



# Monthly Construction Project Status Report

Department of Engineering and Public Services

**April 1, 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 and testing on the irrigation system. 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. The Monroe Street Bridge Water Main replacement project was completed in March, so the contract can be closed once we obtain final waivers and quantity concurrence from the contractor. We may opt to hold this contract open, given the small number of 2022 utility projects, to add locations as a change order.
- 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.
- 2021 Water Main and Resurfacing Program (2021 – Salenbien Trucking & Excavating) – all work is completed except for some restoration touch-ups that will be needed in the spring and final paperwork. Given the small number of 2022 utility projects, we may hold the contract open and consider adding 2022 work as a change order.

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

Lake Erie Transit was granted a long-term lease agreement by the Monroe City Council to convert former lease space on the first floor into a transfer station with ticket counter, waiting area, and additional restrooms. LET awarded the project to LaSalle Construction Services of Farmington Hills, and construction has been occurring since July 2021. The interior space is completed, but is not being opened for use until the exterior entrance work is completed. Due to the presence of an underground DTE cable, the canopy foundations for the entrance walkway had to be reworked, and could not occur during the winter. 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 remaining exterior work is expected to begin in the next week or two and be completed by May.

3. **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, and work outside the rail right-of-way has already been completed. After repeated schedule requests, CSX arranged for flagging in March, and work commenced. Unfortunately, on the west side, rock was significantly lower at the initial bore pit than expected based on past projects, and the contractor will need to adjust their bore 7-8 feet lower, which will require a different boring machine and deeper trenching, neither of which was possible to be delivered to the site due to frost law load restrictions. As a result, the work had to be postponed yet again and we now must wait on another window of flagging from the railroad. We are considering alternates and even a "no build" for a portion of the work where pipe is only 45 years old instead of 90, depending on the estimated revised costs from the contractor.

4. **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 and Community Development Director 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, and the first meetings were held in February with the stake-holder teams. The entire process is expected to be completed by the end of this year. Construction is tentatively planned for 2028.

5. **CITY HALL MODIFICATIONS:**

This project includes various modifications to City Hall, including 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 in conjunction with the architect, Kohler Architecture of Monroe, and the contractor is LaSalle Construction Services, who is also working on the LET project at the same time. The Clerk-Treasurer's three (3) new work stations and the Building Department counter are all active now, though the ballistics glass lead time will not allow for this to be installed until May or June. Due to various materials lead times, the front door work will also not be completed until May, so the Macomb Street entrance is the primary access point for now. The Engineering / Public Services and Water counter work is underway, with one counter remaining open at the Water Department for the time being. Two (2) of the three (3) counters in this area will be complete by the end of April, with remaining work at the third and the new secure door enclosing the hallway by the Clerk-Treasurer's office should all be complete by the end of May.

The Engineering and Economic / Community Development Departments are now also coordinating with Kohler Architecture on a complete redesign of the northwest wing of the second floor to accommodate a reorganization of Planning / Recreation / Economic Development / Events / Downtown personnel into one work area. It is expected that this work should be of the correct size and scope to allow for this work to added to LaSalle's contract as a change order, so we are pursuing having plans completed by the end of April for Council award in May.

6. **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 lined five (5) of the locations in March, though we do not yet have a return date for the remaining locations nor the associated manhole lining for all locations. We may also consider adding our 2022 projects to this contract as a change order as well, and Engineering staff is assembling the documents for this possible change order.

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 all locations other than one that must be open cut. Insituform Technologies also lined one run of mainline sanitary sewer in this area prior to lateral lining.

7. **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 the Engineering Department is managing the demolition of the buildings and infrastructure for the redevelopment of the site. Design and construction management of site infrastructure is being performed by the Mannik and Smith Group of Frenchtown Township, and MKSK Studios of Detroit has prepared the Planned Unit Development (PUD) design guidelines and will be monitoring compliance of the private development pieces with these documents, and will be providing design assistance on landscaping and other aesthetic designs and site features.

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 relocation work is completed. 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, only foundations and underground conduit installation has occurred. At this point, the signal contractor is still waiting for the last 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. 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.

The design of the majority of the remaining Phase 2 infrastructure elements is 80% completed and is under-going staff review. This package includes remaining utilities and roadways south of the drain, and we are attempting to bid this package this month. We are also reviewing options with the Drain Commissioner's office to contract for the daylighting of 400 feet of Mason Run drain through their office to save costs, but if this is not possible, we will include this in the larger Phase 2 package. That work will have an overall completion date of June 30, 2023, but with some critical elements required for development of the parcels fronting Telegraph Road set for completion in summer 2022.

