

**EXHIBIT “A”
SCOPE OF WORK**

This is a Task Order for Phase II Scope of Work for Geotechnical Engineer-of-Record Services for the City Hall Renovation Project Phase II (City Hall). This project was awarded to Ninyo & Moore Geotechnical and Environmental Sciences Consultants for Phase I Scope of Work for a Geotechnical and Soils Investigation after requesting formal proposals through Planet Bids, using the On-Call Services list.

Reference is made to the attached Scope of Work for Geotechnical Engineer-of-Record Services including Geotechnical Observations, Materials Testing, Special Inspections and Building Envelope testing during the course of construction for the City Hall Renovation Project Phase II (City Hall). The Scope of Work is represented by Ninyo and Moore Geotechnical and Environmental Consultants, Inc.’s updated Electronic Cost Proposal submitted in the amount of \$554,325.00.

December 17, 2025
Opportunity No. 04-05241

Mr. Chris Smethurst
Senior Engineer
City of Fontana
8353 Sierra Avenue
Fontana, California 92335

Subject: Updated Proposal for Geotechnical Observation, Materials Testing,
and Special Inspection
City Hall Renovations – Phase II
8353 Sierra Avenue
Fontana, California

References: Ninyo & Moore, 2024, Geotechnical Services for City Hall Renovation Phase II,
Opportunity No. 04-04570, dated June 13.

Sillman Architecture, 2025, Fontana City Hall, 8353 Sierra Avenue, Fontana,
California, structural set only by BWE, dated July 15.

Dear Mr. Smethurst:

In accordance with your request, we are pleased to submit this revised proposal for geotechnical observation, materials testing, and special inspection for the City Hall Renovations – Phase II project. We have updated our fee based on our experience during the City Hall Renovations – Phase I construction which we provided similar services, as well as the above referenced plans.

We understand that the project will consist of a two-story municipal building within the City's civic campus. The new building will feature a first floor consisting of mixed-use office spaces integrated with parking. The second floor will consist of dedicated offices for city executives and elected officials. In the center of the building will be the two-story city council chambers. The structure will consist of a steel, moment-frame with reinforced concrete shear walls. The building will be supported on shallow reinforced concrete foundations with a concrete slab-on-grade. Other ancillary structural elements include reinforced concrete masonry walls, as well as a parapet extending over a concrete patio, hardscape walkways, and landscaping.

Our scope of work will include inspection of soil placement and compaction, structural steel and metal deck, reinforced concrete, post-installed anchors, reinforced structural masonry, and fireproofing.

In addition to the above structural inspection and testing services, we have been requested to provide testing for field performance testing for Building Envelope services including adhesion, field water penetration, and weather resistive barrier adhesion.

SCOPE OF SERVICES

Based on our understanding of the project, our scope of services will include the following:

Geotechnical Observation, Materials Testing, and Special Inspections

- Project coordination and management, including scheduling of field personnel, communication with the project team, review of project plans, material specifications, and technical specifications. Coordination will also include review and submittal of test results, as required.
- Geotechnical observation, documentation, and testing of subgrade soils during site excavations, subgrade preparation, engineered fill placement, trench backfill and aggregate base placement. Field in-place nuclear density tests will be performed to evaluate the contractor's compaction efforts for conformance with project specifications.
- Specialty inspector services during installation of reinforcing steel, including checking spacing, size, grade, location, clearances, and anchorage.
- Field American Concrete Institute (ACI) Concrete Technician services for sampling and testing during concrete placement operations including field measurement of slump, and temperature, as well as casting of concrete cylinders.
- Specialty inspector services as it pertains to post-installed anchors, including bolts installed in concrete, installation and load/torque testing.
- Specialty inspector services during CMU masonry construction including checking reinforcement steel installation, spacing, size, grade, location, clearances, and anchorage, mortar and grout placement, as well as casting masonry mortar cylinders and grout prisms.
- Special inspector services for field inspection of structural steel welding and high-strength bolting, including verification of weld type, welder qualifications, welding procedure specification documentation, joint fit-up, and bolt installation. We will also perform non-destructive testing of welded.
- Special inspector services for sprayed fireproofing, including density and adhesion/bond testing of spray-applied fire-resistive materials.
- Pickup and transportation of construction material samples to our laboratory for testing, including proper sample tracking and custody documentation.
- Laboratory testing includes tests for Proctor density, sieve analysis, sand equivalent, Hveem stability and unit weight of asphalt, compressive strength testing of concrete, masonry mortar cylinders and grout prisms, bend and tensile test of reinforcing steel, high strength bolt, nut, and washer conformance.
- Data compilation and geotechnical analyses of the field and laboratory data, including analyses to evaluate for conformance with project specifications.

- Preparation of summary reports and test results and analyses to ensure conformance with project specifications.
- Preparation of daily field reports, test data sheets, and field memoranda to document the items tested and/or inspected.

Building Envelope – Field Performance Testing

Consultant assumes the testing for the services below will occur during the same mobilization.

