



7/20/2023

Mark Huber

IKON USA
PO BOX 980022
Park City UT 84098

Project : Sommet Blanc

Dear Mark Huber

CMT Technical Services (CMT) is pleased to submit for your review our proposal for testing and special inspection services on the **Sommet Blanc** project located at **9300 Marsac Ave, Park City, UT 84060**.

Pricing and Terms: Under this proposal, the requested testing and inspection services for the Project will be performed by CMT in accordance with the following services and fees: **\$372,714.00**

A detailed list of services and fees are shown on the attached Exhibit A. Following is our cost estimate and scope of services. Our proposal is based on the following sources:

- Previous experience on projects similar to MWR Hotel & Conference Center @ Mayflower Ski Resort
- Available Project Specifications and Drawings, Dated: **11-18-2022**
- International Building Code Section 1704, AWS D1.1 Code, and ACI 318

This proposal presumes CMT will receive formal authorization (i.e. an executed contract) within 90-calendar days of the proposal date. If authorization is not received within 90-calendar days, CMT reserves the right to modify our proposed scope of service, rates, terms and conditions, or estimated fees. Also, this proposal may be subject to modification upon receipt of an updated construction schedule, revised plans and/or specifications, or other documents, information, or requirements that would affect CMT's expected services on this project.

Thank you for giving us the opportunity to be a part of your project team. Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Searle".

Justin Searle

Sommet Blanc Budget Summary

SOILS / AGGREGATE

Description	Qty	Rate	Units	Total
Soil Sampling - Field Tech	8.00	\$62.00	RtHr	\$496.00
Field Densities ASTM/AASHTO - Field Tech	120.00	\$62.00	RtHr	\$7,440.00
Travel - Trip Fee	60.00	\$15.00	Trip	\$900.00
Special Inspection Reporting Fee	60.00	\$15.00	EA	\$900.00
Sieve Split -1 1/2"	4.00	\$150.00	EA	\$600.00
Proctors ASTM/AASHTO (Rock Corrected)	4.00	\$190.00	EA	\$760.00
Subtotal for SOILS / AGGREGATE				\$11,096.00

Assumptions: We have estimated 1 test every 150 feet per lift for all utility trenches, curbs, site fill, and roadways with 4 passing tests per trip for a total of 40 trips. We have estimated 1 test every 2,000 square feet for interior/exterior fill for slab on grades, driveways, etc with 4 passing tests per trip for a total of 20 trips. The technician's time is estimated at 2 hours per trip and 1 hour for travel.

CONCRETE

Description	Qty	Rate	Units	Total
Concrete Inspector ICC	1,428.00	\$72.00	RtHr	\$102,816.00
Cylinder Pickup Runner	290.00	\$62.00	RtHr	\$17,980.00
Air & Slump Testing Field Tech	580.00	\$62.00	RtHr	\$35,960.00
Reporting Fee	357.00	\$15.00	EA	\$5,355.00
Travel - Trip Fee	937.00	\$15.00	Trip	\$14,055.00
Cylinders - Set of 4	201.00	\$84.00	Set	\$16,884.00
Cylinder - Set of 7 (PT decks)	89.00	\$147.00	Set	\$13,083.00
Logger - Temp/Maturity	90.00	\$100.00	EA	\$9,000.00
Subtotal for CONCRETE				\$215,133.00

Assumptions: We have estimated sampling mat foundations/footings every 125 yards for 57 sets of cylinders, walls/columns every 80 yards for 108 sets of cylinders, PT slabs every 140 yards for 86 sets of cylinders, slab on grade every 125 yards for 14 sets of cylinders, sitework concrete every 60 yards for 23 sets of cylinders. (Concrete quantities were provided by J Rock). We have estimated a total of 290 sets of cylinders for strength testing. We have estimated 1 inspection per set of cylinders at 4 hours per inspection and 1 hour for travel. For PT decks a pre inspection at 3 hours and a stressing inspection at 5 hours for each deck is included. Field technician has been estimated at 2 hours per set of cylinders and 1 hour for travel. Temperature loggers are estimated at 2 loggers per PT deck and mass foundation pours. If Concrete supplier does not have a maturity curve established for strength on the PT concrete mix design, an additional fee will be required for time and extra concrete cylinders to establish a maturity curve.

Provided concrete quantities by J Rock are as follows:

-Building A: Footings - 2,225 yards. Walls/Columns - 3,179 yards. SOG - 937 yards. PT slabs - 4,002 yards.

-Building B: Footings - 2,800 yards. Walls/Columns - 3,937 yards. SOG - 589 yards. PT slabs - 5,089 yards.



