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LumosInc.com

March 13, 2026

Chantell O’Neal
Assistant Director
Engineering Division
416 North Franklin Street
Fort Bragg, CA 95437
Via Email: coneal@fortbraggca.gov

Subject: 30% Design LPP Candidate Projects - Surface Improvement Projects

Dear Ms. O’Neal:

Lumos & Associates, Inc. (Lumos) is pleased to provide this proposal for engineering and related services for 30% Design of the LPP Candidate Projects for the City of Fort Bragg.

Project Understanding

The City of Fort Bragg would like to develop preliminary design (30% design level) documents to understand the scope of work and projected costs to improve the surface of the identified streets. This effort will improve the competitiveness of the project(s) to capture LPP funding as they will be closer shovel ready. The city would like to apply cost effective improvements to increase the PCI of the streets utilizing LPP funds.

The pavement condition index (PCI) of the subject streets was evaluated in 2021 and is reported in the table below.

Field investigations are critical to define the non-visible subsurface structural conditions and determine appropriate methods to improve the paved surface which will achieve expected design life.

Reporting is requested to quantify the “*Improvement level*” of the method of improvement for each street as described in the Staff Report for the February 23, 2026 Council Meeting. This will determine when City Crews can be utilized and when contractors will be needed to deliver the work.

To facilitate Technical Assistance meetings with CTC in August, the 30% design and estimates must be completed by July 31, 2026.

Streets List:

Street	Length (FT)	PCI (2021)
E. Oak St	6,300	62-82
S. Harrison St	2,600	65
West St	1,400	3
E. Chestnut St	2,800	68-84
Alley N100E	430	8
Alley N300D	430	8
Total	13,960	

Scope of Work

Build for people. Work with purpose. Design to last.

1. Project Management

We will provide project coordination, administration, and quality control. We will coordinate field activities with City staff. We will participate in project meetings with Staff and City Council, and prepare agenda and minutes as needed. Our Project Manager will perform brief check-in calls, approximately twice each month. We will monitor budget and schedule and prepare monthly status reports for inclusion with our monthly invoices.

Deliverables:

- Kickoff Meeting – agenda, minutes, .pdf
- Virtual Meeting to review Draft Technical Memorandum, .pdf
- 30% Design Review Meeting – agenda, minutes, .pdf
- Bi-Weekly Check-In Calls
- Monthly Status Reports and Invoices, .pdf

2. Investigate Existing Conditions

We will review the available master planning documents for Storm Drainage, Water and Sewer to determine if any utilities beneath the subject streets should be improved or replaced prior to surface improvements.

We will dispatch a crew to perform a site walk along each of the subject streets 13, (2.4 miles) to assess surface conditions and identify locations for collection of core samples. We will verify the conditions of the roadways proposed for treatment and identify curb ramps which require ADA compliance upgrades. We will mark USA and then collect 20 core samples for soils testing.

Field Verification will Include:

- Assessment of each roadway section from surface observations
- Identify streets that meet the criteria for surface treatment
- Identify streets that meet the criteria for rehabilitation or reconstruction
- Identify surface drainage infrastructure
- Identify pedestrian access ramps that need compliance upgrades

Core Sample Analysis Will Include:

- Identification of asphalt layers
- Identification of structural section thickness
- Subgrade soils properties

Deliverables:

- Reporting of existing conditions, asphalt layers, structural section and soils properties will be included in the Technical Memorandum.

3. Topography

Lumos will utilize aerial imagery to define work limits for each of the subject streets. We will extract topography for Alley N100E from existing ground controlled aerial imagery. Only N100E is included for surface topography due to known surface drainage issues in the Alley. The

aerial imagery will be used to define work limits, identify drainage patterns and utility appurtenances.

Deliverables:

- Aerial imagery for each street
- Surface drainage topography for Alley N100E

4. Technical Memorandum

With the findings of our site walk, field verifications, review of the master planning documents and soils data, we will prepare a Technical Memorandum (memo). The memo will report the existing conditions and recommend appropriate pavement treatments, quantity of curb ramps which need compliance upgrades and any other pertinent information gathered during our investigation. The memo will include budget estimates will include costs for completion of each street through construction. The memo will be presented to City Staff in draft format for review and comment. Comments from Staff will be incorporated into the final Technical Memorandum. The final document will be used to establish a path forward with a sound foundation of information needed to support the final design after funding is secured.

We will perform an in-person presentation of the Technical Report to the City Council during a regularly scheduled meeting. This will provide an opportunity for the Council and public to learn about the existing conditions and why each pavement treatment was recommended.

Deliverables:

- Draft Technical Memorandum
- Final Technical Memorandum
- Presentation to City Council

5. 30% Plans and Estimate

Using the data collected from our investigations and the information presented in the Technical Memorandum, we will prepare preliminary construction documents to the 30% design level. The plans will include plan sheets for each street with a scale of 1"= 30'. We will include typical details that will describe the recommended pavement treatments for each street. We will identify locations of proposed ADA curb ramp compliance upgrades.

Plans to Include:

- Title/Legend/Details (4 sheets)
- Surface Improvement Plans (8 sheets)
- Details (1 sheets)

Deliverables:

- 30% plans, .pdf
- 30% Quantities, .xls & .pdf
- 30% Engineers Opinion of Probable Construction Costs .pdf

Task 6 – Project Contingency/Additional Support Services

The Project Contingency is specifically for additional out-of-scope work and field investigations, as may be required, which are unidentifiable at this time. This task shall be utilized and initiated at the sole discretion of the City and will be performed on a time and materials basis in accordance with the current Lumos fee schedule. Such work may include survey effort to document existing utilities, measure depths to inverts and localized, detailed topography.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- Storm drain studies are not included.
- If utility replacements are recommended within the work area they will be shown in schematic plan view only.
- No permitting or application work is included with this proposal.
- This proposal does not include final design.
- Prevailing wages have not been assumed by our inspectors/technicians while on site. If prevailing wages are required, the above costs will be adjusted accordingly.

Schedule

The Scope of Services can be completed within four (4) months of Notice to Proceed.

	Duration	Start	End
Notice to Proceed	0	4/16/2026	4/16/2026
Project Management	4 Month	4/16/2026	8/14/2026
Investigate Existing Conditions	1 Month	4/17/2026	5/15/2026
Topography	1 Week	4/16/2026	4/23/2026
Technical Memorandum	3 Week	5/18/2026	6/8/2026
30% Plans and Estimate	5 Week	6/8/2026	7/13/2026

Fees

The tasks described in the Scope of Services will be completed for the following fees:

Task	Description	Fee
Task 1	Project Management	\$7,650
Task 2	Investigate Existing Conditions	\$65,130
Task 3	Topography	\$6,500
Task 4	Technical Memorandum	\$26,080
Task 5	30% Plans	\$19,640
Task 6	Project Contingency	\$7,000
Total		\$132,000

Traffic Control Credit (\$15,000)
Deduction if City crews provide traffic control for Coring
Operations. It is estimated at 2 crew members for a week.

Tasks 1 through 5 will be billed as a fixed fee based on percent complete. Task 6 will only be initiated at sole discretion by the City and will be billed on a Time and Materials (T&M) basis. Lumos will be happy to amend this proposal as necessary to provide additional services not included in the above scope of work, or to amend the proposed services to better match the City's needs.

If this proposal is acceptable, Please issue a task order at your earliest opportunity.

Thank you again for allowing Lumos to provide you with this proposal. Please do not hesitate to call me if you have questions or concerns, as we would be happy to discuss them with you.

Sincerely,



Aaron Brusatori, P.E.
Project Manager



Brian Harer,
Group Manager