



**COLORADO**  
Division of Reclamation,  
Mining and Safety  
Department of Natural Resources

September 18, 2023

Tristan Koch  
Corner Properties, LLC  
2900 E. Apache St.  
Tulsa, OK 74110

**Re: Fairbanks Pit - File No. M-2003-058**  
**Corner Properties, LLC**  
**Surety Increase (SI-2)**  
**Surety Increase post SO1 inspection**

Dear Tristan Koch:

On September 18, 2023 the Division of Reclamation, Mining and Safety increased the current Financial Warranty for this permit to \$121,388.00, in accordance with Rule 4.2.1 of the Rules and Regulations. This is an increase of \$58,688.00.

The Division ordered amendment of the current Financial Warranty, or submittal of a new Financial Warranty reflecting the increase, within 60 days from the date of this letter (September 18, 2023).

Please make arrangements with Sara M. Stevenson-Benn at the Division's Denver office for submittal of the financial warranty. Any other questions regarding completion, execution and/or submittal of financial warranty forms should also be directed to Sara M. Stevenson-Benn by telephone at (303) 866-3567 (8148), or by email at [Sara.stevenson-benn@state.co.us](mailto:Sara.stevenson-benn@state.co.us).

The Permittee for this site may be scheduled for a Formal Board Hearing for possible revocation of the permit after November 17, 2023, if the amount of any increased Financial Warranty has not been provided.

Bond Held:	\$62,700.00
Prior Liability:	\$62,200.00
Change in Liability:	\$58,688.00
Revised Liability:	\$121,388.00
Prior Permit Acreage:	19.06
Change in Permit Acreage:	0.00



Revised Permit Acreage:	19.06
Prior Affected Acreage:	19.06
Change in Affected Acreage:	0.00
Revised Affected Acreage:	19.06

If you have any questions, please contact me by telephone at (303) 866-3567 x 8176, or by email at [Hunter.ridley@state.co.us](mailto:Hunter.ridley@state.co.us).

Sincerely,



Hunter C. Ridley  
Environmental Protection Specialist

## COST SUMMARY WORK

Task description: SO1 Inspection Update

Site: Fairbanks Pit

Permit Action: SO1

Permit/Job#: M2003058

### PROJECT IDENTIFICATION

Task #: 000

State: Colorado

Abbreviation: None

Date: 9/5/2023

County: Jackson

Filename: 000

User: HR1

Agency or organization name: DRMS

### TASK LIST (DIRECT COSTS)

Task	Description	Form Used	Fleet Size	Task Hours	Cost
001	Backfill Highwalls - -2,100 LF X 12' High	TRUCK1	1	51.18	\$45,025
002	Topsoil - 19.6 Acres, 4" Avg Depth	DOZER	1	6.56	\$2,797
003	Revegetate 19.06 Acres	REVEGE	1	19.00	\$36,076
004	Mob / Demob	MOBILIZE	1	13.14	\$11,563
<b><u>SUBTOTALS:</u></b>				<b>89.88</b>	<b>\$95,461</b>

### INDIRECT COSTS

#### OVERHEAD AND PROFIT:

Liability insurance: 2.02  
Performance bond: 1.05  
Job superintendent: 48.75  
Profit: 10.00

Total = \$1,928

Total = \$1,002

Total = \$3,173

Total = \$9,546

TOTAL O & P = \$15,649

CONTRACT AMOUNT (direct + O & P) = \$111,110

#### LEGAL - ENGINEERING - PROJECT MANAGEMENT:

Financial warranty processing (legal/related costs): \$0

Total = \$0

Engineering work and/or contract/bid preparation: 4.25

Total = \$4,722

Reclamation management and/or administration: 5.00

\$5,556

CONTINGENCY: 0.00

Total = \$0

TOTAL INDIRECT COST = \$25,927

**TOTAL BOND AMOUNT (direct + indirect) = \$121,388**

**TRUCK/LOADER TEAM WORK**Task description: **Backfill Highwalls - -2,100 LF X 12' High**Site: **Fairbanks Pit**Permit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 001State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 001User: HR1Agency or organization name: DRMS**HOURLY EQUIPMENT COST**Shift basis: 1 per day

		Equipment Description
Truck Loader Team -Truck:		Generic 7-8 cy, 4x2
-Loader:		CAT 928Hz
Support Equipment -Load Area:		NA
-Dump Area:		Cat D8T - 8SU
Road Maintenance -Motor Grader:		CAT 16M
-Water Truck:		Water Tanker, 2,500 Gal.

