



Veterans Memorial at Bainbridge Park



PREPARED FOR THE CITY OF FORT BRAGG

ON-CALL ENGINEERING & SURVEYING SERVICES

MAY 29, 2026





West Elm St. at Glass Beach Dr. - 2025 Pavement Preservation & Rehabilitation Project

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May 29, 2026

Chantell O'Neal, Assistant Director - Engineering
City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437

Subject: On-Call Engineering & Surveying Services

Dear Ms. O'Neal and Members of the Selection Committee,

Lumos & Associates is pleased to submit our Statement of Qualifications to continue providing on-call engineering and surveying services to the City of Fort Bragg. Through our ongoing role as the City's Acting City Engineer and City Surveyor, our team has developed a strong understanding of Fort Bragg's infrastructure, operational priorities, and constituent concerns. We are prepared to provide responsive, practical support with minimal learning curve

I, **Aaron Brusatori, P.E.**, will serve as the primary point of contact and Project Manager for this contract, with support from **Brian Harer** as an additional point of contact familiar to City staff and ongoing City projects. Over the past several years, Lumos has worked closely with the City on projects including the Maple Street Storm Drain and Alley Rehabilitation, Hazelwood Street Extension Conceptual Design, Newman Reservoir intake structure improvements, Grocery Outlet storm water review, the 2025 Streets Pavement Preservation and Rehabilitation, Bainbridge Park, correction of warranty items associated with the 2022 Pavement Project, and numerous other on-call assignments. Through these efforts, Lumos has shown our commitment to serving the City.

Supporting us will be several team members already familiar to the City, including **Judy Tortelli, P.E.**, **Andrew Chafer, P.L.S., CFedS**, **Dan Newton, P.E.**, and **Ian Mahaffey, P.E.** Andrew currently serves as Acting City Surveyor for the City of Fort Bragg and recently assisted the City with property line and easement location services associated with the raw water line crossing private property. We are also excited to introduce **Mike Micheels, P.E.**, to the City team this year. Mike brings over 40 years of engineering experience and will oversee development and plan review services for the City. As someone currently building a home in Fort Bragg, Mike will serve the City and provide a sound local presence.

Lumos is familiar with the City and City staff, bringing continuity, institutional knowledge, and established working relationships; we are prepared to respond quickly and effectively from day one.

We understand that successful on-call support depends on responsiveness and reliability. Our team is committed to returning calls within 24 hours, maintaining agreed-upon schedules for deliverables, and communicating proactively throughout each assignment. **We also recognize the importance of cost-conscious service** and do not charge travel time for Group Managers assigned to City projects, in the recent past we have even utilized City crews to assist with traffic control to reduce task budgets. For example, in early summer 2026, Ian Mahaffey will be working with the City crews to perform potholing on Oak Street which will not only save money, but will provide the crew the opportunity to help deliver important investigative effort for the underground utility system.

At Lumos, we embrace challenges and take ownership of each assignment and work collaboratively with staff to provide practical engineering and surveying solutions, maintain schedules and budgets, and deliver high-quality work the City can rely on.

We appreciate the opportunity to continue our partnership with the City of Fort Bragg and look forward to supporting your team in the years ahead. If you have any questions, please do not hesitate to contact me at 916.980.8228 or abrusatori@LumosInc.com.

Sincerely,

A handwritten signature in blue ink that reads "Aaron Brusatori". The signature is written in a cursive, professional style.

Aaron Brusatori, P.E.
Group Manager
Lumos & Associates, Inc.



FIRM DESCRIPTION

Lumos & Associates, Inc. (Lumos) is a multidisciplinary engineering and surveying firm providing civil engineering, land surveying, structural engineering, geotechnical engineering, and construction support services throughout California and Nevada. Founded in 1978, Lumos has grown into a regional practice with offices in El Dorado Hills, Roseville, Carson City, Reno, Fallon, Lake Tahoe, and Boise, supported by a staff of more than 160 professionals.

What sets Lumos apart is not only our technical capabilities, but our existing relationship with the City and our ability to respond quickly and effectively when support is needed.

Lumos currently serves as the **Acting City Engineer and Acting City Surveyor for the City of Fort Bragg**, providing ongoing engineering and surveying support for the City's infrastructure, development review, permitting, and capital improvement needs. Because our team is already familiar with City staff, standards, infrastructure systems, local contractors, and operational processes, we are able to provide seamless support with minimal learning curve and rapid response times. **When urgent issues arise, our team can often be onsite the next day if needed.**



Aaron Brusatori, P.E. has served the City of Fort Bragg for about six years through a wide range of projects and ongoing assignments including pavement rehabilitation, ADA improvements, drainage improvements, funding support, development review and construction support. Aaron understands the engineering and operational challenges presented to the City as well as their priorities, resources, and contractor pool.

Lumos also brings extensive long-term experience serving as on-call or contract City Engineer and City Surveyor for public agencies. Our current and recent municipal clients include Alpine County, Eureka County Nevada, Mono County, Bishop Area Wastewater Authority, the City of Angels Camp, the City of Rocklin, and several General Improvement Districts and Community Services Districts. These longstanding relationships reflect our commitment to responsiveness, consistency, and dependable municipal support.

Our team provides a full range of municipal engineering and surveying services, including:

- Transportation engineering and roadway rehabilitation
- Pavement management and roadway drainage
- Water and wastewater infrastructure improvements
- Hydrology and hydraulics
- Development review and permitting support
- Structural engineering support
- Boundary, topographic, and construction surveying
- Parcel maps, lot line adjustments, and certificates of compliance
- Construction administration and coordination

To support specialized project needs, Lumos partners with trusted subconsultants, including ECORP for environmental services. Our longstanding relationships allow us to efficiently assemble the right expertise for each assignment while maintaining a single, coordinated point of contact for the City.

Lumos understands the importance of cost-conscious service for local agencies. Our team consolidates site visits and meetings whenever possible to minimize travel-related costs and maximize efficiency, and we do not charge travel time for Group Managers assigned to City projects. When working in Fort Bragg, our team also makes a point to support local businesses and remain engaged with the community we serve

Our established team of licensed engineers and surveyors has first hand knowledge of the City's needs and expectations. Lumos is well positioned to continue providing responsive, practical, high-quality engineering and surveying support under this project.

