



Monthly Construction Project Status Report

Department of Engineering and Public Services

August 3, 2018

1. **2015-18 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:

- North Monroe Street Streetscape (2016 – Century Cement) – all work is completed but the contract remained 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 this month, since City Council approved of the contract on July 2.
- 2017 Water Main Replacement Program (2017 – E.R. Zeiler Excavating) – all work is completed and final paperwork has now been received. Last report
- Custer Airport Hangar and Entrance Road Paving (2017 – Pavex) – work is completed except for joint sealing along the hangar floors. Since the contractor is insolvent and has defaulted on the contract, a takeover agreement by the bonding company was approved at the June 4 City Council meeting, but we are waiting for MDOT to release the funds to the bonding company.
- 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. **FIRE STATION #1 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. The Engineering Department is 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 in December 2017, and they are working with the project architect, Redstone Architects of Bloomfield Hills. Subcontractor bids were opened on July 24, and the final costs are being assembled. A Guaranteed Maximum Price (GMP) from the CMR is scheduled for approval by the City Council on August 20, with a request to release the steel for production scheduled for the August 6 meeting to accelerate the schedule. Construction will likely begin to some degree in September, and completion of the project is likely in the second half of 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. Public Services management has awarded a conceptual design contract with Kohler Architecture to scope the project, which hopefully can be completed this construction season. We are expecting recommendations for replacement this month.

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. The building trades contractor is Sole' Construction of Westland, and the audio-visual contract was awarded to TEL Systems of Ann Arbor. Sole' and their subcontractors have completed most demolition work, and the structural steel elements, concrete floor replacement and new dais concrete, plumbing and most of the electrical conduit work has been completed as of this time. 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. At the present time, the building contractor is about 2-3 weeks behind schedule, due largely to more extensive demolition that was required on certain elements versus the plans, HVAC deviations, and coordination of subcontractors around these constraints. They are working with Kohler Architecture, the project architect, to complete work by August 31 sufficient to allow TEL Systems to begin their work activities on time.

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. The project was bid in 2017 but since there was only one bidder, the project was not awarded. Some revisions and additional scope was added to the project by the architect and bids were opened again on July 23. A recommendation to award to the low bidder, Sole' Construction, has been placed on the August 6 City Council meeting for approval. Construction will occur this fall.

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 this was attempted last month, however, the repair method did not work and additional efforts will need to be made. We do not have a return date.

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 and the number of statewide projects, the contractor did not complete work as planned. We are working with them on pricing for some additional work, and a request to increase the project authorization to perform both the original 2017 work as well as 2018 work has been placed on the August 6 City Council meeting for approval, as we anticipate the contractor will complete work activities sometime during the month of August.

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

Per approval of both the contractor and the City, the majority of work at all locations have been via directionally drilling in a new line instead of pipe bursting or open cutting as originally planned. Main has been installed at all locations, and service connections are now complete for Locations C, D, and E. The revised completion date is September 15, based on an extension for adding Location F to the contract, and all work is likely to be completed ahead of that date.

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

Bids were opened on May 23, and the City Council awarded the contract to the lone bidder, Al's Asphalt Paving of Taylor. Work will likely not commence until September 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. **WEST FIRST STREET RESURFACING – HARRISON TO WASHINGTON:**

This project consists of spot base replacement and resurfacing of the roadway pavement, and will be utilizing our 2018 Federal Funds allocation. 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. Bids were opened by MDOT at their July 13 bid letting, but the low bid was more than 10% over the estimate, which gives the City the option to reject bids and re-bid the project. As such, we will be making changes to the project schedule and re-bidding the project this fall for spring construction, which hopefully will result in a greater number of bidders and better pricing.

11. **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.

12. **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, 2017 City Council meeting. The low bid for the installation work was approved December 18, 2017 by the City Council to Airport Lighting of Lansing, and the pre-construction meeting was held January 16, 2018. However, a number of items needed for re-design were identified at the pre-construction meeting, and the contractor submitted revised pricing. Since the aggregate pricing is more than 35% over the low bid amount for this lump sum project and greater than the second low bidder, we have terminated the contract and will be re-bidding the project with the changes incorporated. It is likely that the work will occur this winter as the generators are now available, and the low bidder is still interested in the contract when it is re-bid.

13. **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, and is working on the design at present. A public engagement meeting was held on July 30. The Engineering Department will be assisting the consultant as necessary with infrastructure design review, bidding, and overall contract management.

14. **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. Bids for the main 2018 Building Demolition Program contract, which includes 28 properties, were opened July 9, and two (2) separate contracts were awarded by the City Council on July 16. Since one of the bidders declined to accept the smaller award for three (3) properties based on efficiency, those properties, as well as a change order for two (2) additional properties that are now ready for demolition are being placed in front of the City Council for approval on August 6. The contractor, Salenbien Trucking & Excavating of Dundee, is likely to begin work activities in August and has indicated all work will not take longer than 2-3 weeks. The completion date is September 30.

15. **2018 SIDEWALK REPLACEMENT PROGRAM:**

This year's program area will be north of the River from the CSX Railroad tracks to the west City line, and includes defective walks using a 1-inch vertical separation standard in the program area. City Council awarded the contract to G.V. Cement Contracting at its July 2 meeting. 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 is likely to commence this month, and the completion date is October 15.

16. **2018 SANITARY SEWER REHABILITATION PROGRAM:**
This contract will include work to reline numerous sanitary sewers and rehabilitate manholes in seven (7) locations. Bids were opened July 9 and a contract to Corby Energy Services of Belleville was awarded at the July 16 City Council meeting. Work will occur this fall.
17. **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 bids were opened on May 7. The contract was awarded to A. A. Boos of Toledo at the May 21 City Council meeting, and the preconstruction meeting was held June 4. The Engineering Department will manage the overall contract with technical assistance from the Community Development Department and the architect. Additional work to add a disabled doorway actuator, replace exterior handrails, and some other minor modifications was priced by the contractor, and this additional work is being placed in front of the City Council for approval at their August 6. Work is expected to begin later this month, and the completion date is September 1, though an extension will be granted due to the additional work and the desire of the library to postpone work to avoid the busy July schedule.
18. **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.
19. **WEST FRONT STREET RESURFACING – TELEGRAPH TO HARRISON:**
This area will be our next Federal Aid project, 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 performing 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 this month or next given its length.
20. **HOLLYWOOD DRIVE RESURFACING / WATER MAIN – ELM TO MAYWOOD:**
This project is one of our project 2019 Capital Improvements projects, so a proposal for topographic survey work was awarded to the Mannik and Smith Group at the July 2 City Council meeting. Work is expected to be completed sometime this month or in early September, at which point the Engineering Department will begin design work.
21. **NORTH CUSTER ROAD RESURFACING – CITY LINE TO TELEGRAPH:**
Funding has not yet been identified for this project, but due to the poor condition and its importance within the City's street network, the Engineering Department is beginning to prepare plans and cost estimates for the resurfacing of this roadway should funding become available. Given that the project should require minimal amounts of curb, sidewalk, and driveway work, it could be accelerated to construction quickly should funding become available.

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