

**DESIGN-BUILD CONTRACT
AMENDMENT NO. 1**

THIS CONTRACT AMENDMENT NO. 1 (Amendment No. 1) is made and entered into by and between the CITY OF FRESNO, a California municipal corporation (City), and BOMEL CONSTRUCTION COMPANY INC., a California Corporation (Design-Build Entity), as follows:

RECITALS

WHEREAS, Council approved Phase 1 of the Design-Build Contract (Agreement) on April 24, 2025, for specified Design-Build Design phase services, including all sub-consultant, subcontractor, and reimbursable costs for the H Street Parking Structure Project at the proposed parcel 46704020S (Project); and

WHEREAS, the approved project design scope was limited to the multi-level parking structure and immediate frontage improvements; and

WHEREAS, additional grant funding has been awarded, enabling the scope to expand to off-site improvements as listed in Exhibit 1 – Scope of Services; and

WHEREAS, a Limited Phase II Environmental Study Assessment shall be conducted to further investigate the project site; and

WHEREAS, the Agreement and any amendments will be administered for the City by its Capital Projects Department Director (Director) or designee.

AGREEMENT

NOW THEREFORE, the parties agree that the Agreement be amended as follows:

1. Price. The Agreement's price will utilize the existing contingency fee in the amount of \$176,330.00, for a total revised contract value not to exceed \$2,392,979.00, with a remaining owner contingency amount not to exceed \$43,670.00, as set forth in Exhibit 1. Design-Builder promises and agrees to perform or cause to be performed, in a good and workmanlike manner, and to the satisfaction of the City, and in strict accordance with the Specifications, all of the work as set forth in the Contract Documents.

2. The DBIA Design Build Agreement (DBIA Agreement), as modified, contains additional terms and conditions related to this Agreement. In the event of a conflict between this Amendment and the Agreement, this Amendment shall take precedence. However, in the event of conflict between the Agreement and the DBIA Agreement, the Agreement shall take precedence.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the parties have executed this Contract on the day and year here below written, of which the date of execution by the City shall be subsequent to that of the Design-Builder's, and this Agreement shall be binding and effective upon execution by both parties.

CITY OF FRESNO,
A California municipal corporation

Signed by:
By: Francisco V. Magos II
FRANCISCO V. MAGOS II, PE, MBA,
QSD
Assistant Director
Capital Projects Department

Dated: 3/17/2026

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

Signed by:
By: Brandon Collet 3/17/2026
Brandon M. Collet Date
Chief Assistant City Attorney

ATTEST:
AMY K. ALLER, CMC
Interim City Clerk

By: Collette Barrios 3/24/26
Date
Deputy Collette Barrios

Addresses:
CITY:
City of Fresno
Attention: Kimberly Alvarado Vega
Engineer II
747 R Street, 2nd Floor
Fresno, CA 93721
Phone: (559) 621-8686
E-mail: Kimberly.AlvaradoVega@fresno.gov

Attachment:
Exhibit 1 – Scope of Services

BOMEL CONSTRUCTION COMPANY INC.,
a California Corporation

DocuSigned by:
By: KENT MATRANGA
5D5CD8B5795F495...
Name: KENT MATRANGA

Title: President
(If corporation or LLC., Board Chair, Pres. or Vice Pres.)

Signed by:
By: Kasey Shay
D1EC9CFF454F4EB...
Name: Kasey shay

Title: Vice President/Operations Manager
(If corporation or LLC., CFO, Treasurer, Secretary or Assistant Secretary)

REVIEWED BY:
Kimberly Alvarado Vega
Engineer II
Capital Projects Department

Signed by:
Kimberly Alvarado Vega
UF9B3F5B05744A6...

