X d903	20 ft Radll With HC Ramp	4.00	EACH	\$1,117.00	\$4,468.00
X d904	5 ft Detached Walk	5,854.00	LF	\$11.80	\$69,077.20

Total Price for the above B: Duffield Concrete Items: \$135,464.90

B: Duffield Concrete Grading

X 900	Curb Grading	5,847.00	LF	\$1.10	\$6,431.70
01	Detached Walk	5,853.00	LF	\$1.00	\$5,853.00

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Submitted To: MSP Companies	Bid Title: Alford Lake
Address: 650 South Cherry Street Suite 435 Denver, CO, 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone: Fax:	Project City, State: Loveland, CO
	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Total Price for the above B: Duffield Concrete Grading items: \$12,284.70

B: Duffield Sewer

d100	21" Sewer, 10'-12' Depth	627.00	LF	\$48.10	\$30,158.70	↑
d102	21" Sewer, 12'-14' Depth	984.00	LF	\$52.30	\$51,463.20	↑
d104	21" Sewer, 14'-16' Depth	1,413.00	LF	\$55.30	\$78,138.90	↑
d106	21" Sewer, 16'-18' Depth	166.00	LF	\$59.20	\$9,827.20	↑
d108	Sewer Manhole 60"	15.00	EACH	\$2,491.00	\$37,365.00	↑
d110	Clay Cut-Off Wall 21" Sewer	7.00	EACH	\$137.00	\$959.00	↑
d112	Encase 21" Pipe In Concrete	1.00	EACH	\$1,609.00	\$1,609.00	↑
d114	21" PVC Plug	1.00	EACH	\$178.00	\$178.00	↑

Total Price for the above B: Duffield Sewer items: \$209,699.00

B: Duffield Waterline

d300	16" PVC Waterline	3,116.00	LF	\$39.50	\$123,082.00	↑
d302	8" PVC Waterline	140.00	LF	\$20.80	\$2,912.00	↑
d304	6" PVC Waterline	57.00	LF	\$19.50	\$1,111.50	↑
d306	16" Butterfly Valve With Box	13.00	EACH	\$2,036.00	\$26,468.00	↑
d308	16" MJ Cross	1.00	EACH	\$1,224.00	\$1,224.00	↑
d310	16" X 12" Tee	1.00	EACH	\$852.00	\$852.00	↑
d312	16" X 8" Tee	3.00	EACH	\$824.00	\$2,472.00	↑
d314	16" Air Vac	1.00	EACH	\$3,475.00	\$3,475.00	↑
d316	16" X 6" Reducer	1.00	EACH	\$386.00	\$386.00	↑
d318	16" X 6" Tee	1.00	EACH	\$870.00	\$870.00	↑
d320	16" X 12" Reducer	1.00	EACH	\$468.00	\$468.00	↑
d322	16" Plug With Blow Off	2.00	EACH	\$753.00	\$1,506.00	↑
d323	16" Solid Plug	1.00	EACH	\$597.00	\$597.00	↑
d324	16" Lowering	3.00	EACH	\$4,942.00	\$14,826.00	↑
d326	12" Tie To Existing	1.00	EACH	\$678.00	\$678.00	↑
28	8" Gate Valve W/ Box	3.00	EACH	\$853.00	\$1,959.00	↑
30	8" X 6" Swivel Tee	1.00	EACH	\$267.00	\$267.00	↑

Connell Resources, Inc.
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 Fort Collins, CO 80528

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Date: 4/19/02

Submitted To: MSP Companies	Bid Title: Alford Lake
Address: 650 South Cherry Street Suite 435 Denver, CO, 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone:	Project City, State: Loveland, CO
Fax:	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Xd332	8" Plug W/ Blow Off	2.00	EACH	\$429.00	\$858.00
Xd334	6" Gate Valve W/ Box	3.00	EACH	\$437.00	\$1,311.00
Xd336	Fire Hydrant	3.00	EACH	\$2,297.00	\$6,891.00
Total Price for the above B: Duffield Waterline Items:					\$192,213.50

W. 50Th Base / Pave

w001	Adjust Manhole	9.00	EACH	\$339.00	\$3,051.00
w002	Adjust Valve Box	14.00	EACH	\$193.00	\$2,702.00
w4700	5" hma/ 7" abc	7,769.00	SY	\$13.10	\$101,773.90
w4701	Subgrade Prep	7,769.00	SY	\$1.00	\$7,769.00
Total Price for the above C: W. 50Th Base / Pave Items:					\$115,295.90

