



Monthly Construction Project Status Report

Department of Engineering and Public Services

May 8, 2020

General Note: In accordance with the State of Emergency declared on Sunday, March 15 by Mayor Clark on behalf of the City of Monroe, and Governor Whitmer's Executive Order #2020-21 (Stay Home / Stay Safe) issued on Monday, March 23, to combat the Coronavirus (COVID-19) pandemic, along with subsequent extensions and clarifications, the Engineering and Public Services Department has been operating at reduced staffing and working remotely where practical. All construction projects have been shut down and only essential public services are being provided at the present time, other than those activities that can be performed remotely. Projected schedules listed herein are based on the assumption that present restrictions will continue through May 15 (other than construction being allowed starting May 7), and be lifted shortly thereafter. The next monthly report will reflect changes to this assumption.

1. 2016-19 SUBSTANTIALLY COMPLETED BUT OPEN CONTRACTS:

The following contracts are completed except for either paperwork or minor items, and will be closed out when the following are completed:

- North Monroe Street Streetscape (2016 – Century Cement) – the construction contract has been closed out, but the City must still request reimbursement of the DTE lighting invoices before the project can be closed out.
- 2017 Sanitary Sewer Rehabilitation Program (2017 – Inland Waters) – all work is completed and we are still waiting for final waivers of lien to close out the contract.
- 2018 Underground Utility Program (2018 – Lawrence M. Clark) – all work is completed, and we are still waiting for final waivers of lien and agreement on final quantities to close out the contract. The contractor has been largely non-responsive to date.
- 2018 Curb Replacement and Resurfacing Program (2018- **Al's Asphalt Paving**) – all work is completed, though we need to leave the contract open until some defective areas from the 2017 North Macomb project are addressed.
- 2019 Bituminous Pavement Maintenance Program (2019 – Highway Maintenance) – all work has been completed for the 2019 work, and the contractor has offered to extend the same pricing for 2020, so we will likely recommend a change order for this work this spring or early summer.
- West Front Street Resurfacing (2019 – C & D Hughes) – all major work activities, except for a second application of pavement markings and a few other minor items need to be completed this spring. Since this is an MDOT contract, the closeout process will last for several months due to their procedures.

2. 2018-19 SANITARY SEWER REHABILITATION PROGRAM:

This contract with Corby Energy Services of Belleville includes work to reline numerous sanitary sewers and rehabilitate manholes in various locations, and the original 2018 contract was extended for 2019 work. One location (West Fifth Street) required significant root cutting and the contractor still needs to complete this location, but we do not yet have a proposed date. We will also ask the contractor to line a short section of private main between Huber and Bentley Drives to extend this as public and utilize as a part of the La-Z-Boy headquarters redevelopment.

3. LABOR PARK IMPROVEMENTS:

This project includes a complete re-design and expansion of Labor Park and the surrounding City-owned properties including the Navarre Library and Arthur Lesow Community Center. The project was designed by Russell Design of Northville, and Engineering staff will be inspecting and managing the project with technical assistance from Russell. A construction contract with Zeiler Excavating of Temperance was approved in October, along with separate purchase agreements for play equipment, a water feature, and a pavilion structure. Agreements for removal of and installation of new lighting through DTE were approved in March, and the contractor started setup and some minor excavation work the week of March 16 prior to being suspended by the Michigan COVID-19 executive order. The final completion date is October 3, 2020 but could be extended depending on the duration of the shutdown. We do not yet have a firm return date for the contractor.

4. BUILDING DEMOLITION ASSISTANCE:

Due to the growing number of properties that the City is acquiring for the Heritage Corridor Plan, through various grant programs, the Engineering Department has been asked to serve as the lead department in coordination of demolition activities. These include securing of the properties, asbestos assessment and abatement, demolition of the structures, and other associated work. Two (2) contracts have already been completed in 2018 and 2019, and 32 total properties have been demolished to date. The Engineering Department will continue to assemble additional structures as they are purchased into one or more reasonably-sized demolition contracts that will be bid in 2020 with the exact date and number based on available grant funding and timing of acquisitions. Demolition of the water plant coagulation building will also be included in one of the bid packages, as specifications are nearing completion. The next package with six (6) residential properties plus two (2) storage buildings at the former DPS headquarters on Winchester Street has been advertised, with bids due May 21 and a projected Council award date of June 1.

