



El Dorado Hills
3840 El Dorado Hills Blvd., Suite 301
El Dorado Hills, California 95762
916.980.8228

November 13, 2025

Chantell O'Neal
Assistant Director; Engineering Division
Public Works
City of Fort Bragg
416 N Franklin St
Fort Bragg, CA 95437

**Subject: On-Call City Engineering and Surveyor Services
Proposal - CBDG Sidewalk Project PS&E**

Dear Chantell:

Lumos and Associates, Inc. is pleased to provide you with this scope of work for the preparation of plans, specifications and estimates for the Community Development Block Grant (CBDG) Sidewalk Project.

Project Understanding

The City has identified multiple locations where sidewalks, curbs, gutters, and utility cuts require repair. The proposed improvements will consist of the removal and replacement (R&R) of these areas. To fund these repairs, the City intends to submit an application under the Community Development Block Grant (CDBG) program. It is anticipated that the repairs will have a construction cost of ~\$3.3M, including construction observation, management and materials testing. A competitive CDBG application requires bid-ready documents to be completed prior to December 1, 2025.

To support this effort, the City has engaged Lumos & Associates to prepare comprehensive bid documents, including plans, specifications, and cost estimates. To expedite development, the City will provide the following resources:

- **DataWorks Database Access:** Includes detailed locations of sidewalks identified for R&R.
- **Photographic Documentation:** Images illustrating typical conditions and required repairs.
- **GIS Shape Files:** To assist in identifying parcel zoning and project locations within the Broadband Project area.
- **Direct Coordination:** City staff will be available to respond to questions throughout the document preparation process.

The proposed work will include approximately seven standard details that will be used to describe the work that is needed at each location. The details include:

Work Description	Typical Details
Remove Base and Surfacing	Sidewalk section(s) Utility cut(s) Curb and gutter
Miscellaneous Concrete	Sidewalk Curb and gutter Vertical curb
HMA	Utility Cuts

Quantities will be estimated for each location based upon assumptions including minimum work limits between score marks and depths which match standard details.

Project Scope

Task 1 – Plans, Specifications and Estimate

Lumos & Associates will develop a comprehensive plan set detailing the locations requiring repair and the proposed methods and specifications for each site. A Removal and Replacement (R&R) Table will be prepared to identify repair locations by coordinates and, where applicable, the nearest address. The table will also specify the type of repair required and provide estimated quantities.

Technical specifications will be drafted to clearly define the scope and standards of the proposed work. The City will be responsible for preparing the contract documents.

Cost estimates will be prepared based on recent bid history and the contractors that typically bid projects within the City. These estimates will be utilized to align the proposed work areas with the available project budget.

Deliverables:

Bid Ready Plan set (pdf):

Cover sheet, vicinity map / key map, typical details, R&R Table

Technical Specifications / Bid Item Descriptions (pdf, .docx)

Engineers Opinion of Probable Construction Costs (pdf, .xlsx)

Fee Summary

The work described in the scope of work above will be delivered for a fee of \$14,500.

If you have any questions, please do not hesitate to contact me at 916.980.8228.

Sincerely,



Aaron Brusatori, PE
Group Manager

ADDENDUM No. ____ TO CONSULTANT AGREEMENT

Extra Work Authorization Form

The consultant agreement dated 11/20/2025 for professional services between LUMOS & ASSOCIATES, INC., and
Fort Bragg for CBDG Sidewalk Project PS&E
(project name)

is hereby amended as follows:

Prepare plans, specifications and estimates as described on the November 13, 2025
proposal for services.

COMPENSATION ARRANGEMENT

☐ Time and materials payment per current fee schedule (attached) not to exceed _____

☒ Lump sum payment \$14,500

☐ Other (specify) _____

Backcharge: Yes ☐ No ☐ To Whom: _____

Job No.: 11390.000 Task No./Description: CBDG Sidewalk Project PS&E

ORIGINAL CONTRACT AMOUNT: \$80,000.00 On-Call City Engineering Services


TOTAL PREVIOUS ADDENDUMS: \$37,102.50

TOTAL THIS ADDENDUM: \$14,500.00

REVISED CONTRACT AMOUNT: \$131,602.50

All other terms and conditions remain unchanged.

LUMOS & ASSOCIATES, INC.

PRINT Aaron Brusatori
SIGN 
TITLE Group Manager
DATE _____

CLIENT

PRINT _____
SIGN _____
TITLE _____
DATE _____

Copies to Client for signature; return one to Lumos & Associates, Inc.