- Consultant will review recent project drawings, reports, correspondence and photographic documentation, as provided by the Client, related to the systems to be tested.
- Adhesion Test per Specification Section 014553.00, Part 3.2. Consultant will:
 - provide up to 5 site visits to perform up to 20 adhesion tests in accordance with ASTM C1521.
 - provide one field report after each day of testing.
- Field Water Penetration Test per Specification Section 014553.00, Part 3.4. Consultant will:
 - provide up to 5 site visits to perform a minimum of 8 water penetration tests in accordance with AAMA 501.2, 8 at 5%, 15%, 30% and 90% construction.
 - provide one field report after each day of testing.
 - participate in one meeting via teleconference for this phase.

Client will make available a Contractor to coordinate access on both interior and exterior, and administer testing from exterior. Client will make available electrical source on interior and exterior, as well as a dedicated exterior water source during testing. Water source should be capable of providing consistent 35 psi to calibrated nozzle.

- Weather Resistive Barrier Adhesion Test per Specification Section 014553.00, Part 3.5C and 014553.01. Consultant will:
 - provide one site visit to perform weather resistive barrier Adhesion testing in accordance with ASTM D4541 on up to 2 locations defined by others.
 - provide one field report after each day of testing.

Building Envelope Field Testing – Optional Services

- Weather Resistive Barrier Inspections per Specification Section 014553.00, Part 3.5A and B. Consultant will:
 - provide up to 5 site visits to monitor the installation of the weather resistive barrier. Each visit includes time for travel, site visit and report preparation, plus supervision.

- provide one field report for each site visit, for action by others, informing the Client of Consultant's observations, findings, and known relevant events (such as substantial discussions with contractors, changes to the construction drawings, construction progress, etc.) including follow-up on previously noted summary list item deficiencies.
- participate in one meeting via teleconference for this phase.
- Field Water Penetration Test per Specification Section 014553.01. Consultant will:
 - perform water penetration test in accordance with ASTM E1105 at up to 12 locations defined by others, over the course of up to four 4-day mobilizations.
 - concurrently with the tests described above, perform air leakage test in accordance with ASTM E783 at up to 6 locations. Consultant assumes air leakage testing is performed at locations where water penetration testing will be performed.
 - provide one field report after each day of testing.
 - participate in one meeting via teleconference for this phase.

Client will make available a Contractor to coordinate access on both interior and exterior, and administer testing from exterior. Client will make available electrical source on interior and exterior, as well as a dedicated exterior water source during testing. Water source should be capable of providing consistent 12 psi to calibrated spray rack. Consultant's fee is based on a 10ft x 10ft testing chamber, larger chambers will require additional fees.

- Field Water Penetration Test at Metal Composite Wall Panels per Specification Section 074213.13 Part 3.4. Consultant will:
 - provide one site visit to perform up to 3 water penetration tests in accordance with AAMA 501.2 at three locations defined by others.
 - provide one field report after each mobilization.
 - participate in one meeting via teleconference for this phase.

Client will make available a Contractor to coordinate access on both interior and exterior, and administer testing from exterior. Client will make available electrical source on interior and exterior, as well as a dedicated exterior water source during testing. Water source should be capable of providing consistent 35 psi to calibrated nozzle.

- Electronic Leak Detection (ELD) per Specification Section 071416 Part 3.9 and 071800 Part 3.6. Consultant will:
 - provide up to two site visits to perform ELD testing in accordance with ASTM D7877 and ASTM D8231.
 - provide one field report after each day of testing.
 - participate in one meeting via teleconference for this phase.

Client will provide Consultant with access to all necessary areas, and will make a Contractor available to assist Consultant with access to roof areas to be tested and assist in moving equipment. The Contractor is to provide a large flashlight, electrical service (standard ground extension cord is acceptable), water and hose for the ELD testing. Site visits will be scheduled minimum 10 working days in advance.

ASSUMPTIONS

The following assumptions have been made in the preparation of our scope of services:

- Our services are subject to prevailing wage requirements.
- Our services will be scheduled and coordinated by the construction management team and/or City of Fontana personnel on an as-needed basis.
- Please see attached proposal from SOCOTEC for all building envelope testing and inspection and their detailed conditions and terms.
- We also understand heat soaking testing is performed by the glass manufacturing shop when they run the glass.

ESTIMATED FEE

Our materials testing and inspection services will be provided on a time-and-materials basis in accordance with the attached schedule of fees. Our building envelope testing and inspection will be provided on a lump-sum, line item basis. Our estimated fee for the scope described herein is presented in the attached Table 1.

Ninyo & Moore appreciates the opportunity to provide services on this project and we look forward to working with you.