C: W. 50Th Concrete

Xw900	Vertical Curb and Gutter	3,133.00	LF	\$9.10	\$28,510.30
Xw901	5 ft Detached Walk	3,195.00	LF	\$11.80	\$37,701.00
Xw902	20 ft Radii With Pan / HC Ramp	10.00	EACH	\$1,411.00	\$14,110.00
Xw903	8 ft Cross Pan	1,448.00	SF	\$5.90	\$8,543.20
Total Price for the above C: W. 50Th Concrete items:					\$88,864.50

C: W. 50Th Concrete Grading

Xw800	Curb & Gutter	3,133.00	LF	\$1.00	\$3,133.00
Xw801	Attached Walk	3,133.00	LF	\$1.00	\$3,133.00
Total Price for the above C: W. 50Th Concrete Grading items:					\$6,266.00

C: W. 50Th Sewer

Xw100	8" Sewer, 12'-14' Depth	1,313.00	LF	\$26.00	\$34,138.00
w102	Sewer Manhole 48"	9.00	EACH	\$1,870.00	\$16,830.00
w104	8" X 4" Sewer Service	32.00	EACH	\$754.00	\$24,128.00
w106	Clay Cut-Off Wall	2.00	EACH	\$137.00	\$274.00
Total Price for the above C: W. 50Th Sewer items:					\$75,370.00

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Date: 4/18/02

Submitted To: MSP Companies	Bid Title: Alford Lake
Address: 650 South Cherry Street Suite 435 Denver, CO. 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone:	Project City, State: Loveland, CO
Fax:	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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C: W. 50Th Waterline

X wf300	12" PVC Waterline	1,790.00	LF	\$28.60	\$52,984.00
X wf302	8" PVC Waterline	80.00	LF	\$20.80	\$1,664.00
T wf304	12" Lowering	2.00	EACH	\$2,173.00	\$4,346.00
X wf308	12" Tie To Existing	1.00	EACH	\$721.00	\$721.00
X 1308	12" Gate Valve W/ Box	8.00	EACH	\$1,255.00	\$10,040.00
X 1310	12" 22-1/2 Bend	2.00	EACH	\$302.00	\$604.00
X wf312	12" X 8" Tee	4.00	EACH	\$429.00	\$1,716.00
X wf314	12" X 8" Tee	1.00	EACH	\$429.00	\$429.00
L wf318	12" X 8" Cross	2.00	EACH	\$440.00	\$880.00
X wf318	8" Gate Valve W/ Box	3.00	EACH	\$653.00	\$1,959.00
X wf320	8" X 6" Reducer	1.00	EACH	\$139.00	\$139.00
X wf322	8" Plug W/ Blow Off	2.00	EACH	\$429.00	\$858.00
X wf324	Fire Hydrant	3.00	EACH	\$2,178.00	\$6,534.00
X wf326	6" Gate Valve W/ Box	3.00	EACH	\$437.00	\$1,311.00
wf328	3/4" Service	28.00	EACH	\$999.00	\$27,972.00

Total Price for the above C: W. 50Th Waterline Items: \$112,157.00

D: Phase I-A Base / Pave

√ a001	Adjust Manhole	28.00	EACH	\$339.00	\$9,492.00
√ s002	Adjust Valve Box	17.00	EACH	\$280.00	\$4,930.00
√ s4700	4" hma/8" abc	7,567.00	SY	\$11.10	\$83,993.70
√ s4701	Subgrade Prep	7,567.00	SY	\$1.00	\$7,567.00

Total Price for the above D: Phase I-A Base / Pave Items: \$105,982.70

D: Phase I-A Concrete

√ a900	Roll over Curb with Walk	3,593.00	LF	\$21.20	\$76,171.60
X a901	8 ft Cross Pan	784.00	SF	\$5.90	\$4,625.60
102	20' Radil With Pan / HC Ramp	6.00	EACH	\$1,411.00	\$8,466.00
103	2 ft Trickle Pan	1,394.00	LF	\$10.00	\$13,940.00

Connell Resources, Inc.

