



December 23, 2025

23-0817-014

Ms. Carrie Jones  
Public Works Director  
Town of Prosper  
cjones@prospertx.gov

**Subject: Construction Materials Testing Services  
Public Works and Parks Operations Complex  
Prosper, Texas**

Dear Ms. Jones:

Geotex Engineering is pleased to submit this proposal for construction materials testing for the above-referenced project. We understand that the project entails the construction of a new public works and parks operations complex at 601 West 5<sup>th</sup> Street, Prosper, Texas.

This proposal is based on architectural, structural, and civil bid set plans dated August 8<sup>th</sup>, 2025; geotechnical report by Geotex Engineering dated December 27, 2024.

#### **PROJECT INFORMATION**

Based on our review of the project plans and specifications, we understand that the project will consist of the following:

- ◆ Admin building:
  - ◆ Straight-sided drilled shaft foundation system
  - ◆ Slab-on-void floor system with grade beams
  - ◆ Pilaster
  - ◆ Pier caps
  - ◆ Equipment pad
  - ◆ CMU walls
  - ◆ Structural steel
- ◆ Shop building:
  - ◆ Moisture-conditioned subgrade
  - ◆ Straight-sided drilled shaft foundation system
  - ◆ Slab-on-grade floor system with grade beams
  - ◆ Footings
  - ◆ Slab infill
  - ◆ CMU walls
  - ◆ Structural steel

- ◆ Paving and sidewalks:
  - ◆ Scarified and re-compacted subgrade for sidewalks
  - ◆ 8-inch lime-treated paving subgrade
  - ◆ 6-inch aggregate base paving subgrade
  - ◆ 12-inch compacted paving subgrade
  - ◆ Portland cement concrete paving
- ◆ Miscellaneous:
  - ◆ Utility trench backfill
  - ◆ Dumpster Enclosure, generator & docking station foundation
  - ◆ Aggregate bins
  - ◆ Employee plaza
  - ◆ Dumpster pad and slab
  - ◆ Boot wash station
  - ◆ Covered storage

## SCOPE OF SERVICES

The following scope of services is based on our review of the project documents and is limited to providing testing and/or observations for the previously mentioned construction. ***We do request that your construction representative provide us with a 24-hour notice for scheduling purposes. Same-day call-ins will be billed at premium rates.*** As such, we agree to provide the appropriate personnel to perform the below construction materials services.

### Earthwork

- Obtain and perform laboratory moisture/density relations (ASTM D698) and soil classification tests (liquid limit, plastic limit, and percent finer than no. 200 sieve analysis) for each soil type
- Perform in-place moisture/density tests at the proposed rate of 1/2,500 square feet for the building pads, 1/5,000 square feet for paving areas, and 1/200 linear feet for trench utility backfill and grade beam backfill per lift, with a minimum of 3 tests per lift
- Perform a pH test per 300 feet of spacing or less along each roadway and fire lane direction
- Determine swell potential and soil compressive strength every 900 feet spacing or less along each roadway and fire lane direction
- Perform in-place sieve analysis at the rate of 1/300 linear feet and thickness at the rate of 1/100 linear feet on lime-treated paving subgrades

### Drilled Shaft Installation

- An engineer or geologist will be onsite on the first day of drilled shaft placement to verify the soil design parameters and to provide assistance if any problems arise during placement.
- Excavation observation of the drilled shafts will include:
  - record the diameter of the drilled shaft
  - record top and bottom pier elevations (information obtained from plans or provided by contractor)
  - record depth to the bearing stratum
  - record penetration into the bearing stratum
  - record if a casing was used

- record if plumbness is within specification tolerance
- record horizontal and vertical bars quantity and size
- record the condition of drilled shaft excavation before concrete placement
- record the time concrete was placed

#### Reinforcing Steel

- Perform reinforcing steel observation which will include:
  - verify the number and size of bars
  - verify clearance between bars and spacing
  - verify securing, tying, and chairing of bars

#### Cast-In-Place Concrete

- Perform testing during concrete placements, which will include:
  - perform ambient and concrete temperature determinations
  - perform entrained air content determination
  - perform slump determination
- Cast concrete test cylinders at the proposed rate of 5/50 cubic yards of concrete placed, or a fraction thereof placed per day
- Compressive strength determination of concrete test cylinders with one tested at 7 days, three tested at 28 days, and one held in reserve

