



#DETROITDEMO

POWERED
BY PROP N

Detroit Demolition Newsletter

As of May 31, 2022



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

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

Find our interactive Improvement Tracker and Prop N Dashboard on our website at detroitmi.gov/demolition to track demolition and stabilization progress near you.



Bond Demolition Dashboard

3,359

Homes contracted using bond funding

1,189

Homes currently out for bid

635

Pending Abatement

639

Ready for demolition

2,085

Homes have demolished

1,661

Demolitions have been graded

As of 6/1/22



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 inside and outside of vacant homes, while an in-house team secures each exterior entrance.

Detroit Demolition Department Stabilization Progress

722 Completed Trash Out's

1,006 Completed Board Ups

681 Completed Stabilizations

Partners

Gayanga

J. Keith Construction

GTJ Consulting/MWV

Detroit Grounds Crew

Motor City Preservation

P & P Group

RT Contracting

Emerging Industries Training Institute

Premier 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.



May Metrics

Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo Group, Inc.	3	0%
DMC Consultants	7	86%
Gayanga Co. LLC	17	53%
Inner City Contracting, LLC	18	94%
Smalley Construction, Inc.	4	0%

May 2022 Payments

Contractor	Sum of Amount Paid
Adamo Demolition Company	\$223,105.00
ATC Group Services	\$88,523.00
Beam, Longest and Neff, LLC	\$353,375.00
BLUE STAR INC	\$89,700.00
Detroit Grounds Crew LLC	\$1,049.28
Detroit Next Inc.	\$71,347.00
DMC Consultants INC	\$662,031.00
Emerging Industries Training Institute	\$53,715.00
Environmental Testing & Consulting INC	\$52,138.94
Gayanga CO	\$673,592.10
Grainger	\$427.20
GTJ Consulting LLC	\$211,660.00
Homrich	\$698,757.10
Inner City Contracting, LLC	\$655,726.00
Juniors JRS Construction	\$35,480.00
Leadhead Construction LLC	\$124,433.00
Motor City Preservation	\$1,410.00
P & P Group Inc.	\$155,215.00
Premier Group Associates LLC	\$3,330.00
Professional Service Industries Inc	\$2,778.00
RDC Construction Services	\$81,283.00
Rickman Enterprise Group, LLC	\$35,423.20
RT Contracting, LLC	\$38,050.00
Salenbien Trucking and Excavating, Inc.	\$702,073.00
SC Environmental Services, LLC	\$800,527.00
The Diamond Firm	\$15,000.00
Grand Total	\$5,830,148.82

12 Month Discipline Report

Date Issued	Infraction Type	Contractor Violation Name	Notes	Notice of Appeal Date	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
Detroit Next							
6/7/2021	LOD	VIO-000373	Failure to obtain valid Demolition Permits prior to Knock Down. Did not appeal. New Discipline Policy starts-7/14/21.	-	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	-	-	-
7/13/2021	LOD	VIO-000384	Missed an Abatement Services Performance Milestone for cleared PAVs for Bond Group A. Did not appeal. New Discipline policy goes into effect on 7/14/2021.	-	Substantiated	-	-
7/20/2021	LOD	VIO-000386	Missed Demolition Service Performance Milestone date-Bond Group A. Did not appeal.	-	Substantiated	-	-
8/23/2021	LOD	VIO-000392	Missed Final Grade Services Milestone-Bond Group A. Did not appeal.	-	Substantiated	-	-
9/13/2021	LOD	VIO-000424	Missed Abatement Milestone 9.13.21 for Bond Group A. Did not appeal.	-	Substantiated	-	-
9/20/2021	LOD	VIO-000441	Missed Demo Services Milestone-(50%)-Bond Group A3/8. Did not appeal.	-	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.	-	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.	-	Substantiated	11/2/2021	5/4/2022
2/7/2022	LOD	VIO-000489	Missed Abatement Services Milestone (100%)-Bond Group A. This is the 6th LOD. Appeals hearing on 3/3/22-Substantiated-Tim. Appealed for final review on 4/28/22. Unsubstantiated.	2/11/2022	UnSubstantiated	-	-
DMC Consultants							
9/13/2021	Other	VIO-000412	Used unapproved fill material for two properties. Placed on Corrective Action Plan. Released 11/4/2021.	-	Other	-	-
12/14/2021	EGLE	VIO-000480	Failure to provide notifications for scheduled demolition 10 days prior to demolition-17 properties. Self-reported to EGLE. Admin error.	12/15/2021	UnSubstantiated	-	-
3/31/2022	LOD	VIO-000523	Properties over 14 Days Since OH Approval-no FG/WG request for 12 properties. 1st appeal-4/8/22. Substantiated. Final appeal was 5/26 changed to 6/23 due to medical issue.	4/7/2022	-	-	-
ETC							
9/23/2021	EGLE	VIO-000444	Failure to identify RACM. PAV was passed by ETC. Accepted responsibility. Paid \$3500 fine. Salenbien was the GC. EGLE violation issued to abatement company, MWV Environmental Services, Inc. They paid \$3500 of fine.	-	Substantiated	10/1/2021	10/31/2021
2/7/2022	EGLE	VIO-000492	Failure to thoroughly inspect for asbestos prior to demo. 1st appeals with Tim-3/4/2022-unsubstantiated. Rickman was the GC.	2/9/2022	UnSubstantiated	-	-
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. New Discipline policy starts-7/14/2021.	-	Substantiated	-	-
2/21/2022	LOD	VIO-000500	Over 7 Days Since Knock-No Open Hole Request-20 properties. Outcome of appeals hearing on 3/4/22-Unsubstantiated.	2/24/2022	UnSubstantiated	-	-
2/22/2022	LOD	VIO-000501	Planned Knock Dates-Not knocked-3 properties. Did not appeal.	2/24/2022	Substantiated	-	-
4/5/2022	Other	VIO-000525	Corrective Action Plan. Failed to have backfill observed at 10068 Morley. Action completed on same date, 4/5/2022. Released from corrective action plan.	-	-	-	-

