



CITY OF ALMA, MICHIGAN

SIDEWALK REPLACEMENT PROGRAM

The following information will be helpful in understanding the City of Alma Sidewalk Replacement Program.

The City of Alma is fortunate to have a comprehensive network of sidewalks. However, concrete deteriorates with time and must be replaced. Some of the sidewalks and driveway aprons have fallen into disrepair, creating several problems for pedestrians.

The City must always be concerned with the safety of its residents. Our goal is to alleviate the potential for pedestrian injuries due to tripping on uneven or broken sidewalks. This program provides a safer sidewalk for pedestrians.

A maintenance program for sidewalks also significantly reduces the possibility of any legal action being taken against property owners. Most civil actions today name both the property owner and the municipality. If we can reduce the possibility of legal action from occurring, it helps keep insurance costs down.

How does the program work?

The City of Alma has an ongoing maintenance program. Every year designated areas of sidewalk within the city are selected by the Public Services Department for replacement. The inspector marks with arrows pointing to the sidewalk that needs to be replaced.

Property owners will be notified by mail that sidewalks adjacent to their property must be replaced. The notice will indicate a deadline by which the property owner must sign and return the notice or contact the city regarding other replacement methods.

If a resident DOES NOT return the notice, the City will direct the City Contractor to move forward with the necessary work and the property owner will be billed, upon completion, for their share of the cost.

FREQUENTLY ASKED QUESTIONS:

I received notice from the city that my sidewalk needs repair. What do I do next?

The City needs to know if you want them to do the work or if you want to hire a private contractor. Complete and return the Order to Proceed before the deadline date. This will let the City know if you should be added to their list, or if you or your contractor will be pulling permits to do the work on your own.

Do I have to use the City's contractor?

No, however as the City wishes to protect the safety of residents, any work not done by the City's contractor, must be performed by a licensed contractor. If you hire your own contractor, the City will reimburse you for half of the cost to a maximum of \$2.40 per square foot. Remember, your contractor is responsible for obtaining the necessary permits with the Public Services Department.

Can I hire the City's contractor for additional work?

Yes. You can hire the City's contractor for additional private work, by having your own contract or private agreement with him or her. The City will not be involved or responsible for any portion of this additional private repair.

Can I fill in the cracks or holes in the sidewalk myself?

Unfortunately, no. The only real way to repair a sidewalk properly is to replace the whole slab.

Who is responsible for sidewalk repair costs?

The City will be responsible for all cost when the following conditions exist:

- Damage caused by City utility work.
- Street intersection crosswalks and ramps.
- Sidewalks located on the property line of two adjacent properties.

The cost for sidewalk repair beyond these conditions is shared by the property owner and the City 50/50.

Will the City's contractor replace any dirt or grass if needed?

Yes. Part of the sidewalk repair contract includes repair and replacement of all landscaping that is disturbed by the removal and replacement of sidewalk slabs.

Is the City's contractor insured?

Yes. The City's contract requires that they be insured and bonded.

If I am not located in the area scheduled for sidewalk replacement, can I still have my sidewalk repaired?

Yes. Contact the City's Public Services department and have the inspector survey your sidewalk to determine if your sidewalk problems meet City criteria. If the sidewalk does meet our criteria, you will be mailed a notice to sign, date and return. Then you will be on our list for repair, and we will share in paying 50% of the bill.

Can I draw a picture or write my family's name in the new sidewalk before it sets?

No. Property Maintenance Code Section 302.9 states: **No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.**

How can I prolong the life of the new sidewalk?

One of the common problems with sidewalks is spalling. This is damage which occurs to the surface of the newly poured sidewalk during the winter, due to the use of salt. It's a good idea not to use salt during the first winter, but rather another method of de-icing.

Below is a list of criteria that the inspector uses to distinguish whether or not a sidewalk qualifies for replacement.

- 1.) Slab has settled or raised 1" or more between:
 - A.) Other slabs.
 - B.) Driveway.
 - C.) Sidewalk to house.
 - D.) Curb.
- 2.) Two adjacent slabs have raised or settled causing a cross slope of 1" per foot or greater.
- 3.) Slab moves or wobbles.
- 4.) Slab has settled, preventing water from draining off sidewalk.
- 5.) Separation of 1" or more (excluding joint material or score line) between slabs and:
 - A.) Other slabs.
 - B.) Driveway.
 - C.) Driveway to house.
 - D.) Curb.
- 6.) Spalling of 1/2" deep by 12" diameter or greater.
- 7.) Holes in slab larger than 1" diameter.
- 8.) 5 or more cracks in slab.
- 9.) Obstructions protruding 1" or more above sidewalk.

Additional questions can be directed to Kristine Saia, Engineering Technician, Public Services, City of Alma, at (989) 463-8346 or ksaia@ci.alma.mi.us.