RELEVANT EXPERIENCE

Lumos has longstanding experience serving as an engineering and surveying partner to cities, counties, and special districts throughout Northern California. The following project examples highlight our work with the City of Fort Bragg, as well as our experience serving in similar on-call, City Engineer, City Surveyor, and County Engineer roles for other public agencies with comparable infrastructure and operational needs.

Across these engagements, Lumos has provided roadway rehabilitation design, drainage analysis, capital improvement program support, development review, construction-phase services, surveying, and coordination with Caltrans and regulatory agencies. In many cases, we have functioned as an extension of agency staff, helping manage workloads, respond to urgent issues, and deliver practical, constructible solutions.

The projects that follow demonstrate our ability to provide responsive engineering and surveying support while maintaining the technical depth needed for transportation, utility, and public works infrastructure projects.



Lumos & City staff working together on 30% LPP project



Fort Bragg - Brush Creek Atmospheric river culvert failure

Acting City Engineer & City Surveyor | City of Fort Bragg, CA 2024 - Ongoing

Lumos & Associates currently serves as Acting City Engineer and Acting City Surveyor under the City's on-call services agreement. Over the past two years, Lumos has provided engineering, surveying, construction support, and project coordination services for a wide range of City projects.

Lumos functions as an extension of City staff, providing responsive engineering leadership, technical expertise, and day-to-day project support. We have also performed technical review of private development projects, commenting on drainage conditions and proposed systems.

Working closely with the City, Lumos has assisted in resolving issues associated with previous designs, unforeseen field conditions, accelerated schedules, and coordination challenges. Aaron Brusatori, P.E., serves as the City's primary point of contact currently and coordinates internal staff resources to provide targeted technical support based on each project's unique needs.

As Acting City Engineer, Lumos maintains and updates the City's Pavement Management Database, evaluates roadway conditions, supports capital improvement planning aligned with available funding, reviews private development projects for drainage and utility compliance, prepares hydraulic calculations, and provides coordination with agencies including the California Department of Fish and Wildlife, Regional Water Quality Control Board, and U.S. Army Corps of Engineers.

As Acting City Surveyor, Lumos performs statutory review of parcel maps, lot line adjustments, and certificates of compliance, while also providing field surveying, mapping, and capital project support services.



Fort Bragg - Bainbridge Park

Highlight Project: 2022 Pavement Project – Microsurface Defects

Brian Harer has supported the city by identifying the cause of the problem, non-existent construction oversight. Brian was able to diagnose the issues and work with the city and contractor to make corrections through warrantee work.

Highlight Project: Bainbridge Park

The plans developed for the project were missing key structural details for the soccer field lighting improvements. Lumos' in-house structural engineering team was able to evaluate the issue and engineer a solution. Brian Harer worked directly with the construction delivery team and City staff to support implementation of the revised design and minimize delays to construction.

Highlight Project: Newman Reservoir

An intake structure was originally designed to be placed within the structural engineered fill of the Newman Reservoir dam. This solution created significant constructability and operational concerns, and the original engineer ultimately abandoned the project. Lumos engineers Mara Quiroga and Dan Newton developed an alternative solution that eliminated excavation into the dam while still meeting the City's operational objectives.

Highlight Project: Oak Street Storm Drainage

The City identified storm drainage issues along East Oak Street near the eastern City boundary. Lumos reviewed previous drainage studies and developed a scope of work to clarify the extent of the drainage challenges and evaluate potential improvement options. During a vacation trip to the North Coast, Ian Mahaffey visited the site with City staff to review existing conditions firsthand and better understand the operational concerns.



Fort Bragg - New Newman Reservoir Pump Station

Highlight Project: Celeri Easement

The Raw Water project includes alignment that passes through private property for which land rights have not been procured. The City reached out to our survey Project Manager, Andrew Chafer. Andrew reviewed maps and was able to coordinate a field survey to mark property lines so the landowner could clearly understand the relationship of the raw water line to his property and the surrounding environment. Andrew was able to perform his work concurrently with a scheduled site visit, to maximize the field work performed during our trip to the site.

Highlight Project: CDBG Sidewalk Project

The City was tasked with preparing bid ready documents on an accelerated schedule to meet a funding application deadline for the Community Development Block Grant program. Lumos worked with City staff to develop an approach that would satisfy the funding program. Lumos leveraged aerial photos collected in 2024 and Samantha Mackowiak, from our in-house GIS team, to prepare bid-ready documents on a very tight schedule which facilitated application for the grant funds. With award of funding, the project is positioned to advance to construction.



Fort Bragg - Maple at McPherson St. ADA curb ramp improvements



Highlight Project: 2025 Pavement Preservation & Rehabilitation Project

Lumos was selected to provide full design and construction-phase services for the City's 2025 Pavement Preservation and Rehabilitation Project, including:

- Evaluation of 5.3 centerline miles of streets and ADA review of 50+ curb ramps
- Preparation of a Technical Memorandum advancing 3.4 miles for targeted digouts and rapid-set slurry seal
- Design of 20 ADA-compliant curb ramp upgrades, sidewalk transitions, and drainage modifications
- Resolution of chronic drainage issues at Laurel and Whipple Streets through intersection regrading and elimination of a failing CMP bubbler system
- Preparation of 60% and 100% PS&E packages to City, Caltrans, AASHTO, and PROWAG standards
- Construction management, inspection, and in-house materials testing

This project demonstrates Lumos' ability to deliver cost-effective roadway rehabilitation programs from condition assessment through final acceptance while providing coordinated engineering, surveying, inspection, and construction support services tailored to the City's needs.



Point Arena - Current Windy Hollow Rd. conditions

Windy Hollow Road Reconstruction | City of Point Arena, CA 2026 - Ongoing

Lumos & Associates provided preliminary engineering, surveying, and geotechnical support services for the Windy Hollow Road Reconstruction Project in the City of Point Arena. The project includes reconstruction of approximately 3,000 centerline feet of roadway serving the Point Arena Rancheria and the PG&E yard, where the existing roadway had experienced significant pavement deterioration and drainage challenges.

The City faced a critical funding deadline after the previous consultant abandoned the project at the 50% design stage. Lumos quickly mobilized survey and geotechnical crews to define the work area. Working on an accelerated schedule, our team prepared plans, specifications, and cost estimates within six weeks, ahead of the funding deadline, to support the City's application efforts.

Lumos also performed soil sampling and pavement section evaluation to develop a roadway section designed to meet the City's desired 15-year service life. In addition, our team coordinated with local contractors to better understand construction logistics, material availability, and remote project delivery considerations associated with the project location.

