



Monthly Construction Project Status Report

Department of Engineering and Public Services

May 1, 2018

1. **2015-17 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:

- East Third Street Resurfacing - Scott to Winchester (2015 - Cadillac Asphalt) - all work is completed, and MDOT has completed their review. We are working on the final quantity balancing and payments, all of which should be completed in the next week or so once MDOT signs off.
- East Third Street Resurfacing - Monroe to Scott (2016 - Florence Cement) - all work is completed, and MDOT has completed their review. We are working on the final quantity balancing and payments, all of which should be completed in the next week or so once MDOT signs off.
- North Monroe Street Streetscape (2016 - Century Cement) - all work is completed but the contract must remain open through June 2018 due to the two-season watering and cultivating pay item. Since this project was bid through MDOT, paperwork closeout will take a few more months, and staff plans to complete the materials and paperwork audit on our end with assistance from the Mannik and Smith Group beginning hopefully this month.
- 2017 Water Main Replacement Program (2017 - E.R. Zeiler Excavating) - all work is completed and final quantities have been agreed to. Paperwork still needed for closeout includes all waivers of lien and the maintenance bond. We are waiting on the contractor to provide all of these, despite repeated attempts to secure them.
- Custer Airport Hangar and Entrance Road Paving (2017 - Pavex) - work is completed except for joint sealing along the hangar floors. We have been made aware of unpaid suppliers, and the bonding company has instructed us not to make further payments until a takeover agreement can be executed with all parties. Closeout of this contract that includes state and federal funds is expected to take a few more months due to what appears at this point to be contractor insolvency.
- 2016-17 Curb Replacement and Resurfacing (2016/17 - Al's Asphalt Paving) - all project work is completed except for restoration touch-ups that must occur this spring. All waivers have been submitted so the retainage has been reduced.
- North Macomb Street Resurfacing (2017 - Al's Asphalt Paving) - all project work is completed and we are processing the final estimate this week, so the project will be officially closed out from MDOT's perspective. There was one defective area near Willow Street that was discovered upon the spring thaw, so this will have to be addressed at the contractor's earliest convenience as well as the addition of topsoil to address areas settled along the curb line as typically happens over the first winter.
- Gateway Beautification Program (2017 - The Grounds Guys) - all planting are completed, and we will be working with the contractor to close out final paperwork. There is also a 1-year warranty period on new plantings, so the contract will likely be kept open during that time if necessary. City staff will monitor tree health and direct replacements during the next year if necessary.

2. **CENTRAL FIRE STATION REPLACEMENT:**

A dedicated 20-year, 0.47 mil tax for this facility was approved by voters in November 2016, and the new facility will be constructed on East Third Street on the site of the former Lincoln School. A steering committee of key staff and Council representatives is guiding the design process and is meeting once or twice a month as needed. The Engineering Department will be the lead department in coordinating project development through construction. A contract for the George W. Auch Company of Pontiac to serve as Construction Manager-at-Risk (CMR) was approved by the City Council on December 4, and they are working with the project architect, Redstone Architects of Bloomfield Hills, on developing final design plans and cost estimates. At the present time, construction plans are 75% complete, and a team meeting was held on April 27 to accept final design comments from the City team on the major design elements. Final documents will be completed the second half of May, and bidding to subcontractors is expected to begin after Memorial Day. A Guaranteed Maximum Price (GMP) from the CMR will have to be approved by the City Council, likely sometime in July with construction likely to commence in late summer 2018 and completion in 2019.

3. **DPS BUILDING ROOF REHABILITATION:**

This project was funded through the 2017-18 Capital Improvements Program, and will rehabilitate roughly a half acre of the roof at the Public Services Department building on Jones Avenue. A brief Request for Proposals for design services was sent to three short-listed architects, and these were received, but with significant differences of opinion over the necessity of further structural analysis. We are planning to meet with a manufacturer's representative to consider an overlay option, and this project will be pursued in earnest this coming construction season.

4. **CITY COUNCIL CHAMBERS RENOVATION:**

This project involves modifications to the City Council Chambers for ADA compliance and audio / visual modernization, as well as other desired changes. Bids were opened April 9, and contracts were awarded by the City Council on April 16. The building trades contractor is Sole' Construction of Westland, and the audio-visual contract was awarded to TEL Systems of Ann Arbor. The pre-construction meeting was held April 30, and the building contractor is expected to begin work the week of May 14. The completion date is August 31 for the building work, and September 30 for the audio-visual work, and the City Council Chambers will be unavailable for nearly this entire time window.

