

Sent via E-mail: Arthur Chiang <almchia@gmail.com>

June 25, 2026

Mr. Arthur Chiang
President, Board of Directors
22 Station Owners Association Inc.
Village at Pallisade
Tahoe, CA

Subject: Condition Evaluation
Underground Parking Garage

Project: The Village at Palisade Tahoe, 1750 Village East Road,
Olympic Valley, CA 96146

Dear Mr. Chiang

This testing proposal is based on our report dated May 29, 2026, titled “5-29-26 CSI Report-Garage Visual Inspection”. The report identifies the following four conditions that need further evaluation. The locations referred to below are identified in Figure 1 attached to this cost proposal.

1. Cantilever loading condition, like the current repair of Beams B1 & B2 (Location #4 through 9)
2. Possible excessive slab deflection (Location #10)
3. Exposed beam reinforcement & spalling (Location 23)
4. Various leaky cracks in elevated slabs and cracks in slab-on-ground.

To evaluate these conditions, we will need to conduct field and laboratory testing. Based on the findings, repairs will have to be designed. Therefore, this task is divided into two phases.

1. **Phase 1** will consist of field and laboratory testing and the development of conceptual repair recommendations.

2. **Phase 2** will consist of repair design, structural analysis, and repair drawings.

This proposal provides the scope of work and costs for Phase 1. The scope of work and the cost are as follows.

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Email: info@concretescience.com

PHASE 1 SCOPE OF WORK

The following is a general description of the work and testing that will be performed on an as-needed basis at various test locations.

Task 1. Field Testing

1. Communications, and travel to & from the project,
2. Delamination testing,
3. Rebound Hammer Testing,
4. Pulse Velocity testing,
5. Impact Echo testing,
6. Level survey,
7. Rebar scanning prior to coring,
8. Half-cell corrosion tests,
9. Identify and collect concrete cores/concrete powder samples for laboratory testing.

Duration: A crew of two to three engineers and a technician for 10 days of field work.

Fee: \$97,030

Exclusions: Scaffolding, drilling, chipping, coring, and repair.

Assumptions:

1. You will provide four apartments for our staff at no cost to us for our stay during testing.
2. You will hire a contractor to perform drilling/chipping and coring. The contractor will later fill the drilled holes and cored holes with a non-shrink grout.

Task 2. Laboratory Testing

Since it is difficult to determine where and how many core samples or drilled powder samples will be needed, we are providing the cost of each test and an estimated budget for this task.

1. Water-soluble chloride analysis per ASTM C1218: \$360/test
2. Petrographic analysis of concrete cores, ASTM C 856: \$1,985/test.

Budget: \$20,000

Task 3. Report

1. Summarize field and laboratory testing and the findings.
2. Review structural drawings and prepare conceptual repair sketches.

Fee: \$29,540

Concrete Science, Inc.

Project: Village at Palissades, Olympic Valley, CA

June 25, 2026

SUMMARY OF FEES

1. Task 1: \$97,030
 2. Task 2: \$20,000 (Budget)
 3. Task 3: \$29,540
- Total Fee = \$146,570**

Payments:

Advance: \$20%, after Fieldwork: 50%, & the rest after completion of the task.

Payment Term: Advance: before initiating the work. Rest: Net 30.

Validity: This proposal is valid until July 30th, 2026.

Deliverables:

Task 1: Schedule work within three weeks of authorization and receipt of advance payment.

Task 2: Six weeks after completion of the field work.

Task 3: Six weeks after completion of Task 2.

Please email us with the signed proposal, Agreement for Services, and a purchase order. If you need additional information, please call us. We look forward to working with you soon.

Thank you.

Sincerely,

Concrete Science, Inc.



Ashok M. Kakade, P.E.
Principal Engineer

I approve this proposal and authorize the work.

