



July 28, 2025

Vincent Lopez  
Project Manager – Capital Projects  
City of Beaumont  
550 E. Sixth St.  
Beaumont, CA 92223

**SUBJECT: FY25 Annual Citywide Street Rehabilitation and Maintenance: Construction Inspection Services**

Dear Mr. Lopez,

NV5, Inc. is excited to have the opportunity to provide Construction Inspection Services to the City of Beaumont (City) for the **FY25 Annual Citywide Street Rehabilitation and Maintenance: Construction Inspection Services**. Our team has the technical knowledge and experience to assure your project is completed in a timely and cost-effective manner. We have prepared this proposal to demonstrate how our team is best suited to deliver the requested services.

**PROJECT UNDERSTANDING**

We understand that the City is seeking a consulting firm to provide Construction Inspection Services for the above project. This project involves:

**Complete Removal and Replacement 11,835 sf, Truncated Domes many locations, Top Landing, Bottom Landing Domes 1,900 sf, Top Landing, Domes 880 sf, Top Landing 150 sf, Top Landing, Truncated 200 sf, Bottom Landing, Domes 100 sf, Truncated Domes, Wing 200 sf, Mill 1,151,114.58 sf, and Slurry 897,669.5803 sf.** Working with the City, we have identified the following critical issues that will need construction inspection:

- 1. Pre-Paving Preparations**
  - Subgrade and base conditions: Verifying proper grading, compaction, and drainage.
  - Surface cleanliness: Ensuring the area is free of debris, moisture, or oil that could affect bonding.
  - Tack coat application: Checking uniform coverage and correct material usage.
- 2. During Asphalt Placement**
  - Material delivery: Confirming the asphalt mix matches approved specifications and is delivered at the correct temperature.
  - Paver operations: Observing the paving machine for consistent speed, alignment, and mat thickness.
  - Joint construction: Inspecting longitudinal and transverse joints for proper overlap and compaction.
- 3. Compaction and Density**
  - Roller patterns: Monitoring roller types, passes, and timing to achieve optimal compaction.
  - Field density testing: Using nuclear gauges or other methods to measure in-place density and ensure it meets project requirements.
- 4. Materials Testing**
  - Sampling asphalt: Collecting samples for lab testing (e.g., mix density, asphalt content, air voids) to verify compliance with mix design.
  - Temperature checks: Ensuring asphalt is placed and compacted within the specified temperature range.
- 5. Documentation and Reporting**

- Daily reports: Recording weather conditions, crew activities, equipment used, and any deviations from the plan.
- Compliance tracking: Noting any nonconforming work and coordinating corrective actions.

#### **6. Final Inspection**

- Surface smoothness: Checking for bumps, dips, or segregation.
- Thickness verification: Confirming the final pavement layer meets design thickness.
- Drainage and slope: Ensuring proper water runoff and grade alignment.

### **SCOPE OF WORK**

Detailed and accurate quality control of the contractor's work is required for successful project completion. Our construction inspector will discuss the contractor's work progress and coordinate with the City's project manager and construction inspector at all times that work is progressing. Our staff will have a thorough knowledge and understanding of the contract documents to allow implementation of effective quality assurance and quality control. Our services will include:

#### **Full-Time Construction Inspection 100 calendar days:**

- Perform daily field and quality control inspections and measurements of the contractor's work, submittals, and construction materials to assure all conform to the contract documents, City codes and ordinances, "Greenbook" Standard Specifications, Manual of Traffic Controls for Construction and Maintenance Work Zones, and other applicable codes and regulations.
- Prepare daily reports detailing work completed and/or other activities for each day the contractor performs work. Daily reports will be done on CMIS or other City-approved/provided web-based platform and will state the date, weather conditions, traffic control measures taken, progression of work, and subcontractors, equipment and employees on-site, and any major incidents/safety violations, complete with photographs.
- Assure implementation of a traffic control plan that is in accordance with the latest Manual on Uniform Traffic Control Devices (MUTCD) or City-approved traffic control plans, the City's requirements, and the contract documents.
- Compile detailed punch lists with the City, consultants, and contractor on CMIS. We will conduct a preliminary walk-through with the contractor to assure there are no outstanding issues and to generate a preliminary punch list. After completion of the preliminary punch-list items, we will conduct a punch-list walk-through with the City's project manager, contractor and consultants to generate the official and final punch list.
- Review the contractor's Final Application for Payment for completeness and forward to the City for approval.
- Upon project completion, conduct a final inspection and prepare and submit redline plans to the City.