Homrich							
12/3/2021	HSV-3D	VIO-000474	Failure to Properly Condition Fire Hydrant-14659 Mayfield. Final appeal-4/28/22. Unsubstantiated due to inability to determine if hydrant was defective or caused by the contractor.	12/9/2021	UnSubstantiated	-	-
1/27/2022	Stop Work	VIO-000488	Stop work order. Struck a gas line at 14134 Rochelle. Incorrect property. The correct property was 14122 Rochelle. Gas line cut and verified on 10/1/21. Ordered to stop work on all properties starting 1/27/2022. SWO lifted on 2/2/2022.	-	-	-	-
3/17/2022	LOD	VIO-000512	Failure to Install and Maintain a Safety Barrier at 13744 Troester. 1st Appealed. Scheduled for 4/8/2022.Sustantiated. Requested Final appeal-5/26/22. Was 3D HSV changed to LOD.	3/24/2022	Substantiated	-	-
5/11/2022	LOD	VIO-000541	Use of adjacent property for stockpiling debris. The debris blocked the driveway of neighbor who could not access wheelchair ramp. Appealed.	5/13/2022	-	-	-
5/23/2022	LOD	VIO-000550	Stockpiling material (scrap metal) on an adjacent property-14451 Camden. Appealed.	5/26/2022	-	-	-
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.	-	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.	-	UnSubstantiated	-	-
9/27/2021	LOD	VIO-000446	Failure to follow proper Protocol for Parked and Abandoned Vehicles. Did not appeal.	-	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	UnSubstantiated	-	-
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.	-	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 with Director on 4/28/22. Requested a 2nd extension. Denied. Substantiated.	12/9/2021	Substantiated	-	-
Juniors JRS Construction, LLC							
7/20/2021	LOD	VIO-000385	Planned Knock Down Date passed-did not knock. Appealed.	7/26/2021	Substantiated	-	-
7/26/2021	LOD	VIO-000390	Missed a Demolition-1 Services Milestone for Bond Group A11 and A14.	8/1/2021	Substantiated	-	-
8/30/2021	LOD	VIO-000393	Missed Final Grade-1 Benchmark date-Bond Group A11/14. Did not appeal.	-	Substantiated	-	-
9/7/2021	LOD	VIO-000399	Properties over 7 Days Since Knock-No Open Hole Requests.	-	Substantiated	-	-
9/8/2021	Stop Work	VIO-000398	Stop Work Order. Missing Performance Benchmarks for Bond Group A11 & 14.	-	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.	-	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	Substantiated	12/2/2021	12/2/2022
12/23/2021	Stop Work	VIO-000497	Stop Work Order. Expired Insurance Coverage per OCP.	-	Other	-	-