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Date: 4/19/02

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Address:	650 South Cherry Street Suite 435 Denver, CO. 80222	Bid Number:	
Contact:	Marc Palkowitsh	Project Location:	Larimer County
Phone:		Project City, State:	Loveland, CO
Fax:		Engineer/Architect:	David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
X a904	Inlet throats	140.00	LF	\$17.60	\$2,464.00
Total Price for the above D: Phase I-A Concrete Items:					\$105,667.20

D: Phase I-A Concrete Grading

X a800	Rollover w/walk	3,593.00	LF	\$1.40	\$5,030.20
X a801	Trickle Pan	1,394.00	LF	\$1.10	\$1,533.40
Total Price for the above D: Phase I-A Concrete Grading Items:					\$6,563.60

D: Phase I-A Erosion Control

X e102	Silt Fence	11,325.00	LF	\$1.30	\$14,722.50
X e104	Straw Bale Dyke	4.00	EACH	\$96.50	\$386.00
X e106	Gravel Inlet Protection	22.00	EACH	\$313.00	\$6,886.00
X e108	Vehicle Tracking Control	3.00	EACH	\$1,653.00	\$4,959.00
X e112	Type M Rip Rap	16,930.00	SF	\$1.00	\$16,930.00
Total Price for the above D: Phase I-A Erosion Control items:					\$43,883.50

D: Phase I-A Grading

X a2900	Stripping	54,999.00	CY	\$0.90	\$49,499.10
X a2901	2' Wetlands Removal	38,137.00	CY	\$1.80	\$68,848.60
X a2902	Unclassified Excavation	479,637.00	CY	\$1.00	\$479,637.00
X a2903	Embankment	454,439.00	SY	\$0.42	\$190,884.38
X a2904	Replace Wetlands	38,137.00	CY	\$2.05	\$78,180.85
Total Price for the above D: Phase I-A Grading items:					\$866,827.93

D: Phase I-A Sewer

X a100	10" Sewer, 12'-14' Depth	280.26	LF	\$27.70	\$7,763.20
X a102	10" Sewer, 14'-16' Depth	309.00	LF	\$30.80	\$9,517.20
X a104	10" Sewer, 16'-18' Depth	142.00	LF	\$37.00	\$5,254.00
X a106	10" Sewer, 18'-20' Depth	253.00	LF	\$44.40	\$11,233.20
08	10" Sewer, 20'+ Depth	348.00	LF	\$48.20	\$16,773.60
10	8" Sewer, 10'-12' Depth	208.00	LF	\$22.10	\$4,596.80

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Fax:		Engineer/Architect:	David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
X a112	8" Sewer, 12'-14' Depth	1,403.00	LF	\$25.50	\$35,776.50
X a114	8" Sewer, 14'-16' Depth	447.00	LF	\$29.50	\$13,186.50
X a118	8" Sewer, 16'-20' Depth	328.00	LF	\$42.10	\$13,724.80
X a122	8" Cleanout End of Line	1.00	EACH	\$146.00	\$146.00
X a124	Cutoff Wall on 8" Sewer	5.00	EACH	\$137.00	\$685.00
X a126	Sewer Manhole 48"	19.00	EACH	\$1,929.00	\$36,851.00
a28	Platform For 48" Manhole over 20 ft Deep	4.00	EACH	\$564.00	\$2,736.00
X a30	8" X 4" Sewer Service	37.00	EACH	\$657.00	\$24,309.00

