

June 25, 2025

**CITY OF LA MESA, PUBLIC WORKS**

18130 Allison Av  
La Mesa, CA 91942

Project: **Nancy Drive Street Drainage Improvements  
Proposal for Land Surveying and Civil Engineering Services**  
Location: Nancy Dr. between Earl St. and Gregory St., La Mesa, CA 91942

Dear Mr. Michael Kinnard:

BWE is pleased to present this Proposal for our Land Surveying and Civil Engineering Services for the project referenced above. Our fee proposal is based on email and telephone correspondence with yourself and BWE staff as well as the provided document:

- City of La Mesa - Nancy Drive Drainage Project
- Map 02940 & ROS 03236

It is our understanding that the project consists of design and construction documents for design of driveways, sidewalks, curb & gutter for the purposes of addressing issues pertaining to drainage, driveway sloping, and path of travel along Nancy Drive. **Exhibit "A"** details our Land Surveying Scope of Work, **Exhibit "B"** details our Civil Engineering Scope of Work and **Exhibit "C"** our Summary of Fees. All services will be performed in accordance with our executed Master Agreement dated August 15, 2024.

This scope and fee are valid for a period of 90 days from the date of the proposal, with project kick-off occurring no later than one calendar year from the date of the proposal. If these durations are exceeded, we reserve the right to review this scope and fee and update according to current standards.

Please call us if you have any questions or comments. We look forward to the opportunity to work with you on this project.

Respectfully,

**BWE, Inc.**



Michael Slawson, PE  
Principal

*Please note that this is not a contract. We can provide a contract based upon this scope and fee if you would like to proceed based on this document.*

**Exhibit "A"**  
**Nancy Drive Street Drainage Improvements**  
**Nancy Dr. between. Earl St. & Gregory St., La Mesa CA 91942**  
**Land Surveying Scope of Work**



## **1.0 LAND SURVEYING SERVICES**

### **1.1 Topographic and Limited Boundary Survey**

- Professional Land Surveyor services to research record title documents and maps with the City of La Mesa and County of San Diego.
- Field surveying services to tie into a City of La Mesa vertical benchmark and set on-site horizontal and vertical survey control.
- Field and office surveying services to locate the right-of-way (RoW) and property lines along the area delineated with red above, more commonly known as the property at Nancy Drive between Earl St. and Gregory St., La Mesa, CA.
- Field and office surveying services to collect and process survey data of existing improvements. Topographic features include ground elevations, existing structures, pavement, curb and gutters, fencing, including storm drain, sewer, water, gas and electric. BWE expects three (3) full days of two (2) man field crew at prevailing wage to perform the field survey.
- Field and office surveying services to collect and process survey data of visible, above-ground utility structures and risers.

- Office surveying services to prepare an AutoCAD Civil 3D Drawing, depicting the topographic survey, boundary elements, and easements (if applicable) within the project area.

#### Land Survey Assumptions

- a) No title report will be provided and RoW will be established by record drawings.
- b) Subcontracting a utility mark-out service provider is not included. If this service is needed, BWE can contract with a utility locator firm at an additional cost.
- c) The referencing of setbacks and zoning information is not included in this proposal.
- d) Preparation and processing of easements for public utilities are not included.
- e) The scope and fee above assume that the record property corner monuments of said property lines can be recovered by a field survey completed within an eight (8) hour work period. In the event said record monuments cannot be recovered; an additional hourly fee will apply at our standard two-man field crew rate of \$325 an hour to complete the above scope of work.
- f) Setting monuments or filing a Record-Of-Survey with the County are not included.
- g) No monumentation, corner records (Pre-construction and post-construction), or records of survey are included. If these items are required by either the owner or regulatory requirements, they will be provided on a time and materials basis.
- h) Excludes construction staking. A proposal for these services may be provided upon request.

**Exhibit “B”**  
**Nancy Drive Street Drainage Improvements**  
**Nancy Dr. between. Earl St. & Gregory St., La Mesa CA 91942**  
**Civil Engineering Scope of Work**

**2.0 CONCEPT DESIGN (Public Improvement Plan Permit)**

**2.1 Field Investigation**

BWE staff will perform a field review to become familiar with the existing project site and adjacent site conditions and document with photographs.

**2.2 Civil Concept Design**

Review relevant project documentation and any available as-builts, applicable design for road classification type; coordinate and prepare two options, one full width improvement and one modified to fit existing RoW improvements. Concept options will include typical replacement for driveway, sidewalk, and curb and gutter.

**3.0 DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS (Public Improvement Plan Permit)**

Construction Documents will be prepared in AutoCAD 2D on standard engineering “D” sheets at 10 & 20 scale. Milestone submittals include for this package are 60%, 100% and Final.

**3.1 Public Improvement Plan Preparation**

BWE will prepare an Improvement Plan set to install driveway, sidewalk, and curb and gutter concepts as applicable, that will include a Title Sheet, Notes, Demolition Plan(s), Precise Grading and Drainage Plans, Site Cross Sections, Signing and Striping, Details, as well as Erosion Control Plan. The Precise Grading and Drainage Plans will show project slopes with contours at one-foot intervals, general spot elevations, and general slope percentages. BWE will directly submit this plan set to the City of La Mesa for review and comment prior to official submittal.

Excludes: Design of site retaining walls, detailing of architectural walls/fencing, hardscape (color, finish), and site furniture (poured in place or affixed).

