



Sidewalk Maintenance Program "Backlog" Workplan & Contract

How We Got Here



- **Sidewalks have an average lifespan of 25-50 years**
 - Tualatin's growth since 1970 means the sidewalk system is reaching end of life
- **Street trees have an average lifespan of 20 years**
 - Street trees are a major cause of sidewalk hazards
- **Sidewalks and street trees are the responsibility of the property owner**
 - Many property owners are not addressing maintenance
 - Repairs can be expensive
- **Sidewalk Maintenance Program/ funding is falling behind**
 - Sidewalk Maintenance Program has limited funding and scope
 - From 3-year cycle to 9-year cycle



Current Sidewalk Maintenance Program



- **Purpose** - To repair residential sidewalks that have been damaged by street trees
 - Annual Budget - \$150,000 (addresses 10-15% of qualifying defects/yr)
 - Criteria – Sidewalk damage caused by street tree roots
 - Lifts over ¼ inch (ADA)
 - Street tree caused only
 - Not in a driveway
- The current program has increased to a 9-year cycle as a result of rising costs and increasing defects, due to end of life sidewalks and street trees.



Backlog Plan

- 2024 sidewalk assessment results were used to determine qualifying residential defects, representing *approximately*:
 - 325 properties
 - 333 trees
 - 1,044 sidewalk panels
 - Two phases, by "zone"
- Three attempts to contact qualifying property owners prior to phase one work beginning. Phase two participants will be notified next year in the spring prior to phase two work beginning summer 2027.

Goal: Bring all residential properties with program qualifying hazards into compliance by removing and replacing damaged sidewalk panels and street trees.



Approaching the Work



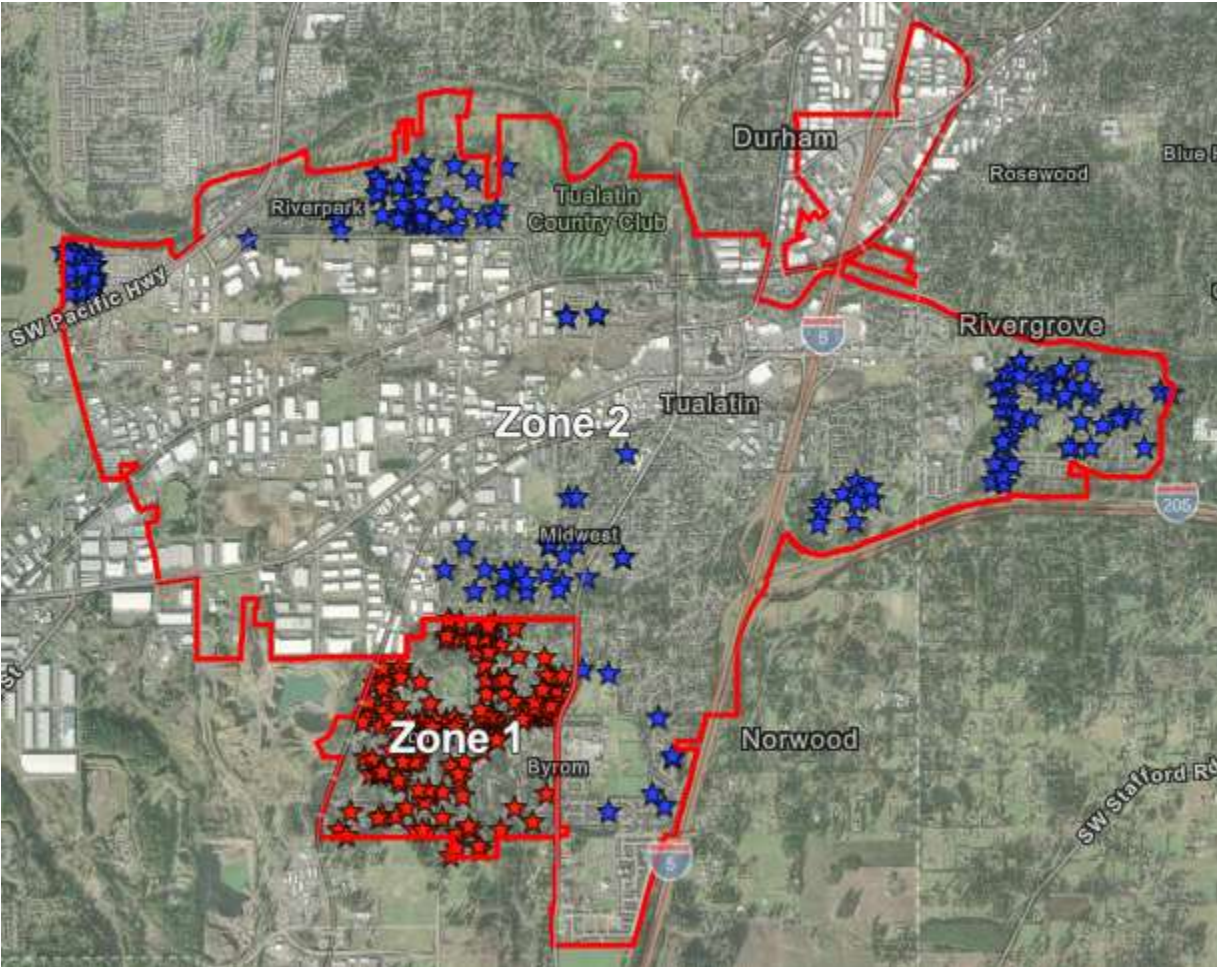
1. Use of a General Contractor to manage project *(City leads messaging and inspection)*
2. Utilize adaptive street tree list *(CAP Action 5.2.2)*
3. Include root barrier solutions to reduce future impacts
4. Use of Low-Emissions Concrete *(CAP Action 7.3.1)*
5. Slightly alter the Sidewalk Maintenance Program:
 - Replacement of panels only, no grind work
6. Work according to appropriate seasons
 - Sidewalk (dry summer months)
 - Tree replanting (wet fall/winter months)
7. During implementation, work on program changes *(Council 2026 Priority Action 1.2)*



