

#DETROITDEMO



# Detroit Construction & Demolition Newsletter

As of *September 30, 2024*

POWERED  
BY PROP N

# STABILIZATION

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



# PROGRESS

**2,332** Completed Trash Out's

**4,212** Clear Board Installations

**2,605** Completed Stabilizations

**2,655** 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 9/30/2024



# Demo Dashboard Overview



7,852

HOMES CONTRACTED USING BOND FUNDING

0

HOMES CURRENTLY OUT FOR BID

423

PENDING ABATEMENT

539

READY FOR DEMOLITION

6,886

HOMES DEMOLISHED

6,780

DEMOLITIONS THAT HAVE BEEN GRADED

As of 9/30/2024





## DEMOLITIONS & STABILIZATIONS

DISTRICT 1

DISTRICT 2

DISTRICT 3

DISTRICT 4

DISTRICT 5

DISTRICT 6

DISTRICT 7

Completed Residential Demos

**577**

**424**

**1,803**

**1,514**

**639**

**876**

**1,053**

Remaining

**76**

**42**

**238**

**257**

**129**

**56**

**168**

Completed Stabilizations

**199**

**120**

**607**

**515**

**388**

**284**

**413**

Remaining

**42**

**98**

**226**

**184**

**99**

**40**

**104**

Completed Commercial Demos

**13**

**24**

**40**

**33**

**76**

**61**

**48**

Remaining

**14**

**18**

**31**

**22**

**28**

**24**

**21**

As Of September 2024





# September Metrics

## Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo	1	100%
Detroit Next	3	0%
DMC Consultants	3	67%
Homrich	1	100%
Inner City	1	100%
Salenbien	8	88%

## September 2024 Payments

Contractor	Sum of Amount Paid
ADAMO DEMOLITION COMPANY	\$ 323,343.50
ATC GROUP SERVICES	\$ 45,095.00
Detroit Next Inc.	\$ 39,500.00
DLZ	\$ 22,440.00
DMC CONSULTANTS INC	\$ 842,873.00
GAYANGA CO	\$ 1,075,988.00
GTJ CONSULTING LLC	\$ 302,114.00
Inner City Contracting, LLC	\$ 1,711,535.11
LEADHEAD CONSTRUCTION LLC	\$ 1,100.00
LIMBACH COMPANY LLC	\$ 50,735.48
MacDermott Roofing, Inc	\$ 6,127.79
P & P Group Inc.	\$ 16,900.00
PREMIER GROUP ASSOCIATES LC	\$ 3,787.50
Salenbien Trucking and Excavating, Inc.	\$ 394,544.65
SC Environmental Services, LLC	\$ 244,742.00
<b>Grand Total</b>	<b>\$5,080,826.03</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
Adamo Group, Inc.	10/11/2023	Warning	VIO-000788	Missed Commercial Benchmarks-Bond Groups-203 & 207. Letter rescinded due to missing permits. Missed Commercial Benchmarks.				
	4/5/2024	Warning	VIO-000789					
Blue Star	11/7/2023	Warning	VIO-000745	Over 14 Days since OH approved no FG Grade request-4 properties.				
Detroit Next	12/8/2023	Warning	VIO-000753	Warning-Missed Term of Performance for Emergency Property-19608 Coventry.				
	8/26/2024	Warning	VIO-000814	Warning-Missed Term of Performance for Emergency Property-18635 Albany and 6219 Stahelin.				
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.				
	11/29/2023	LOD - Non-Salesforce	VIO-000759	Warning-missing Water Pipe Material information-12 properties.		Substantiated		
	2/12/2024	Warning	VIO-000769			Other		
	4/29/2024	Warning	VIO-000792	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.				
	5/13/2024	Warning	VIO-000796					
	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. Missed a Demo Performance Benchmark-3 (75%) for Bond Groups Q1 (64%), & Q2 (64%). See attached Salesforce report.	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. Missed Abatement Performance Milestones-1 (25%) for Bond Groups Q10 and Q11.		Other		
	2/13/2024	Warning	VIO-000775			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.	2/29/2024	UnSubstantiated		
	3/27/2024	Warning	VIO-000786			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		
	9/4/2024	LOD - Non-Salesforce	VIO-000815	Failure to follow proper protocol for a fallen electric line-19245 Albany. Upheld by Deputy on 10/3/24.	9/12/2024	Substantiated		
	9/19/2024	LOD - Non-Salesforce	VIO-000818	Missed Demolition Performance Benchmark-4 (100%) for Bond Groups: Q10, Q11, and Q12.Appealed. Also, requested extension on above groups. Upheld by deputy.	9/26/2024	Substantiated		
Homrich	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	10/20/2023	Warning	VIO-000740	Failed to timely enter the Start and Finish dates on the PASV Smartsheet. Missed an emergency timeline for a property at 11850 Van Dyke.				
	12/8/2023	Warning	VIO-000755					
	12/12/2023	Warning	VIO-000757	Missed entering the knock-down date for 11850 Van Dyke into Salesforce within one business after knock. Over 14 Days since Open Hole-No FG request-20 properties. .				
	1/10/2024	Warning	VIO-000761					
	1/29/2024	Warning	VIO-000763	Missed invoice cut-off date Milestone-Bond Group A3/A8 Conference Call Record: Contractor failed to Failure to submit Emergency Demolition Fence Plans in a timely fashion.				
	1/31/2024	Warning	VIO-000819					
	2/9/2024	Other	VIO-000781	Missed entering the Planned knock-down date for 4 properties. Properties over 30 days				
	2/12/2024	Warning	VIO-000768					
	2/15/2024	Warning	VIO-000799	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. 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	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.				
	3/22/2024	Other	VIO-000784	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.	5/9/2024	Substantiated	8/26/2024	9/25/2024
	3/25/2024	Warning	VIO-000785	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. Over 14 Days since Open Hole-No FG request-36 properties. Did not appeal.				
	4/11/2024	Warning	VIO-000809					
	4/18/2024	EGLE	VIO-000790	Caused the wall of a commercial property (13200 LaSalle) to collapse during demolition operations. This resulted in excessive fugitive dust.	7/12/2024	Substantiated	8/26/2024	8/26/2025
	7/11/2024	Other	VIO-000808					
	7/17/2024	LOD - Non-Salesforce	VIO-000810					
	8/29/2024	Warning	VIO-000816					
J Keith Construction	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. Missed Planned Knock Down date. Property located at 15774 Mendota.	12/11/2023	Substantiated		
	1/8/2024	Warning	VIO-000760					
	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. Failure to update Planned Knock Down dates for 3 properties.				
	2/12/2024	Warning	VIO-000767					

