



Monthly Construction Project Status Report

Department of Engineering and Public Services

August 6, 2021

1. **2019-20 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:

- West Front Street Resurfacing (2019 – C & D Hughes) – all work has been completed, and MDOT is reviewing the file documentation with the project consultant. What is believed to be the final set of documents needed by MDOT has been sent to them, and we have been waiting for a response for over five (5) months.
- Labor Park Improvements (2019 – E.R. Zeiler Excavating) – all work has been completed, and the punch list walk-through was held June 2. Most punch list items have been completed, except for the irrigation system. A review of components by the consultant has found numerous deficiencies that will likely require replacement of large portions of the system. The contract will need to remain open through the fall to allow for addressing of the irrigation issues and any landscaping replacements necessary, as per the terms of the contract.
- Raisin Street Water Main Loop (2020 – Salenbien Trucking & Excavating) – the new water main is live, and some punch list items remain. This work is a part of the La-Z-Boy Infrastructure installation contract, so paperwork will be included with that project.

2. **BUILDING DEMOLITION ASSISTANCE:**

Due to the number of properties that the City is acquiring for the Heritage Corridor Plan, through various grant programs, 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. Two (2) contracts have already been completed in 2018 and 2019, and 35 total properties have been demolished through previous contracts to date, including the La-Z-Boy former headquarters, former Central Fire Station, and Coagulation Basin at the Water Plant. The current contract with Vin-Con of Plymouth includes a total of ten (10) private properties and two (2) storage buildings on the former DPS property, and all work has been completed. Once final paperwork is submitted, the contract can be closed out.

3. **2019-20 UNDERGROUND UTILITY AND RESURFACING PROGRAM:**

The contractor, Zeiler Excavating of Temperance, has completed all underground utility installation, paving, and other major activities for all five (5) major work locations from 2019, and the West Lorain Street Water Main that was added in 2020. City Council also awarded a change order to Zeiler for replacement of the water main crossing the Monroe Street Bridge at the October 26, 2020 meeting. Work on this location is planned for September, as there was a substantial delay due to specialty material lead times.

4. **LAKE ERIE TRANSIT MODIFICATIONS TO CITY HALL:**

Lake Erie Transit was granted a long-term lease agreement by the Monroe City Council in 2019 to convert the lease space formerly occupied by the Monroe County Community Credit Union into a transfer station with ticket counter, waiting area, and additional restrooms. The design and construction administration will be performed by Hubbell, Roth & Clark of Bloomfield Hills. LET awarded the project to LaSalle Construction Services of Farmington Hills, and construction began the week of July 12, with interior demolition underway and utility connections occurring August 7. Due primarily to the lead time associated with the exterior canopy, work may not be completed until the end of the year. The Engineering Department is serving as the City's primary point of coordination for the project, with assistance from the Building Department as well.

5. **WEST LORAIN STREET WATER MAIN REPLACEMENT – HUBER TO CSX RAILROAD:**

Replacement of the existing 12" water main through this corridor is planned for this summer, with this project area lying in properties owned by the City or within an easement in the areas where Lorain Street does not exist as a roadway. A permit has now been issued by CSX Railroad for the boring under the railroad, a change order to Salenbien Trucking and Excavating was awarded for the work at the February 16 Council meeting, and the contractor originally intended to begin work on June 1, after having provided notice the required 30 days in advance to CSX. Unfortunately, at the last minute when scheduling flagging, their consulting firm imposed additional requirements for bore hole material waste categorization / disposal and further inspections, and informed us that no flaggers were available until September. Work outside the rail right-of-way has been completed.

6. **INTERSTATE 75 INTERCHANGE STUDY:**

OHM Advisors of Livonia has 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 Development Coordinator 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 met with City staff on March 22 and MDOT will be leading the Planning and Environmental Linkage (PEL) process later this year. Construction is tentatively planned for 2028.

7. **CITY HALL MODIFICATIONS:**

Kohler Architects of Monroe is performing design activities for some potential modifications to City Hall, with the first phase of these being the reconfiguration of the first floor counter areas to provide partitioned windows, addition of an interior access door between Building and the Clerk-Treasurer's Office, replacement of the main entrance sliding doors with emergency exit doors, blocking off of the northwest hall to the public, and reconfiguring the work space / counter stations at the Clerk-Treasurer's office. Concept design is completed, and the architect is approximately 75% completed with construction drawing development. The Engineering Department is leading the process and will handle bidding and administration in conjunction with the architect. It is expected that this project will be bid in the fall for winter construction.

8. **FORMER LA-Z-BOY HEADQUARTERS REDEVELOPMENT:**

The City has acquired the property including the former headquarters of La-Z-Boy Chair Company on Telegraph Road, and is managing the demolition of the buildings and eventual construction of a mixed use development. The Engineering Department will be overseeing the design of site infrastructure, and the initial phase was awarded the Mannik and Smith Group of Frenchtown Township in November 2019. The Engineering Department also is in charge of the bidding process for both the demolition contract (completed by Homrich of Carleton in 2020) and current and future infrastructure installation.