With award of funding, the project is positioned to advance to construction.



Key Relevance

- Accelerated project delivery under funding deadlines
- Roadway rehabilitation and reconstruction support
- In-house surveying and geotechnical coordination
- Pavement section evaluation and roadway design
- Preparation of PS&E and funding support documents
- Responsive support for small coastal communities



Habitat for Humanity Construction in Angels Camp

Contract City Engineer | City of Angels Camp, CA 2024 - Ongoing

Lumos serves as Contract City Engineer for the City of Angels Camp, providing comprehensive municipal engineering services in support of capital improvement planning, development review, and infrastructure maintenance.

In this role, Lumos leads plan review for grading, public improvements, traffic control, and encroachment permits, ensuring compliance with City standards and regulatory requirements. We serve as the City's primary technical liaison with Caltrans and other agencies, coordinating permitting, access, and right-of-way issues on projects affecting state facilities.

Recent assignments include engineering review and coordination for Habitat for Humanity's affordable housing development, which required sewer lift station design integration, stormwater quality features, entitlement review, and Caltrans coordination. The project advanced from technical review through approved construction documents under Lumos' oversight.

Beyond development review, Lumos supports the City's capital program and day-to-day public works operations. Our responsibilities include municipal code updates, infrastructure condition evaluation, drainage and roadway troubleshooting, and emergency response support.

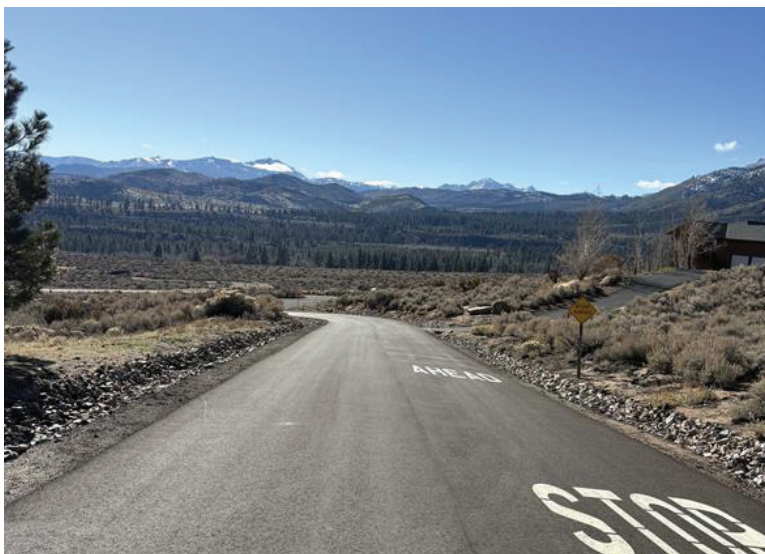
For example, Lumos assisted in resolving groundwater seepage along Greenhorn Creek Drive that was undermining pavement and creating hazardous winter icing conditions. Working with City crews, we identified the failure mechanism and implemented a sub-drain restoration solution, improving roadway safety and extending pavement service life.

Through this engagement, Lumos functions as an extension of City staff, providing responsive, practical engineering solutions aligned with small-agency operational realities.



Key Relevance

- Contract City Engineer services
- Roadway and drainage troubleshooting
- Caltrans coordination
- Development review and infrastructure integration
- Capital improvement and public works support
- Support for smaller municipality



Pioneer Trail Road Rehabilitation - Alpine County



Diamond Valley & Hot Springs Rd. Erosion Control Culvert - Alpine County

Alpine County, County Engineer & Surveyor | Alpine County, CA 2015 - Ongoing

Lumos serves as County Engineer and County Surveyor for Alpine County under a long-term contract, functioning as an extension of County staff and providing full-spectrum public works engineering support.

As County Engineer, Lumos performs comprehensive technical review of improvement plans, drainage studies, and infrastructure design documents for compliance with County development codes, engineering standards, and best practices. We manage plan review and encroachment permitting through the County's iWorQ system and provide engineering oversight of projects designed by others, ensuring constructibility, regulatory compliance, and long-term durability.

Our responsibilities integrate closely with development review, including evaluation and approval of subdivision plats, parcel maps, easements, and rights-of-way to ensure proper drainage, roadway access, and utility coordination.

As County Surveyor, Lumos provides statutory review and signature authority for subdivision plats, parcel maps, lot line adjustments, certificates of compliance, and related mapping documents in accordance with California law and County code.

In addition to regulatory review, Lumos supports Alpine County's Road Maintenance and Rehabilitation Account (RMRA) program, including pavement condition assessments, preparation of plans and specifications, bidding assistance, and construction-phase services. Recent RMRA work includes the Pioneer Trail rehabilitation project, for which Lumos provided full design, contract documentation, and construction management services through completion in 2025.



Key Relevance

- County Engineer and County Surveyor services
- Development review and improvement plan review
- Parcel maps, easements, and statutory surveying
- Roadway rehabilitation and pavement management
- PS&E preparation and construction support
- Long-term extension of agency staff support

On-Call Civil Engineering | City of Bishop & Bishop Area Water Authority (BAWA), CA

2021 - Ongoing

Lumos & Associates provides ongoing municipal engineering support to the City of Bishop and Bishop Area Water Authority (BAWA) through a variety of transportation, infrastructure, permitting, and utility planning projects. Our work has included roadway and bridge design, recycled water permitting support, wastewater planning, stakeholder coordination, public outreach, and long-range infrastructure evaluation.

Highlight Project: East Line Street Bridge Replacement

Lumos is currently providing engineering services for the City in coordination with Inyo County. The project involves replacement of the City's existing 18.5-foot bridge with a new 30-foot-long by 60-foot-wide structure designed to improve vehicle circulation, multimodal access, and gateway connectivity near the Bishop Airport.

The project includes:

- Two 12-foot travel lanes
- ADA-compliant pedestrian facilities
- 8-foot shoulders/bike lanes
- 10-foot sidewalks
- Streetscape coordination with planned Main Street improvements

Because the project utilizes federal funding, Lumos has coordinated closely with multiple stakeholders and regulatory agencies throughout project development. Our team also facilitated public outreach meetings with City staff to present alternatives analyses and gather community feedback, which was incorporated into the final design approach.