-Building C: Footings - 2,104 yards. Walls/Columns - 1,613 yards. SOG - 251 yards. PT slabs - 3,412 yards

-Sitework - 1,402 yards..

Concrete cost per building are as follows

-Building A - **\$72,459.00**

-Building B - **\$85,914.00**

-Building C - **\$49,860.00**

-Sitework - **\$6900.00**

SHOTCRETE AND PRE-PRODUCTION TEST PANEL

Description	Qty	Rate	Units	Total
Inspector - Shoring	720.00	\$72.00	RtHr	\$51,840.00
Shotcrete panel/Grout test pick up	90.00	\$62.00	RtHr	\$5,580.00
Shotcrete Panel - Core & Break (set of 4)	45.00	\$125.00	EA	\$5,625.00
Special Inspection Reporting Fee	90.00	\$15.00	EA	\$1,350.00
Travel - Trip Fee	180.00	\$15.00	Trip	\$2,700.00
Grout Tests - set of 3	45.00	\$75.00	EA	\$3,375.00

Subtotal for SHOTCRETE AND PRE-PRODUCTION TEST PANEL **\$70,470.00**

Assumptions: We have estimated this scope off of an 90 day schedule for the temporary shoring. We have estimated 8 hours each day. The reinforcing steel/shotcrete inspection, and soil nail installation observation is included in this scope. We have estimated a grout sample every other day for a total of 45 samples, and a shotcrete test panel every other day for a total of 45 panels.

STRUCTURAL STEEL INSPECTION

Description	Qty	Rate	Units	Total
Structural Steel Visual Inspection	64.00	\$75.00	RtHr	\$4,800.00
Structural Steel UT Inspection	36.00	\$85.00	RtHr	\$3,060.00
Travel - Trip Fee	25.00	\$15.00	Trip	\$375.00
Special Inspection Reporting Fee	25.00	\$15.00	EA	\$375.00

Subtotal for STRUCTURAL STEEL INSPECTION **\$8,610.00**

Assumptions: We have estimated 16 visits at 4 hours each and 1 hour for travel for Structural Steel Visual inspections. We have estimated 9 visits at 4 hours each and 1 hour for travel for Ultrasonic testing of the moment frame.

PROJECT MANAGEMENT

Description	Qty	Rate	Units	Total
Project Manager 1	305.00	\$110.00	RtHr	\$33,550.00
Overtime Contingency	1.00	\$33,855.00	RtHr	\$33,855.00

Subtotal for PROJECT MANAGEMENT **\$67,405.00**

Assumptions: A 10% overtime contingency is included for early morning concrete pours.

Project Total for Sommet Blanc **\$372,714.00**



** All field tests have a two hour minimum charge on a portal to portal basis and Special Inspectors have a 3 hour minimum charge on a portal to portal basis. Time over the minimum will be rounded up to the nearest whole number. Overtime at 1.5 times the standard rate will be charged after 8 hours ,before 7:00 a.m. and after 5:00 p.m. and also on weekends and holidays. This is a unit rate proposal. Retest, show up and cancellation are not included and will be charged at our standard unit rate fees as listed above. The estimated total is listed for your convenience and may change with project schedules and with small concrete placements etc.

EXHIBIT A1 **Scope of Services**

SOILS / AGGREGATE

A technician with a nuclear gauge will perform density and moisture testing in the field during grading, utility trench backfilling, and pavement operations utilizing the American Society for Testing and Materials (ASTM) D2922, D3017, and D1556 methods. Laboratory maximum density and optimum moisture determination will be performed in accordance with ASTM D1557 or D698. We will provide:

- Preparation of daily field reports;
- Observation and verification during site clearing and mass grading;
- Observation and testing during backfilling of utility trenches;
- Observation and testing during backfilling around retaining walls;
- Observation and testing during subgrade preparation and baserock placement in asphalt and concrete paved areas;
- Observation and testing during asphalt and concrete placement.

Observation and testing will consist of visual observation of earthwork activities and taking field density and moisture tests for the purpose of ascertaining that the work is in substantial conformance with the contract documents. Such observation and testing shall not be relied upon by others as acceptance of the work nor shall it be construed to relieve the contractor in any way from his obligation and responsibilities under the construction contract. Specifically, but without limitations, observation and testing shall not require the technician and engineer to assume responsibilities for the means and methods of construction nor for safety on the job site.

CONCRETE

Mix Design Review

We will review the proposed concrete mixes in our laboratory for conformance with the specifications, if requested.

Reinforcing Steel Placement

Prior to the pours, our inspector will inspect the reinforcing steel placement to determine that it is according to plans and specifications. Our inspector will check:

- Size and spacing of bars;
- Location and length of splices;
- Clearances;
- Cleanliness of bars;
- Spacing tolerances;
- Proper support of steel with ties.

