Sidewalk Master Plan Update

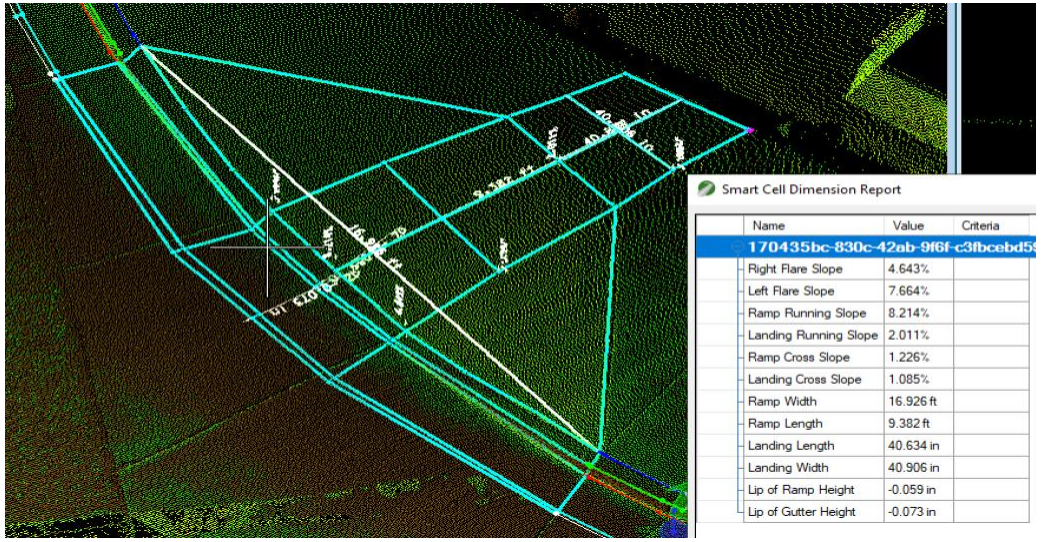
City Council Meeting
September 28, 2026
Damien R. Arrula – Assistant City Manager
Jessica Gordon – Deputy Public Works Director
Bob Critchfield – Engineering Manager
Kirk Swanner – Associate Engineer

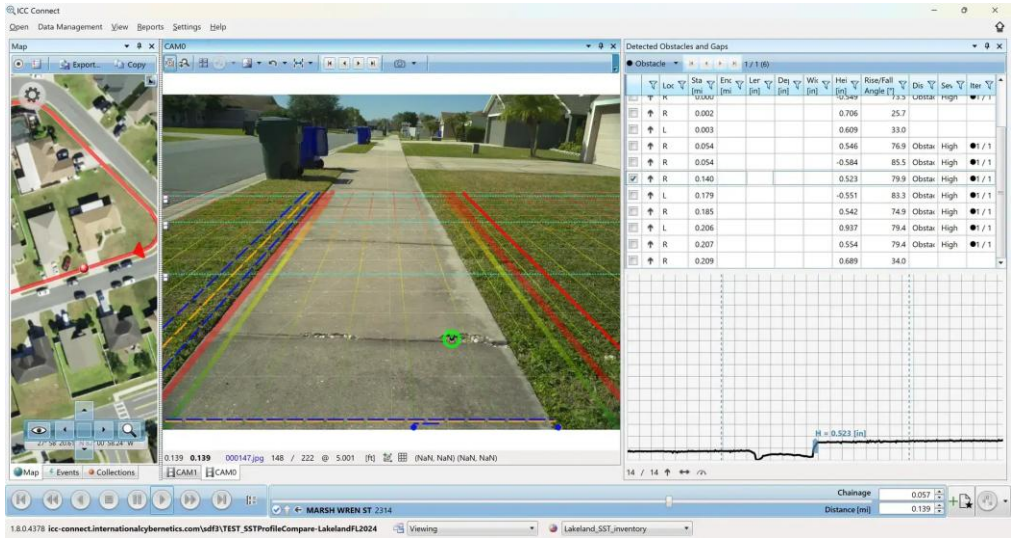
Presentation Overview

- Background
- Sidewalk Network Overview
- Methodology
- Current Conditions
- Funding
- Next Steps

Background

- August 8, 2022 – City Council approved a contract with IMS for sidewalk assessments
- April 30, 2024 – Presented update on findings to Public Works Committee
- June 2024 – Received completed Sidewalk Master Plan
- October 28, 2024 – Summarized Sidewalk Master Plan Findings to Council





Background - Why Sidewalks Matter

Our network of sidewalks is an essential asset for City residents' quality of life.

