

#DETROITDEMO



POWERED  
BY PROP N

# Detroit Construction & Demolition Newsletter

As of **June 30, 2024**



# STABILIZATION

The Construction & Demolition Department created the Vacant Property Unit. This unit will use Prop N funds to clear out & secure vacant homes.



# PROGRESS

**2,107** Completed Trash Out's

**4,005** Clear Board Installations

**2,345** Completed Stabilizations

**1,706** Completed Board-ups  
*so far in 2024*

# OUR PARTNERS THANK YOU!

**1st Choice Hauling**

**AW Preservation**

**Bing Youth Institute**

**Cleaning Up Detroit**

**Detroit Grounds Crew**

**Gayanga**

**GTJ Consulting/MWV**

**Huntman Transport**

**J. Keith Construction**

**Emerging Industries Training Institute**

**Motor City Preservation**

**Payne Landscaping**

**Premier Group**

**P & P Group**

**Resourceful Vending**

**RT Contracting**

**Staffing Equipment Evolution**

# CLEAR BOARDS

Our Securing Team uses Polycarbonate Clear Board, a superior material for boarding, offering strength, durability, and aesthetic appeal beyond traditional options like plywood or metal.



as of 6/30/2024



# Demo Dashboard Overview



7,379

HOMES CONTRACTED USING BOND FUNDING

501

HOMES CURRENTLY OUT FOR BID

248

PENDING ABATEMENT

644

READY FOR DEMOLITION

6,487

HOMES DEMOLISHED

6,383

DEMOLITIONS THAT HAVE BEEN GRADED

As of 6/30/2024







<b>DEMOLITIONS &amp; STABILIZATIONS</b>	<b>DISTRICT 1</b>	<b>DISTRICT 2</b>	<b>DISTRICT 3</b>	<b>DISTRICT 4</b>	<b>DISTRICT 5</b>	<b>DISTRICT 6</b>	<b>DISTRICT 7</b>
<b>Completed Residential Demos</b>	<b>562</b>	<b>410</b>	<b>1,634</b>	<b>1,392</b>	<b>611</b>	<b>862</b>	<b>1,003</b>
<b>Remaining</b>	<b>91</b>	<b>56</b>	<b>406</b>	<b>380</b>	<b>159</b>	<b>86</b>	<b>219</b>
<b>Completed Stabilizations</b>	<b>154</b>	<b>146</b>	<b>575</b>	<b>466</b>	<b>309</b>	<b>267</b>	<b>335</b>
<b>Remaining</b>	<b>79</b>	<b>61</b>	<b>264</b>	<b>217</b>	<b>150</b>	<b>45</b>	<b>160</b>
<b>Completed Commercial Demos</b>	<b>13</b>	<b>20</b>	<b>31</b>	<b>30</b>	<b>68</b>	<b>54</b>	<b>36</b>
<b>Remaining</b>	<b>14</b>	<b>18</b>	<b>39</b>	<b>26</b>	<b>37</b>	<b>29</b>	<b>33</b>

As Of June 2024







# June Metrics

## Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
DMC Consultants	10	50%
Inner City Contracting, LLC	5	100%
Leadhead Construction	2	100%

## June 2024 Payments

CONTRACTOR	Sum of Amount Paid
ADAMO DEMOLITION COMPANY	\$ 407,114.30
ATC GROUP SERVICES	\$ 12,425.00
BDM TRANSPORT LLC	\$ 47,675.00
Beam, Longest and Neff, LLC	\$ 74,480.00
BING YOUTH INSTITUTE	\$ 26,487.50
Blue Star, Inc.	\$ 2,500.00
Detroit Next Inc.	\$ 2,500.00
DLZ	\$ 13,500.00
DMC CONSULTANTS INC	\$ 118,777.00
EMERGING INDUSTRIES TRAINING INSTITUTE	\$ 7,800.00
GAYANGA CO	\$ 1,266,551.00
GTJ CONSULTING LLC	\$ 722,635.00
HOME DEPOT USA INC	\$ 50,342.29
Inner City Contracting, LLC	\$ 1,958,391.09
LEADHEAD CONSTRUCTION LLC	\$ 437,330.30
Professional Service Industries, Inc	\$ 10,650.00
RT CONTRACTING INC	\$ 55,800.00
Salenbien Trucking and Excavating, Inc.	\$ 43,500.00
SC Environmental Services, LLC	\$ 1,332,027.00
THE MANNIK & SMITH GROUP INC	\$ 16,600.00
<b>Grand Total</b>	<b>\$6,607,085.48</b>



