



# Monthly Construction Project Status Report

Department of Engineering and Public Services

October 7, 2021

1. 2019-20 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:

- Labor Park Improvements (2019 – E.R. Zeiler Excavating) – all work has been completed. However, a review of components by the consultant has found numerous deficiencies that will require replacement of large portions of the system. The contract will need to remain open through this fall to allow for addressing of the irrigation issues and any landscaping replacements necessary, as per the terms of the contract. It is hoped that all of the above will be completed this season, and shop drawings are being reviewed at the present time.
- 2019 Underground Utility Program (2019 – E.R. Zeiler Excavating) – all work is completed on the base contract and change order for West Lorain Street from Toll to the SSIHM property. A change order was issued for the replacement of a water main crossing the Monroe Street Bridge, so the contract cannot be closed out until that work is completed.
- 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.

2. MONROE STREET BRIDGE WATER MAIN REPLACEMENT:

City Council also awarded a change order to E.R. Zeiler Excavating of Temperance to the 2019 Underground Utility Program for replacement of the water main crossing the Monroe Street Bridge. The contractor started work September 20, but partway through the work it was determined some materials were still on back order, so the work must be suspended until later in October. Work probably will last until late November at this point.

3. 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 construction began the week of July 12. The underground utility connections have been completed, along with most of the concrete work in the plaza, and work is progressing on the interior work areas. Due to the presence of an underground DTE cable, the canopy foundations for the entrance walkway must be reworked, and it is expected to delay this work for a month of more. The Engineering Department is **servicing as the City's primary point of coordination** for the project, with assistance from the Building Department as well. Completion of the overall project is expected in January or February.

4. WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:  
Replacement of the existing 12" water main through this corridor is planned for this summer, 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, a change order to Salenbien Trucking and Excavating was awarded for the work at the February 16 Council meeting, and the contractor originally intended to begin work on June 1, after having provided notice the required 30 days in advance to CSX. Unfortunately, at the last minute when scheduling flagging, their consulting firm imposed additional requirements for bore hole material waste categorization / disposal and further inspections, and informed us that no flaggers were available until September. Work outside the rail right-of-way has been completed. We still do not have a commitment for flagging from CSX, but due to other project complications this month and the fact that this work can occur in colder weather, we will likely not actively pursue completion until November.
  
5. 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.
  
6. 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. The Engineering Department is leading the process and will handle bidding and administration in conjunction with the architect. The pre-bid meeting was held September 28 and bids are due October 11, with a proposed award date of October 18. Construction would not begin until after the November 2 City Council election and the project has a March 31, 2022 completion date, though some of the bidders expressed concern about material lead times.
  
7. 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 the contractor has begun preparatory work such as cleaning and televising the lines, with lining work to commence likely later this month. The second phase of the work, lining of laterals in Stony Point, has been advertised for bids, which are due October 25, with a proposed City Council award date of November 2.

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 to 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, the right turn lane work was postponed until the signal work is completed, 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 some 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 residential and / or commercial development actually occurs. The contract for the traffic signal modifications was awarded by the City Council in February 2021 to Rauhorn Electric of Bruce Township, Michigan. Due to the long lead time of the signal mast arms, work will not occur until November, though some preliminary underground conduit installation has occurred. In turn, the right turn lane will not be completed until spring 2022.

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 has been forwarded to the Michigan Department of Energy, Great Lakes, and the Environment (EGLE), and the public notification period for the permit has been completed.

9. **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 Fishbeck Engineers for additional monitoring, evaluation, and inspection of this subarea with respect to the collection system. The Fishbeck contract will also include identification of homes with clear water discharges to the sanitary sewer. Fishbeck smoke tested this area in December 2019, is continuing residential surveys and home inspections, and still needs access to a number of homes. Fishbeck is **also televising the 18" sanitary sewer in Mason Run Drain** for lining work in 2021 or 2022. Spicer has completed the preliminary design, 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 this winter for bidding. Overall, this contract is likely to be \$4.5-\$5 million, and we are planning to use funding provided to the City through the American Rescue Plan Act (ARPA). A consultant proposal for detailed design and bid package preparation will be placed on the October 18 City Council meeting for approval.

10. 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 comprise the 2021 Concrete Paving Program, which was awarded to E.R. Zeiler Excavating of Temperance at the March 1 City Council meeting:

- 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 major work activities have been completed, but the contractor still has remaining items such as site restoration, drainage structure plastering, and other punch list items, which are expected to be completed in the next 6 weeks or so.

11. 2021 WATER MAIN AND RESURFACING PROGRAM:

As a part of the 2021-22 CIP, the following projects were funded and are included in this contract, which includes both water main and curb replacement / resurfacing:

- 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)
- 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)
- East Second Street – Washington Street to South Macomb Street (water main / 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 was 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. Curbs, drives, and paving have all been completed now on Washington, Macomb, Lincoln (except top lift), and Palmwood, but manhole adjustments to grade, restoration, and other punch list items remain at these locations. Water main work has largely been completed on Riverview, and curb and drive replacement is underway on the east side of the street. New drilled water main has been installed on Noble, but the contractor needs to make intersection cross street connections and service connections to each home. Second Street work will not likely occur until later in the month. Paving is not expected on Riverview until late October, and Noble may be another week or two into November.

