



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**July 10, 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, 2022 Council meeting.

Project work began in January, and the contractor completed storm sewers and yard basins / house leads in June. Concrete curb work for the new roadways began last week with portions of Lavender Street and McCormick Drive, but due to the need to stage construction to avoid excessive numbers of residents displaced from their driveways at a time, the entire subdivision is not likely to be completed until September or October. Pump station work will occur as materials are available, though it is now appearing this will not be well until after the September 30, 2023 completion date. In all likelihood, the pump station will not be operational until winter 2024. Work is now beginning to reroute footing drains and sump pumps in a few homes through the Wastewater Department's footing drain disconnection program in the same area as well.

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 the Engineering Department, 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), construction of new Dairy Queen (fall 2022), and completion of a three-unit commercial building (spring 2023). Site plans for residential properties along Huber Drive were submitted in June, with additional private development plans to be submitted likely sometime this month, and these will include a mid-size grocery tenant, small apartment buildings, and an additional commercial building with space for multiple tenants. Construction on all of the above is expected to begin this fall.

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 in June 2022. 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, which is underway, this can be installed. Given the contractor's other work on the St. Mary's Gardens project and the above delays, roadway work is now likely to occur in September and October.

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 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, a splash pad unit from Vortex, and an agreement with DTE Energy for lighting. The completion date is November 15, though the contractor's schedule indicates they plan to be completed by around Labor Day. Storm sewers and detention ponds have been completed, along with most of the overall site grading. Paving for the tennis and pickleball courts and the parking lot should be completed this week, and the restroom building is well underway. We are working through an issue with DTE Energy relative some previously unknown underground cables that are in conflict with the work near the play equipment, but at present this is not critically holding up the project. The next progress meeting is July 14 and we are expecting to resolve the DTE issue at that time.

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 are leading the Planning and Environmental Linkage (PEL) process, and a public presentation with the preliminary results of the study was held on March 15 at the Battlefield Visitor Center auditorium. Construction is tentatively planned for 2028.

5. **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, along with some additional work at the Water Plant to reroute a sump pump that was awarded by Council as a change order. Work is completed at the Roessler Tank, other than the electrical / SCADA system connections, but the tank is back in service. Remaining work depends on delivery of some electrical equipment, and we do not have a firm commitment on the date. The contractor is also reconstructing a sanitary manhole behind 706 East Elm Avenue this week, as that work was added to the contract through a change order.

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 as of yet it has not been bid in 2023. We are likely to solicit quotations from our three (3) present contractors that have the capability to perform this work, and likely request that Council award it as a change order to be completed hopefully this year at the contractor's convenience to ensure the best pricing.

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. 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. Multiple additional locations were awarded as change orders by the City Council in May 2021 and October 2022. The last remaining two (2) locations are scheduled for lining this week, and manhole rehabilitation is expected during the next month or so, and then the contract can be closed.

8. **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 in July 2022, 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. The entire St. Mary's Park has been surveyed as well by Fishbeck, as redesign of the bridge was thought to potentially spill over into the park as needed to modify the approach ramp, though this now appears not to be the case. Design is well underway, funding has been approved as part of the 2023-24 CIP for the construction, and the target date for completion of design is August, with bidding to occur in September for spring 2024 construction.

9. **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.

10. **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.

11. **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. The latest meeting was held with the consultant and staff team on April 26, and the geometric options to be modeled were narrowed down. Further analysis and modeling will occur throughout the summer, with construction not likely to occur until at least 2024. We expect to have a preliminary report sometime late this summer or early fall.

12. **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 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, the City Administration will be continuing to review options for future funding, and determining the next steps in this potential project. Last report until there is further activity.

13. **WEST ELM AVENUE UNDERPASS AT CSX RAILROAD:**

The City was notified in June that our grant application for \$24 million in Federal Funds to construct this project was awarded by the U.S. Department of Transportation. This grant was submitted following an analysis of options by a partnership of the Mannik and Smith Group and Quandel Consultants for a grade separation of the west side roadways, and Elm was selected based on a number of factors. While the next month or two will be spent determining the process to administer these funds, consultant selection is likely to begin later this summer. Our project representative has reached out to us and will be scheduling a kickoff meeting in August. Construction work is not likely to begin until 2026 or 2027.