# 12 Month Discipline Report

	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 6/6/2024	LOD - Non-Salesforce Stop Work	VIO-000794 VIO-000803	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. A number of sites that have exceeded their time frames as stipulated in the Scope of Services. 8163 Mandalay. Failure to update notification-the demolition end date, Failure to keep ACWM adequately wet, Failure to deposit ACWM as soon as practical at a Type II facility. Did not appeal.		Substantiated	5/8/2024	5/8/2025
Leadhead Construction	9/3/2024	EGLE	VIO-000813				9/11/2024	11/10/2024
	11/17/2023 12/11/2023 12/13/2023 2/2/2024 5/7/2024	LOD - Non-Salesforce Warning Warning LOD - Non-Salesforce	VIO-000747 VIO-000756 VIO-000758 VIO-000765 VIO-000802	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. 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. 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.	12/15/2023	UnSubstantiated		
	5/29/2024 6/12/2024 8/19/2024	Warning LOD - Non-Salesforce LOD - Non-Salesforce	VIO-000797 VIO-000805 VIO-000811	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. Did not appeal.	6/19/2024	Substantiated Substantiated		
	8/26/2024 9/16/2024	LOD - Non-Salesforce LOD - Non-Salesforce	VIO-000812 VIO-000817	Unapproved Backfill Material Source prior to backfill-1932 Devonshire. Appeal request was requested 4 days late. During backfill activities at 2011 Pasadena, LHC operated with an expired Miss Dig Ticket when a gas line was struck. In addition, LHC failed to immediately notify CDD of a gas leak at the site. Appealed.	9/16/2024		9/3/2024	3/5/2025
Moss Company LLC	10/9/2023 10/25/2023	Warning LOD - Non-Salesforce	VIO-000736 VIO-000742	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		
SC Environmental Services, LLC	11/21/2023 4/29/2024 5/31/2024	Other Warning EGLE	VIO-000748 VIO-000793 VIO-000798	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 Over 14 Days since Open Hole approval-No Final Grade request-17 properties. Company is currently working on a restructure of their team. 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	11/30/2023	1/29/2024
						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





# Sherrill Elementary School

7300 Garden

Detroit Block X Block

"If these spaces stay up in the state that they are, they attract an element that you don't want in the community." said RuShann Long, a longtime community activist who attended Sherrill Elementary in the early 1960s.

[CLICK HERE](#) or scan the QR code below to watch the full interview with RuShann Long as she reflects on fond memories of Sherrill and what led her to community activism as a longtime Detroit.



# 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



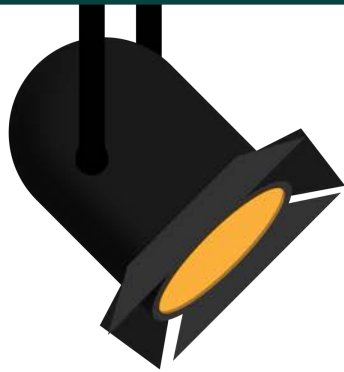
### Report abandoned and/or Dangerous Building

313-224-3215  
BSEDDemo@detroitmi.gov



### Department of Neighborhoods

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



## New Hire

# EMPLOYEE SPOTLIGHT

Heather joins us as a GIS (Geographic Information Systems) and Data Analyst, where she will handle data analysis, management, and reporting for residential and commercial demolitions across the city.

We're excited to have you on board, Heather!

### NEW HIRE SPOTLIGHT

NAME: Heather Zeigler

JOB TITLE: GIS/ Data Analyst

#### INTERESTING FACT ABOUT YOURSELF:

I'm a hobby stained-glass artist, which means I create colorful glass art pieces for fun. I've also traveled to over 12 countries so far!

