



Leighton Consulting, Inc.

A Leighton Group Company

August 3, 2023

Proposal No. TE22-190

Perris Union High School District
155 E 4th Street
Perris, California 92570

Attention: Mr. Chad Goodwin

**Subject: Proposal for Soils/Materials Testing and Special Inspection Services
Paloma Valley HS Campus Additions and Alterations (04-120967)
31375 Bradley Rd, Menifee, CA 92584**

In response to your request, Leighton Consulting, Inc. (Leighton) is pleased to present this proposal to provide soils/materials testing and special inspection services for the subject project.

PROJECT DESCRIPTION

Our understanding of this project is primarily based on our review of the approved DSA plans and specifications prepared by PJHM Architecture, DSA-103, our soils report dated March 17, 2020, and a preliminary phasing schedule provided by Miller Construction. Based on our review, the project entails a multi-phase construction process including four new buildings and modernization of existing buildings. An estimated construction budget of approximately \$28,000,00 was reported on DSA web page Project Status eTracker. Based on the provided phasing schedule, the project is to start in Fall of 2023 and be completed in Spring 2027. Since no construction schedule is available for our review at this time; our estimated budget/fees are very preliminary and should be updated once a construction schedule becomes available.

PROPOSED SCOPE OF WORK

Our proposed scope of work will consist of geotechnical/materials testing and special inspection services in accordance with Chapter 17A of the 2019 California Building Code (CBC) and other recognized authorities as specified in the provided project manual. The above disciplines or tasks are further described below:

- **Geotechnical Observation and Testing:** We will perform part-time/as-needed geotechnical observation and testing during subgrade preparation, footing excavation, trench backfill, and pavement construction, or as requested.

- **Tag and Sample (Off-Site):** We will pick up representative reinforcing steel samples and CMU blocks and “tag” source materials for site delivery identification. Samples will be tested as listed on the DSA-103 for this project.
- **Fresh Concrete Sampling and Testing (On-Site):** We will provide a technician that has been certified by the American Concrete Institute (ACI) as a technician for sampling concrete. Our field technicians will sample fresh concrete, perform slump tests (ASTM C 143) and (if requested) air content tests (ASTM C 173 or C 231) when requested by the DSA project inspector. Air content tests will only be performed if specifically requested. We will mold at least one set of concrete compression test cylinders for each 50 cubic-yards of concrete, or at least one set of cylinders each day concrete is placed. We will also provide an ACI technician during concrete batch plant operations to check batch weights and proportions.
- **Post-Installed Anchors/Epoxy Dowels (On-Site):** We will provide a special inspector to observe installation of post-installed epoxy and screw/expansion (mechanical) concrete and masonry anchors. Our special inspector will view installation of these anchors in accordance with ICC-ES Evaluation Report, specific to anchors used. We will also provide pull, torque and/or proof testing, as necessary, of installed concrete anchors.
- **Welding Inspection:** Our services will consist of inspection of welding procedures and welds for conformance to approved plans, specifications, and building codes. This inspection is generally performed on a continuous basis during structural welding. The inspector may use gamma ray, sonic or any other aid for visual inspection that he may deem necessary to assure the adequacy of the welding.
- **Structural Steel High Strength Bolting (On-Site):** We will provide an American Welding Society (AWS) Certified Welding Inspector (CWI) with ICC structural steel and bolting to verify high-strength bolting connection of beam to beam/column (including Skidmore-Wilhelm bolt tension verification testing).
- **Masonry Inspection:** The work for our DSA certified special inspectors for structural masonry will consist of inspection of placement of all reinforcing steel and masonry units during the construction of the structures for compliance of the approved plans and job specifications. Their work will also include material testing of mortar and grout.
- **Spray Applied Fire-Proofing Inspection and Testing:** We will provide a certified inspector to examine surface condition, inspect application, take samples, measure thickness, and verify compliance with the approved DSA documents. Testing of bond strength and density will also be performed as required.

