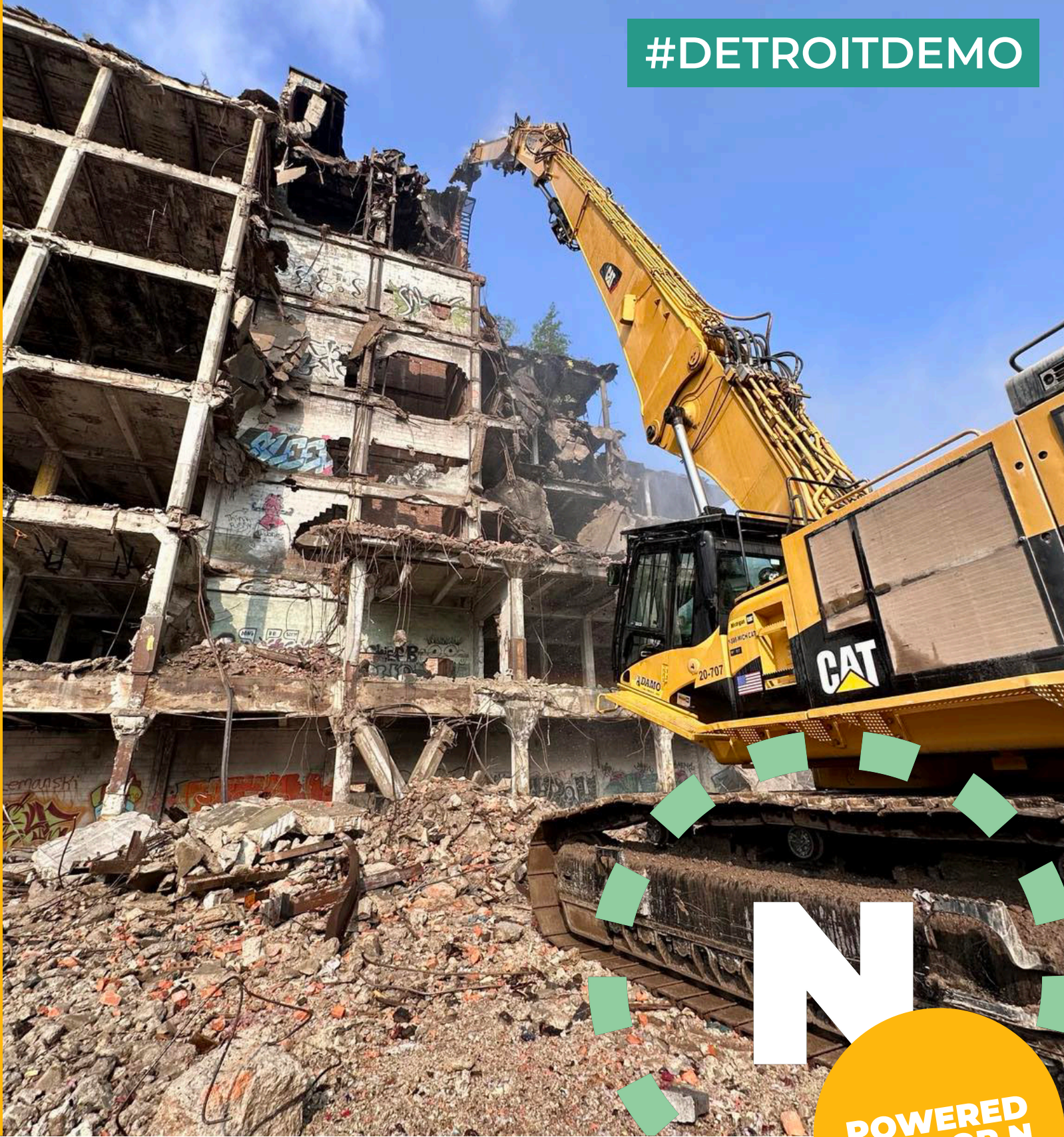


#DETROITDEMO



N

POWERED
BY PROP N

Detroit Construction & Demolition Newsletter

As of **July 31, 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

2,428 Completed Trash Out's

4,103 Clear Board Installations

2,428 Completed Stabilizations

2,080 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 7/31/2024



Demo Dashboard Overview



7,835

HOMES CONTRACTED USING BOND FUNDING

0

HOMES CURRENTLY OUT FOR BID

612

PENDING ABATEMENT

587

READY FOR DEMOLITION

6,632

HOMES DEMOLISHED

6,497

DEMOLITIONS THAT HAVE BEEN GRADED

As of 7/31/2024





DEMOLITIONS & STABILIZATIONS

DISTRICT 1

DISTRICT 2

DISTRICT 3

DISTRICT 4

DISTRICT 5

DISTRICT 6

DISTRICT 7

Completed Residential Demos

572 **420** **1,684** **1,427** **614** **863** **1,035**

Remaining

101 **56** **381** **360** **157** **87** **237**

Completed Stabilizations

165 **153** **574** **478** **331** **276** **359**

Remaining

70 **68** **272** **217** **139** **48** **146**

Completed Commercial Demos

13 **20** **37** **30** **70** **56** **40**

Remaining

14 **16** **29** **26** **31** **26** **24**

As Of July 2024





July Metrics

Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo	1	100%
Detroit Next	2	0%
DMC Consultants	3	50%
Gayanga	4	0%
Inner City	18	67%