4/20/2022	Contract Termination	VIO-000543	Termination of Contract # A11, 46 properties. Based on recommendation from 3D to OCP.	-	Other	-	-
Leadhead Construction							
6/8/2021	LOD	VIO-000375	Missing Asbestos Training/Certification documents after numerous requests. Documents received. Did not appeal. New Discipline Policy starts-7/14/21.	-	Substantiated	-	-
7/1/2021	LOD	VIO-000382	Improperly installed (falling and sagging) fencing-11754 Griggs. Did not appeal. New Discipline Policy starts-7/14/21.	-	Substantiated	-	-
2/9/2022	EGLE	VIO-000493	Failure to seal all asbestos-containing waste material in a leak tight container. Violation notice issued to abatement contractor-Emergent Services, LLC. Appeals board on 3/4/22-Substantiated. Appealed-3/9. Final appeal-5/26-18883 Brinker. Fine. \$3500.	2/22/2022	-	-	-
3/16/2022	Stop Work	VIO-000511	Due to the hydrant issue at 156 E Greendale and the basements backing up in the area, Leadhead is to stop all work until further notice so the demo department can access and address this issue. Released on 3/17/22.	-	Other	-	-
4/13/2022	LOD	VIO-000513	Disconnection of a Fire Hydrant Backflow Preventer at 156 E. Greendale. This was initially issued as a 3D HSV. Was downgraded to LOD. Not considered a 3D HSV violation. Did not appeal.	-	Substantiated	-	-
4/20/2022	LOD	VIO-000532	Planned Knock Dates out of compliance with 3D policy. Planned knock should be entered the prior week by 5:00,Thursday-6 properties. Did not appeal.	-	Substantiated	-	-
5/16/2022	LOD	VIO-000544	Missed Planned Knock Date-7729 Concord.	-	-	-	-
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. Agreed to pay \$3500 of \$10500 fine. Rickman pays remaining. EGLE Violation issued to Quality Environmental. 9562 Prairie. Fine in lieu of sus...	12/16/2021	Substantiated	-	-
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.	-	Other	-	-
2/15/2022	LOD	VIO-000495	Failure to Update Knock Date and Planned Knock Date in Salesforce. 1st Appeals board on 3/4/22, substantiated. Has until 3/11 to request final appeal. Did not appeal.	2/28/2022	Substantiated	-	-
3/8/2022	LOD	VIO-000508	Over 14 Days Since Open Hole Approval-no Backfill/FG/WG request-11 properties. Appeal is due on 3/15. Did not appeal.	-	Substantiated	-	-
4/19/2022	LOD	VIO-000530	Over 14 Days Since Open Hole Approval-no Backfill/FG/WG request 29 properties. Substantiated on 5/13. Must appeal by 5/20. Did not appeal. 3rd Substantiated LOD.	4/20/2022	Substantiated	-	-
4/22/2022	Stop Work	VIO-000533	Stop Work Order. Company Auto Insurance Policy not renewed from OCP. Moss cannot conduct ANY further demolition activities until the policy is updated. Corrected. Released 4/25	-	Other	-	-
RDC Construction Services							
7/7/2021	LOD	VIO-000383	Failure to Update or Missing correct Knock Down Date in Salesforce. New Discipline Policy starts-7/14/21.	-	Substantiated	-	-
11/9/2021	LOD	VIO-000468	Failure to Update or Missing correct Knock Down Date in Salesforce. Did not appeal.	-	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. 6008 Hazlett, 5955 Northfield, 5956 Northfield, 5891 Begole.	-	Substantiated	11/23/2021	1/22/2022
1/20/2022	LOD	VIO-000485	Missed demolition benchmark (25%). Appeals board hearing held by Tim on 2/3/2022, LOD was substantiated. Sent decision email on 2/3. Requested a request for final appeal by 2/11. Never received request for final appeal.	1/20/2022	Substantiated	-	-

