

Executive Summary

CIG Requests 1701-1715

Repair/Replace Sidewalks and Verge Remediation; Education

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Summary: Pedestrians using sidewalks in the Greater Cherry Street Neighborhood area are exposed to safety risks, if they can access the sidewalk at all. Property Owners are exposed to this liability and are desirous of having a practical, inexpensive, and efficient process to maintain the sidewalks. Often, a property owner is not aware that they are responsible for public domain adjacent to their property including sidewalks, street trees, verges, and curbs. The City shoulders costs for temporary emergency repairs, as well as for servicing disgruntled residents, and handling lawsuits, even if the property owner is ultimately financially responsible. Therefore GCSNA, working in co-operation with the City and private contractors will present to property owners a sensible approach by collectively scoping needed work, negotiating for best prices, and co-ordinating offsetting incomes from City grants, property owners' cash payments, voluntary labor, in-kind donations, and sponsorships. Once the working processes are set up, this program may be useful for addressing the safety hazard in all neighborhoods caused by defective sidewalks, out-of-control trees, and ignored verges. Community Improvement Grants, or other forms of the City's financial participation are needed to jumpstart this project, and show residents that they care about everybody's safety and access.

Process: Collecting and communicating information is key to bringing the various parties together. Property owners must opt-in to participate; however everyone who uses the sidewalks benefits (or suffers if property owners do nothing). Information is collected about the conditions of specific sidewalk areas related to each property, the condition is analyzed and collated into a master presentation that prospective contractors can access. Responsibility for any repairs is appropriately assigned. Property owners (or their representatives) receive a report detailing the minimum repairs suggested for the public domain adjacent to their property. The selected contractor(s) will bring forward their preferred methods for handling payment. The work is contracted, funded, and completed.

Financial Estimates:

This proforma has a unique format due to the CIG allowance for volunteer labor, in-kind donations other than cash (including discounts from market values), and other expressions of value that are not part of typical business plans. We have expressed those values as "Double Bottom Line". These "Double Bottom Line" values when added to the cash incomes from grants, cash donations, and property owner payments must be equal to the expenses.

Another set of values that shows major positive community impacts are shown below as "Triple Bottom Line" factors. "Triple Bottom Line" factors should elicit discussion about the financial ramifications that makes this project profound for solving major safety problems by using cash sensibly, negotiating with a scaled project for maximized discounts, and factoring in volunteers and donations.

The Triple Bottom factors include:

Decreased City Emergency Repair Expense
Decrease City Cost Defending Lawsuits
Decrease Property Owner Cost Defending Lawsuits
Accidental Trip/Fall Prevention
ADA Compliance (Mitigated Liability for City and Property Owner)
QOL - Increased use by all
Safe Routes to School Issues
Increase in Property Value
Rain water catchment
Decrease Crime
Employment Opportunities for Underserved
Employment Overall
Brings Neighborhood "Closer" Together

Line items not included in the proforma:

Trees - Street trees may cause huge impacts. The effect of specific trees on the sidewalk will be noted. Depending on the extent of the damage or intrusion, the contractor will develop a plan of action, the costs of which are ultimately the property owners (after discounts, contributions, and other methods to reduce the financial impact)

Insurance - Property owners that opt-in to any work will need to sign off on a liability waiver for GCSNA and volunteers. Contactors will need to name GCSNA along with the City on riders to their policies.

Legal/Accounting - GCSNA does not have standing to perform legal advisory or certified public accounting tasks. Property owners will be advised to seek opinions about these matters prior to opting in to the program. Contractors will come forward with their own requirements and processes to which GCSNA will conform. If other legal or accounting functions are needed, GCSNA will seek out professional advice, the cost of which will be borne by in-kind donations, sponsorships, contributions, or if demanded in cash, on a prorated basis for the property owner.

Upgrades - The program will allow the scope assigned to various contractors to be enlarged to include upgrades to public domain areas (plants, trees, verge fill materials, planters and so on) and also on private property. All upgrades are the financial responsibility of the property owner (once discounts are applied).

Line Item Discussion:

Incomes:

CIGs - Show amounts requested using CIGs, along with anticipated payment request dates.

Business Sponsorships - Amounts collected in cash for mention on informational brochures.

Property Owners - Amounts collected from property owners.

Contributions - Amounts from the general public to offset specific or general costs.

Expenses:

Labor - Amounts reflecting (volunteer) labor coordinated by GCSNA.

Physical Assessment - Professional labor working alongside GCSNA volunteers to produce the inventory and info needed for prospective contractors, and property owners.

Employment for Underserved - Working alongside an established insured contractor like Becoming Independent or Habitat for Humanity, GCSNA seeks to employ underserved individuals.

Professional Oversight - Includes costs related to managing the employed individuals.

Repair/Replace, Contractor - A contracted, licensed, and insured professional crew.

Materials, Fill - Basic fill materials for the verges emulating the type of material already present.

Presentations for Contractors - Comprehensive presentations on print or online that contractors can use to make a bid.

Postage - Postage to mostly non-resident property owners.

Survey Info Cards - Announces what our crews are doing on the sidewalks

Info Brochures - Generic information prepared about repair/maintenance of sidewalks, street trees, verges and so on.

Property Specific Presentations - Information tailored to specific properties.

Equipment Rental - Trailers and hand tools that may be needed by volunteers or other laborers to complete their tasks.

Permits - The City has verbally stated that encroachment permits fees may be waived; but if they are in fact demanded, the costs would rest with the property owners.

Double Bottom Line Values:

Vendor Discounts - Discounts negotiated from vendors.

In-kind Donations - Contributions of materials or supplies.

Labor Donations - Estimated using \$22.14/hour values.