



Monthly Construction Project Status Report

Department of Engineering and Public Services

January 1, 2024

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, as well as spot concrete work in areas that are holding water, and likely restoration touch-ups that will be necessary in the spring. 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, 13 of these connections have been completed as of now, with four (4) more still in progress that were 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 (currently under construction), all south of Holiday Drive, were approved in August.

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. City Council approved another design contract on December 18 that will include the 25-foot landscaping easement along US-24, sidewalks, franchise utility locations, and street lighting layout, and design should start on these elements shortly.

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 was delayed from 2023, but we will likely package this with the 2024 Street and Utility Program contract.

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. Funding has been requested through the 2024-25 Capital Improvements Program, and the project will likely be bid with the 2024 Street and Utility Program contract.

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 this year 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 the preliminary report was provided in late December and is under-going staff review.

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 this year, with a target of release of a Request for Proposals (RFP) in late January or early February. 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 has been working on exterior site work for the last month or so.

13. **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 this spring / summer.

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 completed, but a significant punch list remains, which may take a month or more to fully resolve.
15. **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 design is complete and is under-going in-house review. We are expecting to receive bids on February 5, with a projected City Council award date of February 19.
16. **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.
17. **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. Design is well underway and the consultant plans to provide design plans for City review by mid-February, with bids due in April for summer construction.

18. **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 this year, and we are waiting for their final cost estimate so that we can place this project in the MDOT Local Agency Programs approval process, and then DTE can begin design.

19. **2024 STREETS AND UTILITY PROJECTS:**

The following streets and water main projects are likely to be funded through the 2024-25 Capital Improvement Program, and we are likely to combine these all, as well as a few smaller projects, into one bid package for construction in spring / summer. In order to provide an outlet for clear water fixtures such as sump pumps, perimeter drains, and roof drains, starting with the 2024 projects we will be extending storm sewers and leads to serve each home within all street reconstructions, so this year's work will include this as well. We are looking to bid this package in March with a City Council award in April.

- West Lorain Street - concrete reconstruction - Borgess to Monroe
- Ross Drive - concrete reconstruction / storm sewer installation - Riverside to Richards
- John Rolfe Drive - concrete reconstruction / storm sewer installation - Theodore 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

20. **CITY EMPLOYEE PARKING LOT RECONSTRUCTION:**

This project is included in the 2024-25 CIP, and will involve geometric modifications, pedestrian access, and landscaping as necessary to meet the City's Zoning ordinance, as well as completely rebuild the parking lot in concrete. Depending on the timing, this will either be added to the 2024 Streets and Utility program contract as a change order later in the year or be bid as a stand-alone project. The Engineering Department will solicit proposals this month in hopes of beginning design in February.

21. **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.

22. **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. The pre-construction meeting was held December 6, and the contractor intends to perform work in March and April.

23. **THIRD AND WINCHESTER STREETS MICROSURFACING:**

These two (2) locations will be our 2024 Federal Aid project, and include a double application of microsurfacing, which is designed to extend the pavement life by 5-8 years. The Third Street limits are from Front / Union Streets to Winchester Street, and Winchester includes from Third Street to the River Raisin Bridge. We will attempt to place these in the June bid letting for fall construction, but lead times for MDOT-let projects are significant.

24. **REMOVAL OF CUSTER AIRPORT UNDERGROUND STORAGE TANK:**

Since there are no longer any based jets at Custer Airport, and the current underground jet fuel tank requires City staff to operate, we will be removing this sometime in 2024. We have received two (2) proposals, and will be recommending award at the January 16 City Council meeting. The Assistant City Engineer / Airport Manager will administer the project.

25. **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 contract for design with the Mannik and Smith Group was approved at the December 18 City Council meeting, and a kick-off meeting was held December 21. The first phase will be ready for bidding in April, with the balance planned for construction in fall 2024 through 2025.

26. **2020-23 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:

- 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.
- 2021-22 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.
- 2023 Sidewalk Replacement Program (2023 - GV Cement) - work is completed, but we will likely leave the contract open as there is some funding remaining. If the contractor is willing to come back in to address complaints received over the winter, some additional work may occur in the spring.
- 2023 Water Main and Paving Program (2023 - Salenbien Trucking & Excavating) - work is completed, though some concrete repairs and / or grinding may need to occur to correct isolated water ponding issues on Arbor Avenue between Linwood and Greenwood. Paperwork is also required before the job can be closed out.
- 2023 Asphalt Patching Program (2023 - CB Asphalt Patching) - work was completed, but the contractor took significant liberties with increasing the size and depth of some patches without the City's knowledge, so some negotiation is occurring before payment will be made.

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