Total Price for the above D: Phase I-A Sewer Items: **\$182,352.60**

D: Phase I-A Storm Drain

X a200	15" RCP Storm Drain	193.00	LF	\$24.40	\$4,709.20
X a202	18" RCP Storm Drain	670.00	LF	\$28.60	\$19,162.00
X a204	24" RCP Storm Drain	1,871.00	LF	\$38.20	\$71,472.20
X a206	36" RCP Storm Drain	120.00	LF	\$55.30	\$6,636.00
X a208	10 Ft Type R Inlet	8.00	EACH	\$3,745.00	\$29,960.00
X a210	15 Ft Type R Inlet	4.00	EACH	\$4,444.00	\$17,776.00
X a212	Double Type C Inlet	1.00	EACH	\$3,089.00	\$3,089.00
X a214	Storm Manhole 4-Ft	3.00	EACH	\$922.00	\$2,766.00
X a216	Storm Manhole 5-Ft	7.00	EACH	\$1,485.00	\$10,395.00
X a218	Storm Manhole 7-Ft	1.00	EACH	\$2,149.00	\$2,149.00
X a220	15" RCP FES	1.00	EACH	\$359.00	\$359.00
X a222	18" RCP FES	6.00	EACH	\$373.00	\$2,238.00
X a224	24" RCP FES	4.00	EACH	\$439.00	\$1,756.00
X a226	36" RCP FES	1.00	EACH	\$749.00	\$749.00
X a228	Grouted Rip Rap D50=9" Outlet Protection	312.50	SF	\$7.10	\$2,218.75
X a230	Orifice Plate for Plain Pipe End (18")	6.00	EACH	\$363.00	\$2,178.00
X a232	24" Bell Encasement	8.00	EACH	\$333.00	\$1,998.00
X a234	18" Bell Encasement	9.00	EACH	\$327.00	\$2,943.00
a36	Flow Leveler Outlet Protection	1.00	EACH	\$951.00	\$951.00
X a38	Remove 15" CMP	65.00	LF	\$8.20	\$533.00

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Fax:		Engineer/Architect:	David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
X a240	Remove Ex. Inlet Top Make Manhole	1.00	EACH	\$1,043.00	\$1,043.00
X a242	Remove Ex. Manhole Make 5 ft Type R	1.00	EACH	\$4,504.00	\$4,504.00
X a244	Type C Inlet on Existing Pipe	1.00	EACH	\$3,159.00	\$3,159.00
Total Price for the above D: Phase I-A Storm Drain items:					\$192,744.15

Phase I-A Waterline

00	8" PVC Waterline	1,910.00	LF	\$20.80	\$39,728.00
X a302	6" PVC Waterline	200.00	LF	\$20.30	\$4,060.00
X a304	8" Gate Valve W/ Box	12.00	EACH	\$653.00	\$7,836.00
X a306	8" 22-1/2 Bend	5.00	EACH	\$191.00	\$955.00
X a308	8" Plug W/Temporary Blow-Off	4.00	EACH	\$477.00	\$1,908.00
X a310	8" Lowering	4.00	EACH	\$1,385.00	\$5,540.00
X a312	8" Swivel Tee	3.00	EACH	\$235.00	\$705.00
X a314	6" Gate Valve W/ Box	5.00	EACH	\$437.00	\$2,185.00
X a316	8" X 6" Swivel Tee	5.00	EACH	\$267.00	\$1,335.00
X a318	Fire Hydrant	5.00	EACH	\$1,996.00	\$9,980.00
X a320	3/4" Water Service	36.00	EACH	\$899.00	\$32,364.00
Total Price for the above D: Phase I-A Waterline items:					\$106,596.00

E: Phase I-B Base / Pave

X b001	Adjust Manhole	34.00	EACH	\$339.00	\$11,526.00
X b002	Adjust Valve Box	43.00	EACH	\$290.00	\$12,470.00
X b4700	4" hma/ 6" abc	23,565.00	SY	\$11.10	\$261,571.50
X b4702	Subgrade Prep	23,565.00	SY	\$1.00	\$23,565.00
Total Price for the above E: Phase I-B Base / Pave Items:					\$309,132.50

E: Phase I-B Concrete

b900	Roll Over Curb with Walk	12,035.00	LF	\$19.70	\$237,089.50
02	20 ft Radil with Pan / HC ramp	18.00	EACH	\$1,411.00	\$25,398.00
03	8 ft Cross Pan	2,072.00	SF	\$5.90	\$12,224.80
b904	10 ft cross Pan	940.00	SF	\$5.90	\$5,546.00

