



# Monthly Construction Project Status Report

Department of Engineering and Public Services

## January 1, 2023

1. **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 as a part of our Corrective Action Plan, and they have completed their evaluation with respect to determination of clear water fixtures that should be disconnected from the sanitary system. The construction contract includes storm sewers based on the 10-year, 24-hour storm event 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). The contract was awarded to E.R. Zeiler of Temperance at the September 6 Council meeting. Public informational meetings were held December 1 and 8. The contractor has mobilized equipment and is beginning to take deliveries and intends to start installation of the trunk line storm sewer this month, weather permitting. Individual house storm lines / basins and roadway work will not likely occur until spring, and pump station work will occur as materials are available, though there are several long lead time items involved with making it fully operational. The completion date is September 30, 2023.

2. **FORMER LA-Z-BOY HEADQUARTERS REDEVELOPMENT:**

The City acquired the overall property including the former headquarters of La-Z-Boy Chair Company on Telegraph Road, and the Engineering Department has been 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, 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. Completed work includes demolition of main building (summer 2020), construction of Holiday Drive and right turn lane from US-24 (summer 2022), traffic signal modifications (summer 2022), daylighting of Mason Run Drain (summer 2022), demolition of the boiler house and silo (summer 2022), and construction of new Dairy Queen (fall 2022). One additional private development, a three-unit commercial building, is nearing completion east of US-24 and north of Holiday, and at least one of the tenants is expected to open this month.

Phase 2 infrastructure involves 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. The City Council awarded the contract to E.R. Zeiler Excavating of Temperance at their June 20 meeting. Zeiler has completed installation of the pond, water main relocation, stone base and grading for Huber Drive, and most of the storm sewers, but will largely be on hold for a while pending delivery of the box culvert that will carry Huber Drive over Mason Run Drain. Once this is delivered and DTE and Buckeye Cable relocate their facilities, this can be installed. Curbs and roadway cannot occur until the spring.

3. **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, and the Engineering Department is overseeing the design and construction with technical assistance from Russell and AEW Engineers. A jurisdictional transfer was approved by the City Council on October 3, so Roessler Street will become a City street in conjunction with this project. We are working with DTE to place overhead lines that currently cross over the play area underground instead, and this is expected to occur at any time. A contract with Salenbien Trucking & Excavating of Dundee was approved at the November 7 City Council meeting, and the pre-construction meeting was held December 7. Additionally, direct purchases of play equipment, a shelter structure, and other site furnishings from Penchura, and a splash pad unit from Vortex were also approved on November 7, as was an agreement with DTE Energy for lighting. The contractor plans to start site clearing and possibly underground utility installation late January or early February, with site grading and clearing activities commencing in the spring. The completion date is November 15, 2023.

4. **WEST LORAIN STREET WATER MAIN REPLACEMENT – CSX RAILROAD BORE:**

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. After repeated schedule requests, CSX arranged for flagging in March 2022, 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, Salenbien Trucking & Excavating, will need to adjust their bore 7-8 feet lower, which will require a different boring machine and deeper trenching. The City Council appropriated an additional \$100,000 from reserves to complete the work at the next available opportunity. Unfortunately, coordination between CSX for flagging, the prime contractor for digging, and their boring subcontractor is proving quite difficult. The contractor has confirmed late February /early March as the next window, and we are waiting for confirmation from CSX.

5. **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 are leading the Planning and Environmental Linkage (PEL) process, and a public forum was held on November 17. Within the next few months, they intend to condense all options to two (2) choices for continue with more detailed analysis. Construction is tentatively planned for 2028, with PEL process completion sometime this year.

6. **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 to Seven Brothers Painting of Shelby Township and all work has been completed at the Maybee and Ida tanks, with painting and mixer work complete at the Roessler tank. Material lead times are affecting piping replacement and electrical / mechanical changes, so the Contractor still needs to return to the Roessler tower, and there is a small pinhole leak at the Ida tank that also needs to be addressed. Some additional work at the Water Plant to reroute a sump pump was awarded by Council as a change order on December 19.

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. Some additional locations were awarded as a change order by the City Council in May 2021 and some are completed, though the remaining five (5) locations still need to occur. An additional eight (8) locations were planned for 2022, and these were awarded by the City Council at their meeting on October 3. The preparatory subcontractor has completed work at all but two (2) locations, and Engineering and Wastewater staff is presently reviewing the videos to determine which leads need to be reopened. Lining is expected to occur this winter, though we do not yet have a firm schedule. The contract for the second phase of the work, lining of laterals in Stony Point, was completed by BLD Services of Kenner, Louisiana, and the contract has been closed out.
8. **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. Due to other 2022 priorities and contractor availability, this work was postponed, and will be bid in the next month or so. The landscaping will likely be omitted from the bid and awarded separately.
9. **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 ultimately bidding the contracts. A kick-off meeting was held with the consultant on August 1, and City staff met with them on November 29 to review lighting concepts. The entire St. Mary's Park has been surveyed as well by Fishbeck, as redesign of the bridge may spill over into the park as needed to modify the approach ramp. Funding has been requested through the 2023-24 CIP process, though it is likely work would not commence until late 2023 or early 2024. Design will be continuing over the next few months.
10. **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 has not yet begun work on this project, but plans to shortly as time and other priorities allow. 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.
11. **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, so a storm sewer must be extended on this block to connect these basins. Since this work is required by our Corrective Action Plan, the Engineering Department will work with E.R. Zeiler Excavating for pricing to perform this work in conjunction with the St. Mary's Gardens project, and design should be commencing in the next month or so by City staff.

