



Boise • Carson City • El Dorado Hills • Fallon • Lake Tahoe • Reno • Roseville

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

LumosInc.com

January 20, 2026

Via email: coneal@fortbraggca.gov

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

**Subject: Addendum to the 2025 Pavement Preservation Agreement
In reference to Project Completion for
City Project No. PWP-00132, Lumos Project No. 11335.001**

Dear Chantell:

We are submitting this letter as an Addendum to the 2025 Pavement Preservation Agreement dated June 30, 2025 (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 2025 Pavement Preservation and Stop Gap Paving Project Agreement.

The Project achieved substantial completion on **December 17, 2025**. All work items included in the 2025 Pavement Preservation Agreement are considered complete, and Final Acceptance is requested from the City of Fort Bragg. The Contractor guarantees the quality of all materials and workmanship for a warranty period of one (1) year following Final Acceptance, per Section 8.14 Guaranty of Contract General Provisions. Any corrections ordered for items discovered during this period will be warrantied for one (1) year following the acceptance of the correction.

All punch list items logged throughout the Project closeout process have been completed, and the Project is in substantial compliance with the Plans and Specifications. Slurry deficiencies noted during the final inspection were documented on an agreed-upon "Watch List" due to weather constraints and scheduling issues.

The Project Team concurred that these items will be reviewed and addressed under the 1-year warranty. A formal review of the entire Project, including items noted on the "Watch List", is scheduled for **June 2026**, allowing sufficient time for proper scheduling and execution.

All parties are in agreement that the items on the "Watch List", and any additional deficiencies shall be addressed under the 1-year warranty. Upon Final Acceptance of the work described in the Addendum to Project Agreement, Fort Bragg will issue a Final Acceptance of Addendum to Project Agreement.

A handwritten signature in black ink, appearing to be 'E' or 'J', located at the bottom right of the page.

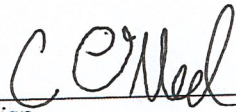
Record drawings have been provided to the City and a Project Closeout Package will be provided upon completion. The "Watch List" has been included for reference. Should you have any questions or require further information, please feel free to contact me directly at 916.980.8228.

Sincerely,



Judy L. Tortelli

Acknowledged By:

	1/16/26		1/19/26		1/20/26
Sign	Date	Sign	Date	Sign	Date
Construction Manager		Contractor		Owner City of Fort Bragg	
Judy Tortelli – Project Manager		John Carlisle – VP of Project Management		Chantell O'Neal – Assistant Director	
Lumos and Associates, Inc.		Argonaut Constructors, Inc.		Fort Bragg Public Works	

Encl: 11335.001 "Watch List"
CC: Aaron Brusatori, Lumos Group Manager
Brian Harer, Lumos Construction Project Manager

****WATCH LIST issued to Argonaut in November 2025****

By June 15, 2026, the work to be performed under this Addendum to Project Agreement will be scheduled as agreed upon in a Formal Review of the Entire Project (Formal Review)

Items noted for 1-yr warranty check based on Final Walk 11/12/2025 by J Tortelli & C O'Neal

Airport Road, Glass Beach, Laurel, Livingston and Chestnut Photos Added 12/1/2025

N. Harbor Drive photos added 1/16/2026

Add Slurry Photos 1/15/2026

- N Harbor Drive – slurry deficiencies, delamination, edge deterioration



- Airport Road –slurry square settle in WB lane (4th power Pole from HW1 EB)
 - Chantell to ck if Broadband in the area



- Glass Beach/John Cimolino Detail 5/C3.1
 - C&G lip edge both sides



- Laurel and Alley Detail 9/C3.2
 - Slurry spots EB Lane Laurel



- Livingston and Willow
 - NEC curb lip

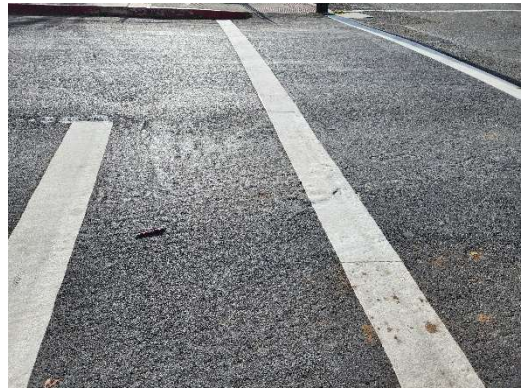


- Chestnut Slurry
 - Hole at 312 Chestnut



Add Slurry Photos from Chantell 12/5/2025

- Laurel at Harrison



- Laurel at Vet's Hall



- Laurel at Library



- Livingston @ Willow



- Livingston Trench



- Wiggly Giggly Playground

