

#DETROITDEMO



# Detroit Demolition Newsletter

*As of September 30, 2021*

POWERED  
BY PROP N



# Glossary of Terms, Abbreviations, and Acronyms

**3D -- Detroit Demolition Department**

**COD -- City of Detroit**

**CRIO -- Civil Rights, Inclusion & Opportunity Department**

**DESC -- Detroit Employment Solutions Corporation**

**DLBA -- Detroit Land Bank Authority**

**DON -- Department of Neighborhoods**

**EMG -- Emergency Demolition**

**HRD -- Housing and Revitalization Department**

**HSV -- Health and Safety Violation**

**LOD -- Letter of Discipline**

**NIB -- Neighborhood Improvement Bond**

**NIP -- Neighborhood Improvement Plan**

**OCFO -- Office of the Chief Financial Officer**

**OCP -- Office of Contracting and Procurement**

**ODFS -- Office of Departmental Financial Services**

**ODM -- Ordered Demolition**





# Past & Upcoming Events



## September 9th

Director Counts presented at District 5's Pathways to Small Business Development Virtual Update.

## September 23rd

CBS Detroit highlighted Detroit-based Contractors working under Proposal N.

## September 16

OCP and 3D held a supplier outreach event to provide information regarding opportunities under 3D.

## October 1st

Cruisin with Counts! Director Counts met with a District 2 resident to tour the Mapleridge neighborhood.



## Weekly Contractor Meeting

If you would like to join us for our weekly demolition contractor Zoom call, please contact the Demo Department at [demo-info@detroitmi.gov](mailto:demo-info@detroitmi.gov)

Meetings are held every Wednesday at 1:00pm

# Bond Demolition Dashboard

2,962

Homes contracted using bond funding

356

Homes currently out for bid

1,812

Pending Abatement

584

Ready for demolition

566

Homes have demolished

413

Demolitions have been graded



# STABILIZATION

The City of Detroit took resident feedback and committed to saving as many homes as possible from demolition through Proposal N.

As a result, the Demolition Department created the Vacant Property Unit. This unit will use Prop N funds to clear out & secure vacant homes.

Working with City Council, 3D is looking to award contracts for removing debris from and repairing roofs on vacant homes, while an in house team secures each exterior entrance.

## Detroit Demolition Department *Stabilization Progress*

**204** Completed Trash Out's

**162** Completed Board Ups

**148** Completed Stabilizations

## Partners

**Gayanga**

**J. Keith Construction**

**GTJ Consulting/MWV**

**Detroit Grounds Crew**

**Motor City Preservation**

**P & P Group**

## CLEAR BOARD SECURING

Polycarbonate clear boarding is the highest quality material for boarding applications. It's very strong, long-lasting and it's more aesthetically pleasing than traditional plywood or metal boarding materials. Our Securing Team now uses Clear Board instead of traditional plywood to secure Prop N Stabilized Homes.

# September Metrics

## *Emergency Demolition Performance*

Demolition Contractor	EMG Count	Within EMG Timeline
DMC Consultants	3	67%
Homrich	1	100%
Inner City Contracting, LLC	39	97%
Salenbien Inc.	1	100%

## *September 2021 Payments*

Contractor	Sum of Amount Paid
Alliant Insurance Services Inc.	\$171,087.88
ATC Group Services	\$14,817.00
Detroit Grounds Crew, LLC	\$15,067.38
Detroit Next Inc.	\$28,090.00
DMC Consultants Inc.	\$11,600.00
Environmental Testing & Consulting Inc.	\$9,914.10
Gayanga Co.	\$97,895.16
GTJ Consulting LLC	\$14,830.00
Homrich	\$184,807.00
Inner City Contracting, LLC	\$550,389.00
J Keith Construction, LLC	\$17,400.00
Leadhead Construction, LLC	\$17,926.00
Motor City Preservation	\$2,820.00
P & P Group Inc.	\$30,100.00
RDC Construction Services	\$41,256.00
Rickman Enterprise Group, LLC	\$79,621.00
Salenbien Trucking and Excavating, Inc.	\$89,132.99
SC Environmental Services, LLC	\$519,504.00
<b>Grand Total</b>	<b>\$1,896,257.51</b>



