



Monthly Construction Project Status Report

Department of Engineering and Public Services

June 7, 2022

1. **2019-22 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 very minor items and connecting the sprinkler system to the Wifi connection in the building.
- 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. The Monroe Street Bridge Water Main replacement project was completed in March, so the contract can be closed once we obtain final waivers and quantity concurrence from the contractor. We may opt to hold this contract open, given the small number of 2022 utility projects, to add locations as a change order.
- 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 and the contract can be closed out once final paperwork is submitted.
- 2021 Water Main and Resurfacing Program (2021 - Salenbien Trucking & Excavating) - all work is completed except for some restoration touch-ups that still need to occur. Given the small number of 2022 utility projects, we may hold the contract open and consider adding 2022 work as a change order.
- North Dixie Highway and East Elm Avenue Microsurfacing (2022 - Pavement Maintenance Systems, LLC) - this project was our 2021 Federal Aid project, but was carried over to this spring due to temperatures last fall. All work was completed in May except the second of two pavement marking applications, which are likely to occur this week. As this project is administered through the Michigan Department of Transportation (MDOT), paperwork closeout can often take as much as 3-4 months.

2. **LAKE ERIE TRANSIT MODIFICATIONS TO CITY HALL:**

Lake Erie Transit was granted a long-term lease agreement by the Monroe City Council to convert former lease space on the first floor into a transfer station with ticket counter, waiting area, and additional restrooms. LET awarded the project to LaSalle Construction Services of Farmington Hills, and construction has been occurring since July 2021. 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 interior space is completed, but is not being opened for use until the exterior entrance work is completed, which is expected this week. A grand opening ceremony is tentatively planned for sometime in July by Lake Erie Transit. The contractor plans to begin demobilizing from the City Hall parking lot the week of June 13, which will be immediately reconstructed through the 2022 Concrete Paving Program contract.

3. **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, and work outside the rail right-of-way has already been completed. After repeated schedule requests, CSX arranged for flagging in March, and work commenced. Unfortunately, on the west side, rock was significantly lower at the initial bore pit than expected based on past projects, and the contractor will need to adjust their bore 7-8 feet lower, which will require a different boring machine and deeper trenching, neither of which was possible to be delivered to the site due to frost law load restrictions. As a result, the work had to be postponed yet again and we now must wait on another window of flagging from the railroad. The Engineering and Water Departments have reviewed both the costs to date and estimated costs to complete at the lower depth, and plan to recommend that the City Council appropriate an additional \$150,000 from reserves to complete the work at the next available opportunity.

4. **INTERSTATE 75 INTERCHANGE STUDY:**

Consultant WPS and subconsultant OHM Advisors have 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 and Community Development Director 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 will be leading the Planning and Environmental Linkage (PEL) process, and the first meetings were held in February with the stake-holder teams. MDOT is holding at public meeting on June 8 at the Arthur Lesow Community Center and City staff will likely be in attendance. The entire process is expected to be completed by the end of this year. Construction is tentatively planned for 2028.

5. **CITY HALL MODIFICATIONS:**

This project includes various modifications to City Hall, including the reconfiguration of the first floor counter areas to provide partitioned windows, addition of an interior emergency 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 in conjunction with the architect, Kohler Architecture of Monroe, and the contractor is LaSalle Construction Services, who is also working on the LET project at the same time. Most work is now completed, though a few long lead time items remain, and the front doors are expected to be operational this week. Remaining work includes installation of a few back-ordered counter lights, and ballistic glass for all of the counters. Lights are expected this month, and the glass is likely to be delivered in phases beginning hopefully this month but not likely completed until August.

The Engineering and Economic / Community Development Departments are now also coordinating with Kohler Architecture on a complete redesign of the northwest wing of the second floor to accommodate a reorganization of Planning / Recreation / Economic Development / Events / Downtown personnel into one work area. It is expected that this work should be of the correct size and scope to allow for this work to added to LaSalle's contract as a change order if desired. Kohler has submitted a proposal for design services, and this will be forwarded for City Council approval on a timeline determined by the City Manager.

6. **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 2021. 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, 2021 and the contractor lined five (5) of the locations in March, though we do not yet have a return date for the remaining locations nor the associated manhole lining for all locations. We may also consider adding our 2022 projects to this contract as a change order as well, and Engineering staff is assembling the documents for this possible change order. They have also provided us with a significant extra claim for material price increases and additional dye testing work, so this will need to be resolved before the budget for additional work can be determined. We will be submitting a counter-proposal to the contractor this week to roll the extra claims and 2022 work into one resolution if acceptable to Council.

