

Lescure Engineers Inc.
Civil Engineering – Surveying – Planning

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June 22, 2026

Caspar South Water District Board
c/o Stephen McCormack, Board President
srmccormack@yahoo.com

408-887-4708

Subject Site: Caspar South Water District
PROPOSAL FOR PROFESSIONAL SERVICES

Stephen and Board Members,

We are pleased to provide Caspar South Water District, AKA "CSWD" or the "Client," with this scope and estimated fee proposal for assessing your existing community wastewater management system. Also enclosed are corresponding proposals from a CC Contracting, the "Contractor" whom we have worked with before on similar evaluations. We recommend that the Contractor work directly for the CSWD, which will avoid us marking up their invoices and so they can work effectively with CSWD to address any urgent noted deficiencies via direct communication. We will coordinate with the CSWD and Contractor regarding the evaluation schedule.

Exhibit A describes scope and estimated fees for Consultations, Existing Community Wastewater System Evaluation, and Soils Evaluation.

Phase 910 includes evaluation of approximately 8,300 LF of gravity sanitary sewers and manholes, Headlands Drive sewage lift station and force main, 3,000 gallon septic tank A (located on Unit 2 Parcel 22 near South Caspar Drive), 3,000 gallon septic tank B (located on Unit 3 Parcel 4 near South Caspar Drive), Otter Point septic tank & effluent lift station, effluent pressure main to the leach field, leach field distribution box, and performance load test of leach fields 1 & 5. Our evaluation of the sewage and effluent lift stations will be limited to pump function and will not evaluate the adequacy of electrical components. Evaluation of the leach field will determine aggregate congestion, biomat conditions, and subsoil permeability conditions from which we will provide an estimate of treatment efficacy and life expectancy.

Phase 910A includes evaluation of 8-10 individual septic tanks which are mentioned in Winzler & Kelly should those tanks exist.

Phase 920 includes a soil profile evaluation within and around the leach fields to determine whether the soil system is suited for the leaching beds under current basin plan objectives and to determine replacement disposal field options that would be compliant with current basin plan objectives.

When completed we will consolidate our findings and recommendations into a report as the deliverable for Phase 925. In the report we will prioritize the necessary and optional improvements to bring the system into general compliance with These will be completed in the design section of the project which will be proposed separately following the analysis of the existing condition.

Our investigation does not include a water supply yield test. We trust this is and will be managed by your water system operator.

Estimates for sewer line quantities were made by examining mapping and may differ slightly from field values. What we refer to as the Collection System is in your Request for Proposal referred to as distribution system. Septic Tanks A & B are in your Request for Proposal referred to as interim storage tanks.

California State law requires written contracts for professional engineering and surveying

Client: Caspar South Water District Board
Site: Caspar South Neighborhood
Subject: Wastewater Collection, Treatment & Dispersal Facilities

LESCURE ENGINEERS, INC.
June 22, 2026
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services. Please refer to the enclosed Exhibits for the Scope and Fee Proposals, the Provisions of Agreement and the Standard Rates Schedule. Applicable Mendocino County fees are shown on the Exhibits as well. To authorize our firm to proceed, please return signed copies Exhibits A and C along with your retainer. Please call if you have any questions or concerns.

Sincerely,

Jeffrey S. Loe, PE
Professional Civil Engineer
C 57425

Encl. A, B, C

cc: S Caspar OWTS Proposal 062226

EXHIBIT A
SCOPE AND FEE PROPOSAL FOR PROFESSIONAL SERVICES
SCOPE OF SERVICES - WORK INCLUDED

Wastewater Consultations Phase 900

- Perform site review with clients and/or their representatives and public agencies.
- Research and analyze public and client furnished documents.
- Confer with public agency officials and others as needed to determine requirements.
- Consult with client and client's representatives to review objectives and explain requirements.
- Coordinate with client's other consultants and contractors.

