



# GENEVA ROCK PRODUCTS, INC.

READY MIX CONCRETE • SAND & GRAVEL • ASPHALT & CONCRETE PAVING • CONSTRUCTION  
PO Box 571618, Salt Lake City, UT 84157  
(801) 281-7900

Proposal Date: 9/22/2025

## Proposal / Agreement

Submitted to: Nordic Village Venture  
(purchaser)

Project Name: Nordic Valley Phase 1B

Location: Nordic Valley UT

Estimate Number: N25JA0019

Estimated Start: Spring 2025

Project #:

Contact: Jake Allen

Phone: 801-395-4454

Geneva Rock Products, Inc. ("Geneva Rock") hereby agrees to perform the work described below. This Contract Proposal/Agreement does not include design services. Design services, if desired, shall be contracted for and paid for by the Purchaser prior to entering into this Contract Proposal/Agreement.

| Item  | Description   | Est Quantity | Unit | Unit Price   | Amount        |
|---|---|--------------|------|--------------|---------------|
| <b>General Conditions</b>   |   |              |      |              |               |
| 10  | Mobilization  | 1            | LS   | \$ 33,000.00 | \$ 33,000.00  |
| 20  | Survey  | 1            | LS   | \$ 17,600.00 | \$ 17,600.00  |
| <b>Removals</b>   |   |              |      |              |               |
| 30  | Remove Trees  | 1            | LS   | \$ 11,450.00 | \$ 11,450.00  |
| 40  | Clear & Grub  | 183,100      | SF   | \$ 0.03      | \$ 5,493.00   |
| <b>Earthwork</b>  |   |              |      |              |               |
| 50  | Excavation  | 9,200        | CY   | \$ 17.15     | \$ 157,780.00 |
| <b>Water</b>  |   |              |      |              |               |
| 60  | Furnish & Install 10" PVC C900 Waterline                      | 3,410        | LF   | \$ 79.15     | \$ 269,901.50 |
| 70  | 10" Bends/Fittings/Tees                                       | 39           | EA   | \$ 1,910.00  | \$ 74,490.00  |
| 80  | 10" Gate Valves   | 7            | EA   | \$ 4,775.00  | \$ 33,425.00  |
| 90  | Furnish & Install Fire Hydrant Assembly                       | 6            | EA   | \$ 11,300.00 | \$ 67,800.00  |
| 100   | PRV (No Details Provided)                                     | 2            | EA   | NA           |               |
| 110   | Connect to Existing Water                                     | 2            | EA   | \$ 6,000.00  | \$ 12,000.00  |
| 120   | 1.5 " Water Service Lateral                                   | 23           | EA   | \$ 5,765.00  | \$ 132,595.00 |
| 130   | Washout Valve (No detail provided. Priced as a blowoff valve) | 1            | EA   | \$ 2,645.00  | \$ 2,645.00   |
| <b>Sewer</b>  |   |              |      |              |               |
| 140   | Furnish & Install 8" Sewer HDPE Main                          | 2,553        | LF   | \$ 105.70    | \$ 269,852.10 |
| 150   | Furnish & Install 4" Sewer Lateral                            | 23           | EA   | \$ 4,400.00  | \$ 101,200.00 |
| 160   | Furnish & Install 4' SSMH                                     | 6            | EA   | \$ 8,290.00  | \$ 49,740.00  |
| <b>Storm Drain</b>  |   |              |      |              |               |
| 170   | Furnish & Install 18" ADS                                     | 84           | LF   | \$ 84.40     | \$ 7,089.60   |
| 180   | Furnish & Install 12" ADS                                     | 200          | LF   | \$ 76.50     | \$ 15,300.00  |
| 190   | Furnish & Install SD Inlet                                    | 5            | EA   | \$ 4,560.00  | \$ 22,800.00  |
| 200   | Install Rip Rap Inlet/Outlet                                  | 2            | EA   | \$ 1,850.00  | \$ 3,700.00   |
| 210   | Rip Rap Lined Ditch   | 3,375        | LF   | \$ 26.25     | \$ 88,593.75  |
| 220   | Finish Subgrade   | 94,440       | SF   | \$ 0.12      | \$ 11,332.80  |
| 230   | 8" Roadbase   | 68,240       | SF   | \$ 2.10      | \$ 143,304.00 |
| 240   | 3" Asphalt  | 68,240       | SF   | \$ 2.10      | \$ 143,304.00 |
| 250   | 5' Roadbase Shoulder  | 5,240        | LF   | \$ 15.50     | \$ 81,220.00  |
| *Any work extending into 2026 is subject to change.   |   |              |      |              |               |
| <b>General Notes:</b>   |   |              |      |              |               |
| *Utility work priced with imported bedding and native backfill.                                 |   |              |      |              |               |
| *Pressure testing included in waterline items.  |   |              |      |              |               |
| * All excess soil generated from trenches and excavating to remain on site and piled or spread. |   |              |      |              |               |
| * Pricing can be provided for any work not specified in the quote above.                        |   |              |      |              |               |
| <b>General Exclusions</b>   |   |              |      |              |               |
| *All Electrical work  |   |              |      |              |               |
| *All Landscape/Seeding  |   |              |      |              |               |
| *All QC/Density Testing. Can provide pricing if needed.   |   |              |      |              |               |
| *All permits/fees/bonds   |   |              |      |              |               |
| *Quote Valid for 30 Days  |   |              |      |              |               |
| *Pricing for 2025 Season  |   |              |      |              |               |

\*No Geotech report provided. Pricing subject to change based on conditions.

