



TO: Little Sunshine Playhouse & Preschool
FROM: Chris Lisberg, City Engineer
Jim Greer, Construction and Inspection Supervisor
DATE: 8/21/2024
SUBJECT: Initial Acceptance Warranty Memorandum for Little Sunshine Playhouse & Preschool, DA2021-0125, 14650 w 90th, DEV23-00002

SUMMARY

- The City of Arvada has determined that the public improvements within the subject subdivision/development were constructed in accordance with the approved plans and Standard Specifications of the City of Arvada. The public improvements are conditionally approved into the City of Arvada system as of 08/20/2024.
- In accordance with the Standard Specifications of the City, applicable subdivider's or developer's agreement, the Developer is responsible for all maintenance, settlement, repairs and damages pertaining to the aforesaid construction for a period of two (2) years from the Warranty Commencement date.
- If final landscaping has not been completed as of 08/20/2024, adjustments to public improvements under warranty, i.e., fire hydrants, may be required to be adjusted at the time of final inspection.
- Re-inspection of the subject public improvements will be made approximately one (1) year and nine (9) months from the Warranty Commencement Date and any deficiencies noted shall be corrected to the satisfaction of the City Engineer prior to final acceptance of the work.
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GUARANTEE SUMMARY

- The developer posted on 2/21/2023 an Escrow check on behalf of Little Sunshine Playhouse & Preschool in the amount of \$1,219.32, which is 100% of the total estimated costs of the public improvements.
- The City of Arvada requires that 20% of the total actual construction costs of the public improvements be retained during the two year warranty period. However with this project we will be retaining the full \$1,219.32 cash escrow. No escrow release will happen for Initial Warranty. Original cash escrow was \$1,219.32 and the approved actual cost was \$10,795. 20% to be retained would be \$2,159. Since we have less than the actual cost, we will just hold the full cash escrow and not release any of it for Initial Warranty.
- Certified actual construction costs for the public improvements per the Cost of Public Improvements submitted to the City and approved on 6/28/2024 amount to \$10,795.

The amount of actual construction costs to be retained during the two year warranty period is \$1,219.32.

(Project Name) - Public Improvements - Cost Data	
Certified Actual Construction Costs	\$10,795
Total Amount of Original Escrow/Letter of Credit	\$1,219.32
Amount of Releases To Date	\$0
Balance	\$1,219.32
Amount To Be Retained for 2-Year Warranty Period (20% of Certified Actual Construction Costs)	\$1,219.32
Amount To Be Released - Original Escrow or Letter of Credit	\$0

INITIAL WARRANTY ACCEPTANCE

I hereby certify that Little Sunshine Playhouse & Preschool/DA2021-0125/DEV23-00002 has completed all necessary actions and authorize acceptance into Initial Warranty for the public improvements on behalf of the City of Arvada as of 8/20/2024. Escrow will not be released.



8/25/24

City Engineer

Date