# 12 Month Discipline Report

Account Name	Date Issued	Infraction Type	Contractor Violation: Contractor Violation Name	Notes	Notice of Appeal Date	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
Able Demolition								
	10/3/2023	Other	VIO-000734	Wrongful Knock-2008 W. Davison. Discovered by Construction and Demo Planning Specialist while processing an emergency order in 2023. Property knocked on 6/19/2015. It was determined to be wrongfully demo'd by Able. 2000 W. Davison was contracted.				
Adamo Group, Inc.								
	9/20/2023	Warning	VIO-000728	Multiple violations: 1) Missed Planned Knock Down and 2) Fencing inspections not requested as requested in advance. Property-5174 W. Grand River.				
	10/11/2023	Warning	VIO-000788	Missed Commercial Benchmarks-Bond Groups-203 & 207. Letter rescinded due to missing permits.				
	4/5/2024	Warning	VIO-000789	Missed Commercial Benchmarks.				
Blue Star								
	9/26/2023	Warning	VIO-000731	Missing water pipe material-11 properties.				
	11/7/2023	Warning	VIO-000745	Over 14 Days since OH approved no FG Grade request-4 properties.				
Detroit Next								
	8/14/2023	LOD	VIO-000716	Outstanding Winter Grade properties-5 properties. Requested an appeal. Unsubstantiated by director.	9/13/2023	UnSubstantiated		
	12/8/2023	Warning	VIO-000753	Warning-Missed Term of Performance for Emergency Property-19608 Coventry.				
DMC Consultants								
	8/1/2023	LOD - Non-Salesforce	VIO-000711	Over 14 Days since OH approved-no FG request-15 properties.Requested a Final appeal. Next violation will result in automatic LOD.	9/7/2023	UnSubstantiated		
	8/23/2023	Warning	VIO-000721	Missing hydrant addresses for 13 properties. Corrected the same day.				
	10/25/2023	Warning	VIO-000743	Properties (19) Over 14 Days since Open Hole Approved-no Final Grade requested.				
	11/7/2023	Warning	VIO-000746	Properties (22) Over 14 Days since Open Hole Approved-no Final Grade requested.				
	11/29/2023	LOD - Non-Salesforce	VIO-000759	Over 14 Days since OH approved-no FG request-18 properties. Due to a history of this type of violation it resulted in an automatic LOD.		Substantiated		
	2/12/2024	Warning	VIO-000769	Warning-missing Water Pipe Material information-12 properties.		Other		
	4/29/2024	Warning	VIO-000792	Missed a Demo Performance Benchmark-2 (50%) for Bond Groups Q1&2.See attached Salesforce report.				
	5/13/2024	Warning	VIO-000796	Missed EMG timeline on a property located at 17144 Harlow.				
	6/17/2024	LOD - Non-Salesforce	VIO-000806	A section of asphalt near 5968 Seminole, between Lambert and Medbury, was damaged. See attached pictures. DMC has acknowledged responsibility for this damage. Paid for damage-Invoice attached.	6/17/2024	UnSubstantiated		
	7/1/2024	Warning	VIO-000807	Missed a Demo Performance Benchmark-3 (75%) for Bond Groups Q1 (64%), & Q2 (64%). See attached Salesforce report.				
Gayanga Co. LLC								
	8/1/2023	EGLE	VIO-000708	Violations:19129 Teppert-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical.Appealed 8.8.23. Final Decision is on Hold.	8/8/2023			
	10/23/2023	Warning	VIO-000741	Failure to wait for verification on the PASV Smartsheet before starting abatement work-7123 Chatfield.		Other		
	2/13/2024	Warning	VIO-000775	Missed Abatement Performance Milestones-1 (25%) for Bond Groups Q10 and Q11. Missed Demolition Performance Milestones-1 (25%) for Bond Groups Q10, Q11 & Q12.		Other		
	2/21/2024	Warning	VIO-000776	Health and Safety Violation: Failure to Remove or Report asbestos containing waste material-floor tile to Demolition Department. Deputy Director unsubstantiated violation.		Other		
	2/29/2024	HSV-3D	VIO-000779		2/29/2024	UnSubstantiated		
	3/27/2024	Warning	VIO-000786	Over 7 days since knock-no OH request.		Other		
	5/3/2024	Warning	VIO-000791	Missed Abatement Performance Milestones-1 (50%) for Bond Groups Q10 and Q11. They had abatement issues in Jan and Feb 2024.		Other		
Homrich								
	8/17/2023	LOD	VIO-000718	1. Failure to Cooperate, Coordinate and Communicate with Field Operation team. 2. Failure to perform demo services within the Days and Hours of Operation. Appealed.	8/24/2023	Substantiated		
	9/13/2023	LOD	VIO-000725	Properties over 14 Days since Open Hole approved-no FG request-21 properties.Hearing with Tim on 10/5/23-Unsubstantiated. Only 1 property remaining on 10/5/23.	9/20/2023	UnSubstantiated		
	9/22/2023	Warning	VIO-000729	Commercial properties that missed 1 or more benchmarks.				
	6/12/2024	Warning	VIO-000804	Warning: damage of fencing at 7575 Palmetto due to the collapse of the property's exterior rear wall.				
Inner City Contracting, LLC								
	7/31/2023	EGLE	VIO-000712	Violations: 10920 Shoemaker-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Appealed. Final Decision on Hold from appeals board.	8/7/2023			
	9/25/2023	Warning	VIO-000730	Missing fencing on sides C&D at 4405 Cadillac.				
	10/20/2023	Warning	VIO-000740	Failed to timely enter the Start and Finish dates on the PASV Smartsheet.				
	12/8/2023	Warning	VIO-000755	Missed an emergency timeline for a property at 11850 Van Dyke.				
	12/12/2023	Warning	VIO-000757	Missed entering the knock-down date for 11850 Van Dyke into Salesforce within one business after knock.				
	1/10/2024	Warning	VIO-000761	Over 14 Days since Open Hole-No FG request-20 properties. .				
	1/29/2024	Warning	VIO-000763	Missing abatement details for 55 properties.				



