

#DETROITDEMO



Detroit Demolition Newsletter

As of October 31, 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



CONTACT INFORMATION TO KNOW



Detroit Construction & 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

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 to track demolition and stabilization progress near you.



Bond Demolition Dashboard

6,945

Homes contracted using bond funding

492

Homes currently out for bid

1,306

Pending Abatement

557

Ready for demolition

4,957

Homes demolished

4,932

Demolitions have been graded

As of 11/2/2023



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

1,798 Completed Trash Out's

3,315 Clear Board Installations

1,963 Completed Stabilizations

3,723 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:	Notes	Notice of Appeal Date	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
Able Demolition							
10/3/2023	Other	VIO-000734	Wrongful Knock-2008 W. Davison. Discovered by Construction and Demo Planning Specialist while processing an emergency order in 2023. Property knocked on 6/19/2015. It was determined to be wrongfully demo'd by Able. 2000 W. Davison was contracted.	-	-	-	-
Blue Star							
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
Detroit Next							
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	-	-
DMC Consultants							
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	-	-
Gayanga Co. LLC							
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. Final Decision is on Hold.	8/8/2023	-	-	-
Homrich							
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. 2. Failure to perform demo services within the Days and Hours of Operation. Appealed.	8/24/2023	Substantiated	-	-
9/13/2023	LOD	VIO-000725	Properties over 14 Days since Open Hole approved-no FG request-21 properties.Hearing with Tim on 10/5/23-Unsubstantiated. Only 1 property remaining on 10/5/23.	9/20/2023	UnSubstantiated	-	-
Inner City Contracting, LLC							

7/31/2023	EGLE	VIO-000712	Violations: 10920 Shoemaker-1. Failure to adequately wet ACWM. 2. Failure to dispose of ACWM as soon as practical. Appealed. Final Decision on Hold from appeals board.	8/7/2023	-	-	-
J Keith Construction							
11/17/2022	Stop Work	VIO-000603	Waiting to determine if the load has been properly disposed at the landfill-15865 Stoepeel. 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	-	-
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	-	-	-
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	-	-
Leadhead Construction							
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	-	-
9/29/2023	LOD - Non-Salesforce	VIO-000733	Missed Demo 3 (75%) benchmark with only a 42% attainment. Benchmark date was 9/22/2023. Did not appeal.	-	Substantiated	-	-
Moss Company LLC							
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	EGLE	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
10/25/2023	LOD - Non-Salesforce	VIO-000742	Over 14 Days since Open Hole approval-No Final Grade request-1 property-17195 Arlington.	11/1/2023	-	-	-

RDC Construction Services							
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
9/14/2023	LOD - Non-Salesforce	VIO-000727	Over 14 Days since OH approved-no FG request-5 properties. Did not appeal.	-	Substantiated	-	-
10/25/2023	LOD - Non-Salesforce	VIO-000742	Over 14 Days since Open Hole approval-No Final Grade request-1 property-17195 Arlington. Appeals request rec'd on 11/1/23. Substantiated by deputy on 11/30/2023	11/1/2023	-	-	-
Rickman Enterprise Group							
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.	-	-	-	-
Salenbien Trucking & Excavating Inc.							
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	-	-
SC Environmental Services, LLC							
9/28/2023	Other	VIO-000732	Wrongful Knock-17191 Justine. 17209 Justine was the intended property. Both properties are under contract with SC Environment. Demo'd without EGL notification.	-	-	-	-
Smalley Construction Inc.							
4/12/2023	LOD	VIO-000671	Missed Emergency Knock Down Timeline and Fencing Requirement-19666 Conant. Did not appeal.	-	Substantiated	-	-

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

