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#DETROITDEMO



# Detroit Demolition Newsletter

*As of January 31st, 2023*

# The Monthly

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Detroit Demolition Department News

January 2023

- LaJuan Counts is learning to embrace discomfort as head of Detroit's demolition department [Link Here](#)
- Quite a calling: 3 generations of family work demolition removing Detroit blight [Link Here](#)
- Another round of demolition at the infamous Packard Plant [Link Here](#)
- Packard Plant demolition continues Tuesday [Link Here](#)
- Demolition begins on another large section of Detroit's abandoned Packard Plant [Link Here](#)
- Another piece of ex-Packard Plant razed but there's plenty of ruin left [Link Here](#)
- The long road ahead toward Packard Plant site redevelopment [Link Here](#)
- 2nd round of demolition begins at Detroit's iconic Packard plant [Link Here](#)
- Packard Plant in Detroit slowly disappearing as 2nd part of demolition begins [Link Here](#)

# Bond Demolition Dashboard

4,363

Homes contracted using bond funding

872

Homes currently out for bid

724

Pending Abatement

395

Ready for demolition

3,244

Homes have demolished

3,140

Demolitions have been graded



# 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

**1,234** Completed Trash Out's

**1,928** Completed Board Ups

**1,276** Completed Stabilizations

## Partners

**AW Preservation**

**Gayanga**

**J. Keith Construction**

**GTJ Consulting/MWV**

**Detroit Grounds Crew**

**Motor City Preservation**

**Payne Landscaping**

**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.



# January Metrics

## Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
DMC Consultants	1	100%
Gayanga Co	5	80%
Inner City Contracting	8	88%
SC Environmental	11	73%
Smalley	2	100%

## January 2023 Payments

CONTRACTOR	Sum of Amount Paid
Adamo Demolition Company	\$88,654.50
AKT Peerless Environmental Services LLC	\$4,400.00
ATC Group Services	\$67,258.50
AW Preservation LLC	\$1,860.00
Beam, Longest and Neff, LLC	\$290,015.00
Blue Star, Inc.	\$33,489.60
Detroit Next Inc.	\$26,224.00
DLZ	\$97,920.00
DMC Consultants, Inc.	\$515,316.00
Environmental Testing & Consulting, Inc	\$156,916.00
Gayanga CO	\$700,213.33
GTJ Consulting LLC	\$142,630.00
Homrich	\$62,866.00
Inner City Contracting, LLC	\$251,283.00
J Keith Construction LLC	\$96,915.00
Leadhead Construction LLC	\$216,661.00
Moss Company LLC	\$151,193.50
Premier Group Associates LLC	\$5,800.00
Professional Service Industries, Inc.	\$2,207.00
RDC Construction Services	\$89,006.00
Salenbien Trucking and Excavating, Inc.	\$685,634.79
SC Environmental Services, LLC	\$463,745.00
The Mannik & Smith Group, Inc.	\$131,627.76
<b>Grand Total</b>	<b>\$4,281,835.98</b>