- The connectivity offered by sidewalks provide recreation and enjoyment for all ages
- Represents over $100,000,000 in infrastructure investments and direct replacement costs
- Directly impacts quality of life, property values and the public's perception of the City



Sidewalk Network Overview

342 Sidewalk Miles



8.7 Million Sq Ft Surface Area



4,406 Curb Ramps/Returns



Methodology

Infrastructure Management Services, LLC is an industry leader in asset management and data collection

Industry experience includes:

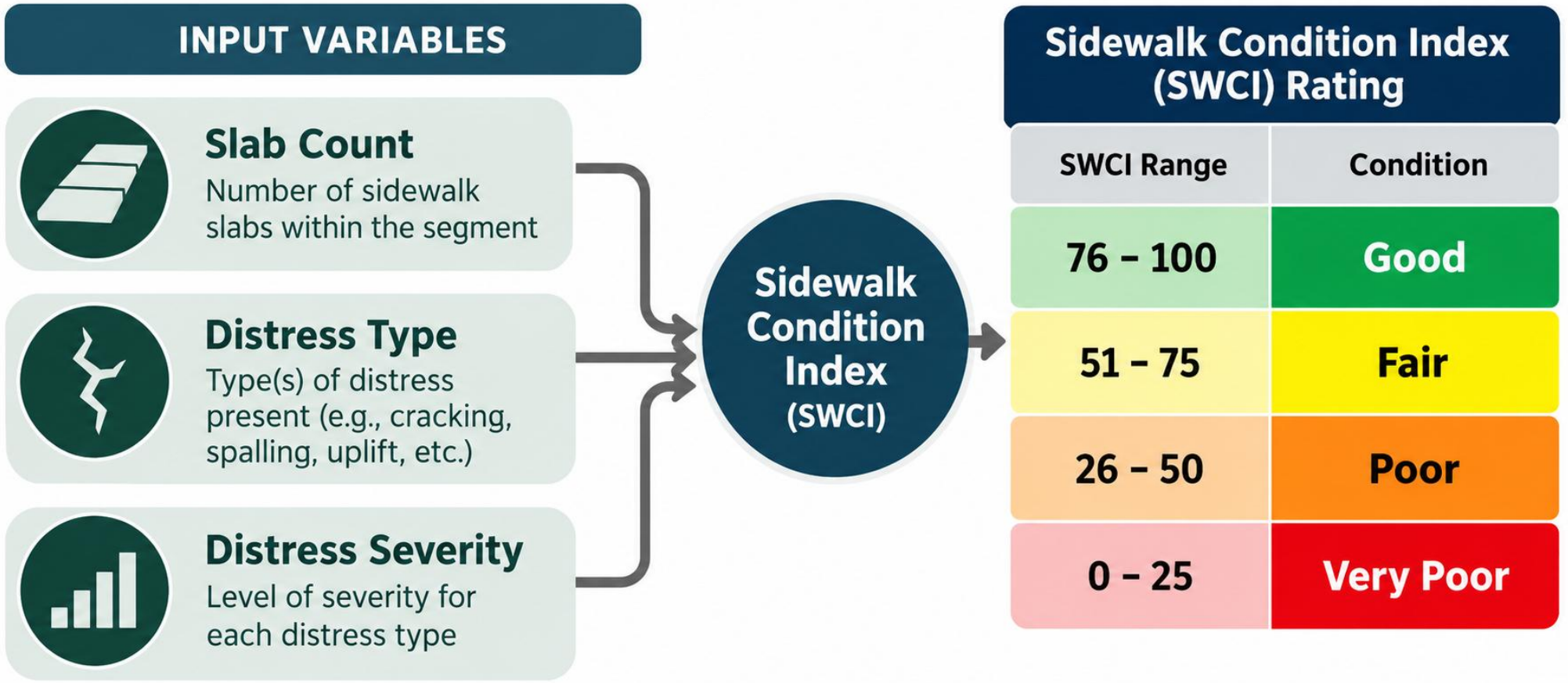
- Over 700 Municipal & County Agencies
- 22 Large-Scale Public Works Depts
- 9 State Agencies & Transportation Authorities
- Experienced Data Scientists
- Specialists in Pavement and Sidewalk Testing, Analysis, and Engineering