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

Jones and Henry Engineers, Ltd. has designed a capacity expansion of the South Custer Booster Station, located in front of the Monroe County Fairgrounds for the Water Department. The Engineering Department will handle the bidding process and will administer the construction contracts. The Water Department will be purchasing the generator directly prior to bidding due to the lead time for delivery. Bids were received on June 27 but were substantially over the available funding. It is believed that funding has now been secured and an award is likely to be placed on the August 7 City Council agenda for Monroe Plumbing and Hearing. The completion date is June 30, 2024 due to delivery lead times on the equipment.

15. **SUNSET AND DETROIT BEACH PUMP STATION GENERATOR REPLACEMENT:**

Fishbeck Engineers has completed design work for the replacement of generators at the Sunset Street and Detroit Beach Wastewater Pump Stations. The Engineering Department will handle the bidding process and will administer the construction contracts. The Wastewater Department will be purchasing the generators directly prior to bidding due to the lead time for delivery, and these have already been ordered. City Council awarded this project to J. Ranck Electric of Mount Pleasant at the July 5 meeting. The completion date is March 31, 2024.

16. **2023 UNDERGROUND UTILITY AND PAVING PROGRAM:**

This contract consists of the majority of this year's utility and street program work, 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 overall completion date is October 15, 2023. All water main has been installed on Locations A, B, D, and F, and will start on Location E likely in August. Subcontractor GM & Sons is finishing concrete on Locations B, D and F, and should be completed totally this week. They will also be working on Location C and beginning spot curb for Location A this month.

17. **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, the Grade Inspection review meeting was held March 20, and we received environmental clearance from MDOT on May 3. Since the original project concept reduces the roadway from three (3) lanes to two (2) two with bike lanes, MDOT required a public meeting, and this was held April 26 in conjunction with the Traffic Committee meeting. While the Traffic Committee rejected the change based on public comment, the City Council directed the Engineering Department to proceed with bike lanes at their June 5 meeting. At this point, the project will likely be placed on the September bid letting with work to occur in spring 2024.

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. 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 now projected for an October delivery. A pre-construction meeting will be scheduled closer to the start of construction.

19. **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.

20. **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 design proposal from the Mannik and Smith Group was approved at the May 1 City Council meeting, and this includes both overall long-range site planning and detailed design for the parking lot. Construction is likely to occur in 2024 and the project could potentially be combined with our 2024 street and utility program contract.

21. **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). Design has been completed and is under-going staff review. Staff will attempt to prepare a bid package for the work in August, in hopes that the work may be completed in 2023, though this is somewhat subject to the environmental and State Historic Preservation Office (SHPO) review times.

22. **2023 SIDEWALK REPLACEMENT PROGRAM:**

This year's targeted program area is south of the river, between Scott Street / LaPlaisance Road and Navarre Street. Staff has completed all markings in the program area and spot complaint areas, and City Council awarded a change order to last year's contract at the April 17 meeting, as the contractor was willing to roll over with a 5% price increase. Work will commence sometime this summer based on gaps in the contractor's schedule.

23. **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, we applied for this grant through SEMCOG, and were selected for funding in the 2024 fiscal year. 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.

24. **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 July 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)

25. **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 with Council approval hopefully in August.

26. **WOODLAND CEMETERY ENTRANCE ROAD PAVING:**

As a part of some recent initiatives at Woodland Cemetery, the paving of the first 200-300 feet of the entrance roadway is being considered. We will likely seek to have our 2023 Paving Program contractor perform the work later this summer, and will solicit Council funding approval in August.

27. **CITY / COUNTY COURTYARD RENOVATION:**

Monroe County has taken the lead in hiring the Mannik and Smith Group to redesign the plaza between City Hall and the Monroe County Courthouse, and the City and County will be splitting the project costs 50/50, with the Engineering Department managing the contracts. The redesign will include additional planters and improved site amenities. The consultant is making final revisions and we are looking to advertise this project for bids this week, with a proposed bid opening of August 14 and City Council award of August 21. We have given the contractor the option of performing the work this fall or submitting pricing to complete work in the spring of 2024.

28. **LAPLAISANCE ROAD CORRIDOR PLANNING GRANT:**

The City, Monroe Township, and Road Commission have been awarded a planning grant through SEMCOG to review non-motorized options for the LaPlaisance Road corridor between Bolles Harbor and Jones Avenue. The Engineering Department will assist with consultant selection and review of the concepts as requested.

29. **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.
- 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.
- 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.
- Riverview Avenue Resurfacing (2022 - Cadillac Asphalt) - all work is completed, and MDOT is nearing completion of the final closeout procedures, which are expected to be completed this month.

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