

ATTN: MIKE NORMAND

City of Bisbee
915 S Tovreaville Rd
Bisbee, AZ 85603

RE: CAMP NACO HISTORIC BUILDING RESTORATION
COR#012 SPECIAL INSPECTIONS

Dear Mr. Normand,

A cost impact to modify our scope of work is as follows. This is for bringing Ninyo and Moore onto the project to complete special inspections. Please see attached change order for a full description of work.

ITEM	DESCRIPTION	AMOUNT
1	Special inspections for rebar, welds, concrete etc.	\$17,505.00
Subtotal		\$17,505.00
Overhead (10%)		\$1,751.00
Profit (5%)		\$963.00
Sales Tax		\$1,214.00
Performance and Payment Bond		\$536.00
TOTAL CHANGE ORDER REQUEST #012		\$21,969.00

EXCLUSIONS:

- Permits & Permit Fees
- Engineering
- Unforeseen Concealed Conditions
- Any Work not Mentioned in Proposal
- Off-Hours
- Material Cost Escalation

The scope of work outlined above will require that 0 *days be added* to the schedule. Please contact me if you have any questions or concerns.

Thank you,



ISAAC ALEGRIA

Project Manager
Durazo Construction Corporation

March 12, 2026
Proposal No. 12TUC06-02989

Mr. Isaac Alegria
Durazo Construction
934 South 6th Avenue
Tucson, Arizona 85701

Subject: Proposal to Provide Materials Testing Services
Camp Naco Renovations Phase 2
Naco, Arizona

Dear Mr. Alegria:

Ninyo & Moore is pleased to submit this proposal for materials testing services at the subject site. To prepare this proposal, we reviewed the plans for the Camp Naco Renovations Phase 2 in Naco, Arizona. The project involves the rehabilitation, selective demolition, and adaptive reuse of multiple historic buildings on the site, with a focus on exterior improvements, including roof replacements, siding repairs, window restorations, new soffit vents, chimney stabilization, new gutters, and enhanced drainage. Interior improvements include structural upgrades, new mechanical/electrical/plumbing systems, accessibility improvements, and minimal finish updates to support future programming. Several buildings will receive new ADA-compliant restrooms, refurbished doors and windows, updated insulation, and selective reconstruction of deteriorated walls, awnings, and structural elements. This proposal was prepared without a construction schedule and is based on our assumptions about the services that may be required.

SCOPE OF SERVICES

Our scope of services will include the following:

- Observation, testing, and sampling of soils and concrete placements.
- Laboratory testing of soils and concrete.
- Coordinate the project, review reports, and process data.

PROJECT ASSUMPTIONS

This proposal includes the following assumptions:

- Density testing to take place throughout the earthwork process.
- Perform sampling and testing for every 50 cubic yards of concrete placed.
- Perform special inspections for the building's rehabilitation.

SCHEDULE

We are prepared to staff this project immediately and will respond within 24 hours' notice.

ESTIMATED FEE

Ninyo & Moore estimates our service fee will be approximately \$17,505.

Please note that our estimated fee is based on the project information we have received. Services will be performed on a time-and-materials basis, with fees calculated based on the amount of time expended and the number of tests performed on the project.

We look forward to working with you.

Respectfully submitted,
NINYO & MOORE



Cecilia Allison, Ph.D
Project Manager



Nick Moore
Construction Services Manager

CDA/DNM/amg

Attachments: Table 1 – Breakdown of Estimated Fee
Schedule of Fees

Table 1 - Breakdown of Estimated Fee**Field Services**

Field Technician - Earthwork and Concrete	100 hours	@	\$	70.00 /hour	\$	7,000.00
Special Inspector - Bolting, Epoxy, Rebar, and Welding	45 hours	@	\$	85.00 /hour	\$	3,825.00
Subtotal					\$	10,825.00

Laboratory Testing

Proctor Density	2 tests	@	\$	175.00 /test	\$	350.00
Gradation	2 tests	@	\$	150.00 /test	\$	300.00
Atterberg Limit	2 tests	@	\$	110.00 /test	\$	220.00
Concrete Cylinder Compressive Strength	30 tests	@	\$	25.00 /test	\$	750.00
Subtotal					\$	1,620.00

