



#DETROITDEMO

# Detroit Construction & Demolition Newsletter

As of August 31st, 2023

POWERED  
BY PROP N



# 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

6,161

Homes contracted using bond funding

1,301

Homes currently out for bid

176

Pending Abatement

609

Ready for demolition

4,569

Homes demolished

4,399

Demolitions have been graded

As of 9/1/2023



# 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

**1,674** Completed Trash Out's

**2,805** Clear Board Installations

**1,688** Completed Stabilizations

**3,208** 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.



# 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>Adamo Group, Inc.</b>							
8/14/2023	EGLE	VIO-000717	Failure to remove asbestos containing structure from school facility-7310 Southfield. Appealed-8/22. Rescinded. Contractor not responsible for removing substructures.	8/22/2023	UnSubstantiated	-	-
<b>Blue Star</b>							
11/29/2022	LOD	VIO-000607	Missed Emergency timeline-8676 Dearborn. Did not appeal.	-	Substantiated	-	-
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. Property transferred.	-	-	-	-
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-7 properties. Deputy substantiated on 2/2/23. Appealed. Final Board on 2/16/23. On Hold-Pending any new LODs until 8/16/2023	2/9/2023	UnSubstantiated	-	-
8/14/2023	LOD	VIO-000716	Outstanding Winter Grade properties-5 properties. Requested an appeal. UnSubstantiated by director.	9/13/2023	UnSubstantiated	-	-
<b>DMC Consultants</b>							
8/1/2023	LOD - Non-Salesforce	VIO-000711	Over 14 Days since OH approved-no FG request-15 properties.Requested a Final appeal. Next violation will result automatic LOD.	9/7/2023	UnSubstantiated	-	-
<b>Gayanga Co. LLC</b>							
10/25/2022	LOD	VIO-000596	LOD-Missed Abatement Services Milestone-3 (75%). Bond Group H1. Needed time to set-up their self abatement unit. Unsubstantiated.	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	-	-
8/1/2023	EGLE	VIO-000708	Violations:19129 Teppert-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical.Appealed 8.8.23.	8/8/2023	-	-	-
<b>Homrich</b>							
2/13/2023	LOD	VIO-000650	Improper use of Excavator on City of Detroit streets. The excavator deposited backfill material on the city streets. Substantiated on 3/2/23 by Deputy. Appeal due 3/9/23.Did not appeal.	2/20/2023	Substantiated	-	-
8/17/2023	LOD	VIO-000718	1. Failure to Cooperate, Coordinate and Communicate with Field Operation team.	8/24/2023	Substantiated	-	-

8/17/2023	LOD	VIO-000710	2. Failure to perform demo services within the Days and Hours of Operation. Appealed.				
<b>Inner City Contracting, LLC</b>							
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. Need an affidavit FOR exact location(s) (by site address) of the trailer that contained the ACWM. ALL sites. Released from SWO 4/12/23.	-	-	-	-
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. Released 4/7/2023.	-	-	-	-
8/3/2023	Stop Work	VIO-000713	Company Asbestos Abatement Contractor License has expired. Released from SWO on 8/9/2023.	-	-	-	-
8/18/2023	LOD - Non-Salesforce	VIO-000720	Missed Demo 4 Benchmark dated 8/18/23. Demo was 26% of 100%. Only 21 out of 81 properties knocked. Released from Stop Work (4/7/23 to 4/12/23 & 8/3/23 to 8/9/23)-Final Appealed. Did not attend final appeal.	9/15/2023	Substantiated	-	-
<b>Leadhead Construction</b>							
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.	-	-	-	-
4/13/2023	LOD - Non-Salesforce	VIO-000668	Unprofessional Conduct towards a City of Detroit Demolition employee-15026 Pinehurst. Did not appeal.	-	Substantiated	-	-
4/13/2023	HSV-3D	VIO-000669	Missing a Safety Barrier-15026 Pinehurst. Appeals Board outcome: placed on Hold pending a 90 day review of performance issues. Violation from 5/25/23 to 8/23/23 incur 90 day suspension.	4/20/2023	UnSubstantiated	-	-
4/13/2023	HSV-3D	VIO-000670	Failed to properly condition a fire hydrant located at 15026 Pinehurst. Appeals Board outcome: placed on Hold pending a 90 day review of performance issues. 90 day will go into effect for any violations-5/25/23 to 8/23/23.	4/20/2023	UnSubstantiated	-	-
4/19/2023	LOD	VIO-000673	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-9 properties. Appealed.	4/26/2023	UnSubstantiated	-	-
8/30/2023	LOD - Non-Salesforce	VIO-000722	Failure to maintain fencing at 8896 & 8925 Kimberly. Appealed.	9/1/2023	UnSubstantiated	-	-
<b>Moss Company LLC</b>							
1/4/2023	Stop Work	VIO-000627	Expired Wrecking License. Started on 1/4/2023. License expires on 12/31/23. Lifted on 5/24/23.	-	-	-	-
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. Lifted 5/24/23.	-	-	-	-
5/4/2023	EGL	VIO-000679	Failure to update notifications with a new start date of demolition-13991 and 13982 Arlington St. Substantiated at 1st & Final Appeals Boards. Received 30 day suspension.	6/8/2023	Substantiated	6/22/2023	7/22/2023
<b>RDC Construction Services</b>							
1/6/2023	Stop Work	VIO-000626	Expired Wrecking License. Started on 1/4/2023. Lifted on 1/6/23.	-	Other	-	-
8/1/2023	EGL	VIO-000709	Violations: 2249 Fairview-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Substantiated by Deputy. Did not request final appeal.	8/8/2023	Substantiated	9/16/2023	11/15/2023
<b>Rickman Enterprise Group</b>							

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. Sidewalks need to be completed.	-	-	-	-
<b>Salenbien Trucking &amp; Excavating Inc.</b>							
7/31/2023	EGL	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>Smalley Construction Inc.</b>							
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**