Highlight Project: Title 22 Engineering Report – Effluent Irrigation Expansion

Lumos prepared a Title 22 Engineering Report for BAWA to support expansion of its recycled water irrigation system and updated permitting requirements through the State Division of Drinking Water. The project included evaluation of irrigation system upgrades, expansion of irrigation service areas, and coordination with the Lahontan Regional Water Quality Control Board and other regulatory stakeholders.



Key Relevance

- On-call municipal engineering support
- USDA funding for wastewater projects
- Utility and drainage infrastructure improvements
- Regulatory permitting and agency coordination
- Wastewater and recycled water planning
- Public outreach and stakeholder coordination
- Capital improvement planning support
- Responsive support for small public agencies

The report was prepared in accordance with California recycled water guidelines and supported BAWA's long-term infrastructure and water reuse planning efforts.

Highlight Project: Wastewater Treatment Plant Flow Assessment

Lumos was retained by BAWA to evaluate existing and future wastewater treatment plant flow conditions associated with long-term planning for a potential future mechanical treatment facility. The project included:

- Collection and analysis of historical flow and groundwater monitoring data
- Evaluation of inflow and infiltration (I&I) impacts
- Sewer connection and population trend analysis
- Correlation of precipitation and groundwater influences on treatment flows
- Development of existing and projected future design flow rates over a 20-year planning horizon

This effort provided BAWA with critical planning information to support future capital improvement and treatment facility decisions.



Orthophoto of the District's Service Area

District Engineer | Indian Hills General Improvement District (IHGID), NV 2018 - Ongoing

Lumos & Associates has served as District Engineer for more than eight years, providing ongoing engineering, infrastructure planning, and operational support for a community of approximately 4,000 residents. The District maintains water, wastewater, roadway, storm drainage, parks, and open space infrastructure, including 30 miles of roadway, 40 miles of sewer mains, water production wells, storage tanks, booster pump stations, and a wastewater treatment plant.

As District Engineer, Lumos provides monthly engineering support including Board meeting attendance, subdivision improvement plan review, pavement maintenance program management, utility system planning, water rights coordination, rate studies, and CIP development. Lumos also provides design, permitting, grant assistance, construction management, materials testing, and inspection services for the District's capital improvement projects.

Highlight Project: Plymouth Drive Waterline Replacement

Lumos provided full engineering services for replacement of aging asbestos cement waterlines along Plymouth Drive in coordination with roadway reconstruction improvements. The project included approximately 2,200 linear feet of new 8-inch PVC waterline, water services, fire hydrants, valves, roadway rehabilitation, curb and gutter improvements, sidewalks, ADA ramps, and drainage improvements.



Key Relevance

- Long-term on-call District Engineer services
- Roadway rehabilitation and pavement management
- Water and wastewater infrastructure improvements
- Utility coordination and drainage improvements
- Development review and CIP planning
- Surveying, mapping, and construction staking
- Construction management and inspection
- Responsive support for local agencies

Lumos also performed hydraulic modeling and coordinated permitting with the Nevada Division of Environmental Protection (NDEP) for the water system improvements.

Highlight Project: Indian Drive Reconstruction & Utility Improvements

Lumos provided engineering evaluation, design, surveying, permitting, and construction support services for reconstruction of Indian Drive and replacement of aging water and sewer infrastructure. The project included roadway rehabilitation, utility replacement, ADA improvements, sewer relocation, topographic surveying, bidding support, construction staking, inspection, and materials testing.



Lumos' flood mitigation solutions during Eureka County's 2023 emergency event

County Engineer & County Surveyor | Eureka County, NV 1987 - Ongoing

Lumos & Associates has served as Eureka County's contract County Engineer and County Surveyor since 1987, providing ongoing engineering, surveying, and public works support for over 35 years. In this role, Lumos regularly attends County Commissioners meetings to provide technical guidance and recommendations on engineering and infrastructure matters.

As County Engineer, Lumos provides design, permitting, construction management, inspection, and materials testing services for roadway, drainage, water, sewer, and airport improvement projects throughout the County. During the spring 2023 flooding events, Lumos also assisted the County with emergency response efforts, including field coordination, hydrologic and hydraulic modeling, flood flow evaluation, and support for emergency funding requests.

As County Surveyor, Lumos performs statutory review and signature services for parcel maps, subdivision plats, reversionary maps, certificates of amendment, and divisions of large parcels in accordance with Nevada Revised Statutes and County requirements. Since 1987, Lumos has provided engineering and surveying services for more than 150 County projects.



Key Relevance

- Long-term County Engineer and Surveyor services
- On-call municipal engineering and surveying support
- Roadway, drainage, utility, and airport improvements
- Emergency response and flood evaluation support
- Hydrologic and hydraulic modeling
- Parcel map and subdivision review
- Construction inspection and materials testing
- Public agency coordination and Board support



KEY PERSONNEL QUALIFICATIONS

The Lumos team assembled for this contract brings extensive municipal engineering and surveying experience, including direct, ongoing support for the City of Fort Bragg. **Several members of our proposed team currently serve the City through on-call assignments and capital improvement projects**, including the 2025 Pavement Preservation and Rehabilitation Project and ongoing Acting City Engineer and Acting City Surveyor services.

This existing familiarity with City staff, infrastructure, and operational priorities allows our team to provide responsive, efficient support with minimal learning curve. The following organizational chart and staff resumes highlight the key personnel proposed for this contract and their relevant experience supporting the City and other public agencies.





Aaron Brusatori, P.E. | Project Manager & City Engineer

Aaron brings over 24 years of civil engineering experience supporting roadway, drainage, and public infrastructure projects throughout Northern California. He serves as Group Manager of Lumos' El Dorado Hills office and previously held roles as Community Development Director, Public Works Director, Road Commissioner, and County Engineer for Amador County. Aaron currently serves as the City Engineer for Angels Camp. Aaron has experience with the multiple facets of municipal engineering, including pavement management, water distribution, sewer collection, Capital Improvement Programs and public outreach. Aaron has served the City of Fort Bragg, delivering pavement rehabilitation, and maintenance projects which included components of utility coordination and storm drainage improvements. He values the relationship he has built with the City and would like to continue this relationship. As Project Manager, Aaron will be the point-of-contact for the City of Fort Bragg, and serve as the City Engineer when needed.