The contract for the second phase of the work, lining of laterals in Stony Point, was awarded by the City Council on November 1, 2021 to BLD Services of Kenner, Louisiana, and they have completed all locations other than six (6) that must be open cut, as well as two (2) additional locations on East Sixth Street and possibly the office restroom line at the DPS Building at 222 Jones. Insituform Technologies also lined one run of mainline sanitary sewer in this area prior to lateral lining.

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. 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 also includes 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 televised the 18" sanitary sewer in Mason Run Drain in 2020 for lining work this year. They have also completed all home inspections, and coordination to address cross connections will be undertaken in conjunction with the storm sewer project. Storm sewer design is based on the 10-year, 24-hour storm event (updated for present larger storm events) and includes a pump station to allow for proper pipe depth and grades. This project also includes the complete reconstruction of numerous streets in the area (Roessler, Lavender, McCormick, John L, and Calgary).

Design plans have been completed by the Spicer Group of Dundee and were provided to the Engineering Department last week for review. It is likely that the project will be bid later in June or early in July, depending on the needed revisions. Due to material (particularly pumps and electrical equipment) lead times, actual construction will span both fall 2022 and spring / summer 2023. 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).

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 the Engineering Department is managing the demolition of the buildings and infrastructure for the redevelopment of the site. Design and construction management of site infrastructure is being performed by the Mannik and Smith Group of Frenchtown Township, and MKSK Studios of Detroit has prepared the Planned Unit Development (PUD) design guidelines and will be monitoring compliance of the private development pieces with these documents, and will be providing design assistance on landscaping and other aesthetic designs and site features. There are now multiple infrastructure contracts in various stages of design and completion as follows:

- Phase 1 infrastructure - awarded in 2020, includes the first 500 feet of Holiday Drive, new right turn lane on Telegraph Road, and associated storm and sanitary sewer relocation work. This was awarded to Salenbien Trucking and Excavating, and the majority of work is completed. The turn lane and approach to Telegraph cannot be completed until signal relocation occurs.
- Traffic signal modifications - awarded to Rauhorn Electric of Bruce Township, Michigan in February 2021. Underground work is completed, and we have been waiting since December for various franchise utilities to resolve an elevation conflict on one existing pole. Mast arm installation is expected to begin this week. The contract for the traffic signal modifications was awarded by the City Council in February 2021 to Rauhorn Electric of Bruce Township, Michigan.
- Mason Run Drain Daylighting - awarded to Lasershot of Deerfield through a contract with the Drain Commissioner's Office, work is expected in the next 4-6 weeks. This will expose the portion of the drain that was covered by the former building, where flooring was left in place to ensure stability of the drain.
- Phase 2 infrastructure - includes construction of Huber Drive between its current end and Greenfield Avenue, retention pond, culvert crossing Mason Run Drain, the storm system for the rest of the site, and other related elements. Bids were opened June 6 and we intend to recommend award at the June 20 City Council meeting. Work will likely span both 2022 and 2023 construction seasons.
- Boiler House / Silo demolition - these were excluded from the previous contract to explore reuse, but the Engineering Department is now preparing the demolition bid package.
- Private Development - work is underway on the Dairy Queen along Telegraph south of Greenfield, and a 3-unit commercial building south of Mason Run Drain along Telegraph.

9. **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, 2021 to Seven Brothers Painting of Shelby Township and work was postponed to this spring due to weather conditions. This project also includes painting of the new City logo on the Roessler tower. Work has been essentially completed at the Ida tower, and painting work should be completed this week at the Roessler tower. We are working through some material lead time issues with the contractor on some piping replacement, so the Roessler tower may have to remain out of service through most of June while this is resolved. Work on the Maybee tower will occur sometime later this summer, or may be postponed until the fall when demand is lower.

10. **2021-22 SIDEWALK REPLACEMENT PROGRAM:**

Last year's contractor, GV Cement of Brownstown Township, completed all work within the program area (south of the River, west of Harrison Street), but did not complete all "spot" locations due to the sheer number and other delays typical to the 2021 construction season. We also included additional work with the contract, including replacement of the ramp from Monroe Street to the Elm Avenue parking lot and a new sidewalk on Jerome and Eighth Streets. This work is essentially completed. GV Cement has agreed to hold their pricing steady from last year, so City Council extended the contract to include our 2022 work at their June 6 meeting. This year's sidewalk replacement program was planned to be the area south of the River Raisin, between Harrison and Navarre Street. However, in order to stay within the project budget, we are moving the eastern program boundary to Scott Street / LaPlaisance Road, and will include the area between Scott / LaPlaisance and Navarre in the 2023 program. We also omitted some streets within the program area where utility work is planned for 2023, including Washington Street and portions of Fifth and Seventh Streets. They expect to complete all work by Labor Day.

