

MEMORANDUM

TO: JESUS MEREJO, ICMA-CM – CITY MANAGER

THRU: TERESA LAMAR-SARNO, AICP, ICMA-CM – ASSISTANT CITY MANAGER

FROM: COLT SCHWERDT, P.E. – PUBLIC WORKS DIRECTOR & CITY ENGINEER

DATE: OCTOBER 25, 2024

SUBJECT: REQUEST FOR ROADWAY TURNOVER –
BECKER ROAD AT WILSON GROVE PHASE 1

Public Works Department received a letter (attached) via email on September 4, 2024, and turnover package items since that date from Mr. R. Hayes Templeton, P.E. of Caulfield & Wheeler, Inc. requesting the City to take over the ownership and maintenance of the roadway and infrastructure described below. The turnover package included compaction and density test results, record drawings, Bill of Sale, Warranty and Maintenance Bond. Due to missing the Engineer's Certification of Completion and the South Florida Water Management District Consumptive Use (Irrigation) Permit as well as damage to a drainage pipe, we negotiated the Letter Agreement (attached) to withdrawal the previous turnover request. We received the certification of completion in conformance with approved plans from the Engineer of Record (Caulfield & Wheeler, Inc.) and the SFWMD Consumptive Use (Irrigation) Permit on October 21, 2024. In addition, we have negotiated an additional warranty for the repaired drainage pipe as a precaution. The subject roadway is described below.

- A portion of Becker Road at Wilson Grove from STA 48+70 to STA 107+45.43 described as Becker Road at Wilson Grove Phase 1, 5,875.43 total linear feet of roadway or otherwise described as west N/S B to just west of N/S A intersection.

Construction Status and Cost: ACR Acquisition, LLC has constructed two lanes of Becker Road from just west of the intersection with N/S B to just west of the intersection with N/S A. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on June 28 and multiple other times. The drainage final inspection conducted on September 24, 2024 resulted in a failed inspection due to the repair method being insufficient. All other inspection punch list items have been addressed to the satisfaction of the Engineer of Record and the Public Works Department. After reviewing a second repair inspection video, we determined that an extended warranty could be acceptably. Based upon the cost breakdown provided by Caulfield & Wheeler, Inc., the total construction cost the City would have paid to construct this Phase 1 portion of roadway was \$17,546,050.49.

Plats: Becker Road at Riverland was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 121 Pages 7 & 10 - 13.

Recommendation of Public Works Department: Based upon the Public Works Department review of the turnover documentation, the ACR Becker Road Construction Agreement and our files, it appears that the roadway has been constructed in conformance with the approved plans and to City standards, except for the damaged drainage pipe that has been provided an extended warranty by the developer. For this reason, we recommend that the roadway is accepted.

A maintenance guarantee for one year is typical for this type of facility and has been provided. The damaged drainage pipe located between S-62 and S-63 has been provided a two year warranty for the repair. Per City Code 156.146, the value of the maintenance guarantee is a value up to 15% of the total construction cost. A Maintenance bond in the amount of \$771,120.19 has been provided for this portion of Becker Road. Public Works recommends a maintenance period of one year from the date of City Council's acceptance.

Requested Action: We respectfully request that this issue is placed on the next available City Council agenda for review and consideration by the Council. In accordance with the Letter Agreement attached, we stated that we would put on the next available agenda following the receipt of the remaining items at that time. The recommendation is for approval of the acceptance request by the developer with the additional warranty on the repaired pipe.

Resolution: Attached is a copy of a resolution prepared by staff and reviewed and accepted by the Legal Department in fulfillment of City Code 156.150 requirement for a resolution.

Should you have any questions or need further information, please do not hesitate to contact me or Diana Spriggs at ext. 7644.

/ds

Enclosure

Cc: Richard Berrios – City Attorney
Diana Spriggs, P.E. – Assistant Public Works Director
John Dunton – Deputy Director of Public Works
Clyde Cuffy, P.E. – Regulatory Division Director
John Kwasnicki – Inspections Manager
File – P23-067