



Candler Park Neighborhood Organization **Sidewalk Renewal Project** **Frequently Asked Questions**

What is the Candler Park Sidewalk Renewal Project? It's a bundled program, run entirely by volunteers, that helps CP homeowners save money by streamlining permitting and obtaining discount pricing. In exchange, we offer our contractor multiple jobs in close proximity by organizing neighbors to have their sidewalks fixed at the same time. In addition, your CPNO has allocated \$15,000 to the program to pay for permits, mobilization and traffic fees. The group process is streamlined: no survey, no construction set, no special warranty bonds. And there's quality assurance because a City Project Manager, Field Engineer, and Inspector has been assigned to our project.

How do I know if the sidewalk in front of my home needs to be repaired? Under Atlanta City Code, any sidewalk that's broken, uneven, or missing pieces must be fixed. Anything that can cause a "trip/fall hazard" lawsuit or Americans with Disabilities Act citation is considered substandard and in need of repair.

Who's liable for the condition of my sidewalk? The "abutting property owner" is legally responsible. If the sidewalk is in front of your house, that means you. If you're notified by the Public Works Department to fix your sidewalk due to a complaint, you're given 45 days to comply.

What happens if a Public Works notice is triggered? If you do nothing within 45 days, the city will assess you \$12 per square foot for repairs. You also may be held liable if anyone trips or falls on your sidewalk or files an ADA complaint in the meantime.

Why should I should fix my sidewalk now rather than wait until the city tells me to? First of all, you'll save money. SoCo, our contractor, has agreed to a bulk rate of \$8.66/square foot for demolition and concrete installation — 30% lower than the city rate of \$12 sf. Plus, you'll save yourself the worry of a lawsuit. Finally: Don't you want a nice, walkable sidewalk in front of your house?

How does the CPNO Sidewalk Renewal Project save me time and money? There's power in numbers. After consulting with other neighborhoods that managed successful repair programs, the Sidewalk Repair Team settled on the "bundled project" approach. We negotiated with Public Works to obtain a bundled permit and sought bids for discounted rates from multiple pre-approved contractors.

What will it cost? Every single address will have different elements of repair. That is why a walk-through assessment and free custom quote by the contractor will be scheduled. You don't have to be there. A rough estimate is \$8.66/square foot for concrete installation and demolition and hauling away of old sidewalk (\$8.66 by your length x your width; e.g., \$2,165 for a 50ft x 5ft sidewalk repair). This does not include any additional issues with trees, water meters, crumbling curbs, retaining walls, etc. Any additional issues will be itemized on the quote. (Edited August 6, 2018)

Why can't I just get a bag of concrete and fix it myself? The simple answer: A permit is required. The not-so-simple answer: A permit entails mapping underground utilities, meeting many specifications, and inspections.

My neighbor got her sidewalk fixed for free. Why do I have to pay? The CP Master Plan identified sidewalks used most heavily by pedestrians as a top priority. CPNO worked with the city to focus bond money on repairs along McLendon, Oakdale, and Euclid avenues. Since then, our all-volunteer team has worked hard to get the city to fix sidewalks damaged by trees in medians between streets and sidewalks (the city is responsible for median trees). Those are the two routes by which property owners have enjoyed repairs without having to pay for them.

What sidewalk finishes are available? Under the program, sidewalk repairs will be "broom brushed" concrete, similar to other recent repairs around the neighborhood. Broom-brushed is the standard city finish, holds up well over time, is economical, and accommodates wheelchairs. Hexagon pavers, which run around \$22 per square foot, won't be covered under our blanket permit.

Only one section in my entire sidewalk is broken. Can I just fix that? SoCo has agreed to work with us on a case-by-case basis provided there are economies of scale.

I have a tree issue, will a sidewalk kill my tree? Contact sidewalks@candlerpark.org and we'll get the City Arborist to take a look before the signing deadline. It's free. The arborist will give you a determination and next steps.

Can I get my cracked right-of-way driveway apron fixed too?

Yes, we've hired a full-service contractor who can fix driveway aprons—priced at approximately \$7.77 per square foot, and there is an checkbox for it on the online application. Our blanket permit allows for construction in general, so driveway aprons are included. For other specialty inquiries, contact sidewalks@candlerpark.org.

(Added August 6, 2018)

Alright! I'm interested. What do I do? Please go to candlerpark.org/sidewalks and file your very simple application no later than **Friday, September 7, 2018**. Once you receive the free quote, you'll be given instructions on how to proceed if you wish to take advantage of the program.

Why do I need to pay before the work is done? This is the way we are able to get a bundled price from the contractor. It saves the contractor hassle not having to collect from each person individually. CPNO will keep the payment in escrow and the contractor will only get paid when the city inspector approves the completed work.

(Added August 6, 2018)

What if I want to help fix someone else's sidewalk (who might not have the means to pay), or if I just want to continue to improve Candler Park? CPNO would be very pleased to work with you on targeted donations. If you have a sidewalk in mind, fill out the sidewalk address (if not yours) box on the application form. If you don't have a particular sidewalk in mind or have further questions, please email sidewalks@candlerpark.org.

(August 4, 2018)