Backlog Map



- Program qualifying, residential defects have been split into two "zones" for repair.
- Zone 1 in 2026
- Zone 2 in 2027



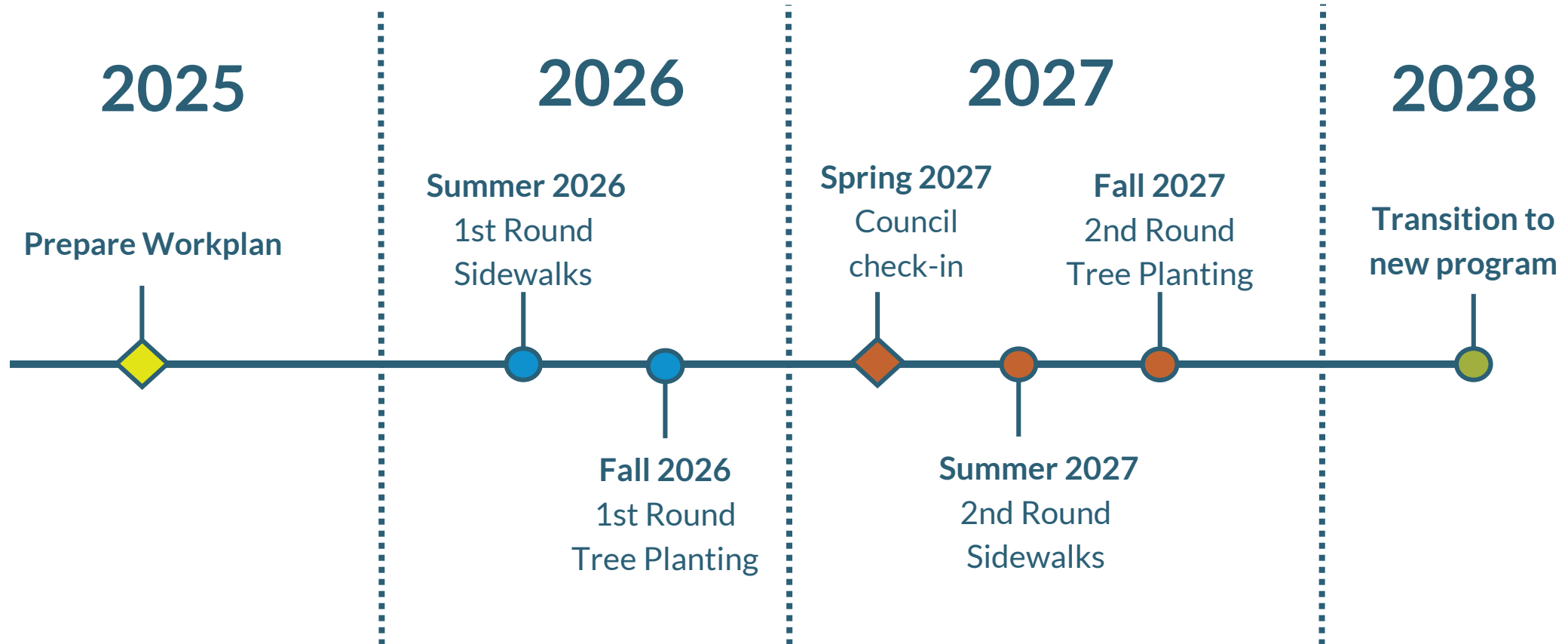
Additional Defects



- Staff have established a process for property owners who inquire about defects that were not included in the scope of work.
- If resident-submitted defects qualify, staff will add them to the scope of work.
- The goal of the backlog project is to complete all program qualified defects, pending budget.



Next Steps



Sidewalk Backlog Contract



- One responsive and responsible bid was received from Paul Brothers, Inc.
- Contract amount: \$1,472,269.02 (*encompasses full two-year project*)



Next Steps



Project Goal:

- By the end of 2027, bring all residential properties with Sidewalk Maintenance Program qualifying defects into compliance before moving to a cost-share model.

Council Approval

- Resolution #5960-26 Authorizing the City Manager to Award a Contract for the Sidewalk Maintenance Program Backlog Project

Program Update

- Staff will return in Spring 2027 to discuss updated program criteria/ approach