**Pricing Good for 30 Days**

☒ **Unit Price** (actual quantities to be measured and invoiced)

☐ **Lump Sum**

Total \$ 1,755,615.75

**NOTE:** Excludes testing, permits, fees. Pricing is based on estimated quantity. Significant changes in quantity may be subject to price change. Subgrade elevations to be verified 24 hrs. in advance of grading. If not to grade, grading and paving schedule is subject to push. Does not include permitting or traffic control to meet railroad requirements/standards.

**Release:** Geneva Rock may, at its sole discretion, require a warranty release for all paving projects that will be done after October 15th, prior to April 15, or during cold/wet weather.

**Price:** \$ 1,755,615.75 Price may be subject to change or rebid if Contract Proposal/Agreement is not accepted within 30 calendar days of the Proposal Date.

**Payment Terms:** Purchaser shall pay GENEVA ROCK according to GENEVA ROCK's Credit Application and Conditions of Material Sales and Contract Services with Purchaser, including payment of accrued finance charges.

Proposal Date: 9/22/2025

Prepared By: Jake Allen

**Acceptance:** For valuable consideration, the legal sufficiency of which is hereby acknowledged, this Proposal is accepted and is a binding contract (the "Contract Proposal/Agreement"). Geneva Rock is authorized to perform the work described herein. Scheduling and construction of this work will not occur until a signed copy of this Contract Proposal/Agreement is received and upon credit approval. All terms and conditions of the signed GENEVA ROCK Credit Application and Conditions of Materials Sales and Contract Services along with any and all associated guarantees, including personal guarantees, shall apply to this Contract Proposal/Agreement and are fully incorporated herein. Purchaser acknowledges receipt of the Terms and Conditions on the reverse or following page of this document, all of which are incorporated herein and made a part hereof.

Purchaser: \_\_\_\_\_

Signature: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_



## TERMS AND CONDITIONS

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Contract Proposal/Agreement (the "Property") with authority to enter into contractual agreements and to grant GENEVA ROCK authority to perform the work identified herein. The Purchaser agrees that all materials in this Contract Proposal/Agreement will be used in the improvement of the Property. Purchaser shall not use this document to acquire financing.
2. This Contract Proposal/Agreement shall only be modified by written change order signed by GENEVA ROCK and Purchaser. Oral requests for change shall not be binding on GENEVA ROCK unless reduced to writing by change order.
3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by GENEVA ROCK. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the Project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to GENEVA ROCK's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of GENEVA ROCK.
4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.
5. In the event of defective work, GENEVA ROCK's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall GENEVA ROCK be liable for special, incidental, or consequential damages, including but not limited to, loss of good will, loss of profits, or loss of use.
6. In the event that material costs (other than asphalt which shall be subject to the surcharge discussed above) on which this Contract Proposal/Agreement is based rise in excess of **three percent (3%)** during the course of the work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.
7. To the extent that the contracted price is based on a specific unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that GENEVA ROCK shall be paid in full for the actual units or square feet completed as determined by field measurement by GENEVA ROCK. GENEVA ROCK requires 24 hours to verify readiness of work site prior to start of work. If 24 hours is not allowed, GENEVA ROCK reserves the right to convert pricing based on area to pricing based on tons; material overruns to be paid by Purchaser.
8. GENEVA ROCK shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of GENEVA ROCK, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, GENEVA ROCK shall receive an equitable extension of time for the completion of the Contract Proposal/Agreement. GENEVA ROCK shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.
9. GENEVA ROCK assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by GENEVA ROCK), Purchaser agrees to indemnify GENEVA ROCK and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.
10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Contract Proposal/Agreement shall be borne by Purchaser.
11. GENEVA ROCK warrants that all materials covered by this Contract Proposal/Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by GENEVA ROCK.
12. This Contract Proposal/Agreement combined with the Credit Application and Conditions of Material Sales and Contract Services comprise the total agreement and supersede all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Contract Proposal/Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.
13. This Contract Proposal/Agreement shall be governed by the laws of the State of Utah, without regard to its choice of law provisions. Purchaser agrees that any legal action brought hereunder may be brought in Salt Lake County, Utah or Utah County, Utah at the sole option of GENEVA ROCK.