



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**July 6, 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.
- 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, and some sections of tracer wire that may need to be bored into place along Riverview to establish connectivity in the water main pipe.
- 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 is now complete. As this project is administered through the Michigan Department of Transportation (MDOT), paperwork closeout can often take a considerable amount of time.

2. **WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:**

Replacement of the existing 12" water main through this corridor was planned for summer 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, 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 could be undertaken, as different equipment could not be delivered to the site due to frost 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 the City Council appropriated an additional \$100,000 from reserves to complete the work at the next available opportunity. We are again waiting on the next flagging window from CSX.

3. **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 held a public meeting on June 8 at the Arthur Lesow Community Center and various City staff attended. The entire process is expected to be completed by the end of this year. Construction is tentatively planned for 2028.

4. **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. The interior space and nearly all of the exterior work has been completed by contractor LaSalle Construction of Farmington Hills, but is not being opened for use until the handrails on the ramp adjacent to the building can be installed, which is expected by the end of July. A grand opening ceremony is tentatively planned for August 4 by Lake Erie Transit.

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. Most work is now completed, though a few long lead time items remain, along with some items the contractor is still trouble-shooting. Remaining work includes installation of a few back-ordered counter lights, ballistic glass for all of the counters, correction of some wiring issues at the Clerk-Treasurer's counters, and correction of the locking scheme for the front doors.

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 be 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. **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. The contractor has indicated he is available to begin cold plastic work in the next week or two (2), as material is now available.

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 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 submitted a counter-proposal to the contractor in early June to roll the extra claims and 2022 work into one resolution if acceptable to Council, though we have not yet heard back from them.

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. We do not have a return date for BLD at this time.

8. **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 to be undertaken hopefully 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, were reviewed by the Engineering Department, and final revisions are being made this week. The project is planned to be advertised on July 11, a pre-bid meeting is planned for July 25, and bids are due August 8, with a possible City Council award date of August 15. Due to material (particularly pumps and electrical equipment) lead times, actual construction will likely occur almost entirely in 2023, though the contractor would be free to commence earlier on certain items. Overall, this contract is likely to be \$5 million, and we are planning to use funding provided to the City through the American Rescue Plan Act (ARPA).

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 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 could not be completed until signal relocation was completed, which is was two (2) weeks ago. The contractor tentatively plans to complete the work in August / September.
- Traffic signal modifications - awarded to Rauhorn Electric of Bruce Township, Michigan in February 2021. This work is essentially completed, and the signals are operational.
- Mason Run Drain Daylighting - awarded to Lasershot of Deerfield through a contract with the Drain Commissioner's Office. 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. The contractor began work last week, and the drain is now completely exposed. Work is expected to continue for the next few weeks.
- 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 the City Council awarded the contract to E.R. Zeiler Excavating of Temperance at their June 20 meeting. Work will likely span both 2022 and 2023 construction seasons, with the latter seeing the bulk of the work. Zeiler must install a sanitary sewer extension in summer 2022 to serve a new multi-unit commercial building.
- Boiler House / Silo demolition - these were excluded from the previous contract to explore reuse, but the Engineering Department prepared and forwarded the demolition bid package to three (3) bidders we have work with before, in an effort to facilitate a quick turnaround. Bids are due to the Engineering Department on July 11, and a recommendation for an award is planned for the July 18 City Council meeting.
- 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.

10. **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 has been completed at the new mixer is installed at the Roessler tower. We are working through some material lead time issues with the contractor on some piping replacement and electrical / mechanical changes, so the Contractor will need to return to the Roessler tower in the fall. Work on the Maybee tower will occur over the next 2-3 weeks, as it was drained yesterday to allow the contractor to begin activities.

11. **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 are likely to start later this month and expect to complete all work by Labor Day.

12. **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 the City Council awarded a contract for extension of these activities as well as up to \$40,000 in asphalt patches at the June 20 meeting. Since subcontractor Bowen Paving did not perform any asphalt patching work on utility breaks and a few other locations in 2021, we were waiting on current pricing from them before proceeding with the work. As there are few asphalt patching options available, we typically run our scattered locations through this contract for maximum efficiency. Unfortunately, their pricing was extremely poor, so we will be switching as many patches as reasonable over to concrete, which will require Council action to increase the value of the sidewalk program instead. Work is likely to occur anytime between now and October.