8. **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. Storm sewer design 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 be bid in May, though due to material (particularly pump station structure) lead times, actual construction will span both fall 2022 and spring / summer 2023. We are strongly considering the City directly purchasing concrete pipe and pump station materials to cut down on lead times and save sales tax. 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 final design review / bid packaging meeting is scheduled for April 12 with the Spicer team.

9. **MICROSURFACING PROJECTS:**

The City's 2021 Federal Aid project funding includes 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 in 2021, we engaged the Mannik and Smith Group for design / contract packaging, to ensure this project remained 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 was postponed until this 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. A contract for construction engineering was approved at the March 7 City Council meeting, and the pre-construction meeting will be held likely this month, though consistent warm temperatures needed for this work are not likely until at least the second half of May.

10. **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 could not occur in time last fall, and we are still waiting on a start date from the contractor, though it is expected this month.

11. **2021 SIDEWALK REPLACEMENT PROGRAM:**

Last year's contractor, GV Cement of Brownstown Township, completed all work within the program area (south of the River, west of Harrison Street), but did not complete all "spot" locations due to the sheer number and other delays typical to the 2021 construction season. They intend to complete this work this month prior to beginning their work on this year's concrete street program. We are also adding additional work to the contract, including replacement of the ramp from Monroe Street to the Elm Avenue parking lot and a new sidewalk on Jerome and Eighth Streets.

12. **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 this spring based on other commitments. The contractor has again offered to extend its pricing into 2022, and it will be recommended that the City avail ourselves of this offer. Once we have determined the extents of our proposed projects, we will recommend to the City Council that a change order for 2022 work be approved.

13. **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 late in the 2022 season, though a phased approach to the amenities may be considered. Preliminary layouts have been prepared and have been reviewed by the Engineering Department and the Recreation Director. A meeting was held with the Monroe County Drain Commissioner on March 25 and the detention and water quality systems will be designed based around their requirements, which were very favorable to the City. We have also approached the Monroe County Road Commission about a possible jurisdictional transfer of South Roessler Street adjacent to the project for design and permitting advantages, and we are still working with DTE to place overhead lines underground crossing over the play area. Detailed design with Russell and AEW Engineers is now underway, and we are targeting early summer for bidding, in order to begin some work activities this fall.

14. **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 completed plans and specifications. GV Cement is willing to complete the concrete work as a change order, so we will likely solicit prices for the enclosures themselves and award those separately, and secure the landscaping work through a local vendor or our forestry staff.

15. **2022-24 ROADWAY AND UTILITY PROJECT SURVEY WORK:**

In order to accelerate upcoming street and utility program, City Council awarded a topographic survey contract 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 continuing this process with 2023 and 2024 work to accelerate bidding in future years.

16. **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. could not be completed until this spring, but the painted lines have all been completed. We will review our needs for 2022, and consider extending a change order to the contractor, as there may be additional items that are now in poor condition since the original bids were prepared. We have indications they may start in the next week or two (2).

17. **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, as it is believed the costs of the work will far exceed the budgeted funding. Once our 2022 season projects are all under contract, we will work to refine the scope and award a formal design contract, and begin to seek outside grant sources or trails millage monies for 2023 construction.

18. **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. All required documents were submitted to MDOT by the March 11 deadline for the May 6 bid opening, but there was a delay in Federal obligation, so we are not sure yet whether bids will be opened May 6 or June 3. In any event, this work is likely to occur in 2022 as planned.

19. **2022 CONCRETE PAVING PROGRAM:**

The Engineering Department has proposed an aggressive concrete paving program for 2022 through the CIP. The following locations are included in the 2022 Concrete Paving Program contract, which also includes two parking lot projects:

- Location A: Orchard Drive – Macomb to Riverview
- Location B: West Willow Street – Godfroy to Monroe
- Location C: West Lorain Street – Telegraph to Huber
- Location D: East Second Street – Washington to Macomb
- Location E: East Second Street – Macomb to Scott
- Location F: Village Green Lane – Noble to Lorain
- Location G: East Grove Street – Macomb to dead end
- Location H: East Lorain Street – Hollywood to Arbor
- Location I: St. Mary's Avenue – Vine to Noble
- Location J: South Roessler Street – Fifth to Cul-de-sac
- Location K: City Hall Parking Lot (adjacent to building)
- Location L: West Side Fire Station Parking Lot