5. **WEST SIDE FIRE STATION IMPROVEMENTS:**

Funding was approved through the 2016-17 CIP for some interior renovations at the West Side Fire Station, and the design was completed by James S. Jacobs Architects for kitchen, restroom, and living area renovations. Bids were opened on July 24, 2017 but since there was only one bidder, this project will be re-bid likely this coming summer, to encourage subcontractors on the Central Fire Station replacement and potentially the City Council Chambers project contractor to also bid this project.

6. **2017 SANITARY SEWER REHABILITATION PROGRAM:**

The contractor, Inland Waters Pollution Control of Detroit, has completed most of their work. There is one additional section of liner that needs to be remediated, and we do not yet have a return date for the contractor to complete it, though it is likely to be in the next month or two.

7. **2017 PAVEMENT MARKINGS PROGRAM:**

This project to refresh needed markings throughout the City was awarded by the City Council on August 21, 2017 to P.K. Contracting of Troy, the lone bidder. Due to the limited number of contractors performing this work, the contractor did not complete work as planned, and it now appears work will need to occur in the spring due to temperature limitations. Given that they must return in spring, we will likely consider simply adding the 2018 work as a change order later this year.

8. **2018 UNDERGROUND UTILITY PROGRAM:**

This contract consists of water mains in various locations throughout the City, and originally included replacement of sanitary sewer in one location as well. The locations are as follows:

- Location A - Maple Boulevard (west) water main - Linwood to north end
- Location B - Parkwood Avenue water main - Hollywood to Maple
- Location C - Stockton Drive water main - Borgess to Monroe
- Location D - Sylvan Drive water main - Borgess to Monroe
- Location E - Stedman Drive water main - Borgess to Monroe
- Location F - Scottwood Avenue water main - Hollywood to Maple

Locations A, C, and D will be performed for the most part using the pipe bursting method, whereas Locations B and E will be traditionally open cut construction. Location F has not yet been designed, but should be completed within the next month and then will be added to the contract via a change order, with the method of open cut or pipe bursting likely governed by the pricing for the other work locations. Bids were opened on April 9, and the contract to Lawrence M. Clarke of Belleville was approved at the City Council meeting on April 16. The sanitary sewer replacement originally planned for Location B was not awarded, and instead this area will be lined with the rehabilitation contract later this year. The pre-construction meeting will be held sometime in the next week or two, and construction is expected to start this month.

9. **2018 CURB REPLACEMENT AND RESURFACING PROGRAM:**

This contract will consist of this year's local street resurfacing projects in the following locations, all of which include curb replacement:

- Location A - Maple Boulevard (west) - Linwood to north end
- Location B - Parkwood Avenue - Hollywood to Maple
- Location C - Stockton Drive - Borgess to Monroe
- Location D - Sylvan Drive - Borgess to Monroe
- Location E - East Front Street - Eastchester to Hellenberg - roadway removal
- Location F - Scottwood Avenue - Hollywood to Maple

The contract for all of the above is being advertised, and bids will be opened on May 23, with an expected City Council award date of June 4. Work will likely not commence until July or August since Locations A, B, C, D, and F are dependent on the completion of water mains, and Location E is dependent on the completion of home demolitions. Location F is presently under design, but estimated quantities were included in the bid package.

10. **ARBOR AVENUE SANITARY SEWER EXTENSION:**

A new home is being constructed on Arbor Avenue south of Cole Road that is not served by a public sanitary sewer. At this time, the Engineering and Wastewater Departments have been working together with the homeowner to resolve the issue, which will include extending the existing main approximately 80 feet to serve the home. The Engineering Department completed the design and the MDEQ permit has been issued. The Wastewater Department is purchasing the materials,

and the home owner's contractor, Zeiler Excavating, will be installing the new main under the inspection and testing review of the Engineering Department. Work is expected to occur within the next two (2) weeks.

11. **WEST FIRST STREET RESURFACING – HARRISON TO WASHINGTON:**

This project will be our 2018 Federal Aid project, and will consist of spot base replacement and resurfacing of the roadway pavement. This area was the location of a streetscape project in 2001, but there are numerous areas where there is only 2-3 inches of asphalt on top of the original 1913 brick base and funding did not allow for base work during the streetscape project. Due to the need to bring sidewalk ramps to current ADA standards and the extensive corresponding brick sidewalk replacement that must occur, considerably more design work was needed than was originally contemplated. The City Council consensus was to simply replace the brick sidewalk pavers with standard concrete, and some changes are also being made to Gateway Park. Final plans were submitted to MDOT on April 20, all required permits and clearances have been obtained, and the project is being placed on the July 13 bid letting, which will likely result in a construction time window of later August through the end of October.

