



#DETROITDEMO

# Detroit Demolition Newsletter

As of *December 31, 2021*

POWERED  
BY PROP N



# 2021 Highlights



## January 15th

City announces first \$30 million in Proposal N demolition contracts were awarded to small Detroit companies.

## March 31st

First home was demolished using funding from Proposal N.



## July 24th

3D's Vacant Property Unit began securing properties across the city with clearboard.

## November 10th

Gayanga Co. demolished 2 vacant houses flanking community activist Kim Marble's home in Mapleridge.







**COMPLETED IN 2021**

**1,484** TOTAL 2021 KNOCKS

**245** COMPLETED STABILIZATIONS

**413** COMPLETED BOARD UPS

**252** COMPLETED TRASH OUTS



**DETROIT DEMOLITION DEPARTMENT**



# GROWING OUR TEAM IN 2021

**13**  
EMPLOYEES  
JANUARY 2021



**56**  
EMPLOYEES  
DECEMBER 2021



**DETROIT DEMOLITION DEPARTMENT**



# Bond Demolition Dashboard

3,236

Homes contracted using bond funding

354

Homes currently out for bid

1,434

Pending Abatement

658

Ready for demolition

1,144

Homes have demolished

852

Demolitions have been graded



# December Metrics

## *Emergency Demolition Performance*

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo Group, Inc	1	100%
Blue Star	9	78%
DMC Consultants	5	80%
Homrich	4	100%
Inner City Contracting, LLC	7	100%
J Keith Construction	2	0%
Leadhead Construction	1	0%

## *December 2021 Payments*

CONTRACTOR	Sum of Amount Paid
AKT Peerless Environmental Services LLC	\$12,270.00
ATC Group Services	\$115,165.00
BLUE Star Inc.	\$26,131.00
Detroit Grounds Crew LLC	\$25,151.26
Detroit Next Inc.	\$104,957.00
DMC Consultants Inc.	\$380,422.00
DORE & Associates Contracting Inc.	\$141,855.05
Environmental Testing & Consulting Inc.	\$12,265.90
Gayanga CO	\$421,954.74
GTJ Consulting LLC	\$396,855.00
Homrich	\$122,807.50
Inner City Contracting, LLC	\$884,640.00
J Keith Construction LLC	\$78,400.00
Juniors JRS Construction	\$46,773.00
Leadhead Construction LLC	\$91,592.00
Motor City Preservation	\$3,290.00
Professional Service Industries Inc.	\$33,766.00
RDC Construction Services	\$147,955.00
Rickman Enterprise Group, LLC	\$36,358.00
Salenbien Trucking and Excavating, Inc.	\$621,346.00
SC Environmental Services, LLC	\$546,757.00
<b>Grand Total</b>	<b>\$4,250,711.45</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.								
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	Other	-	-
Blue Star								
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	Other	-	-
Den-Man Contractors								
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	Other	-	-
Detroit Next								
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. Appeals board not established.	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	-	-
10/11/2021	EGLE	VIO-000449	1. Failure to update notification, 2) Failure to adequately wet ACM, 3) Failure to properly dispose ACM. Did not appeal. Suspension period runs concurrent with LOD suspension period.	-	2	Substantiated	10/19/2021	12/18/2021
10/25/2021	LOD	VIO-000463	Missed Final Grade Services Milestone 2-Bond Group A. Did not appeal. This is the 5th LOD. Suspension period: 183 days starting 11/2/21 to 5/4/22.	-	0	Substantiated	11/2/2021	5/4/2022
DMC Consultants								
9/13/2021	Other	VIO-000412	Used unapproved fill material for two properties. Placed on Corrective Action Plan.	-	2	Other	-	-
12/14/2021	EGLE	VIO-000480	Failure to provide notifications for scheduled demolition 10 days prior to demolition-17 properties.	12/15/2021	0	-	-	-
Dore & Associates Contracting, Inc								
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								
9/23/2021	EGLE	VIO-000444	Failure to identify RACM. PAV was passed by ETC. Accepted responsibility.	-	1	Substantiated	10/1/2021	10/31/2021
Gayanga Co. LLC								
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	-	-
Homrich								



