

DATE SUBMITTED 10/29/25
 SUBMITTED BY PUBLIC SERVICES
 DATE ACTION REQUIRED 11/05/25

COUNCIL ACTION (X)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION:
 Approval to proceed with Grid 1 sidewalk repairs through Precision Concrete Cutting

BACKGROUND/SUMMARY:
 In June 2025, the City Council approved Precision Concrete Cutting (PCC) to conduct sidewalk inspection services for Grid 1 of the City of Imperial. PCC has completed this inspection and submitted a detailed proposal outlining the scope and cost of necessary repairs.
 To assist the City of Imperial in removing trip-hazard liabilities within Grid 1, PCC will repair identified sidewalk trip hazards from 1/4" up to 2". The scope of work includes:

- Assessing and slicing directed locations or identifying all liabilities within a defined area (District, Zone, or Park) from 1/4" to 2". In order to comply with the CJPIA master service agreement, the city commits to full ADA compliance (1/4"-2"), in order to take advantage of the pricing in the agreement. There are 1,973 locations that would be addressed;
- Removing asphalt or concrete ramping prior to each cut, where necessary;
- Bringing all trip hazards into ADA compliance (slope, cohesion, etc.);
- Helping reduce long-term asset costs;
- Providing before and after photos of each trip hazard;
- Delivering GIS data for each hazard, including height, length, location, and completion date;
- Making recommendations for hazards that cannot be repaired.

The total cost of the proposed repairs is \$107,623.50, which slightly exceeds the original approved budget of \$100,000 due to the expanded scope identified during inspection. PCC's patented slicing method offers a cost-effective, ADA-compliant, and environmentally responsible alternative to full panel replacement, with estimated savings of \$1,275 per location.
 We respectfully request council approval to proceed with the sidewalk repairs in Grid 1 as outlined, and to adjust the budget accordingly to accommodate the revised total. This investment will significantly enhance pedestrian safety, reduce liability, and support the City's long-term sidewalk maintenance strategy.

FISCAL IMPACT: \$107,623.50, Fund 01-320-5210	FINANCE INITIALS <u>VMS</u>
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STAFF RECOMMENDATION: Approval to proceed with sidewalk repairs in Grid 1 via Precision Concrete Cutting	DEPT. INITIALS <u>Jng</u>
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MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u>atm</u>
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MOTION:

SECONDED:	APPROVED ()	REJECTED ()
AYES:	DISAPPROVED ()	DEFERRED ()
NAYES:		
ABSENT:	REFERRED TO:	

PRECISION CONCRETE CUTTING SUMMARY OF SERVICES

October 21st, 2025

Jenell Guerrero
Public Services Manager
420 S Imperial Ave
Imperial, CA 92251

California Precisions License #925449
Exp 12/31/2025

DIR #1000003322
Exp 06/30/2026

California Small Business Administration
2001072
Exp 11/30/2025

City of Imperial



OVERVIEW

Precision Concrete Cutting is pleased to submit this summary of services to the City of Imperial. We hope we can assist you in achieving your goal in removing trip-hazard liabilities and maintaining the esthetics of the proposed sidewalk assets.

We are the global leader in Sidewalk Asset Management. We have numerous Franchises across North America, Canada, and Australia. Precision has been awarded six patents by the U.S. Patent & Trademark Office for our trip hazard removal equipment and unique process. Our company has worked for Municipal Governments in 48 of the 50 U.S. States and all but two provinces in Canada. Precision assesses hundreds of miles of sidewalk infrastructure every week and we have developed a premier Smartphone Surveying Technology which provides our clients the insight and knowledge they need to make well-informed and knowledgeable decisions about repairing their uneven sidewalk panels.

The Precision Concrete Cutting located in Southern California is independently owned and operated. We are the nation's leader and have been making sidewalks safe since 2000. We are one of the largest operators in the nation. We work with numerous municipalities and thousands of Commercial, HOA, Schools, and Apartment Management Companies.