	2/9/2024	Other	VIO-000781	Conference Call Record: Contractor failed to Failure to submit Emergency Demolition Fence Plans in a timely fashion.				
	2/12/2024	Warning	VIO-000768	Missed entering the Planned knock-down date for 4 properties.				
	2/15/2024	Warning	VIO-000799	Properties over 30 days				
	2/21/2024	Warning	VIO-000777	Missed Demolition Benchmark-1 (25%) Bond Group Q20.				
	2/29/2024	Other	VIO-000780	Conference Call Record: Contractor failed to verify location of scheduled demolition. Without intervention from DCCD Field Liaison, the wrong property would have been knocked. See attached conference record from Linda Montgomery.				
	3/22/2024	Other	VIO-000784	Conference Call Record: Subject: Miscommunication between ICC and demo team. They changed their fencing plan without informing demo team. Not a recurring event.				
	3/25/2024	Warning	VIO-000785	Missed an Abatement Performance Benchmark-2 (50%) for Bond Group Q3. Abatements rolling complete-43. Abatement rolling pct-44%. Don't count. Timeline revised.				
	4/11/2024	Warning	VIO-000809	Over 14 Days since Open Hole-No FG request-36 properties.				
	4/18/2024	EGLE	VIO-000790	Violations: 7757 Rosemont-1. Failure to remove all RACM. 2. Failure to adequately wet RACM. Violation substantiated on 5/2/24 by Deputy. Requested Final Board hearing with Director.	5/9/2024			
	7/11/2024	Other	VIO-000808	Wrongful demolition. 10156 Elmira was the scheduled property to be knocked. 10146 Elmira was knocked instead.				
	7/17/2024	LOD - Non-Salesforce	VIO-000810	Over 14 Days since Open Hole-No FG request-36 properties. Did not appeal.		Substantiated		
<b>J Keith Construction</b>								
	8/2/2023	Warning	VIO-000710	Over 14 Days since Open Hole approved no FG request-5 properties.				
	8/3/2023	Stop Work	VIO-000713	Company Asbestos Abatement Contractor License has expired.Released from SWO on 8/9/2023.				
	8/18/2023	LOD - Non-Salesforce	VIO-000720	Missed Demo 4 Benchmark dated 8/18/23. Demo was 26% of 100%. Only 21 out of 81 properties knocked. Released from Stop Work (4/7/23 to 4/12/23 & 8/3/23 to 8/9/23)-Final Appealed.Did not attend final appeal.	9/15/2023	Substantiated		
	10/16/2023	Warning	VIO-000737	Failure to update Salesforce with the Knock Down Date in a timely manner. Property was knocked on 10/4/23. Entered into SF on 10/16-12381 Wisconsin.				
	10/17/2023	LOD - Non-Salesforce	VIO-000739	Missed Final Grade Benchmark-4 dated 10/13/23. FG was 28% of 100%. Only 23 out of 81 properties were FG.	10/23/2023	Substantiated		
	12/6/2023	LOD - Non-Salesforce	VIO-000752	Missed Demolition Benchmark-4 dated 12/6/2023. Demo rolling completed-46% of 100%. Only 37 out of 81 properties completed. Demo benchmark ended on 12/8/2023. Substantiated by Deputy Dir. on 1/4/24. No Final appeal requested.	12/11/2023	Substantiated		
	1/8/2024	Warning	VIO-000760	Missed Planned Knock Down date. Property located at 15774 Mendota.				
	1/29/2024	LOD - Non-Salesforce	VIO-000762	Missed Demolition Benchmark-4 dated 1/29/2024. Demo rolling completed-51% of 100%. Only 41 out of 81 properties completed. Demo benchmark ended on 12/8/2023.Did not final appeal.		Substantiated		
	2/12/2024	Warning	VIO-000767	Failure to update Planned Knock Down dates for 3 properties.				
	2/28/2024	LOD - Non-Salesforce	VIO-000778	Missed Demolition Benchmark-4 (100%).Demo rolling completed-56% of 100%. Only 45 out of 81 properties completed. Deputy Dir. substantiated on 3/15/24. On 3/28/24, suspended by Director for 6 months.	3/5/2024	Substantiated	3/28/2024	9/27/2024
	4/9/2024	Warning	VIO-000787	Failure to update Planned Knock Down dates for a property.				
	4/30/2024	LOD - Non-Salesforce	VIO-000794	Missed Demolition Benchmark-4 (100%).Demo rolling completed-79% of 100%. Demo'd 63 out of 81 properties completed. Sixth LOD issued on 4/30/24. Did not appeal. 365 days susp. Ends 5/8/25.		Substantiated	5/8/2024	5/8/2025
	6/6/2024	Stop Work	VIO-000803	A number of sites that have exceeded their time frames as stipulated in the Scope of Services.				
<b>Leadhead Construction</b>								
	8/15/2023	Warning	VIO-000719	Failure to remove poly at demo site. City Abatement was the abatement contractor. Email sent by Tom F.-2995 Clairmont				
	8/30/2023	LOD - Non-Salesforce	VIO-000722	Failure to maintain fencing at 8896 & 8925 Kimberly. Appealed.	9/1/2023	UnSubstantiated		
	9/29/2023	LOD - Non-Salesforce	VIO-000733	Missed Demo 3 (75%) benchmark with only a 42% attainment.Benchmark date was 9/22/2023. Did not appeal.		Substantiated		
	11/17/2023	LOD - Non-Salesforce	VIO-000747	Missed a Final Grade Performance Milestone 3 (75%). Attained only 44.44%. Benchmark date was 11/10/2023. Substantiated by deputy-11/30. Did not appeal-due on 12/8/23.		Substantiated		
	12/11/2023	LOD - Non-Salesforce	VIO-000756	Sixteen (16) properties that are over 14 Days Since Open Hole-no Final Grade Request. As of 1/4/2024, none of the previous properties were on the Salesforce report.	12/15/2023	UnSubstantiated		
	12/13/2023	Warning	VIO-000758	Missing Water Hydrant addresses in Salesforce-12 properties.				
	2/2/2024	Warning	VIO-000765	Request for affidavit due to altered Asbestos Waste Manifest submitted to Liveistics.				
	5/7/2024	LOD - Non-Salesforce	VIO-000802	Improper Disposal of Debris in Alleyway-6886 Parkwood.	5/13/2024	UnSubstantiated		
	5/29/2024	Warning	VIO-000797	Work plan for adjacent emergency properties is unacceptable. Reason are attached. If this issue occurs in the future it will incur a substantiated LOD.				