12/3/2021	HSV-3D	VIO-000474	Failure to Properly Condition Fire Hydrant-14659 Mayfield.	12/9/2021	0	-	-	-
Inner City Contracting, LLC								
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	-	-
10/28/2021	LOD	VIO-000465	Over 14 Days since Open Hole Approved-no Backfill/Finale Grade Request. Outcome of 1st appeals board-11/5/21-substantiated.Final appeal-tabled to 1/14/22	11/3/2021	0	Other	-	-
J Keith Construction								
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	-	-
11/17/2021	LOD	VIO-000469	Failure to meet the Emergency Timeline-Over 3 Days Since Knock. 1st appeal was substantiated on 12/2/21. Requested a final appeal on 12/9/21 with LaJuan. Next hearing is 1/13/2022.	12/9/2021	4	-	-	-
Juniors JRS Construction, LLC								
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	-	-
8/30/2021	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	Other	-	-
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.	-	0	Substantiated	10/5/2021	4/6/2022
11/8/2021	LOD	VIO-000466	Missed Final Grade Services Milestone-2, Bond Group A11. 6th LOD. Appealed 11/15. 1st appeals-upheld on 11/19. Requested final appeal-11.26.2021.Suspended for 365 days.	11/15/2021	0	Substantiated	12/2/2021	12/2/2022
Leadhead Construction								
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	-	-
Mannik Smith Group Inc.								
12/13/2021	EGLE	VIO-000481	Failure to thoroughly inspect for the presence of asbestos containing materials. PAV was cleared for demolition.	12/16/2021	1	-	-	-
Moss Company LLC								
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. Stop Order lifted 10/13/2021.	-	0	Other	-	-
RDC Construction Services								
7/7/2021	LOD	VIO-000383	Failure to Update or Missing correct Knock Down Date in Salesforce.	-	2	Substantiated	-	-
11/9/2021	LOD	VIO-000468	Failure to Update or Missing correct Knock Down Date in Salesforce.	-	0	Substantiated	-	-

11/16/2021	EGLE	VIO-000470	Failure to provide EGLE with notice of new demolition start dates. Did not appeal. Suspended for 60 days.	-	0	Substantiated	11/23/2021	1/22/2022
Rickman Enterprise Group								
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	EGLE	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	-	-
9/20/2021	LOD	VIO-000442	Missed Demolition Services Benchmark-50% Milestone-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
10/11/2021	LOD	VIO-000450	Resident complaint-Company caused damage to adjacent property roof siding. Also damaged to street berms. Did not appeal.	-	3	Substantiated	-	-
10/22/2021	LOD	VIO-000462	7 Days Since Knock-No Open Hole Request-22 properties. Outcome of 1st appeals board-11/5/21-substantiated. Requested 2nd/final appeal.	10/26/2021	0	-	-	-
10/25/2021	LOD	VIO-000464	Missed Final Grade-2 Benchmark Milestone-Outcome of 1st appeals board-11/5/21-substantiated. Requested 2nd/final appeal. 5th LOD-Substantiated-183 day suspension.	11/1/2021	0	Substantiated	11/22/2021	5/24/2022
12/1/2021	HSV-3D	VIO-000473	Improper conditioning of fire hydrants.	12/6/2021	0	-	-	-
12/8/2021	EGLE	VIO-000478	Violations: 1. Failure to thoroughly inspect for the presence of asbestos containing material, 2. Failure to remove RACM, 3. Failure to wet RACM that has been stripped. Violations caused by subcontractor-Quality Environmental.	12/13/2021	1	-	-	-
12/16/2021	LOD	VIO-000482	14 Days since Open Holes Approval-No backfill/final grade requested-19 properties.	-	0	-	-	-
Salenbien Trucking & Excavating Inc.								
9/16/2021	EGLE	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. Final appeal-upheld on 10/14/2021.	9/23/2021	1	Substantiated	10/7/2021	11/6/2021
SC Environmental Services, LLC								
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	-	-
10/4/2021	LOD	VIO-000448	Missed Demolition Services Milestone for Bond Group A-DB-0006. Did not appeal.	-	0	Substantiated	-	-
11/8/2021	LOD	VIO-000467	Missed Final Grade Services Milestone for Bond Group A-DB-0006-50%.Did not appeal..	-	0	Substantiated	-	-





## CONTACT INFORMATION TO KNOW



### **Detroit Demolition Department**

313-224-4737

[demo-info@detroitmi.gov](mailto:demo-info@detroitmi.gov)



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

313-224-3215

[BSEDDemo@detroitmi.gov](mailto: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 addresses bundled for demolition at [www.detroitmi.gov/demolition](http://www.detroitmi.gov/demolition)



# 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**