#### Masonry

- Perform testing during masonry operations which will include:
  - Ambient, mortar, and grout temperature determinations
- Cast grout prisms at the proposed rate of 4 per set shall be made during the first day of masonry work and for every 5,000 SF of wall (or less) thereafter
- Compressive strength determination of grout prisms with one tested at 7 days and three tested at 28 days

#### Structural Steel

- Perform visual observation on welded and bolted connections
- Perform ultrasonic observation on moment or “full-penetration” welded connections

#### **Notes and Qualifications:**

Preparation of a compliance letter or other tasks and services that will require Professional Engineering (PE) hours will be billed at the PE's rate of \$250/hour.

## COMPENSATION

While testing is dependent on the construction sequence, contractor performance and efficiency, weather conditions, and the actual testing performed, we suggest an **estimated budget of \$253,228**. The invoicing for this project will use the attached fee schedule **and the actual quantity of work performed**. The estimated budget will not be exceeded without prior approval. The services provided by Geotex Engineering will be consistent with the engineering standards prevailing at the time and in the area in which the work is performed; no other warranty, express or implied, is intended. Estimates are valid for 60 days. If ICC Special Inspections are requested or required, additional fees will apply. Any additional testing that the client requests will be billed. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air, and temperature tests requested will be charged to the client. (Slump-\$20), (Entrained Air and Unit Weight-\$25), (Temperature-\$5). If a NICET inspector is required, additional fees will apply.

We appreciate the opportunity to provide you with our services. Please call if you have questions or wish to discuss the budget estimate.

Sincerely,  
Geotex Engineering, LLC

*Brandon Lowrance*

Brandon Lowrance  
Chief Estimator



Geotex Engineering, LLC  
14805 Trinity Boulevard  
Fort Worth, Texas 76155  
Phone: 817.529.8464

**Budget Estimate for Construction Materials**  
Testing & Observation Services  
**Public Works and Parks Operations Complex**  
Prosper, Texas  
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Item	Quantity	Unit	Unit Rate	Total
<b>Earthwork Observation &amp; Testing Paving &amp; Utilities</b>				
Moisture Density Relations (ASTM D698 - Method A or B)	4	each	\$200.00	\$800.00
Moisture Density Relations Treated (ASTM D698 - Method A or B)	2	each	\$300.00	\$600.00
Moisture Density Relations (ASTM D698 - Method C)	1	each	\$225.00	\$225.00
Atterberg Limits (ASTM 4318)	6	each	\$95.00	\$570.00
Minus 200 Sieve Analysis	6	each	\$55.00	\$330.00
Soil pH	10	each	\$75.00	\$750.00
Overburden Swell	3	each	\$100.00	\$300.00
Unconfined compressive strength (soil)	3	each	\$60.00	\$180.00
Sieve Analysis	1	each	\$265.00	\$265.00
Oversized Rock Correction	1	each	\$100.00	\$100.00
Lime Depth Checks	30	each	\$20.00	\$600.00
Lime Subgrade Gradations	10	each	\$20.00	\$200.00
Sulfate Content in Soils, Colorimetric Method	4	each	\$105.00	\$420.00
Lime Series	1	each	\$525.00	\$525.00
Lime Series Letter	1	hour	\$250.00	\$250.00
In-Place Moisture-Density Tests (Grading Fill) Min 3 Per Trip	70	each	\$20.00	\$1,400.00
In-Place Moisture-Density Tests (Paving) Min 3 Per Trip	130	each	\$20.00	\$2,600.00
In-Place Moisture-Density Tests (Utilities) Min 3 Per Trip	100	each	\$20.00	\$2,000.00
Certified Engineering Soils Technician - Grading Fill (Min. 4 hrs. per trip)	60	hour	\$65.00	\$3,900.00
Certified Engineering Soils Technician - Paving (Min. 4 hrs. per trip)	160	hour	\$65.00	\$10,400.00
Certified Engineering Soils Technician - Utilities (Min. 4 hrs. per trip)	90	hour	\$65.00	\$5,850.00
Certified Engineering Soils Technician (Estimated overtime)	80	hour	\$97.50	\$7,800.00
Trip Charge	56	trip	\$50.00	\$2,800.00
Project Manager	27	hour	\$175.00	\$4,725.00
Project Administration	n/a	%	10	\$4,759.00
<b>Estimated Total for Earthwork Services for Paving &amp; Utilities:</b>				<b>\$52,349.00</b>
<b>Concrete Observation &amp; Testing - Paving</b>				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	590	each	\$25.00	\$14,750.00
Certified Engineering Concrete Technician (Min. 4 hrs. per trip) (Includes reinforcing observation & cylinder pick up)	350	hour	\$65.00	\$22,750.00
Certified Engineering Concrete Technician (Estimated overtime)	80	hour	\$97.50	\$7,800.00
Trip Charge	60	trip	\$50.00	\$3,000.00
Project Manager	31	hour	\$175.00	\$5,425.00
Project Administration	n/a	%	10	\$5,373.00
<b>Estimated Total for Concrete Services for Paving:</b>				<b>\$59,098.00</b>



