



Monthly Construction Project Status Report

Department of Engineering and Public Services

January 5, 2022

1. **2019-21 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:

- Labor Park Improvements (2019 – E.R. Zeiler Excavating) – all work has been completed, except some remedial work on the irrigation system, which should be completed this week. The contract will need to remain open through the spring to provide for landscaping and irrigation warranty items.
- 2019 Underground Utility Program (2019 – E.R. Zeiler Excavating) – all work is completed on the base contract and change order for West Lorain Street from Toll to the SSIHM property. A change order was issued for the replacement of a water main crossing the Monroe Street Bridge, so the contract cannot be closed out until that work is completed.
- 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.
- 2021 Concrete Paving Program (2021 – E.R. Zeiler Excavating) – all work is completed and the contract can be closed out once final paperwork is submitted.

2. **MONROE STREET BRIDGE WATER MAIN REPLACEMENT:**

City Council awarded a change order to E.R. Zeiler Excavating of Temperance to the 2019 Underground Utility Program for replacement of the water main crossing the Monroe Street Bridge. The contractor started work September 20, but partway through the work it was determined some materials were still on back order, so the work has been suspended since then. We have been provided multiple delivery dates, with no delivery as of yet. At this point, it is unclear when work will commence again.

3. **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 are being performed by Hubbell, Roth & Clark of Bloomfield Hills. LET awarded the project to LaSalle Construction Services of Farmington Hills, and construction began in July 2021. The interior space is expected to be complete and ready for use by the end of the month, with the major remaining item being the tie-in to the City Hall water line that is expected to occur by the end of next week. Due to the presence of an underground DTE cable, the canopy foundations for the entrance walkway are being reworked, and this is continuing to delay the exterior facets. The Engineering Department is serving as the City's primary point of coordination for the project, with assistance from the Building Department as well. The canopy and the overall completion date will now likely have to wait for completion until April or May.

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

Replacement of the existing 12" water main through this corridor was planned for this past 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, 2021 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. We still do not have a commitment for flagging from CSX, despite repeated requests for flaggers, so it unclear as to the schedule at this point.

5. **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 will be leading the Planning and Environmental Linkage (PEL) process later this year. Construction is tentatively planned for 2028.

6. **CITY HALL MODIFICATIONS:**

This project includes various 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 emergency 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. The Engineering Department is leading the process and will handle bidding and administration in conjunction with the architect, Kohler Architecture of Monroe. The contract was awarded to Lasalle Construction at the October 18 City Council meeting, and the pre-construction meeting was held November 17. Construction is expected to begin this week, with work on the front doors and Clerk-Treasurer's office intended to be performed first. The completion date is March 31, 2022. We will also be exploring the willingness to add a design-build component to this project for renovation of the former Social Security office area on the third floor into the Public Safety Department command office, but this work is not likely to commence until this summer at the earliest.

7. **2021 WATER MAIN AND RESURFACING PROGRAM:**

This year's contract was awarded to Salenbien Trucking & Excavation of Dundee, and they are essentially completed with six (6) of the seven (7) locations under the contract, though due to late season restoration it is expected there will need to be touch-ups in the spring. The only remaining major item is the final connection of the new water main on East Second Street adjacent to the Monroe County Courthouse building. Since the final connections for this water main involve shutting off water service to the courthouse, are relatively complex, and are weather dependent, this work has not yet been completed, but is planned for the next week or two. Following that, the contract can either be closed once paperwork and other punch list items are completed, or the contract may be held open for a change order for 2022 work.

8. **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 2021. 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, 2021 and the contractor is nearing completion on preparatory work such as cleaning and televising the lines. We still do not have a firm start date for the lining work, though it is expected this month. The contract for the second phase of the work, lining of laterals in Stony Point, was awarded by the City Council on November 1, 2021 to BLD Services of Kenner, Louisiana, and they have completed preparatory work and have started some lateral lining work. Construction is expected to last through February or March, depending on weather conditions, and coordination with Insituform Technologies, who is lining one run of mainline sanitary sewer in the area prior to lateral lining.

9. **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 and construction management of site infrastructure, which are both being performed by the Mannik and Smith Group of Frenchtown Township. 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 (first phase of infrastructure work largely completed by Salenbien Trucking & Excavating of Dundee in 2020).