Reports of tests presenting applicable information will be prepared at the completion of laboratory testing, and electronic copies (PDFs) e-mailed. Our professional and clerical support services will also include the following:

- **Project Management/OC:** We will review all DFRs and laboratory test results, and staff will prepare reports for distribution. Materials concerns encountered in the field and noted in DFRs, and any material tested and found to not conform to project specifications, will be brought to the attention of the District's designated representative and your DSA designated Project Inspector. Supervision, quality control, and final reports will be provided by our Civil Engineer (PE) and Geotechnical Engineer (GE) as Laboratory of Record (LOR).
- **Project Closeout:** We will prepare DSA-291 (Laboratory of Record Verified Report) and DSA-293 (Geotechnical Verified Report) forms as the inspection card requires (interims) and when the project is completed (final), which will be required by DSA to properly closeout this project. These forms will also be uploaded to the DSA "Box".

SCHEDULE

Scheduling of our technicians and inspectors should be done in accordance with the requirements of the Project Manual; however, we would like two working days advance notice when scheduling our field personnel at the commencement of construction; work thereafter may be scheduled with one working day (minimum 24-hour) notice. Calls to our dispatch after 3:00 pm (prior work day) or on weekends and holidays are not addressed until the first following working day, without prior arrangement. Daily field reports (DFRs) will be distributed to your Project Inspector (PI) and/or project superintendent for review and signature. We anticipate that your project superintendent or PI will be on-site to (1) schedule our personnel, (2) supervise various contractors' activities and (3) respond to deficiencies in earthwork or materials, if necessary. We will work closely with your field representative to reduce standby time or unnecessary trips to the site.

F E E S A N D T E R M S

Time and Expense Fee Schedule

The actual amount of time, and our associated fees, will be dependent on weather, requests of the District and/or PI and the contractor's schedule, sequencing, pace and efficiency. We understand that the District will approve all changes prior to cost adjustments. Our estimated budget for the above services is **\$467,248**. A detailed breakdown of the estimated fee is included in Tables 1 and 2 attached. We assume that a Purchase Order will be issued to us before we invoice, which will reference the terms and conditions of our mutually agreed to agreement, and document your authorization for this scope, schedule and fee. Any changes in these terms and conditions may require a change in the scope of services or fees or both.

Budget Assumptions

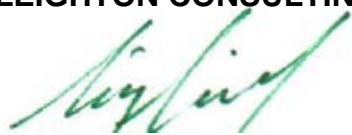
Our budget is based on normal daylight workday shifts of 8 hours per day, 40 hours per week, Monday through Friday except holidays. Overtime is not included in our budget. Overtime work (over 8 hours per day, weekends or holidays). Our estimate does not include costs for response to project RFI's, additional field hours requested beyond those stated herein, third-party review or respond to comments of any regulatory agency. Also excluded from our budget estimate are:

- Site concrete inspection and testing (i.e. 2,500 psi or less),
- Shop welding inspection outside southern California or more than 1.5 hrs from project site, and/or
- Costs of tests or inspections due to the following:
 1. Retesting because of failure of initial samples.
 2. Additional costs due to overtime work or extra work because of improper scheduling of technicians and/or inspectors, or of delivery of structural materials by the contractor without DSA required plant inspection documentation and/or mill certifications.
 3. Failure to notify our laboratory or dispatch (866-LEIGHTON) in a timely manner as required by the project manual.
 4. Retests resulting from changes in sources, lots or suppliers of materials after original tests are completed.
 5. Changes in methods or materials of construction that require testing, inspection and/or other related services in excess of that required by the original design.
 6. Concrete mix design reviews in excess of 2 mix design.

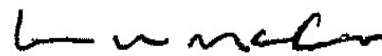
CLOSURE

We appreciate the opportunity to be of continued service. If you have any questions or information that would update our scope, please contact us at your convenience.

Respectfully submitted,
LEIGHTON CONSULTING, INC.



Simon I. Saiid, PE, GE
Sr. Principal Engineer/Department Leader
Ext. 8013, ssaiid@leightongroup.com