July 2024 Payments

CONTRACTOR	Sum of Amount Paid
3D WRECKING LLC	\$ 8,200.00
ADVANCE PLUMBING & HEATING CO	\$ 59.21
AKT PEERLESS ENVIRONMENTAL SERVICES LLC	\$ 12,200.00
Atlas Plumbing Supply Co.	\$ 119.08
Beam, Longest and Neff, LLC	\$ 50,060.00
BENKARI MECHANICAL LLC	\$ 77,257.79
Blue Star, Inc.	\$ 2,500.00
DMC CONSULTANTS INC	\$ 1,560,923.00
Environmental Testing & Consulting Inc	\$ 117,417.00
GANDOL, INC	\$ 13,714.00
GAYANGA CO	\$ 1,358,421.73
GTJ CONSULTING LLC	\$ 23,620.00
HOMRICH	\$ 127,186.68
Inner City Contracting, LLC	\$ 1,825,313.91
J Keith Construction LLC	\$ 68,735.37
LEADHEAD CONSTRUCTION LLC	\$ 48,402.45
LIMBACH COMPANY LLC	\$ 28,704.21
MacDermott Roofing, Inc	\$ 12,406.80
P & P Group Inc.	\$ 103,800.00
PREMIER GROUP ASSOCIATES LC	\$ 83,367.50
RDC CONSTRUCTION SERVICES	\$ 2,500.00
Salenbien Trucking and Excavating, Inc.	\$ 134,608.93
SC Environmental Services, LLC	\$ 1,312,432.00
SMALLEY CONSTRUCTION INC	\$ 31,500.00
THE MANNIK & SMITH GROUP INC	\$ 17,440.00
W-3 / J.J. Barney JV LLC	\$ 97,892.62
Grand Total	\$ 7,118,782.28

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. Missed Commercial Benchmarks-Bond Groups-203 & 207. Letter rescinded due to missing permits. Missed Commercial Benchmarks.				
	10/11/2023	Warning	VIO-000788					
	4/5/2024	Warning	VIO-000789					
Blue Star								
	9/26/2023	Warning	VIO-000731	Missing water pipe material-11 properties. Over 14 Days since OH approved no FG Grade request-4 properties.				
	11/7/2023	Warning	VIO-000745					
Detroit Next								
	12/8/2023	Warning	VIO-000753	Warning-Missed Term of Performance for Emergency Property-19608 Coventry.				
DMC Consultants								
	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. 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. Warning-missing Water Pipe Material information-12 properties.		Substantiated		
	11/29/2023	LOD - Non-Salesforce	VIO-000759	Missed an Demo Performance Benchmark-2 (50%) for Bond Groups Q1&2. See attached Salesforce report. Missed EMG timeline on a property located at 17144 Harlow. A section of asphalt near 5948 Seminole, between Lambert and Medbury, was damaged. See attached pictures. DMC has acknowledged responsibility for this damage. Paid for damage-Invoice attached. Missed a Demo Performance Benchmark-3 (75%) for Bond Groups Q1 (64%), & Q2 (64%). See attached Salesforce report.		Other		
	2/12/2024	Warning	VIO-000769					
	4/29/2024	Warning	VIO-000792					
	5/13/2024	Warning	VIO-000796					
	6/17/2024	LOD - Non-Salesforce	VIO-000806		6/17/2024	UnSubstantiated		
	7/1/2024	Warning	VIO-000807					
Gayanga Co. LLC								
	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.		Other		
	2/21/2024	Warning	VIO-000776	Missed Demolition Performance Milestones-1 (25%) for Bond Groups Q10, Q11 & Q12.		Other		
	2/29/2024	HSV-3D	VIO-000779	Health and Safety Violation: Failure to Remove or Report asbestos containing waste material-floor tile to Demolition Department. Deputy Director unsubstantiated violation. Over 7 days since knock-no OH request. Missed Abatement Performance Milestones-1 (50%) for Bond Groups Q10 and Q11. They had abatement issues in Jan and Feb 2024.	2/29/2024	UnSubstantiated		
	3/27/2024	Warning	VIO-000786					
	5/3/2024	Warning	VIO-000791			Other		
Homrich								
	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. Commercial properties that missed 1 or more benchmarks. Warning: damage of fencing at 7575 Palmetto due to the collapse of the property's exterior rear wall.	9/20/2023	UnSubstantiated		
	9/22/2023	Warning	VIO-000729					
	6/12/2024	Warning	VIO-000804					
Inner City Contracting, LLC								
	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. Missed entering the knock-down date for 11850 Van Dyke into Salesforce within one business after knock.				
	12/12/2023	Warning	VIO-000757	Over 14 Days since Open Hole-No FG request-20 properties. . Missing abatement details for 55 properties. Conference Call Record: Contractor failed to Failure to submit Emergency Demolition Fence Plans in a timely fashion.				
	1/10/2024	Warning	VIO-000761					
	1/29/2024	Warning	VIO-000763	Missed entering the Planned knock-down date for 4 properties. Properties over 30 days				
	2/9/2024	Other	VIO-000781	Missed Demolition Benchmark-1 (25%) Bond Group Q20. Conference Call Record: Contractor failed to verify location of scheduled demolition. Without intervention from DCDD Field Liaison, the wrong property would have been knocked. See attached conference record from Linda Montgomery.				
	2/12/2024	Warning	VIO-000768					
	2/15/2024	Warning	VIO-000799	Conference Call Record: Subject: Miscommunication between ICC and demo team. They changed their fencing plan without informing demo team. Not a recurring event.				
	2/21/2024	Warning	VIO-000777					
	2/29/2024	Other	VIO-000780					
	3/22/2024	Other	VIO-000784					
	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. Over 14 Days since Open Hole-No FG request-36 properties.				
	4/11/2024	Warning	VIO-000809					
	4/18/2024	EGL	VIO-000790	Violations: 7757 Rosemont-1. Failure to remove all RACM. 2. Failure to adequately wet RACM. Violation substantiated on 8/22/24. Dir. needed time to review with EDD team. Wrongful demolition. 10156 Elmira was the scheduled property to be knocked. 10146 Elmira was knocked instead. Both are contracted to ICC. Substantiated. 365 days suspension.	5/9/2024	Substantiated	8/26/2024	9/25/2024
	7/11/2024	Other LOD - Non-Salesforce	VIO-000808	Over 14 Days since Open Hole-No FG request-36 properties. Did not appeal.	7/12/2024	Substantiated	8/26/2024	8/26/2025
	7/17/2024	Non-Salesforce	VIO-000810					