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Contact: Marc Palkowitsh	Project Location: Larimer County
Phone: Fax:	Project City, State: Loveland, CO
	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
X b905	2 ft Trickle Pan	2,322.00	LF	\$8.20	\$19,040.40
X b906	Inlet Throats	55.00	LF	\$17.60	\$968.00
Total Price for the above E: Phase I-B Concrete Items:					\$300,266.70
<u>E: Phase I-B Concrete Grading</u>					
X 800	Rollover w/walk	11,905.00	LF	\$1.30	\$15,476.50
X 801	Trickle pan	2,322.00	LF	\$1.10	\$2,554.20
Total Price for the above E: Phase I-B Concrete Grading Items:					\$18,030.70
<u>E: Phase I-B Sewer</u>					
X b100	8" Sewer, 10'-12' Depth	87.00	LF	\$21.70	\$1,887.90
X b102	8" Sewer, 12'-14' Depth	4,400.00	LF	\$25.70	\$113,080.00
X b104	8" Sewer, 14'-16' Depth	825.00	LF	\$29.50	\$24,337.50
X b108	8" Sewer, 16'-18' Depth	136.00	LF	\$34.80	\$4,732.80
X b108	8" Sewer, 18'-20' Depth	100.00	LF	\$42.10	\$4,210.00
X b110	8" Sewer, 20'+ Depth	200.00	LF	\$48.20	\$9,640.00
X b112	Sewer Manhole 48"	30.00	EACH	\$1,825.00	\$54,750.00
X b113	Platform For 48" Manhole over 20 ft Deep	1.00	EACH	\$388.00	\$388.00
X b114	8" X 4" Sewer Service	144.00	EACH	\$674.00	\$97,056.00
X b115	Clay Cut-Off Wall	5.00	EACH	\$137.00	\$685.00
Total Price for the above E: Phase I-B Sewer Items:					\$310,765.20
<u>E: Phase I-B Storm Drain</u>					
X b200	15" RCP Storm Drain	55.00	LF	\$24.50	\$1,347.50
X b202	18" RCP Storm Drain	115.00	LF	\$28.70	\$3,300.50
X b204	30" RCP Storm Drain	345.00	LF	\$43.60	\$15,042.00
X b208	5 Ft Type R Inlet	1.00	EACH	\$2,572.00	\$2,572.00
X b210	10 Ft Type R Inlet	5.00	EACH	\$3,729.00	\$18,645.00
X 212	Storm Manhole 4-Ft	2.00	EACH	\$1,088.00	\$2,176.00
X 214	Storm Manhole 5-Ft	2.00	EACH	\$1,461.00	\$2,922.00

Connell Resources, Inc.
 4305 E. Harmony Rd.
 Fort Collins, CO 80528

Phone: (970) 223-3151
 Fax: (970) 223-3191

Date: 4/19/02

Submitted To: MSP. Companies	Bid Title: Alford Lake
Address: 650 South Cherry Street Suite 435 Denver, CO. 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone:	Project City, State: Loveland, CO
Fax:	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Total Price for the above E: Phase I-B Storm Drain items: \$46,005.00

E: Phase I-B Waterline

X b300	8" PVC Waterline	6,400.00	LF	\$19.80	\$126,720.00
X b302	6" PVC Waterline	330.00	LF	\$17.90	\$5,907.00
X b304	8" Gate Valve W/ Box	31.00	EACH	\$653.00	\$20,243.00
X b306	8" 22-1/2 Bend	15.00	EACH	\$191.00	\$2,865.00
X b308	8" 45 Bend	4.00	EACH	\$193.00	\$772.00
X b310	8" X 6" Reducer	1.00	EACH	\$139.00	\$139.00
X b312	8" Plug W/ Blow Off	7.00	EACH	\$477.00	\$3,339.00
X b314	8" Swivel Tee	6.00	EACH	\$235.00	\$1,410.00
X b316	8" Cross	2.00	EACH	\$264.00	\$528.00
X b318	8" X 6" Swivel Tee	12.00	EACH	\$267.00	\$3,204.00
X b320	8" Lowering	4.00	EACH	\$1,198.00	\$4,792.00
X b322	8" Tie To Existing	11.00	EACH	\$654.00	\$7,184.00
b324	6" Gate Valve W/ Box	12.00	EACH	\$437.00	\$5,244.00
X b326	Fire Hydrant	11.00	EACH	\$2,107.00	\$23,177.00
X b328	3/4" Water Service	148.00	EACH	\$880.00	\$128,480.00

Total Price for the above E: Phase I-B Waterline items: \$334,014.00

F: Future Base / Pave

X 1001	Adjust Manhole	13.00	EACH	\$339.00	\$4,407.00
X 1002	Adjust Valve Box	17.00	EACH	\$193.00	\$3,281.00
X 14700	4" hma/ 8" abc	17,560.00	SY	\$11.10	\$194,916.00
X 14701	Subgrade Prep	17,560.00	SY	\$1.00	\$17,560.00

