



Public Services Area

Dear Property Owner:

The City of Ann Arbor Sidewalk Repair Program provides for inspection and repair of all of the sidewalks within the City of Ann Arbor on a 5-year schedule. Field Operations staff will be inspecting your neighborhood this summer and will be marking slabs in need of repair. All sidewalks within the shaded areas on the map included on the back of this page will be inspected. Additional sidewalks may be inspected due to citizen requests or complaints in areas outside of the 2008 program area.

There will be a silver **O** marked on slabs that need to be replaced, and a silver **L** marked on slabs that may be lifted or possibly cut to correct the problem. Lifting/mudjacking is a process where holes are drilled into the slab and concrete mud is pumped under the slab to lift it to the elevation of the adjacent sidewalk slab. Cutting of slabs is a possible solution to fix a difference in elevation between slabs. The City will allow a contractor to saw cut and remove the elevated portion of a slab up to a thickness of 1 $\frac{3}{4}$ ". If the City has marked a slab for replacement, these methods are highly discouraged as they can not address the underlying problems, making them a very short term fix. In any of the cases where a slab is marked with an **O**, repairs other than replacement must be pre-approved by the Sidewalk Office. Patching with concrete patching materials is not a long-term fix and is not acceptable.

The City of Ann Arbor will be hosting two neighborhood meetings for your sidewalk repair area. During these meetings we will discuss the Sidewalk Repair Program in detail. The agenda for the homeowner meetings are included in this letter. If you are not available at one of these times, but would like to attend, please call the Technical Services Unit at (734) 994-2493. We have meetings scheduled for other neighborhoods that may fit your schedule.

**Neighborhood Meetings:**

**Tuesday, March xx, 2008 - 7:00 P.M. to 9:00 P.M. "Neighborhood School"**

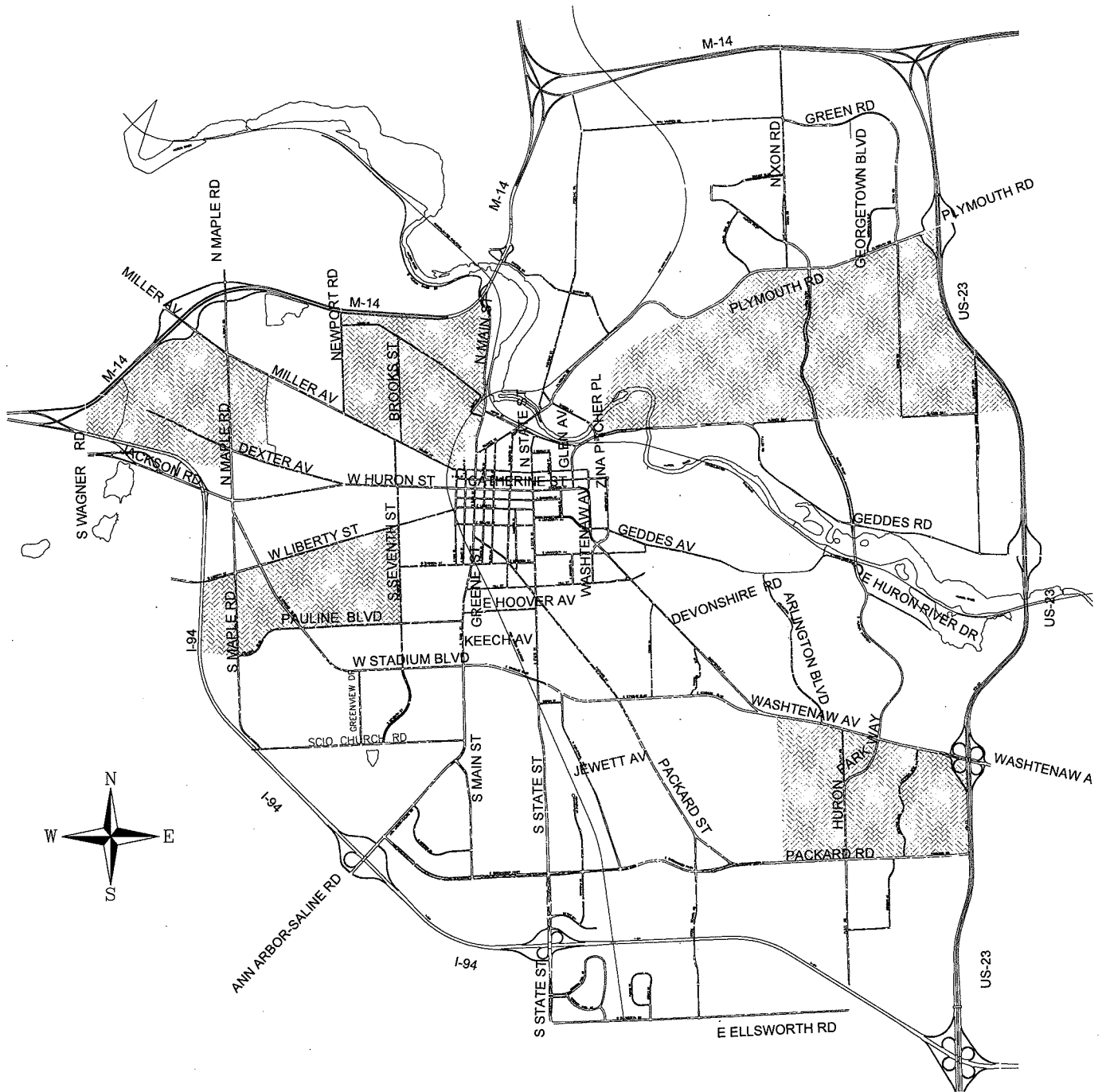
**Wednesday, April xx, 2008 - 7:00 P.M. to 9:00 P.M. "Neighborhood School"**