The first phase of infrastructure work, including the first 500 feet of Holiday Drive, new right turn lane on Telegraph Road, and associated storm and sanitary sewer work, was awarded to Salenbien Trucking & Excavating, and a substantial amount of work occurred in 2020. Based on a conflicting traffic signal strain pole, we will be postponing the right turn lane work until this fall when the signal work is to be performed, and the detention system is being re-designed, which will postpone this portion of the work as well. Completed infrastructure work includes re-routing of a trunk sanitary sewer through the site, installation of storm storm sewer and outlet for Holiday Drive, and curb installation and paving of Holiday Drive, though the roadway will not be opened to the public until later this year when residential and / or commercial development actually occurs. The contract for the traffic signal modifications was awarded by the City Council on February 16 to Rauhorn Electric of Bruce Township, Michigan. Due to the long lead time of the signal mast arms, work will not likely occur until later this fall, though some preliminary underground conduit installation has occurred. We are exploring a temporary signal pole alignment to facilitate earlier completion of the right turn lane.

Design work is underway for other portions of the development in a wide variety of other forms. MKSK Studios of Detroit is nearing completion of design guidelines for the site, which will be used to guide the private development and built form of the public infrastructure as appropriate. The Mannik and Smith Group is working with MKSK and a residential developer to review layout and detention pond options for the portion of the property along and east of Huber Drive extended. A permit application has been forwarded to the Michigan Department of Energy, Great Lakes, and the Environment (EGLE), and they have provided comments that are being addressed at this time.

9. **SAINT MARY'S GARDENS SUBDIVISION STORM SEWER UPGRADES:**

This project was identified as a major long-term need due to a storm sewer system that is undersized in some areas and completely lacking on some streets in the area. Conceptual options were prepared by the Spicer Group in 2015, and a proposal for design activities was approved by the City Council in September 2019. The Wastewater Department has also entered into an agreement with FTCH for additional monitoring, evaluation, and inspection of this subarea with respect to the collection system. The FTCH contract will also include identification of homes with clear water discharges to the sanitary sewer. FTCH smoke tested this area in December 2019, is continuing residential surveys and home inspections, and still needs access to a number of homes. FTCH is also televising the 18" sanitary sewer in Mason Run Drain for lining work in 2021 or 2022. Spicer has completed survey work and is nearing completion of the preliminary layout, which is based on the 10-year, 24-hour storm event and includes a pump station to allow for proper pipe depth and grades. The project, including reconstruction of numerous streets in the area, is likely to span most of the 2022 construction season, though we are targeting this winter for bidding. Overall, this contract is likely to be \$4-\$5 million, and we are planning to use funding provided to the City through the American Rescue Plan Act (ARPA), assuming it is deemed to be eligible and contingent on funding approval of City Council.

10. **CORRECTIVE ACTION PLAN / SANITARY SEWER LINING:**

The original project, which lined numerous sanitary sewers in the Stony Point subdivision in Frenchtown Township, was awarded to Insituform Technologies of Howell, and was completed in March. Due to their favorable performance and willingness to complete the work, the Engineering Department solicited pricing for additional lining work intended for 2020 and 2021. These ten (10) locations were awarded as a change order by the City Council on May 3, and work will occur this summer or fall as the contractor's schedule allows.

11. **2021 CONCRETE PAVING PROGRAM:**

With the approval by voters of a 15-year, 2-mil levy for streets and non-motorized transportation facilities, the Engineering Department is aggressively pursuing a large number of street projects. The following locations comprise the 2021 Concrete Paving Program, which was awarded to E.R. Zeiler Excavating of Temperance at the March 1 City Council meeting:

- Ternes Drive – 600 feet north of Telb Street to 1000 feet south of North Dixie Highway
- Telb Street – Detroit Avenue to Ternes Drive
- Rose Street – Detroit Avenue to Ternes Drive
- West Fourth Street – Union Street to Hubble Street
- West Fourth Street – Harrison Street to South Monroe Street
- Sackett Avenue – East Noble Avenue to East Lorain Street
- Theodore Drive – West Noble Avenue to Donnalee Drive

All of the above were included in the base package, except Theodore Drive, which was awarded as a change order at the July 19 City Council meeting. All major work activities have been completed on the original locations with minor items remaining, and the contractor plans to work on Theodore Drive at the end of August / early September.

