



April 30, 2019

Proposal No. 9236
18-320-02

Sanora Real Estate Group

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Subject: Proposal - Field Percolation Test
For Standard Urban Stormwater Mitigation Plan
Proposed Mix-Use Building Project
727 Sonora Avenue
Glendale, California 91201

Gentleman:

INTRODUCTION

As requested through telephone conversation dated April 29, 2019, we are pleased to submit a proposal to perform a field percolation test, to satisfy City of Glendale requirements for a Standard Urban Stormwater Mitigation Plan as part of this construction project.

The original report of geotechnical investigation for the subject property was issued by this office on October 10, 2018.

PROJECT CONSIDERATIONS

It is understood that the property is being considered for development of a 4-story mix-use building constructed over 3 levels of subterranean parking garage. The lowest basement garage grade is expected to be established at some 40 feet below grade.

In our original report, although no groundwater was encountered in our deep boring drilled to a depth of 51 feet, we had recommended that since the base of the building (40 feet) occurs below the historically highest groundwater level (35 feet), this will not leave the required 10-foot natural filtration zone below the base of the building.

However, based on our correspondence with the project architect, Mr. Varoosh Saroian, due to the limit space, dry well is now being considered.

Since no groundwater was encountered in our deep boring up to 51 feet, as part of this scope one additional boring will be drilled to a depth of 90 feet to check for groundwater and do percolation testing.

SCOPE OF WORK- PERCOLATION

The current scope of work for this phase of the project involves file and regulations review, determination of suitable location for one boring, drilling of boring with the use of hollow stem auger, installation of well materials for the purpose of conducting a percolation test, presoaking the boring, and performing a percolation test on the property by pouring water into the holes over a three hour period, and logging the amount of time it takes for the water level to subside. A written report will follow the field tests.

This scope of work does not include taking soil samples for soil testing. The purpose of the percolation test is to assist in the design, location, and placement of an onsite infiltration well for the Standard Urban Stormwater Mitigation Plan, as part of the City of Los Angeles requirement to control surface runoff and channel part of runoff back into local aquifers. One boring will be utilized to construct a dry well, for the purpose of percolation testing. The percolation testing will be performed in accordance with City guidelines, and the geotechnical report will include recommendations relating to percolation and infiltration onsite, to satisfy SUSMP requirements.

PROJECT COST

Our consulting services will be provided on the basis of time and expense. For budgeting purposes, we estimate that the total charges for the services described herein, for percolation, including drilling cost, is adjusted to \$3,250. If groundwater is encountered within the drill boring and no written report is needed the total will be adjusted to \$2,500. The detail cost estimate breakdown is presented below in Table I.

**TABLE I
COST ESTIMATE DETAIL – PERCOLATION TESTING**

Percolation	Excavation	1 Boring to a Maximum of 90 feet	6	250.00	1,500.00
	Equipment	Percolation dry wells equipment	1	500.00	600.00
	Field Engineer	Construct Percolation dry wells	6	90.00	540.00
	Project Geologist	Pre-saturation, perform percolation test, groundwater monitoring	6	120.00	720.00
	Project Engineer	Preparation of report	2	175.00	350.00
				SUBTOTAL	\$3,710.00
				ADJUSTED SUBTOTAL	\$3,250.00

In order to defray a portion of the drilling costs, we appreciate if you submit a retainer fee for an amount of \$2,500 with a signed copy of this proposal. The balance will be due upon completion of the investigation report.

PROJECT SCHEDULE

The scope of work presented above would be completed within two weeks after completion of the drilling work. Field work can normally be scheduled within one week following our receipt of the signed proposal, weather conditions permitting. Preliminary results of our findings, however, will be presented as they develop during the course of our investigation; normally within one week after completion of the field work.

TERMS OF AGREEMENT

This proposal acts as a legally binding contract between Applied Earth Sciences (“AES”) and the undersigned Client. By signing below, the Client agrees to the following terms and conditions:

1. AES does its utmost to present the results of investigations in a prompt manner based on the timeline estimated in this proposal/contract. However, due to the nature and scope of the work involved, the timeline is not guaranteed and only serves as a guideline.
2. The retainer payment is due at project initiation. Larger projects will require progress payments. All outstanding balances due must be paid before final results and recommendations are released to Client. Reports are not issued on credit.
3. Plan review, stamp and signature; supplements and addendums; inspections; and field observation services are not included in this contract and will be performed under a separate contract according to our current fee schedule.
4. AES makes no guarantees regarding the approval of the report by regulatory agencies. Any additional correspondence, information, and/or further comments requested by said agencies may result in additional fees based on time and materials.
5. Changes or alterations to our recommendations as a result of change-orders and changes to plans are subject to additional fees based on time and materials.
6. AES’ total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to this Agreement from any cause or causes, including but not limited to AES’ negligence, errors, omissions, strict liability, or breach of contract shall not exceed the total amount of this Contract.

7. AES and Client agree that the discovery of unanticipated hazardous materials constitutes a change in the condition of the job site mandating a renegotiation of the scope of work or termination of the project.
8. It should be noted that properties are sometimes underlain by complex geologic conditions (ancient landslides, deep fill, fault lines, etc.). Any additional investigation beyond the scope of work as outlined in this proposal/contract and/or meetings attendant with the Governmental Agencies will be performed on the basis of time and materials and in accordance with our current fee schedule. Before additional work is performed, we will consult you to receive supplemental authorization.
9. In the performance of the scope of work indicated above, AES will take reasonable precautions to avoid damaging buried structures and utilities. Client assumes all liability for claims arising out of buried structures and utilities that were not called to AES' attention, which were not properly located on plans furnished to AES or which were not properly located by locating companies called to the site by or on behalf of Client to identify such structures and utilities.
10. Client agrees to provide for AES' right to enter from time to time property owned by Client and/or others in order for AES to fulfill the scope of work indicated above.
11. Client agrees that all original documents and drawings produced by AES in accordance with this agreement, except documents which are required to be filed with public agencies, shall remain the property of AES.
12. This proposal is valid for up to one month from proposal date.

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Thank you for the opportunity to submit proposal for this project. If you have any questions regarding this proposal, please call the undersigned. If it is acceptable as written, please sign where indicated and return a copy of this proposal to us as our official approval to proceed with the investigation.

Respectfully submitted,
Applied Earth Sciences



Arsham "Marshall" Hayrikian
Project Engineer

April 30, 2019
Date

Approved By:

Name & Title

Date

Representing

AMH/la

Distribution: (2)