



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**October 4, 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. Street paving is now completed on all of McCormick Drive and Lavender Street, 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 sometime in November. Pump station work will occur as materials are available, though it is now appearing the pump station will not be operational until winter 2024 due to material delivery delays. 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. The vast majority of the work that will be occurring for the rest of the season is for the roadway paving, with half of John L Drive, most of Calgary Drive, and the north half of Roessler Street still remaining.

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 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), construction of new Dairy Queen (fall 2022), and completion of a three-unit commercial building (spring 2023). Site plans for a new Aldi grocery store, 12-unit residential ranch townhomes, and 5-unit commercial, all south of Holiday Drive, were approved in August, and construction on all of the above is expected to reach at least installation of footings by the end of November.

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 storm sewers. They have also completed curb work along Huber Drive. The box culvert carrying Huber Drive over Mason Run Drain is underway, and completion of this as well as roadway paving is all expected for completion in mid-November.

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, 2022 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 sports courts, parking lot, lighting, and building have been essentially completed as well as many of the sidewalks. Within the next two (2) weeks, both Vortex and Penchura are expected to be completed with their work, and it is likely that GM and Sons will be completed with concrete work as well. Landscaping is planned for installation during this time as well. The completion date is November 15, which appears achievable.

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 they have a tentative preferred option, though final decisions will not be made for several more months. The construction is 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. Work is planned for next week on the actuator panel. The contractor also reconstructed a sanitary manhole behind 706 East Elm Avenue, 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. At this point we will probably package it with some other concrete work for 2024 construction.

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

Fishbeck Engineers of Novi has been serving as the design engineer on this project, which includes repair of the south side steps, replacement of the chain link fence, new lighting, repainting of the entire bridge, and other relevant items. The Engineering Department will be handling project oversight, with technical assistance from Fishbeck. Funding has been approved as part of the 2023-24 CIP for the construction, and the project was advertised for bids on October 3, with a due date of October 30. Provided bids are acceptable, the award will be made at the November 6 City Council meeting. The completion date is June 30, 2024.

8. **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 one of our existing contractors for pricing to perform this work as a part of an existing contract, and design is underway. At this point, given the contractors' schedules, this work may have to occur in Spring 2024.

9. **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 in December 2022 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 fall, with construction not likely to occur until at least 2024. We expect to have a preliminary report at the end of October.

10. **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. A grant kick-off meeting was held with federal project representatives on August 29, and we will begin preparing the consultant selection RFP. We have also met with our lobbyist to begin soliciting state and other funds to offset the City's required local match of 20%. Construction work is not likely to begin until 2026 or 2027.

11. **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.
12. **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 is purchasing the generator directly due to the lead time for delivery. Bids were received on June 27 but were substantially over the available funding. Funding will be provided from Water reserves and the contract was awarded at the August 7 City Council meeting to Monroe Plumbing and Hearing. The completion date is June 30, 2024 due to delivery lead times on the equipment, though it appears the generator may be delayed further than expected, so this date may be extended. The pre-construction meeting was held on September 11.
13. **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, but will need to be extended as the generator delivery has already been delayed. The pre-construction meeting was held on August 15, and the contractor plans to begin site work this month.
14. **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 should commence this month, though we do not yet have confirmation of the date.
15. **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 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. The project also includes new HVAC equipment needed to allow for large-scale event usage of the south facility space. Due to material lead times, the pre-construction meeting was not held until September 12, but the contractor has begun work activities and the last progress meeting was held October 4. Work is expected to be completed in November or early December.

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.
- Location G: Woodland Cemetery entrance road paving - this was added via change order as approved by the City Council on August 21

The overall completion date is October 15, 2023. All work except punch list items has been completed for Locations A, B, C, D, F, and G and water main has been completed on Location E. Roadway work was completed on October 4 on Location E, with sidewalk replacement planned for next week. Some concrete panels need to be replaced on Location F due to minor water ponding.

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. Design has been completed, the City Council approved of the conversion of the roadway to two (2) lanes with on-street bike lanes, and the project has been placed on the October 6 MDOT bid letting. Construction will occur in 2024.

18. **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 prepared cost estimates for six (6) locations, and this work and the proposed schedule was approved by the U.S. Department of Housing and Urban Development (HUD). Environmental and State Historic Preservation Office (SHPO) reviews were completed in September, and the Engineering Department will complete design as time allows for preparation of a bid package later this fall for spring 2024 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, 2022 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, with the last meeting occurring on September 18. Construction is slated to begin in the second half of 2024.

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. **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 sometime in 2024. We will work with MDOT this month to place this project in the Local Agency Programs approval process so DTE can begin design.

22. **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 and 2025 projects, and the City Council authorized topographic surveys at their August 7 meeting. These potential projects include the following, which is not yet an exhaustive list of 2024 projects, nor will they all necessarily be completed in 2024:

- Dixie Drive – concrete reconstruction – Harbor to Detoit
- John Rolfe Drive – concrete reconstruction – Theadore to Lorain
- Lavender Street – asphalt resurfacing – Lorain to Calkins
- 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
- East Third Street – asphalt resurfacing – Winchester to Conant
- Wolverine Drive – concrete reconstruction – dead end to South Custer
- Wood Street – concrete reconstruction – Railroad to Almyra

23. **WATER DEPARTMENT BOND PROJECTS:**

The Water Department will be taking out a bond to advance a large number of distribution system projects, some within the City limits and some within Monroe Charter Township. The Engineering Department will be preparing a Request for Proposals (RFP) for survey and design assistance sometime within the next month.

24. **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 the Utility Director is asking multiple contractors for quotes but given contractor capacity we may not be able to complete the work until 2024.

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

The Mannik and Smith Group redesigned 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, as well as replacement of all concrete with ADA-compliant pathways. A contract was awarded to Salenbien Trucking & Excavating at the September 5 City Council meeting, and work will be commencing October 9, with completion expected in early November.

26. **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. The partner agencies met on August 8 to discuss preparation of a scope of work for consultant activities, and we are working with Mannik and Smith on review of options. The next meeting will be held on October 10.

27. **2023 SANITARY SEWER REHABILITATION PROGRAM:**

Engineering and Wastewater staff have completed design of seven (7) locations for sanitary sewer lining and manhole rehabilitation within the system. The project is currently being advertised for bids, with a bid opening date of October 9. The project City Council award date is October 16, with work to occur throughout the winter and spring based on the contractor's availability.

28. **2023 BITUMINOUS PAVEMENT MAINTENANCE PROGRAM:**

Highway Maintenance and Construction of Romulus has agreed to hold their pricing firm for the sixth year in a row, so City Council awarded the crack sealing and spray patching work to them, with work expected this month in multiple locations throughout the City. The Utility Director is working with multiple contractors to quote asphalt roadway patches, and is planning to recommend award at the October 16 City Council meeting.

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.
- Corrective Action Plan Phase One / Sewer Lining (2020 - Insituform Technologies) - all work is completed, including change orders for 2022 and 2023 work. We are waiting on final paperwork to close out the contract.
- 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.

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