- ◇ Industry Experience 25 years | Lumos Tenure 2.5 years
- ◇ Licensure: Certified P.E. in CA #64384
- ◇ Education: BS, Civil Engineering, California Polytechnic State University, San Luis Obispo



Brian Harer | Quality Assurance & Control / Construction & Inspection Manager

Brian has 19 years of experience providing construction management and inspection services for public infrastructure projects delivered under state and federally funded programs. He has managed long-term, on-call construction assignments for public agencies, including more than a decade supporting RTC Washoe County's Preventive Maintenance Program, with direct responsibility for construction documentation and compliance consistent with Caltrans Local Assistance Procedures Manual (LAPM) requirements. Brian also led the construction observation and testing for the 2025 Pavement Rehabilitation for the City of Fort Bragg, providing familiarity with City standards, coordination procedures, and project delivery expectations. He brings strong working knowledge of Caltrans, ASTM, AASHTO, ACI, and Green Book standards and is certified as an ATSSA Traffic Control Supervisor. His experience includes roadway and pavement rehabilitation, utility improvements, and projects constructed under active traffic, environmental constraints, and seasonal construction limitations. Brian is known for clear communication, effective coordination with contractors and agencies, and maintaining quality, safety, and

compliance while minimizing community impacts.

- ◇ Industry Experience 19 years | Lumos Tenure 19 years
- ◇ Licenses/Certifications: ATSSA, ACI, NAQTC #NV001110, OSHA/MSHA Certified



Judy Tortelli, P.E. | Transportation Lead

Judy brings 23 years of experience delivering roadway, bridge, and corridor improvement projects for the City of Fort Bragg, San Joaquin County, NDOT, the Regional Transportation Commission (RTC), and the City of Reno. As a senior project manager, she has led multimillion-dollar transportation projects from planning through construction, providing direct agency coordination and full accountability for scope, schedule, and budget performance. Judy currently serves as Project Manager for San Joaquin County's federally funded Grant Line Road Realignment and SR 26/Jack Tone Road Roundabout projects, where Lumos was selected to provide project management support services in accordance with Caltrans Local Assistance procedures. Judy consistently guides projects to completion on time and within budget. Her collaborative leadership style and technical insight enable public agencies to achieve critical infrastructure goals while advancing safety, connectivity, and long-term community value. Her experience overseeing design consultant performance, right-of-way certification, environmental compliance, and PS&E development positions her to effectively support the City of Fort Bragg assignments.

- ◇ Industry Experience 23 years | Lumos Tenure 1.5 years
- ◇ Licensure: Certified P.E. in CA #74903 & NV #20716
- ◇ Education: BS, Computer Science, University of Nevada, Reno



Ian Mahaffey, P.E. (NV/ID) | Stormwater Lead

Ian brings extensive experience in hydrologic and hydraulic analysis, storm drain master planning, and regional flood mitigation design. He has supported area drainage master plans and basin design projects throughout the Sierra region, including the Virginia City/Six Mile Canyon ADMP and the Johnson Lane Area Drainage Master Plan, where he contributed to conceptual mitigation alternatives, hydraulic modeling, cost estimating, and construction documentation.

His experience includes advanced 1D and 2D hydraulic modeling, CLOMR/LOMR documentation, detention basin and outlet structure design, culvert replacement projects, and storm drain system rehabilitation. Ian has supported drainage improvements for agencies including Douglas County, Carson City, and the City of South Lake Tahoe, addressing steep terrain, sediment transport, and floodplain constraints. He provides technical expertise in hydraulic modeling, drainage system evaluation, and constructible stormwater design to support roadway and public

infrastructure projects.

- ◇ Industry Experience 8 years | Lumos Tenure 4 years
- ◇ Licensure: Certified P.E. in NV #29234 & ID #4171646
- ◇ Education: BS, Civil Engineering, University of Nevada, Reno



Dan Newton, P.E. (NV) | Water/Wastewater Lead

Dan brings years of rigorous technical design experience, especially in the field of water system booster pump stations and storage reservoirs. His experience spans full project lifecycles, including stakeholder coordination and the preparation of design documents that meet agency standards while staying efficient and cost-effective. As the primary designer on the Huckleberry Lift Station project, Dan demonstrated Lumos's ability to deliver detailed, constructible designs for critical utility infrastructure. His familiarity with the permitting process and ability to coordinate effectively with internal and external parties makes him well-suited to support the City of Fort Bragg's evolving priorities through responsive, high-quality on-call services.

- ◇ Industry Experience 10 years | Lumos Tenure 2 years
- ◇ Licensure: Certified P.E. in NV #28421
- ◇ Education: BS, Geological Engineering (Hydrogeology minor), University of Nevada, Reno



Mitch Burns, P.E., CEM | Geotechnical Manager

Mitch brings over 34 years of geotechnical engineering and materials testing experience supporting roadway, drainage, and public infrastructure projects throughout the Sierra region. He has served as geotechnical engineer and QA/QC lead for federally funded pavement rehabilitation, bridge, and roadway reconstruction projects, including the RTC Preventive Maintenance Program (2005–present) and the City of Fallon Court Street Reconstruction.

His expertise includes subsurface investigation, pavement section design, slope stability analysis, soil stabilization, geosynthetic reinforcement, and full-depth reclamation methods. Mitch oversees Lumos' AASHTO-certified materials laboratories and field testing operations, ensuring compliance with ASTM, AASHTO, and Caltrans-equivalent standards. He provides constructible geotechnical recommendations and construction-phase QA/QC oversight to support durable, cost-effective roadway and drainage improvements.

- ◇ Industry Experience 34 years | Lumos Tenure 20 years
- ◇ Licensure: Certified P.E. in CA #72704 & NV #15001 | Certified Environmental Manager in NV #2292
- ◇ Education: MS & BS, Civil Engineering, University of Nevada, Reno



Eric Hutchens, P.E. (NV) | Structural Engineering Oversight

Eric has over 31 years of Structural Engineering design and project management experience. He has worked on a multitude of projects, including single and multi-story commercial, industrial, institutional, medical, municipal, parking, religious, and residential structures. His design experience spans from civil engineering structures such as water/wastewater treatment facilities, to box culverts, manholes, and lift stations for sanitary sewers and stormwater management systems. Eric has worked with all building material types in diverse environments, including high wind and seismic areas, as well as international design projects in the Middle East.

