

Paoli, Diana

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Sunday, May 11, 2025 4:43 PM
To: City Clerk
Subject: Public Comment -- 5/12/25 CC Mtg., Item No. 8C, Streets Projects
Attachments: Extended Warranty Response Letter.pdf; 2022-FB-Streets-Slurry-Ltr.pdf; 20240917-ExtendWarrantLTR.pdf

City Council,

I am not going to write much about this except to say I have discussed this topic in detail with Isaac and his recommendations are not reflected in most of the memos, which are flawed and outdated, IMO. I have attached two interesting letters concerning the 2022 Streets Project about the unsuitability of slurry seal as a treatment for Franklin Street, which was largely a design issue, which was, in turn, the result of direction from City staff to the project engineers based on budget, etc., rather than practical effectiveness. We should not replicate the same mistakes even though that is recommended in some of the agenda item attachments. I fully endorse preventative maintenance as the most efficient and cost-effective approach to pavement rehabilitation. However, I only support it where it makes sense to take that approach and a lot of the planned project locations are similarly ill-suited to this treatment according to experts who actually understand paving, including local paving issues due to climate, etc., including Steve Baxman who has way more experience with paving than anyone else at the City. I support whatever he recommends.

If you read the attached closeout letters, I am appalled that we suggested a minimal credit for the slurry seal work for only a single block when the entire length of Franklin Street is defective, not just the 300 Block. That makes it challenging for us to try to enforce our legal remedies. Of course, any such efforts would be further undercut by other documentation about the project that shows the City was aware of some of the issues prior to the defective work being done and directed the contractors to proceed anyway. Because of our own actions, I fear we will be on the hook for very expensive repairs that will eat up a bunch of our scarce paving funding. Please don't go down this road again.

Best,

--Jacob



Phone: (707) 459-4518 Email: info@shn-engr.com Web: shn-engr.com
335 S. Main Street, Willits, CA 95490-3977

Reference: 423039

July 15, 2024

John Carlisle
Project Manager
Argonaut Constructors
360 Sutton Place
Santa Rosa, CA 95407

Subject: Fort Bragg 2022 Streets Rehab Project – Slurry Seal Issues, 300 Block N. Franklin St.

Dear Mr. Carlisle:

As the Engineer of Record for City of Fort Bragg 2022 Streets Rehabilitation Project, I need to call to your attention the on-going issue with the slurry seal placement on the 300 Block of N. Franklin St. (N. Franklin St. from Redwood Ave. to Laurel St.). As you are aware slurry seal was first placed at this project area on June 11, 2024, which after inspection was found to be deficient. The material was not curing, and the work did not meet Project specifications. In an attempt to resolve this issue Argonaut's subcontractor American Pavement Solutions (APS), who completed the work, met with the Project team (Argonaut, City, and SHN) and assured the City that they could correct the deficiencies at this location. On June 27, 2024, APS attempted to correct the failing slurry. Many steps were taken to ensure proper placement and curing time, as administered and performed by APS. A final inspection of this project area was conducted on July 10, 2024, and was found to be deficient and does not meet Project specifications.

At this time the City will accept a credit for slurry seal work per SF for the 300 block of N. Franklin St, which is approximately 13,992 SF. The City will properly correct the slurry seal issues in this area during a future project. Neither a credit nor these statements void or exempt this project area from the one (1) year maintenance bond or warranty.

Please feel free to call me at 707-459-4518 if you have any questions or need additional information.

Sincerely,

SHN

A handwritten signature in cursive script that reads "Jason Island".

Jason Island, PE
Regional Principal





Phone: (707) 459-4518 Email: info@shn-engr.com Web: shn-engr.com
335 S. Main Street, Willits, CA 95490-3977



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Reference: 423039

September 17, 2024

John Carlisle
Project Manager
Argonaut Constructors
360 Sutton Place
Santa Rosa, CA 95407

Subject: Request for Extended Warranty on Slurry Seal Application

Dear John Carlisle:

I hope this letter finds you well. I am writing to formally request an extension of the warranty period for the slurry seal application completed for City of Fort Bragg 2022 Streets Rehabilitation Project [Project No PWP-00120]. Our objective is to further evaluate the performance of the slurry seal to ensure that it meets the expected service life and to address several concerns that have arisen since its application.

