



Monthly Construction Project Status Report

Department of Engineering and Public Services

November 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, 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 roadways except Calgary Drive near the contractor staging area / pump station, which will be placed in short stages the next 2-3 weeks to allow contractor access. Both of the large pump station concrete wet wells and all outlet piping is completed, and installation of the pumps, electrical equipment, and generator is expected to be completed by the end of December. 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, seven (7) of these connections have been completed as of now.

2. **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. Nearly all work is completed, with the exception of the playground equipment, which will be installed by the end of next week. This still needs to be followed by a few other minor items, such as sidewalk gaps, that could not be completed until the play equipment is installed. Landscaping and seeding is essentially complete, but touch-ups will likely be needed in the spring due to the lateness of their installation. The park should be open for use by the end of the month, though some of the facilities will not likely be in use until spring due to expected weather conditions.

3. **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 (currently under construction), 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 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 in June 2022. The culvert has been placed, curbs are completed, and paving is occurring this week, with the decorative concrete intersection occurring next week. The roadways could be opened to traffic if needed, but we may also leave them deliberately closed until summer to facilitate construction of the private sites without interference from through traffic.

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 presented the two (2) remaining options that will be continuing through their process at a public meeting on November 1. The construction is tentatively planned for 2028, though MDOT personnel acknowledged this is likely to be delayed even further due to available funding.

5. **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 bids were opened on October 30. Unfortunately, the low bid was significantly over the project budget, so it is likely the City Council will discuss this project further at a work session in the next month or so.

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. **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, and funding has been requested through the 2024-25 Capital Improvements Program.

8. **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 full 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. The Engineering Department met with the consultant on October 25 to approve three (3) different geometric options for the Front / First intersection, and we expect to have a preliminary report in December.

9. **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%. The next meeting with the federal project team is November 15, and we are hoping to be able to engage a consultant sometime early in 2024. Construction work is not likely to begin until 2026 or 2027.

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 look into options this winter. 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. **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, and the underground subcontractor is working on exterior piping modifications this week.

12. **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 has been working on site work for the past month.

13. **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. The contractor started last week, and has been assigning multiple crews to complete as much work in good weather as possible.

14. **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 is more than halfway completed with the work and the system is expected to be operational by the end of the month.

15. **2023 UNDERGROUND UTILITY AND PAVING PROGRAM:**

This contract consisted 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, who is completed with all major work. Some concrete repairs and / or grinding may need to occur to correct isolated water ponding issues on Arbor Avenue between Linwood and Greenwood, but otherwise work is essentially completed.

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

The State of Michigan released additional Federal funds through the surface transportation program for 2023 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. The City Council approved of the conversion of the roadway to two (2) lanes with on-street bike lanes. Bids were opened by MDOT on October 6, and the low bidder is Cadillac Asphalt. Construction will occur in 2024.

17. **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.

18. **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 October 25. Construction is slated to begin in the second half of 2024.

19. **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.

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 we are targeted bidding in January or February.
21. **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. The following streets are being recommended for funding through the 2024-25 Capital Improvement Program:
- West Lorain Street - concrete reconstruction - Borgess to Monroe
 - Ross Drive - concrete reconstruction - Riverside to Richards
 - John Rolfe Drive - concrete reconstruction - Theadore to Lorain
 - Dixie Drive - concrete reconstruction / water main - Harbor to Detoit
 - Rose Street - concrete reconstruction . water main - Harbor to Detroit
 - Wood Street - concrete reconstruction - Railroad to Almyra
22. **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, work commenced the week of October 9, and all concrete was placed last week. Landscaping work and other minor items will continue this week, but all remaining work will be completed prior to the Tree Lighting on November 17.
23. **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 review of the concepts as requested, and will be providing geometric recommendations on the City's section of the project. The partner agencies have met every other month in 2023, with the last meeting on October 10. The final report is expected in the summer.
24. **2023-24 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. Bids were opened on October 9, and a contract was awarded to Performance Pipelining of Ottawa, Illinois on October 16. Work will occur throughout the winter and spring based on the contractor's availability.

25. **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.

26. **WATER PLANT DRIVEWAY RESURFACING:**

The Water Department secured multiple quotations for this work, which was completed last week by Hutch Paving, except for striping, which is occurring this week. The Engineering Department had intended to perform inspection activities, but the Superintendent of Water Filtration assisted due to scheduling conflicts.

27. **2023 BITUMINOUS PAVEMENT MAINTENANCE PROGRAM:**

Highway Maintenance and Construction of Romulus agreed to hold their pricing firm for the sixth year in a row, so City Council awarded the 2023 crack sealing and spray patching work to them again. They completed all assigned work last week, though a small change order for a \$4,000 overage must be approved by City Council on November 20. The Utility Director obtained multiple quotation for asphalt roadway patches, and CB Asphalt of New Boston was awarded the work by City Council on October 16, which is occurring this week.

28. **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.
- Elevated Tank Improvements (2021 - Seven Brothers Painting) - work is completed, pending testing of the SCADA system, and then the project can be closed out.

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