#### **Part-Time Materials Testing During the 100 calendar days:**

- Materials testing for subgrade preparation, subbase, and pavement
- Laboratory testing for proctor curves in a 4-inch mold, 2 each
- Sand equivalent testing, 2 each
- HVEEM Stability test (S-Value) of Asphalt Concrete, 10 each
- Extraction Ignition Oven (including gradation) 10 each

### PROJECT TEAM

Over the last few years, our team has established a strong working relationship with the City. We know what the City expects of its consultants, and we are familiar with the City's construction standards and administrative procedures.

NV5 is proposing up to two inspectors for this project. They are **Micheal Harrell and Michael Helma, with India Allen (formerly India Woodruff) as alternate/backup inspector. Ms. Luanne Bean, PE**, is also available as your dedicated Construction Manager, in case assistance is required. Our inspectors bring decades of experience in the inspection of public works projects and have specific expertise in street improvements, sewer, water and storm drain systems, heavy grading, concrete structures, traffic signals, paving and landscaping. Resumes are attached to this letter of proposal for your consideration.

### PROJECT APPROACH

Although our staff will work directly with the City project manager assigned to the project, all construction inspectors are required to communicate with our Construction Manager, **Ms. Bean**, with regard to any extraordinary circumstances, such as potential claims and issues affecting schedule or budget. This, in turn, provides the City added technical support to facilitate resolution of such challenges. In some cases, our Construction Manager will consult with our in-house civil engineers to gain a more in-depth perspective on the situation and develop sound, engineered solutions.

### PROPOSED FEE

Our cost estimate for this project is **\$201,557**. This is based on full-time coverage over a 40-working-day construction duration. A fee breakdown by tasks and hours is attached to this letter of proposal.

We look forward to the opportunity to work with the City and help you achieve your goals and objectives. If you need further information, I may be reached by phone at (951) 377-1566, or electronically at [luanne.bean@nv5.com](mailto:luanne.bean@nv5.com). Thank you for your time and consideration.

Respectfully submitted,  
NV5



Luanne Bean, PE  
Director of Program and  
Construction Management



Jeffrey M. Cooper, PE  
EVP, Chief Operating Officer

PN: 2700225-0009461.00



**FEE PROPOSAL - ESTIMATE**

CITY OF BEAUMONT

Inspection Services for FY25 Annual Citywide Street Rehabilitation and Maintenance: Construction Inspection Services

TASK NO.	WORK DESCRIPTION	CONSTRUCTION /PROJECT MANAGER \$190		INSPECTOR * \$155		Nuclear Density Gauge & Truck \$65.00		TECHNICIAN- ASPHALT PAVEMENT \$135.00		ADMINISTRATION \$98.00		ODCS	TOTAL FEE
		HRs	\$	HRs	\$	HRs	\$	HRs	\$	EA	\$		
<b>1</b>	<b>Construction Inspection</b>												
	1st FT Construction Inspection (100 CD, 70WD)	12	\$2,280	560	\$86,800							\$100.00	\$89,180
	2nd FT Construction Inspection (100 CD, 70WD)	12	\$2,280	560	\$86,800							\$100.00	\$89,180
	CMS Web-based Platform (Daily Reports, etc. No Charge)												
<b>2</b>	<b>Materials Testing</b>												
2.1	PT Technician for Removal/Subgrade Preparation/Subbase/Pavement	4	\$760	\$0		24	\$1,560.00	96	\$12,960.00	4	\$392.00	\$750.00	\$16,422
2.2	2 Total Proctor Curves 4-Inch mold		\$0	\$0			\$0.00					\$490.00	\$490
2.3	2 Total Sand Equivalents		\$0	\$0			\$0.00	0	\$0.00	0	\$0.00	\$270.00	\$270
2.4	2 Total Sieve Analysis		\$0	\$0			\$0.00	0	\$0.00	0	\$0.00	\$270.00	\$270
2.5	10 Total HVEEM Stability Test (S-Value) of Asphalt Concrete		\$0	\$0			\$0.00					\$2,150.00	\$2,150
2.6	10 Total Extraction Ignition Oven (Inc Gradation)		\$0	\$0			\$0.00	0	\$0.00	0	\$0.00	\$2,450.00	\$2,450
2.7	Plant Inspection		\$0	\$0		1	\$65.00	8	\$1,080.00	0	\$0.00		\$1,145
<b>Total</b>		<b>28</b>	<b>\$5,320</b>	<b>1120</b>	<b>\$173,600</b>	<b>25</b>	<b>\$1,625</b>	<b>0</b>	<b>\$14,040</b>	<b>0</b>	<b>\$392</b>	<b>\$6,580</b>	<b>\$201,557.00</b>
												<b>\$201,557.00</b>	