**Cost Breakdown:****Truck/Loader Team****Support Equipment****Maintenance Equipment**

	Truck	Loader	Load Area	Dump Area	Motor Grader	Water Truck
% Utilization-machine:	100	100	NA	50	20	20
Ownership cost/hour:	\$14.90	\$47.37	NA	\$241.38	\$212.21	\$11.35
Operating cost/hour:	\$34.92	\$34.52	NA	\$71.96	\$24.98	\$4.58
% Utilization-riper:	NA	0	NA	NA	NA	NA
Ripper own. cost/hour:	NA	\$0.00	NA	\$0.00	\$0.00	\$0.00
Ripper op. cost/hour:	NA	\$0.00	NA	\$0.00	\$0.00	\$0.00
Operator cost/hour:	\$0.00	\$40.71	NA	\$41.30	\$28.56	\$21.12
Unit Subtotals:	\$49.82	\$122.60	NA	\$354.64	\$265.74	\$37.06
Number of Units:	2	1	0	1	1	1
Group Subtotals:	Work: \$222.24		Support: \$354.64		Maint: \$302.80	

Total work team cost/hour: **\$879.68****MATERIAL QUANTITIES**Initial volume: 14,000

CCY

Swell factor: 1.000Loose volume: **14,000**

LCY

Source of estimated volume: Division of Reclamation, Mining & SafetySource of estimated swell factor: Cat HandbookMaterial Purchase Cost: \$0.00Total Cost: \$0.00**HOURLY PRODUCTION****Truck Capacity:****Truck Payload (weight) Basis:**Material weight: 2,900

Pounds/LCY

Description: Sand and gravel - DryRated Payload: 20,000

Pounds

Payload Capacity: 6.90

LCY

**Truck Bed (volume) Basis:**

Struck Volume:	7.00	LCY
Heaped Volume:	8.00	LCY
Average Volume:	7.50	LCY
Adjusted Volume:	6.90	LCY

Final Truck Volume Based on Number of Loader Passes: 5.55 LCY

**Loading Tool Capacity**

Bucket Size Class: NA

Rated Capacity:	3.000	LCY (heaped)
Bucket Fill Factor:	0.925	Loose material - 1/8" to 3/8" (90 - 95%) 0.925
Adjusted Capacity:	<b>2.775</b>	LCY

**Job Condition Corrections:**

Site Altitude (ft.): 8900 feet

	<b>Truck</b>	<b>Loader</b>	<b>Source</b>
Altitude Adj:	0.970	1.000	(CAT HB)
Job Efficiency:	0.830	0.830	(CAT HB)
Net Correction:	<b>0.805</b>	<b>0.830</b>	

**Loading Tool Cycle Time:** Number of Loading Tool Passes Required to Fill Truck: 2 passes

**Excavators and Front Shovels:**

Machine Cycle Time vs. Job Condition Rating: NA  
 Selected Value within this Basic Rating: NA

Track Loaders – Material Description: \_\_\_\_\_

Cycle Time Elements (min.):

Load: NA Maneuver: NA Dump: 0.100

Wheel and Track Loaders - Unadjusted Basic Loader Cycle Time (load, dump, maneuver): 0.475 minutes

Cycle Time Factors		Factor (min.)	Source
Material:	Material 1/8" to 3/4" diameter -0.02	-0.020	(Cat HB)
Stockpile:	Dumped by truck 0.02	0.020	(Cat HB)
Truck Ownership:	Common ownership of trucks and loaders -0.04	-0.040	(Cat HB)
Operation:	Constant operation -0.04	-0.040	(Cat HB)
Dump Target:	Nominal target 0.00	0.000	(Cat HB)
Net Cycle Time Adjustment:		-0.080	minutes
Adjusted Loader Cycle Time:		<b>0.395</b>	minutes
Net Load Time per Truck:		<b>0.495</b>	minutes

**Truck Cycle Time:**

Truck Exchange Time:	0.50	Minutes	Adjusted for site altitude:	0.515	Minutes
Truck Load Time:	0.495	Minutes	Adjusted for site altitude:	0.495	Minutes
Truck Maneuver and Dump Time:	0.80	Minutes	Adjusted for site altitude:	0.825	Minutes

Truck Travel (Haul & Return) Time:  
maintained 2.0

Road Condition: Hard, smooth, stabilized, surfaced, watered,

## Haul Route:

Seg #	Haul Distance (Ft)	Grade (%)	Roll. Res (%)	Total Res (%)	Velocity (fpm)	Travel Time (min)
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Haul Time: 0.000 minutes

## Return Route:

Seg #	Haul Distance (Ft)	Grade (%)	Roll. Res (%)	Total Res (%)	Velocity (fpm)	Travel Time (min)
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Return Time: 0.000 minutesTotal Truck Cycle Time: 1.835 minutes