Total Price for the above F: Future Base / Pave Items: \$220,164.00

F: Future Concrete

J0	Rollover Curb with Walk	9,786.00	LF	\$19.70	\$192,390.20
J1	20 Ft radll With Pan / HC ramp	4.00	EACH	\$1,411.00	\$5,644.00
J2	8 ft Cross Pan	520.00	SF	\$5.90	\$3,068.00

Connell Resources, Inc.
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 Fort Collins, CO 80528

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Date: 4/19/02

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Address: 650 South Cherry Street Suite 435 Denver, CO. 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone: Fax:	Project City, State: Loveland, CO
	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1903	20 Ft Radil With HC Ramp	2.00	EACH	\$1,117.00	\$2,234.00
1904	2 ft Trickle Pan	594.00	LF	\$14.10	\$8,375.40
Total Price for the above F: Future Concrete Items:					\$211,711.60

F: Future Concrete Grading

100	Rollover w/walk	9,786.00	LF	\$1.20	\$11,719.20
01	Trickle pan	594.00	LF	\$1.00	\$594.00
Total Price for the above F: Future Concrete Grading Items:					\$12,313.20

F: Future Sewer

1100	8" Sewer, 12'-14' Depth	3,527.00	LF	\$26.00	\$91,702.00
1102	8" Sewer, 14'-18' Depth	290.00	LF	\$28.90	\$8,381.00
1104	Sewer Manhole 48"	13.00	EACH	\$1,837.00	\$23,881.00
1106	8" X 4" Sewer Service	134.00	EACH	\$748.00	\$100,232.00
1108	Clay Cut-Off Wall	9.00	EACH	\$137.00	\$1,233.00
1110	8" Cleanout End of Line	1.00	EACH	\$146.00	\$146.00
Total Price for the above F: Future Sewer Items:					\$225,575.00

F: Future Waterline

1300	8" PVC Waterline	4,580.00	LF	\$20.80	\$95,264.00
1302	8" Gate Valve W/ Box	10.00	EACH	\$853.00	\$8,530.00
1304	8" 22-1/2 Bend	9.00	EACH	\$191.00	\$1,719.00
1306	8" 45 Bend	2.00	EACH	\$193.00	\$386.00
1308	8" Swivel Tee	2.00	EACH	\$235.00	\$470.00
1310	8" X 6" Swivel Tee	7.00	EACH	\$267.00	\$1,869.00
1312	8" Tie To Existing	10.00	EACH	\$554.00	\$5,540.00
1314	6" Gate Valve W/ Box	7.00	EACH	\$437.00	\$3,059.00
1318	Fire Hydrant	7.00	EACH	\$2,105.00	\$14,735.00
1318	8" X 3/4" Water Service	137.00	EACH	\$806.00	\$124,122.00
Total Price for the above F: Future Waterline items:					\$253,694.00

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Fort Collins, CO 80528

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Date: 4/19/02

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Address: 650 South Cherry Street Suite 435 Denver, CO. 80222	Bid Number:
Contact: Marc Palkowitsh	Project Location: Larimer County
Phone: Fax:	Project City, State: Loveland, CO
	Engineer/Architect: David Evans & Associates

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
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Total Bid Price: \$5,486,703.08

Notes: * Pricing is based upon plans entitled " _____ " dated _____, Sheets _____ through _____, as prepared by _____.

- * Unit prices are quoted. Final invoice amount will be determined based upon measurement of actual units of work items completed.
- * The following are excluded from this proposal: Construction layout and engineering; Drainage facility certification; Performance and payment bonds; Warrantee period in excess of one year; Street cleaning for work performed by others; Permits, including but not limited to, city building, development construction, construction dewatering, wastewater discharge, storm water discharge (NPDES), air quality, etc.; Fees, including but not limited to, for development, inspection, utility connection, meters, etc; Dewatering; Maintenance of erosion control devices for others; quality control or acceptance testing; frost removal; prairie dog removal, relocation, or extermination; Discovery, persence, handling, disposal, or exposure to toxic substances of any form on site; landscaping, seeding, or revegetation.

Payment Terms: See attached "Conditions And Agreement". This agreement is subject to the attached "Conditions and Agreement". By signing below, the parties are expressly agreeing to all terms, conditions, and agreements on this document and the attachments.