12. **TOLL STREET RECONSTRUCTION – LORAIN TO ROESSLER:**

Survey work for this possible 2019 project was completed by The Mannik and Smith Group, and Engineering staff has been working on the design so that the project is ready whenever funding is available in the future.

13. **WATER TREATMENT PLANT GENERATOR INSTALLATION:**

The Engineering Department is administering this contract, which was designed by Jones and Henry Engineers of Toledo. The generator units are being purchased separately by the Water Department, and this was approved at the December 4 City Council meeting. The low bid for the installation work was approved December 18 by the City Council to Airport Lighting of Lansing, and the pre-construction meeting was held January 16. Work will occur this spring / summer based on the lead time for generator delivery. A bulletin detailing required installation changes has been issued to the contractor, but we are still waiting on a potential change order price.

14. **LABOR PARK REDESIGN:**

This project is funded largely through the 2018-19 CIP, and will include a complete re-design and expansion of Labor Park and the surrounding City-owned properties including the Navarre Library and Arthur Lesow Community Center. As a result of a professional services selection process in the fall, Russell Design of Northville was chosen as the City's standing Landscape Architect for the next few years. A proposal to complete design work for this project was approved at the April 16 City Council meeting, and the project will likely be constructed in 2019. Other City staff is still reviewing and refining the proposal for City Council approval, and a design conference was held on April 26. The Engineering Department will be assisting the consultant as necessary with infrastructure design review, bidding, and overall contract management.

15. **BUILDING DEMOLITION ASSISTANCE:**

Due to the growing number of properties that the City is acquiring for the Heritage Corridor Plan, through the Michigan Department of Natural Resources (MDNR) grant, and the Michigan State Housing Development Authority (MSHDA) grant for blight clearance purposes, the Engineering Department has been asked to serve as the lead department in coordination of demolition activities. These include securing of the properties, asbestos assessment and abatement,

demolition of the structures, and other associated work. One of the Engineering Technicians has been assigned this lead role, and work activities are likely to extend throughout 2018 and likely beyond to some degree. Asbestos assessments are underway for the first eighteen (18) properties, and are expected to be completed in the next week or so. Once the reports have been prepared, a contract for asbestos remediation will be advertised, which will occur within the next few weeks. We are attempting to fast-track demolition of two (2) properties where fire has severely damaged the structure and asbestos assessment and remediation cannot safely be undertaken. Hopefully the actual demolition of these properties can be commenced within the next two (2) months.

16. **2018 SIDEWALK REPLACEMENT PROGRAM:**

This year's program area will be north of the River from the CSX Railroad tracks to the Riverside Manor and Oak Forrest subdivisions. City staff has completed marking of defective walks using a 1-inch vertical separation standard, and the contract is being advertised for bids. The bid opening is scheduled for May 23, with a likely City Council award date of June 4. As with most years, isolated "extra areas" area included in the contract where complaints have been received outside the program area, as have miscellaneous utility contract patch locations. Work will occur sometime this summer and / or early fall.

17. **2018 SANITARY SEWER REHABILITATION PROGRAM:**

This contract will include work to reline numerous sanitary sewers and rehabilitate manholes in six (6) locations. Design work will occur as time allows in the next month or so, with the project likely released for bids in June. Work will occur this summer.

18. **DORSCH LIBRARY VESTIBULE IMPROVEMENTS:**

This contract was bid in 2017, but only one bid was received, which was significantly higher than the available funding. The Engineering Department repackaged the contracts with some revisions by James S. Jacobs Architects of Monroe, and the project is being advertised, with a bid opening date of May 7. Provided the low bid is acceptable, a recommendation to award will be made for the May 21 City Council meeting. The Engineering Department will manage the overall contract with technical assistance from the Community Development Department and the architect.

19. **WEST FRONT STREET SANITARY SEWER RE-ROUTING:**

The Wastewater Department has identified some deficiencies in a sanitary sewer run from West Front Street west of the CSX Railroad tracks that traverses private property and blind ties into another main line. The Engineering Department will be soliciting pricing shortly to perform topographic survey work to plan for this future project, which could occur in late 2018 or 2019.

20. **WEST FRONT STREET RESURFACING - TELEGRAPH TO HARRISON:**

This area will be one of our next Federal Aid projects, though it may need to be split into two (2) seasons due to funding constraints. The Mannik and Smith Group of Frenchtown Township has been authorized to begin topographic survey work, to allow Engineering staff to begin cleaning up the drawings as time allows during gaps in construction oversight. The survey will not likely be available until June or July given its length.

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