Loading Tool unit  
 Production 329.55 LCY/Hour      Adjusted for job efficiency: 273.53 LCY/Hour  
 Truck Unit Production  
181.45 LCY/Hour      Adjusted for job efficiency: 150.60 LCY/Hour  
 Optimal No. of Trucks: 2 Truck(s)      Selected Number of Trucks: 2 Truck(s)  
                                  Adjusted hourly truck team production: 301.21 LCY/Hour  
                                  Adjusted single truck/loader team production: 273.53 LCY/Hour  
                                  Adjusted multiple truck/loader team production: 273.53 LCY/Hour

**JOB TIME AND COST**Fleet size: 1 Team(s)      Total job time: 51.18 HoursUnit cost: \$3.216 /LCY      Total job cost: \$45,025

**BULLDOZER WORK**Task description: Topsoil - 19.6 Acres, 4" Avg DepthSite: Fairbanks PitPermit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 002State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 002User: HR1Agency or organization name: DRMS**HOURLY EQUIPMENT COST**Basic Machine: Cat D8T - 8SUHorsepower: 310Blade Type: Semi-UniversalAttachment: NAShift Basis: 1 per dayData Source: (CRG)**Cost Breakdown:**

		<u>Utilization %</u>
Ownership Cost/Hour:	\$241.38	NA
Operating Cost/Hour:	\$143.92	100
Ripper own. Cost/Hour:	\$0.00	NA
Ripper op. Cost/Hour:	\$0.00	0
Operator Cost/Hour:	\$41.30	NA

Total unit Cost/Hour: \$426.60Total Fleet Cost/Hour: **\$426.60****MATERIAL QUANTITIES**Initial Volume: 10,147Swell factor: 1.000Loose volume: **10,147 LCY**Source of estimated volume: Division of Reclamation, Mining & SafetySource of estimated swell factor: Cat Handbook**HOURLY PRODUCTION**Average push distance: 50 feetUnadjusted hourly production: 1,400.0 LCY/hrMaterials consistency description: Loose stockpile 1.2Average push gradient: -10 %Average site altitude: 8,900 feetMaterial weight: 1,600 lbs/LCYWeight description: Top Soil**Job Condition Correction Factor**

		<u>Source</u>
Operator Skill:	0.750	(AVG.)
Material consistency:	1.200	(CAT HB)
Dozing method:	1.200	(SLOT)
Visibility:	1.000	(AVG.)

Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.700	(FND-MF)
Push gradient:	1.225	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	1.438	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 1.1053

Adjusted unit production: 1,547.42 LCY/hr

Adjusted fleet production: **1547.42** LCY/hr

### **JOB TIME AND COST**

Fleet size: 1 Dozer(s)

Unit cost: \$0.276/LCY

Total job time: **6.56** Hours

Total job cost: **\$2,797**



**REVEGETATION WORK**Task description: Revegetate 19.06 AcresSite: Fairbanks PitPermit Action: SO1Permit/Job#: M2003058**PROJECT IDENTIFICATION**Task #: 003State: ColoradoAbbreviation: NoneDate: 9/5/2023County: JacksonFilename: 003User: HR1Agency or organization name: DRMS**FERTILIZING****Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
			\$	\$
			<b>Total Fertilizer Materials Cost/Acre</b>	<b>\$0.00</b>

**Application**

Description	Cost /Acre
	\$
<b>Total Fertilizer Application Cost/Acre</b>	<b>\$0.00</b>

**TILLING**

Description	Cost /Acre
Disc harrowing, 6" deep (MEANS 32 91 13.23 6100)	\$112.82
<b>Total Tilling Cost/Acre</b>	<b>\$112.82</b>

**SEEDING**

Seed Mix	Rate – PLS LBS / Acre	Seeds per SQ. FT	Cost /Acre
Alsike Clover	1.00	15.61	\$3.83
Orchardgrass - Latar	1.00	12.40	\$4.18
White Dutch Clover - Alice	1.00	19.51	\$6.70
Tall Fescue - Fawn E.F.	1.50	7.82	\$2.89
Western Wheatgrass - Arriba	2.50	6.31	\$16.25
Needlegrass, Green - Lodorm	2.00	8.31	\$23.55
Timothy - Climax	0.50	14.35	\$0.80
<b>Totals Seed Mix</b>	<b>9.50</b>	<b>84.31</b>	<b>\$58.18</b>

**Application**

Description	Cost /Acre
Drill seeding (MEANS 32 92 19.13 0020)	\$468.00
<b>Total Seed Application Cost/Acre</b>	<b>\$468.00</b>