Data Collection Methods:

- Use state-of-the-art technology
- Are efficient & cost-effective

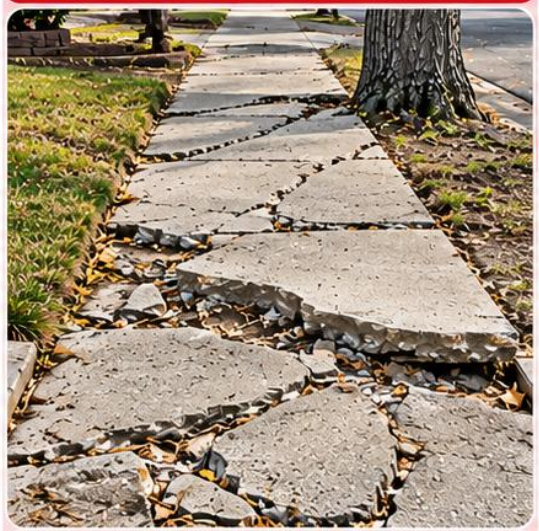


Sidewalk Condition Index (SWCI)



Sidewalk Condition Index (SWCI)

Very Poor
SWCI: 0 – 25



Typical Characteristics:

- Multiple and severe cracks
- Broken, missing or heavily spalled sections
- Significant uneven surface or heaving
- Trip hazards present
- May be inaccessible or not functional

Poor
SWCI: 26 – 50



Typical Characteristics:

- Moderate cracking (linear or block)
- Minor to moderate spalling
- Some uneven or slightly heaved slabs
- Surface deterioration but generally intact
- Typically functional with some trip hazards

Fair
SWCI: 51 – 75



Typical Characteristics:

- Minor cracking
- Little spalling or surface wear
- Generally level
- Minimal trip hazards
- Functional with only cosmetic defects