12. 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 have engaged the Mannik and Smith Group for design / contract packaging, to ensure this project remains on schedule. Bids were opened at the Michigan Department of Transportation (MDOT) on August 6, and the low bidder is Pavement Maintenance Systems, LLC. Work will occur next spring due to contractor scheduling, and this was permitted in the bid documents. The funding contract was approved at the July 19 City Council meeting agenda, and the completion date is June 30, 2022.
13. ELEVATED TANK IMPROVEMENTS:  
Projects at the Roessler, Maybee, and Ida Elevated Tanks were bid together and the Water Department worked with Dixon Engineering and Jones & Henry Engineers to take the lead on project design and inspection, whereas the Engineering Department will manage the contract administration. The contract was awarded on August 16 to Seven Brothers Painting of Shelby Township and the completion date is May 31, 2022, though a portion of the work is expected to occur this fall. This project also includes painting of the new City logo on the Roessler tower.
14. 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 has provided design drawings, which are undergoing review.
15. 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 secured 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 likely need to occur in 2022. As we plan to close the exit onto Second Street and modify the parking areas on Second Street, the Second Street project will be delayed as well and likely completed in conjunction with the parking lot. Preliminary design has been completed by the Engineering Department and is being reviewed in-house.
16. 2021 SIDEWALK REPLACEMENT PROGRAM:  
The City has re-instated 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. A contract with G.V. Cement of Brownstown Township was awarded at the June 21 City Council meeting, and work commenced in late August. We will also be having the contractor install new sidewalks along East Eighth and Jerome Streets, and various other add-on work. Lastly, the change order was awarded at the September 7 City Council meeting to install a new inlet and curbs to correct a drainage issue on South Monroe Street with MDOT funds, which has been completed. Work is expected to continue through November, as additional locations continue to come to the City's attention and the contractor balances our work with other larger commitments.

17. BITUMINOUS PAVEMENT MAINTENANCE PROGRAM:  
The 2018 contract for crack sealing and spray patching was publicly bid, and Highway Maintenance and Construction of Romulus was the low bidder. They have agreed to hold their original unit prices firm again, so a change order for 2021 work was awarded at the June 21 City Council meeting. The contractor started work this week and will continue as their schedule allows.
18. 2022-23 ROADWAY AND UTILITY PROJECT SURVEY WORK:  
**In order to accelerate next year's street and utility program, we** solicited pricing proposals from four (4) outside firms with whom we have worked in the past for topographic survey assistance for likely 2022 and 2023 projects, and potentially some future years as funding allows. Proposals were due June 21 and the award was made to the Mannik and Smith Group at the June 21 City Council meeting as well. 2022 work will be completed by the end of this month, with the remaining survey collected by the end of the year. East Lorain Street between Hollywood and Arbor has been delivered and the Engineering staff has begun cleanup.
19. 2021 PAVEMENT MARKING PROGRAM:  
Since it has been a number of years since our last comprehensive marking program, both with respect to painted lines and cold plastic markings, we have packaged a large-scale contract, in hopes that it can be completed in 2021, though contractors are extremely busy. The contract was awarded at the August 16 City Council meeting to JV Contracting of Goodrich, which is performing the painting work this week. Based on a nationwide shortage of cold plastic material and seasonal limitations, most of the stop bars, crosswalks, etc. cannot be completed until 2022.
20. CAIRNS PARK REDEVELOPMENT:  
Russell Design is working on preliminary layouts for the wholesale redevelopment of Cairns Park in conformance with the Recreation Master Plan. The Engineering Department is assisting with utility information and mapping, and will eventually administer the construction contracts with technical assistance from Russell and potentially other consulting firms. A proposal from Russell for detailed design is being prepared and will be presented for approval at the October 18 City Council meeting. Work is planned for the 2022 season.
21. MARTIN LUTHER KING JR. MEMORIAL FOOTBRIDGE IMPROVEMENTS:  
Following a scoping meeting with the Engineering Department in August. Fishbeck Engineers of Novi is developing a proposal to provide options for maintenance and / or replacement of several elements on the bridge and cost estimates for inclusion of a project into the 2022-23 Capital Improvements Program (CIP). These include repair of the south side steps, replacement of the chain link fence, lighting options, repainting of the entire bridge, and other relevant items. A concept design proposal is expected to be presented to the City Council at the October 18 or November 2 meeting.
22. AIRPORT HANGAR / TERMINAL STUDY:  
The Engineering Department has engaged RS & H of Willow Run, our standing airport consultant, to develop a proposal for analysis of options related to a new terminal facility as well as analysis of existing hangars both with respect to sufficiency and long-term revenue trends and operating expenses. This proposal will be refined following Council comments at the September 7 work session and will be presented for funding approval at a future City Council meeting this fall.

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