\*Rates shown are prevailing wage rates for up to 8 hours, 8 to 12 hours is 1.5XRate, over 12H weekends & Holidays is 2xRate. Rates exclude CWA/PLA fees. If CLA/PLA fees apply, these will be additional pass-through fees.

## CONTACT INFO

luanne.bean@nv5.com

## EXPERIENCE

35 years

## EDUCATION

M.S. Civil Engineering

B.S. Civil Engineering

## LICENSES

Civil Engineer (CA)

No. 50129

Former Class A General Engineering Contractor

## REGISTRATIONS

FEMA OPS - I

HAZMAT First Responder/  
Operations Level

DOT Offers of Bulk  
and Non-Bulk HAZMAT  
Packages

Nuclear Waste Safety  
for Workers

SCRRRA Safety Trained

Confined Space Entry  
Trained

## LUANNE BEAN, PE

### Construction Manager

Ms. Bean has more than 35 years of experience in the engineering, design, and construction of public works projects. As a Registered Civil Engineer and a former Class A General Engineering Contractor, Ms. Bean has seen construction from both sides of the fence. Her technical skills include specialized structural analysis and design of large 600-MGD water treatment plants, pipelines up to 12 feet in diameter, mechanical analysis, SCADA & I&C oversight and coordination, diesel generator design and AQMD permitting, the preparation of engineering plans, specifications and cost estimates, as well as construction management.

### Project Experience

#### Project Management Services for Various CIP

CITY OF EL MONTE | EL MONTE, CA

**Project Manager.** Ms. Bean oversees NV5's contract with the City providing as-needed project management services on various Capital Improvements Projects, including augmentation of City staff. Ms. Bean is providing Project Management Services to the City on various Capital Improvements Projects. Projects include the following:

- Cypress Avenue Emergency Project (CIP 576)
- Staff Augmentation Project Manager
- Active Transportation for El Monte Station and Downtown El Monte Project (CIP 890)
- Miscellaneous Project Oversight for 2022, 2023 and 2024
- Merced Avenue Traffic Calming Project (CIP 003)
- El Monte Regional Bicycle Commuter Access Improvement Project (CIP 016)
- Nevada-Bodger Sewer and Pavement Improvements (CIP 005 and CIP 038)
- Garvey Avenue Storm Drain Project (CIP 884)
- Bus Stop Improvement Project

#### On-Call Inspection Services

CITY OF SEAL BEACH | SEAL BEACH, CA

**Project Manager.** Ms. Bean is overseeing NV5's full-time on-call inspection of both CIP and developer projects for the City. Safety is a major concern for the City and in addition to our regular daytime inspectors, our inspectors have been called for night and weekend work to ensure traffic control is properly set up for items like Caltrans right-of way. Our inspectors provide inspections to document and determine the acceptability of the construction work in accordance with the City's approved plans, specifications, and standard details. Our NV5 inspectors report directly to the City's Project Manager.

#### Sidewalk & Curb Ramp Reconstruction (Phase 2)

CITY OF EL MONTE | EL MONTE, CA

**Construction Manager.** Ms. Bean provided construction management services for Phase 2 of this federally assisted Sidewalk & Curb Ramp Reconstruction project. The scope of work includes parkway improvements along various local/residential roadways within the City and includes the reconstruction of existing PCC sidewalks, curb and gutter, driveways, and ADA curb ramps; tree root pruning; and potential tree removal/replacement.