DESIGN-BUILDER:
BOMEL CONSTRUCTION COMPANY INC.
Attention: Kent Matranga, President
96 Corporate Park,
Irvine, CA 92606
Phone: (714) 921-1660
E-mail: KMatranga@bomelconstruction.com

EXHIBIT 1
SCOPE OF SERVICES
Progressive Design-Build Amendment No. 1 Between

City of Fresno (City) and Bomel Construction Company Inc. (Design-Build Entity)

H Street Parking Structure

Deliverable 01

Additional Scope of Services for Deliverable 01 - Design for H Street improvements from Inyo Street to Mono Street includes but is not limited to:

- Prepare schematic design plan for street segment within the public right-of-way
Street plans to include:
 - Cover Sheet
 - Demo sheet
 - Horizontal Control Plan
 - Street Plan and Profile
 - Street Details and Typical Sections
 - Signage and Striping Plan
 - Streetlight Plans
 - Landscape and Irrigation Plans
- Upon City approval of the schematic design documents, Design-Build Entity will prepare 90% street plans for City Public Works plan check. Comments will be addressed, and final, wet stamped plans will be submitted for City approval.
- Prepare street easement application, legal descriptions and exhibits maps to CPD for routing and processing with DPW.

Deliverable 02

Additional Scope of Services for Deliverable 02 - Design for Traffic Signal Modification for Inyo/H Street intersection includes but is not limited to:

- Project Management and coordination with Bomel, Capital Projects Department and the Department of Public Works.
- Research record street, streetlight, utility and traffic signal plans relative to this intersection.
- Prepare schematic design plan for the traffic signal reconstruction. Plans to include the following.
 - Modification of the traffic signal to include left-turn phasing on all approaches
 - Eastbound Construct the west leg of the intersection with a street type approach to include a separate left-turn lane and a shared through-right, including installation of traffic signal equipment consistent with protected left-turn phasing.
 - Northbound - Restripe the northbound approach to include a separate left-turn lane and a shared through-right lane.

- Westbound - Restripe the westbound approach to include a separate left-turn lane and a shared through-right lane.
- High visibility crosswalks shall be installed on the northbound and westbound legs
- Inclusion of a pedestrian scramble phase at this traffic signal, the traffic signal and striping plans will address this scope.
- Street Improvement plan to address either a new street type approach or a new (wider) drive approach to modify access to the current H Street surface parking lot. This work may include a relocation of the existing storm drain inlet on the south side of H Street.

Upon City approval of the schematic design documents, Design-Build Entity will prepare 90% traffic signal construction documents for City Traffic Engineering plan check. Comments will be addressed, and final, wet stamped plans will be submitted for City approval.

Deliverable 03

Additional Scope of Services for Deliverable 03 – Limited Phase II ESA Services includes but is not limited to:

- Task PGS: Passive Gas Sampling
 - Select up to 20 locations on the property where passive soil gas samplers will be installed, at approximately 1-2 feet below ground throughout the property. Install 10 under the parcel for the H Street parking structure over the southeast portion of the parking lot. Install an additional 8 over the balance of the existing surface parking lot site and 2 on the City's adjacent vacant parcel where the H Street warehouse was recently demolished. The soil gas samplers will remain in place for 14 days. Upon retrieval, the samplers will be submitted to the analytical lab for analysis of volatile organic compounds (VOC's) by Passive S.E. WMS by Mod TO-17.
- Task LSS: Limited Soil Sampling
 - Select up to 16 locations on the properties where significant historic railroad operations occurred for soil sampling. Collect 10 under the parcel for the H Street parking structure over the southeast portion of the surface parking lot. Collect 4 samples over the balance of the surface parking lot site and 2 on the City's adjacent parcel where the H Street warehouse was recently demolished. Sampling will be accomplished with the use of a jack hammer to penetrate the asphalt pavement structural section and hand auger to excavate up to 18-inches below ground surface. The soil samples will be submitted to the analytical lab for analysis of total arsenic and lead.
- Task SUM: Summary Technical Memo
 - Produce a draft Summary Technical Memo which will summarize field

sampling, laboratory results and regulatory criteria for the variety of land uses to be implemented over these properties. Review the draft memo with Bomel and CPD and incorporate one round of comments into a final report.

