



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**March 6, 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, though this will not be completed until this month or next due to continuing equipment delivery delays. 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. Zeiler intends to begin punch list work very soon. 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, 20 of these connections have been completed as of now by contractor Larry Rorke, with additional locations likely in the near future once a contractor is secured.

2. **CAIRNS PARK REDEVELOPMENT:**

Contractor Salenbien Trucking and Excavating of Dundee is now substantially completed with work at Cairns Park, with some minor grading work and punch list completion likely this month. The irrigation system must still be tested, and a final review on landscaping will also occur this month or next. Installation of court nets and the pickleball wind screens are likely this month, and a formal grand opening will be scheduled for early April.

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). Construction is underway for a new Aldi grocery store, 12-unit residential ranch townhomes, and 5-unit commercial, all south of Holiday Drive, with work underway and completion anticipated for 2024. 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 is underway on these elements.

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. The City Council awarded the project to Z Contractors of Shelby Township at the November 20 meeting. The pre-construction meeting was held on January 11, and the concrete steps have already been removed and the vertical wall replacement poured. Stripping and painting work is beginning this week, and the overall project is expected to be completed in June. The bridge will be closed to all foot traffic during construction and some adjacent parking will be restricted to allow for staging areas.

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 awarded through the 2024-25 Capital Improvements Program, and the project will likely be bid with the 2024 Street and Utility 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 in January 2023. After various meetings, report reviews, and iteration of options within modeling software, the consultant has completed the report and presented for City staff review in December. Three (3) different geometric options for the Front / First intersection were modeled along with various lane configuration options for Monroe Street, and it appears numerous options are feasible. The staff task force will be meeting in the next few weeks, and this topic will tentatively be placed on the agenda for the April 1 City Council work session.

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 have been meeting monthly since then, with the next meeting date set for March 20. 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 Engineering Department advertised a Request for Proposals (RFP) to secure a consulting firm to assist with the Early Preliminary Engineering (EPE) and NEPA documentation. The RFP is due April 8, and City Council award is tentatively planned for June 3 or 17. The Federal grant award approval is planned for sometime in May, and 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. 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, with foundation work starting up this week.

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

Fishbeck Engineers performed design work for the replacement of generators at the Sunset Street and Detroit Beach Wastewater Pump Stations, and the Engineering Department handled the bidding process and is administering the construction contracts. The Wastewater Department has purchased the generators directly, and these were delivered to the sites in February. 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 into May due to generator delivery delays. The generator has been installed at Detroit Beach and test pile foundation work is occurring at the Sunset location.

13. **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 start work on March 11, continuing through March and April.

14. **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. They intend to begin work in May, so a pre-construction meeting will be held sometime in April. The Mannik and Smith Group will be administering the contract on our behalf, though Engineering staff will be assisting with higher-level tasks and citizen interface.

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 City Council awarded the project to G.V. Cement of Brownstown Township at their February 20 meeting. Locations are as follows:

- Alley east of Smith Street, south of Second Street
- Alley east of Cass Street, south of Third Street
- Alley east of Cass Street, south of Second Street
- Alley east of Monroe Street, south of Third Street
- Alley east of Kentucky Avenue, south of Third Street

Given that bids were significantly below the estimate, the Engineering Department and Economic and Community Development Department are working with the CDBG program coordinator to clear additional concrete streets to be added to this contract as a change order if possible later this year to draw down additional funds. These locations include Wood Street from Railroad to Almyra (which is already funded through the City's CIP) and East Third Street from Winchester to Eastchester and from Railroad to Conant. If approved, these additional projects will occur in the fall, whereas the alley contract is expected to begin this spring.

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. The next steering committee meeting is March 15.

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. The first draft of the construction plans were reviewed by the Engineering Department, with comments provided back to the consultant on February 20. Irrigation and DTE Energy lighting drawings must still be included in the plan set, and it is hoped that the project can be advertised for bids by the end of March for summer construction.
18. **STREET LIGHTING CONVERSION:**  
The Engineering Department was made 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. Engineering has submitted the required programming and environmental documentation through the MDOT Local Agency Programs approval process, and the Grade Inspection was held February 22. We are hoping to receive Federal obligation to begin the force account construction process within a month or so, but this will be dependent on the NEPA clearance time.
19. **2024 STREETS AND UTILITY PROJECTS:**  
The following streets and water main projects were 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 April, with a City Council award in May.
- 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 Detroit
  - 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. A design contract was awarded to the Mannik and Smith Group at the February 5 City Council meeting, and work has begun. 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.

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 May 14. The final report, to provide necessary information for future grant requests, is expected in the summer.
22. **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 have submitted the required programming and environmental documentation through the MDOT Local Agency Programs approval process, and the Grade Inspection meeting with MDOT was February 13. We will attempt to place this contract in the June bid letting for fall construction, but this will depend largely on the NEPA clearance timeframe.
23. **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 tank. The City Council awarded an overall contract for physical construction and oversight to AKT Peerless of Farmington on January 16, with HM Environmental of Clinton Township serving as the removal subcontractor. A site meeting was held in late January, and work is expected to occur within the next 4-6 weeks.
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 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. Design of the first phase is now over 50% complete.
25. **2024 SIDEWALK REPLACEMENT PROGRAM:**  
This year's targeted sidewalk program replacement area will be south of the River, between Navarre / LaPlaisance and Kentucky Avenue. In addition, individual spot complaints City-wide and utility breaks / service renewals that will be replaced in concrete will fall under this contract. Engineering staff has begun marking the program area, and will continue throughout March as the weather and time allows. Depending on interest and availability of last year's contractor, G.V. Cement, we may consider extending last year's contract into 2024 if pricing remains largely consistent. Work is likely to occur anytime between May and October, as this work is often filler for larger projects the contractor may have.
26. **NORTH MONROE STREET SIDEWALK EXTENSION:**  
Extension of the existing sidewalk that terminates in front of St. Joseph Cemetery on the west side of North Monroe Street northward to Stedman Drive was funded through the 2024-25 CIP. This project will likely be included with the overall sidewalk program and can be field designed.

27. **EATON TILE DRAIN STORM SEWER CAPACITY ANALYSIS:**

As a part of the 2024-25 CIP, funding was provided to analyze the existing and needed storm sewer capacity of the neighborhoods feeding into the Eaton Tile Drain, which is an enclosed county drain that serves the areas south of M-50 / Front Street between the west city line and Kaye Lani Avenue. This is necessary as numerous streets in these areas lack adequate storm sewers to provide for clear water discharge to be routed away from sanitary sewers, and it is believed that the existing county drain is drastically undersized for current needs. The Engineering Department will work with a consulting firm to provide options for future projects, and an award request will probably be made to the City Council in April or May.

28. **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:

- Elevated Tank Improvements (2021 - Seven Brothers Painting) - work is completed, pending testing of the SCADA system, and then the project can be closed out.
- River Raisin National Battlefield Park Education Center HVAC Upgrades (2023 - Monroe Plumbing and Heating) - work is completed, and we appear to have most necessary paperwork. Once punch list completion is verified, the final payment can be made.
- 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 next few months.
- 2023 Water Main and Paving Program (2023 - Salenbien Trucking & Excavating) - work is completed, though some concrete replacement needs 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.

*Prepared by: Patrick M. Lewis, P.E., Director of Engineering and Public Services*