## CONTACT INFO

micheal.harrell@nv5.com

## EXPERIENCE

12 years

## LICENSES/CERTIFICATES

ICC Certified Reinforced Concrete Inspector

ICC Certified Structural Masonry Inspector

ICC Certified Soils Special Inspector

ICC Certified Sprayed Fireproofing Inspector

ACI Certification

ACI Field Grade I Testing Technician

Nuclear Gauge Certification

Certified California Journeyman Laborer (AGC)

Certified California Journeyman Carpenter (AGC)

Certified forklift operator

## MICHEAL HARRELL

### Construction Inspector

---

Mr. Harrell has more than 12 years of experience in the construction, inspection, and materials testing industry. Mr. Harrell has extensive experience in structural and civil inspection on a variety of public works infrastructure projects, working with Federal, State, and local agencies. His experience includes performing inspections and materials testing of underground sewer and storm drain pipelines and storm drain structures; structural building and bridge safety inspections; concrete and asphalt concrete paving; and sitework construction based on "Greenbook" and California Building Codes requirements. Mr. Harrell has an extensive background in residential and commercial construction, particularly carpentry. He has excellent written and verbal communication skills and is proficient in Excel and Word programs.

### Project Experience

---

#### Construction Inspection Services

CITY OF REDLANDS | REDLANDS, CA

**Construction Inspector 1.** Mr. Harrell was responsible for inspecting all phases of construction of public works and private development projects as assigned. He reviewed plans and specifications of projects including: streets; storm drains; curb and gutter; sidewalk, street and alley pavement and grading; street light and traffic signal installation; water and wastewater distribution, collection and treatment systems; site grading operations; stormwater pollution control procedures; and public right-of-way landscaping. Mr. Harrell enforced compliance with construction codes, ordinances, policies, and contract plans and specifications, and conducted preconstruction meetings to suggest guidelines for projects. He compiled samples for analysis and performed routine field tests. Mr. Harrell's duties included documenting project progress, making payment recommendations, and communicating with property owners and other stakeholders on potential project effects.

#### Construction Inspection Services

NOVA SERVICES | SAN DIEGO, CA

**Special Inspector.** Mr. Harrell was responsible for inspecting all phases of construction of public works and private development projects as assigned, enforcing compliance with construction codes, ordinances, policies, and contract plans and specifications

#### Construction Inspection Services

INLAND FOUNDATIONS ENGINEERING | SAN JACINTO, CA

**Special Inspector.** Mr. Harrell performed field and/or laboratory testing, observation, and inspection of construction materials (e.g. soils, aggregates, concrete, asphalt, and reinforcing steel). He communicated with project managers and contractors regarding the construction site and project requirements, and transported samples for testing. He prepared and submitted work reports.



## CONTACT INFO

mike.helma@nv5.com

## EXPERIENCE

30 years

## EDUCATION

B.S. Civil Engineering

## LICENSES

LEED Accredited  
Professional

## MIKE HELMA, LEED AP

### Construction Inspector

---

Mr. Helma has more than 30 years of experience in construction management and inspection with specific expertise in street improvements, sewer, water and storm drain systems, heavy grading, concrete structures, traffic signals, paving and landscaping. He is a LEED Accredited Professional and is adept at managing and inspecting large- and small-scale projects. He has also served as augmented staff for various public works departments.

### Project Experience

---

#### Enterprise Street Rehabilitation from Aliso Creek Road to Aliso Viejo Parkway

CITY OF ALISO VIEJO | ALISO VIEJO, CA

**Construction Inspector.** Mr. Helma provided construction inspection services for the Enterprise Street Rehabilitation project. The work included reconstruction of existing PCC sidewalks and curb ramps, reconstruction and resurfacing of existing AC pavement, and traffic signage and striping.

#### FY 2019-20 Arterial Roadway Rehab

CITY OF PLACENTIA | PLACENTIA, CA

**Construction Inspector.** Mr. Helma provided construction inspection services for the City's federally funded annual arterial roadway rehabilitation project. The scope of work included the grind and overlay of approximately 4 miles of arterial roadway along with curb, gutter and sidewalk repairs, new ADA-compliant curb ramps, new pavement markings and signage, traffic signal modifications and other improvements and repairs as outlined by the City.

#### FY 2019-20 Street Improvements

CITY OF LA HABRA HEIGHTS | LA HABRA HEIGHTS, CA

**Construction Inspector.** Mr. Helma provided construction inspection services for the rehabilitation of various streets throughout the City of La Habra Heights. The scope of work included street reconstruction and resurfacing (crack seal and slurry seal, type I & II), installation of AC berms, drainage improvements, utility adjustments, and traffic signage and striping.

#### FY 2019-20 Annual Pavement Preservation Program (Zone 3 Slurry Seal)

CITY OF YORBA LINDA | YORBA LINDA, CA

**Construction Inspector.** Mr. Helma provided construction inspection services for the City's Annual Citywide Street Improvement Program. The scope of work included crack seal and slurry seal; utility adjustments; and traffic striping and signage.