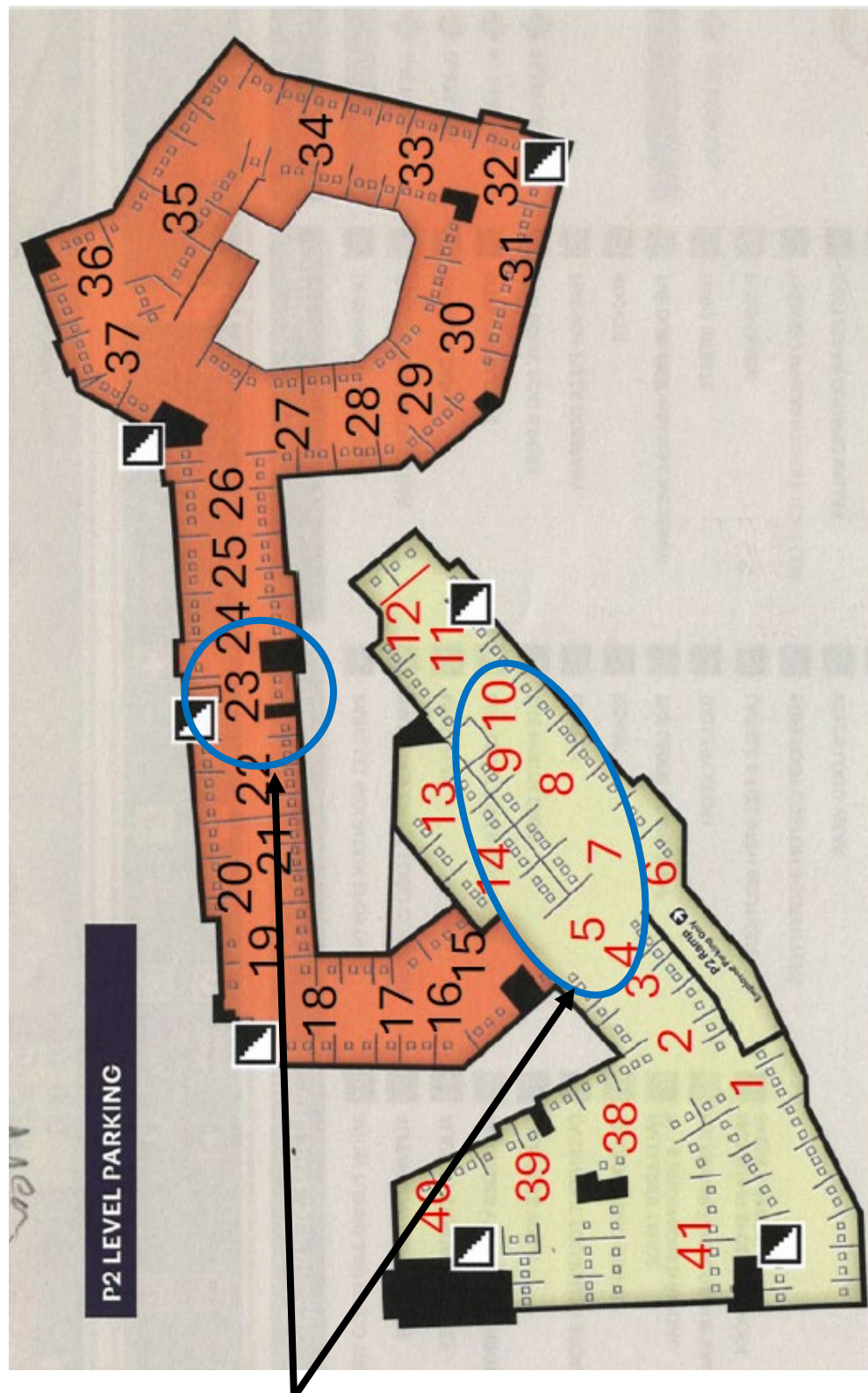
Signature: _____

Name: _____

Position: _____

Company: _____

Date: _____



Sketch 1: The plan view identifies the two primary test locations. The leaky cracks in the walls and slab cracking are spread throughout the parking garage.