



- CIVIL / STRUCTURAL ENGINEERS
- MUNICIPAL CONSULTANTS
- SURVEYORS / PLANNERS
- WATER RESOURCES
- TRANSPORTATION

October 16, 2025
 Revised December 29, 2025

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

P: (951) 572-3227
 C: (760) 989-9979
 E: vlopez@beaumontca.gov

RE: ENGINEERING AND SURVEYING SERVICES FOR THE DESERT LAWN SLOPE RESTORATION PROJECT

Dear Vincent,

Cozad & Fox, Inc. is pleased to provide the following proposal for **Engineering and Surveying Services for the Desert Lawn Slope Restoration Project**. Cozad & Fox, Inc. visited the site on 10-9-25 to become familiar with the project. It is our understanding that a portion of the existing storm drain system (approximately 150-feet in length) and slope along Desert Lawn Drive have failed due to erosion from recent storms. It is also our understanding that the City would like the Design Engineer to include a geotechnical report with remediation recommendations based on the existing slope conditions. Cozad & Fox, Inc. will utilize Verdantas as a subconsultant to prepare the Geotechnical Report. Cozad & Fox, Inc., is pleased to provide the following services:

1. **RESEARCH AND REVIEW** – Cozad & Fox, Inc. will research existing survey records with the Riverside County Surveyor's office. Cozad & Fox, Inc. will review the record data in order to establish a base map to be utilized for locating existing right-of-way monumentation, easements, and improvements. Cozad & Fox, Inc. will review the title report for record easements and other encumbrances. This task assumes the City will furnish the title report.

Estimate \$1,203.00

2. **FIELD TOPOGRAPHIC SURVEY** – Cozad & Fox, Inc. will confirm the elevations provided on topographic survey furnished by the City and determine the elevations of key design elements including the storm drain inverts, the limits of slope failure, visible existing irrigation lines, and the limits of existing improvements.

Estimate \$2,843.00

3. **LIMITED BOUNDARY SURVEY** – Cozad & Fox, Inc. will perform a limited boundary survey to search for existing monumentation and establish Right-of-Way along Desert Lawn Drive in the vicinity of the project. Existing easement will also be identified, no monumentation will be set with this task. If monumentation will need to be reset, a separate estimate will be prepared.

Estimate \$1,443.00

4. **UTILITY RESEARCH – Cozad & Fox, Inc.** will research and obtain available maps for water, sewer, electricity, gas, telephone, storm drain, cable TV, and/or other known utilities in the project area. Electronic copies of the plotted utilities will be provided. Please note that some utility companies require additional fees and clearances (to be paid by the client). Also, not all utility companies have accurate location information, and some records are unavailable. The plotting of utilities does not guarantee the existence or location of all utilities. This task assumes that the City will be contracting with a pothole company and furnishing a pothole report if deemed necessary to the design.

Estimate \$1,464.00

5. **GEOTECHNICAL SERVICES – Cozad & Fox, Inc.** will utilize **Verdantas, Inc.** to prepare a Geotechnical Report, that will include summarizing specific geologic/geotechnical conditions to aid in the preliminary design and construction cost. The report will be signed and stamped by a California Licensed Professional Engineer and Certified Engineering Geologist, which will include, but not limited to the following: Site Conditions, Corrosivity, Concrete, Lateral Earth Pressures and Earthwork Considerations

Estimate (Lump Sum \$8,400 + 10%) \$9,240.00

6. **TOPOGRAPHIC SURVEY EXHIBIT– Cozad & Fox, Inc.** will prepare a topographic survey exhibit using the data gathered from the topographic survey, limited boundary survey, and utility research. The topographic survey exhibit will be stamped by a California Professional Land Surveyor and will include one-foot contours, recovered survey monumentation, Right-of-Way, easements, assessor parcel numbers, existing utilities, and existing irrigation lines. **Cozad & Fox, Inc.** will provide one (1) searchable PDF for City review. Comments received on the Topographic Survey Exhibit will be incorporated into the final design.

Deliverables: Cozad & Fox, Inc. will incorporate surveying activities into the final contract documents. Cozad & Fox, Inc. will submit one (1) electronic copy (searchable PDF) for City review. City comments will be incorporated into the final design.

Estimate \$752.00

7. **DESIGN MEETINGS – Cozad & Fox, Inc.** will attend up to one (1) meeting with the City and it's subconsultants to discuss the topographic survey exhibit and any potential conflicts identified. **Cozad & Fox, Inc.** will use the feedback from the City and it's subconsultants to incorporate into the final design. **Cozad & Fox, Inc.** will attend up to three (3) meetings with the City and it's subconsultants to discuss the plans, specifications, and engineer's cost estimates for the 60%, 90%, and 100%.