11. **2018-22 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 (2018) unit prices firm again for spray patching and crack sealing, so we intend to recommend award to them at the June 20 City Council meeting. Since subcontractor Bowen Paving did not perform any asphalt patching work on utility breaks and a few other locations in 2021, we are waiting on current pricing from them before recommending award. As there are few asphalt patching options available, we typically run our scattered locations through this contract for maximum efficiency.

12. **CAIRNS PARK REDEVELOPMENT:**

Russell Design of Northville is our lead design firm for the wholesale redevelopment of Cairns Park in conformance with the Recreation Master Plan. The Engineering Department is assisting with utility information and mapping, coordination of the consultant design process, and will eventually administer the construction contracts with technical assistance from Russell and AEW Engineers. The detention and water quality systems will be designed based around the requirements of the Drain Commissioner's Office following a meeting with them, and their constraints are very favorable to the City. We have also approached the Monroe County Road Commission about a possible jurisdictional transfer of South Roessler Street adjacent to the project for design and permitting advantages, and we are still working with DTE to place overhead lines underground crossing over the play area and on selecting acceptable light fixtures. Detailed design with Russell and AEW Engineers is now well underway, and it is expected that plans will be available for review this month, with bidding possible by the end of July. While a contract award may not be made until September, it is possible that some work may occur in fall 2022, with the bulk of activities occurring in 2023.

13. **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 completed plans and specifications. GV Cement is willing to complete the concrete work as a change order to their concrete paving contract, so we have asked them to quote the concrete and masonry work. We will likely solicit prices for the enclosures themselves and award those separately, and secure the landscaping work through a local vendor or our forestry staff. It is likely work will be completed in 2022, barring material lead time issues on the gates.

14. **2021 PAVEMENT MARKING PROGRAM:**

The Engineering Department packaged a large-scale marking contract for 2021, which was awarded to JV Contracting of Goodrich. Based on a nationwide shortage of cold plastic material and seasonal limitations, the stop bars, crosswalks, etc. could not be completed in 2021, but the painted lines have all been completed. We will review our needs for 2022, and consider extending a change order to the contractor, as there may be additional items that are now in poor condition. We still do not have a start date for remaining 2021 work.

15. **2022 CONCRETE PAVING PROGRAM:**

The Engineering Department has proposed an aggressive concrete paving program for this year, with the following locations included in the 2022 Concrete Paving Program contract:

- Location A: Orchard Drive - Macomb to Riverview
- Location B: West Willow Street - Godfroy to Monroe
- Location C: West Lorain Street - Telegraph to Huber
- Location D: East Second Street - Washington to Macomb
- Location E: East Second Street - Macomb to Scott
- Location F: Village Green Lane - Noble to Lorain
- Location G: East Grove Street - Macomb to dead end
- Location H: East Lorain Street - Hollywood to Arbor
- Location I: St. Mary's Avenue - Vine to Noble
- Location J: South Roessler Street - Fifth to Cul-de-sac
- Location K: City Hall Parking Lot (adjacent to building)
- Location L: West Side Fire Station Parking Lot

The above locations were all included in the bid package, which was awarded to GV Cement Contracting of Brownstown Township, and the completion date for this contract is September 30. In addition to these locations, funding has been provided for East Willow Street between Monroe and Tremont, and East First Street between Washington and Macomb. The Willow project is likely to be added later as a change order after the corresponding water main project is designed, while the First Street project may be deferred until 2023, since a decision will need to be made as far as materials to replace the existing brick pavers in Loranger Square. GV Cement started work in April, and is mostly or totally completed with work on Locations C, E, F, G, J, and L, with working occurring on Locations D and H. City Council also approved a change order for Location M, the former east side fire station parking lot, at the June 6 meeting. At the present pace, the majority of current contract work will be completed by the end of July.

16. **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, as it is believed the costs of the work will far exceed the budgeted funding. We are working now to refine the scope and award a formal design contract, and begin to seek outside grant sources or trails millage monies for 2023 construction.

