



# Monthly Construction Project Status Report

Department of Engineering and Public Services

May 4, 2021

1. 2017-20 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. These were promised in January but have not yet been provided.
- 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 nearly two years.
- West Front Street Resurfacing (2019 – C & D Hughes) – all work has been completed, and MDOT is reviewing the file documentation with the project consultant. What is believed to be the final set of documents needed by MDOT has been sent to them, and we have been waiting for a response for over two (2) months.
- 2018-20 Bituminous Pavement Maintenance Program (2018 – Highway Maintenance) – all work is completed but we are leaving the contract open to consider additional work, as the contractor again committed to holding its pricing steady from 2018.
- Raisin Street Water Main Loop (2020 – Salenbien Trucking & Excavating) – the new water main is live, and some punch list items remain. This work is a part of the La-Z-Boy Infrastructure installation contract, so paperwork will be included with that project.
- 2020 Concrete Paving Program (2020 – Salenbien Trucking & Excavating) – all work is completed and we are working on balancing pay quantities and paperwork. The contractor also needs to perform significant restoration touch-ups on Toll Street due to lack of grass growth this spring.

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.

The prime contractor, E.R. Zeiler Excavating of Temperance, and their landscaping subcontractor, World Class Landscaping of Carleton, are working presently on completing final grading, sodding, connection of the irrigation system, and other punch list items. Repairs are also required to the irrigation system as portions were damaged by DTE during installation of the street lights last year. Both contractors expect to be completed within the next two (2) weeks. The water feature must still be put into service, and the exact schedule will depend upon the supplier, Vortex.

3. 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. The Engineering Department is coordinating this process, and AKT Peerless of Farmington will perform hazardous materials inspections and testing. Bids were opened on February 22 and the City Council awarded a contract to Thomas Trucking of Monroe at the March 1 meeting. However, due to unforeseen staffing challenges related to COVID-19, the contract was reassigned to the second low bidder, Salenbien Trucking & Excavating of Dundee. A contract with them was awarded May 3, and they expect to begin work within the next week or two (2). The completion date from the original bidding is June 30 and while Salenbien will not be bound to this date, they expect to be completed near that time.
  
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 35 total properties have been demolished through previous contracts to date, including 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. All have been demolished, along with two (2) additional properties that were added to the contract through a change order approved by the City Council on January 19. Two (2) other properties that were added by the City Council on March 1 will be finished this week.
  
5. 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 this summer based on the lead time of some materials and now some additional City project commitments.
  
6. 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. The design and construction administration will be performed by Hubbell, Roth & Clark of Bloomfield Hills. LET awarded the project to LaSalle Construction Services of Farmington Hills, and a pre-construction meeting was held on April 26. The contractor intends to begin in early June, with underground utility work in the courtyard occurring soon after. Due primarily to the lead time associated with the exterior canopy, work may not be completed until the end of the year. The Engineering Department is serving as the City's primary point of coordination for the project, with assistance from the Building Department as well.

7. WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:  
Replacement of the existing 12" water main through this corridor is planned for this spring, 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. A permit has now been issued by CSX Railroad for the boring under the railroad, and a change order to Salenbien Trucking and Excavating was awarded for the work at the February 16 Council meeting. The contractor is ready to begin at any time, once CSX flagging determines its availability as required.
  
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 as well. MDOT personnel met with City staff on March 22 and MDOT will be leading the Planning and Environmental Linkage (PEL) process later this year. Construction is tentatively planned for 2028.
  
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 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 (completed by Homrich of Carleton in 2020) and current and future infrastructure installation.

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 a substantial amount of work occurred in 2020. Based on a conflicting traffic signal strain pole, we will be postponing the right turn lane work until this summer or fall 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 later this year when residential and / or commercial development actually occurs. The contract for the traffic signal modifications was awarded by the City Council on February 16 to Rauhorn Electric of Bruce Township, Michigan. Due to the long lead time of the signal mast arms, work will not likely occur until summer.

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 and detention pond options for the portion of the property along and east of Huber Drive extended. A permit application will be forwarded to the Michigan Department of Energy, Great Lakes, and the Environment (EGLE) this week.

10. CORRECTIVE ACTION PLAN / SANITARY SEWER LINING:  
The original project, which lined numerous sanitary sewers in the Stony Point subdivision in Frenchtown Township, was awarded to Insituform Technologies of Howell, and was completed in March. Due to their favorable performance and willingness to complete the work, the Engineering Department solicited pricing for additional lining work intended for 2020 and 2021. These ten (10) locations were awarded as a change order by the City Council on May 3, and work will occur this **summer as the contractor's schedule allows.**
11. 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 first floor counter areas to provide partitioned windows, addition of an interior access door between Building and the Clerk-Treasurer's Office, **replacement of the main entrance sliding doors with emergency exit doors**, blocking off of the northwest hall to the public, and reconfiguring the work space / counter stations at the Clerk-Treasurer's office. **Concept design is completed, and the architect** has begun construction drawing development. The Engineering Department is leading the process and will handle bidding and administration in conjunction with the architect. It is expected that this project will be bid in the fall for winter construction.
12. **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, 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 or 2022. We have authorized Spicer to begin survey work and design activities, and have selected a preferred alternative, which is based on the 10-year, 24-hour storm event and includes a pump station to allow for proper pipe depth and grades. The project, including reconstruction of numerous streets in the area, is likely to span most of the 2022 construction season, though we are targeting late fall 2021 for bidding. Overall, this contract is likely to be \$4-\$5 million, and we are planning to use funding provided to the City through the American Rescue Plan Act (ARPA), assuming it is deemed to be eligible and contingent on funding approval of City Council.
13. 2021 CONCRETE PAVING PROGRAM:  
With the approval by voters of a 15-year, 2-mil levy for streets and non-motorized transportation facilities, the Engineering Department is aggressively pursuing a large number of street projects. The following locations will comprise the 2021 Concrete Paving Program:
- Ternes Drive – 600 feet north of Telb Street to 1000 feet south of North Dixie Highway
  - Telb Street – Detroit Avenue to Ternes Drive
  - Rose Street – Detroit Avenue to Ternes Drive
  - West Fourth Street – Union Steet to Hubble Street
  - West Fourth Street – Harrison Street to South Monroe Street
  - Sackett Avenue – East Noble Avenue to East Lorain Street
  - Theadore Drive – West Noble Avenue to Donnalee Drive