- ◇ Industry Experience 31 years | Lumos Tenure 6 years
- ◇ Licensure: Certified P.E. in NV #26578
- ◇ Education: MS & BS, Civil Engineering, University of Nevada, Reno



Dustin Hayes, S.E., P.E. | Structural Engineer

Dustin is a licensed Structural Engineer with 25 years of experience providing structural engineering services for public facilities, educational campuses, commercial developments, multifamily housing, and community infrastructure projects throughout California. His experience includes structural design, seismic rehabilitation, tenant improvements, facility modernization, reconstruction projects, and accessibility upgrades for both public and private sector clients. Dustin regularly works with multidisciplinary teams, contractors, and public agencies to develop practical, cost-effective, and buildable structural solutions that align with project goals, schedules, and site constraints.

- ◇ Industry Experience 25 years | Lumos Tenure <1 year
- ◇ Licensure: Certified P.E. in CA #C677643, Certified S.E. in CA #S5897
- ◇ Education: BS, Civil Engineering, CSU Sacramento



Andrew Chafer, P.L.S., CFedS | Survey Project Manager

Andrew brings over 26 years of surveying experience supporting roadway, right-of-way, and public infrastructure projects across California and Nevada. As Survey Project Manager, he leads corridor mapping, boundary resolution, construction staking, and statutory map review for municipal and county agencies. His experience includes survey support for the Fort Bragg 2025 Pavement Rehabilitation Project, as well as right-of-way mapping and corridor improvement projects supporting roadway widening, utility coordination, and PS&E development. Andrew oversees projects from scoping through final deliverables, ensuring accurate mapping, right-of-way clarity, and seamless integration with civil design.

- ◇ Industry Experience 26 years | Lumos Tenure 3 years
- ◇ Licensed Professional Land Surveyor in CA #8005 & NV #23918 | CFedS #1208
- ◇ Education: Civil Engineering, San Jose State University



Mike Micheels, LEED AP, QSD/QSP | Development & Plan Review

Mike Micheels brings 42 years of civil engineering, development review, and project management experience supporting public agencies throughout California. His experience includes roadway and utility improvements, drainage and stormwater review, permitting coordination, construction administration, and plan review for public and private development projects. Mike regularly works with municipalities, developers, contractors, and utility agencies to develop practical, code-compliant solutions that align with agency standards and operational needs. He will support the City's development and plan review efforts and is also currently building a home in Fort Bragg, providing additional familiarity with the local community and coastal development considerations.

- ◇ Industry Experience 42 years | Lumos Tenure <1 year
- ◇ Licensure/Certifications: QSD/QSP #20717, CESSWI #1226, CPESC #6405

REFERENCES

City of Fort Bragg	Chantell O’Neal, Assistant Director 707.961.2823 ext. 133	
City of Point Arena	Paul Andersen, Assistant City Manager/City Clerk 707.882.2122	
City of Angels Camp	Chris O’Flinn, Public Works Superintendent 209.736.2412	
Washoe County RTC	Scott Gibson, Project Manager 775.335.1874	
Gardnerville Ranchos GID	Greg Reed, District Manager 775.265.2048	

SCOPE OF WORK

Approach to Working with the City of Fort Bragg

At Lumos & Associates, we understand that effective on-call engineering support is built on trust, responsiveness, and strong working relationships. Our team is not approaching this assignment as a new consultant learning the City's processes, we already have an established relationship with City staff and an understanding of the City's operational needs, priorities, and expectations. That familiarity allows us to respond quickly, communicate effectively, and provide support that is practical, efficient, and tailored to the City.

For a city like Fort Bragg, we understand the importance of having consultants who are accessible and easy to work with is just as important as technical expertise. Our goal is to function as a dependable extension of City staff by providing consistent support, timely communication, and solutions that help projects and day-to-day operations move forward smoothly.

Built on Existing Relationships

Through our experience working with the City, we have developed a strong understanding of Fort Bragg's infrastructure systems and Public Works operations. We value the relationships we have built with City staff and understand the importance of maintaining continuity, responsiveness, and trust in an on-call role.

Because we are already familiar with the City's standards, procedures, and priorities, our team can integrate seamlessly into ongoing efforts without a lengthy learning curve. This familiarity allows us to provide efficient support while minimizing administrative burden on staff.



Responsive & Practical Support

We know that on-call assignments often require quick turnaround times, flexibility, and direct coordination with City staff. Our team is committed to being available and responsive when issues arise, whether related to capital projects, development review, infrastructure concerns, grant-funded work, or emergency response support.

Our approach includes:

- Clear communication and direct access to senior staff
- Timely responses to City requests and operational needs
- Scalable staffing based on project complexity and workload
- Practical, cost-conscious solutions tailored to the City's needs
- Coordination that supports staff efficiency rather than adding complexity

We understand that smaller cities rely heavily on trusted consultants to supplement staff capacity, and we take that responsibility seriously.

Organized Project & Task Order Management

Lumos uses a straightforward and collaborative project management approach for every task order. At the start of each assignment, we work with City staff to establish a clear scope, schedule, budget, deliverables, and communication plan. This helps ensure expectations are aligned and projects remain organized and manageable from start to finish.

Our team provides:

- Consistent project tracking and coordination
- Regular status updates as needed
- Defined points of contact for efficient communication
- Fast mobilization for urgent assignments or emergencies
- Careful management of budgets, schedules, and deliverables

Because we understand the City's workflow and operational structure, we are able to adapt our level of involvement to best support staff and project priorities.

Full-Service Technical Support

Lumos offers multidisciplinary engineering and surveying expertise that aligns directly with the City's anticipated needs, including:

- Civil engineering and infrastructure improvements
- Transportation, drainage, utility, and street projects
- Structural review and coordination
- Surveying and GIS support
- Development review and plan checking
- Boundary line adjustments and Certificates of Compliance
- Acting City Engineer and Acting City Surveyor services



When specialized environmental services are required, Lumos will coordinate with qualified environmental subconsultants to provide the City with the appropriate technical expertise and regulatory support. This approach allows the City to access specialized resources when needed while maintaining a single, coordinated point of contact through our team.

Our ability to manage and coordinate a broad range of services through one team helps streamline communication, maintain continuity across assignments, and provide efficient support tailored to the City's needs.

Quality, Accountability, Partnership

We take pride in producing work that is accurate, reliable, and responsive to City expectations. Every deliverable undergoes internal quality review to maintain consistency and minimize revisions. Just as importantly, we remain engaged throughout the process—working collaboratively with staff, responding to feedback, and helping resolve issues efficiently.