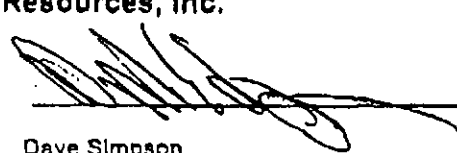
ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer _____ Signature _____ Date of Acceptance _____	CONFIRMED: Connell Resources, Inc. Authorized Signature  Estimator: Dave Simpson
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Exhibit E

Cost Analysis

ALFORD LAKES
EXHIBIT E - COST ANALYSIS 16" WATER LINE
From Humboldt International Services, LLC Bid 08/16/02

		Humboldt International Services, LLC			
BID ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
DUFFIELD	Water				
1	16" Water Main	3,110.0	LF	\$ 32.00	\$ 99,520.00
2	6" Fire Hydrant Run	55	LF	\$ 17.50	\$ 962.50
3	6" Gate Valve and Box	2	EA	\$ 450.00	\$ 900.00
4	16" Vertical Lowering	1	EA	\$ 4,225.00	\$ 4,225.00
5	16" Butterfly Valve	10	EA	\$ 1,850.00	\$ 18,500.00
6	16" x 6" Tee	2	EA	\$ 900.00	\$ 1,800.00
7	16" x 8" Tee	3	EA	\$ 750.00	\$ 2,250.00
8	16" x 12" Tee	1	EA	\$ 900.00	\$ 900.00
9	2" Air Vac Assembly	2	EA	\$ 4,225.00	\$ 8,450.00
10	Fire Hydrant Assembly	2	EA	\$ 1,500.00	\$ 3,000.00
11	Blow-Off Hydrant Assembly	5	EA	\$ 1,500.00	\$ 7,500.00
Water Total					\$ 148,007.50
Construction Costs					
City of Loveland Oversizing Reimbursement @ 70%		(Bid Items 1, 4-9, 11)			\$ (100,201.50)
Developer Cost					\$ 47,806.00
Developer Frontage (Sta. 10+00 to 40+68) Cost per Foot (3068' Total)					\$ 15.58
David K. Chapman - (Sta 10+00 to 16+20; 620 LF of Frontage @ 50%)					\$ 4,830.46
Additional Development Costs (See Below)					
Additional Reimbursable Development Costs					
Developer Frontage (Sta. 10+00 to 40+68) Cost per Foot (\$24,408.45/3068')					\$ 7.96
David K. Chapman - (Sta 10+00 to 16+20; 620 LF of Frontage @ 50%)					\$ 2,466.30
Total Reimbursement Costs by Adjacent Developer for North Duffield Avenue Waterline					
David K. Chapman - 620 LF of Frontage					\$ 7,296.77

Additional Development Costs			
Duffield 16" Water Line Construction Cost	\$	148,007.50	
Total Construction Costs	\$	5,423,784.76	
Duffield 16" Water Line Percentage of Total Construction Costs		2.73%	
	Total Cost	Reimbursable Cost	
Engineering/Design Survey - David Evans & Associates, Inc.	\$ 340,719.00	\$ 9,297.74	
Construction Staking Cost - RJL Surveys	\$ 106,900.00	\$ 2,917.15	
Materials Testing & Observation - Earth Engineering Consultants	\$ 56,630.00	\$ 1,545.35	
Construction Management @ 5% of Construction Cost	\$ 148,007.50	\$ 7,400.38	
Cost of Bond 15% of Public Improvements (Total*15%*2.50%) for three years	\$ 148,007.50	\$ 1,665.08	
Construction Engineering & Observation - David Evans & Associates, Inc.	\$ 30,000.00	\$ 818.66	
Insurance - All Risk Coverage	\$ 28,000.00	\$ 764.08	
Total	\$	24,408.45	

ALFORD LAKES
EXHIBIT E - COST ANALYSIS 21" SANITARY SEWER LINE
From Humboldt International Services, LLC Bid 08/16/02

