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El Dorado Hills

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LumosInc.com

December 17, 2025

Via email: coneal@fortbraggca.gov

Chantell O'Neal
Assistant Director, Engineering Division
City of Fort Bragg – Public Works

**Subject: 2025 Pavement Preservation and Stop Gap Paving
Project PWP-00132
Change Order No. 1 – Additional Construction Management Services**

Dear Chantell:

Lumos and Associates, Inc. is pleased to present a summary of the additional work completed during the construction closeout for the 2025 Pavement Preservation and Stop Gap Paving Projects. Change Order No. 1 covers construction management services beyond our original scope, including coordination with the Contractor and documentation to ensure compliance and successful project completion.

A summary of additional work provided is listed below:

- Performed construction staking and provided cut sheets for the Contractor
 - Prior service request included for reference
- Assessed pavement failures at two locations outside of the planned work area and recommended remediation measures
- Coordinated emergency storm drain repairs with the Contractor
- Conducted inspections, track time and materials, and documented storm drain repairs
- Reviewed streets on-site for additional patching; discussed options, priorities, and expectations
- Prepared cost estimates and negotiated additional patching scope with the Contractor
- Provided on-site patch layout and inspection for additional patching on the Stop Gap Paving Project

Since construction of these Projects is complete and final costs confirmed, we are consolidating these items into a single change order for work performed from October through December 2025.

The table below summarizes the original Contract fees and the Additional Services requested by task for this Change Order:

2025 Pavement Preservation and Stop Gap Paving - Contract Change Order No. 1 Request						
		2025 Pavement Preservation	2025 Stop Gap Paving Project	Original Contract Amount	Change Order No. 1 - Additional Services	Revised Contract Amount
Task	Description	Fee	Fee	Fee	Fee	Fee
1.0	Construction Administration	\$ 60,000.00	\$ 2,400.00	\$ 62,400.00	\$ 30,000.00	\$ 92,400.00
						\$ -
2.0	Construction Inspection	\$ 175,000.00	\$ 22,000.00	\$ 197,000.00	\$ 10,000.00	\$ 207,000.00
	Materials Testing	\$ 33,000.00	\$ 600.00	\$ 33,600.00		\$ 33,600.00
						\$ -
3.0	Contingency	\$ 6,000.00	\$ 1,000.00	\$ 7,000.00		\$ 7,000.00
	Total	\$ 274,000.00	\$ 26,000.00	\$ 300,000.00		\$ 340,000.00

As outlined in the October status report (Invoice #130223, submitted December 1, 2025), charges for additional time incurred during October, November, and December will be invoiced upon council approval of this change order. We appreciate your attention to this matter and your continued partnership in ensuring the successful completion of these projects.

The final construction cost is approximately \$2,525,300 and with CCO 1 our Construction Management, Observation and Materials testing is \$340,000, 13.46% of the total construction costs.

Should you have any questions or require further information, please feel free to contact me directly at 916.980.8228.

Sincerely,



Judy L. Tortelli
Project Manager

Encl: 2025 Pavement Preservation Construction Staking Email Request

CC: Aaron Brusatori, Lumos Group Manager
Brian Harer, Lumos Construction Project Manager