

Issue with Detroit Thermal Proposed Design	Concern	Suggested Solution
Civil Plans were not submitted in the DT Application to DHDC.	DHDC projects require a complete application for approval.	Complete required DHDC Application, including Civil Plans referenced in the design drawings.
		Resolve existing Stop Work Order Violations.
		Pay permit fees and stop work penalties.
		Apply for and comply with for all required BSEED and City of Detroit Permits.
		Apply for all Dept of Pubic Work Permits.
Professional Engineer stamped and sealed drawings prepared without Professional Engineer review.	Lack of professional engineering design review. Lack of referenced design documents in submittal.	Giffels Webster should conduct internal peer review with non team members as professional engineering peer review requires. Include all referenced design drawings.
Removal and replacement of architecurally significant fence detail not submitted.	How will the historic mid-century modern fence be cut, repaired and repainted?	Provide details on the process to respectfully cut the fence sections, resoration requirements and specifications and finishing specifications.
	Who will be restoring the fence?	Hire restoration firm to replace fence.
	Where will the section of removed fence be stored?	Store fence on Lafayette Park Co-op property for safe storage and retention.
	Will security be provided due to fence removal?	Provide security for co-op.
Protection detail for the historic playground area was not provided.	Playground might be damaged by excavation activities.	Provide details on playground protection.
	Specify access for playground during non-work hours.	Provide access details for residents.
No project schedule or timeline presented for the playground area or overall project	The revised plans do not specify workday time restrictions.	Providework hours for a residential site (e.g., construction can only occur weekdays from 8 AM to 5 PM).
	The revised plans do not specify a detailed project timeline.	Prepare a project schedule.
Work area Isolation includes installation of a 6-foot tall fence.	The revised plans do not specify fence installation or removal details.	Provide a copy of the Civil Plans referenced in the design drawings.
No protection detail presented for the Lafayette Plaisance Park sidewalks along Equipment Movement Routes.	The revised plans do not specify sidewalk protection or repair/replacement details.	Provide a copy of the Civil Plans referenced in the design drawings.
	The current sidewalk construction and condition is inadequate for the movement of excavation and construction support equipment.	Replace all damaged sidewalks in Lafayette Plaisance Park as the equipment movement pathway.
		Replacement of the Lafayette Plaisance Park sidewalk should be a payment requirement as reparation to the City of Detroit for access to this historic public park.

Table Continued

No soil management plan or detail was submitted.	Use appropriate environmental management of fill material and soil during excavation in the Antietam St, Nicolet and Joliet Place public right-of-way areas, or the Lafayette playground and LaSalle Co-op open cut areas.	Apply for all required BSEED and DPW permits.
		Comply with all City of Detroit Permits.
		Include detailed soil testing protocols, staging, and/or disposal of soils in accordance with EGLE generic residential cleanup criteria.
No protection details included for the excavation work area. No protection detail presented for structures, mature trees, bushes, plantings and grass turf within the areas where active excavation and equipment movement activities are occurring.	Excavation activities and ground protection solutions ignore the recommendations of the DT arborist, The Tree Surgeon.	Provide ground protection as specified by a registered and certified arborist.
		Each tree, bush and planting area should be protected to "at least the dripline" as specified by their arborist using plywood sheets or other materials to protect the root structure of the plants within the work area and equipment movement routes.
		Complete construction activities outside the drip line of all vegetation as recommended by a registered and certified arborist.
		Update drawings to reflect registered and certified arborist instructions. Install adequate ground protection anywhere heavy equipment is being used.
No protection detail included for the playground excavation work area.	Ensure future health and vitality of mature trees and landscape within Lafayette Park (the Lafayette co-op properties and the Lafayette Plaisance Park) affected by construction activities.	Provide adequate long term financial assurance for restoration of the NHL status for structures, landscape and hardscape in accordance with the Alfred Caldwell landscape architecture design. Ensure the exact replacement of any damaged structures, mature trees and understory plantings well after the completion of the construction project.
No construction equipment movement protection path present on the design drawings from Lafayette Plaisance Park into the co-op property. Equipment movement protection area ends before reaching the sidewalk near the work area and within the active construction area.	Lack of protection of structures, mature trees, landscape areas, and grass turf surface and co-op sidewalk within the active construction area.	Follow registered and certified arborist guidelines provided for all equipment movement and active excavation areas in the project area.

Table Continued

No construction details are included in the design package.	Civil Plans are referenced but not included.	Provide a copy of the Civil Plans referenced in the design drawings.
		Provide details for excavation methods, backfill material, compaction and surface restoration.
		Provide depth of the excavation and the use of shoring or trench boxes to protect workers and prevent trench cave-in and further damage to or loss of mature trees within the <u>excavation area</u> .
		Provide specifications for excavation methods and OSHA and MIOSHA required confined space entry, shoring, and sloping details for excavations and trenches per USEPA 29 CFR 1926 ( <a href="https://www.osha.gov/construction">https://www.osha.gov/construction</a> ).
		Utilize Hydro-excavation or hand excavation methods within the proposed excavation areas.
Restore density of existing plantings to the <b>exact</b> preconstruction conditions at the end of the project.	No specifications for <b>exact</b> mature tree, shrub, or turf restoration.	Restore the planting to the <b>exact</b> Albert Caldwell preconstruction conditions at the end of the project. Follow registered arborist recommendations.
No communication plan.	City, DT agreed to prepare a detailed communication plan with spokespersons from 1300 Lafayette (the DT client), DT, and Lafayette Park members/owners prior to submitting revised drawings. Promised meetings never occurred.	As any access agreement (should there be one submitted), specify open and frequent communication methods and public meetings on a regular schedule throughout the project.