Lance W. McCoy
Operations/Project Manager
Ext. 8925, lmccoy@leightongroup.com

Enclosures: (1) Tables 1 and 2– Breakdown of Estimated Fees

Distribution: (1) addressee via electronic mail

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Table 1 Estimated Fees

PSUHSD Paloma Valley HS Alterations 04-120967
 Observation and Testing - Soils

8/3/2023
 Proposal # TE22-190 - 7/18/2023

TASK DESCRIPTION	RATE	UNITS	COST
Pre-Construction Meeting/Project Review			
Principal	\$276.00 / hour	2	\$552.00
Project Engineer	\$205.00 / hour	2	\$410.00
Field Supervisor	\$157.00 / hour	4	\$628.00
Project Administrator/Word Processor	\$86.00 / hour	2	\$172.00
		SUBTOTAL	\$1,762.00
Observation and Testing Services			
Field Soils/Material Tester (Prevailing Wage) Grading/Overexcavation	\$150.00 / hour	80	\$12,000.00
Field Soils/Material Tester (Prevailing Wage) Underground Utilities (Sewer/Water/SD)	\$150.00 / hour	120	\$18,000.00
Field Soils/Material Tester (Prevailing Wage) Parking Lot SG/AB	\$150.00 / hour	60	\$9,000.00
Field Soils/Material Tester (Prevailing Wage) Misc Hardscape	\$150.00 / hour	40	\$6,000.00
Field Soils/Material Tester (Prevailing Wage) Footings	\$150.00 / hour	40	\$6,000.00
Field Soils/Material Tester (Prevailing Wage) Retaining Wall Backfill	\$150.00 / hour	40	\$6,000.00
Field Supervisor	\$157.00 / hour	24	\$3,768.00
		SUBTOTAL	\$60,768.00
Laboratory Testing			
Particle size - Sieve only 1½ inch to #200, (ASTM D6913/CTM 202)	\$145.00 / each	2	\$290.00
Particle size - Percent passing #200 sieve, wash only (ASTM D1140)	\$75.00 / each	2	\$150.00
Sand Equivalent (SE, ASTM D2419/CTM 217)	\$115.00 / each	2	\$230.00
Modified Proctor compaction 4 inch mold (Methods A & B ASTM D1557)	\$235.00 / each	4	\$940.00
Modified Proctor compaction 6 inch mold (Method C ASTM D1557)	\$265.00 / each	2	\$530.00
R-Value (AASHTO T190/ASTM D2844/CTM 301) untreated soils/aggregates	\$335.00 / each	3	\$1,005.00
Sulfate content - gravimetric (CTM 417 B Part II)	\$75.00 / each	2	\$150.00
Expansion Index (EI, ASTM D4829)	\$140.00 / each	2	\$280.00
Durability Index (DI, CTM 229)	\$215.00 / each	1	\$215.00
		SUBTOTAL	\$3,790.00
Project Management/Coordination/DSA Closeout			
Principal	\$276.00 / hour	6	\$1,656.00
Project Engineer	\$205.00 / hour	8	\$1,640.00
Operations Manager	\$195.00 / hour	12	\$2,340.00
Project Administrator/Word Processor	\$86.00 / hour	18	\$1,548.00
Senior Staff Engineer	\$176.00 / hour	8	\$1,408.00
		SUBTOTAL	\$8,592.00
TOTAL ESTIMATED COST			\$74,912.00



Leighton Consulting, Inc.

Table 2 - Estimated Fees

PSUHSD Paloma Valley HS Alterations 04-120967
Special Inspection and Material Testing

