



CONSTRUCTION WARRANTY / GUARANTEE & DESIGN STANDARDS

DS-19-022

February 19, 2019

Background

- On February 5, 2019 City Council made a motion of direction to further discuss extending the warranty period for infrastructure.
- Presumably, the discussion of an extended warranty is to correct perceived or actual problems with/infrastructure projects. However, this is unclear and staff believes that additional discussion of the problem should take place to clearly understand the problem the City Council is trying to correct.

Warranty – What It Is

- ❑ The warranty guarantees that the workmanship and materials meet plans and specifications.
- ❑ It does not guarantee that the material is the proper material for the job, rather it guarantees that it is in conformance with the specifications.
- ❑ The warranty also guarantees that the materials were installed in accordance with the plans and specifications.

Warranty – Benchmark Research

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City	Warranty Period		
	Water/Sewer	Roadway	Drainage
Abilene	1-year	1-year	1-year
Amarillo	1-year	1-year	1-year
Beaumont	1-year	1-year	1-year
Belton	2-year	2-year	2-year
Copperas Cove	1-year	1-year	1-year
Harker Heights	1-year	1-year	1-year
Killeen	1-year	1-year	2-year
Lampasas	none	none	none
Lubbock	none	none	none
McAllen	1-year	1-year	1-year
Mesquite	1-year	1-year	1-year
Pasadena	1-year	1-year	1-year
Temple	1-year	1-year	1-year
Waco	1-year	1-year	1-year

Causes of Early Failure

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- 1. Lower design standards
- 2. Poor workmanship

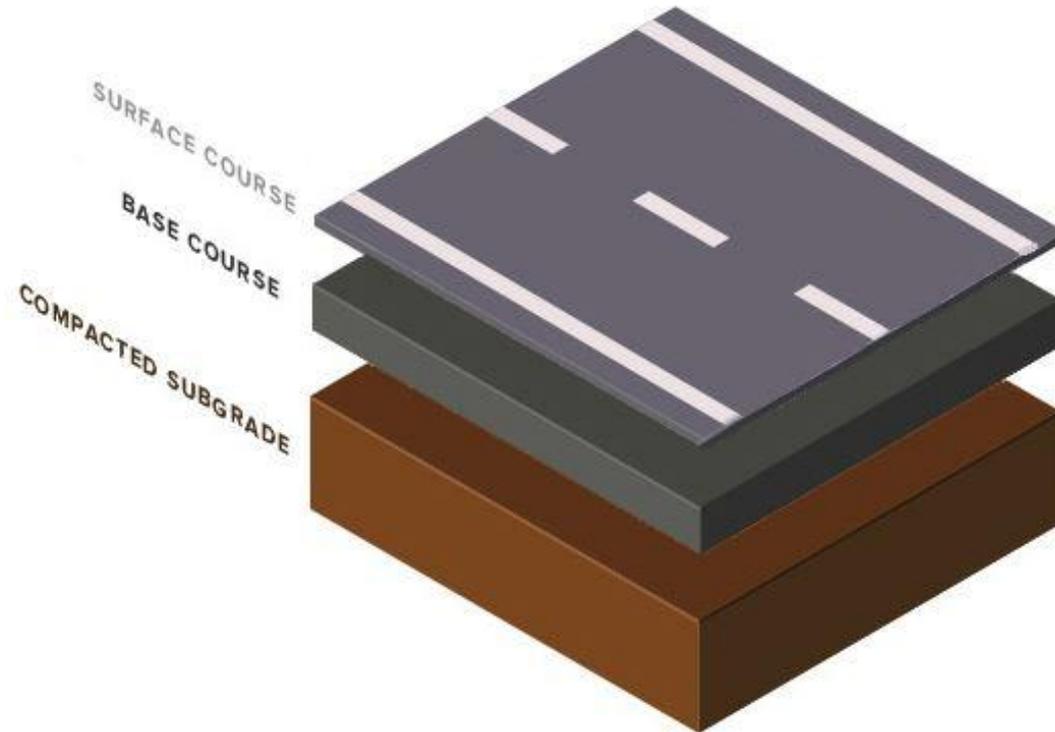
Killeen Road Design Standards

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- Currently we design roadways for an approximate 17-year life cycle. An increased standard could be a 20-year or 30-year life cycle.
- One example of increased standards is Cunningham Road from Stan Schlueter Loop to Stagecoach Road.

Design Standards

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Where To From Here?

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- 1. More discussion of warranty?
- 2. More discussion of design standards?
- 3. More discussion of infrastructure problems?
- 4. Motions of direction?