The Objective

To assist the City of Imperial in removing trip-hazard liabilities which result in loss due to litigation from civil and actual damages. Precision will repair requested and identified sidewalk trip-hazards from 1/4" and up in designated work areas. We can take care of trip-hazards above 2" upon request of the customer, however, there must be a reasonable amount of concrete to remain which would be able to handle the normal course of usual traffic. Precision Concrete Cutting's standard is to slice up to 2" on a 3 1/2" panel.

- Assess and slice directed locations OR identify all liabilities within a set geographic area (District, Zone, or Park) 1/4" to 2".
- Remove asphalt or concrete ramping prior to each cut. (Where necessary)
- Bring all trip-hazards into ADA compliance (1/4" to 2") from edge to edge. (Slope, cohesion, etc.)
- Help reduce overall costs on long-term assets.
- Provide before and after pictures of each trip-hazard liability.
- Provide GIS data of each trip-hazard liability, including height, length location, completion date, and all other relative and required information.
- Make recommendations for trip-hazards we cannot repair.

The Solution

With six patents used in our execution and process of work, Precision Concrete Cutting has the right approach to help extend the life of sidewalk assets, while also looking esthetically better than most traditional repair methods. Precision Concrete Cutting removes trip-hazards to the specifications of this proposal and are protected by the patent numbers listed below by the US Patent and Trademark office. Precision Concrete Cutting is the sole-source provider of this type of work.



U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,143,760

U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,201,644

U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,402,095

OUR PROPOSAL

Precision Concrete Cutting proudly serves the San Diego, Imperial, and south Orange Counties, as well as the City of Temecula for over 20 years. We are the preferred vendor for all trip-hazard liability removal in many municipalities throughout the world. We are California Precisions licensed and comply with prevailing wage requirements by municipalities.

During this time, we have developed an expertise in understanding what each client needs, and how we can best assist them. Our relationship with our clients has allowed us to be THE solution for sidewalk asset management. We understand the importance of a long-lasting partnership, and that is why we have a designated team to oversee our municipalities.

The City of Imperial, like most municipalities, face economic challenges, ever changing rules and regulations, and constant litigation. Precision Concrete Cutting works to help municipalities create improvements in an overall low-cost solution which qualifies for tax incentives.

We have developed solutions which help clients significantly extend the useful life of a sidewalk and give powerful tools to manage capital expenditures for any future replacement.

Project Deliverables

Should the City of Imperial choose to use Precision Concrete Cutting, you would be responsible to provide:

Deliverable	Description
Purchase Order	PO will state that the client is now ready for our services.
Sector/Zone/Region GIS Data	This data or mapping is provided by the client as a starting point for continued assessments and slicing work.

Timeline for Execution

Key project dates are outlined below. Dates are best-guess estimates and are subject to change until a contract is executed.

Description	Start Date	End Date
Project start	Within 30 business days of active Purchase Order.	Upon Completion of work.

Supplied Material

The following materials are to be supplied by the City of Imperial for this project. For Precision Concrete Cutting to meet project milestones, this material must be supplied on schedule. The due date included in the following table must be met within two weeks in order to have ample time to schedule and execute purchase order.

Materials to be supplied by The City of Imperial	Due Date
GIS Data or map with borders for each Sector/Zone/Region/Park or street segment that the client would like assessed and/or repaired.	At time of issued Purchase Order
Expected timeline of requested work (work window)	At time of issued Purchase Order

EXPECTED RESULTS

As the sole-sourced vendor, we expect our proposed solution to aid the City of Imperial and have the following benefits

Financial Benefits

- We will assist its municipalities in conserving finances on litigation due to trip-hazard liability removal.
- Resources will be extended due to cost savings of providing a slicing repair on locations which would have normally been replaced (generally ¾" to 2")
- Forecasting of Repair & Replacements into future years. By supplying the client with replacement data, this allows the client to specifically budget R&R's for the current or next fiscal year.
- In working with several municipalities across the United States, budget diversity is important. While we can extend municipalities overall budget with our service, there are other budgets which exist to assist in our specific scope of work.
 - Maintenance Budget
 - Capital Improvements Budget
 - Safe Route to School Budget
 - Risk Management Grants
 - Insurance Pools
 - ADA Transition Budget
 - Bond Measures
 - Federal, State, and local grants
- We do not grind! Grinding or pulverization of the concrete causes micro-fractures or weakening of the concrete panel due to excessive downward pressure. With grinding, replacement of concrete will come years sooner and produce significantly more concrete silica dust. Grinders will not reduce your liability as they cannot render a proper ADA compliant solution.