8/3/2023
Proposal # TE22-190

TASK DESCRIPTION	RATE	UNITS	COST	
Pre-Construction Meeting/Project Review				
Principal	\$276.00 / hour	4	\$1,104.00	
Operations Manager	\$195.00 / hour	6	\$1,170.00	
Field Supervisor	\$157.00 / hour	2	\$314.00	
Project Administrator/Word Processor	\$86.00 / hour	3	\$258.00	
		SUBTOTAL	\$2,846.00	
Non Prevailing Wage Inspections (Shop / Plant Inspections)				
Senior Special Inspector	ACI Batch Plant Inspection (Not Continuous) (CCD Req	\$120.00 / hour	120	\$14,400.00
Special Inspector	Rebar & CMU Block Material ID & Sampling	\$105.00 / hour	40	\$4,200.00
Special Inspector	Anchor Bolt Material ID	\$105.00 / hour	16	\$1,680.00
Senior Special Inspector	CWI Shop Material ID & Welding Inspection	\$120.00 / hour	420	\$50,400.00
Senior Special Inspector	CWI Level II Shop NDT	\$120.00 / hour	120	\$14,400.00
		SUBTOTAL	\$85,080.00	
Prevailing Wage Special Inspection				
Special Inspector (Prevailing Wage)	ACI Concrete Sampling	\$145.00 / hour	240	\$34,800.00
Special Inspector (Prevailing Wage)	DSA Masonry Inspection & Sampling	\$145.00 / hour	520	\$75,400.00
Special Inspector (Prevailing Wage)	ICC HS Bolting Inspection (Skidmore)	\$145.00 / hour	140	\$20,300.00
Special Inspector (Prevailing Wage)	CWI Field Welding Inspection	\$145.00 / hour	460	\$66,700.00
Non Destructive Testing (Prevailing Wage)	CWI Level II Field NDT	\$155.00 / hour	40	\$6,200.00
Special Inspector (Prevailing Wage)	ICC Spray Applied Fireproofing	\$145.00 / hour	120	\$17,400.00
Special Inspector (Prevailing Wage)	ICC Post Installed Anchor Installation & Load Testing	\$145.00 / hour	80	\$11,600.00
		SUBTOTAL	\$232,400.00	
Laboratory Testing				
Mortar cylinders (2" by 4", ASTM C780)	\$35.00 / each	90	\$3,150.00	
Grout prisms (3" by 6", ASTM C1019)	\$35.00 / each	60	\$2,100.00	
CMU compression to size 8" x 8" x 16" (3 required, ASTM C140)	\$85.00 / each	12	\$1,020.00	
CMU moisture content, absorption & unit weight (6 required, ASTM C140)	\$60.00 / each	12	\$720.00	
CMU linear drying shrinkage (ASTM C426)	\$190.00 / each	2	\$380.00	
Masonry core-shear, Title 24 (test only)	\$85.00 / each	16	\$1,360.00	
Rebar tensile test, ≤ up to No. 11 (ASTM A370)	\$70.00 / each	24	\$1,680.00	
Rebar bend test, up to No. 11 (ASTM A370)	\$70.00 / each	24	\$1,680.00	
Mechanical rebar splice, tensile test, ≤ up to No. 11 (CTM 670)	\$70.00 / each	2	\$140.00	
Mechanical rebar splice, slip test, ≤ up to No. 11 (CTM 670)	\$45.00 / each	2	\$90.00	
Sample preparation (cutting)	\$55.00 / each	4	\$220.00	
F3125 GR A307, A325 Bolts, tensile test, ≤ up to 1-1/4" diameter, plain (ASTM A370)	\$70.00 /	20	\$1,400.00	
F3125 GR A307, A325 Bolts, tensile test, ≤ up to 1-1/4" diameter, galvanized (ASTM A370)	\$80.00 /	20	\$1,600.00	
A490 Bolts, tensile test, ≤ up to 1-1/4" diameter, plain (ASTM A370)	\$70.00 /	20	\$1,400.00	
A490 Bolts, tensile test, ≤ up to 1-1/4" diameter, galvanized (ASTM A370)	\$80.00 /	20	\$1,600.00	
F1554 Bolts, tensile test, ≤ up to 1-1/4" diameter, plain (ASTM A370)	\$110.00 /	4	\$440.00	
F1554 Bolts, tensile test, ≤ up to 1-1/4" diameter, galvanized (ASTM A370)	\$130.00 /	4	\$520.00	
Fire Proofing Unit weight (density, ASTM E 605)	\$65.00 / each	12	\$780.00	
Pick-up & delivery – (weekdays, per trip, <50 miles from Leighton office)	\$95.00 / each	76	\$7,220.00	
Concrete cylinders compression (ASTM C39 6" x 12") (4" x 8")	\$40.00 / each	300	\$12,000.00	
		SUBTOTAL	\$39,500.00	
Project Management/Coordination/DSA Closeout				
Principal	\$276.00 / hour	16	\$4,416.00	
Operations Manager	\$195.00 / hour	40	\$7,800.00	
Associate	\$247.00 / hour	10	\$2,470.00	
Senior Staff Engineer	\$176.00 / hour	20	\$3,520.00	



Enter your project name
Enter Scope of Work

TASK DESCRIPTION	RATE	UNITS	COST
Project Administrator/Word Processor	\$86.00 / hour	60	\$5,160.00
Dispatcher	\$86.00 / hour	40	\$3,440.00
		SUBTOTAL	\$26,806.00
Subcontractors			
replace with vendor name - Coring	\$155.00 / hour	32	\$4,960.00
Mark-up		15%	\$744.00
		SUBTOTAL	\$5,704.00
TOTAL ESTIMATED COST			\$392,336.00