JONES & ASSOCIATES CONSULTING ENGINEERS

M E M O R A N D U M

TO: South Weber Mayor and Council

FROM: Brandon K. Jones, P.E.
South Weber City Engineer

Benjamin A. Slater
South Weber City Inspector

CC: David Larson – South Weber City Manager
Mark Larsen – South Weber City Public Works Director

RE: BOWMAN OLD FARM ESTATES SUBDIVISION
Final Acceptance Recommendation

Date: February 13, 2020

Background

This subdivision was approved and began construction back in December of 2015. In December 2017, the Developer requested inspection for Conditional Acceptance of the subdivision improvements (which would start the 1-yr Guarantee period). A punch list of items left to complete was generated and given to the Developer. Since this punch list was generated, there has been a lot of back and forth between the Developer and the City on the addressing of these remaining items. The main reason for this is because the Developer did not agree with all the items on the punch list. As a result, Conditional Acceptance was never formally given and 1-yr Guarantee period was never formally completed. At this point, all but three items have been addressed.

As it relates to all the other improvements, we have completed inspections of the improvements and have found them to meet the minimum South Weber City standards in accordance with the approved improvement plans.

Remaining Improvements

The three remaining improvements are as follows:

- $1,500 – Rip-rap at storm drain outlet
- $1,800 – Flared-end section at storm drain outlet
- $3,000 – Street repair at subdivision entrance
- **$6,300 – Total**

Escrow Release

The following are the items and associated amounts that have been released from escrow to the City:

- $6,300 – Remaining Improvements (see above)
- $14,960 – Fee in lieu of Detention
- $8,181 – Chip & Seal
- $6,400 – Streetlights
- **$35,841 – Total**

Completion of Improvements

As it was difficult to come to terms on the remaining improvements, the Developer agreed to have the above amount for the remaining improvements released from escrow to the City. The City will complete the street repair as a part of this summer's street maintenance projects. The flared-end section and rip-rap can be installed by the City or in conjunction with the next Canyon Meadows Park project (as the location is adjacent to the park and has better access than through the backyard of the current property owner).

The fee in lieu of detention will be used towards payment of the City's participation in the Old Maple Farms regional detention basin. The chip & seal will be completed as part of this summer's street maintenance projects. The streetlights will be installed with the streetlight project.

Recommendation

Even though the 1-yr Guarantee period was never officially granted, we feel that the purpose of the Guarantee period has been fulfilled. The majority of the improvements have been installed and in good working order for nearly 3 years. We therefore recommend granting Final Acceptance of the subdivision and all associated improvements.

Once Accepted, all remaining escrow funds can be released.