5. 2019 UNDERGROUND UTILITY AND RESURFACING PROGRAM:

The contract, Zeiler Excavating of Temperance, has completed all underground utility installation, paving, and other major activities for all five (5) major work locations as well as some small add-ons that were completed in December. **Due to our satisfaction with the contractor's work**, the fact that they were the lone bidder on a contract of over \$4 million, and now additionally the disruption in the construction industry due to COVID-19, we will likely request that Council consider change orders to them for some or all of our 2020 season underground work. The first two of these projects, the West Lorain Street Water Main and Monroe Street Bridge Water Main, will be ready shortly for award, and we have asked for the contractor to provide pricing on both for potential award. It is hoped that the West Lorain project can be awarded at the May 18 Council meeting, whereas we need the contractor to still provide revised pricing based on the latest set of MDOT comments.

6. 2020 CONCRETE PAVING PROGRAM:

This contract will include removal of all existing pavement and curbs and reconstruction with new concrete on four (4) streets and two (2) blocks of an alley, plus installation of infill sidewalks within the Mason Run Subdivision. The locations included in the contract are as follows:

- Location A – Toll Street – Lorain to Roessler
- Location B – West Lorain Street – Toll to Roessler
- Location C – Calkins Street – Toll to Roessler
- Location D – Harrison Street – Eighth to Fourth
- Location E – Alley east of South Monroe Street from Third to First
- Location F – Mason Run Phase Two – Sidewalk Infill

The Toll Street location includes replacement of some undersized storm sewers with larger diameter pipes to accommodate the installation of individual taps (leads) to serve each adjacent property. This is in keeping with the larger project goals of the larger Saint Mary's Gardens storm sewer project, of which this area is a part.

This project is now being advertised for bids, with a due date of May 21, and projected City Council award date of June 1. The completion date is October 16.

7. **SAINT MARY'S GARDENS SUBDIVISION STORM SEWER UPGRADES:**

This project was identified as a major long-term need due to a storm sewer system that is undersized in some areas and completely lacking on some streets in the area. Conceptual options were prepared by the Spicer Group in 2015, and a proposal for design activities was approved by the City Council on September 16. The Wastewater Department has also entered into an agreement with FTCH for additional monitoring, evaluation, and inspection of this subarea with respect to the collection system. A design kickoff meeting with City staff and the City's wastewater consultant was held November 21 to coordinate scoping of the project, which will also include identification of homes with clear water discharges to the sanitary sewer. FTCH smoke tested this area in December, and is continuing residential surveys and home inspections throughout the winter. It is believed that Spicer is close to having a preliminary area-wide design ready for review by City staff as soon as practical, and then detailed design can begin. At this point, it is highly unlikely any physical construction can occur in 2020, especially given the disruption to the construction industry as a whole and potential funding challenges.

8. **INTERSTATE 75 INTERCHANGE STUDY:**

OHM Advisors of Livonia has been assisting the City with preliminary engineering and evaluation of alternative concepts for major improvements to and / or consolidation of Exits 13 (Front Street) and 14 (Elm Avenue) to facilitate safer and more functional access to I-75 by large trucks serving the industrial area and provide for better gateway access to downtown by visitors. The Economic Development Coordinator is leading the process on behalf of the City, but the Engineering Department is assisting with review of concepts and meeting with MDOT. The next phase of the study, a more complete review of environmental and other impacts, is expected to be awarded by the City Council to OHM within the next few months. Construction of any improvements is not expected to occur for several years due to required Federal and state lead times, and a preferred alternative has not yet been solidified. We are meeting with the consultant this week to strategize the next action that needs to be taken by the City.