**3.2 Revisions to Plans, Report & Forms –Permit Package**

BWE will respond to reasonable Agency requests for plan revisions. BWE has assumed 2 cycles of review. Included is the coordination with city plan reviewers (pertaining to civil engineering comments). Upon approval, BWE will plot mylars and will submit the signed mylars to the City of La Mesa.

Note: Should additional cycle reviews be required, then BWE will provide the client with a Change Order.

**4.0 MEETINGS, COORDINATION and BID SUPPORT**

**4.1 Design Meetings and Project Coordination**

BWE will attend a maximum of 2 teleconference and 2 in person, meetings with the Client during the design process. All project coordination (internal and external) will be performed under this task.

**4.2 Bidding and Outreach Support**

We shall provide written text responses to RFIs during the bidding process. Assist City of La Mesa in preparation of applicable addenda required to sufficiently obtain competitive bids for the items included in our scope of work.

## **5.0 LIMITED CONSTRUCTION OBSERVATION**

### **5.1 Limited Construction Observation & Coordination**

BWE will respond to General Contractor RFIs, submittals telephone calls and emails for document interpretation. BWE has therefore allocated a maximum of one (1) on-site construction coordination meeting on an as requested basis.

Note: Revisions to plans based on contractor errors or unforeseen field conditions shall be additional services. Should additional onsite construction meetings be required, then BWE will provide the client with a Change Order.

## **6.0 PROJECT CLOSE OUT**

### **6.1 Punch Walk and Punch List**

BWE will conduct a post-construction as-built site walk and generate a punch list for contractor use.

### **6.2 Preparation of As-Builts - (Lump Sum)**

To close out the project and to release the bond, the City of La Mesa requires the preparation of project-specific as-built plans. BWE will develop a set of as-built plans and will directly submit these to the City of La Mesa. Included in this task is the processing and coordination with city staff.

Note: The Contractor shall be required to accurately and periodically maintain a set of fields as-constructed redlines for the owner's records. These contractors redlines will be provided to BWE to assist with the final project as-built documentation.

Excluded: The preparation of an As-Graded Soils report is excluded from this fee proposal. If required by the City of La Mesa, then it is to be provided by the geotechnical engineer of record.

### **Civil Engineering Assumptions**

- a) Any items not specifically mentioned in the scope of services are excluded from this proposal.
- b) Preparation of soils reports or soils testing including pavement section recommendations provided by others (if required).
- c) Excludes design, processing approvals for franchise utilities, which include gas, electric, telephone, cable or switches.
- d) Excludes utility locating and/or utility potholing.
- e) Excludes the preparation of construction costs estimates.
- f) Excludes the design of street lights (if required).
- g) Excludes the preparation of a curb utilization plan.
- h) Excludes the attendance of weekly onsite-construction meetings.
- i) Excludes the preparation of a Traffic Study or Traffic Control Plans.
- j) Excludes the preparation of Photometric Light Study.
- k) Value Engineering (VE) efforts, if requested will require an additional fee.
- l) Excludes detailed analysis of existing upstream and downstream storm drain system.
- m) Excludes all soil remediation services to mitigate and manage risks from contaminated soils that could be harmful to human health and the environment.
- n) Excludes infiltration and percolation tests.
- o) Excludes the preparation of geotechnical reports, greenhouse gas studies, archaeological studies, paleontological studies, biological studies, environmental impact reports, and hazardous materials surveys.
- p) Excluded is the preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- q) Excludes the preparation of landscaping plans.

**Exhibit "C"**  
**Nancy Drive Street Drainage Improvements**  
**Nancy Dr. between. Earl St. & Gregory St., La Mesa CA 91942**  
**Civil Engineering & Surveying Fee**

**PROPOSED FEE SUMMARY**

Tower Street Improvements BWE Scope of Work		Fee
<b>Survey</b>	1.1 Topographic and Limited Boundary	\$ 19,300.00
<b>SUBTOTAL</b>		<b>\$ 19,300.00</b>
<b>Concept Design</b>	2.1 Field Investigation	\$ 1,400.00
	2.2 Civil Concept Design	\$ 9,200.00
<b>SUBTOTAL</b>		<b>\$ 10,600.00</b>
<b>Design Development/ Construction Documents</b>	3.1 Public Improvement Plan Preparation	\$ 30,655.00
	3.2 Revisions to Plans, Report and Forms	\$ 4,600.00
<b>SUBTOTAL</b>		<b>\$ 35,255.00</b>
<b>Meetings, Coord. &amp; Bid Support</b>	4.1 Design Meetings and Project Coordination	\$ 1,900.00
	4.2 Bidding and Outreach Support	\$ 1,900.00
<b>SUBTOTAL</b>		<b>\$ 3,800.00</b>
<b>Construction Observation</b>	5.1 Limited Construction Observation and Coordination	\$ 2,300.00
<b>SUBTOTAL</b>		<b>\$ 2,300.00</b>
<b>Project Close Out</b>	6.1 Punch Walk and Preparation of Contractor Punch List	\$ 1,170.00
	6.2 Processing of As-Builts	\$ 3,120.00
<b>SUBTOTAL</b>		<b>\$ 4,290.00</b>
<b>GRAND TOTAL</b>		<b>\$ 75,545.00</b>

The estimated fees are based on Prevailing Wage rates for field services according to the Rate Schedule included in our Master Agreement dated August 15, 2024. Items not included in the scope of work including additional meetings and site visits will be provided, if required as an additional service billed on a time and materials basis.