Reimbursables

Field Vehicle	145 hours	@	\$	10.00 /hour	\$	1,450.00
Equipment	145 hours	@	\$	12.00 /hour	\$	1,740.00
Subtotal					\$	3,190.00

Project Management and Data Processing

Project Engineer	12 hours	@	\$	110.00 /hour	\$	1,320.00
Data Processor	10 hours	@	\$	55.00 /hour	\$	550.00
Subtotal					\$	1,870.00

TOTAL ESTIMATED FEE					\$	17,505.00
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Schedule of Fees

Hourly Charges for Personnel

Professional Staff

Principal Engineer/Geologist/Environmental Scientist/Certified Industrial Hygienist	\$ 180
Senior Engineer/Geologist/Environmental Scientist	\$ 150
Senior Project Engineer/Geologist/Environmental Scientist	\$ 140
Project Engineer/Geologist/Environmental Scientist	\$ 120
Senior Staff Engineer/Geologist/Environmental Scientist	\$ 115
Staff Engineer/Geologist/Environmental Scientist	\$ 110
GIS Analyst	\$ 100
Technical Illustrator/CAD Operator	\$ 75

Field Staff

Certified Asbestos/Lead Technician	\$ 140
Field Operations Manager	\$ 100
Nondestructive Examination Technician (UT, MT, LP)	\$ 100
Special Inspector (Structural Steel, Welding, and Fireproofing)	\$ 90
Special Inspector (Concrete and Masonry)	\$ 85
Senior Technician	\$ 75
Technician	\$ 70

Administrative Staff

Geotechnical/Environmental/Laboratory Assistant	\$ 55
Information Specialist	\$ 55
Data Processor	\$ 55

Other Charges

Concrete and Asphalt Coring Equipment (includes technician)	\$ 220/hr
Anchor Load Test Equipment (includes technician)	\$ 190/hr
GPR Equipment	\$ 180/hr
Inclinometer	\$ 100/hr
Hand Auger Equipment	\$ 80/hr
Rebar Locator (Pachometer)	\$ 25/hr
Vapor Emission Kit	\$ 65/kit
Equipment Usage	\$ 12/hr
Same Day Schedule Fee (Calling after 3 pm the day before or same day)	\$ 25/hr
Field Vehicle	\$ 10/hr
Direct Expenses	Cost plus 15 %
Special equipment charges will be provided upon request.	

Notes

For field and laboratory technicians and special inspectors, overtime rates at 1.5 times the regular rates will be charged for work performed over 8 hours in one day, Monday through Friday, and all day on Saturday. Rates will be twice the regular rate for all work over 12 hours in one day, all day Sunday, and on holidays.

Field technician and special inspection hours are charged at a 4-hour minimum and an 8-hour minimum for hours exceeding 4 hours.

Invoices are payable upon receipt. A service charge of 1.5% per month may be applied to accounts not paid within 30 days.

The terms and conditions are included in Ninyo & Moore's Work Authorization and Agreement form.