13. **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, whereas the Economic and Community Development Department is assisting with the design of the various site features. 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 they are receptive to this, so a formal request has been forwarded to their office for action. We are 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, though there are enough outstanding items that bidding may not occur until September at this point. It is likely that work will be occurring throughout most of 2023, though it is theoretically possible that some preliminary grading could occur this fall.

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 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. While we are still hoping for completion in 2022, given the schedules of our most likely contractors and possible material lead times for the enclosure materials, it is possible some work will spill over into 2023.

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. The contractor started work in April, and is mostly or totally completed with work on Locations C, E, F, G, H, J, and L. Work is underway and should be completed this month for Locations B, D, I, and K, whereas the contractor will begin their last portion, Location A, this week. City Council also approved a change order for Location M, the former east side fire station parking lot, at the June 6 meeting, and work is now completed at that location as well. It is expected that all work will be completed in early August.

16. **MARTIN LUTHER KING JR. MEMORIAL FOOTBRIDGE IMPROVEMENTS:**

Following a scoping meeting with the Engineering Department, Fishbeck Engineers of Novi developed a proposal to provide options for rehabilitation or replacement of several elements on the bridge. These include repair of the south side steps, replacement of the chain link fence, lighting options (both passive and active), repainting of the entire bridge, and other relevant items. A design contract was awarded at the July 5 City Council meeting, and the Engineering Department will be heading up the coordination process, including development of various concept-level options, public interface, and to begin to seek outside grant sources or trails millage monies for 2023 or 2024 construction, as this project does not yet have adequate funding through the Capital Improvements Program.

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 include 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 they plan to begin work the week of July 18.
  
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, originally planned for 2023 construction, is the rehabilitation of the primary parallel taxiway, which was originally constructed in 2002. Design was expected to begin this year, however, the Federal Aviation Administration (FAA) is imposing new project selection requirements on MDOT, and there already appear to be substantial delays in implementing planned projects. Our standing consulting firm, C & S Companies of Livonia, will be preparing the project justification and design on our behalf. At this point it is possible the project could occur either in 2023 or 2024.
  
19. **OTHER AIRPORT PROJECTS:**  
As the City is entitled to an additional \$157,000 per year for five (5) years through the Federal CARES Act, we are planning to review additional needs with our standing consultant and seek approval through the MDOT process. Projects being considered are fuel farm modernization (though these projects are difficult to justify), renovation of the former Sheriff's hangar, and relocation of the electrical, lighting, and Jet A backbone from this building into a new vault. None of these will occur before 2023. We are also considering contracting with C & S Engineers to prepare an airport master plan, which will incorporate a wider range of operational items, such as hangar rental rates and capital reserve generation, and future land use plans.
  
20. **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 year. 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.
  
21. **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.

22. **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.
23. **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 has been moving 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 overall 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 has met every two (2) weeks to guide the process, with the last meeting planned for July 12. It is likely the decision to place a millage on the ballot will be presented to the City Council at their July 18 meeting. If the millage request is successful, construction would likely begin in fall 2023.
24. **EAST WILLOW STREET WATER MAIN AND PAVING:**  
Reconstruction of East Willow Street between Monroe and Tremont and replacement of the water main between Monroe and Macomb were funded as a part of the 2022-23 CIP. The Engineering Department has been working on design with the hope of adding this work as a change order for 2022 construction. However, we have encountered significant design challenges, and additional funding is likely to be needed, both to resolve some of these, and to extend the paving limits east to Macomb to match the water main replacement. At this point, we intend to complete design and postpone this project to request additional funding for 2023 construction. The roadway will be reconstructed in concrete and the portion between Monroe and Tremont will be narrowed from 32 feet to 26 feet wide.
25. **EAST FIRST STREET WATER MAIN AND PAVING:**  
Reconstruction of East First Street and replacement of the water main between Washington and Macomb were funded as a part of the 2022-23 CIP. However, given the large number of projects in and around City Hall in 2022, this project was deliberately postponed until 2023. A decision will need to be made as far as materials to replace the existing brick pavers in Loranger Square as well, since it is unlikely most of the existing brick will survive being removed and reset given their age.
26. **RAIL GRADE SEPARATION FEASIBILITY STUDY:**  
City Council approved a proposal at the July 5 meeting from the Mannik and Smith Group to perform a comprehensive study of the west side rail crossings and Elm and Front, to determine feasibility and costs of a possible grade separation. Their work efforts will be occurring during the next 3-4 months and are designed to potentially take advantage of newly-available targeted Federal monies. The Engineering Department will coordinate the process as needed.

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