Technical Benefits

- All work is ADA compliant and makes significant improvements in the stated ADA transition plan (where applicable).
- All work is walkable same day. No walkway closures needed.
- We cut with a dust abatement mechanism. No water-cooling is used which creates slurry and contaminates storm water drains our causes excessive environmental impact.
- Asset management with GIS integration containing before and after pictures, height, length, and location of each slice. We work with your IT department to ensure the data we capture is delivered with each submitted invoice.
- Slabs that contain cracks beyond repair and slabs that contain spalling will not have trip-hazards removed if specified by the customer and will be marked on the data for replacement.



Conservation Benefits

- **Landfill Impact.** As a City of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service.

For perspective, removing and replacing 100 panels would result in approximately 112,000 pounds or 56 tons of concrete being removed (average panel weight of 1,120 pounds.) Using Precision Concrete Cutting for 100 sidewalk repairs results in 0.3 tons of concrete removed and recycled, approximately 141 gallons of gasoline saved, and a reduction of 1.3 metric tons of CO₂.

- **Water Impact.** The U.S. population has doubled over the past 50 years, while our thirst for water has tripled. With at least 40 states anticipating water shortages by 2024, the need to conserve water is critical. EPA strives to integrate water management best practices at all its facilities. California has a history of droughts and the need to conserve water is always there.

According to data provided by "Concrete Construction" publication, the removal and replacement of one 6'x6'x4" sidewalk panel results in approximately 32 gallons of water consumption. Also, according to the latest USGS survey, the average household uses 9,000 gallons of water per month.

- **Tree City USA.** City cities understand the requirements and benefits.
 - 70% of damaged sidewalks are due to tree roots.
 - Precision's method does not require the removal of trees or root pruning.
 - Root pruning can shorten the life span of a tree and/or cause them to fall.
 - PEOPLE LOVE TREES!
 - 161 "Tree Cities" are in California.
 - Precision Concrete Cutting can fix an uplifted panel for 10 times less than Remove & Replacement.
 - Trees tame storm water.
 - Trees fight climate change.
 - Trees save Energy.

Other Benefits

- Emergency response. For moments when someone has tripped on a specific location, we provide same day (before 10 AM) or next business day (After 10 AM) response for areas of work outside the scheduled zone for the specific trip-hazard only. While we know some trip-hazards are more of a priority than others, using Precision Concrete Cutting gives you the peace of mind that we can take care of those for you, and in a timely manner. Upon completion of the emergency location, you are emailed with the data and invoice for that job.

PRICING

Pricing is negotiated based on municipality size, purchasing groups they are a part of, scope of work, and mutually agreed upon contracted rate. The pricing extended to City of Imperial is based on the renegotiated rates within the current CJPIA master service agreement (MSA). Sample pricing can be found below. All pricing and scope of work to be within the parameters determined within the MSA in effect through CJPIA.

SIDEWALK ASSESSMENT AND TRIP HAZARD REMOVAL SERVICES

PRECISION will inspect sidewalks and provide a written inspection report in the format approved by the CITY (optional curbs and gutters can be included in the scope of work). The inspection reports shall include the identification, location, and description of each problem and recommended action to be taken. The format and information required may be changed at the request of CITY with the agreement of both parties.

Sidewalk Assessment and Trip Hazard Removal Schedule

Line items 2 through 4 are optional and may be included at the discretion of the City based on project needs.

Pricing for each individual trip hazard shall be in accordance with the unit rates established under the Master Service Agreement (MSA) currently in effect through CJPIA.

