



## City of Brook Park Sidewalk Repair Program

### General Program Information

Over time, sidewalks can become damaged from weathering, tree roots, and even regular use. A sidewalk repair program has been undertaken by the City of Brook Park to inspect, repair or reconstruct damaged sidewalks. The goal is to provide a safe pathway for pedestrian travel. Brook Park Code of Ordinances section 521.06 states that “No owner or occupant of lots or lands abutting any sidewalk, curb or gutter shall fail to keep the sidewalks, curbs and gutters in repair...” In addition, Ohio Revised Code section 729.01 states that “the legislative authority of a municipal corporation may require the construction or repair of sidewalks, curbs, or gutters within the municipal corporation by the owners of lots or lands abutting thereon...”

To improve the quality of sidewalks in Brook Park, the City will split the cost of fixing the sidewalk with the owner on a 50/50 basis. This increases the amount of City resources that are available for sidewalk repairs and the amount of repairs that can be completed.

A limited amount of funding is available to assist citizens to replace deteriorating sidewalks. A City hired contractor will be utilized to provide the 50/50 program to assist homeowners to replace damaged sidewalk adjacent to their properties. The 50/50 program which allows the homeowner to pay 50% and the City to pay 50% of the repair costs for sidewalk is now available for a short time for residents identified in Phase 2 (east of Engle Road and west of Smith Road – north corporation limit to south corporation limit). These funds will be utilized on a first come first served basis.

There are three different methods of repairs to be employed under this Program:

- Removal and Replacement – entire slabs of concrete sidewalk (join to joint) are completely removed and replaced.
- Slab Jacking – this method of repairs involves drilling and pumping cementitious grout for raising concrete slabs to their original lines and grade
- Concrete Grinding – this process uses a scarifier concrete grinder and/or a surface grinder to sand down the raised side of two joining sections of concrete.

### Inspection Criteria

A city inspector will identify sidewalk panels for repair or replacement that meet one or more of the following criteria:

- The sidewalk is displaced with a vertical edge of 3/4” or more.
- The sidewalk is depressed or raised more than 3” from the normal line of grade at any place.
- The sidewalk has cracked into 3 or more pieces, has cracks that are between 1/4” to 3/4” wide or greater or is missing a full depth piece of concrete.
- The sidewalk has spalled over 75% of the surface.



- The sidewalk has horizontal separations equal to or greater than 3/4" within the square, or greater than 1" at the sidewalk joints.

The inspector will report deficiencies to the Service Department on the "Sidewalk Inspection Report." The locations and types of deficiencies are recorded, tabulated and summarized.

### **What to Expect**

Property owners adjacent to any sidewalk that is marked for repair will be informed of their eligibility to participate in program through a notification letter that is sent to the address identified by the Inspector via regular mail. The notification letter will list the number of blocks, the method of repairs identified and the costs associated with the repairs.

The City publicly advertised and bid the work items. Proposals were received on November 17, 2015 at 10:00 am in City Council Chambers. Two proposals were submitted and Brook Park has entered into a contract with Konstruction King. Unit prices in their proposal will be used to calculate the 50/50 costs.

Only when the resident's 50% share of the proposed repair costs is received by the City, will the associated repair locations be added to the Final List provided to Contractor. Payments must be made to the Service Department.

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### **Frequently Asked Questions**

#### ***Are there any exceptions to the 50/50 policy?***

Yes. The responsible property owner will pay the whole cost if:

- The sidewalk was damaged due to intentional acts of the property owner.
- The sidewalk is repaired independent of the City's Sidewalk Program.
- The sidewalk is new as a result of a new development or redevelopment project.

#### ***How do I know if my sidewalk needs to be repaired?***

Blocks were identified and marked by a City Inspector during the summer. A notification letter will be mailed to corresponding residents. If you are in the current year Phase of work and feel that some repairs were missed, please contact the Service Department so a re-inspection can be conducted.

#### ***If the Inspector says the sidewalk needs to be fixed, do I need to get a contractor?***

You do not need to get a contractor. If your sidewalk needs repair under the criteria established by the City, you will be automatically added to the Preliminary Repair List. You will need to make payment to the City in the amount indicated on the Notification Letter.

#### ***Can I do the work myself or hire my own contractor?***

Yes, but you must get permits in advance and you cannot share the cost with the City.



***Could I be sued if someone is injured on the sidewalk in front of my house?***

Yes. If a hazardous sidewalk defect in front of your house causes a person to trip, and the person is injured, both the City and the property owner could potentially be sued.

***Is Building Permit required for this work?***

No, as long as the work is included in the City Repair Program.

***Can I have the Contractor complete work that is not included in the City Repair Program?***

Yes, the Contractor is allowed to perform work which is not a part of City Repair Program under the following conditions:

- The work is requested and paid for by the property owner. This work is not eligible for 50/50 cost sharing.
- The requested work does not impact the schedule or cost of the Contract work.
- All necessary permits shall be obtained for the requested work.

***What are the City Responsibilities?***

If the damage to the sidewalk is caused by a storm or sanitary sewer manhole casting, the city will be responsible for the repair of the damaged sidewalk, as long as the damage is directly attributable to the casting. Each situation will be evaluated individually by the City Inspector.

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