



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**March 6, 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.

Project work began in mid-January, and the contractor is working on the primary trunk line sewer from the pump station in Calgary Park, heading east down Calgary Drive. Approximately 400 feet of this line has been installed between the former park and Roessler Street, as work is slow due to the depth of the pipe and rock requiring removal. Additional main line installation will likely occur on both Calgary and Roessler this coming month. A second contractor work crew has been installing individual house storm lines / basins for homes on Lavender Street and John L Drive. Roadway work will not likely occur until late spring / early summer, and pump station work will occur as materials are available. The completion date is September 30, 2023 and this is likely for the storm and roadway work, but pump station material lead items are now projecting past this date, so the contractor will need to make other provisions for pumping until the station is operational.

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 (Chipotle) is expected to open shortly, though utility services to this business seem to be delaying the opening date.

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. At this point, it is likely the contractor will re-mobilize in April.

3. **CAIRNS PARK REDEVELOPMENT:**

PEA Group of Brighton, formerly Russell Design, 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 PEA 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, along with direct purchases of play equipment, a shelter structure, and other site furnishings from Penchura, and a splash pad unit from Vortex, and an agreement with DTE Energy for lighting. The completion date is November 15, 2023, though the contractor's schedule indicates they plan to be completed mid-summer. Removal of previous park features is completed, and the contractor has been installing storm sewers for the past 2-3 weeks.

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 multiple attempts and schedule changes, the contractor, Salenbien Trucking & Excavating and their boring subcontractor completed boring of the casing last week, and will be installing the water main in the casing pipe, making connections, and closing the excavations within the next week or two.

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. A public presentation with the preliminary results of the study is planned for March 15 at the Battlefield Visitor Center auditorium. Construction is tentatively planned for 2028.

6. **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. PEA Group of Brighton, formerly Russell Design, 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.

7. **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, and that work is completed except for punch list items.

8. **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. 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. 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 contractor intends to begin lining this week, and will likely be continuing for a couple of months to complete all remaining work.

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, new lighting, 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 and again on January 13 to direct them to proceed with this design. 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 is underway.
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 was targeted for fall 2023 construction, but the City has now requested it be postponed until 2024, as we are reviewing the critical aircraft sizing and frequency in order to properly size the taxiway and / or justify its use. A supplemental City-funded contract with C & S has been executed for airport usage data collection and analysis as well, and preliminary results were shared with the City Council on February 27.
13. **DOWNTOWN GEOMETRIC MODIFICATIONS:**  
Within the 2022-23 CIP, funding was provided 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 from OHM was approved by the City Council on January 3. Traffic studies and modeling will occur throughout winter and spring, with construction not likely to occur until at least 2024. Traffic counts will be obtained this month.
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. **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 later this spring.

16. **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 meeting, and we are awaiting the result of this submission, which could be known at any time now. If the grant is awarded, consultant selection will proceed as soon as possible, though construction is not likely before 2026.

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

As a result of significant advanced planning by the Engineering Department the last two (2) years, our 2023 Water Main and Street Paving Program contract was prepared in the fall, bids were received on January 30, and the City Council approved of the contract with Salenbien Trucking & Excavating of Dundee at their February 6 meeting. The individual projects 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.

The contractor is still developing their construction schedule, but the completion date is October 15, 2023. Due to the water main and street work adjacent to Monroe Middle School, water main work on Washington and street reconstruction on Fifth Street must occur between mid-June and mid-August, though we have been given permission to mill and resurface Washington Street during off-hours if all of this work cannot be completed during the summer break. The pre-construction meeting will be held this month.

18. **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 and has forwarded it to MDOT for review. We are hoping to still place the project in the June or July bid letting.

19. **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. The City Council approved of the contract to Monroe Plumbing and Heating at the January 17 meeting, though the Monroe Building Authority is technically approving the contract. The work is being paid for by the Battlefield Foundation state appropriation and work will occur hopefully this spring, though some of this is subject to equipment lead times. The project also includes new HVAC equipment needed to allow for large-scale event usage of the south facility space. The contracts have now been executed and materials have been ordered, though lead times on materials are several months out. A pre-construction meeting will be scheduled within a month or so.

20. **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 likely construction will not occur until 2024, but the process is continuing to move forward as quickly as possible.

21. **RIVER RAISIN NATIONAL BATTLEFIELD PARK EDUCATIONAL CENTER PARKING LOT:**  
Funding is available for the reconstruction and reconfiguration of the parking lot for the Battlefield Park Center to provide better functionality and geometry to support safe school bus drop-offs and to better reflect the current needs of the facility, as well as incorporate more appropriate landscaping and design features. This work is likely to include a number of other infrastructure and connections to support future exterior projects as well. The Economic and Community Development Department is taking the initial lead in project scoping, and the Engineering Department will manage the project once design begins. A meeting was held on February 3, and the Mannik and Smith Group will be providing us with a design proposal for approval, likely at either the March 20 or April 3 City Council meetings. Construction is likely to occur in 2024 and the project could potentially be combined with our 2024 street and utility program contract.

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. All installation has been completed and one section has been tested, with two more sections scheduled for testing early this month.

23. **ALLEY RECONSTRUCTION PROJECTS:**

The City presently has a significant amount of available funding through our Community Development Block Grant (CDBG) program that should be spent as soon as reasonable on eligible projects. One such project is the reconstruction of several existing paved alleys in the eligible census tracts. The Engineering Department has prepared cost estimates for six (6) locations, and this work and the proposed schedule will be presented for approval from the U.S. Department of Housing and Urban Development (HUD). The survey work has been authorized and begun, and staff will attempt to prepare a bid package for the work in late spring / early summer, in hopes that the work may be completed in 2023.

24. **STREET LIGHTING CONVERSION:**

The Engineering Department has become aware of a Federal grant opportunity to convert street lighting to more efficient LED lights at an 80% Federal match. As this can yield significant energy and cost savings, following Council approved on February 6, we applied for this grant through SEMCOG, and the selection will be made this month. If funds are awarded, DTE Energy will perform the work to convert roughly 1,074 high pressure sodium lights to LED likely sometime later this year or early 2024.

25. **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 in 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 - Theodore to Lorain
- Richards Court - concrete reconstruction - full length
- Riverside Drive - concrete reconstruction - Theodore 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)

26. **WATER PLANT DRIVEWAY RESURFACING:**

The Water Department is looking into resurfacing the driveway into the Water plant, following re-routing of an existing sump line that will require pavement removal. This will likely be a design-build project, and we will review options to add this work onto one of our existing contracts for 2023 construction.

27. **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. Work also includes the West Lorain Street bore, so once that is completed and the above items are submitted, 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. The punch list has been approved, and now we are waiting on submission of final paperwork to close the contract.
- 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.

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