Fort Bragg is more than a client to us, it is a community we are committed to supporting over the long term. We value the relationship we have built with the City and look forward to continuing to provide dependable, responsive engineering and surveying services that help staff meet both day-to-day operational needs and long-term community goals.

BUDGET & SCHEDULE OF CHARGES

Engineering	Per Hour
Director	\$350
Group Manager	330
Project / Senior Project Manager	280/300
Staff / Project / Senior Hydrogeologist	225/235/255
Staff / Project / Senior Engineer	230/240/260
Project / Senior / Lead Project Coordinator	220/230/250
Project Designer I / II / III / IV / V	125/165/185/200/210
Structural Drafter I / II / III / IV / V	120/160/180/195/205
Hydrogeologist Tech I / II / III / IV / V	120/160/180/195/205
Construction	Per Hour
Director	\$350
Group Manager	330
Assistant / Project / Senior Project Manager	250/280/300
Project / Senior Geotechnical Engineer	240/255
Construction Services Supervisor / Engineer	205/220
Project / Senior Project Coordinator	220/230
Geotechnician	195
Inspector / Senior Inspector (includes nuclear gauge)	185/200
Construction Technician I / II / III / IV	150/160/170/180
Materials Technician I / II / III / IV (includes nuclear gauge)	120/150/160/170
Surveying	Per Hour
Director	\$350
Group Manager	330
Assistant / Project / Senior Project Manager	250/280/300
Associate / Staff / Project / Senior Surveyor	220/230/240/255
Project / Senior Project Coordinator	220/230
Photogrammetrist / Photogrammetry Manager	175/230
GIS Analyst	175
Surveying Technician I / II / III / IV / V	125/165/185/195/205
Party Chief / Sr. Party Chief	220/240
Administrative & Other Services	Per Hour
Administrative Support	\$135
Copy & Print Services	Cost + 15%
Mileage (per mile)	0.90

- Fees for prevailing wage rate projects are available upon request or as required.
- Map filing, checking, consulting, and other fees paid on behalf of the client shall be billed at cost plus fifteen percent (15%).
- Overtime hours will be billed at 1.5 times the standard rate where applicable.
- Survey and Field crew billing rates include standard field survey equipment and truck up to 30 mile radius, after which mileage rates apply
- Fees for depositions and testimony will be billed at two (2) times the standard billing rates

These rates apply to services rendered through December 31, 2026. Services provided after this date will be invoiced according to the Standard Fee Schedule in effect at that time.

CA



ENGINEERING

KEY PERSONEL	TITLE / DESCRIPTION
Director	Provides technical leadership and quality oversight for structural engineering services, including complex infrastructure, facility improvements, and multidisciplinary project coordination.
Group Manager	Oversees project delivery, staffing, schedules, budgets, and client coordination for engineering teams and municipal projects.
Sr. Project Manager	Oversees complex, multi-discipline projects while providing technical leadership, QA/QC oversight, and client management.
Project Manager	Leads day-to-day project coordination, client communication, budgeting, scheduling, and delivery of engineering projects.
Sr. Engineer	Advanced licensed engineer who leads technical design, oversees complex project components, stamps deliverables, manages staff, supports project budgets, and serves as a senior technical and client-facing resource.
Project Engineer	Licensed engineer who independently manages more complex technical assignments, supports project management and client coordination, mentors staff, and may take responsible charge on smaller or less complex projects.
Staff Engineer	Newly licensed professional engineer who performs engineering design, reports, calculations, modeling, and project task management with growing responsibility for mentoring and client/project coordination.
Lead Project Coordinator	Senior coordination and leadership role that oversees complex project coordination, supports scopes and budgets, leads meetings, mentors coordination staff, and helps manage small-to-medium projects.
Sr. Project Coordinator	Advanced project coordination role that independently manages schedules, documentation, team coordination, client communication, and portions of project budgets with limited oversight.
Project Coordinator	Project support role focused on schedules, documentation, meeting coordination, budgets, deliverables, and keeping small to mid-sized project tasks organized and moving forward.
Project Designer V	Senior-level designer who leads CAD/design production on mid to large projects, prepares advanced technical deliverables, reviews work, and serves as a key resource for design workflow and quality.
Project Designer IV	Experienced designer who translates technical concepts into complete design drawings and deliverables, manages more complex tasks, and begins mentoring less experienced staff.
Project Designer III	Intermediate designer who works more independently on small projects or portions of larger projects, applying standard design procedures and judgment to routine and non-routine assignments.
Project Designer II	Developing designer who can independently complete routine drafting, data collection, permit support, and basic design tasks while continuing to build CAD/Civil 3D proficiency.
Project Designer I	Entry-level technical support role focused on learning engineering design fundamentals, assisting with drafting, calculations, reports, permitting, and project documentation under close supervision.

CONSTRUCTION

KEY PERSONEL	TITLE / DESCRIPTION
Director	Provides technical leadership and quality oversight for structural engineering services, including complex infrastructure, facility improvements, and multidisciplinary project coordination.
Group Manager	Oversees project delivery, staffing, schedules, budgets, and client coordination for construction teams and municipal projects.
Sr. Project Manager	Senior construction leadership role responsible for managing projects from start to finish, overseeing staff, budgets, client relationships, technical quality, business development, and overall project success.
Project Manager	Leads day-to-day project coordination, client communication, budgeting, scheduling, and delivery of construction projects.
Sr. Geotechnical Engineer	Advanced-level geotechnical role who leads geotechnical investigations, evaluates soil and rock conditions, develops engineering recommendations, supports project delivery, and provides technical guidance to project teams and junior staff.
Project Geotechnical Engineer	Professional-level geotechnical role responsible for planning investigations, analyzing soil and rock conditions, preparing technical recommendations, supporting project management, and mentoring junior staff.
Sr. Project Coordinator	Advanced construction project coordination role that independently manages schedules, documentation, team coordination, client communication, and portions of project budgets with limited oversight.
Project Coordinator	Construction project support role that coordinates schedules, meetings, documentation, submittals, RFIs, pay requests, inspections, materials testing, and owner/agency communication.
Geotechnician	Advanced field and lab support role focused on geotechnical sampling, testing, site investigations, report support, safety documentation, and technical review of materials testing work.
Sr. Inspector	Senior inspection role that leads inspection activities on larger or more complex projects, mentors inspectors and technicians, resolves field issues, and ensures compliance with codes, plans, and specifications.
Inspector	Experienced inspection role responsible for independently observing construction work, documenting compliance, coordinating with contractors and project teams, and verifying quality and safety requirements.
Construction Technician IV	Advanced construction technician who performs higher-level construction support, interprets plans and specifications, coordinates with project stakeholders, and mentors less experienced staff.
Construction Technician III	Intermediate construction technician who works independently on small projects or portions of larger projects, applying standard procedures to inspection, documentation, bid support, and construction coordination.
Construction Technician II	Developing construction technician who independently completes routine construction administration, field testing, documentation, quantity tracking, and project coordination tasks.
Construction Technician I	Entry-level construction support role focused on learning basic inspection, documentation, materials testing, quantity tracking, and construction administration tasks.
Materials Technician IV	Advanced materials technician who independently handles complex testing, data analysis, equipment calibration, reporting, and mentoring while ensuring results meet project specifications and industry standards.
Materials Technician III	Intermediate materials technician who performs more complex testing and inspections, verifies data accuracy, prepares reports, and helps guide less experienced staff on technical tasks.
Materials Technician II	Developing materials technician who independently performs routine field and laboratory testing, documents results, communicates findings, and maintains testing equipment with support from experienced staff.
Materials Technician I	Entry-level materials testing role focused on learning basic field and lab testing for soils, aggregates, concrete, and asphalt while following established procedures under close guidance.