# 12 Month Discipline Report

Date Issued	Infraction Type	Contractor Violation Name	Notes	Notice of Appeal Date	Num: Properties in Violation	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
Adamo Group, Inc. (2 records)								
5/11/2021	Other	VIO-000368	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	-	-	-
Blue Star (1 record)								
5/11/2021	Other	VIO-000369	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	-	-	-
Den-Man Contractors (1 record)								
5/11/2021	Other	VIO-000371	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. These sites were demolished, backfilled and graded in 2018.	-	24	-	-	-
Detroit Next (12 records)								
10/14/2020	Stop Work	VIO-000336	Illegal dumping of potential ACM onto adjacent site.	-	4	-	-	-
11/9/2020	HSV-MDEQ	VIO-000338	Multiple environmental EGLE violations. Did not appeal. Accepted responsibility. 30 day suspension.	-	2	Substantiated	11/10/2020	12/9/2020
3/8/2021	LOD	VIO-000352	Letter of Discipline (LOD) Open Holes-over 30 days-4 properties. Did not appeal. No suspension at this time-requires 3 LODs within 30 days.	-	4	Substantiated	-	-
3/23/2021	LOD	VIO-000359	LOD-Open Holes Over 30 days since knock-2 properties. Did not appeal. 2nd LOD within 30 days-No suspension.	-	2	Substantiated	-	-
6/7/2021	LOD	VIO-000373	Failure to obtain valid Demolition Permits prior to Knock Down. Did not appeal.	-	2	Substantiated	-	-
6/14/2021	LOD	VIO-000378	Missed Planned Knock Date and Knocked but no date entered into Salesforce. 2nd LOD in 30-days. Appealed.	6/19/2021	2	-	-	-
7/13/2021	LOD	VIO-000384	Missed an Abatement Services Performance Milestone for cleared PAVs for Bond Group A. Did not appeal.	-	0	Substantiated	-	-
7/20/2021	LOD	VIO-000386	Missed Demolition Service Performance Milestone date-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
8/23/2021	LOD	VIO-000392	Missed Final Grade Services Milestone-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
9/13/2021	LOD	VIO-000424	Missed Abatement Milestone 9.13.21 for Bond Group A. Did not appeal.	-	0	Substantiated	-	-
9/20/2021	LOD	VIO-000441	Missed Demo Services Milestone-(50%)-Bond Group A3/8. Did not appeal.	-	0	Substantiated	-	-
DMC Consultants (1 record)								
9/13/2021	Stop Work	VIO-000412	Used unapproved fill material for two properties.	-	2	Other	-	-
Dore & Associates Contracting, Inc (1 record)								
5/11/2021	Other	VIO-000370	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Other	-	-
ETC (1 record)								
9/23/2021	HSV-MDEQ	VIO-000444	Failure to identify RACM. PAV was passed by ETC. Accepted responsibility.	-	1	Substantiated	10/1/2021	10/30/2021
Gayanga Co. LLC (2 records)								
12/2/2020	LOD	VIO-000341	LOD-Failure to Knock property by Planned Knock Date. Did not appeal. 1st LOD-no suspension.	-	1	Substantiated	-	-
6/8/2021	LOD	VIO-000374	Missing Asbestos Training/Certification documents after numerous requests. Accepted responsibility-phone call. Owner met with his team to discuss where to send this information in the future. Received docs-6/8/21.	-	0	Substantiated	-	-
Inner City Contracting, LLC (4 records)								
6/8/2021	LOD	VIO-000376	Rescinded-Documents received. Missing Asbestos Training/Certification documents after numerous requests. Email from contractor went to spam folder.	-	0	No Hearing - Rescinded	-	-
9/9/2021	Other	VIO-000401	Wrongful demolition. Contractor error with mitigating circumstances. Both structures were in close proximity, burnt to foundation, dilapidated, with significant vegetation. Contracted property was 451 Erle. Both owned by City of Detroit.	-	1	UnSubstantiated	-	-