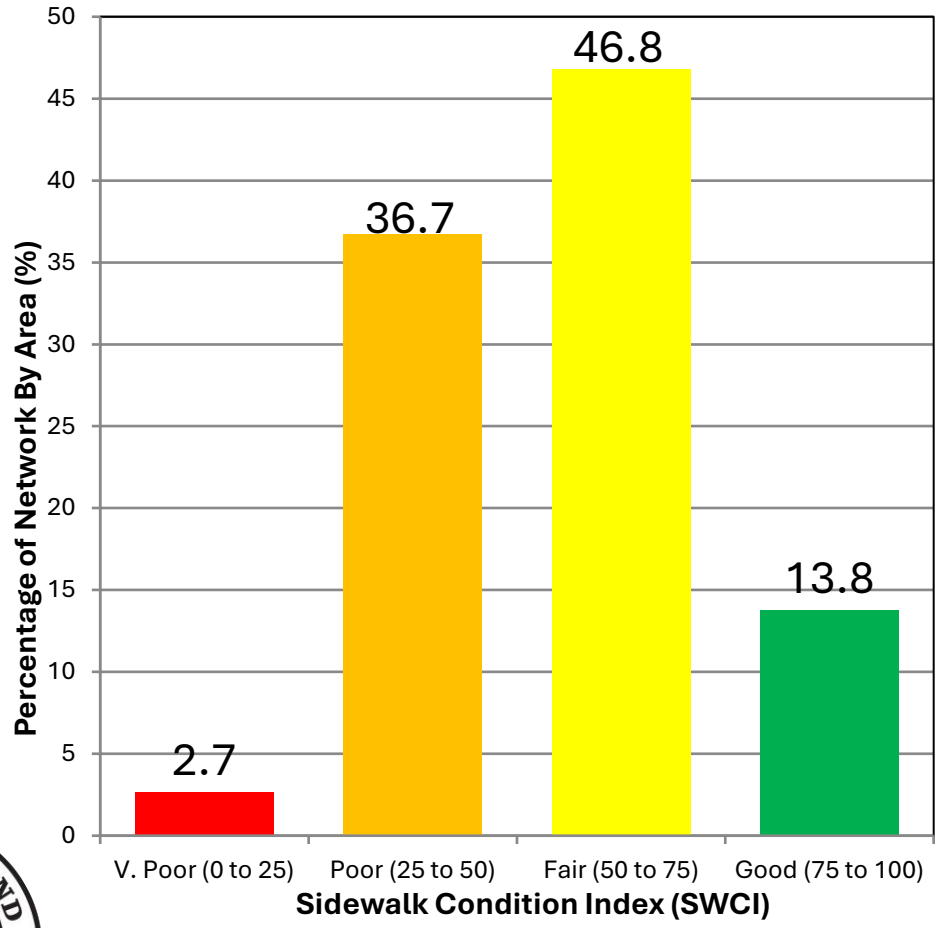
Good
SWCI: 76 – 100

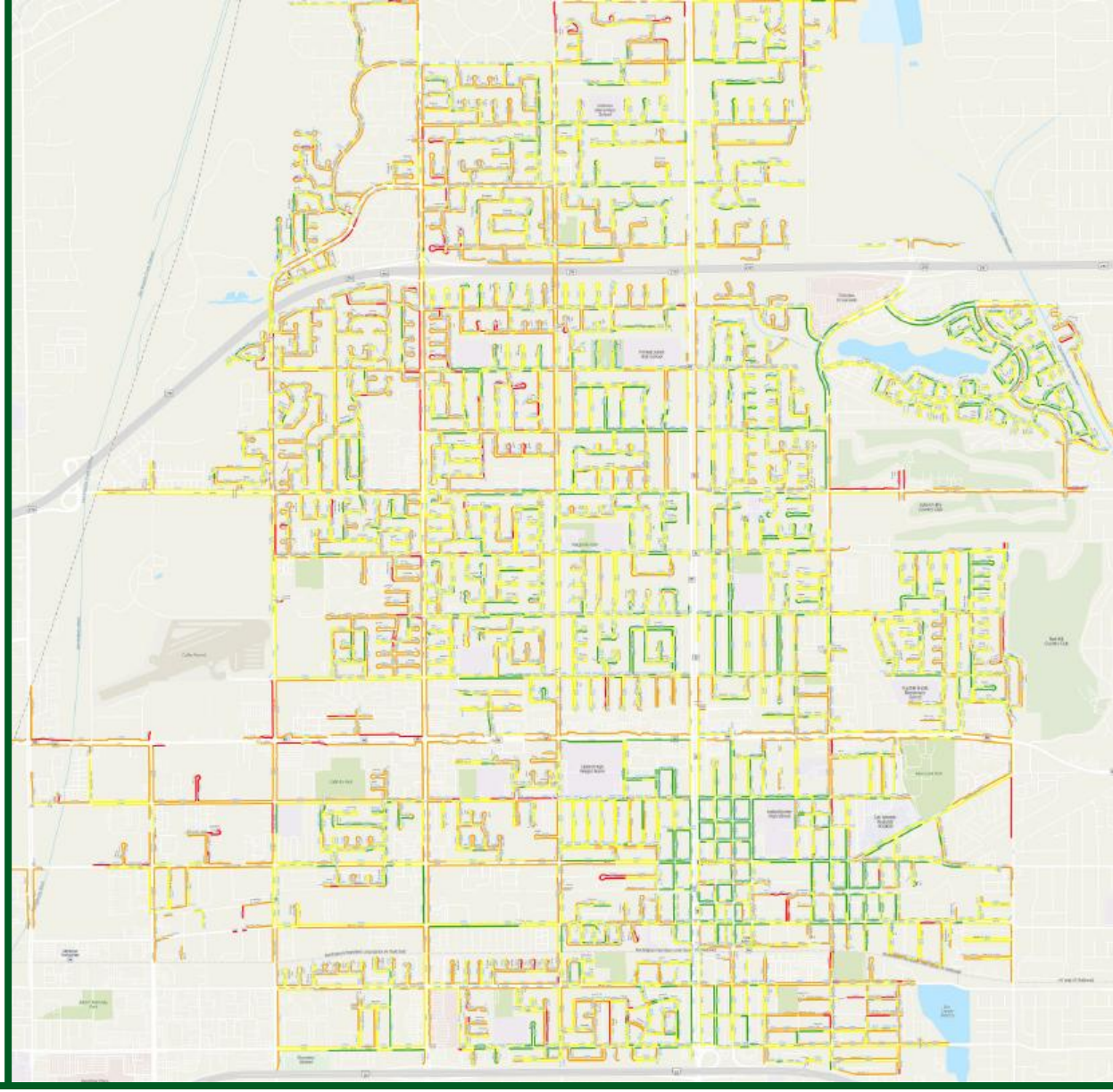


Typical Characteristics:

- No significant cracking
- No spalling
- Smooth, level surface
- No trip hazards
- Functional and well maintained

Sidewalk Condition Index & Map

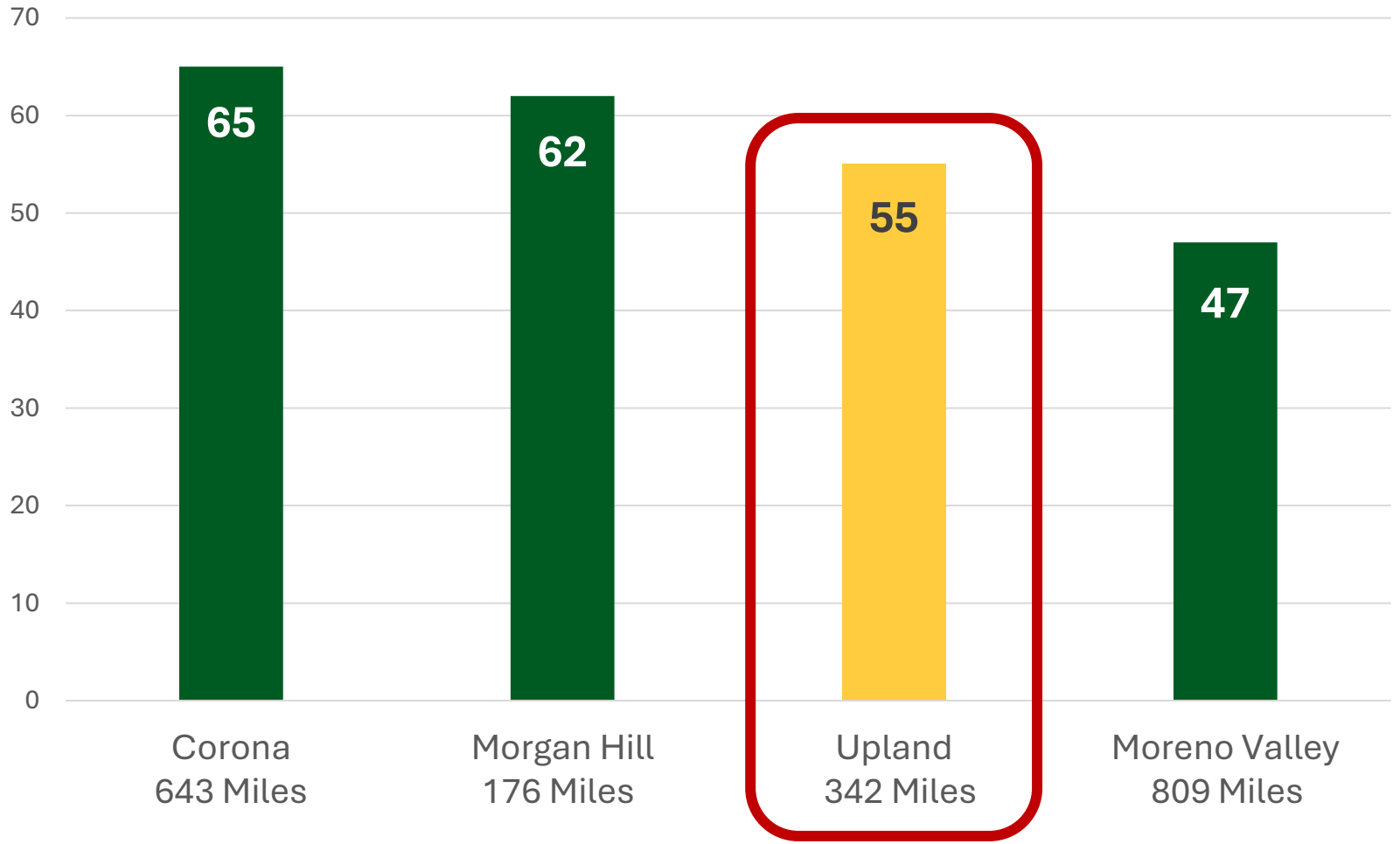




Sidewalk Master Plan Report and SWCI Map can be found at https://uplandca.gov/public_works/engineering_projects/pavement_management.php

Average Sidewalk Condition Index

There are few regional comparisons available.