12. **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 is the rehabilitation of the primary parallel taxiway, which was originally constructed in 2002. Our standing consulting firm, C & S Companies of Livonia, has been cleared to begin design work, and the MDOT funding contract was approved by City Council on December 5. Unlike past years, MDOT is now requiring the projects to be bid locally, and construction funding is not secured until the bid pricing is known. The project is targeted for fall 2023 construction, but it is possible it could be moved to spring 2024 if there are delays in funding availability or the project is substantially over budget.

13. **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. City and DDA staff met with OHM Advisors on December 1 to scope the traffic study needed to review options and determine needed physical changes, and a proposal has been provided from OHM for Council approval on January 3. Traffic studies and modeling will occur throughout winter and spring, with construction not likely to occur until at least 2024.

14. **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 proposed site, based on several advantages. During 2022, Redstone Architects and Auch Construction, the architect and construction manager on the previous fire station project, prepared schematic layouts and cost estimates, and a staff / Council steering committee met to guide the process. Since the November 8 millage request was not successful, during the next few months the City Administration will be reviewing options for future funding, and determining the next steps in this potential project.

15. **RAIL GRADE SEPARATION FEASIBILITY STUDY:**

City Council approved a proposal at the July 5 meeting from the Mannik and Smith Group in partnership with Quandel Consultants 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 are designed to potentially take advantage of newly-available targeted Federal monies. The Engineering Department will coordinate the process as needed. Based on the results of the study, City Council approved of a submission of a grant application to grade separate West Elm Avenue at their October 3, though the result will not be known until likely February.

16. **SOUTH CUSTER BOOSTER STATION EXPANSION:**

Jones and Henry Engineers, Ltd. has been performing design work for the Water Department for a capacity expansion of the South Custer Booster Station, located in front of the Monroe County Fairgrounds. They have completed draft plans and specifications, which are under-going review. Once any necessary changes are made, the project will be bid for construction, and the Engineering Department will administer the construction contracts. Due to funding constraints, the work will not likely be bid until the spring.

17. **2023 UNDERGROUND UTILITY AND PAVING PROGRAM:**

As a result of significant advanced planning by the Engineering Department the last two (2) years, design activities are now completed for our 2023 Underground Utility and Paving Program contract for 2023. The project will be advertised for bids this coming week, with bids due on January 30, and a project City Council award date of February 6. The individual projects and status are as follows:

- Location A: Washington Street - Eighth to Third - water main replacement from Seventh to Fourth, and reconstruction of the entire roadway and some curbs in new concrete pavement.
- Location B: East Seventh Street - Monroe to Washington - water main replacement and reconstruction of roadway and all curbs in concrete.
- Location C: East Fifth Street - Monroe to Scott - roadway reconstruction only, some curb replacement. The surface will be asphalt between Monroe and Washington, and concrete between Washington and Scott.
- Location D: East Willow Street - Monroe to Macomb - water main replacement, reconstruction of roadway and all curbs in concrete, plus storm sewer changes. This project will also include narrowing the block between Monroe and Tremont from 34 to 26 feet.
- Location E: East First Street - Washington to Macomb - water main replacement, reconstruction of roadway and all curbs in concrete. Due to their age and condition, the bricks in Loranger Square must be removed, but will be replaced with colored stamped concrete in the same configuration as at present.
- Location F: Arbor Avenue - Linwood to Orchard - water main replacement, reconstruction of roadway and all curbs in concrete.

18. **RIVER RAISIN NATIONAL BATTLEFIELD PARK EDUCATIONAL CENTER HVAC REPLACEMENT:**

James S. Jacobs Architects has been the lead architect in coordinating improvements to this facility, which is owned by the City of Monroe. The next phase in the facility improvements is replacement and upgrades to a portion of the building heating, ventilation, and air conditioning (HVAC) rooftop system. The Engineering Department will administer the contracts and coordinate inspections with Jacobs and JDRM, their plumbing and mechanical subconsultant. The project was advertised for bids on November 10, a pre-bid meeting was held on November 21, and bids were due December 12. Since there were multiple bid alternates and multiple potential low bidders, the architect's team is still reviewing the bids to determine the most advantageous award. It is expected that a bid will be awarded at the January 17 City Council meeting. The work is being paid for by the Battlefield Foundation state appropriation and work will occur hopefully in winter / spring, though some of this is subject to equipment lead times.