Estimate \$1,452.00

8. **DESIGN PLANS – Cozad & Fox, Inc.** will prepare plans for the remediation of the damaged storm drain system and the eroded slope. Remediation plans shall include the replacement of the damaged storm drain, connection to the existing storm drain at the top of the existing slope, proposed headwall and rip-rap at the outlet of the replacement storm drain, and grading slope restoration. **Cozad & Fox, Inc.** will prepare four submittal packages for the City. Submittal packages to include the restoration plans, specifications, and engineer's cost estimates for the 60%, 90%, 100%, and Mylars. Project specifications will be included for the 90%, 100%, and Mylar plan submittals.

Deliverables: Cozad & Fox, Inc. will submit plans, specifications, and engineers' estimates for City review at the 60%, 90%, and 100% progress levels. At each design level, **Cozad & Fox, Inc.** will submit one (1) electronic copy of all documents (searchable PDF). Final bid document submittal will include electronic (PDF) copies of the final drawings, specifications for bidding, and a final construction cost estimate.

Estimate\$14,852.00

- 9. **DESIGN SPECIFICATIONS – Cozad & Fox, Inc.** will prepare the Special Conditions, Technical Specifications, and Detailed Bidding Sheets. This task assumes that the City will provide the General Provisions.

Estimate\$3,054.00

- 10. **ENGINEERS COST ESTIMATE – Cozad & Fox, Inc.** will prepare an itemized Engineer's Construction Cost Estimate for the 60%, 90%, and 100% plan submittals.

Estimate\$935.00

- 11. **CEQA EXEMPTION – Cozad & Fox, Inc.** will utilize **Geovironment** to meet the requirements of the California Environmental Quality Act (CEQA). This task assumes the project will qualify as a statutory exemption as an emergency repair. **Geovironment** will prepare the necessary environmental documentation and exhibits to comply with the statutory exemption.

Deliverables: Geovironment will submit one (1) electronic copy of the draft environmental documents for City review. One (1) electronic copy of the final approved environmental document. Any and all mitigation measures will be incorporated into the final contract documents.

Estimate (Lump Sum \$14,500 + 10%)\$15,950.00

- 12. **FIELD MEETINGS – Cozad & Fox, Inc.** will attend up to five (5) construction progress meetings to verify the sequence of construction, the schedule for construction staking, and to discuss challenges encountered during construction. **Cozad & Fox, Inc.** will attend construction safety meetings as necessary.

Estimate\$1,815.00

- 13. **BID SUPPORT – Cozad & Fox, Inc.** will provide bidding support to the City. **Cozad & Fox, Inc.** will address up to ten (10) addendum questions that arise during the bidding period. **Cozad & Fox, Inc.** will provide technical support to the City in reviewing the top bids for technical proficiency and recommendations for award. In the event of the winning bid exceeding 10% of the Final Engineer's Cost Estimate, **Cozad & Fox, Inc.** will analyze and provide justification.

Estimate\$1,038.00

- 14. **CONSTRUCTION SUPPORT – Cozad & Fox, Inc.** will provide support services as requested by City staff. Engineering support will include responding to up to ten (10) RFI's, ten (10) submittal reviews, responding to questions from the City Inspectors, providing technical assistance to resolve issues encountered in the field, and proactive engineering overview and support for City staff and Inspectors.

Deliverables: Cozad & Fox, Inc. will provide written responses to bid questions, bid analysis, construction submittals, and construction RFI's.

	Estimate	\$1,922.00
15.	CONSTRUCTION STAKING – Cozad & Fox, Inc. will provide construction staking services for the City and the Contractor. Cozad & Fox, Inc. will stake the proposed storm drain improvements, points of connection, and other pertinent information as shown on the approved plans at the interval and designated offset requested by the Contractor.	
	Estimate	\$4,365.00
16.	PROJECT CLOSEOUT – Cozad & Fox, Inc. will prepare as-built drawings using data furnished by the City and the Contractor. Cozad & Fox, Inc. will provide searchable PDF's and/or hard copies to the City for their records.	
	Estimate	\$1,104.00
17.	PROJECT MANAGEMENT AND COORDINATION – Cozad & Fox, Inc. will provide project management and coordination services to assist in processing the project with the City, the Contractor, other subconsultants, and other municipalities as necessary.	
	Estimate	\$2,552.00
TOTAL ESTIMATE		\$65,984.00

After you have had an opportunity to review this scope of services and estimate, please contact me with any questions or comments.

Thanks,



Brian Fox, P.E., P.L.S.
President