All of the above are included in the base package, except Theadore Drive, which must still be surveyed and will be added as a change order later in the year. Bids were received on February 22 and a contract with E.R. Zeiler Excavating of Temperance was awarded by the City Council on March 1. Work is currently underway on both Rose Street and West Fourth Street between Harrison and Monroe Streets. The completion date is June 30.

14. MICROSURFACING PROJECTS:

The City's 2021 Federal Aid projects include the microsurfacing of two (2) roadways that are contiguous to each other and have been resurfaced in the last 8-10 years, making them ideal candidates for this preventative maintenance treatment. These include East Elm Avenue between Monroe Street and North Dixie Highway, and North Dixie Highway between Elm Avenue and Spaulding Road. Due to time constraints, we are reaching out for design assistance from the Mannik and Smith Group, to ensure this project remains on schedule. The bid package is completed and the Grade Inspection with MDOT personnel is occurring on May 6. Work should occur in the summer or early fall due to the Federal project lead times. We originally considered adding a section of North Macomb Street to the contract if Federal funds remained, though it appears this will not be the case.

15. 2021 WATER MAIN AND RESURFACING PROGRAM:

As a part of the 2021-22 CIP, the following projects were funded and design has been completed by the Engineering Department:

- Riverview Avenue – East Elm Avenue to Scottwood Avenue (water main / resurfacing)
- West Noble Avenue – Godfroy Avenue to North Monroe Street (water main / resurfacing)
- Washington Street – East Third Street to East First Street (resurfacing)
- East Second Street – Washington Street to South Macomb Street (water main / resurfacing)
- South Macomb Street – East Fourth Street to East First Street (resurfacing)
- Palmwood Avenue – City line to South Telegraph Road (resurfacing)
- Lincoln Avenue – East Elm Avenue to East Noble Avenue (resurfacing)

Due to time constraints and the desire to coordinate with the City Hall parking lot reconstruction project, the roadway work on East Second Street is being postponed for now. The remaining work has been packaged into one contract, the 2021 Water Main and Resurfacing Program, which was awarded to Salenbien Trucking & Excavating of Dundee at the May 3 City Council meeting. Work will occur between June and October.

16. IDA AND ROESSLER ELEVATED TANK IMPROVEMENTS:

These projects will likely be bid together and the Water Department will be working with Dixon Engineering to take the lead on project design, whereas the Engineering Department will manage the contract administration. The Water Department has approved proposals from both Dixon Engineering and Jones & Henry to complete design work. Plans and specifications are expected in the next few weeks from Dixon. The Water Department also met with Jones & Henry to review and determine scope. Construction is likely to occur this summer or fall.

17. DUMPSTER ENCLOSURES:

The Engineering Department will be the lead party in consultation with the Downtown Development Authority (DDA) and City Manager's office in programming for enclosures for common dumpsters in the Riverfront Parking Lot. Russell Design of Northville is our architect and work will be occurring over the next few months.

18. CITY HALL PARKING LOT RECONSTRUCTION:  
Funding to reconstruct the parking lot adjacent to City Hall was included in the 2021-22 CIP. The Engineering Department will secure a topographic survey for the site and will complete design as time allows this year. Since the LET project requires the use of the parking lot as a staging area for their work activities, this project will need to occur in 2022. As one concept for the parking lot involves closing the exit onto Second Street and modifying the parking areas on Second Street, the Second Street project will be delayed as well and likely completed in conjunction with the parking lot. The Spicer Group is scheduled to collect the survey on May 6.
  
19. 2021 SIDEWALK REPLACEMENT PROGRAM:  
The City is planning to re-instate our annual sidewalk replacement program for 2021, since funds are available through the passage of the City's 2-mil, 15-year levy for roads and non-motorized facilities. While we have addressed spot hazards based on complaints in 2019 and 2020, we have **not undertaken a comprehensive proactive program since 2018**. This year's program area is south of the River Raisin from Harrison Street west. Due to the passage of the millage, there will be no property owner assessments this year. This project is currently being advertised for bids, with an opening date of May 24. Presuming bids are favorable, we will recommend award at the June 7 City Council meeting.
  
20. 2022-23 ROADWAY AND UTILITY PROJECT SURVEY WORK:  
**In order to accelerate next year's street and utility program, we will be soliciting pricing proposals** from a number of outside firms for topographic survey assistance for likely 2022 projects, and potentially some future years as funding allows. The award (or multiple awards) will be placed for approval at one of the City Council meetings in June.

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