

Michigan Hill Owners Association (MHOA)
Jefferson, CO 80456

MHOA Fall 2026 Road Grading Request for Proposal

General scope of work involves using a properly sized motor grader (AWD preferred) with required serrated blade to restore, reshape, and stabilize 10.7 miles of unpaved road (total of 21.4 lane miles), including site inspection, preparation, re-establishment of 2-4% crown for drainage, surface smoothing to remove potholes/washboards, and grader compaction. The primary goal is to ensure proper water runoff and create a durable, safe, and smooth driving surface while protecting the 50 cross-road culverts from damage, see culvert map below. The fall grading is required to be completed by October 15, 2026. Contractor proposal shall be submitted to secretary@MHHOA.com no later than August 14, 2026.

MHOA Scope of Work Breakdown:

Site Preparation & Safety: Inspection of the roads, locating the 50 cross-road culverts, obtain proper underground inspections to ensure all underground utilities are properly identified, evaluate the road for washboarding, potholes, rutting, and existing drainage issues.

Drainage Correction (Crucial): Removing high shoulders that block water, re-establishing ditches where required, and reshaping the road with a proper 2-4% crown (approx. 3 to 6-inch drop for a 24-foot-wide road) to prevent potholes and wash boarding.

Grading & Shaping: Using proper safety and signage on the site (as a windrow of material may temporarily restrict traffic), prefer grading when proper moisture is available in roads to properly grade and compact. Using a motor grader to pull material from sides and ditches where required back toward the center, cut, move, and redistribute surface material. There are three primary roads (Michigan Hill Road – 3.0 miles, Georgia Pass Lookout – 1.6 miles and Glacier Peak View – 1.2 miles) and eight secondary roads (Selkirk Lane – 1.0 mile, Fremont Knoll Lane – 1.0 mile, French Pass Circle – 0.9 mile, Guyot Circle – 0.8 mile, Deadman Gulch Lane – 0.3 mile, Deadman End – 0.4 mile, Ohler Court – 0.2 mile and Swandyke Court – 0.3 mile). The primary roads have more use and require more thorough work, minimum 3 passes per lane mile whereas the secondary roads have less use and require less work, minimum 2 passes per lane mile.

Material Management and Finishing: Windrow Management, process the material (windrow) back and forth across the road to mix, break up clods, and ensure a consistent, smooth surface.

Final Blade Finish: Perform a final pass with the grader and serrated blade to eliminate any remaining ridges and ensure a smooth, uniform surface.

Compaction: After final grading, compacting the surface using the grader with off-set wheels or using grader packer-rollers to ensure a firm, durable finish.

Cross-Road Culverts: Pre-grading inspection noting any damage, post-grading inspection and repairing any damage done during grading and cleanout of culvert entrance and exit noting any soil build up inside culverts.

MHOA Common Project Requirements:

Equipment: Properly-sized motor grader (AWD preferred) with required serrated blade and compaction. Project equipment list required in contractor proposal.

Project Time-to-Complete: Estimate of time to complete project with typical work schedule.

Liability Insurance: Contractor shall have proper insurance, Commercial General Liability (CGL) with minimum limits of \$1 million per occurrence/\$2 million aggregate to cover third-party bodily injury and property damage, such as utility strikes. Contractor shall have insurance company list Michigan Hill Owners Association as also insured on contractor's policies and provide COI prior to start of work. Contractor shall have Workers' compensation and liability insurance part B \$100K for employees (mandatory in Colorado) and have commercial auto insurance \$100K/\$200K/\$100K for trucks and equipment transporting equipment.

Operator Qualifications: Experienced operator with appropriate safety gear (e.g., steel-toe boots, Class 2 Safety Vests). Operator experience and certifications specific to road grading.

Safety: Provide proper signage while grading to warn drivers of grading operations.