9. **FORMER LA-Z-BOY HEADQUARTERS REDEVELOPMENT:**

The City has acquired the property including the former headquarters of La-Z-Boy Chair Company on Telegraph Road, and will be managing the demolition of the buildings and eventual construction of a mixed use development. The Engineering Department will be overseeing the design contract, which was awarded the Mannik and Smith Group of Frenchtown Township at the November 18 City Council meeting. The Engineering Department will also be handling the bidding process for both the demolition contract and the infrastructure installation, and will inspect the infrastructure work directly as well. The demolition contract was awarded to Homrich of Carleton at the February 18 City Council meeting. The contractor secured the site, started setup and some very preliminary work the week of March 16 prior to being suspended by the Michigan COVID-19 executive order. The final completion date is June 30 but will need to be extended to August 15 due to the forced shutdown. The contractor intends to restart work on May 11. Bids have been advertised for the first phase of infrastructure, with an opening date of May 21 and a potential City Council award date of June 1.

10. RAISIN STREET WATER MAIN LOOP:
The City Council approved an amendment to the Exeter Township water contract on January 21 which provides for cost sharing to connect dead end mains in a looped system. The first of these is the connection along Raisin Street to Scofield Road. A design contract with the Mannik and Smith Group was approved at the January 21 meeting, and design was expected to have been completed in April, but has been delayed somewhat, though is still expected to be completed this month. We may solicit a change order from E.R. Zeiler Excavating to further the chances of this work being completed in 2020 once design plans are completed.
11. MONROE STREET BRIDGE WATER MAIN REPLACEMENT:
The existing water main crossing the Monroe Street bridge failed during the winter of 2019 due to extremely cold temperatures and needs to be replaced with a new insulated main. Design has been completed and the project is being reviewed for a permit by MDOT, since the bridge is their facility. Some design changes were required by MDOT, and revised plans were submitted roughly a month ago. **E.R. Zeiler Excavating, last year's water main contractor**, will be submitting pricing for the project based on these revised plans and if it is reasonable, we will likely recommend awarding the project to them as a change order as they were the only bidder in 2019 and can set aside space in their schedule for the project. We still have not received revised pricing, so it will likely be the June 1 Council meeting before an award could be made.
12. WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO EAST OF LAVENDER:
Replacement of the existing 12" water main through this corridor is planned for 2020, with a part of this work lying in properties owned by the City or within an easement in the areas where Lorain Street does not exist as a roadway. The majority of this project will be traditional open cut construction, with one section requiring a deep bore under the CSX Railroad and Mason Run Drain cutoff. Since one block of Lorain will be paved (Toll to Roessler) and included in the 2020 Concrete Paving Program, we are working with E.R. Zeiler Excavating to complete the section of this project between the CSX Railroad and east of Lavender **as a change order to last year's contract** to stay ahead of paving. The remaining section from Huber to east of the CSX Railroad is planned to either be bid or also included as a subsequent change order, based on the timing of design and expected permitting delays with CSX. A change order could be placed in front of the City Council for approval as early as May 18, as we are just waiting for revised pricing on one item to bring the work within budget.
13. WEST NOBLE AVENUE WATER MAIN REPLACEMENT / RESURFACING – GODFROY TO MONROE:
This project that is included in the 2020-21 CIP **will include replacement of the existing 6" water main**, spot curb replacement, and milling and resurfacing of this roadway. Mannik and Smith has completed the survey work, and drawing cleanup and design is continuing, though based on potential roadway funding constraints, this project may now be deferred until 2021.
14. 2020 SIDEWALK REPLACEMENT PROGRAM:
Due to poor bid pricing in 2019, the work planned for last year was postponed and will be included **as part of a larger area for 2020, in hopes of obtaining better pricing**. This year's program area is the south side of the river from the west city line to Scott Street, exempting the downtown areas due to likely upcoming projects in this area. Typically, the Engineering Department will mark defective walks during the month of April, which has not happened due to this being considered non-essential work. At this point, budget constraints and timing issues will likely result in this program deferred again this year, though some of the most acute hazards may need to be addressed in a change order to the 2020 Concrete Paving Program.