Concrete Placement

During the pours, our inspector will be on-site continuously, as required by Code, to monitor the placement. Our inspector will check:

- Determine that no bars are displaced during pouring;
- Observe cleanliness of steel;
- Determine adequacy of placement and vibratory equipment;
- Determine proper delivery rate of concrete and monitor batch times;
- Determine the correct mix is being utilized;
- Monitor slump of each truck;
- Record temperature of air and concrete;
- Cylinders casted by technician for compression tests ;

- Observe anchor bolt/dowel installation operations to determine hole depth of the hole, embedment and cleanliness, as well as materials and workmanship. We will inspect to determine all dowels are installed in accordance with contract documents and/or manufacturer's requirements.

Compression Testing

We will transport all samples to our laboratory for compression testing in strict accordance with the American Society for Testing and Materials (ASTM) requirements. Compression test reports will be distributed to the appropriate parties.

SHOTCRETE AND PRE-PRODUCTION TEST PANEL

Inspection

We will provide continuous inspection of shotcrete, as required by Code. We will be performing the following:

- Determine that the reinforcing steel is placed properly prior to the arrival of concrete on-site.
- Monitor the temperature of the concrete as it is being placed;
- Check batch tickets as they arrive on-site to determine that the proper mix is being delivered;
- Monitor slump and water cement ratios;
- Check for rebound effects and determine that the nozzleman on-site is qualified to perform the work he is performing that day;
- Monitor rebound effects, nozzle distance, and velocity;
- Witness the fabrication of test panels for conformance with American Concrete Institute (ACI) standards, and observe that the test panel is shot in a manner similar to placement of shotcrete for the structure;
- The test panel(s) will be cored at our laboratory, and three samples will be tested at 28 days for compression testing.

Pre-production test panels are required to certify shotcrete nozzleman. The pricing is based on qualifying ____ nozzleman and includes:

- Inspection of pre-production panel placement;
- Coring of test panel for nozzleman grading;
- Compression testing;
- A staff engineer, in accordance with ACI procedure, will perform grading.

Additional certification of prospective nozzlemen shall be billed at rates noted herein.

STRUCTURAL STEEL INSPECTION

Shop Inspection

- Review of welding procedure specifications;
- Material identification and mill certificate review;
- Observe the utilization of certified welders and approved welding procedures;
- Visual inspection of welding to determine compliance with contract documents;
- Nondestructive testing of moment welds and column splices;
- Confirm approximate preheat temperature;
- Continuous inspection of multi-pass fillet welds, groove welds and reinforcing steel welding.

Field Inspection

- Observe the utilization of certified welders and approved procedures;
- Confirm approximate preheat temperature;
- Nondestructive testing of moment welds and column splices;
- Inspect to determine and observe proper installation and tightening of high strength bolts;
- Visual inspection of welding to determine compliance with contract documents;



- Continuous inspection of multi-pass fillet welds, groove welds and reinforcing steel welding.

Metal Deck/Shear Studs

Intermittent visual inspection will be conducted for metal deck and shear stud welding.

High-Strength Bolting

As required by the International Building Code (IBC), at least two bolts per connection, or a minimum of ten percent (10%) of all high-strength bolts in slip critical connections, will be tested to the required torque per American Society for Testing and Materials (ASTM) guidelines.

PROJECT MANAGEMENT

Our estimated fee includes time for project management, which are critical elements for the successful delivery of quality assurance services on your project. As you might expect, this estimate includes time for the preparation, review and distribution of regular observation and testing reports (field and laboratory), as well as the preparation review, and production of a Final Quality Assurance Summary Letter required by the governing jurisdiction prior to issuing a Certificate of Occupancy. Our estimated fees also ensure our participation in project related meetings (preconstruction, pre-activity, or project progress meetings) as needed to address quality assurance inspection and testing related topics or questions. Additionally, we have included time for communication and interaction with your project delivery and design teams to proactively address quality related questions and concerns, as well as the resolution of non-compliant items. We have also allotted time for communication with jurisdictional authorities throughout the course of our project related services. Another service included in our fee estimate, is the regular interaction with your selected contractor and their subcontractors in the coordination and scheduling of quality assurance services.

As each project is unique, the exact amount of management and administrative time invested in each project is difficult to predict. However, we believe the included amount is sufficient to provide high-quality quality assurance services on this project. As this is a time-and-expense contract, you will only be invoiced for the actual time incurred on your project within the amount included in the fee estimate. If the anticipated amount is inadequate to complete our described scope of service, we will contact you for additional authorization, as well as an explanation of the expended charges.