1/31/2022	LOD	VIO-000486	Failure to Update Knock Down Date in Salesforce. Decided not to appeal.	1/31/2022	Substantiated	-	-
2/22/2022	LOD	VIO-000502	Planned Knock Dates-Not Knocked-2 properties. Did not appeal. 4th substantiated LOD.	-	Substantiated	-	-
3/28/2022	LOD	VIO-000521	Missed a Demolition Benchmark (50%-for Bond Group A. Demolition Rolling % for this benchmark is 13.04%. Appealed on 4/4/22. 1st appeal review on 4/8/22-upheld. Requested Final appeal request on 4/14/22. If upheld-5th LOD. Final on 5/26/22.	4/4/2022	UnSubstantiated	-	-
5/5/2022	EGLE	VIO-000539	1. Failure to update notice, 2. Failure to deposit ACM at a Type II landfill that accept ACM. 3. Failure to furnish waste records to the AQD. Due 5/27/22.	-	-	-	-
5/12/2022	Stop Work	VIO-000542	OCP advised us that RDC's insurance expired on 5/11/12 in an email that was sent on 5/12/22 at 9:59 am which I saw at 12:00 pm. Tim issued an email stop work until insurance provided and approved by OCP. I talked to Robert from RDC on the phone. Released...	-	-	-	-
5/19/2022	LOD	VIO-000549	Dumping a debris pile on an adjacent property located at 5950 Northfield.	-	-	-	-
Rickman Enterprise Group							
7/20/2021	LOD	VIO-000387	Missed Demolition Services Benchmark (Milestone)-Bond Group A	7/23/2021	UnSubstantiated	-	-
7/30/2021	LOD	VIO-000389	LOD-Salesforce violation-missing Backfill Data for 22 properties. Did not appeal.	-	Substantiated	-	-
9/7/2021	LOD	VIO-000400	Over 7 Days Since Knock-No Open Hole request. Did not appeal.	-	Substantiated	-	-
9/20/2021	LOD	VIO-000442	Missed Demolition Services Benchmark-50% Milestone-Bond Group A. Did not appeal.	-	Substantiated	-	-
10/7/2021	Other	VIO-000496	Corrective Action Plan. Had 31 properties that needed to be brought to winter grade request. Lifted on 2/17/2022.	-	-	-	-
10/11/2021	LOD	VIO-000450	Resident complaint-Company caused damage to adjacent property roof siding. Also damaged to street berms. Did not appeal.	-	Substantiated	-	-
10/22/2021	LOD	VIO-000462	7 Days Since Knock-No Open Hole Request-22 properties. Outcome of final appeals board-11/22/21-substantiated. Director Counts combined the suspensions for the Over 7 Days & Missed FG milestone violations.	10/26/2021	Other	-	-
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	Substantiated	11/22/2021	5/24/2022
12/1/2021	HSV-3D	VIO-000473	Improper conditioning of fire hydrants. 1st appeal-substantiated. Waiting for final hearing on 4/28/22. Unsubstantiated.	12/6/2021	UnSubstantiated	-	-
12/8/2021	EGLE	VIO-000478	Violations:1. Failure to thoroughly inspect for the presence of ACM, 2. Failure to remove RACM, 3. Failure to wet. Rickman paid \$7000 of fine on 2/17/22. MSG paid \$3500. Final appeal 4/28/22. 9562 Prairie. Paid \$7000 fine-no suspension.	12/13/2021	Substantiated	-	-
12/16/2021	LOD	VIO-000482	14 Days since Open Holes Approval-No backfill/final grade requested-19 properties. 1st appeal was substantiated. Final appeal on 4/28/2022. LOD #6th. Substantiated-365 days.	12/23/2021	Substantiated	4/28/2022	4/28/2023
2/7/2022	EGLE	VIO-000491	Violations: 1. Failure to update notifications; 2. Failure to keep asbestos containing waste material wet; 3. Failure to deposit ACM as soon as practical. 2nd appeal-Upheld-183 days. Addresses:8248 Mandalay..et al	2/14/2022	Substantiated	4/30/2022	10/30/2022
2/7/2022	EGLE	VIO-000490	Violations: 1. Failure to thoroughly inspect for the presence of asbestos containing material prior to demolition, 2. Failure to remove RACM prior to demo-plaster samples. ETC was PAV contractor. Appeal extended to 2/28. Never received. 13121 Wilfred.	-	Substantiated	2/28/2022	4/29/2022

Salenbien Trucking & Excavating Inc.							
9/16/2021	EGL	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. Paid fine.	9/23/2021	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. New Discipline Policy starts-7/14/21.	-	Substantiated	-	-
7/30/2021	LOD	VIO-000391	Missed Demolition Services Milestone for Bond Group A.	7/30/2021	UnSubstantiated	-	-
10/4/2021	LOD	VIO-000448	Missed Demolition Services Milestone for Bond Group A-DB-0006. Did not appeal.	-	Substantiated	-	-
11/8/2021	LOD	VIO-000467	Missed Final Grade Services Milestone for Bond Group A-DB-0006-50%.Did not appeal..	-	Substantiated	-	-
3/8/2022	EGL	VIO-000507	Failure to contain RACM (asbestos plaster and associated lath) that had been abated from the structure in a leak tight container. EGL notice issued to City Abatement. MSG PAV contractor. Accepted suspension-60 days. 2294 Glendale-Fined-\$3500.Paid-5/12/2...	3/11/2022	Substantiated	4/8/2022	6/7/2022

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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