Deliverable 04

Additional Scope of Services for Deliverable 04 - Design of Landmark and Parking Direction Signage includes but is not limited to:

- Task: East-Facing Landmark Signage Design
 - Concept development for large-scale, exterior-facing signage
 - Exploration of typography, scale, placement, and contrast for long-distance visibility
 - Design options that align with the structure's architecture and surrounding context
 - Color and material recommendations suitable for fabrication and installation

- Task: Parking Entrance Signage Design
 - Clear, legible entrance identification for drivers approaching at speed
 - Hierarchy and layout optimized for quick comprehension
 - Coordination with traffic flow, sightlines, and safety considerations
 - Design systems that can be extended to future signage if needed

- Task: Design Deliverables
 - 2-3 refined design directions per signage element
 - Final selected concept with production-ready design files
 - Scaled mockups and placement visuals for coordination with Bomel's team
 - Basic fabrication guidance to support vendor execution

Deliverable 05

Additional Scope of Services for Deliverable 05 - Design for Modification at Mono Street and H Street Intersection includes but is not limited to:

- Project Management and coordination with Bomel, Capital Projects Department Mayor's office, and the Department of Public Works (DPW).
- Develop a basis of design site plan, commonly referred to as a General Approval Drawing (GAD) for proposed reconstruction of curb returns for the intersection, proposed striping and signage layout and a schematic design of street light removals and replacement for review by DPW.
- Upon all party's approval of the schematic design documents, Design-Build Entity will prepare 90% street improvement construction documents for City plan check. Design-Build Entity expects to provide the following seven (7) plan sheets.

- Cover sheet
- Legend and Abbreviations
- Existing Conditions and Demolition Plan
- Horizontal Control Plan
- Street Improvement Grading Plan
- Signage and Striping plan
- Street Construction Details
- Develop a street light plan addressing the removal of three existing E-1 streetlights and one ornamental streetlight at this intersection and incorporating new safety lights with each curb return which can accommodate traffic signal mast arms in the future.
 - Plan will address the removal of overhead electrical fed to the three E-1 streetlights at this intersection as well as existing streetlights north and south of this intersection along H street and incorporate standard underground service, conduit and conductors to all of these streetlights.
- Incorporating draft technical specifications for the street light elements into the construction documents, as needed.
- Once comments are provided by the city, comments will be addressed, and final, wet stamped plans will be submitted for City approval.

Compensation

Compensation for all services described above. Fees will be billed monthly in accordance with the work completed.

First Amendment Compensation

Deliverable 01 – H Street Frontage Improvements	\$36,605.00
Deliverable 02 - Traffic Signal Improvements at Inyo and H Street	\$69,000.00
Deliverable 03 - Limited Phase II ESA Services	\$20,125.00
Deliverable 04 - Design of Landmark and Parking Directional Signage	\$6,325.00
Deliverable 05 – Modification at Mono and H Street Intersection	\$44,275.00
TOTAL PROFESSIONAL SERVICES FEE	\$176,330.00

Original Contract Amount

Phase 1: Preconstruction Design Services	\$2,216,649.00
Owner Contingency for Phase 1	\$220,000.00
TOTAL PROFESSIONAL SERVICES FEE	\$2,216,649.00

Total Amended Contract Amount

\$2,392,979.00

With a remaining owner contingency amount not to exceed \$43,670.00

Additional Service Fees

There would be no additional services without prior written authorization by the City.

Schedule

Time allotted for each deliverable is summarized below.

Deliverable 01: H Street Frontage Improvements	March 18, 2026 Final Deliverable
Deliverable 02: Traffic Signal Improvements at Inyo and H Street	March 18, 2026 Final Deliverable
Deliverable 03: Limited Phase II ESA Services	4-6 weeks
Deliverable 04: Design of Landmark and Parking Directional Signage	4-6 weeks
Deliverable 05: Modification at Mono and H Street Intersection	March 18, 2026 Final Deliverable