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Item	Quantity	Unit	Unit Rate	Total
<b>Earthwork Observation &amp; Testing Building Pad</b>				
Moisture Density Relations (ASTM D698 - Method A or B)	4	each	\$200.00	\$800.00
Atterberg Limits	4	each	\$95.00	\$380.00
Minus 200 Sieve Analysis	4	each	\$55.00	\$220.00
In-Place Moisture-Density Tests, Min 3 per trip	243	each	\$20.00	\$4,860.00
Certified Engineering Soils Technician (Min. 4 hrs. per trip)	96	hour	\$65.00	\$6,240.00
Certified Engineering Soils Technician (Estimated overtime)	24	hour	\$97.50	\$2,340.00
Trip Charge	15	trip	\$50.00	\$750.00
Project Manager	10	hour	\$175.00	\$1,750.00
Project Administration	n/a	%	10	\$1,734.00
<b>Estimated Total for Earthwork Services:</b>				<b>\$19,074.00</b>
<b>Drilled Shaft Observations</b>				
Concrete Test Cylinders (4 x 8 inch)	155	each	\$25.00	\$3,875.00
(Includes: ambient & concrete temperatures, slump, air & unit weight)				
Certified Sr. Engineering Technician (Min. 4 hrs. per trip)	264	hour	\$75.00	\$19,800.00
Certified Sr. Engineering Technician (Estimated overtime)	120	hour	\$112.50	\$13,500.00
Senior Engineer (PE)	6	hour	\$250.00	\$1,500.00
Trip Charge	40	trip	\$50.00	\$2,000.00
Project Manager	26	hour	\$175.00	\$4,550.00
Project Administration	n/a	%	10	\$4,523.00
<b>Estimated Total for Drilled Shaft Services:</b>				<b>\$49,748.00</b>
<b>Concrete Observation &amp; Testing Building</b>				
Concrete Test Cylinders (4 x 8 inch)	210	each	\$25.00	\$5,250.00
(Includes: ambient & concrete temperatures, slump, air & unit weight)				
Certified Engineering Concrete Technician (Min. 4 hrs. per trip)	290	hour	\$65.00	\$18,850.00
(Includes reinforcing observation & cylinder pick up)				
Certified Engineering Concrete Technician (Estimated overtime)	80	hour	\$97.50	\$7,800.00
Trip Charge	48	trip	\$50.00	\$2,400.00
Project Manager	22	hour	\$175.00	\$3,850.00
Project Administration	n/a	%	10	\$3,815.00
<b>Estimated Total for Building Concrete Services:</b>				<b>\$41,965.00</b>
<b>Fireproofing / Firestopping Observation &amp; Testing</b>				
Fireproofing Observation (Min. 5 hrs. per trip)	36	hour	\$100.00	\$3,600.00
Thickness & Density testing	30	each	\$35.00	\$1,050.00
Adhesion testing	30	each	\$45.00	\$1,350.00
Trip Charge	7	trip	\$100.00	\$700.00
Project Manager	5	hour	\$175.00	\$875.00
Project Administration	n/a	%	10	\$758.00
<b>Estimated Total for Fireproofing Services:</b>				<b>\$8,333.00</b>



