



Unified Development Code

Public and Private Improvements – Warranty Period

City Council Presentation
September 26, 2017

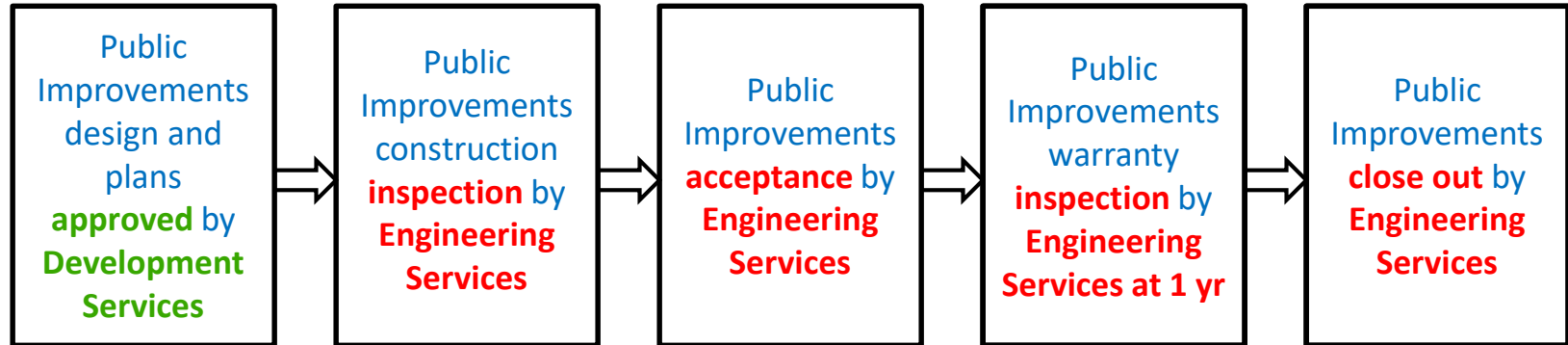


Background

- **April 27, 2017 City Council Workshop** on New Residential Street Construction
 - Motion of Direction to revise the *“duration of the materials and workmanship warranty for all private and public infrastructure improvements from ~~one~~ to two years from the date of final (100%) acceptance”*.
 - **May 17, 2017 Planning Commission** approved staff recommendation of 2 year warranty.
 - **June 28, 2017 Planning Commission** met and requested additional information from staff based on public comment.
 - **August 23, 2017 Planning Commission** passed a motion to retain 1-year warranty and evaluate an alternate consideration of 1 year warranty with a maintenance bond of 50% surety value of the public infrastructure contract price.
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Current Public Infrastructure Process





Data Collection and Analysis

Pavement Condition Index (PCI) is a numerical index between 0 and 100 used to indicate the general condition of a pavement structure. It is a statistical measure and requires a field.

Staff reviewed 32 subdivision projects with 172 public streets constructed between 2015-2016. PCI values ranged between 49-100

- 156 out of 172 streets have PCI between 85-100 (Good condition)
- 12 out of 172 streets have PCI between 71-84 (Seal Coat recommended)
- 3 out of 172 streets have PCI between 56-70 (Overlay recommended)
- 1 out of 172 streets have PCI between less than 56 (full street reconstruction)

PCI values can include portions of existing and new pavement sections.

Number of 1-year Warranty inspections during 2015-2016: 32

City performed utility/street service calls on 5 streets out of 172 public streets between 2015-2016.



Other Municipal Public Infrastructure Policies

City of Corpus Christi – 1 year warranty (UDC Section 8.1.6.A)

City of Arlington - 2 year warranty

City of Carrollton - 2 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price

City of Fort Worth - 2 year warranty

City of Garland- 2 year warranty

City of Galveston - 2 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price

City of Houston –Full infrastructure 1 year warranty with a Maintenance Bond of 100% surety of the public infrastructure contract price. An additional 1 year warranty for pavement surface.



Recommendations

- Staff: Revise current 1 year warranty to a 2 year warranty
 - Planning Commission: Retain 1-year warranty and evaluate an alternate consideration of 1 year warranty with a maintenance bond of 50% surety value of the public infrastructure contract price.
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