



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

- 1. River Club Subdivision, Phase 4A**
Extended Warranty Obligation - \$32,600.00 - Extend
- 2. Southern Oaks Subdivision, Phase 1**
Extended Warranty Obligation - \$77,400.00 - Extend



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 25, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: River Club Subdivision, Phase 4A
Extended Warranty Obligation - \$32,600.00 - LOC #629

Honorable Council Members,

The extended Warranty Obligation in the amount of \$32,600.00 expires March 13, 2023 and is scheduled for review by the Parish Council at the February 2, 2023 meeting.

The developer was notified on November 14, 2022 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

Punch List Items:

1. Regrade roadside ditches to provide positive flow (See Pictures #1 & #2 -Typical Comment);
2. The concrete panels in front of Lots #28, #50, #51, #56, #58 and #60 are broken and need to be repaired/replaced (See Pictures #3-#7);
3. Concrete joints need to be cleaned and repaired throughout this phase of River Club (See Picture #8 – Typical Comment);
4. Replace blue reflectors where missing (Typical Comment).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over a circular blue stamp.

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on November 10, 2022

xc: Honorable President Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Matt Bennett, River Club Development, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

January 25, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Southern Oaks Subdivision, Phase 1
Extended Warranty Obligation - \$77,400.00 - LOC #651

Honorable Council Members,

The extended Warranty Obligation in the amount of \$77,400.00 expires March 17, 2023 and is scheduled for review by the Parish Council at the February 2, 2023 meeting.

The developer was notified on November 18, 2022 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

Punch List Items:

1. Replace/repair the broken and cracked concrete panels throughout this phase of Southern Oaks (Typical Comment - See pictures #1 - #6);
2. The concrete panel joints throughout this phase of Southern Oaks need to be repaired (Typical Comment - See pictures #7 & #8);
3. Bring all roadway shoulders up to the same elevation as the roadway pavement and correct all rutting issues (Typical Comment);
4. Regrade ditches throughout this phase of Southern Oaks to provide positive flow (Typical Comment);
5. The ditch draining the greenspace parcel to the northern pond needs to have its side slopes corrected and erosion control measures installed (See picture #9);
6. The ditch from Golden Oak Lane to the northern pond needs to have its side slopes corrected and erosion control measures installed (See picture #10);
7. Correct erosion issues around the 18" drainpipe from the southern pond;
8. Correct erosion issues around the upstream end of the 36" drainpipe between Golden Oak Lane and the northern pond (See picture #11);
9. Correct erosion issues around the cross drainpipe at the intersection of Oak Bend Lane and Golden Oak Lane (See picture #12);
10. Correct ruts and low spots around the bank of the northern pond (See pictures #13 & #14);
11. Install "End of Roadway" Treatments at the end of Moss Point Lane and Golden Oak Lane;
12. Blue reflectors need to be re-installed in the vicinity of fire hydrants where missing (Typical Comment);
13. All side slopes and top of bank of the northern detention pond should be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (See picture #15);
14. All disturbed areas surrounding the pond and within the greenspaces needs to be properly vegetated (See pictures #16 & #17);
15. The numbers of the speed sign in the vicinity of Lot #13 are peeling and needs to be fixed or replaced (See picture #18).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,


Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on November 17, 2022

xc: Honorable Michael Copper
Honorable Michael Lorino
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.

Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Eddie Powell, P.E., Kyle Associates, LLC
Mr. Jason Yancy, Yanin, LLC
Mr. Brain Intravia, Yanin, LLC



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18