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, the right turn lane work was postponed until the signal work is completed, 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 some 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 residential and / or commercial development actually occurs. The contract for the traffic signal modifications was awarded by the City Council in February 2021 to Rauhorn Electric of Bruce Township, Michigan. Due to the long lead time of the signal mast arms and conflicting power and cable lines, work will not occur until this winter though foundations and underground conduit installation has occurred. At this point, the signal contractor is still waiting for the some of the franchise utilities to relocate their lines in order to complete the mast arm installation. The right turn lane will not be completed until spring.

Design work is underway for other portions of the development in a wide variety of other forms. MKSK Studios of Detroit is completed with design guidelines and Planned Unit Development (PUD) standards for the site, which will be used to guide the private development and built form of the public infrastructure as appropriate. A permit has now been issued by the Michigan Department of Energy, Great Lakes, and the Environment (EGLE) for all relevant facets of the site, including wetlands mitigation, Mason Run Drain daylighting, and the outlet from the detention system. It is expected that design of the Phase 2 infrastructure will be completed in the next 2-3 months, which includes remaining utilities and roadways south of the drain. It is likely that this package will be awarded in the spring as a change order to the existing contract with Salenbien Trucking & Excavating, with work to occur sometime in 2022.

10. **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. The Wastewater Department has also entered into an agreement with Fishbeck Engineers for additional monitoring, evaluation, and inspection of this subarea with respect to the collection system. The Fishbeck contract also includes identification of homes with clear water discharges to the sanitary sewer. Fishbeck smoke tested this area in December 2019, is continuing residential surveys and home inspections, and still needs access to a number of homes. Fishbeck is also televising the 18" sanitary sewer in Mason Run Drain for lining work this year. Spicer has completed the preliminary design, which is based on the 10-year, 24-hour storm event (updated for present larger storm events) 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 February for bidding. Overall, this contract is likely to be \$4.5-\$5 million, and we are planning to use funding provided to the City through the American Rescue Plan Act (ARPA). A consultant proposal for detailed design and bid package preparation was approved at the October 18 City Council meeting, and it is hoped that design can be completed by the end of this month.

11. **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, 2021, and the low bidder is Pavement Maintenance Systems, LLC. Work will occur until spring due to contractor scheduling, and this was permitted in the bid documents. The funding contract was approved at the July 19, 2021 City Council meeting agenda, and the completion date is June 30.

12. **ELEVATED TANK IMPROVEMENTS:**

Projects at the Roessler, Maybee, and Ida Elevated Tanks were bid together and the Water Department worked with Dixon Engineering and Jones & Henry Engineers to take the lead on project design and inspection, whereas the Engineering Department will manage the contract administration. The contract was awarded on August 16, 2021 to Seven Brothers Painting of Shelby Township and the completion date is May 31. This project also includes painting of the new City logo on the Roessler tower. Due to seasonal limitations, contract work will occur mostly in the spring, though some minor items could occur over the winter.

13. **2021 SIDEWALK REPLACEMENT PROGRAM:**

The City re-instated 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 had not undertaken a comprehensive proactive program since 2018. This past year's program area was south of the River Raisin from Harrison Street west. Due to the passage of the millage, there will be no property owner assessments moving forward. A contract with G.V. Cement of Brownstown Township was awarded at the June 21 City Council meeting, and besides the program area includes the installation of new sidewalks along East Eighth and Jerome Streets, and various other add-on work. Locations within the defined program area were completed, but due to the contractor's schedule all other spot locations must be deferred until this spring.

14. **2021 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 agreed to hold their original unit prices firm again, so a change order for 2021 work was awarded at the June 21 City Council meeting. Spray patching and crack sealing has been completed, but subcontractor Bowen Paving had to delay asphalt patching until 2022 based on other commitments.
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 design drawings, which were reviewed by the Engineering Department and comments returned to the architect. The project will likely occur in 2022 and will be bid through the Engineering Department.
16. **2022-24 ROADWAY AND UTILITY PROJECT SURVEY WORK:**
In order to accelerate upcoming street and utility program, we 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. An award was made to the Mannik and Smith Group at the June 21, 2021 Council meeting. All 2022 projects have now been delivered to the Engineering Department, and we are expecting the majority of the rest sometime this month, though it is not critical at this point.
17. **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 packaged a large-scale contract for 2021. The contract was awarded at the August 16, 2021 City Council meeting to JV Contracting of Goodrich. Based on a nationwide shortage of cold plastic material and seasonal limitations, the stop bars, crosswalks, etc. cannot be completed until this spring, but the painted lines have all been completed.
18. **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, coordination of the consultant process, and will eventually administer the construction contracts with technical assistance from Russell and potentially other consulting firms. A proposal from Russell for detailed design was approved at the November 1, 2021 City Council meeting. Work is planned for the 2022 season, though a phased approach to the amenities may be considered.
19. **MARTIN LUTHER KING JR. MEMORIAL FOOTBRIDGE IMPROVEMENTS:**
Following a scoping meeting with the Engineering Department in August. Fishbeck Engineers of Novi is developing a proposal to provide options for maintenance and / or replacement of several elements on the bridge and cost estimates for inclusion of a project into the 2022-23 Capital Improvements Program (CIP). These include repair of the south side steps, replacement of the chain link fence, lighting options, repainting of the entire bridge, and other relevant items. A concept design proposal has been received, but we are holding it for now until the CIP process is completed, as it is believed the costs of the work will far exceed the budgeted funding.

