



GRAND LAKE COLORADO

June 12, 2025

We solicited six (6) modular builders to submit proposals for the Space to Create project.

Attached are the four (4) modular bids that we received. Listed below is a summary of each bid:

- NorthStar Systembuilt not only provided the lowest cost at \$1,255,744 (includes freight) but also provided the most detailed proposal of all the modular builders. They were also the most responsive bidder regarding questions and clarifications during the bid process.
- Fading West had the 2nd most competitive price at \$1,314,250 (includes freight) but their proposal was very generic with little detail. When I requested a detailed breakdown of their proposal, they were very unresponsive and never provided details.
- Nashua Builders only provided a Rough Order of Magnitude (ROM) of \$1,208,173 to \$1,270,130 plus freight costs of approximately \$140,725 with no detail on their proposal.
- Heritage Homes was the highest bid we received at \$1,758,661 (includes freight), which was not competitive with the other bids.