



Monthly Construction Project Status Report

Department of Engineering and Public Services

December 4, 2020

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:

- 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 non-responsive for over a year.
- 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, or we may opt to address on our own against the retainage.
- West Front Street Resurfacing (2019 - C & D Hughes) - all work has been completed, and MDOT is reviewing the file documentation with the project consultant. Final closeout is expected any time.
- 2018-20 Bituminous Pavement Maintenance Program (2018 - Highway Maintenance) - all work is completed for the season and we may leave the contract open to consider additional work in the spring if funding allows.
- 2018-19 Sanitary Sewer Rehabilitation Program (2018 - Corby Energy Services) - all work is completed, other than work on West Fifth Street that the contractor is unable to perform due to the condition of the line. We are working on closing out the paperwork this month.
- North Dixie Highway Resurfacing (2020 - Cadillac Asphalt) - all work is completed, and the Monroe County Road Commission is closing out the contract on our behalf, as we partnered with them on the work. Billing to the City from them is expected this month.
- River Raisin National Battlefield Park Education Center Roof Replacement (2020 - Royal Roofing) - all work is completed and the contractor will be receiving final payment this month. Last report.

2. 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 is inspecting and managing the project with technical assistance from Russell. All major work items have been completed, and the contractor is working around the weather the next few weeks to complete site grading and sodding and other minor items. The contract must be held open until the end of 2021 for landscape maintenance, which will allow us to address minor restoration and other items in the spring while holding retainage to ensure their completion. The water feature must still be put into service in the spring as well.

3. RAISIN STREET WATER MAIN LOOP:

This work was awarded to Salenbien Trucking & Excavating as a change order to the La-Z-Boy contract. All pipe installation is now complete, and final testing and remaining minor items are expected to be completed by mid-December, which meets the terms of our agreement with Exeter Township.

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, plus the La-Z-Boy former headquarters and Coagulation Basin at the Water Plant. The Engineering Department assembled six (6) properties and two (2) storage buildings on the former DPS property on Winchester Street into the contract for 2020, for which a contract was awarded to Vin-Con of Plymouth, and work is underway for these structures, with completion expected in January. We may also consider adding more homes, including at least two (2) on East Elm Avenue, to the contract, as additional properties have become available since bidding

5. FORMER CENTRAL FIRE STATION DEMOLITION:

The former Central Fire Station at 75 Scott Street was determined to be functionally obsolete during the design process for the new station, and is slated for demolition in 2021. The Engineering Department has been asked to coordinate this process. A professional services agreement with AKT Peerless of Farmington was approved by the City Council on October 26, and they will perform inspections, testing, and will prepare the technical specifications for bidding, all of which are underway. The project is expected to be bid in January.

6. 2020 CONCRETE PAVING PROGRAM:

This contract includes 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

All work for the above projects is completed, except for an additional work item to provide a drainage outlet for a rear yard swale at the north end of Toll Street, which should be completed shortly. Also, since the City did not undertake a full-blown sidewalk replacement program in 2020, the Engineering Department assembled a list of the most acute trip hazards that were provided by complaint from residents, and City Council awarded these as a change order to the contract. The original list is completed, but they are willing to work around the weather the next few weeks to address those additional items that have come to our attention in the last month or so as well.

7. 2019-20 UNDERGROUND UTILITY AND RESURFACING PROGRAM:

The contractor, Zeiler Excavating of Temperance, has completed all underground utility installation, paving, and other major activities for all five (5) major work locations from 2019, and the West Lorain Street Water Main that was added in 2020. City Council also awarded a change order to Zeiler for replacement of the water main crossing the Monroe Street Bridge at the October 26 meeting, though work will not occur until sometime this winter or early spring based on the lead time of some materials.

8. 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 is managing the demolition of the buildings and eventual construction of a mixed use development. The Engineering Department will be overseeing the design of site infrastructure, and the initial phase was awarded the Mannik and Smith Group of Frenchtown Township in November 2019. The Engineering Department also is in charge of the bidding process for both the demolition contract and current and future infrastructure installation, and is inspecting the infrastructure work directly as well. The building demolition contract was awarded to Homrich of Carleton, and work is now completed.

