

Operations--Sidewalk Replacement Program

POLICY

Effective Date:

See Also: Sidewalk Contract Form

POL – 1.00.0 SIDEWALK REPLACEMENT PROGRAM

This policy describes sidewalk repair and replacement practices.

1. Existing Sidewalk

Public sidewalk repair and maintenance is the responsibility of the abutting property owner, occupant or agent. However, the City has established this sidewalk replacement program to provide residential and business property owners the ability to have eligible sidewalks replaced by the City, provided the benefiting property owner(s) pays for the cost of materials and disposal.

A property owner(s) that desires to use this program should file a request with the Department of Public Works to remove and replace abutting public sidewalks that are in poor condition. In consideration of the City's performance, the abutting property owner(s) shall pay for the materials to construct the new sidewalk and disposal of the old material. The City shall not remove a sidewalk without a signed sidewalk contract by the abutting property owner(s).

2. Order of Work

The Public Works Director or designee shall determine the schedule, staging and/or prioritization for performing sidewalk work covered by this program based upon, but not limited to, these factors: the severity of safety hazards; volume of pedestrian traffic; visibility of condition; length of time that the condition has existed; and availability of City resources.

Depending upon the availability of City resources and the demand for program services, the time required for a sidewalk to be constructed may be a lengthy period. During this time period, the property owner(s) retains his/her normal responsibilities for the condition of the abutting public sidewalk. For this reason, the property owner(s) may need to perform temporary measures to mitigate sidewalk hazards.

3. Scope of Work

Work eligible to be performed by the City shall include all public sidewalks and sidewalk sections of driveways that are located on the City right of way or City easements. Work shall be solely for the purpose of repair and maintenance of existing sidewalks to a reasonably safe condition, or installation of new sidewalks when permitted under this program. Work shall not take place in areas outside the City right of way or easements, including, but not limited to, private property, except minor accessory work that is needed to match grades of the replaced sidewalk with existing ground and facilities.

4. Existing Curb and No Sidewalk

Conditions where there is an existing curb and no sidewalk abutting an existing developed property are eligible for installation of a new sidewalk using this program.

5. No existing Curb or Sidewalk

Conditions where there is no existing curb or sidewalk are not eligible for this program.

6. Compensation

6.1 The abutting property owner shall pay the City, as compensation for the repair and replacement of the sidewalk, all costs for disposal of old materials used to repair and replace the abutting sidewalk. All material unit costs shall be based on actual invoice costs to the City. Volume, length and weight material amounts shall be determined by City personnel from field measurements and unit conversions.

6.2 The abutting property owner shall reimburse the City upon substantial completion of the work. After substantial completion of the work, the City shall send an invoice to the abutting property owner of the costs of materials used on the work. The abutting property owner shall submit payment for the full amount identified in the invoice within 30 days of delivery of the invoice. All payments shall be subject to adjustment for any amounts found, upon audit or otherwise, to have been improperly invoiced.