

## SPACE TO CREATE- GMP QUALIFICATION LETTER

Please accept this letter as our Guaranteed Maximum Price (GMP) proposal for the below listed project:

**Grand Lake- Space to Create, Grand Lake, Colorado- August 29, 2025**

**Proposal Amount: \$3,291,884**

**(Three Million Two Hundred Ninety One Thousand Eight Hundred Eighty Four Dollars)**

### Qualifications:

- **General Conditions**

- Elk Mountain Construction's GMP is based upon MA Studio's permit drawing set titled "Space 2 Create Grand Lake- Residences & Makerspace" dated August 15, 2025.
- Includes the cost of supervision, project management, project engineer, jobsite safety, barricades, portable toilets, temp fencing, vehicle allowance, forklift, skid steer, jobsite clean-up, final cleaning, dumpsters, and bonds.
- Includes allowances for temp utilities \$15,000, fire alarm \$18,725, window coverings \$14,000, winter conditions \$50,000, Use Tax- \$80,290. If the allowance amounts are less the difference will be credited to the owner. If it is more than the contract will be increased by change order.
- Includes a construction contingency in the amount of \$90,378 to be used to account for errors and omissions in the construction documents, modifications or changes to the scope of the project, or to pay for unknown conditions. The contingency funds can only be used by the contractor with the owner's approval. Any remaining construction contingency fund will be shared equally with the contractor and owner.

- **Site work**

- Includes the cost to install the erosion control per plans and specification.
- Includes the cost of the maintenance of the erosion control.
- Includes the cost to grub/demo asphalt and concrete at the site per the civil drawings.
- Includes the cost to excavate, backfill, import, export, and fine grade the site in accordance with the civil drawings.
- Includes the cost to construct the wood boardwalk in accordance with the contract documents and the Town of Grand Lake standards.
- Includes the cost to construct the trash enclosure as shown on the drawings.
- Existing asphalt will be milled.

- **Utilities**

- Includes the cost to install all utilities sanitary sewer, water, and storm sewer relocation per plans and specifications.
- Includes the cost of electrical service for the Residences and the Makerspace building.
- Includes the cost to extend a gas line from the Makerspace Building to the firepit area.

- **Concrete**

- Includes the cost to form, pour all footings, foundations and concrete piers in accordance with the construction documents.
- Includes the cost to form, place and finish all exterior concrete paving, asphalt, asphalt patching, sidewalk, vertical curb, curb and gutter and concrete pans in accordance with the contract documents.

- **Modular Residences**
  - Includes the cost to set the boxes, structural stitch and the interior stitch of the units. The owner has purchased the modular boxes direct from NorthStar. We have excluded the cost of the modulars and freight costs.
  - Includes the cost for all exterior siding, fascia, soffit and trim.
  - Includes the cost to furnish and install the wood trusses, roof sheathing, asphalt shingles, standing seam metal roofing, spray foam insulation and Stego vapor barrier at crawlspace, R-49 spray foam insulation in attic space.
- **Metals**
  - Includes the cost to furnish and install steel rod supports at the roof overhangs.
  - Includes trash gates per plans and specifications.
- **Doors**
  - Includes the cost to furnish and install the fire rated access doors in the crawlspace party walls. All exterior and interior doors to be provided by the modular builder.
- **Makerspace Building**
  - Includes the cost to demo the site, excavation and backfill of the foundation, and fine grade.
  - Includes the cost to install the sanitary sewer service, water service and electrical service with underground conduit to the proposed mechanical room, underground plumbing for sanitary sewer service and water service to the building.
  - Includes the cost for the concrete foundations, interior concrete slab on grade, and rigid foam insulation at the foundation and under the interior concrete slab on grade.
  - Includes the cost to build a 30'W x 100'L post frame building by Gingerich Structures in accordance with the construction documents, to include framed openings for windows and doors, metal roof, OSB sheathing and ice & water shield on the roof, and R-49 spray foam insulation in the roof truss cavity.
  - Excludes all windows, doors, overhead door, zip sheathing, exterior siding, interior framing, interior plumbing, electrical, HVAC and all interior finishes.
- **Finishes**
  - All interior finishes for the modular units will be provided by Northstar. We have included the structural stitch and interior stitching of the units only.
- **Plumbing**
  - Includes all underground sanitary sewer lines to the crawlspace and connection to the building.
  - Includes the domestic water supply to the units and connection to the building.
  - Includes the cost to install a fully functional fire sprinkler system to the Residences. Elk Mountain has contracted Paragon Fire for fire protection. The Town of Grand Lake has paid the required deposit, and Elk Mountain is contracted for the remainder of the costs.
- **Landscaping**
  - Includes all plantings, hardscapes, irrigation, crusher fines, cobbles, steel edging, and bike racks in accordance with the landscape drawings.
  - The fire pit included is a Borgert Fire 36" Fire pit with cap, 36" Steelog Campfire series log set with electronic ignition, timer and emergency shut off.

- **Electrical**

- Includes the electrical service to both the Residences and the Makerspace building, exterior lighting, exterior outlets, one (1) street light, lights in the crawlspace, electrical meter service bank for the Residences, wire from meters to each panel in the Residences through the crawl space, and final connections for each modular unit.

- **Exclusions**

- Permit fees
- Development fees
- Tap fees, MPE fees, Xcel Energy fees
- Builders Risk Insurance
- Design & Engineering fees
- Quality control testing – Contracted directly with owner
- Modular building costs and freight to site – To be paid by owner
- Sump pumps in crawlspace
- Unforeseen conditions
- All future landscape items shown on drawing LL.1, Legend items A-I
- All lounge area furnishings shown on drawing LL.1 (no specification provided)
- All Building Signage