If your sidewalk is marked for repairs, you will receive a letter from the Public Services Area explaining the replacement procedures. For more information you can go to our website <http://www.a2gov.org/sidewalk>, see our advertisement in the Ann Arbor Observer beginning in March, send us an email with questions to [sidewalkrepair@ci.ann-arbor.mi.us](mailto:sidewalkrepair@ci.ann-arbor.mi.us), or speak with City staff at (734) 994-2493.

We look forward to working with you to assure our community sidewalks remain safe and walkable for all residents.

Sincerely,

# 2008 Sidewalk Repair Program Inspection Area



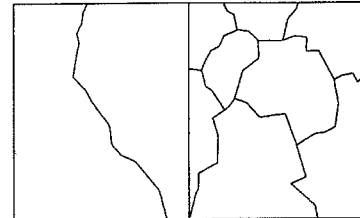
**Sidewalk Repair Program Sequence**  
[specific dates or date ranges to be filled in]

- Notification of scheduled inspections** [Date]
- Neighborhood informational meeting** [Date + 3 Weeks]
- Initial Inspections** [based on area]
- Temporary asphalt repairs performed by the City, if needed, to address immediate safety concerns. (No cost to the owners)**  
Date [Initial Inspection + 1 to 3 weeks]
- Notification of needed repairs with procedures and deadlines**  
[Initial Inspection + 3 to 5 weeks]
- Selection of Contractor**  
[Notification by mail through Notification + 100 Days]
- Repairs performed [Notification through Notification + 100 Days]**
  - Slabs removed
  - Tree roots inspected – if needed
  - Form inspection
  - Concrete poured
  - Final inspection
- Customer Sidewalk Repair Survey – Repairs completed**  
[Repairs performed + 2 to 3 weeks]

## Sidewalk Repair/Replacement Standards

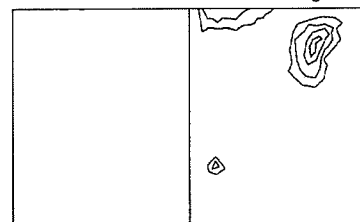
The repair/replacement standards the City uses are based on a combination of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and construction experience. The criteria falls into 5 repair criteria as follows:

**Broken and Displaced Slabs** – Any slab that is broken into 3 or more pieces, or 2 pieces and shifting. This is a problem because once slabs have started to break up and/or move, they could move drastically over one winter.