9/27/2021	LOD	VIO-000446	Failure to follow proper Protocol for Parked and Abandoned Vehicles. Did not appeal.	-	0	Substantiated	-	-
9/27/2021	Warning	VIO-000447	Missed Planned Knock Down date. No previous issues.	-	0	-	-	-
<b>J Keith Construction (1 record)</b>								
6/18/2021	LOD	VIO-000381	Missing Asbestos Training/Certification documents after numerous requests. Rescinded due to not being under a City of Detroit demolition contract at the time the LOD was issued.	-	0	No Hearing - Rescinded	-	-
<b>Juniors JRS Construction, LLC (12 records)</b>								
11/25/2020	LOD	VIO-000339	Letter of Discipline (LOD) for failure to enter required data into Salesforce for Planned Knock Date Passed no Knock. Did Not Appeal. 1st LOD-No suspension.	-	2	Substantiated	-	-
12/8/2020	LOD	VIO-000340	Letter of Discipline (LOD) for failure to enter required data into Salesforce for Planned Knock Date Passed no Knock. Note: Property was knocked but they forgot to enter inform into SF. Did Not Appeal. 2nd LOD within 30 days-No suspension.	-	1	Substantiated	-	-
1/8/2021	LOD	VIO-000343	LOD-Open Holes over 30 Days since knock-5 properties. 1st LOD-Did not appeal.	-	5	Substantiated	-	-
1/15/2021	LOD	VIO-000344	LOD-Open Holes over 30 Days since knock-11 properties. 2nd LOD within 30 days-Did not appeal.	-	11	Substantiated	-	-
1/25/2021	LOD	VIO-000345	LOD-Open Holes over 30 Days since knock-7 properties. 3rd LOD within 30 days-Did not appeal. Suspended for 30 days.	-	7	Substantiated	2/2/2021	3/3/2021
7/20/2021	LOD	VIO-000385	Planned Knock Down Date passed-did not knock. Appealed.	7/26/2021	2	Substantiated	-	-
7/26/2021	LOD	VIO-000390	Missed a Demolition-1 Services Milestone for Bond Group A11 and A14.	8/1/2021	0	Substantiated	-	-
8/20/2021	Warning	VIO-000443	Failure to properly protect a water hose-14801 Mapleridge. Warning email sent.	-	0	-	-	-
8/30/2021	LOD	VIO-000393	Missed Final Grade-1 Benchmark date-Bond Group A11/14. Did not appeal.	-	0	Substantiated	-	-
9/7/2021	LOD	VIO-000399	Properties over 7 Days Since Knock-No Open Hole Requests.	-	6	Substantiated	-	-
9/8/2021	Stop Work	VIO-000398	Stop Work Order. Missing Performance Benchmarks for Bond Group A14.	-	0	-	-	-
9/27/2021	LOD	VIO-000445	Missed Demolition Services Milestone-2, Bond Groups A11/A14. Did not appeal. This is the 5th LOD. Suspended for 183 days, from October 5, 2021 to April 6, 2022.	-	0	Substantiated	10/5/2021	4/6/2022
<b>Leadhead Construction (3 records)</b>								
12/2/2020	LOD	VIO-000342	LOD-Failure to obtain a valid Demolition Permit prior to knock. Did not appeal. 1st LOD-No suspension.	-	2	Substantiated	-	-
6/8/2021	LOD	VIO-000375	Missing Asbestos Training/Certification documents after numerous requests. Documents received. Did not appeal.	-	0	Substantiated	-	-
7/1/2021	LOD	VIO-000382	Improperly installed (falling and sagging) fencing-11754 Griggs. Did not appeal.	-	1	Substantiated	-	-
<b>Moss Company LLC (1 record)</b>								
6/2/2021	Stop Work	VIO-000380	Received legal documentation related to the operation of Moss Company, LLC. All demos stopped. Allowed to complete abatements.	-	0	-	-	-
<b>PSI (1 record)</b>								
4/8/2021	Stop Work	VIO-000365	PSI employees may have engaged in racially reprehensible behavior. A Cease and Desist order is issued effective immediately.	-	0	-	-	-
<b>RDC Construction Services (3 records)</b>								
7/7/2021	LOD	VIO-000383	Failure to Update or Missing correct Knock Down Date in Salesforce.	-	2	Substantiated	-	-
9/13/2021	Warning	VIO-000414	Warning-Failure to enter the knock down date into Salesforce.	-	1	Other	-	-
<b>Rickman Enterprise Group (11 records)</b>								
4/19/2021	LOD	VIO-000362	Letter of Discipline (LOD)-Failure to dispose of debris and material (concrete) into a Type II landfill. Did not appeal.1st LOD-No suspension.	-	1	Substantiated	-	-