		Humboldt International Services, LLC			
BID ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
DUFFIELD	Sanitary Sewer				
1	21" PVC Sewer	1002	LF	\$ 52.50	\$ 52,605.00
2	5' Diameter Manholes (10'-16' Deep)	5	EA	\$ 2,650.00	\$ 13,250.00
3	Clay Cut-off Wall	2	EA	\$ 175.00	\$ 350.00
4	Sewer Main Tie-In	1	EA	\$ 2,750.00	\$ 2,750.00
5	Trench Stabilization @ 2.5' Overexcavation (\$8.50/VLF)	1002	VLF	\$ 21.25	\$ 21,292.50
	Sanitary Sewer Total				\$ 90,247.50
	City of Loveland Oversizing Reimbursement @ 66%				\$ 59,563.35
DUFFIELD	Sanitary Sewer				
1	21" PVC Sewer	2080	LF	\$ 52.50	\$ 109,200.00
2	5' Diameter Manholes (10'-16' Deep)	8	EA	\$ 2,650.00	\$ 21,200.00
3	5' Diameter Manholes (17'-23' with platforms)	2	EA	\$ 3,200.00	\$ 6,400.00
4	Clay Cut-off Wall	3	EA	\$ 175.00	\$ 525.00
5	Concrete Encasement	1	EA	\$ 1,650.00	\$ 1,650.00
6	Trench Stabilization @ 2.5' Overexcavation	2077	VLF	\$ 21.25	\$ 44,136.25
	Sanitary Sewer Total				\$ 183,111.25
	City of Loveland Oversizing Reimbursement @ 71%				\$ 130,008.99
Construction Costs					
	City of Loveland Oversizing Reimbursement				\$ 189,572.34
	Developer Cost				\$ 83,786.41
	Developer Frontage (Sta. 10+00 to 40+68) Cost per Foot (3068' Total)				\$ 27.31
	David K. Chapman - (Sta 10+00 to 16+20; 620 LF of Frontage @ 50%)				\$ 8,466.03
Additional Development Costs (See Below)					
Additional Reimbursable Development Costs					
	Developer Frontage (Sta. 18+15.46 to 38+00) Cost per Foot (\$45,080.57/3068')				\$ 14.69
	David K. Chapman - (Sta 10+00 to 16+20; 620 LF of Frontage @ 50%)				\$ 4,555.08
Total Reimbursement Costs by Adjacent Developer for North Duffield Avenue Sanitary Sewer Line					
	David K. Chapman - 620 LF of Frontage				\$ 13,021.11

Additional Development Costs		
Duffield 21" Sanitary Sewer Line Construction Cost	\$ 273,358.75	
Total Construction Costs	\$ 5,423,784.76	
Duffield 21" Sanitary Sewer Line Percentage of Total Construction Costs	5.04%	
	Total Cost	Reimbursable Cost
Engineering/Design Survey - David Evans & Associates, Inc.	\$ 340,719.00	\$ 17,172.24
Construction Staking Cost - RJL Surveys	\$ 106,900.00	\$ 5,387.76
Materials Testing & Observation - Earth Engineering Consultants	\$ 56,630.00	\$ 2,854.15
Construction Management @ 5% of Construction Cost	\$ 273,358.75	\$ 13,667.94
Cost of Bond 15% of Public Improvements (Total* 15%*2.50%) for three years	\$ 273,358.75	\$ 3,075.29
Construction Engineering & Observation - David Evans & Associates, Inc.	\$ 30,000.00	\$ 1,512.00
Insurance - All Risk Coverage	\$ 28,000.00	\$ 1,411.20
Total	\$	\$ 45,080.57

Exhibit F

Cost Allocation

**Exhibit F
Cost Allocation**

WATER – NORTH DUFFIELD AVENUE			
Parcel Name or No.	Parcel Location	Percentage of Costs	Current Estimated Reimbursement
96354-00-0002	SE Quarter of Section 34, Township 6 North and Range 69, City of Loveland, County of Larimer and State of Colorado	15% Construction Costs 50% Additional Development Costs	\$ 7,296.77

SANITARY SEWER – NORTH DUFFIELD AVENUE			
Parcel Name or No.	Parcel Location	Percentage of Costs	Current Estimated Reimbursement
96354-00-0002	SE Quarter of Section 34, Township 6 North and Range 69, City of Loveland, County of Larimer and State of Colorado	15% Construction Costs 50% Additional Development Costs	\$ 13,021.11

Exhibit G

Obligated Properties and Lists of Property Owners

Exhibit G

Obligated Properties and Lists of Property Owners

Parcel Name or No.	Parcel Location	Current Parcel Owners
96354-00-0002	SE quarter of Section 34, Township 6 North and Range 69, City of Loveland, County of Larimer and State of Colorado	Chapman, David K. 5005 Ranch Acres Drive Loveland CO 80538-1635