Existing Community Wastewater System Evaluation Phase 910

- **Client** shall provide unrestricted access to all parts of the Community Wastewater System and existing individual home septic tanks.
- **Consultant** shall conduct one day work planning site review with contractor and **Client** representative.
- Collection system to be inspected with high-resolution video to identify slope and pipe integrity, root intrusion, or blockages. The following branches shall be inspected - lengths are estimated.
 - Hansen Gayle ~1650 LF
 - South Gayle ~ 300 LF
 - Polaris Circle ~ 550LF
 - Hilma Vega ~1075 LF
 - Vega ~700 LF
 - South Caspar ~ 1950 LF
 - West South Caspar ~ 950 LF
 - Casper Intersection ~ 175 LF
 - Hansen PS ~ 900 LF
- Observe manholes for evidence of infiltration via lids and joints.
- Evaluate Otter Point septic tank and two neighborhood septic tanks:
 - Expose septic tank top slabs and open lids,
 - Check sludge and scum accumulations to determine need for pumping,
 - Inspect tank lids for cracks, sulfide erosion,
 - During low flow period - Plug inlet and outlet pipes and conduct water tightness test.
- Following confirmation of tank integrity, the two tanks shall be pumped below liquid level for inspection.
- Licensed waste hauler pumping fees for removal of sludge and scum shall be paid by client.
- Hydrostatic test Headlands Dr. force main and function test pumping system to gravity sewer, excludes electrical evaluation.
- Hydrostatic test leach field effluent main from Otter Point lift station to distribution box and function test pumping system to distribution box, excludes electrical evaluation.
- Hydraulically load the distribution box to assure proper function of the dosing siphons and balanced flow to all leach fields.
- Excavation leach fields 1 & 5 for evaluation, hydraulically load leach fields to observe conditions within leach field gravel beds.
- Prepare an evaluation report including assessment of system condition, conformance to current standards, potential for expansion or repair.
- All required water shall be provided by the client at no expense to Contractor or Consultant.
- Evaluate 8 to 10 individual home septic tanks:
 - Expose septic tank top slabs and open lids,
 - Check sludge and scum accumulations to determine need for pumping,
 - Inspect tank lids for cracks, root intrusion, sulfide erosion, etc.
 - During low flow period - Plug inlet and outlet pipes and conduct water tightness test.

Existing Sewer Lateral Evaluation Phase 910A

- Review and summarize Contractor's Sewer Lateral Inspection videos and notes.
 - Create inventory of by parcel to include size, type and condition of sewer laterals between residences and the South Caspar Water District's sewer mains.
 - Prepare report for lateral repair and replacement needs.

Soils Evaluation

Phase 915

- Evaluate & log soil profile excavations in leach fields 1 & 5 & five pits between & around the leach fields.
- Sample soils for laboratory testing.
- Backhoe charges are included in estimate.
- Soils laboratory testing fees shall be paid by the client and are not included in the estimate.
- Prepare a soils evaluation report for the client.

Wastewater Management System Improvements Concept Report

Phase 925

- **Client** shall furnish information about water and wastewater facilities including:
 - Owner and Operator contact Information.
 - Applicable Waste Discharge Requirements, Monitoring & Reporting Program, Contingency Plan, General Provisions for Sampling, and five years of Annual Reports, Reports of Accidental Discharges and other communications with the Water Quality Control Board.
 - Water source and historic water usage and wastewater pumping meter data.
 - Identification of all connected residences & description of seasonal occupancy levels.
 - Description of special events (if any) which take place at the facility.
 - Conceptual site plan showing locations of existing and proposed connections, septic tanks, collection system, treatment and dispersal system.
- **Consultant** shall identify needed improvements for sanitary sewer collection system, tanks, sewage/effluent pumping systems, and leach field disposal as determined from discovery and findings of Phases 910, 910A & 915.
- **Consultant** shall prepare a Wastewater Management Concept Report for client and agency consideration. The report shall describe and prioritize improvements needed to address operational deficiencies, and compliance with Order No. 82076 Waste Discharge Requirements & current Water Quality Control Board, Basin Plan objectives and shall include options for extending service life and aligning the system with Order No. 82076 basin plan objectives.

ESTIMATED FEES FOR SERVICE

Retainer Deposit: \$3,000

Estimated Fee Range:

	Not Estimated – As Required	
Phase 900 Consultation		
Phase 910 Existing System Evaluation	\$27,000	- \$30,000
Phase 910A Existing Sewer Laterals Evaluation	\$9,500	- \$10,500
Phase 915 Soils Evaluation	\$3,700	- \$4,100
Phase 925 Wastewater Management Concept Report	\$5,600	- \$6,200

PLEASE NOTE: Site, scheduling and/or regulatory conditions may require efforts and fees which exceed the estimates above. All charges will be made on a time and expense basis per the attached STANDARD RATES SCHEDULE. The retainer deposit will be deducted from the final invoice. Unexpended retainer deposits are refundable. The enclosed / previously authorized PROVISIONS OF AGREEMENT apply to this scope of services.