The first phase of infrastructure work, including the first 500 feet of Holiday Drive, new right turn lane on Telegraph Road, and associated storm and sanitary sewer work, was awarded to Salenbien Trucking & Excavating, and is now completed for the season. Based on a conflicting traffic signal strain pole, we will be postponing the right turn lane work until 2021 when the signal work is to be performed, and the detention system is being re-designed, which will postpone this portion of the work as well. Completed infrastructure work includes re-routing of a trunk sanitary sewer through the site, installation of storm storm sewer and outlet for Holiday Drive, and curb installation and paving of Holiday Drive, though the roadway will not be opened to the public until 2021 when residential and / or commercial development actually occurs.

Design work is underway for other portions of the development in a wide variety of other forms. MKSK Studios of Detroit is nearing completion of design guidelines for the site, which will be used to guide the private development and built form of the public infrastructure as appropriate. The Mannik and Smith Group is working with MKSK and a residential developer to review layout options for the portion of the property along and east of Huber Drive extended. Design contracts for the installation of traffic signals at Telegraph and Holiday, and reshaping and redesigning of the Mason Run Drain were approved at the November 16 meeting, and design may commence for the Phase 2 infrastructure within the next month or two.

9. 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 awaiting the consultant scheduling the next meeting with MDOT personnel on our behalf.

10. **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 in September 2019. 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. The FTCH contract will also include identification of homes with clear water discharges to the sanitary sewer. FTCH smoke tested this area in December 2019, and is continuing residential surveys and home inspections, and still needs access to a number of homes. **FTCH is also televising the 18" sanitary sewer** in Mason Run Drain for lining work in 2021. We met with Spicer on September 17 to discuss the preliminary options and lay out next steps, which will depend on the option selected and available funding for this extensive and multi-faceted project. At present, the preferred option seems to be the construction of a storm water pumping station at Lavender Street and the Mason Run Drain or Calgary Park, in order to provide for proper pipe slopes and depth. The findings will be presented to the City Council in a work session shortly as time allows. At the present time, it is hoped that the storm sewer work could be commenced in fall 2021, with the reconstruction of the affected streets in the area funded and occurring in 2022.

11. **WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:**
Replacement of the existing 12" water main through this corridor is planned for 2020 or early 2021, with this project area lying in properties owned by the City or within an easement in the areas where Lorain Street does not exist as a roadway. Once permitted by CSX Railroad, this deep bore will be bid or pricing will be solicited from underground contractors presently working for the City. It is not likely that a permit will be issued before early 2021, given typical CSX turnaround times.

12. **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 now completed with the design, and the project is being bid at the present time, with a pre-bid walk-through of City Hall scheduled for December 16. **The Engineering Department is serving as the City's primary point of coordination for the project,** which is likely to commence in spring 2021.

13. **ARTHUR LESOW COMMUNITY CENTER INTERIOR IMPROVEMENTS:**
A number of interior modifications and improvements are occurring at 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 is administering the construction contracts in conjunction with the architect. The contractor, C.E. Gleeson of Troy, is essentially completed and a punch list has been prepared, though the Monroe County Health Department permit for the kitchen cannot be issued until the counter arrives within the next 2-3 weeks. Once this permit has been issued, the work will be complete.

14. 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, but further work was postponed during the COVID-19 outbreak response. This project was re-started in November, with the next meeting to review departmental alignment options planned for December 18.

15. FUTURE STREET PROJECTS:

In anticipation of future street work, the Engineering Department commissioned topographic survey work for a number of projects where funding was not yet secured or that were originally planned for 2020 but postponed due to funding. These projects include the following locations:

- Alley west of Harrison – Eighth to Fourth (survey complete)
- Alley west of Cass – Eighth to Fourth (survey complete)
- Riverview Avenue – Elm to Scottwood (surveying underway by Mannik and Smith Group)
- Rose Street – Detroit to Ternes (survey complete, design underway)
- East Second Street – Washington to Macomb (survey complete, design underway)
- South Macomb Street – Fourth to First (survey complete, design underway)
- **Saint Mary's Avenue** – Vine to Noble (survey complete)
- Telb Street – Detroit to Ternes (survey complete, design underway)
- Ternes Drive – north of Telb to south of Dixie (survey complete, design underway)
- Washington Street – Third to First (survey complete, design underway)

Since the voters approved on a new 2-mil streets millage on November 4, the Engineering Department is proposing to complete most of these projects for the 2021 season, subject to utility work coordination, packaging into appropriately-sized contracts, and determination on whether 2021 work will be bonded to cover multiple construction seasons for better pricing. It is likely additional streets will be added to this list as well, since there are numerous roadways where surveys exist from earlier utility projects. Following the City Council work session on December 7, the Engineering Department will have significantly more clarity on 2021 and 2022 project priorities.

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