

PUBLIC WORKS

LEORAH SPRINGS -
FORFEITURE OF
WARRANT BOND





Leorah Springs Subdivision

- Completed - May 2021
- Ended Warranty period - May 2022
- 3 Month extension granted to complete repairs





Outstanding warranty repair list - April 2022

- 12/26 items outstanding
- Estimated repair cost - \$49,000

EXHIBIT A - Leohra Springs Warranty Inspection Summary

Date Apr-22

Sewer and SD:

The Sewer/SD division was unable to complete their full inspection of the sewer and storm drain lines due to the lines being full of construction debris. The division has reached out to the developer and contractor to come clean the lines to allow for a full inspection (per warranty requirements), but were told that the developer would not do this.

The following is a list of pipes and manholes that debris was found in and needs to be cleaned and televised. If after the lines are cleaned and damage is found then those repairs will be required to be made as well.

Sanitary Sewer Punch List				
City ID	Address	Line Problem	Manhole Problem	Repair Needed
SSP03254	633 W 800 S	NO	NO	Springville City cleaned line.
SSP03256	685 W 800 S	NO	NO	Springville City cleaned line.
SSP03257	735 W 800 S	NO	NO	Springville City cleaned line.
SSP03255	825 S 750 W	NO	NO	Springville City cleaned line.
SSP03241	721 W 850 S	YES	NO	Has belly in line. Camera under water.
SSP03240	673 W 850 S	NO	NO	Springville City cleaned line.
SSP03226	890 S 750 W	NO	NO	Springville City cleaned line.
SSMH03127	704 W 800 S	NO	YES	Has a bunch of cement stuck inside the trough
SSMH03123	890 S 750 W	NO	YES	Needs the drop pipe added in
SSMH03110	750 W 850 S	NO	YES	Needs the drop pipe added in
SSMH03108	850 S 600 W	NO	YES	Has infiltration coming in on the south wall needs stopped

Storm Drain Punch List				
City ID	Address	Line Problem	Manhole Problem	Repair Needed
SDIS12083	664 W 800 S	No	Yes	Needs to be cleaned. Construction garbage left behind from grouting.

Streets:

The following damage to curb, gutter or roadway have been identified and will need to be removed and replaced:

Address	Location	Repair Needed
738 W 800 S	northwest corner of lot on the corner of 800 S 750 W	Remove and replace damaged concrete (10' C&G and 10' sidewalk)
685 W 800 S	frontage of 800 S	Remove and replace damaged drive approach
636 W 850 S	northeast corner of lot on 600 W frontage	Remove and replace damaged C&G (10')
738 W 800 S	frontage of 850 S	Remove and replace damaged sidewalk at 2 locations (20' total)
635 W 850 S	northeast corner of lot on the corner of 850 S 600 W	Remove and replace damaged concrete (10' sidewalk and ADA ramp)
610 W 900 S	west lot line on frontage of 850 S	Remove and replace damaged C&G (10')
708 W 850 S	frontage of 850 S	Mill and overlay for street cut repair - 50' x 14.5' (725 sf)

Water/PI:

The following damage to curb, gutter or roadway have been identified and will need to be removed and replaced:

Address	Location	Repair Needed
732 W 800 S		Culinary meter bottom valve buried and needs to be exposed
735 W 800 S	frontage of 800 S	Fire hydrant needs to be repaired - it is broken and leaning over
685 W 800 S		Top valve on PI meter is too close to the edge of the box. Needs to be moved and replaced at proper spacing
707 W 800 S		Remove and replace broken PI meter box. Remove and replace broken culinary meter ring and lid
747 W 800 S		Remove and replace broken PI meter box
635 W 850 S		Top valve on PI meter is too close to the edge of the box. Needs to be moved and replaced at proper spacing. Remove and replace broken culinary meter barrel.
677 W 850 S		Remove and replace broken PI meter box. Remove and replace broken culinary meter barrel.



OUTSTANDING REPAIRS



PUBLIC WORKS



QUESTIONS?