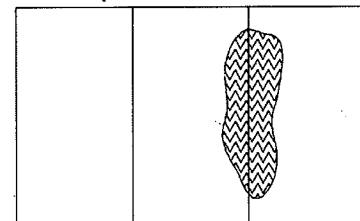
**Broken and Displaced**  
3 Pieces or 2 Pieces and Shifting

**Scaling and Spalling** – The surface of the concrete starts to flake off and is marked when it reaches 6 square inches  $\frac{1}{2}$ " in depth. This is covered in the ADAAG – any elevation change greater than  $\frac{1}{4}$ " must be beveled, greater than  $\frac{1}{2}$ " ramped. This also produces a rough surface texture that can be tripped on by an able-bodied individual and will cause a very uncomfortable situation for a wheelchair-bound individual. In addition, once the surface integrity has started to fail it will continue.



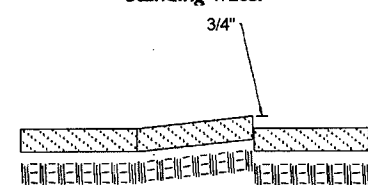
**Scaling and Spalling**  
 $\frac{1}{2}$ " or greater in Depth  
6 sq inches or more in Size

**Standing Water** – Any time there is standing water or the staining/collection of dirt, this is marked. This is a hazard that does not always involve slab replacement. It may be resolved by edging of the grass or "cutting" a drainage trench



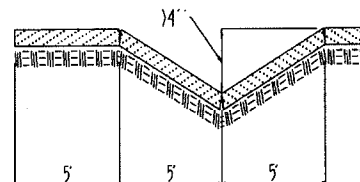
**Accumulation of Standing water**

**Elevation Changes** - An elevation difference between two slabs of  $\frac{3}{4}$ " or greater. According to the ADAAG anything in excess of  $\frac{1}{4}$ " must be beveled and above  $\frac{1}{2}$ " must be ramped.



**Raised greater than  $\frac{3}{4}$ "**

**Settlement** – The settlement across two slabs that exceed 4" creates a slope greater than 5%, which is considered a ramp by the ADA. This is often fixable by "lifting/mudjacking" the slabs back to their original elevation.



**Settlement**  
Settlement greater than 4"

## FREQUENTLY ASKED QUESTIONS

**Q. Whose responsibility is it to maintain and repair the public sidewalks and walkways?**

A. Per City Code, Chapter 49, Section 4:58, all sidewalks within the City shall be kept and maintained in good repair by the owner of the adjacent land.

**Q. Why does the City of Ann Arbor have a program like this?**

A. The City has surveyed other comparable Cities in Michigan and has found that this program is similar to other programs around the state. We have also found this to be the most cost-effective repair method for the property owners.

**Q. What criteria does the City use to determine which slabs need to be replaced?**

A. The City uses standards based the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and on our construction experience. There are five criteria we mark during inspection: 1) Cracked Slabs, 2) Scaling and Spalling, 3) Standing Water, 4) Elevation Changes and 5) Settlement of Slabs.

**Q. What if the sidewalk damage appears to be caused by tree roots?**

A. In order to determine if a problematic root can be removed without endangering the stability and health of the tree, one or more sidewalk slabs will need to be removed. The contractor will need to call the City's Forestry Office at (734) 994-2768 a day in advance of the removal to schedule a tree root inspection. The property owner remains responsible for the sidewalk repair costs.

**Q. What options do I have for making repairs?**

A. If a slab is marked with an "L" you have the option to have the slab "lifted/mudjacked" or possibly cut if it is marked for an elevation difference. If a slab is marked with an "O" the slab should be replaced. In some circumstances, lifting or cutting can temporarily fix the problem, but it will most likely not be a long-term repair. Patching with concrete patch material is not a long-term solution and will not be accepted as a repair.