No.	Item Description	Cost of Repairs
1	Trip Hazard Removal (1/4" – 2")	\$107,623.50

OPTIONAL

No.	Item Description	Cost of Repairs
2	On Curb & At Curb Trip Hazards (1" – 2")	\$263,446.00
3	Patch Locations	\$34,713.00
4	Expansion Joint Locations	\$14,789.25

**Price includes slicing, removal, and all proper disposal fees. Our rate includes marking out the height of each trip-hazard, recording the address where the trip-hazard is located and mapping on the GIS map where all trip-hazards have been removed. Our price assumes we will be working in a specific area and will not require excessive mobilization.*

***Payment Terms are non-negotiable. All payments must be received within 30 days of invoice date or a 1.5% charge per month will incur for all invoice payments past due date.*

Cost Saving Analysis – Remove and Replace

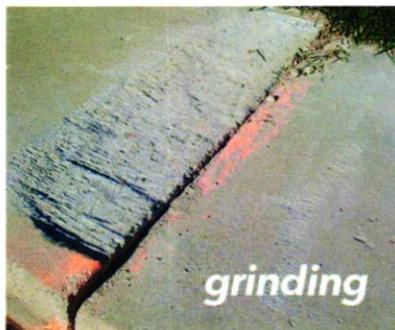
Average Sq/Ft of Panel	# of Panel to Replace per Hazard	Cost of R&R per Sq/Ft	Estimated R&R Cost per Panel
25	3	\$18	\$1,350

Estimated Cost of Slicing per Repair	Estimated R&R Cost per Panel	Total Cost Savings per Panel
\$75	\$1,350	\$1,275

We have calculated the following project to produce cost savings of **approximately \$1,275 per location for the City of Imperial**. The amount proposed from this budget would **result in ~2,500 locations evaluated and repaired**, giving the City of Imperial confidence in a long-term sidewalk maintenance program that prioritizes pedestrian safety and reduced overall liability from their sidewalk asset.

THE PRECISION ADVANTAGE

The cost savings compared to grinding and replacement is important, but the biggest contrast is the quality, aesthetics, and ADA compliance Precision Saw-Cutting Offers!



VS.



Grinding damages the concrete in that it breaks edges, knocks out aggregate, scars the adjacent panels, and creates micro cracks.

Grinding leaves the area looking rough, unfinished, and highlights the uneven scarring.

Grinding does not comply with the ADA slope requirements.

Has absolutely no cost advantage. Very often MORE expensive.

Grinders, due to its design, are unable to maneuver and remove hazards next to objects/obstacles, buildings, and walls.

Grinders face extreme difficulty on removing small trip hazards (under 3/8") and larger trip hazards (over 1 inch).

Overall, an unnecessarily slow process that generates lots of residual dust.

CONCLUSION

Precision Concrete Cutting is continually proven to be an industry leader for trip-hazard removal in identification, data collection, and our patented slicing method. We are members of the League of California Cities, MSA and APWA (National & Local) levels. We are the preferred sidewalk asset management solution for the Cities of San Diego, San Marcos, Del Mar, Vista, Chula Vista, National City, El Cajon and La Mesa. With 20 plus years in working with municipalities, management companies, HOA's, and military, Precision Concrete Cutting really is a cut above the rest.

We look forward to an opportunity to work with The City of Imperial and supporting your efforts to improve sidewalk assets and remove your client's trip-hazard liabilities and future litigation. We are confident that we can meet The City of Imperial's expectations and stand ready to partner with you.

If you have questions on this proposal, feel free to contact me, or Parker Yocum at your convenience by email at Parker@pcctriphazardremoval.com or by phone at 951-760-1945.