#### Residential Street Rehabilitation

CITY OF WEST COVINA | WEST COVINA, CA

**Construction Inspector.** Mr. Helma provided construction inspection services for the rehabilitation of various streets throughout the City of West Covina. The scope of work included reconstruction of existing PCC sidewalks, driveways, curb and gutter, and ADA curb ramps; street reconstruction and resurfacing; utility adjustments; and traffic signage and striping.



## CONTACT INFO

india.allen@nv5.com

## EXPERIENCE

8 years

## EDUCATION

M.S. Civil Engineering  
(Coastal Engineering)

B.S. Civil Engineering

## LICENSES/CERTIFICATES

Metrolink Railroad Safety  
Contractor Safety Trained,  
No. 26471E22

## AWARDS

- ▶ "Honors" AGC  
Construction Project  
Management Course,  
San Diego, CA (January  
2021)
- ▶ Ralph Alan Dusseau  
Award for Civil &  
Environmental  
Engineering, Glasboro,  
N.J. (May 2016)



## INDIA ALLEN

### Alternate Construction Inspector

Ms. Allen is a proactive, self-motivated Assistant Construction Manager/Resident Engineer/Inspector who has managed at-risk projects throughout Southern California. She is experienced in Microsoft Office, Procore, Primavera P6, Microsoft Projects, AutoCAD, and Bluebeam Revu. Her solid negotiation and communication skills along with proven project management skills allow her to effectively interact with clients.

### Project Experience

#### Diversion Sewer Pipes to Abandon Fox Hills Pump Station

CITY OF CULVER CITY | CULVER CITY, CA

**Assistant Construction Manager.** NV5 is providing construction management and inspection services for the Diversion Sewer Pipes to Abandon Fox Hills Pump Station project. The project will construct 1,230 LF of 18-inch diversion sewer mains from Fox Hills pump station to Bankfield pump station. The project includes constructing 18-inch FRPM (Fiberglass-reinforced pipe) in a 36-inch RCP casing by microtunneling (1,223 LF) at an average depth of 28 feet to 30 feet; constructing new manholes; pavement restoration of all existing improvements; 18-inch force main tie-in near City of Los Angeles manhole and associated temporary bypass system; 1,600 LF of abandonment of portions of the existing dual force 12-inch and 18-inch mains; 1,230 LF of CCTV inspection; and demolition of Fox Hills pump station and the Overland pump station.

#### Sidewalk & Curb Ramp Reconstruction (Phase 2)

CITY OF EL MONTE | EL MONTE, CA

**Assistant Construction Manager.** Ms. Allen served as Assistant Construction Manager for Phase 2 of this federally-assisted Sidewalk & Curb Ramp Reconstruction project. The scope of work included parkway improvements along various local/residential roadways within the City and included the reconstruction of existing PCC sidewalks, curb and gutter, driveways, and ADA curb ramps; tree root pruning; and potential tree removal/replacement.

#### Rural Ridge Circle and Wilshire Avenue Water Main Replacement

CITY OF ANAHEIM PUBLIC UTILITIES DEPARTMENT | ANAHEIM, CA

**Resident Engineer.** Ms. Allen served as the Resident Engineer for this water main replacement project. The work consisted of two water main improvement areas: the Rural Ridge area for 4,230 LF and the Wilshire-Pearl area for 2,750 LF of 8-inch to 15-inch potable water main (PVC pipe and Ductile-Iron pipe), tie-ins to the existing potable water system, 142 one- and two-inch water services and meters, existing main abandonment, and final street restoration..

#### Shady Lane, Olive Street and Country Hill Road Water Main Replacement

CITY OF ANAHEIM PUBLIC UTILITIES DEPARTMENT | ANAHEIM, CA

**Resident Engineer.** Ms. Allen served as the Resident Engineer and the City's Representative for this design-build water main replacement project. The project consisted of three independent areas of water main replacement within the sensitive residential areas of Country Hill Road, Olive Street, and Shady Lane. There was 3,960 LF of 12-inch, 10-inch, 8-inch and 6-inch C909 PVC and DIP waterline, line-stops, tie-ins, and new laterals and meter services installed with final street restoration. This additionally involved the standard water main replacements including: shutdowns; dewatering; excavation; placement of the water mains, valves, and appurtenances; disinfection; and pressure testing followed by final street restoration.