**Q. What should I consider in selecting a contractor?**

A. You may use any contractor you wish to perform your repairs, but the City strongly encourages the selection of a Contractor Pre-Qualified by the City. Pre-Qualified Contractors have attended our educational meeting and are evaluated by staff on an ongoing basis. Contractors not complying with work performance and quality control issues are removed from the Pre-Qualified list. Please call the Sidewalk Office or go online to find the most up-to-date Pre-Qualified list.

**Q. Why doesn't the City find the contractor for the owner?**

A. It is to the property owner's advantage to consider more than one contractor for cost and availability. The City assists property owners who have slabs to be repaired or replaced by providing a list of Pre-Qualified contractors along with a sidewalk repair notification letter. In addition, the contractor list is available online and is updated regularly based on their performance. Survey information from property owners regarding satisfaction with contractors performing sidewalk repairs is also available.

**Q. If I don't make the repairs what will the City charge me?**

A. The City will make the repairs and charge property owners all associated costs. In 2007, that was a minimum of \$170 per slab plus administrative costs of \$225 per address.

**Q. Why doesn't the City make the repairs and bill the owners?**

A. When contractors perform work for the City, there are additional costs for the contractor associated with bonding, insurance, and the requirement to pay prevailing wages. Based on our Customer Service Survey we found the average cost for a 4" slab for homeowner's in 2007 was \$120. The City cost for a 4" slab in 2007 was \$170 plus administrative costs.

**Q. What if I cannot afford to make the repairs?**

A. The City recognizes that the cost of repairs may cause financial difficulty. Residents who believe they may not be able to meet the financial requirements of the Repair Program should send a letter, indicating the reasons for the hardship to:

City of Ann Arbor Field Operations Unit  
4251 Stone School Rd  
Ann Arbor, MI 48108-9792

Please include your name, address, and phone number. A staff member will contact you regarding potential options.

**Q. Are there alternative materials/methods for sidewalk repair that are more environmentally friendly?**

A. The City continuously evaluates options for sidewalk repair and replacement. At this time there is not a cost effective alternative to concrete replacement. However, contractors have significant economic incentives that result in recycling of the concrete removed.

**Q. How do I report a sidewalk that needs repair? How can I check if my sidewalk needs repair?**

A. If you have a concern about a sidewalk problem, please call our Sidewalk Repair Office at (734) 994-2493. This call will result in a sidewalk inspection. If repairs are needed, the City will notify the property owner by letter of the specific requirements to bring the sidewalk into compliance.

Q.

A.

**Contact Information:**

	<b>Phone</b>	<b>E-Mail</b>
Sidewalk Repair Program Office	(734) 994-2493	<a href="mailto:SideWalkRepair@A2Gov.org">SideWalkRepair@A2Gov.org</a>
Council Members		
Stephen Rapundalo	(734) 476-0648	<a href="mailto:Srapundalo@A2Gov.org">Srapundalo@A2Gov.org</a>
Joan Lowenstein	(734) 761-5248 H (734) 222-4776 W	<a href="mailto:Jlowenstein@A2Gov.org">Jlowenstein@A2Gov.org</a>

# Sidewalk Repair Neighborhood Meetings

**Tuesdays, Wednesdays, Thursdays – 7:00 P.M. to 9:00 P.M.  
Neighborhood Schools**

- I Call to Order / Introductions
- II Overview of the Sidewalk Repair Program
  - 5 year plan
  - Home owner responsibilities and deadlines
  - Inspection Schedule
  - Pre-Qualified Contractors
    - Advantages to selecting off of the list
    - Prior survey results
  - Schedule of work
  - Environmental Impacts and Alternative Materials
- III Inspection Procedures
  - How the ADA applies
  - 5 faults noted by inspectors
  - Temporary Repairs
- IV Letter to Homeowners
  - Deadline for Repair
  - Grouping with Neighbors
  - Replacement Procedures
  - Selecting a Contractor
  - Other Repair Options and Can I do it myself
  - Financial Hardships
- V Construction
  - Timing of Repairs
  - Tree Issues
  - Quality Control
  - Driveway Issues
  - Restoration
- VI How do I know all of my repairs are complete?
  - Final Approval to Contractors
  - Customer Sidewalk Repair Survey
- VII Discussion and Questions