



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Lindsay Marshall, Management Analyst, Public Works
James Skogan, Street Division Manager, Public Works

DATE: May 26, 2026

SUBJECT:

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

RECOMMENDATION:

Staff recommends Council approve Resolution #5960-26

EXECUTIVE SUMMARY:

The Sidewalk Maintenance Program (SMP) is a City-funded program that supports residential property owners in addressing sidewalk damage caused by street trees within the planter strip. Specifically, the program addresses Americans with Disabilities Act (ADA) compliance issues by repairing sidewalks with lifted or separated panels over ¼ inch, caused by a street tree root intrusion. If panels cannot be ground down to under ¼ inch, both the affected sidewalk panels and the offending street tree are removed and replaced.

Despite funding being increased from \$50,000 to \$150,000 between 2018 and 2025, the program has failed to keep pace with rising costs of work and the City's sidewalks and street trees now reaching end of life. The program, which operated on a three-year cycle in 2001, has grown to take nine years to cycle through the whole City. To acknowledge the shortfall, staff began gathering data and strategizing how the program could be adjusted to ensure the safety of our sidewalk network more sustainably long-term.

Following guidance from Council in September 2025, staff are returning to award a contract to complete a citywide "Backlog Project." This two-year project will bring residential properties with SMP-qualifying trip hazards into compliance by removing and replacing hazardous sidewalk panels and the street trees that cause them. Results from a 2024 citywide sidewalk assessment were used to determine which locations qualify for repair during this backlog project. The general contractor will manage the project, while the City leads resident communications and inspects work. Property owners qualifying for the first phase of the project have been notified by mail of the opportunity to participate. Staff plan three attempts to contact qualifying property owners prior to work beginning. Phase two participants will be notified next year in the spring prior to phase two work beginning summer 2027.

Staff have established a process for property owners who inquire about defects 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.

This project will be completed over a two-year period, after which the SMP program criteria will shift to prevent another backlog from accumulating in the future. Once the backlog project is underway, staff will

begin working on proposed changes to the program for Council consideration. Staff expect to bring this item back to Council in Spring 2027.

This project supports Tualatin's Climate Action Plan (Action 5.2.2 - Adaptive street tree list and Action 7.3.1 - Low emission concrete), is a prerequisite to Council 2026 Priority Action 1.2 - Evaluate and implement programmatic changes to the Sidewalk Maintenance Program, and supports the 2030 Council Vision (Focus Areas of Environment, Neighborhoods, and Transportation).

The City issued an Invitation to Bid that was advertised in the Daily Journal of Commerce on April 3, 2026. One responsive bid was received before the bid period closed on May 13, 2026. Paul Brothers, Inc. submitted the lowest responsive and responsible bid in the amount of \$1,472,269.02. Due to the project schedule and compressed procurement timeline, it should be noted that the required protest period expires on May 27, 2026, one day following the scheduled Council meeting date.

OUTCOMES OF DECISION:

Adopting the resolution would allow the City Manager to execute the contract with Paul Brothers, Inc. and the Sidewalk Maintenance Program Backlog Project would proceed from June 2026 – December 2027.

FINANCIAL IMPLICATIONS:

Contract with Paul Brothers, Inc. would be awarded for \$1,472,269.02. Funding for this project will come from the Road Utility Fund.

ATTACHMENTS:

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