



Legislation Text

File #: 16-0849, **Version:** 1

Consider and take action on final acceptance of municipal infrastructure for Pinnacle Park Phase One, Lot 2 (Pad Sites) at a value of \$74,920 (Deputy City Manager)

Approval of this item will accept the municipal water and sanitary sewer infrastructure to serve Pinnacle Park Phase One, Lot 2 (Pad Sites).

	<u>#Lot</u>	<u>Street Miles</u>	<u>San. Sew. LF</u>	<u>Water LF</u>	<u>Storm LF</u>	<u>Street Lights</u>
Pinnacle Park Phase One, Lot 2	2	N/A	N/A	710	N/A	N/A

Final inspections on the municipal infrastructure were performed by the respective departments. Warranties will be provided in accordance with Subdivision Ordinance 99-07.

The municipal infrastructure improvements were completed in accordance with the City of League City's development codes and are ready for final acceptance except for the appropriate certification of construction costs. The engineer of record, the contractor, nor the developer has yet provided close out documentation with a formal schedule of quantities/values or certifying the actual construction costs to the satisfaction of the City. Our standards require the engineer of record to provide certified unit price schedule of quantities and values or as an option the developer/contractor could provide an audited accounting of expenses prepared by a certified public accountant. The value of the infrastructure improvement is a critical component for our conformance with generally accepted accounting principles for managing public infrastructure.

The construction/engineering value of \$322,193.40 presented for review is over four times the normal construction cost we see on typical development projects. If we use the prices bid for similar infrastructure on Brookport Drive, we would anticipate that value of public infrastructure to be approximately \$74,920 as shown below. We recommend that Council accept the public infrastructure with the following values contingent upon the final plat (or requisite easements) being approved by the planning and zoning commission and filed for record at the Galveston County Deed Records:

Water Engineering	\$5,000
Water Improvements	\$69,920
Total Water	\$74,920

Total Public Infrastructure \$74,920

Attachments:

1. Data Sheet
2. Acceptance Letter
3. Engineer's Certificate of Completion
4. Engineer's Summary of Infrastructure Cost
5. Recommend Value for Public Infrastructure
6. Aerial Map

FUNDING

{X } NOT APPLICABLE

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____