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Item	Quantity	Unit	Unit Rate	Total
<b>Masonry Observation &amp; Testing</b>				
Grout Prisms (4 per set)	22	each	\$45.00	\$990.00
Certified Engineering Technician (Min. 4 hrs. per trip) (Includes observation and masonry pickup)	58	hour	\$95.00	\$5,510.00
Trip Charge	10	trip	\$50.00	\$500.00
Project Manager	5	hour	\$175.00	\$875.00
Project Administration	n/a	%	10	\$788.00
	<b>Estimated Total for Masonry Services:</b>			<b>\$8,663.00</b>
<b>Structural Steel Observation</b>				
CWI Specialist Visual Observation (Min. 5 hrs. per trip)	50	hour	\$90.00	\$4,500.00
Ultrasonic Inspection (Min. 5 hrs. per trip)	15	hour	\$100.00	\$1,500.00
Material Fee	3	day	\$50.00	\$150.00
Trip Charge	7	trip	\$100.00	\$700.00
Project Manager	5	hour	\$175.00	\$875.00
Project Administration	n/a	%	10	\$773.00
	<b>Estimated Total for Structural Steel Services:</b>			<b>\$8,498.00</b>
<b>Project Setup Fee</b>	1	each	\$250.00	\$250.00
<b>Allowance for Sr. Engineer</b>	21	hour	\$250.00	\$5,250.00
				<b>\$5,500.00</b>
				<b>Estimated Total for Above Services: \$253,228.00</b>



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**SCHEDULED ASSUMPTIONS AND NOTES**

Utility backfill completed at a rate of 300 linear feet per day, full depth of trench.  
Moisture conditioning and select fill placement for the shop completed in 5 days.  
No drying shrinkage testing for concrete included in estimate.  
Storm drain trench backfill completed in 7 trips.  
2-trips for storm drain manhole concrete.  
Pavement concrete placed at 400 cubic yards per pour, and sidewalk concrete placed at 80 cubic yards per pour.  
Pre-cast storm drain inlets.  
Light pole base concrete will be placed at a rate of at least 6 bases per pour.  
No testing for detention pond.  
2-trips for sewer trench backfill.  
2-trips for proof rolling.  
No structural wood inspections.  
2-trips for aggregate bin concrete placement.  
1-trip for dumpster enclosure concrete placement.  
1-trip for employee plaza concrete placement.  
2-trips for bootwash station concrete placement.  
10-piers completed per day.  
5-trips for gradebeam concrete placement on admin building.  
Slab on void concrete placed in one day.  
6-trips for admin building gradebeam backfill.  
6-trips for fireproofing/firestopping inspections.  
Shop building piers completed in 7-days.  
Coverd storage piers completed in 5-days.  
2-trips for coverd storage pier caps.  
No storm shelter observations included in estimate.  
No testing or inspections for floor flatness.  
No concrete coring included in estimate.

**NOT INCLUDED IN REQUIREMENTS OR THE BUDGET**

Tests in excess of above stated quantities or additional tests not listed  
Retesting of any failed tests / observation  
Temporary site curing facility  
Project compliance letter



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The fees listed above for field and laboratory tests, include the equipment necessary to accomplish the task. Fees not listed above are available upon request. Estimates are valid for 60 days. Any additional testing that the client requests will be billed. There will be a 50% surcharge to the standard testing fees on all testing performed on rush orders. All services and personnel fees are subject to a minimum fee of four hours per trip for all scheduled inspections, site visits and for cancellations (on-site or in route) unless noted otherwise. Hourly rates quoted are portal to portal and apply to standard work days, Monday through Friday 7:00 am to 6:00 pm. Overtime rate of 1.5 times the quoted rate will be applied outside of the standard work hours, over 8 hours a day and on Saturday. Sundays and Holidays will be billed at 2 times the quoted rates. Fees listed above are per unit/hour, unless otherwise noted. Same-day call-ins to be billed at 1.5 times the hourly rate of the available personnel, up to and including the project manager's rate. Fees listed are for informational use only and are subject to change. If ICC Special Inspections are required, additional fees will apply. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air and temperature tests requested will be charged to client. (Slump-\$20), (Entrained Air and Unit Weight-\$25), (Temperature-\$5). If NICET inspector is required, additional fees will apply.