Technical Summary of Observations

1. Application and Initial Observations

During the slurry seal application, several issues were noted that suggest deviations from the recommended product application requirements. The subcontractor's requests for extended closures of roadways and parking areas appeared excessive, raising concerns about potential underlying issues with the application process.

2. Application Issues

Numerous visual observations were made during and immediately after the application, including:

- **Uneven Distribution:** There was a noticeable uneven distribution of solids within the slurry mix.
- **Oil Separation:** Separation of oils from the aggregate mixture was evident, leading to significant runoff into gutters.
- **Oil Saturation:** Despite the protective material placed on the red crosswalks, oil saturated through and stained crosswalks.

3. Post-Placement Concerns

Several issues were observed shortly after placement:

- **Discoloration:** Browning of various sections of material indicative of aggregate and oil separation.
- **Extended Cure Times:** In some areas, the material had not set even after 48 hours.
- **Tire Marks:** Deep scars from tire marks appeared as soon as the roadway was opened.



John Carlisle

Request for Extended Warranty on Slurry Seal Application

September 17, 2024

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4. Subsequent Observations

- **Traffic Stripes and Street Marking:** The primary roadway striping/thermoplastic marking was placed approximately two weeks after the initial slurry application. Despite the two weeks of inactivity, traffic stripes and street markings began immediately exhibiting stains from the ongoing oil separation.
- **Red Stamped Crosswalks:** Two months after placement (August 13, 2024), the red stamped crosswalks required re-painting due to persistent staining. The repainted crosswalks quickly began showing new stains from continued oil separation.
- **Surface Flushing:** Between two and three months post-application, ongoing flushing of the surface material was observed particularly near intersections, with a noticeable sheen and wet appearance in the absence of precipitation.

5. Rainfall Impact

Three months after the application (September 11, 2024), the city experienced its first rain of measurable quantity, which resulted in significant pooling of water in divots left behind by the material application.

Request for Extended Warranty

Given the observations and issues outlined, we are concerned that the slurry seal may not be performing to the standards expected. To ensure the longevity and performance of the application, we respectfully request an extension of the warranty period by one additional year. This extension will allow us to continue monitoring the performance of the slurry seal and address any issues that may arise.

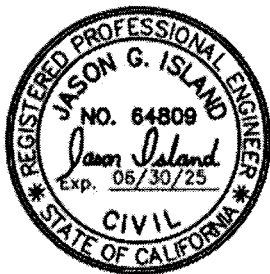
Let us know if you require any additional information or if a site visit is necessary to discuss in further detail. We appreciate your prompt attention to this matter and look forward to your response.

Please call me at 707-459-4518 if you have any questions.

Sincerely,

SHN

9/17/24



Jason G. Island, PE 64809
Senior Civil Engineer

JGI:amg





October 14, 2024,

Job# 23-016

SHN ENGINEERING
329 Redwood Ave
Fort Bragg, CA 95437

Attn: Jason Island

Re: 2022 Street Rehabilitation Project
Project PWP-00120
Argonaut Job#2023-016

Subject: Extended Warranty Response

Dear Jason,

Argonaut has received SHN's extended warranty request, dated September 17, 2024, and passed this request to its subcontractor, American Pavement Systems (APS), the contractor responsible for installing the type II slurry seal on this project.

After careful review, I must inform you that APS, and subsequently Argonaut, cannot extend our warranty beyond what was stipulated in the contract documents at the bidding time. Both APS and Argonaut have already made several concessions to accommodate the City of Fort Bragg, including completing the necessary corrective work, refreshing the striping and crosswalk paint, and accepting the credit requested for the footage of concern. These actions were part of our agreed-upon resolution for closing out the project.

It is important to note that the request for an additional one-year warranty was not included in the original contract and was never discussed before this request. Moreover, extending the warranty on a section of roadway that was credited and not paid for raises further challenges.

Additionally, the use of type II slurry seal in this application creates problems that must be understood during the design phase. The material in question is not intended to be an equivalent replacement for asphalt concrete. At a fraction of the cost, type II slurry does not provide the same structural integrity as asphalt concrete on roadways, especially those including close-quarter parking areas with aggressive turning maneuvers.

We appreciate your understanding of our position and want to reiterate our commitment to fulfilling our obligations under the current agreement. Should you have any further questions or wish to discuss this matter, please do not hesitate to contact us.

Respectfully,

John Carlisle

John Carlisle
Project Manager
(707) 332-4002