



# Monthly Construction Project Status Report

Department of Engineering and Public Services

## December 1, 2021

### 1. **2019-21 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, except some remedial work on the irrigation system, which should be completed this week. The contract will need to remain open through the spring to provide for landscaping and irrigation warranty items.
- 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.
- 2021 Concrete Paving Program (2021 – E.R. Zeiler Excavating) – all work is completed except for structure cleaning and plastering and some other minor items. The contractor is working on the punch list this month.

### 2. **MONROE STREET BRIDGE WATER MAIN REPLACEMENT:**

City Council 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 has been suspended since then. We have been provided multiple delivery dates, with no delivery as of yet. At this point, it is unclear when work will commence again.

### 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 are being 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 interior space is expected to be complete and ready for use by the end of the month. Due to the presence of an underground DTE cable, the canopy foundations for the entrance walkway must be reworked, and this is continuing to delay the exterior work. The Engineering Department is serving as the City's primary point of coordination for the project, with assistance from the Building Department as well. The canopy and the overall completion date will now likely have to wait for completion until April or May.

4. **WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:**  
Replacement of the existing 12" water main through this corridor was planned for this past 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, despite repeated requests for flaggers.
  
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 contract was awarded to Lasalle Construction at the October 18 City Council meeting, and the pre-construction meeting was held November 17. Construction is expected to begin later this month, with work on the front doors and Clerk-Treasurer's office intended to be performed first. The completion date is March 31, 2022.
  
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. We still do not have a start date for this work. The contract for the second phase of the work, lining of laterals in Stony Point, was awarded by the City Council on November 1 to BLD Services of Kenner, Louisiana, and the pre-construction meeting was held November 23. They have begun preparatory work and are expected to begin lining within the next week or two (2). Construction is expected to last through January or February, depending on weather conditions.

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 (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 and conflicting power and cable lines, work will not occur until this month, though foundations and 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 completed with 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. We are still working with EGLE to determine an acceptable resolution to various items but expect Huber Drive to be constructed in the spring, along with at least one (1) commercial property.

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. 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 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 was approved at the October 18 City Council meeting, and it is hoped that design can be completed by the end of the month or early January.

10. **2021 WATER MAIN AND RESURFACING PROGRAM:**

This year's contract was awarded to Salenbien Trucking & Excavation of Dundee, and they are essentially completed with six (6) of the seven (7) locations under the contract, though due to late season restoration it is expected there will need to be touch-ups in the spring. Roughly 100 feet of water main replacement is still needed on the seventh location, East Second Street east of Washington Street, but this needs to wait for the lining of the sanitary sewer as there are elevation conflicts and we need to ensure the stability of the sanitary sewer before reconnecting two (2) service taps. The Water Department will be undertaking roughly 30 feet of this at the west end themselves at the west end as an actual leak was found that must be addressed soon and will involve a shutdown of the county jail facility. This will be done in the next few weeks.

11. **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.

12. **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. This project also includes painting of the new City logo on the Roessler tower. Due to seasonal limitations, contract work will occur mostly in the spring, though some minor items could occur over the winter.

13. **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 and has been occurring sporadically ever since, based on the contractor's other commitments on large projects elsewhere. It is likely that work is completed for the year based on weather conditions, so all uncompleted work will roll into spring 2022. We will also be having the contractor install new sidewalks along East Eighth and Jerome Streets, and various other add-on work. Locations within the defined program area are completed and remaining work includes the spot locations.

14. **2021 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. Spray patching and crack sealing has been completed, but subcontractor Bowen Paving will have to delay asphalt patching until 2022 based on other commitments.
15. **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 were reviewed by the Engineering Department and comments returned to the architect. The project will likely occur in 2022 and will be bid through the Engineering Department.
16. **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. Enough have been delivered for staff to stay well ahead of 2022 design, and we are expecting the majority of the rest sometime this month.
17. **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 packaged a large-scale contract for 2021. The contract was awarded at the August 16 City Council meeting to JV Contracting of Goodrich. Based on a nationwide shortage of cold plastic material and seasonal limitations, the stop bars, crosswalks, etc. cannot be completed until 2022, but the painted lines have all been completed.
18. **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 was approved at the November 1 City Council meeting. Work is planned for the 2022 season, though a phased approach to the amenities may be considered.
19. **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 has been received, but we are holding it for now until the CIP process is completed, as it is believed the costs of the work will far exceed the budgeted funding.

20. **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 as time allows.

21. **RIVERVIEW AVENUE RESURFACING – MAYWOOD TO COLE:**

This project will be our 2022 Federal Aid project, which will also commit out 2023 funds through the Advance Construct process. Design has begun and we are attempting to prepare the Grade Inspection package for MDOT sometime this month, in hopes of achieving a May or June letting for the project.

22. **2022 CONCRETE PAVING PROGRAM:**

The Engineering Department has proposed an aggressive concrete paving program for 2022 through the CIP. Provided these projects are all approved by the City Council, the following locations will be included in this program:

- City Hall Parking Lot (adjacent to building)
- E. First – Washington to Macomb
- E. Grove – Macomb to dead end
- E. Lorain – Hollywood to Arbor
- W. Lorain – Telegraph to Huber
- Orchard – Macomb to Riverview
- S. Roessler – cul-de-sac to Fifth
- St. Mary’s – Vine to Noble
- E. Second – Washington to Scott
- Village Green – Noble to Lorain
- E. Willow – Monroe to Tremont
- W. Willow – Godfroy to Monroe

The majority of these will be designed in time for a bidding in February. Design will begin on multiple locations this month by Engineering Department staff.

23. **2022 WATER MAIN PROJECTS:**

There are two (2) water main replacement projects proposed for funding through the 2022-23 CIP. These will be designed in conjunction with their parallel street projects, and at the present time it is likely that we will pursue a change order to one of our two (2) open contracts with utility qualifications given the low overall volume of 2022 work. The locations are as follows:

- E. Willow – Monroe to Macomb
- E. First – Washington to Macomb

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