



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**December 4, 2023**

1. **SAINT MARY'S GARDENS SUBDIVISION STORM SEWER UPGRADES:**

This project, which was awarded to E.R. Zeiler Excavating of Temperance in September 2022, is nearing completion. All storm sewer installation and roadway reconstruction has been completed, and subcontractor U.S. Utility Services is working on activating the pump station, which is likely to be completed this month. Remaining work also includes installation of the backup generator and construction of the service drive into Calgary Park. 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, with ten (10) more recently awarded to contractor Larry Roarke.

2. **CAIRNS PARK REDEVELOPMENT:**

Contractor Salenbien Trucking and Excavating of Dundee is now substantially completed with work at Cairns Park, and the appropriate seasonal facilities are now open for resident use. The irrigation system must still be tested in the spring, and a final review on landscaping will also occur at that time as well. We are working on obtaining waivers of lien and can reduce the contract retainage, but final closeout cannot occur until the spring.

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 begin at any time.

Phase 2 infrastructure was awarded to E.R. Zeiler Excavating of Temperance, and included construction of Huber Drive across the site including culvert over Mason Run Drain, retention pond, the storm system for the rest of the site, and other related elements. Work is completed and the roadways are opened to traffic. We plan to take another design contract amendment to City Council on December 18 that will include the 25-foot landscaping easement along US-24, sidewalks, franchise utility locations, and street lighting layout.

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.

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. Bids were opened on October 30, and the City Council awarded the project to Z Contractors of Shelby Township at the November 20 meeting. The pre-construction meeting will be held this month and work will occur in the spring.

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 priorities and contractor availability, this work has been postponed, and 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 or include in 2024 bids, and design is underway. 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 this month, with selection of a path forward in 2024 and construction not likely to occur until at least 2025. 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 by the end of this month.

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 January 17, 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 and the contract was awarded at the August 7 City Council meeting to Monroe Plumbing and Heating. The completion date is June 30 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 has completed some exterior piping modifications.
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, 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 will be mobilizing this week to start construction.
13. **2023 SIDEWALK REPLACEMENT PROGRAM:**  
This year's targeted program area was south of the river, between Scott Street / LaPlaisance Road and Navarre Street. This work was awarded in April to G.V. Cement Contracting of Brownstown Township, and they were able to complete all work in November. They will be completing backfilling work and cleanup this week. This contract also included numerous roadway and driveway concrete patches from utility repairs, as well as sidewalk complaints in other areas of the City outside of the targeted program area.

14. **RIVER RAISIN NATIONAL BATTLEFIELD PARK EDUCATIONAL CENTER HVAC REPLACEMENT:**  
This project, which is being paid for by state appropriations through the Battlefield Foundation, includes replacement and upgrades to a portion of the building heating, ventilation, and air conditioning (HVAC) rooftop system, including new HVAC equipment needed to allow for large-scale event usage of the south facility space. The Engineering Department is administering the contracts and coordinating inspections with designer Jacobs Architects 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. Work is expected to be completed this 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, and these were obligated for the resurfacing of North Macomb Street between Grove Street and the north City Limit. The City Council also 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 is nearing completion of design. We are expecting to receive bids sometime in January, with a City Council award target of February 5.
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.

This project is being led on the front end by the Economic and Community Development Director with a team of stake-holders meeting regularly, including the Engineering Department. Work is progressing on the design, and a bid award is targeted for September, with construction occurring from fall 2024 through 2025. The Engineering Department will work with construction manager Auch Construction to manage the project once construction begins.

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. Design is underway and it is hoped that bids can be awarded in March for summer construction.
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 - Theodore to Lorain
  - Dixie Drive - concrete reconstruction / water main - Harbor to Detroit
  - Rose Street - concrete reconstruction . water main - Harbor to Detroit
  - Wood Street - concrete reconstruction - Railroad to Almyra
22. **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, and the next meeting is January 9. The final report is expected in the summer.
23. **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. The pre-construction meeting is scheduled for December 6.

24. **WATER DEPARTMENT BOND PROJECTS:**

The Water Department will be taking out a bond to advance a large number of distribution system projects spanning 11 miles, some within the City limits and most within Monroe Charter and Raisinville Townships. The Engineering Department will be overseeing the design and will likely be inspecting and managing the construction contracts. A Request for Proposals (RFP) was issued to four (4) short-listed consultants we have worked with before on November 27, and proposals are due December 11. A City Council award is planned for December 18. We are pressing for a portion of the design to be completed in April for summer bidding, but the vast majority of the work will be bid for 2025 construction.

25. **2023 ASPHALT PATCHING PROGRAM:**

CB Asphalt Patching of New Boston was awarded a contract for the City's asphalt patches on October 16, and this work includes a number of locations chiefly related to utility repairs. Many of these have been completed and the contractor is likely to continue work this week, but depending on weather, some work might have to be postponed until spring.

26. **2019-23 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.
- City / County Courtyard Renovation (2023 - Salenbien Trucking & Excavating) - all work is completed, and we expect to have final waivers and close out the project this month.
- Water Plant Driveway Resurfacing (2023 - Hutch Paving) - all work is completed and the contractor was paid off this month. Last report.
- 2023 Spray Patching and Crack Sealing (2023 - Highway Maintenance and Construction) - all work is completed and the contractor is paid off. Last report.

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