



#DETROITDEMO

POWERED  
BY PROP N

**Detroit Construction & Demolition Newsletter**  
*As of July 31st, 2023*



# 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> or  
on Instagram @DetroitBlockByBlock

# Bond Demolition Dashboard

5,461

Homes contracted using bond funding

2,010

Homes currently out for bid

478

Pending Abatement

638

Ready for demolition

4,345

Homes demolished

4,191

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

Working with City Council, DCAD 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 Construction & Demolition Department

## Stabilization Progress

**1,567** Completed Trash Out's

**2,621** Clear Board Installations

**1,590** Completed Stabilizations

**3,092** Completed Board-ups  
*in 2023*

## Partners

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 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.



# July Metrics

## Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Detroit Next	1	100%
DMC Consultants	1	0%
Gayanga Co. LLC	9	89%
Inner City Contracting, LLC	7	86%

## July 2023 Payments

CONTRACTOR	Sum of Amount Paid
1st Choice Hauling LLC	\$32,000.00
ADAMO Demolition Company	\$255,259.00
ATC Group Services	\$11,930.50
Detroit Next Inc.	\$7,500.00
DLZ	\$63,111.50
DMC Consultants Inc.	\$417,235.00
Emerging Industries Training Institute	\$24,000.00
Environmental Testing & Consulting Inc.	\$2,925.00
Gayanga Co.	\$1,063,277.87
GTJ Consulting LLC	\$317,435.00
Homrich	\$664,911.00
Inner City Contracting, LLC	\$405,685.80
J Keith Construction LLC	\$29,395.75
Leadhead Construction LLC	\$265,632.37
P & P Group Inc.	\$76,400.00
RDC Construction Services	\$43,050.00
Resourceful Vending	\$9,800.00
Salenbien Trucking and Excavating, Inc.	\$940,640.43
SC Environmental Services, LLC	\$369,462.00
The Diamond Firm	\$35,900.00
The Mannik & Smith Group Inc.	\$53,202.64
<b>Grand Total</b>	<b>\$5,088,753.86</b>



# Cost Recovery Efforts

Address	Knock Start Date	Cost Recovery Status	Funding Source	Invoice Date Sent	Invoice Amount
312 Waterman	10/07/22	Complete	General Fund	2/16/2023	\$322,803.71
11600 Littlefield	04/20/21	Incomplete	FIE/General Fund	05/25/23	\$61,250.00
12801 Mack	03/07/22	Incomplete	FIE/General Fund	05/25/23	\$215,605.00
13108 Dequindre	12/16/20	Incomplete	General Fund	05/25/23	\$32,000.00
13114 Dequindre	12/16/20	Incomplete	General Fund	05/25/23	\$27,100.00
14269 Goddard	01/13/21	Incomplete	General Fund	05/25/23	\$48,650.00
17106 W McNichols	02/24/23	Incomplete	General Fund	05/25/23	\$39,650.00
1963 E Grand Blvd	07/01/21	Incomplete	General Fund	05/25/23	\$14,750.00
2201 Puritan	09/03/21	Incomplete	General Fund	05/25/23	\$46,900.00
3720 Fenkell	12/06/21	Incomplete	General Fund	05/25/23	\$135,380.00
3940 Third	10/05/20	Incomplete	General Fund	05/25/23	\$9,950.00
4708 Cadillac	09/09/20	Incomplete	General Fund	05/25/23	\$15,075.00
48 W State Fair	01/20/22	Incomplete	General Fund	05/25/23	\$165,000.00
8124 Fullerton	03/17/22	Incomplete	General Fund	05/25/23	\$43,751.00
8676 Dearborn	12/06/22	Incomplete	General Fund	05/25/23	\$87,700.00
8732 Linwood	03/08/23	Incomplete	General Fund	05/25/23	\$241,999.00
9103 Chrysler	08/16/21	Incomplete	General Fund	05/25/23	\$25,455.46
9945 Chalmers	01/31/23	Incomplete	General Fund	05/25/23	\$79,000.00
10047 Chalmers	01/27/23	Incomplete	General Fund	06/15/23	\$29,000.00
14729 E Jefferson	08/14/20	Incomplete	General Fund	06/15/23	\$31,852.00
1603 Gladstone	04/14/21	Incomplete	General Fund	06/15/23	\$46,520.00
16825 Plymouth	11/13/20	Incomplete	General Fund	06/15/23	\$40,050.00
17600 John R	09/04/20	Incomplete	General Fund	06/15/23	\$41,890.00
2630 E Palmer	07/15/21	Incomplete	General Fund	06/15/23	\$12,710.00
2681 E Forest	10/13/21	Incomplete	General Fund	06/15/23	\$82,450.00
7401 W Grand River	03/29/21	Incomplete	General Fund	06/15/23	\$243,592.00
8401 St Cyril	11/08/21	Incomplete	General Fund	06/15/23	\$51,150.00
3471 Mt Elliott	06/22/22	Incomplete	General Fund	07/06/23	\$80,800.00
8929 Gratiot	04/28/23	Incomplete	General Fund	07/06/23	\$54,450.00
5000 Mcdougall	03/24/23	Incomplete	General Fund	07/13/23	\$35,945.00

# 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	-	-
6/22/2023	LOD - Non-Salesforce	VIO-000695	Over 14 Days since OH approved no WG/FG Grade request-7 properties. Did not appeal.	-	Substantiated	-	-
6/23/2023	LOD - Non-Salesforce	VIO-000696	Outstanding Winter Grade properties-34. Did not appeal..	-	Substantiated	-	-
7/5/2023	LOD - Non-Salesforce	VIO-000700	Outstanding Winter Grade properties-31. 2nd LOD for this type of violation. Did not appeal.	-	Substantiated	-	-
7/13/2023	LOD - Non-Salesforce	VIO-000702	Over 14 Days since OH approved no FG Grade request-12 properties. Substantiated by deputy director on 8/3/2023-46 days (9/18/2023).	7/20/2023	Substantiated	8/3/2023	9/18/2023
<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	-	-
6/5/2023	LOD - Salesforce	VIO-000688	Failure to entered knock down dates into Salesforce within 1 business day for 3 properties. Did not appeal.	-	Substantiated	-	-
<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	-	-
2/13/2023	LOD	VIO-000650	Improper use of Excavator on City of Detroit streets. The excavator deposited backfill material on the city streets. Appealed-2/20/23. Substantiated on 3/2/23 by Deputy.	2/20/2023	0	-	-
<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
7/31/2023	EGL	VIO-000712	Violations: 10920 Shoemaker-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Appealed.	8/7/2023	-	-	-
<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 Stoepel. 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.	-	-	-	-
4/14/2023	LOD - Non-Salesforce	VIO-000668	Unprofessional Conduct towards a City of Detroit Demolition employee-15026 Pinehurst. Did not appeal.	-	Substantiated	-	-
4/19/2023	LOD	VIO-000673	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-9 properties. Appealed.	4/26/2023	-	-	-
<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.	-	-	-	-
5/4/2023	EGLE	VIO-000679	Failure to update notifications with a new start date of demolition-13991 and 13982 Arlington St.	5/11/2023	2	-	-
<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>Salenbien Trucking &amp; Excavating Inc.</b>							
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	-	-
<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.	-	-	-	-
4/12/2023	LOD	VIO-000671	Missed Emergency Knock Down Timeline and Fencing Requirement-19666 Conant. Did not appeal.	-	Substantiated	-	-



## CONTACT INFORMATION TO KNOW



### **Detroit Construction & 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)

## **Opportunities for Detroiters**

The Construction & 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 Construction & 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.



# 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**