Authorized by:

Sign

Print

Date

EXHIBIT B

SCOPE OF SERVICES – REQUIRES FURTHER AUTHORIZATION

<u>Percolation Testing</u>	<u>Phase 930</u>
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- Determine soil percolation rates based on site evaluation findings.

<u>Groundwater Level Determination</u>	<u>IF REQUIRED</u>	<u>Phase 935</u>
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- Measure groundwater levels during official wet weather period to confirm suitability for selected dispersal system.

<u>Technical Report / Notice of Intent</u>	<u>Phase 930</u>
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- Prepare Technical Report and Notice of Intent (NOI) for Waste Discharge to Land for submittal to Regional Water Quality Control Board and local agencies.

<u>Topographic Mapping</u>	<u>Phase 210</u>
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- Prepare topographic map for wastewater collection, treatment and dispersal system design.

<u>Wastewater System Plan</u>	<u>Phase 950</u>
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- Perform design calculations and system layout.
- Prepare site plan showing proposed wastewater system improvements.
- Furnish construction details, notes, specifications.
- Furnish operations and maintenance manual for specific system type.
- Submit plan for review by Mendocino County Environmental Health.

<u>Construction Observations</u>	<u>Phase 990</u>
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- Perform construction observations and prepare engineer's letter of acceptance to County.

<u>Monitoring & Reporting Program</u>	<u>Phase 995</u>
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- After Water Board determines that the NOI and accompanying technical report are complete the Water Board will require the discharger to provide a Monitoring and Reporting Program (MRP) for agency approval.

EXHIBIT C

STANDARD RATES SCHEDULE

Principal	\$ 250 per hour
Professional Engineer or Land Surveyor	\$ 170 to \$ 240 per hour
Engineer or Land Surveyor-in-Training	\$ 120 to \$ 150 per hour
Civil / Survey Technician	\$ 90 to \$ 150 per hour
Clerical Services	\$ 60 to \$ 90 per hour

Travel time	1.0 x hourly rate	Overtime	1.5 x hourly rate
Depositions	1.5 x hourly rate	Court Trials	2.0 x hourly rate

- Time spent in phone calls and meetings will be billed as consultations at hourly rates.
- Time spent in developing the project program and defining scope, commencing with initial contact, will be billed as consultations at hourly rates.
- Travel time will be billed at hourly rates.
- Vehicle mileage will be charged as follows: Four Wheel Drive Trucks \$.85/mile.
Cars and Light Trucks \$.70/mile.
- Survey Equipment
 - Robotic Instrument \$200 / day
 - Total Station Instrument \$150 / day
 - GPS Instrument \$200 / day
- Direct costs billed at cost plus 20% include:
 - Soil sample lab fees
 - Equipment rentals
 - Prints, reproducibles and copies
- Staff hours in excess of 8 hours per day necessary to complete fieldwork in a cost-effective manner will be charged as overtime.

LESCURE ENGINEERS ACCEPTS VISA, MASTERCARD & DISCOVER

Account Number _____ Expiration Date _____ VCode _____
Signature _____ Amount \$ _____

Credit card processing is offered as a convenience. A three percent (3%) credit card processing fee will be added to the transaction.

EXHIBIT D PROVISIONS OF AGREEMENT

SCHEDULE AND FEES

1. This proposal is valid for 30 days from the date of offering.
2. All public agency fees are in addition to the contract fee shown on the Scope and Fee Proposal Exhibit.
3. INVOICES ARE DUE AND PAYABLE UPON RECEIPT. CLIENT shall pay all invoices when due and prior to submittal or release of instruments of service by CONSULTANT. CLIENT agrees to notify CONSULTANT within ten days of receipt of invoice of any disputed fees. CLIENT agrees to pay a monthly late payment charge of one and one-half percent (1 1/2%) per month applied to any unpaid balance, in excess of retainer, commencing thirty (30) days after the date of the invoice.
4. The retainer deposit will be deducted from our final invoice. Unexpended retainer deposits are refundable.
5. Billing rates are subject to periodic increases.