19. **NORTH MACOMB STREET RESURFACING - GROVE TO NORTH CITY LINE:**

In November, the City was notified that the State of Michigan was releasing additional Federal funds through the surface transportation program that can be used only on our Federally-eligible roadways. As this funding must be allocated quickly, the next project on the City's future list that is both eligible and can be designed quickly is North Macomb Street between Grove Street and the north City Limit, which was originally planned for 2026 construction but was last resurfaced in 2001. This project will not require plans as it is mostly milling and paving of the roadway surface, though some spot curb and driveway work will be included. Staff has prepared the Log of Project and other required documentation, which are under-going review. We are attempting to place this project in the May MDOT bid letting, which will require submission to MDOT this coming week.

20. **2024 STREETS AND UTILITY PROJECTS:**

Due to some projects being postponed and a great deal of foresight in past years, staff is already beginning to work on some prospective 2024 projects that have topographic surveys available as time allows. These include the following locations:

- Navarre Street – concrete reconstruction and water main – LaPlaisance to Seventh
- West Fifth Street – concrete reconstruction and water main – Harrison to Monroe

In addition to the above, we have identified additional likely 2024 projects, and will be soliciting for pricing to undertake topographic survey work within the next month or so. We are planning to bring the survey award forward for City Council approval by early March to allow for data collection as soon as the weather improves. These potential projects include the following, which is not yet an exhaustive list of 2024 projects:

- John Rolfe Drive – concrete reconstruction – Theadore to Lorain
- Richards Court – concrete reconstruction – full length
- Riverside Drive – concrete reconstruction – Theadore to Richards
- North Roessler Street – concrete reconstruction – Calkins to Hendricks
- Ross Drive – concrete reconstruction – Riverside to Richards
- Wood Street – concrete reconstruction – Railroad to Almyra
- 2024-26 Water Main replacements – multiple locations (bond project)

21. **OPPORTUNITY CENTER PROJECT EXPANSION / RENOVATION:**

During 2022, a grant from the State of Michigan for \$7.8 million was awarded through the Michigan Economic Development Corporation (MEDC) for an expansion and renovation of the Opportunity Center at the ALCC / Navarre Library facility. This project was scoped to include a significant expansion of the library space and offerings, incorporation of the adjacent Learning Bank into the facility, and renovation of a number of existing spaces for modernization and more favorable functional adjacencies of all of the uses. Kohler Architecture of Monroe is the lead designer, and prepared the initial renderings and estimates for the grant submittal.

Due to the time lag between grant submission and award and the corresponding construction inflation, some modifications will need to be made to the project to bring it within budget. On September 19, the City Council authorized a schematic design award contract to both Kohler Architecture and Auch Construction of Pontiac to begin the design process. Auch was selected due to their involvement as Construction Manager in the Fire Station #1 project in 2019, and they are assisting in identifying construction issues on the front end of the project, as well as recommending potential cost savings.

This project is being led on the front end by the Economic and Community Development Director and Director of Engineering and Public Services, with a team of stake-holders meeting regularly at key points in the design process. At this point it is not clear if the project can be constructed in 2023 or must be delayed until 2024, but the process is continuing to move forward as quickly as possible.

22. **EXETER TOWNSHIP WATER MAINS:**

Salenbien Trucking and Excavating of Dundee is installing some new water main extensions in Exeter Township this month. While the work is being inspected by the Mannik and Smith Group as the township's engineering firm, City Engineering personnel will be tasked with overseeing pressure testing, which will likely occur in early February.

23. **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 and waivers are needed so the contract can be closed out.
- 2019 Underground Utility Program (2019 - E.R. Zeiler Excavating) - all work is completed on the base contract and subsequent change orders, so the contract can be closed once we obtain final waivers and quantity concurrence from the contractor.
- La-Z-Boy Phase 1 Infrastructure / Raisin Street Water Main (2020 - Salenbien Trucking & Excavating) - all work is completed, and we are balancing quantities and obtaining waivers, and then the contract can be closed out.
- 2021 Concrete Paving Program (2021 - E.R. Zeiler Excavating) - all work has been completed and we believe all waivers have been submitted, but we need final quantity concurrence before final payment will be made.
- 2021-22 Pavement Marking Program (2021 - JV Contracting) - work is completed, and we are waiting for final billing from the contractor before closing out the project.
- 2021-22 Sidewalk Replacement Program (2021 - GV Cement Contracting) - this program was originally awarded in 2021 but was rolled over into 2022 as the contractor held pricing. The contractor is reviewing the quantities and once this is completed and waivers are submitted, the contract can be closed.
- City Hall Space Modifications (2021 - The LaSalle Group) - all work is completed, including punch list work that was done the week before Christmas. Kohler Architects will be performing a final walk-through and then the contract can be closed out.
- 2022 Concrete Paving Program (2022 - GV Cement Contracting) - all work is completed. The contractor is reviewing quantities and will provide waivers, and then the contract can be closed out. There are still some differences between measurements between the City and contractor, so closeout could take another few weeks.
- Riverview Avenue Resurfacing (2022 - Cadillac Asphalt) - all work is completed, but as MDOT file review takes several months, the contract is still open until this is completed.

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