5/11/2021	Other	VIO-000372	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Substantiated	-	-
5/18/2021	HSV-MDEQ	VIO-000366	Failure to deposit an Ordered demo waste material into a Type II landfill. EGLE response date changed from 7 June to 11 June. Appealed.	5/25/2021	1	-	-	-
5/25/2021	LOD	VIO-000367	Rescinded-Missed Planned Knock Date-Not Knock 14874 Mayfield. A planned knock date was inadvertently entered into Salesforce by a Rickman employee.	-	1	No Hearing - Rescinded	-	-
7/20/2021	LOD	VIO-000387	Missed Demolition Services Benchmark (Milestone)-Bond Group A	7/23/2021	0	UnSubstantiated	-	-
7/30/2021	LOD	VIO-000389	LOD-Salesforce violation-missing Backfill Data for 22 properties. Did not appeal.	-	0	Substantiated	-	-
9/7/2021	LOD	VIO-000400	Over 7 Days Since Knock-No Open Hole request. Did not appeal.	-	0	Substantiated	-	-
9/13/2021	Warning	VIO-000413	Warning-Failure to enter the knock down date in Salesforce.	-	0	Other	-	-
9/20/2021	LOD	VIO-000442	Missed Demolition Services Benchmark-50% Milestone-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
<b>Salenbien Trucking &amp; Excavating Inc. (1 record)</b>								
9/16/2021	HSV-MDEQ	VIO-000440	1. Failure to remove all RACM. 2. Failure to adequately wet. Violation was for their subcontractor, MWV. Prime contractor is responsible for all infractions committed by sub. Requested 2nd appeal on 10/8.	9/23/2021	1	-	-	-
<b>SC Environmental Services, LLC (3 records)</b>								
6/15/2021	LOD	VIO-000379	Missed Planned Knock Down Date-did not Knock.1st LOD in 30-days. Did not appeal.	-	3	Substantiated	-	-
7/30/2021	LOD	VIO-000391	Missed Demolition Services Milestone for Bond Group A.	7/30/2021	0	UnSubstantiated	-	-
<b>Grand Totals (61 records)</b>								



## CONTACT INFORMATION TO KNOW



### **Detroit Demolition Department**

313-224-4737  
demo-info@detroitmi.gov



### **Report abandoned and/or Dangerous Building**

313-224-3215  
BSEDDemo@detroitmi.gov



### **Department of Neighborhoods**

Locate your District Manager at:  
[www.detroitmi.gov/neighborhoods](http://www.detroitmi.gov/neighborhoods)

## **Opportunities for Detroiters**

The Demolition Department seeks to achieve blight free and safe communities through demolition and home stabilization, creating new job opportunities for all Detroiters to take advantage of.

## **For Detroiters by Detroiters**

The Demolition Department will operate in a way that benefits the community -- with work done by Detroiters for the benefit of Detroiters.

## **Safety and Transparency**

Demolition and home stabilization will be done safely and with full transparency.

## **DEMOLITION TRACKER**

Text your address to 313-254-3366 to receive text message updates about demolitions taking place near you. You can also address bundles for demolition at [www.detroitmi.gov/demolition](http://www.detroitmi.gov/demolition)

