

2021 Sidewalk Replacement Project Question and Answer Sheet

What are the costs and benefits of participating in the sidewalk replacement project?

- ◆ Shared costs. The City and the property owner will share the cost of the sidewalk installation. Basically, the City provides the labor and equipment, while the property owner pays for the cost of materials. The cost to the property owner for the 2021 program will be \$22.00 per linear foot of sidewalk, based on a four-foot-wide sidewalk. For example, a property owner with sixty feet of property frontage will pay \$1,320. A five-foot-wide sidewalk will cost the property owner \$27.50 per linear foot.
- ◆ Installment payments. Property owners have the choice of paying in one lump sum or in annual installments, which will be invoiced by the City. Annual installment options are available in 3-year, 4-year or 5-year payment plans.
- ◆ The peace of mind in knowing that your sidewalk is safe for pedestrians.

Who will do the work, and is there a warranty?

- ◆ All construction work will be done by the City of Norwich Department of Public Works. The sidewalk will have a warranty for one year after installation.

What about removal of existing sidewalk?

- ◆ City DPW workers will remove existing sidewalks as part of the project at no additional cost.
- ◆ Property owners who wish to keep existing slabs of bluestone sidewalk, such as for a patio, must decide with the Superintendent of Public Works prior to entering into a contract with the City.

Will the City install a new bluestone sidewalk for me?

- ◆ No. All the new sidewalks will be constructed of concrete.

Will the City install a new driveway apron for me?

- ◆ No. The project will not include driveway aprons. Property owners who wish to have driveway aprons installed may retain a private concrete contractor at their own expense. Sidewalks will be installed across driveways.

Can I have less than the entire length of property frontage replaced?

- ◆ No. The project will include the entire property frontage. Property owners who wish to have shorter portions of sidewalk replaced should contact a private concrete contractor.

Is my property guaranteed to be included in the project?

- ◆ No. Resources are limited, so properties will be selected based upon the condition of existing sidewalk and the number of adjacent properties participating in the project. For reasons of cost efficiency, longer sections of sidewalk work will receive higher priority. Therefore, it is advantageous for property owners of adjacent properties to express interest in participating in the program. Sidewalk conditions will be inspected by the City's Department of Public Works prior to contract signing. Residential properties will take preference over commercial properties.

Will having new sidewalks increase my property assessment?

- ◆ No. Sidewalks are not factored into property value tax assessments.

Will new sidewalks affect my personal injury liability?

- ◆ Perhaps. Within the City of Norwich, property owners are responsible for the condition and maintenance of sidewalks on their properties. Having a sidewalk in poor condition with trip hazards could potentially increase a property owner's liability for pedestrian injuries.

Can I be required to participate in this sidewalk replacement project?

- ◆ No. Participation in the project is completely voluntary. However, under provisions of the Code of the City of Norwich, the City does have the authority to charge property owners for the full expense of repairing or replacing sidewalks.

Will this program be available again in the future?

- ◆ The City had conducted similar sidewalk programs every year between 2007 and 2016 . The Common Council decided to continue the program again starting in 2019.