Sidewalk Master Plan Recommendation



10 Year Plan to remove sidewalk deficiencies requires $2,000,000 annually.

Total costs projected over the 10-year period included:

- Asphalt ramping $8.2M
- Mitigating Existing Ramp Issues $6.5M
- Grinding $4.0M
- Repair & Rehab $460k
- Removal of Obstructions $230k

Current Funding Levels

When IMS analyzed the SWCI in 2024, they determined the City would need to invest **$2 million** per year to adhere to the master plan.

That number did not factor in the **$31 million** backlog of sidewalk repairs, inflation, or other economic factors that impact future prices.

The City's current approved budget for sidewalk repairs is **$300,000** per year.

A shortfall of $1.7 million per year.

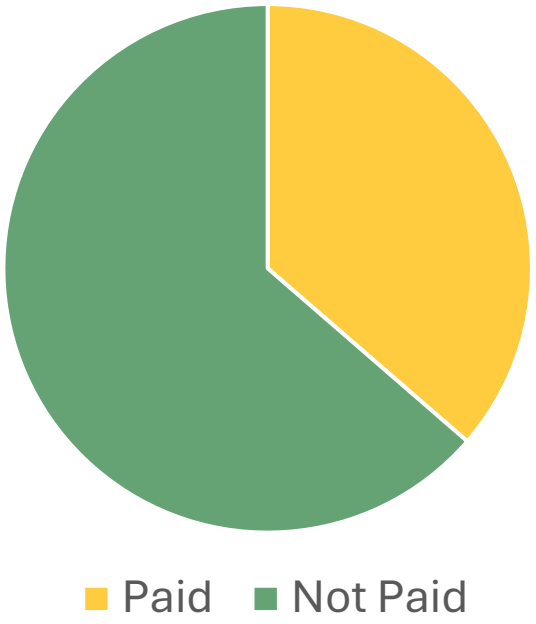


Project Cost Analysis – Then vs Now

2010 Project Costs		2023 Project Costs
Sidewalk Reconstruction • $4.42 per Square Foot	↑ 414%	Sidewalk Reconstruction • $18.32 per Square Foot
Ramp Reconstruction • $2,943 per Ramp	↑ 344%	Ramp Reconstruction • $10,117 per Ramp

Liability Claims (FY 2016- FY 2026)

- 88 Total Claims Received by the City
  - Each claim is carefully evaluated and then either paid or denied



The City has spent $3.2 million over this period between paid claims and attorneys' fees related to defending the claims.

How We Got Here

1. Prior to 2024 there was no pro-active Sidewalk Maintenance Plan
2. High Leadership Turnover
3. Mismatch of community expectations vs. project delivery capabilities (staffing and funding)
4. Costs increasing faster than revenues
5. Right tree, wrong place (or incorrect planting/watering methods)

Newer Strategies vs. Old Problem

- Created project management training to increase project management capacity within existing staff
- Utilizing quicker procurement methodologies to alleviate administrative burden
- Leveraging GIS Technology to create layered Infrastructure Maps to Prioritize CIP Projects (Sandwich Project)

Next Steps

Prepare Future Sidewalk Management Report:

- With various new potential resources, update Implementation strategy
- Target Goal: Increase SWCI from 55 to a range of 76-80

Analyze:

- Benefits of a separate, dedicated Right-of-Way Division

Secure:

- Additional Funding Sources
- Additional Staffing to meet expectations

Identify Additional Funding Sources

- Business License Tax Reform
- Solid Waste Program Fee Cleanup
- Transaction & Use Tax
- Federal, State, & County Earmarks
- Additional Grants (HSIP, Complete Streets)

Additional Resources

To view the full SWCI Map, review the consultant's report and read prior staff reports to the City Council, please visit:

https://uplandca.gov/public_works/engineering_projects/pavement_management.php



Thank You!