15. LAKE ERIE TRANSIT MODIFICATIONS TO CITY HALL:
Lake Erie Transit was granted a long-term lease agreement by the Monroe City Council in 2019 to convert the lease space formerly occupied by the Monroe County Community Credit Union into a transfer station with ticket counter, waiting area, and additional restrooms. Their consulting firm, Hubbell, Roth & Clark of Bloomfield Hills, is over halfway completed with the design, and a design review meeting was held on **March 12**. **The Engineering Department is serving as the City's primary** point of coordination for the project, which is intended for completion during 2020. Design completion is expected this month.
16. CITY HALL MODIFICATIONS:
Kohler Architects of Monroe is performing design activities for some potential modifications to City Hall, with the first phase of these being the reconfiguration of the Clerk-Treasurer's office counter. Additional study is being performed to determine the feasibility of moving the Engineering and Public Services Department to the second floor and moving Recreation to the first floor. A design kick-off meeting was held March 6 and conceptual designs are being routed to affected department heads for review, prior to directing the consultant to begin detailed design. Given some of the operational changes that may be desirable based on physical separation from the public, it is likely that the first floor work will proceed as planned, though the exact timeline will depend on the ability to complete between election cycles.
17. NORTH DIXIE HIGHWAY RESURFACING – RAIL UNDERPASS TO I-75:
This project was originally programmed to be one of our 2021 Federal Aid projects. However, we have recently been made aware that the Monroe County Road Commission intends to resurface their section of roadway from I-75 north in 2020. Since the savings in mobilization and traffic control by combining our project with theirs is significant, we are proposing moving this into 2020 and locally funding the work, which is acceptable to the Road Commission, and the contractor is believed to be interested as well. If agreed to by all parties, we would prepare a log of project due to its simplicity and it could be ready for award within 2-3 weeks.
18. FUTURE STREET PROJECTS:
In anticipation of future street work, the Engineering Department commissioned topographic survey work for a number of projects where funding is not yet secured (2021 construction) or where they were being considered for 2020 work. However, we may now be delaying the 2020 projects due to potential budget concerns. Fortunately, Engineering staff was able to work very productively during the shutdown of City Hall by preparing base drawings and beginning design on these projects remotely. Staff may continue this work for a month or more to minimize personnel in the office, and will continue to review whether any of these can be performed in 2020. These projects include the following locations:
- Alley west of Harrison – Eighth to Fourth
 - Alley west of Cass – Eighth to Fourth
 - Rose Street – Detroit to Ternes
 - East Second Street – Washington to Macomb
 - South Macomb Street – Fourth to First
 - **Saint Mary's Avenue** – Vine to Noble
 - Telb Street – Detroit to Ternes
 - Ternes Drive – north of Telb to south of Dixie
 - Washington Street – Third to First

19. ARTHUR LESOW COMMUNITY CENTER INTERIOR IMPROVEMENTS:
A number of interior modifications and improvements are planned for the Arthur Lesow Community Center, including primarily relocation of the kitchen to the first floor and relocation of the weight room to the second floor adjacent to the gymnasium, along with other smaller improvements. Jacobs Architects of Monroe is the design architect, and the Engineering Department will administer the construction contracts in conjunction with the architect. The bid package is being prepared this week and the project will be bid shortly. Award by the City Council is expected at either the June 15 or July 6 meeting.

20. RIVER RAISIN NATIONAL BATTLEFIELD PARK EDUCATIONAL CENTER ROOF REPLACEMENT:
As the owner of the facility (former Monroe Multi-Sports Complex), the City is administering a contract for a roof overlay of the building. Jacobs Architects of Monroe is the design firm, and the Engineering Department will administer the construction contracts in conjunction with the architect. The bid package is being prepared this week and the project will be bid shortly. Award by the City Council is expected at either the June 15 or July 6 meeting.

Prepared by: Patrick M. Lewis, P.E., Director of Engineering and Public Services