20. **AIRPORT HANGAR / TERMINAL STUDY:**

The Engineering Department has engaged RS & H of Willow Run, our standing airport consultant, to develop a proposal for analysis of options related to a new terminal facility as well as analysis of existing hangars both with respect to sufficiency and long-term revenue trends and operating expenses. However, we have recently received a concept-level proposal from a potential fixed-base operator to renovate the former Sheriff hangar / terminal building for their use, so the project will be on hold until this option is explored further.

21. **AIRPORT TAXIWAY REHABILITATION:**

The City receives an allocation of \$150,000 each year for airport capital improvements, which can be banked for up to four (4) years for use. The next project, planned for 2023 construction, is the rehabilitation of the primary parallel taxiway, which was originally constructed in 2002. Design is expected to begin this spring for potential fall 2022 bidding. However, since we must perform a formal consultant selection every five (5) years, we will need to complete that process before design can commence. A Request for Qualifications (RFQ) is expected to be released this month.

22. **RIVERVIEW AVENUE RESURFACING – MAYWOOD TO COLE:**

This project will be our 2022 Federal Aid project, which will also commit our 2023 funds through the Advance Construct process. Design is nearing completion and we are attempting to prepare the Grade Inspection package for MDOT this week. We hope to be placed on the June bid letting, which would theoretically allow for 2022 construction, though due to the presence of schools in the project area, the contractor could elect to wait until 2023 to construct during the full summer break.

23. **2022 CONCRETE PAVING PROGRAM:**

The Engineering Department has proposed an aggressive concrete paving program for 2022 through the CIP. Provided these projects are all approved by the City Council, the following locations will be included in this program:

- City Hall Parking Lot (adjacent to building)
- E. First – Washington to Macomb
- E. Grove – Macomb to dead end
- E. Lorain – Hollywood to Arbor
- W. Lorain – Telegraph to Huber
- Orchard – Macomb to Riverview
- S. Roessler – cul-de-sac to Fifth
- St. Mary's – Vine to Noble
- E. Second – Washington to Scott
- Village Green – Noble to Lorain
- E. Willow – Monroe to Tremont
- W. Willow – Godfroy to Monroe

The majority of these will be designed in time to advertise for bids by the end of the month, and the bid opening date is proposed to be February 28, with a proposed City Council award of March 7. Design is largely completed on the City Hall parking lot, East Lorain, Orchard, and Saint Mary's, and is under-going staff review.

24. **2022 WATER MAIN PROJECTS:**

There are two (2) water main replacement projects within the City limits that are proposed for funding through the 2022-23 CIP. These will be designed in conjunction with their parallel street projects, and at the present time it is likely that we will pursue a change order to one of our two (2) open contracts with utility qualifications given the low overall volume of 2022 work. The locations are as follows:

- E. Willow – Monroe to Macomb
- E. First – Washington to Macomb

25. **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 did not begin work on this project in 2021, but intends to begin review of options after the core 2022 infrastructure work is released for bids.

26. **BUILDING DEMOLITIONS:**

Some additional residential properties are again coming under the City's control within the Heritage Corridor area that will require demolition, including dwellings on Perry Street and East Elm Avenue. Once the tenants have been provided time to relocate, the Engineering and Public Services Department will package a small contract for demolition, likely for 3-5 properties. This is expected to occur in spring or summer.

27. **DOWNTOWN GEOMETRIC MODIFICATIONS:**

Within the 2022-23 CIP, funding has been proposed 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. The City will be engaging a consultant to review potential options, and the Engineering Department will likely coordinate the consultant's work and oversee any future projects. A formal schedule has not yet been set, but work is likely to commence in 2022.

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