Schedule of Fees for Laboratory Testing

SOILS

Atterberg Limits, D 4318, T 89, T90, (Wet Prep add \$30)	\$ 110
California Bearing Ratio (CBR), D 1883	\$ 470
Chloride and Sulfate Content, ARIZ 733, 736	\$ 120
Clay Expansion, FHA Swell	\$ 130
Consolidation, D 2435, T 216-94	\$ 300
Crumb Test Dispersion Test, D 4647	\$ 80
Direct Shear, D 3080, T236, (Remolded add \$100)	\$ 350
Expansion Index, D 4829, UBC 18-2	\$ 140
Expansion Potential (Method A), D 4546	\$ 130
Hydraulic Conductivity, D 5084	\$ 325
Hydrometer Analysis, D 7928, T 88-93	\$ 200
Double Hydrometer Analysis, D 4221, T 88	\$ 400
Lime Determination, pH Method, D 62765	\$ 210
Standard Proctor Density, D 698	\$ 175
Standard Proctor Density Treated Soils, D 698	\$ 200
Modified Proctor Density, D 1557, T 180-93, T 99-94	\$ 240
Miller Box Resistivity	\$ 70
Moisture, Ash, & Organic Matter of Peat/Organic Soils	\$ 110
Moisture Only, D 2216, T 265	\$ 30
Moisture and Density, D 2937	\$ 45
Permeability, CH, D 2434, T 215	\$ 250
pH and Resistivity, ARIZ 236 c	\$ 110
Pinhole Dispersion Test, D 4647	\$ 250
R-value, D 2844, T 190	\$ 350
Sand Equivalent, D 2419, T 176	\$ 140
Sieve Analysis, D 6913	\$ 90
Sieve Analysis, C-136 (includes 200 wash), D 6913, D 1140	\$ 150
Solubility	\$ 80
Specific Gravity, D 854, T 100-93	\$ 120
Sulfate & Chloride Content	\$ 100
Swell Test, D 4546	\$ 290
Thermal Resistivity (ASTM 5334, IEEE 442)	\$ 875
Triaxial Shear, U.U., D 2850 per point	\$ 280
Triaxial Shear, C.U., w/pore pressure, D 4767, T 2297 per pt	\$ 350
Triaxial Shear, C.D, D 4767, T 297 per pt	\$ 425
Unconfined Compression, D 2166, T 208	\$ 185

MASONRY

Brick Absorption, C 67	\$ 70
Brick Compression, C 67	\$ 30
Brick Moisture, C 67	\$ 30
CMU Block Compression Test, 8x8x16, C 140	\$ 75
CMU Block Moisture Content, C 140	\$ 70
Core Compression	\$ 40
Concrete Block Linear Shrinkage, C 426	\$ 150
Grout Prisms Compressive Strength, C 1019	\$ 40
Masonry Grout, 4x4x8 prism compression, UBC 21-18	\$ 25
Masonry Mortar, 2x4 cylinder compression, UBC 21-16	\$ 25
Masonry Prism, half size, compression, UBC 21-17	\$ 120
Mortar Cubes Compressive Strength, C 109	\$ 40

REINFORCING AND STRUCTURAL STEEL

Chemical Analysis, A-36, A615	\$ 150
Fireproofing Density Test, UBC 7-6	\$ 90
Hardness Test, Rockwell, A-370	\$ 80
High Strength Bolt, Nut & Washer Conformance, set, A-325	\$ 150
Mechanically Spliced Reinforcing Tensile Test, ACI	\$ 175
Pre-Stress Strand (7 wire), A 416	\$ 170
Reinforcing Tensile or Bend up to No. 11, A 615 & A 706	\$ 85
Structural Steel Tensile Test: Up to 200,000 lbs., A 370	\$ 100
Welded Reinforcing Tensile Test: Up to No. 11 bars, ACI	\$ 90

CONCRETE

Concrete Core Absorption ASTM C 497 Method A	\$ 85
Concrete Core Compressive Strength, C 42, T 24-93	\$ 90
Concrete Coring Minimum Charge	\$ 300
Concrete Laboratory Mix Verification, excluding cylinders	\$ 300
Concrete Mix Design	\$ 2,500
Compression Tests, 4x8 Cylinder, C 39, T 22-92	\$ 25
Compression Tests, 6x12 Cylinder, C 39, T 22-92	\$ 30
Drying Shrinkage, C 157	\$ 300
Flexural Test, C 78	\$ 100
Gunite/Shotcrete, Panels, 3 cut cores per panel and test, ACI	\$ 220
Lightweight Concrete Fill Compression, C 495	\$ 50
Measurement of Concrete Cores, ASTM C 174	\$ 20
Rapid Chloride Permeability, C 1202	\$ 425
Splitting Tensile Strength, C 496	\$ 95