# 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
<b>3D Wrecking, LLC</b>							
11/7/2022	LOD	VIO-000599	Exceeded the timeline for an emergency property-3703 S. Deacon. Appealed for 12/1/22 Board-Tim-substantiated. Did not request for a final appeal.	11/8/2022	Substantiated	-	-
<b>Blue Star</b>							
11/29/2022	Stop Work	VIO-000608	Failure to secure the site and commence alteration activities on an emergency property. Did not account for fencing needs to secure the property. Stop all work at 8676 Dearborn.	-	-	-	-
11/29/2022	LOD	VIO-000607	Missed Emergency timeline-8676 Dearborn. Did not appeal.	-	Substantiated	-	-
<b>Detroit Next</b>							
10/18/2022	LOD	VIO-000592	Over 14 Days since Open Hole Approved-no Backfill/Final Grade Request. Five properties.Did not appeal.	-	Substantiated	-	-
10/21/2022	LOD	VIO-000595	Failure to use water during Load-out and Transport debris directly to a Type II Landfill-14863 Turner. Did not appeal.	-	Substantiated	-	-
12/6/2022	LOD	VIO-000625	Safety Barrier/Fencing violations-14880 Washburn. Deputy substantiated on 1/5/2023. Final appeals board scheduled for 1/26/23. LOD #3. Substantiated by Director.	1/10/2023	Substantiated	-	-
1/19/2023	LOD	VIO-000634	Over 14 Days since Open Hole Approved-no Backfill/Final Grade Request. Seven properties. 3 substantiated LODs. Deputy substantiated on 2/2/23. Waiting for final appeal by 2/9.	1/25/2023	-	-	-
<b>DMC Consultants</b>							
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. Outcome of Board: On Hold. Pending review of SF report on 7-1-22. Met expectation.	4/7/2022	UnSubstantiated	-	-
<b>Gayanga Co. LLC</b>							
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 request a final 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.	-	-	-	-
6/7/2022	LOD	VIO-000553	LOD-Missed Emergency demo timeline-5565 Joseph Campau. Did not appeal.	-	Substantiated	-	-
9/13/2022	LOD	VIO-000583	LOD-Failure to follow protocol for a Damaged Utility power Line-1558 St. Clair. Did not appeal.	-	Substantiated	-	-
10/4/2022	LOD	VIO-000584	LOD-Missed Demolition Services Milestone-3 (75%). Bond Group E1. Many contractors dealing with trucking and gas issues. Unsubstantiated-at 11/3 Board-Tim.	10/4/2022	UnSubstantiated	-	-
10/25/2022	LOD	VIO-000596	LOD-Missed Abatement Services Milestone-3 (75%). Bond Group H1. Substantiated at Deputy Dir. board meeting on 11/3/22. Needed time to set-up their self abatement unit. Appeals date changed to 11/16.	11/7/2022	UnSubstantiated	-	-
10/31/2022	LOD	VIO-000597	LOD-Missed Demolition Services Milestone-3 (75%). Bond Group H1/SA. Unsubstantiated by Deputy Director.	11/1/2022	UnSubstantiated	-	-
<b>Homrich</b>							
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-11865 Maiden. 1st Appeal-Substantiated. Appealed-6.3.22. Final appeal-6.23.22-Upheld.	5/13/2022	Substantiated	-	-
5/23/2022	LOD	VIO-000550	Stockpiling material (scrap metal) on an adjacent property-14451 Camden. 1st Appeal-Substantiated. Appealed-6.3.22. Final appeal 6.23. Unsubstantiated.	5/26/2022	UnSubstantiated	-	-
<b>Inner City Contracting, LLC</b>							
6/21/2022	Stop Work	VIO-000557	Office of Inspector General (OIG) issued an interim suspension pending their investigation. Stop Work Order starts 6/21/22. SWO lifted 9/13/22.	-	-	6/21/2022	9/13/2022
<b>J Keith Construction</b>							
11/17/2022	Stop Work	VIO-000603	Waiting to determine if the load has been properly disposed at the landfill- 15865 Stoepeel. We need an affidavit that speaks to the exact location(s) (by site address) of the trailer that contained the ACWM.	-	-	-	-
2/2/2023	Stop Work	VIO-000644	Violation of Detroit City Code Section 8-2-20 which prohibits the use of independent contractors on any City of Detroit demolition site. Cease all work.	-	-	-	-
<b>Juniors JRS Construction, LLC</b>							