Respectfully submitted,
NINYO & MOORE



Jeff Dalgity
Senior Project Manager



Garreth M. Saiki, PE, GE
Principal Engineer

GMS/JWD/co

Attachments: Table 1 – Breakdown of Estimated Fee
SOCOTEC Proposal No. P257692

**EXHIBIT “B”
DELIVERABLES**

In accordance with the Scope of Work for this task order, the following deliverables are required:

1. Attend virtual meeting held by City of Fontana.
2. Copies of reports of every site visit for the technical tasks performed for each day of occurrence. The reports are required to be transmitted to the Inspector on-site on the day of the site visit. Reports may be submitted directly to the Engineer via email if the Inspector is not on-site.
3. Data sheets reflecting all results for any tests performed. Copies of test results which are a result of the laboratory testing can be transmitted via email, to the City of Fontana Engineering Department, Attention: Christopher Smethurst (csmethurst@fontanaca.gov) and Eric Amaya (eamaya@fontanaca.gov)
4. Test Results summary Report for all tests performed on the project. This report may be submitted directly to the Engineer via email.

EXHIBIT "C"
SCHEDULE OF SERVICES

- ATTACHED BEHIND THIS PAGE -

Table 1 – Breakdown of Estimated Fee for Inspection and Materials Testing Services**Field Services**

Senior Staff Engineer/Geologist	16 hours	@ \$ 200.00 /hour	\$ 3,200.00
Field Technician - Soils	880 hours	@ \$ 130.00 /hour	\$ 114,400.00
Special Inspector, Concrete and Masonry	600 hours	@ \$ 135.00 /hour	\$ 81,000.00
ACI Concrete Technician	300 hours	@ \$ 130.00 /hour	\$ 39,000.00
Special Inspector - Welding and Bolting	600 hours	@ \$ 135.00 /hour	\$ 81,000.00
Anchor Load Test Equipment (includes one Technician)	24 hours	@ \$ 190.00 /hour	\$ 4,560.00
Nondestructive Testing Technician	24 hours	@ \$ 145.00 /hour	\$ 3,480.00
Field Vehicle Usage	2,444 hours	@ \$ 15.00 /hour	\$ 36,660.00
		Subtotal	\$ 363,300.00

Laboratory Testing

Proctor Density	5 tests	@ \$ 220.00 /test	\$ 1,100.00
Sand Equivalent	3 tests	@ \$ 125.00 /test	\$ 375.00
Sieve Analysis	6 tests	@ \$ 145.00 /test	\$ 870.00
Hveem Stability and Unit Weight	4 tests	@ \$ 225.00 /test	\$ 900.00
Concrete Compression Test	320 tests	@ \$ 35.00 /test	\$ 11,200.00
Reinforcing Steel Tensile or Bend	20 tests	@ \$ 75.00 /test	\$ 1,500.00
Masonry Composite Prisms	6 tests	@ \$ 120.00 /test	\$ 720.00
Grout and Mortar Compression Tests	80 tests	@ \$ 35.00 /test	\$ 2,800.00
High Strength Bolt, Nut & Washer Conformance	12 tests	@ \$ 150.00 /test	\$ 1,800.00
		Subtotal	\$ 21,265.00

Project Coordination, Management and Technical Support

Principal Engineer/Geologist/Environmental Scientist	10 hours	@ \$ 250.00 /hour	\$ 2,500.00
Project Engineer/Geologist/Environmental Scientist	220 hours	@ \$ 210.00 /hour	\$ 46,200.00
Field Operations Manager	16 hours	@ \$ 150.00 /hour	\$ 2,400.00
		Subtotal	\$ 51,100.00

Report Preparation

Principal Engineer/Geologist/Environmental Scientist	4 hours	@ \$ 250.00 /hour	\$ 1,000.00
Project Engineer/Geologist/Environmental Scientist	14 hours	@ \$ 210.00 /hour	\$ 2,940.00
CAD Operator/Technical Illustrator	6 hours	@ \$ 140.00 /hour	\$ 840.00
Data Processor	4 hours	@ \$ 95.00 /hour	\$ 380.00
		Subtotal	\$ 5,160.00

ESTIMATED FEE (STRUCTURAL INSPECTION AND TESTING ONLY) \$ 440,825.00**Building Envelope - Field Performance Testing for Adhesion, Field Water Penetration, and Weather Resistive Barrier Adhesion**

Base Bid for 5 single-day mobilizations - \$3,000 for each additional day of mobilization	lump sum		\$ 15,000.00
		Subtotal	\$ 15,000.00

TOTAL ESTIMATED FEE \$ 455,825.00

Table 1 – Breakdown of Estimated Fee for Inspection and Materials Testing Services**Building Envelope - Optional Services**

Weather Resistive Barrier Inspections – up to 5 site visits	lump sum	\$ 13,500.00
Field Water Penetration Test– up to 16 site visits over 4 mobilizations	lump sum	\$ 72,000.00
Field Water Penetration Test at Metal Composite Wall Panels – one site visit	lump sum	\$ 3,000.00
Electronic Leak Detection (ELD) – up to 2 site visits - additional fees apply for additional days in excess of above site visits	lump sum	\$ 10,000.00
	Subtotal	\$ 98,500.00

ESTIMATED FEE FOR OPTIONAL SERVICES**\$ 98,500.00****TOTAL ESTIMATED FEE INCLUDING OPTIONAL SERVICES****\$ 554,325.00**