ASPHALT

Asphalt Mix Design Review	\$ 400
Asphalt Mix Design, 5 points, Tex	\$ 1,900
Asphalt Content/Gradation (Ignition Oven), T 308, D 6307	\$ 250
Bulk Density Lab Molded Samples, Tex 207F (per set)	\$ 60
Bulk Specific Gravity per specimen (non-absorptive), D 2726	\$ 60
Bulk Specific Gravity per specimen (coated), D 1188	\$ 60
Compressive Strength of Hot Mix Asphalt, T 167	\$ 300
Extraction, % Asphalt, including Gradation, D 2172, T 164-94	
T 30-93, Tex 210F	\$ 250
Hveem Stability and Unit Weight CTM or ASTM, CT 366	\$ 100
Hveem Stability, Tex 208F (per set)	\$ 90
Marshall Stability, Flow and Unit Weight, (set of 3) T 245-94	\$ 230
Marshall Mix Design	\$ 4,000
Maximum Theoretical Unit Weight, D 2041, CT 309, Tex 227F	\$ 135
Marshall Unit Weight, (set of 3) T 245-94	\$ 125
Tensile Strength Ratio D 4867, T283	\$ 400
Gyratory Unit Weight	\$ 200

AGGREGATES

Absorption, Coarse, C 127	\$ 90
Absorption, Fine, C 128	\$ 90
Alkali Reactivity, C 1260	\$ 825
Alkali-Silica Reactivity, C 1567	\$ 825
Clay Lumps and Friable Particles, C 142	\$ 105
Fractured Faces, NDOT, T 2303, ARIZ 212e	\$ 155
Los Angeles Abrasion, C 131 or C 535	\$ 220
Moisture, C 566, T 255-92	\$ 30
Mortar make properties of fine aggregate, C 87	\$ 330
Organic Impurities, C 40	\$ 100
Sand Equivalent, D 2419, T 176	\$ 100
Sieve Analysis, Coarse Aggregate, C 136	\$ 120
Sieve Analysis, Fine Aggregate (included wash), C 136	\$ 120
Sodium Sulfate Soundness (per size fraction), C 88	\$ 350
Specific Gravity, Coarse, C 127	\$ 150
Specific Gravity, Fine, C 128	\$ 150
Unit Weight C 29, T 19	\$ 80

Special preparation of standard test specimens will be charged at the technician's hourly rate.
Ninyo & Moore is accredited to perform the AASHTO equivalent of many ASTM test procedures.

NINYO & MOORE, A SOCOTEC COMPANY

Camp Naco Renovations Phase 2, Naco, Arizona | 12TUC06-02989 | March 12, 2026

2024 Laboratory Testing

Nina Williams

From: Taryn Smith
Sent: Wednesday, May 6, 2026 11:36 AM
To: Nina Williams; Mike Normand
Cc: Keri Bagley; Maria Guerrero
Subject: RE: For your Records

Follow Up Flag: Follow up
Flag Status: Flagged

Received, thank you Nina!

Completion date for both of these is expected March 31, 2027, if that's helpful.

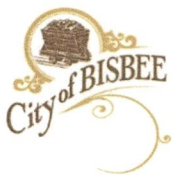
With thanks,

Taryn Smith

Grants & Projects Coordinator ♦ Naco Heritage Alliance
O: (520) 432 – 9031
915 S Tovreaville Road, Bisbee, AZ 85603 (Office)
PO Box 655, Naco, AZ 85620 (Deliveries)
CampNacoAz.org ♦ City of Bisbee ♦ Friends of Camp Naco Facebook

From: Nina Williams <NWilliams@bisbeeaz.gov>
Sent: Wednesday, May 6, 2026 11:27 AM
To: Mike Normand <mnormand@bisbeeaz.gov>; Taryn Smith <tsmith@bisbeeaz.gov>
Cc: Keri Bagley <KBagley@bisbeeaz.gov>; Maria Guerrero <mguerrero@bisbeeaz.gov>
Subject: For your Records

For your Records



Nina Williams, MMC
Deputy City Clerk
Office: 520-432-6011
118 Arizona St, Bisbee, AZ 85603
nwilliams@bisbeeaz.gov