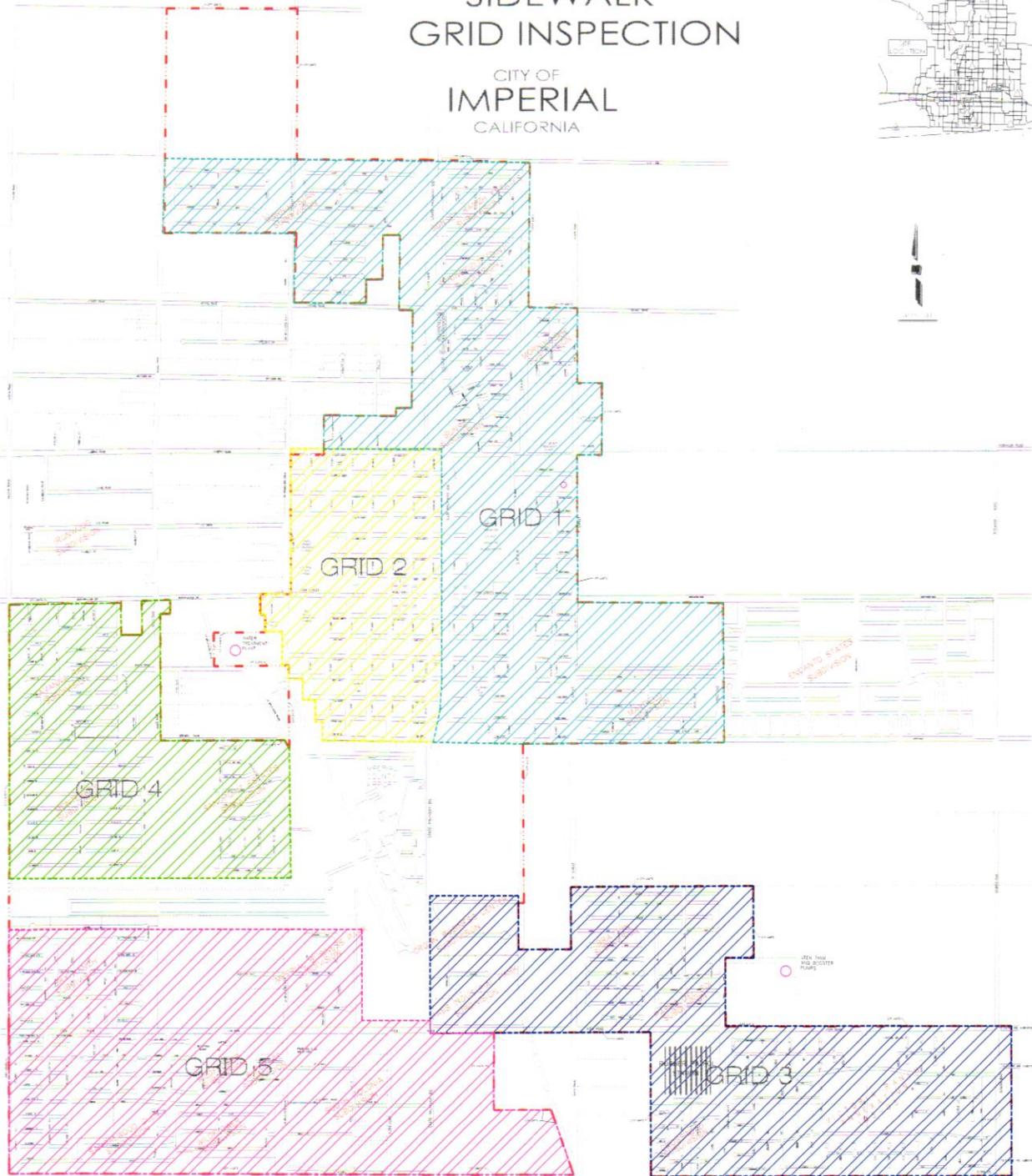
Thank you for your consideration.

Kevin Yocum C O O
Southern California Precision Concrete Inc.
Kevin@SoCalSidewalk.com
760-658-6116

SIDEWALK GRID INSPECTION

CITY OF
IMPERIAL
CALIFORNIA

VICINITY MAP



-  CITY BOUNDARY LINE
-  COUNTRYPACIFIC PARADES
-  GRID 1 - FY 2025/26
-  GRID 2 - FY 2026/27
-  GRID 3 - FY 2027/28
-  GRID 4 - FY 2028/29
-  GRID 5 - FY 2029/30

EXISTING	SHEET
SIDEWALK INSPECTION PROGRAM	1
IN THE CITY OF IMPERIAL, CALIFORNIA	OF 1
CLIENT: CITY OF IMPERIAL, CALIFORNIA	JOB NO.