The above locations were all included in the bid package, which was awarded to GV Cement Contracting of Brownstown Township, and they plan to start work late this month or early May, as soon as their residual sidewalk work from 2021 is complete. The completion date for this contract is September 30. In addition to these locations, funding has been provided for East Willow Street between Monroe and Tremont, and East First Street between Washington and Macomb. The Willow project is likely to be added later as a change order after the corresponding water main project is designed, while the First Street project may be deferred until 2023, since a decision will need to be made as far as materials to replace the existing brick pavers in Loranger Square. We would also like to consider adding some smaller residual projects to the contract, such as reconstruction of the parking lot at the old east side fire station that is now being leased to Monroe County Ambulance, and any such change orders will be taken to the City Council for approval as needed.

20. **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 summer for potential fall 2022 or winter 2022-23 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. Proposals were received March 28, and we will be reviewing them and making a recommendation for award to the City Council no later than the May 2 meeting.

21. **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. This project will be put on hold until we have selected our consultant for the next 5-year term, and may proceed sometime in 2022, based on other priorities.

22. **CUSTER AIRPORT FUEL FARM IMPROVEMENTS:**

The City of Monroe will be receiving an additional \$157,000 per year in Federal funding through the CARES Act that can be spent on projects at Custer Airport not already in our typical capital improvements program. Typically, we cannot use our regular entitlements on revenue-generating facilities, though no such restrictions exist for the CARES Act funding. As a result, we are strongly considering modernization of the fuel farm to move the Jet A tank above ground, increase the size of the 100 low lead above-ground tank, and modernize the controls and card readers. We will work with our consultant to begin scoping this project once they have been selected, and this project could be underway in 2023.

23. **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 water main work. The locations are as follows:

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

Design is underway on the East Willow Street location, but completion of design must wait on the survey being collected for the block between Tremont and Macomb, which was not included in the original survey. We expect that survey work sometime this month.

24. **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 this spring. Some options for solar-powered actuators that cause warning signs to be lit up when pedestrians are in the vicinity are being strongly considered first, as the full deployment of HAWK pedestrian signals will involve extensive costs and lead times.

25. **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 consulting work will likely commence in 2022, with construction occurring in 2023 or later.

26. **STORM SEWER SEPARATION – CASS STREET – SEVENTH TO SIXTH:**

The Wastewater Department has identified a section of their sanitary sewer that is receiving clear water runoff from some catch basins on this block. The Department of Public Services will be extending an existing storm sewer on this block to connect these basins sometime this spring or summer, or may work with one of our contractors to perform the work on our behalf.

27. **2022 SIDEWALK REPLACEMENT PROGRAM:**

This year's sidewalk replacement program is planned to be the area south of the River Raisin, between Harrison and Navarre Street. Since last year's sidewalk program contractor, GV Cement, still has spot locations to complete, and since they were the low bidder on the 2022 street program, we will likely recommend a change order to them if they are willing to extend their pricing or hold a modest increase from 2021. The Engineering Department has begun marking sidewalks and should be complete in the next 2-3 weeks. We will plan to take a change order to the City Council for the May 2 or May 16 meeting.

28. **NEW POLICE STATION:**

City Administration has been reviewing the need for a replacement for the City Police Station for a few years, and this was also originally considered in the construction of Fire Station #1 on East Third Street. During 2020 and 2021, alternate sites were reviewed for effectiveness and costs as properties became available for sale, and the Fire Station #1 site is now the preferred site, based on several advantages. Administration is now prepared to move forward with development of a building layout and cost estimates for possible placement of a millage request on the November 8, 2022 ballot. The Engineering Department will be coordinating the process, and the Public Safety Director will be leading the review of the spatial layout and programming elements of the facility. Between April and June, Redstone Architects and Auch Construction, the architect and construction manager on the previous fire station project, will be preparing schematic layouts and cost estimates needed for Council action, and a staff / Council steering committee will be meeting every two (2) weeks to guide the process, with the first meeting held on March 30. If the millage request is successful, construction would likely begin in fall 2023.

***Prepared by: Patrick M. Lewis, P.E., Director of Engineering and Public Services***