	6/12/2024	LOD - Non-Salesforce	VIO-000805	It was discovered that an emergency demo notification with an incorrect address was submitted to EGLE to demolish property. Correct was 14607 Northlawn not 14707.	6/19/2024	Substantiated		
Moss Company LLC								
	8/9/2023	Warning	VIO-000715	Over 14 Days since Open Hole approval-No Final Grade request-9 properties.				
	9/5/2023	Warning	VIO-000724	Warning-Missing Water Pipe material-9 properties.				
	10/9/2023	Warning	VIO-000736	Over 14 Days since Open Hole approval-No Final Grade request-5 properties.				
	10/25/2023	LOD - Non-Salesforce	VIO-000742	Over 14 Days since Open Hole approval-No Final Grade request-1 property-17195 Arlington. Appealed. Substantiated by deputy-11/30/2023.Did not final appeal by 12/8/2023.	11/1/2023	Substantiated		
RDC Construction Services								
	8/1/2023	EGLE	VIO-000709	Violations: 2249 Fairview-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Substantiated by Deputy. Did not request final appeal.	8/8/2023	Substantiated	9/16/2023	11/15/2023
	8/30/2023	Warning	VIO-000723	Failed to update the hydrant addresses in a timely manner-8 properties.				
	9/14/2023	LOD - Non-Salesforce	VIO-000727	Over 14 Days since OH approved-no FG request-5 properties. Did not appeal.		Substantiated		
Salenbien Trucking & Excavating Inc.								
	7/31/2023	EGLE	VIO-000714	Violations: 12538 Goulburn-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Demo issue opened 6/14/23 and closed on 7/14/23.	8/2/2023	UnSubstantiated		
SC Environmental Services, LLC								
	9/28/2023	Other	VIO-000732	Wrongful Knock-17191 Justine-Contractor error-failure to validate address. Both properties are under contract with SC Environmental. Employee suspended w/o pay. Other employees issued Warning letters. Policy updated. Did not appeal.		Substantiated		
	11/21/2023	Other	VIO-000748	Wrongful Knock-19636 Albany.19652 Albany was the contracted property. Both properties are DLBA owned. Will not appeal.60 Day Suspension starts 11/30/2023 and ends 1/29/24		Substantiated	11/30/2023	1/29/2024
	4/29/2024	Warning	VIO-000793	Over 14 Days since Open Hole approval-No Final Grade request-17 properties. Company is currently working on a restructure of their team.				
	5/31/2024	EGLE	VIO-000798	Wrongful Knock-654 E Savannah. 645 E Savannah was the contracted property. This is the third violation within a 365 day period. Director substantiated on July 18th. Received EGLE violation. Will review progress in October 2024.		Substantiated	7/18/2024	7/18/2025