5/13/2022	Contract Termination	VIO-000543	Termination of Contract # A11, 46 properties. Based on recommendation from 3D to OCP. Notice of Termination for Convenience issued by City of Detroit Office of Contracting and Procurement on 5/13/2022.	-	Substantiated	-	-
<b>Lakeshore Global Corporation</b>							
8/25/2022	LOD	VIO-000577	Missing Asbestos training Certifications and Accreditation documents. Did not appeal.	-	Substantiated	-	-
9/9/2022	Stop Work	VIO-000581	Lakeshore Global Corporation to stop all work on 2944 Lakeview and 2174 Lenox. Rescinded NTP for 4859 Lakewood. All actions are terminated.	-	-	-	-
<b>Leadhead Construction</b>							
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. Did not appeal.	-	Substantiated	-	-
6/24/2022	LOD	VIO-000559	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-15 properties. Did not appeal.	-	Substantiated	-	-
8/10/2022	LOD	VIO-000573	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-12 properties. Unsubstantiated due to other contractors with the same trucking issues.	8/17/2022	UnSubstantiated	-	-
8/25/2022	LOD	VIO-000576	Failure to disconnect water to property resulted in Water in Open Hole-19393 Healy.	9/1/2022	Substantiated	10/27/2022	4/28/2023
12/20/2022	Stop Work	VIO-000619	Expired insurance certificate. Ordered to immediately stop ALL work under contract with the Department. Received requested information. SWO lifted.	-	-	-	-
<b>Moss Company LLC</b>							
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	-	-
6/28/2022	LOD	VIO-000560	Improperly Installed Fencing-15844 Patton. Observed by a Field Liaison on June 14, 2022. During a revisit on June 27th, the fencing was still out of compliance. Did not appeal.	-	Substantiated	-	-
6/29/2022	LOD	VIO-000561	Over 14 Days Since Open Hole Approval-no Backfill/FG request-22 properties. Appeals board on 8/11/22. Unsubstantiated due to admin oversight. Issued a separate LOD for entering Salesforce data late.	7/13/2022	UnSubstantiated	-	-
8/15/2022	LOD	VIO-000574	LOD issued due to missing Salesforce data timelines.Oversight due to new administrative staff.	-	Substantiated	8/11/2022	9/10/2022
1/4/2023	Stop Work	VIO-000627	Expired Wrecking License. Started on 1/4/2023.	-	-	-	-
1/20/2023	Other	VIO-000636	Corrective Action Plan-found that Moss used denied fill material from a source located at 113344 Harvard" at 15701 Lamphere and unapproved fill material from a source located at 11297 Langley" and 15816 Dacosta.	-	-	-	-
<b>RDC Construction Services</b>							
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. RDC response to EGLE sent 5/30. Spoke w/ Tammy B. did not rescind. Did not appeal on time-2 weeks late. 2-EGLE.	-	Substantiated	5/13/2022	11/12/2022

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. Released 5/12/22	-	-	-	-
5/19/2022	LOD	VIO-000549	Dumping a debris pile on an adjacent property located at 5950 Northfield. Did not appeal-5th LOD. Suspended-183 days. Returns on 11/27/2022.	-	Substantiated	5/27/2022	11/26/2022
7/25/2022	LOD	VIO-000566	Failure to enter the knock down date into Salesforce-3864 Lillibridge. This is the 6th LOD issued.Rescinded-Downgraded to Warning.	7/25/2022	No Hearing - Rescinded	-	-
8/10/2022	Other	VIO-000572	Wrongful demolition-a residential property located at 4670 Algonquin. The property located at 4671 Algonquin was contracted property for demolition. Substantiated. Runs concurrent with EGLE violation. May review in March 2023.	9/1/2022	Substantiated	9/22/2022	9/22/2023
8/29/2022	EGLE	VIO-000578	3rd EGLE within 365. 1. Failure to inspect for ACM prior to demo. 2. Failure to notify 10 days before demo-4670 Algonquin.Substantiated. Runs concurrent with Wrongful Demo violation-365 days.	9/1/2022	Substantiated	9/22/2022	9/22/2023
1/6/2023	Stop Work	VIO-000626	Expired Wrecking License. Started on 1/4/2023. Lifted on 1/6/23.	-	Other	-	-
<b>Rickman Enterprise Group</b>							
8/30/2022	Stop Work	VIO-000579	Failure to comply with demolition expectations. Stop work on all the sites included in the attached file.	-	-	-	-
11/9/2022	Stop Work	VIO-000600	Failure to comply with demolition expectations. Stop work on all work work under contract with the Demolition Department.	-	-	-	-
<b>SC Environmental Services, LLC</b>							
3/8/2022	EGLE	VIO-000507	Failure to contain RACM in a leak tight container. EGLE notice issued to City Abatement. MSG PAV contractor. Accepted suspension-60 days-2294 Glendale-Fined-\$3500.Paid-5/12/22	3/11/2022	Substantiated	4/8/2022	6/7/2022
<b>Smalley Construction Inc.</b>							
5/23/2022	Stop Work	VIO-000556	Submitted residential pricing for a commercial property,14450 Houston-Whitter. Also, for 12141 Dexter, failure to disconnect water.	-	-	-	-



# 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 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)

## **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](http://detroitmi.gov/demolition) to track demolition and stabilization progress near you.

