



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. Enter the Parish R.O.W. Resolution No. 20-045 - Ochsner Boulevard Roundabout South Extension**
Warranty Obligation - \$10,000.00 - Release upon expiration
- 2. Hidden Creek Subdivision, Phase 1B**
Extended Warranty Obligation - \$23,700.00 - Extend
- 3. Northpointe Business Park Subdivision, Phase 4**
Extended Warranty Obligation - \$18,800.00 - Extend



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 20, 2023

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

Re: Enter the Parish R.O.W. Resolution No. 20-045 - Ochsner Boulevard Roundabout South Extension
Warranty Obligation - \$10,000.00 - LOC #685

Honorable Council Members,

The Warranty Obligation in the amount of \$10,000.00 expires June 4, 2023 and is scheduled for review by the Parish Council at the May 4, 2023 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released upon expiration. This is a public access right-of-way as indicated on the Act of Dedication and Map File No. 4612 and the Parish is responsible for all maintenance.

Sincerely,


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

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Cary Menard *w/ Act of Dedication and Map File No. 4612*
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E. *w/ Act of Dedication and Map File No. 4612*
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. Taylor Allison, P.E.
Mr. Josh Wainer, Allstate Financial Company
Mr. Bruce Wainer, WBB Realty, LLC
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 20, 2023

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

Re: Hidden Creek Subdivision, Phase 1B
Extended Warranty Obligation - \$23,700.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$23,700.00 expires June 19, 2023 and is scheduled for review by the Parish Council at the May 4, 2023 meeting.

The developer was notified on February 9, 2023 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.

The following punch list items remain:

1. Replace all blue reflectors;
2. The previous "record drawing" received by this office; dated March 15, 2016, indicates that there are two (2) "FUTURE POND EXPANSION" notes on either side of the existing pond. Our records do not indicate that these two (2) expansions were ever constructed. It will be necessary that you furnish a revised record drawing indicating that they were constructed or furnish an updated hydrological report that indicates that the two existing ponds in Phase 1A and phase 1B are adequate to conform to the Parish drainage requirements;
3. Provide engineering certification that Ponds 3 and 4 provide the required capacity for both, required detention and fill mitigation, in accordance with the drainage study and cut/fill calculations.
4. The revised record drawing for Phase 1B dated October 1, 2019 still shows "Future Pond Expansion". See Items 2 & 4 for actions required by your engineer to provide an accurate, complete "As-Built" record drawing with current date. The "As-Built" record drawing and supporting documentation for drainage requirements (hydrologic report, cut/fill calculations, etc.) shall have consistent information throughout (i.e. pipe sizes, invert elevations, etc.).
5. Replace crushed culvert located under the driveway of the pool area (See picture #1);
6. Replace the broken concrete panels located in the vicinity of the pool house (See picture #2);
7. Concrete joints need to be cleaned and repaired throughout this phase of Hidden Creek (See pictures #3 & #4 – Typical Comment);
8. Replace the broken concrete panels located in front of Lot #17 (See picture #5);
9. Replace the broken concrete panels located in front of Lot #16 (See pictures #6 & #7);
10. Replace the broken concrete panels located in front of Lot #1 (See pictures #8 - #10);
11. Replace the broken concrete panels located in front of Lot #15 (See pictures #11 & #12);
12. Replace the broken concrete panels located in front of Lot #14 (See picture #13);
13. Replace the broken concrete panels located in front of Lot #2 (See pictures #14 & #15);
14. Replace the broken concrete panels located in front of Lot #3 (See picture #16);
15. Replace the broken concrete panels located in front of Lot #4 (See picture #17);
16. Replace the broken concrete panels located in front of Lot #11 (See picture #18);
17. Replace the broken concrete panels located in vicinity of the cul-de-sac (See picture #19);
18. Replace the broken concrete panels located in the intersection of Poplar Creek Court and Hidden Creek Boulevard (See picture #20 & #21);
19. Remove wooden planks from roadside ditch in front of Lot #11, and once removed, regrade to provide positive flow and vegetate once regraded or this area needs to be subsurfaced in accordance with STP standards (See picture #22);
20. Erosion is occurring at the pipe end (pond inflow) located in the vicinity of Lot #17 and needs to be repaired by stabilizing and installing rip rap (See picture #23);
21. Remove pipe located in the vicinity of Soap and Tallow Creek and White Chapel Road. Runoff water should be directed through the detention pond (See pictures #24 & #25).

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 February 7, 2023

xc: Honorable Michael Cooper
Honorable Martha J. Cazaubon
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. Taylor Allison, P.E.
Ms. Jan Pavur
Mr. Joey Lobrano
Mr. Earl Magner
Mr. Joseph Mistich, Hidden Creek, LLC
Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.



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



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23



Picture 24



Picture 25



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 20, 2023

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

Re: Northpointe Business Park Subdivision, Phase 4
Warranty Obligation - \$18,800.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$18,800.00 expires June 25, 2023 and is scheduled for review by the Parish Council at the May 4, 2023 meeting.

The developer was notified on February 17, 2023 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.

An Unlimited Work Order for Phase 4 was issued on April 4, 2020 and the associated work needs to be completed.

- To date the required work has commenced and is ongoing. Upon completion of the required work this office will perform a confirmation inspection of the site and draft a finalized Warranty Obligation punch list.

Additionally, the following items below were observed during the inspection performed on February 15, 2023 and to date this office has not received notification that this work has been completed:

1. Concrete joints need to be cleaned out and sealed (See picture #1);
2. Remove trash and litter from the Northpointe Court cul-de-sac right of way (See picture #2);
3. Replace blue reflectors where needed to identify fire hydrants (See picture #3);
4. Replace the damaged concrete panels located in front of the FedEx building (See pictures #4 & #5);
5. Roadside shoulders need to be brought to grade and vegetated throughout this phase of Northpointe Business Park (See picture #6);
6. The roadside ditches need to be regraded to provide positive flow throughout this phase of Northpointe Business Park and should be properly vegetated once regraded (See picture #7).

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 February 15, 2023

xc: Honorable Michael Cooper
Honorable Martha Cazaubon
Mr. Ross Liner
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Taylor Allison, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Earl Magner
Mr. Gary Bourgeois, Northpointe Business Park, LLC
Mr. Chris Lopez, Managing Partner, Northpointe Business Park, LLC
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7