# Detroit Block X Block

Powered by the Construction & Demolition Department

We've launched **Detroit Block by Block**, an online archive of stories from Detroiters about some of the city's now-closed commercial buildings.

As our department aggressively addresses commercial blight for the overall safety and wellbeing of our residents, **Block by Block** will maintain memories of the past by highlighting the experiences of Detroiters and the buildings that played impactful roles in their lives.

Join the experience at  
<https://detroitmi.gov/blockbyblock>



@DetroitBlockByBlock



# Detroit Animal Care and Control

Detroit Block X Block



## DETROIT ANIMAL CARE AND CONTROL

5700 Russell St.

**Rhea Bautista, Capital Planning Manager:** “This project means a lot to me. These fur babies deserve a lot of care and hopefully their forever home.”

**CLICK HERE** to take a look inside the new \$11 million Detroit Animal Care and Control facility. Discover why this ARPA-funded project is especially meaningful to Construction and Demolition Capital Planning Manager Rhea Bautista.





# 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**



## CONTACT INFORMATION TO KNOW



### Detroit Construction and 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)

I Am Detroit

# EMPLOYEE SPOTLIGHT

"I Am Detroit" highlights the Detroit Construction & Demolition Department team members and their unwavering commitment to serving Detroit's residents.







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# **DETROIT CONSTRUCTION and DEMOLITION**



**Construction  
& Demolition  
Department**