INSTRUMENTS OF SERVICE

6. Maps prepared by CONSULTANT are not the result of a boundary survey unless explicitly labeled as such on the map.
7. All original papers, documents, drawings and instruments of service of CONSULTANT shall remain the property of CONSULTANT. CLIENT is entitled to copies of all papers, documents and drawings.
8. CLIENT accepts liability for use of plans, drawings, or other instruments of service prepared by CONSULTANT which are not final and which are not signed, and stamped or sealed by CONSULTANT. CLIENT further agrees that final plans, drawings or other instruments of service may be used by CLIENT only for the project described on the face thereof and may not be changed nor used on a different project without the written authorization or approval by CONSULTANT.
9. If CLIENT constructs or permits construction not in conformance with the plans, specifications and documents or does not follow recommendations or reports prepared by CONSULTANT without written consent of the CONSULTANT, CLIENT agrees to defend, indemnify and hold harmless CONSULTANT from and against all claims, demands, damages or costs arising from the changes and their effects.

LIMITATION OF SERVICES

10. CONSULTANT makes no warranty, either express or implied, as to his findings, recommendations, plans, specifications or professional advice except that the services were performed pursuant to generally accepted standards of practice in effect at the time of performance.
11. CONSULTANT is not responsible for delay or costs caused by factors beyond CONSULTANT'S reasonable control, including failure of CLIENT to furnish timely information or prompt payment. CLIENT acknowledges that CONSULTANT is not responsible for faulty performance of other consultants, governmental agencies, construction contractors or subcontractors.
12. CLIENT agrees that in accordance with generally accepted construction practices, CONSTRUCTION CONTRACTOR will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. CLIENT agrees to defend, indemnify and hold harmless CONSULTANT from all third party claims arising from construction site conditions.

CHANGED CONDITIONS

13. Changes in conditions, standards and background data by the CLIENT, his consultants, the public agencies, or unanticipated site conditions shall constitute a revised scope of work. CONSULTANT shall bill CLIENT for time and costs expended for revisions to work required as a result of such changed conditions.
14. CLIENT acknowledges that services performed by CONSULTANT are based upon field and other conditions existing at the time of preparation. CLIENT further acknowledges that field and other conditions may change by the time project construction occurs and clarification, adjustments, modifications, discrepancies or other changes may be necessary to reflect changed field or other condition.

DISPUTE RESOLUTION

15. This agreement shall be governed by the laws of the State of California. CLIENT agrees that in the event CLIENT institutes litigation to enforce or interpret the provisions of this agreement, such litigation is to be brought and adjudicated in the appropriate court in the County of Sonoma.
16. CLIENT and CONSULTANT agree to cooperate with each other in every way on the project. This agreement contains the entire agreement between CLIENT and CONSULTANT relating to the project and the provision of services to the project. Any prior agreements, promises, negotiations or representations not expressly set forth in this agreement are of no force or effect. Subsequent modifications to this agreement shall be in writing and signed by both CLIENT and CONSULTANT. This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of CLIENT and CONSULTANT. This agreement shall not be assigned by either CLIENT or CONSULTANT without the prior written consent of the other.
17. CLIENT agrees to limit the liability of CONSULTANT, its principals, employees and subcontractors to CLIENT and to all contractors and subcontractors on the project, for any claim or action arising in tort or contract to the sum of \$50,000 or CONSULTANT'S fee, whichever is greater.
18. If a dispute arises which cannot be settled by discussions between CLIENT and CONSULTANT, both CLIENT and CONSULTANT agree to attempt to settle the dispute by mediation or another alternate dispute resolution method before recourse to arbitration or adjudication. CLIENT and CONSULTANT agree that if the instigator of the dispute fails to prevail, such instigator will reimburse the other party for any and all costs arising from the resolution of the dispute including reasonable attorney's fees. CONSULTANT does not have a duty to defend the CLIENT in the event of a lawsuit by a third party or parties.
19. This agreement does not preclude or limit CONSULTANT'S right to file an action for collection of fees if the amount in dispute is within the jurisdiction of the small claims court. It, likewise, does not preclude or limit CONSULTANT'S right to elect to perfect or enforce applicable Design Professional's Lien remedies.

Executed by:

Client Signature

Print

Date