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

This project will be our 2022 Federal Aid project, which will also commit our 2023 funds through the Advance Construct process. The work will included replacement of some blocks of curbs, and milling and resurfacing of the asphalt roadway from Maywood to Oakwood. North of Oakwood, there will be targeted reconstruction of the existing concrete pavement / curbs where conditions dictate. Bids were opened by MDOT on May 6, and the completion date is September 30, with work required to be completed in the block in front of Arborwood Schools by September 2. The low bid contractor is Cadillac Asphalt, and we are working on scheduling the pre-construction meeting sometime in the next week or two.

18. **AIRPORT TAXIWAY REHABILITATION:**

The City receives an allocation of \$150,000 each year for airport capital improvements, which can be banked for up to four (4) years for use. The next project, planned for 2023 construction, is the rehabilitation of the primary parallel taxiway, which was originally constructed in 2002. Design is expected to begin this summer for potential fall 2022 or winter 2022-23 bidding. However, since we must perform a formal consultant selection every five (5) years, we will need to complete that process before design can commence. Proposals were received March 28, and we will be reviewing them and making a recommendation for award to the City Council at the June 20 City Council meeting.

19. **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 project will be put on hold until we have selected our consultant for the next 5-year term, and may proceed sometime in 2022, based on other priorities.

20. **CUSTER AIRPORT FUEL FARM IMPROVEMENTS:**

The City of Monroe will be receiving an additional \$157,000 per year in Federal funding through the CARES Act that can be spent on projects at Custer Airport not already in our typical capital improvements program. Typically, we cannot use our regular entitlements on revenue-generating facilities, though no such restrictions exist for the CARES Act funding. As a result, we are strongly considering modernization of the fuel farm to move the Jet A tank above ground, increase the size of the 100 low lead above-ground tank, and modernize the controls and card readers. We will work with our consultant to begin scoping this project once they have been selected, and this project could be underway in 2023.

21. **2022 WATER MAIN PROJECTS:**

There are two (2) water main replacement projects within the City limits that are 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 water main work. The locations are as follows:

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

Design is underway on the East Willow Street location, and will likely be completed this month. The East First project will likely be postponed until 2023 due to the large number of projects in the vicinity of City Hall this summer.

22. **NORTH CUSTER ROAD PEDESTRIAN IMPROVEMENTS:**

The 2021-22 CIP included funds for additional pedestrian enhancements of the North Custer Road corridor, including additional signage, and possibly signalization. Due to time constraints, the Engineering Department did not begin work on this project in 2021, but intends to begin review of options this season. Some options for solar-powered actuators that cause warning signs to be lit up when pedestrians are in the vicinity are being strongly considered first, as the full deployment of HAWK pedestrian signals will involve extensive costs and lead times.

23. **DOWNTOWN GEOMETRIC MODIFICATIONS:**

Within the 2022-23 CIP, funding has been proposed to review and model various geometric changes within the Central Business District. These include, but are not limited to, necessary physical changes to facilitate conversion of Front, First, Cass, and Washington Streets to two-way traffic, and a potential roundabout at the intersection of Front and First Streets. The City will be engaging a consultant to review potential options, and the Engineering Department will likely coordinate the consultant's work and oversee any future projects. A formal schedule has not yet been set, but consulting work will likely commence in 2022, with construction occurring in 2023 or later.

24. **STORM SEWER SEPARATION - CASS STREET - SEVENTH TO SIXTH:**

The Wastewater Department has identified a section of their sanitary sewer that is receiving clear water runoff from some catch basins on this block. The Department of Public Services will be extending an existing storm sewer on this block to connect these basins sometime this summer or fall, or may work with one of our contractors to perform the work on our behalf, which is more likely given our current workload.

25. **NEW POLICE STATION:**

City Administration has been reviewing the need for a replacement for the City Police Station for a few years, and this was also originally considered in the construction of Fire Station #1 on East Third Street. During 2020 and 2021, alternate sites were reviewed for effectiveness and costs as properties became available for sale, and the Fire Station #1 site is now the preferred site, based on several advantages. Administration is now prepared to move forward with development of a building layout and cost estimates for possible placement of a millage request on the November 8, 2022 ballot. The Engineering Department will be coordinating the process, and the Public Safety Director will be leading the review of the spatial layout and programming elements of the facility. Since April, Redstone Architects and Auch Construction, the architect and construction manager on the previous fire station project, have been preparing schematic layouts and cost estimates needed for Council action, and a staff / Council steering committee will be meeting every two (2) weeks to guide the process, with the first meeting held on March 30 and last scheduled meeting planned for June 21, when the project will be handed off for City Council review. If the millage request is successful, construction would likely begin in fall 2023.

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