12 Month Discipline Report

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. 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		
10/17/2023	LOD - Non-Salesforce	VIO-000739					
12/16/2023 1/8/2024	LOD - Non-Salesforce Warning	VIO-000752 VIO-000760	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. Missed Planned Knock Down date. Property located at 15774 Mendota.	12/11/2023	Substantiated		
1/29/2024 2/12/2024	LOD - Non-Salesforce Warning	VIO-000762 VIO-000767	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. Failure to update Planned Knock Down dates for 3 properties.		Substantiated		
2/28/2024 4/9/2024	LOD - Non-Salesforce Warning	VIO-000778 VIO-000787	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. Failure to update Planned Knock Down dates for a property.	3/5/2024	Substantiated	3/28/2024	9/27/2024
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.				
Leadhead Construction							
8/30/2023	LOD - Non-Salesforce	VIO-000722	Failure to maintain fencing at 8896 & 8925 Kimberly. Appealed. Missed Demo 3 (75%) benchmark with only a 42% attainment. Benchmark date was 9/22/2023. Did not appeal.	9/1/2023	Unsubstantiated		
9/29/2023	LOD - Non-Salesforce	VIO-000733			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 12/13/2023	LOD - Non-Salesforce Warning	VIO-000756 VIO-000758	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. Missing Water Hydrant addresses in Salesforce-12 properties.	12/15/2023	Unsubstantiated		
2/2/2024 5/7/2024	Warning LOD - Non-Salesforce	VIO-000765 VIO-000802	Request for affidavit due to altered Asbestos Waste Manifest submitted to Livegistics. Improper Disposal of Debris in Alleyway-6886 Parkwood. Work plan for adjacent emergency properties is unacceptable. Reason are attached. If this issue occurs in the future it will incur a substantiated LOD.	5/13/2024	Unsubstantiated		
5/29/2024	Warning	VIO-000797					
6/12/2024 8/19/2024 8/26/2024	LOD - Non-Salesforce LOD - Non-Salesforce LOD - Non-Salesforce	VIO-000805 VIO-000811 VIO-000812	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. Failure to revise an EGLE Notification Start Date for 9300 Wildemere. Unapproved Backfill Material Source prior to backfill-1932 Devonshire	6/19/2024	Substantiated		
Moss Company LLC							
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. 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		
10/25/2023	LOD - Non-Salesforce	VIO-000742					
RDC Construction Services							
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		
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. 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
11/21/2023	Other	VIO-000748					
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



Tiny Trades



Exposing Detroit youth to the skilled trades.



Tiny Trades is a volunteer-driven initiative with City of Detroit employees, launched by Construction and Demolition Dir. LaJuan Counts in partnership with local unions. The program, which launched in July 2024, focuses on providing exposure to the skilled trades for Detroit youth.



"We've got to grow our own talent," said Director LaJuan Counts. "I think it's necessary for us to start at this level in order for us to have the talent to even focus on in the future."

[CLICK HERE](#) to watch a recap of Tiny Trades camp



Thank you to our local unions and sponsors:

Plumbers Local 98
IBEW Local 58
Volvo
Alta Equipment
Company
MI Statewide Carpenters
& Millwrights

[Click To View Photo Gallery](#)



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





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DETROIT CONSTRUCTION and DEMOLITION



**Construction
& Demolition
Department**



CONTACT INFORMATION TO KNOW



Detroit Construction and 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

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.

