



Monthly Construction Project Status Report

Department of Engineering and Public Services

September 6, 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.
- 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 work is completed, and we are waiting on waivers of lien and the final affidavit to close out the contract.

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 Guaranteed Maximum Price (GMP) contract of \$5.245 million was awarded for the construction to the George W. Auch Company of Pontiac, the project's Construction Manager-at-Risk (CMR), was approved by the City Council on August 20. The ground-breaking ceremony occurred on September 5, and construction will begin shortly, with the project completion planned for fall 2019.

3. **DPS BUILDING ROOF REHABILITATION:**

This project would rehabilitate roughly a half acre of the roof at the Public Services Department building on Jones Avenue. A cost estimate and conceptual design has been completed by Kohler Architecture of Monroe, and this project will be proposed for inclusion in the 2019-20 Capital Improvements Program (CIP). Should available funding be found, the project will be considered for fall 2018 construction, otherwise it will be undertaken in spring 2019.

4. **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 in July, however, the repair method did not work and additional efforts will need to be made. We do not have a return date.

5. **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 the majority of electrical work, HVAC work, structural steel work, and concrete work. Remaining items include the dais construction, drywall, glass work, door installation, and acoustical panel installation. The completion date was August 31 for the building work, but the work appears to require an additional 3-4 weeks, with some justified extensions of time due to more extensive demolition work, HVAC modifications, and trade coordination. TEL Systems can now begin some work activities, and while September 30 is the completion date for the audio-visual work, this will be extended by the length of time that Sole's contract is extended. At the present time, the estimated window to re-occupy the room is mid-October.

6. **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, with an award made to Sole' Construction at the August 6 City Council meeting. The pre-construction meeting was held August 29, construction is expected to begin within the next week, and the completion date is November 15.

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 was approved at the August 6 City Council meeting. Work activities will occur based on the contractor's schedule this fall.

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 has been via directionally drilling in a new line instead of pipe bursting or open cutting as originally planned. All work has been completed at Locations C, D, and E. Locations A, B, and F will be substantially completed within the next two (2) weeks, approximately at the completion date of September 15.

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 be commencing as soon as the water main contractor completes their work activities, certainly sometime this month.

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 or 2020 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. The revised plans have been completed, and the project will be advertised within the next week, with bids due October 1. A pre-bid meeting will be held on September 19.

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, an award for those properties, as well as a change order for two (2) additional properties that are now ready for demolition was approved by the City Council on August 6. The contractor, Salenbien Trucking & Excavating of Dundee, plans asbestos abatement this week and demolition activities for the next 2-3 weeks.

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 underway in the Oak Forest and Riverside Manor subdivisions, and the completion date is October 15.

16. **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 was approved by the City Council on August 6. Work is expected to begin later this month, and the completion date was September 1, though an extension will be granted until October 31 due to the additional work and the desire of the library to postpone work to avoid the busy July schedule.

17. **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. The pre-construction meeting was held on August 22, and the contractor will perform their work as the schedule allows this fall. The completion date is November 15.
18. **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 performed the topographic survey, and were awarded a design contract at the August 20 City Council meeting. They have already begun identification of necessary curb, driveway, and sidewalk replacements, and will likely have a preliminary cost estimate and scope of work prepared by the end of the month. We are targeting the February or March MDOT bid letting.
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 awarded a survey proposal to the Mannik and Smith Group of Monroe, and they will perform their work in conjunction with the West Front Street resurfacing design.
20. **HOLLYWOOD DRIVE RESURFACING / WATER MAIN – ELM TO MAYWOOD:**
This project is one of our projected 2019-20 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 shortly, 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. This project was placed in front of the City Council for discussion at the August 20 meeting, but construction has not been approved.

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