12. **2021 WATER MAIN AND RESURFACING PROGRAM:**

As a part of the 2021-22 CIP, the following projects were funded and are included in this contract, which includes both water main and curb replacement / resurfacing:

- Riverview Avenue – East Elm Avenue to Scottwood Avenue (water main / resurfacing)
- West Noble Avenue – Godfroy Avenue to North Monroe Street (water main / resurfacing)
- Washington Street – East Third Street to East First Street (resurfacing)
- East Second Street – Washington Street to South Macomb Street (water main / resurfacing)
- South Macomb Street – East Fourth Street to East First Street (resurfacing)
- Palmwood Avenue – City line to South Telegraph Road (resurfacing)
- Lincoln Avenue – East Elm Avenue to East Noble Avenue (resurfacing)

Due to time constraints and the desire to coordinate with the City Hall parking lot reconstruction project, the roadway work on East Second Street is being postponed for now. The remaining work has been packaged into one contract, the 2021 Water Main and Resurfacing Program, which was awarded to Salenbien Trucking & Excavating of Dundee at the May 3 City Council meeting, and the pre-construction meeting was held July 7. Work is underway on water main installation on Riverview Avenue, and the contractor intends to start work on Palmwood Avenue next week. The completion date is October 30.

13. **MICROSURFACING PROJECTS:**

The City's 2021 Federal Aid projects include the microsurfacing of two (2) roadways that are contiguous to each other and have been resurfaced in the last 8-10 years, making them ideal candidates for this preventative maintenance treatment. These include East Elm Avenue between Monroe Street and North Dixie Highway, and North Dixie Highway between Elm Avenue and Spaulding Road. Due to time constraints, we have engaged the Mannik and Smith Group for design / contract packaging, to ensure this project remains on schedule. Bids were opened at the Michigan Department of Transportation (MDOT) on August 6, and the low bidder is Pavement Maintenance Systems, LLC. Work may occur either this fall or next spring at contractor convenience. The funding contract was approved at the July 19 City Council meeting agenda, and the completion date is June 30, 2022.

14. **ELEVATED TANK IMPROVEMENTS:**

These projects are being bid together and the Water Department worked with Dixon Engineering and Jones & Henry Engineers to take the lead on project design, whereas the Engineering Department will manage the contract administration. Bids are due August 9 and the completion date is May 31, 2022, though a portion of the work is expected to occur this fall.

15. **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. Russell Design of Northville is our architect and has provided preliminary drawings for review.

16. **CITY HALL PARKING LOT RECONSTRUCTION:**

Funding to reconstruct the parking lot adjacent to City Hall was included in the 2021-22 CIP. The Engineering Department secured a topographic survey for the site and will complete design as time allows this year. Since the LET project requires the use of the parking lot as a staging area for their work activities, this project will likely need to occur in 2022. As one concept for the parking lot involves closing the exit onto Second Street and modifying the parking areas on Second Street, the Second Street project will be delayed as well and likely completed in conjunction with the parking lot. The Spicer Group collected the survey on May 6 and the processed survey file has been delivered to the Engineering Department. Design will occur as time allows.

17. **2021 SIDEWALK REPLACEMENT PROGRAM:**

The City will be re-instating our annual sidewalk replacement program for 2021, since funds are available through the passage of the City's 2-mil, 15-year levy for roads and non-motorized facilities. While we have addressed spot hazards based on complaints in 2019 and 2020, we have not undertaken a comprehensive proactive program since 2018. This year's program area is south of the River Raisin from Harrison Street west. Due to the passage of the millage, there will be no property owner assessments this year. A contract with G.V. Cement of Brownstown Township was awarded at the June 21 City Council meeting, and a pre-construction meeting will be held shortly. Work is likely to commence after Labor Day. We will also be having the contractor install new sidewalks along East Eighth and Jerome Streets as a change order to this contract.

18. **BITUMINOUS PAVEMENT MAINTENANCE PROGRAM:**

The 2018 contract for crack sealing and spray patching was publicly bid, and Highway Maintenance and Construction of Romulus was the low bidder. They have agreed to hold their original unit prices firm again for 2021, so a change order for 2021 work was awarded at the June 21 City Council meeting, with work to occur in the summer and fall based on the schedule of the contractor.

19. **2022-23 ROADWAY AND UTILITY PROJECT SURVEY WORK:**

In order to accelerate next year's street and utility program, we have solicited pricing proposals from four (4) outside firms with whom we have worked in the past for topographic survey assistance for likely 2022 and 2023 projects, and potentially some future years as funding allows. Proposals were due June 21 and award was made to the Mannik and Smith Group at the June 21 City Council meeting as well. 2022 work will be completed by the end of September, with the remaining survey collected by the end of the year.

20. **2021 PAVEMENT MARKING PROGRAM:**

Since it has been a number of years since our last comprehensive marking program, both with respect to painted lines and cold plastic markings, we have packaged a large-scale contract, though additional funding may need to be appropriated by City Council to complete all work. Bids are due August 9, with the Council award recommendation to be placed for approval at the August 16 meeting.

21. **CAIRNS PARK REDEVELOPMENT:**

Russell Design is working on preliminary layouts for the wholesale redevelopment of Cairns Park in conformance with the Recreation Master Plan. The Engineering Department is assisting with utility information and mapping, and will eventually administer the construction contracts with technical assistance from Russell and potentially other consulting firms. Physical work will not occur until at least 2022.

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