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

LumosInc.com

January 16, 2026

Via email: conal@fortbraggca.gov

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

**Subject: Addendum to the 2022 Streets Rehabilitation Project Agreement
In reference to Project Completion for
City Project No. PWP-00120**

Dear Chantell:

We are submitting this letter as an Addendum to the 2022 Streets Rehabilitation Project Agreement dated September 18, 2023 (Addendum to Project Agreement) for work in various locations throughout Fort Bragg, constructed by Argonaut Constructors, Inc. Except as modified by this Addendum to Project Agreement, the parties to the Addendum to Project Agreement incorporate by reference all the terms and conditions of the 2022 Streets Rehabilitation Agreement.

The substantial completion was requested by Argonaut Constructors on **September 5, 2024**. All work items included in the 2022 Streets Rehabilitation Agreement are considered complete, and Final Acceptance is requested from the City of Fort Bragg. The Contractor guarantees that all areas of surface treatment distress on Franklin Street that were identified and presented in the letter prepared by Lumos & Associates, Inc., dated July 30, 2025, will be corrected to the satisfaction of the City of Ft. Bragg during the 2026 construction season. Work will be completed no later than September 30, 2026. These corrections will be warrantied for six (6) months after the City of Fort Bragg accepts the revisions of the areas of surface treatment distress.

The Project Team has agreed that the areas of distress identified in the Lumos & Associates letter will be reviewed and addressed under the contract warranty period.

Should you have any questions or require further information, please feel free to contact me directly at 775.827.6111.

Sincerely,

Brian Harer
Group Manager – Construction Division

Lumos & Associates, Inc.

Acknowledged By:

 <i>Sign</i> <i>Consultant</i> <i>Brian Harer – Group Manager</i> <i>Lumos and Associates, Inc.</i> <small>Digitally signed by Brian Harer Date: 2026.01.16 18:10:56-08'00'</small>	1/16/26 <i>Date</i>	 <i>Sign</i> <i>Contractor</i> <i>John Carlisle – Project Manager</i> <i>Argonaut Constructors, Inc.</i>	1/20/26 <i>Date</i>	 <i>Sign</i> <i>Owner City of Fort Bragg</i> <i>Chantell O'Neal – Assistant Director</i> <i>Fort Bragg Public Works</i>	1/20/26 <i>Date</i>
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Encl: Lumos & Associates Letter, dated July 30, 2025
 Email Correspondence with Argonaut Constructors, Inc.

CC: Aaron Brusatori, Lumos Group Manager
 Judy Tortelli, Lumos Construction Project Manager



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July 30, 2025

Chantell O'Neal, Assistant Director
City of Ft. Bragg - Engineering Division
416 N. Franklin Street
Ft. Bragg, CA 95437

Subject: 2022 Streets Rehabilitation Project – Franklin Street Surface Treatment

Dear Ms. O'Neal:

On December 3, 2024, Lumos & Associates (Lumos) performed a visual inspection, and recommendations related to the completed Type II Slurry Seal on Franklin Street from Spruce Street to South Street. Upon request of the City of Ft. Bragg Lumos provided an additional visual inspection on June 27, 2025, to evaluate the continued performance of the applied surface treatment.

Upon completion of our visual inspection, eighteen (18) locations were identified where delamination of the applied surface treatment was noted. General locations of the surface treatment loss (delamination) have been included below:

Northbound Franklin Street

~662 Franklin Street
Walnut Street Intersection
~426 Franklin Street
Southside of the Hazel Street Intersection
Southside of the Maple Street Intersection
Northside of the Maple Street Intersection
~228 Franklin Street
~142 Franklin Street
~120 Franklin Street
~362 Franklin Street

Southbound Franklin Street

~461 Franklin Street
~135 Franklin Street
Madrone Street Intersection
~211 Franklin Street
Maple Street Intersection
~ Bus Stop North of Chestnut Street
~685 Franklin Street
~Eastside of Safeway (660 S. Main Street)

It is our recommendation that the contractor repair all areas of delamination noted herein. Surface treatment surrounding areas of noted delamination shall be removed via scraping, grinding, or other suitable methods until proper adhesion of the surface treatment is observed by the City of Ft. Bragg or their designated representative. The surface to be repaired shall be thoroughly cleaned and Type II slurry seal placed by hand or machine methods to the satisfaction of the City of Ft. Bragg or their designated representative.

These observations and recommendations are limited to the surface treatment loss noted herein and do not relieve the contractor of the responsibility to correct any additional items which may be observed prior to the expiration of the contract warranty period.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Harer", with a large circular flourish on the left side.

Brian Harer
Senior Project Manager
Construction Division

CC: Aaron Brusatori, P.E., Group Manager, Engineering Division
Judy Tortelli, P.E., Senior Project Manager, Engineering Division

RE: Slurry Warranty Work – Follow-Up and Instructions for Remediation

From John Carlisle <jcarlisle@argonautconstructors.com>

Date Thu 12/11/2025 9:11 AM

To O'Neal, Chantell <coneal@fortbraggca.gov>

Cc Brian Harer <bharer@lumosinc.com>

Chantell-

Yes, let's shoot for some time in March to meet and check in.

Thank you!

John Carlisle
VP of Project Management



360 Sutton Place
Santa Rosa, CA 95407

P: (707) 542-4862

C: (707) 332-4002

E: jcarlisle@argonautconstructors.com

From: O'Neal, Chantell <coneal@fortbraggca.gov>

Sent: Tuesday, December 2, 2025 12:14 PM

To: John Carlisle <jcarlisle@argonautconstructors.com>

Cc: Brian Harer <bharer@lumosinc.com>

Subject: Re: Slurry Warranty Work – Follow-Up and Instructions for Remediation

John,

Thank you for your work on this, John. Yes, this approach is satisfactory to the City. We will plan to prepare No Parking Posting and Notifications. I look forward to getting this scheduled.

I'll put a reminder on my calendar to follow up for scheduling. Do you think March 15th is a good time to check back in with you or sooner?

Chantell O'Neal

Assistant Director, Engineering Division

Public Works

(707) 961-2823 ext. 133

Website: <https://www.city.fortbragg.com>

From: John Carlisle <jcarlisle@argonautconstructors.com>
Sent: Wednesday, November 26, 2025 1:06 PM
To: O'Neal, Chantell <coneal@fortbraggca.gov>
Cc: Brian Harer <bharer@lumosinc.com>
Subject: RE: Slurry Warranty Work – Follow-Up and Instructions for Remediation

Chantell,

I apologize, this one slid down my list with everything else we have going on. Here is the response and plan from APS.

Please let me know if this will be acceptable to the City.

"Yes, we have reviewed it, and APS proposes the following:

We plan to return in late spring or early summer of 2026 to complete the 18 remaining patches when weather conditions are suitable and within specification.

We kindly ask that the City of Fort Bragg handle the No Parking postings and resident/ business notifications.

Additionally, we would like Argonaut to perform the traffic control and closures for all 18 locations in a single shift. APS will complete all patches during that shift under full patch closure.

We will also need a suitable staging area and access to water for this work.

Please let me know if this approach is acceptable to the City of Fort Bragg."

Thank you,

John Carlisle

VP of Project Management



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