SURVEYING

KEY PERSONEL	TITLE / DESCRIPTION
Director	Provides technical leadership and quality oversight for structural engineering services, including complex infrastructure, facility improvements, and multidisciplinary project coordination.
Group Manager	Oversees project delivery, staffing, schedules, budgets, and client coordination for surveying teams and municipal projects.
Sr. Project Manager	Oversees complex, multi-discipline projects while providing technical leadership, QA/QC oversight, and client management.
Project Manager	Leads day-to-day project coordination, client communication, budgeting, scheduling, and delivery of surveying projects.
Sr. Surveyor	Senior licensed surveyor who oversees complex survey projects, reviews and stamps deliverables, manages staff, supports budgets and proposals, and serves as a senior technical and client-facing resource.
Project Surveyor	Licensed surveyor who independently performs professional survey work, oversees technical deliverables, supports project schedules and budgets, and provides direction to technicians and field crews.
Associate Surveyor	Newly licensed professional surveyor who leads field-to-finish survey work, oversees office and field data, mentors survey staff, and begins taking on client coordination and project management responsibilities.
Sr. Project Coordinator	Advanced survey coordination role that independently manages project schedules, proposals, budgets, field planning, research, deliverables, QA/QC, and direct client communication.
Project Coordinator	Survey project support role that coordinates schedules, budgets, crew assignments, research, documentation, QA/QC, and communication between project managers, field crews, office staff, and clients.
Photogrammetrist	Specialized geospatial role that transforms aerial imagery, LiDAR, and UAS data into accurate maps, orthophotos, elevation models, point clouds, and other survey-ready spatial deliverables.
GIS Analyst	Technical GIS role focused on managing, analyzing, mapping, and presenting spatial data to support surveying, planning, design, and client geospatial needs.
Surveying Technician V	Senior survey technician who leads field-to-finish survey work, manages field and office data, supports client and project coordination, and serves as a key technical resource for the survey team.
Surveying Technician IV	Experienced survey technician who helps lead field and office work, coordinates crews, performs higher-level calculations, prepares survey deliverables, and mentors less experienced staff.
Surveying Technician III	Intermediate survey technician who works more independently in the field and office, supporting survey crews with advanced calculations, drafting, data processing, and quality control.
Surveying Technician II	Developing survey technician who performs routine field and office survey work, operates survey equipment, processes field data, and assists with basic calculations and CAD/GIS deliverables.
Surveying Technician I	Entry-level survey support role focused on assisting field crews with equipment setup, basic data collection, field notes, and learning survey procedures under close guidance.
Sr. Party Chief	Advanced field leadership role responsible for managing survey crews, overseeing complex fieldwork, troubleshooting field issues, ensuring data accuracy, and keeping field operations on schedule.

AVAILABILITY & WORKLOAD CAPACITY

Lumos understands that responsiveness is one of the most important aspects of a successful on-call relationship. Because much of our proposed team is already actively supporting the City of Fort Bragg, we are familiar with City staff, procedures, infrastructure systems, and project priorities, allowing us to respond quickly and efficiently when needs arise.

Our team is committed to returning calls and emails within 24 hours, maintaining agreed-upon schedules for deliverables, and providing proactive communication throughout each assignment. With staff located throughout Northern California and Nevada, including personnel already regularly traveling to Fort Bragg for ongoing work, Lumos can often provide onsite support as soon as the next day when urgent issues arise. We also consolidate meetings and site visits whenever possible to minimize travel-related costs and maximize efficiency for the City.

KEY PERSONEL	ROLE FOR FORT BRAGG	AVAILABILITY
Aaron Brusatori <i>Group Manager</i>	Contract/Project Manager City Engineer	50%
Brian Harer <i>Group Manager</i>	QA/QC Construction & Inspection Manager	35%
Judy Tortelli <i>Sr. Project Manager</i>	Transportation Lead	35%
Ian Mahaffey <i>Sr. Engineer</i>	Stormwater Lead	30%
Dan Newton <i>Sr. Engineer</i>	Water/Wastewater Lead	30%
Mitch Burns <i>Group Manager</i>	Geotechnical Manager	25%
Eric Hutchens <i>Division Director</i>	Structural Oversight	30%
Dustin Hayes <i>Sr. Structural Engineer</i>	Structural Lead	40%
Andrew Chafer <i>Project Manager</i>	Survey Manager City Surveyor	45%
Mike Micheels <i>Project Manager</i>	Plan & Development Review	40%



INSURANCE

Lumos & Associates maintains all insurance coverages required under the City of Fort Bragg's Professional Services Agreement, including Commercial General Liability, Automobile Liability, Workers' Compensation, and Professional Liability coverage. Certificates of Insurance and required endorsements will be provided upon contract award. All insurance-related costs are included in our proposed rates and fee schedule.

CONSULTANT AGREEMENT

Lumos & Associates has reviewed the City of Fort Bragg's standard Professional Services Agreement and anticipates being able to execute the agreement substantially as written, subject to standard review by counsel and insurance providers if necessary.

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



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