

West Line Village Concrete Repair Work FAQs

Project Background

What exactly is happening?

Large sections of concrete in the alleyways and sidewalks in West Line Village will be replaced during the upcoming repair work. While many parts of the neighborhood will be impacted by the work, you should review the map/timeline for more details.

Why are we replacing the concrete?

Multiple sections of concrete in the West Line Village neighborhood are spalling, which is a form of concrete deterioration that is unusual for new concrete and will shorten the life of the sidewalks and alleys in the neighborhood. The developer commissioned an engineering firm to investigate the issue in 2020, and it was found that partial replacements to repair the identified portions were advised (several factors likely contributed to the issue, but the report was inconclusive). The repairs are consistent with the recommendations in the engineering report and should prevent future damage as long as chemicals (e.g., ice melt, ice slicer, etc.) are not applied for the next few years.

Are the orange x's indicative of what will be replaced?

No, the orange markings are not indicative of areas that will be repaired. The map/timeline should be referred to when reviewing which areas will be replaced, as the concrete company signed a contract to replace the highlighted areas.

Who is paying for the concrete replacement?

The developer is paying for the concrete replacement through a developer advance payment to the Sheridan Station West Metropolitan District.

Why has this work been delayed?

As a result of labor and materials shortages, the commencement of planned concrete repair work has been delayed until the end of September. We apologize for the delay, as COVID has had a large impact on the concrete industry and contractors' abilities to secure labor and materials for their projects.

What to Expect

What should I expect when the work is occurring?

Jackhammering and some saw-cutting will be required to remove the old concrete. After the old concrete is renewed, a new surface will be poured. You can expect this project to involve increased construction traffic in the neighborhood and construction related noise that could occur between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday, consistent with City of Lakewood noise ordinances. The saw-cutting of concrete is expected to be completed with a wet saw and/or with water. Only a small amount of saw-cutting will be needed (and the concrete will be cut with water), so the contractor is not currently planning to provide a Silica Dust Control Plan.

How long will this take?

The overall project is expected to take about two months. More detailed timelines for each area impacted are available in the map/timeline.

Will I be able to access my garage during this time?

If work is happening in the alleyway/sidewalk in front of your garage, you will not have access to the alley side/sidewalk of your garage during that time. To maintain access to your vehicle(s), you will need to park your vehicle(s) on the street (please be mindful of no parking signs, as these designate emergency access lanes).

Will I be able to access my front door during this time?

The concrete repair work has been staggered so that either a front door or garage door will be available at all times.

How will trash service be impacted?

A revised Waste Management schedule will be provided to those impacted by the concrete replacement.

What's the plan in case of snow or other inclement weather?

If accumulating snow occurs while the concrete replacement is going on, the snow removal contractor will prioritize efforts to clear snow from all public safety access points first, and then make best efforts to clear the remaining portions of the District. It is possible that not all areas will be able to be cleared, or in as timely a manner as we would normally want to see. Parts of this project could be delayed until the spring if freezing weather interferes with the projected timeline; however, the contractor will not remove a portion of concrete that they will not be able to replace before winter comes.

Will there be an on-site POC?

There will be a representative from DIRC conducting daily check-ins with the concrete contractor during the work. If any issues are encountered, homeowners should contact the Metro District Community Manager for assistance (Ryan Williams - 303-987-0835 or rwilliams@sdmsi.com).

