

MEMORANDUM

TO: JESUS MEREJO, ICMA-CM – CITY MANAGER

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

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

DATE: FEBRUARY 12, 2025

SUBJECT: REQUEST FOR ROADWAY TURNOVER –
MARSHALL PARKWAY AT DEL WEBB AT TRADITION

Public Works Department received a letter (attached) via email on January 23, 2025, and turnover package items prior to and since that date from Garrett Dinsmore of Pulte Home Company, 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, Engineer's Certification of Completion, and the Maintenance Bond. The subject roadway is described below.

- A portion of Marshall Parkway at Del Webb at Tradition from STA 00+50.00 to STA 24+69 described as Marshall Parkway at Del Webb at Tradition, 2,419 total linear feet of roadway or otherwise described as from Village Parkway to just west of Cerise Drive.

Construction Status and Cost: Pulte Home Company, LLC has constructed two lanes of Marshall Parkway from just west of Village Parkway to just past the roundabout with Cerise Drive. The Public Works Department inspectors made visual inspections of the work during construction and conducted the final inspections on September 30, 2024 and multiple other times prior to. The final inspection conducted visually of drainage repair videos on September 30, 2024 resulted in all inspection punch list items being addressed to the satisfaction of the Engineer of Record and the Public Works Department. Based upon the cost breakdown provided by Kimley-Horn & Associates, Inc., the total construction cost the City would have paid to construct this roadway was \$2,294,449.00.

Plats: Marshall Parkway at Del Webb at Tradition was dedicated to the City of Port St. Lucie for ownership and maintenance and recorded in Plat Book 75 Pages 4-22.

Recommendation of Public Works Department: Based upon the Public Works Department review of the turnover documentation, it appears that the roadway has been constructed in conformance with the approved plans and to City standards. For this reason, we recommend that the roadway is accepted for ownership and maintenance by the City.

A maintenance bond for one year is typical for this type of facility and has been provided. Per City Code 156.146, the value of the maintenance bond is a value up to 15% of the total construction cost. A Maintenance bond in the amount of \$344,167.35 has been provided for this portion of Marshall Parkway. Public Works recommends a maintenance period of one year from the date of City Council's acceptance which was provided.

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 City Code 156.148 (E), *...the City Council shall either approve, partially approve, or reject the improvements on the basis of the report of the City Engineer, and shall notify the developer in writing, by certified mail, of the contents of the report and the action not later than forty-five (45) days after receipt of the notice from the developer of the completion of the improvements. Failure of the governing body to send or provide such notification to the developer within forty-five (45) days shall be deemed to constitute approval of the improvements, and the obligor and surety, if any, shall be released from all liability pursuant to such performance guarantee for such improvements.* Based upon a receipt date of January 23, 2025, a notice needs to be sent to the developer by no later than Saturday, March 8, 2025.

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
Steve Jungjohan – Administrator, Drainage and Streets
Clyde Cuffy, P.E. – Regulatory Division Director
John Kwasnicki – Inspections Manager
File – P17-071