**MULCHING and MISCELLANEOUS****Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
Hay, delivered {MEANS 31 25 14.16 1200}	2.00	TON	\$429.79	\$859.57
Herbicide - 2,4D @ 1.0 pt/ac	19.06	ACRE	\$4.01	\$76.37
<b>Total Mulch Materials Cost/Acre</b>				<b>\$935.94</b>

**Application**

Description	Cost /Acre
Crimping, with tractor {DMG survey data}	\$74.46
Weed spray, truck, non-aquatic area, nox. [DMG]	\$62.72
Weed spray, truck, non-aquatic areas, ann. [DMG]	\$22.81
<b>Total Mulch Application Cost/Acre</b>	<b>\$159.99</b>

**NURSERY STOCK PLANTING**

Common Name	No / Acre	Type and Size	Planting Cost	Fertilizer Pellet Cost	Cost /Acre
					\$
<b>Totals Nursery Stock Cost / Acre</b>					<b>\$0.00</b>

**JOB TIME AND COST**

No. of Acres: 19.06                      Cost /Acre: \$1,734.93  
 Estimated Failure Rate: 30%                      Cost /Acre\*: \$526.18  
 \*Selected Replanting Work Items: SEEDING

Initial Job Cost: \$33,067.77  
 Reseeding Job Cost: \$3,008.70  
 Total Job Cost: \$36,076  
 Job Hours: 19.00

**EQUIPMENT MOBILIZATION/DEMOBILIZATION**Task description: **Mob / Demob**Site: **Fairbanks Pit**Permit Action: **SO1**Permit/Job#: **M2003058****PROJECT IDENTIFICATION**Task #: **004**State: **Colorado**Abbreviation: **None**Date: **9/5/2023**County: **Jackson**Filename: **004**User: **HR1**Agency or organization name: **DRMS****EQUIPMENT TRANSPORT RIG COST**Shift basis: **1 per day**Cost Data Source: **CRG Data**Truck Tractor Description: **GENERIC ON-HIGHWAY TRUCK TRACTOR, 6X4, DIESEL POWERED,  
400 HP (2ND HALF, 2006)**Truck Trailer Description: **GENERIC FOLDING GOOSENECK, DROP DECK EQUIPMENT  
TRAILER (25T, 50T, AND 100T)****Cost Breakdown:**

<b>Available Rig Capacities</b>	<b>0-25 Tons</b>	<b>26-50 Tons</b>	<b>51+ Tons</b>
Ownership Cost/Hour:	\$20.26	\$36.04	\$47.05
Operating Cost/Hour:	\$39.51	\$76.08	\$82.85
Operator Cost/Hour:	\$22.52	\$22.52	\$22.52
Helper Cost/Hour:	\$0.00	\$23.53	\$23.53
Total Unit Cost/Hour:	\$82.29	\$158.17	\$175.95

**NON ROADABLE EQUIPMENT:**

Machine Description	Weight/ Unit (TONS)	Owner ship Cost/hr/ unit	Haul Rig Cost/hr/unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet	DOT Permit Cost/ fleet
Cat D8T - 8SU	47.71	\$241.38	\$158.17	1	\$399.55	\$158.17	\$250.00
CAT 16M	28.73	\$212.21	\$158.17	1	\$370.38	\$158.17	\$250.00
CAT 928Hz	13.91	\$47.37	\$82.29	1	\$129.66	\$82.29	\$250.00

Subtotals: **\$899.59** **\$398.63** **\$750.00****ROADABLE EQUIPMENT:**

Machine Description	Total Cost/hr/ unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet
Water Tanker, 2,500 Gal.	\$34.27	1	\$34.27	\$34.27
Generic 7-8 cy, 4x2	\$81.73	1	\$81.73	\$81.73

Subtotals: **\$116.00** **\$116.00**

**EQUIPMENT HAUL DISTANCE and Time**

Nearest Major City or Town within project area region: FORT COLLINS, CO  
 Total one-way travel distance: 80.00 miles  
 Average Travel Speed: 35.00 mph

Total Non-Roadable Mob/Demob Cost \* \$11,033.08  
 \* two round trips with haul rig:  
 Total Roadable Mob/Demob Cost \*\* \$530.29  
 \*\* one round trip, no haul rig:

**Transportation Cycle Time:**

	Non-Roadable Equipment	Roadable Equipment
Haul Time (Hours):	<u>2.29</u>	<u>2.29</u>
Return Time (Hours):	<u>2.29</u>	<u>2.29</u>
Loading Time (Hours):	<u>1.00</u>	<u>NA</u>
Unloading Time (Hours):	<u>1.00</u>	<u>NA</u>
Subtotals:	<u>6.57</u>	<u>4.57</u>

**JOB TIME AND COST**

Total job time: 13.14 Hours

Total job cost: \$11,563