

INSIDE LOOK: DEMO DASHBOARD OVERVIEW

NEW: TELLING DETROIT'S STORY BLOCK BY BLOCK



CONNECT WITH US

2023 YEAR IN REVIEW

**POWERED
BY PROP N**

Detroit Construction & Demolition Newsletter

As of December 31, 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>



@DetroitBlockByBlock



Former Hannan Memorial YMCA

Detroit Block X Block



"Well, it's unsafe to go inside. You've got the scrappers going in and out of there, and they've really been taking the building apart," said resident Rudy Anderson, who attended the YMCA as a child and also worked at the building when it was the Detroit Job Corps.

WATCH: FULL VIDEO AT QR CODE BELOW



10401 E. Jefferson

Opened in 1928, the former Hannan Memorial YMCA building once housed a recreational center for youth and later was used as a job corps center for Detroiters.

The building has been vacant since 1999. After years of neglect by private owners, the structural damage is significant and much of the building's roof is gone. The building will be demolished in early 2024.

CONTACT INFORMATION TO KNOW



Detroit Construction and 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

EMPLOYEE SPOTLIGHT

Employee Spotlight



CARLITA CARR

Environmental Due Diligence
Field Superintendent

Tell us about your job!

I am a part of the team responsible for ensuring that the local, state and federal guidelines are followed during the abatement of recognized structures.

What's your favorite part about working with the city?

Interacting with the public is one of the biggest reasons I've enjoyed my years of service with the city.

Fun fact about you?

My career has been based in special events for about 25 years. I have had the pleasure of working with most of if not all of the major events and a nice share of the major motion pictures that were filmed in the city.



Fredrick Brown Field Crew Member



TELL US ABOUT YOUR JOB!

MY ROLE INVOLVES INSTALLING PLEXIGLASS ON VACANT PROPERTIES. THIS NOT ONLY COMBATS THE BLIGHT APPEARANCE BUT ALSO PREPARES THE PROPERTIES FOR AUCTION WHILE ENHANCING SECURITY AGAINST INTRUDERS.

FAVORITE PART ABOUT WORKING WITH THE CITY??

THE CONSISTENT WORKLOAD IN MY DEPARTMENT, THANKS TO THE ONGOING CONSTRUCTION GROWTH IN THE CITY.

FUN FACT ABOUT YOU?

ON A LIGHTER NOTE, WORKING WITH ME IS NEVER DULL DUE TO MY STRONG WORK ETHIC AND HUMOROUS PERSONALITY.



Demo Dashboard Overview



6,935

HOMES CONTRACTED USING BOND FUNDING

491

HOMES CURRENTLY OUT FOR BID

1,077

PENDING ABATEMENT

553

READY FOR DEMOLITION

5,304

HOMES DEMOLISHED

5,194

DEMOLITIONS HAVE BEEN GRADED

As of 1/5/2024



STABILIZATION

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



PROGRESS

1,914 Completed Trash Out's

3,441 Clear Board Installations

2,126 Completed Stabilizations

3,723 Completed Board-ups
in 2023

OUR PARTNERS THANK YOU!

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 BOARDS

Our Securing Team uses Polycarbonate Clear Board, a superior material for boarding, offering strength, durability, and aesthetic appeal beyond traditional options like plywood or metal.

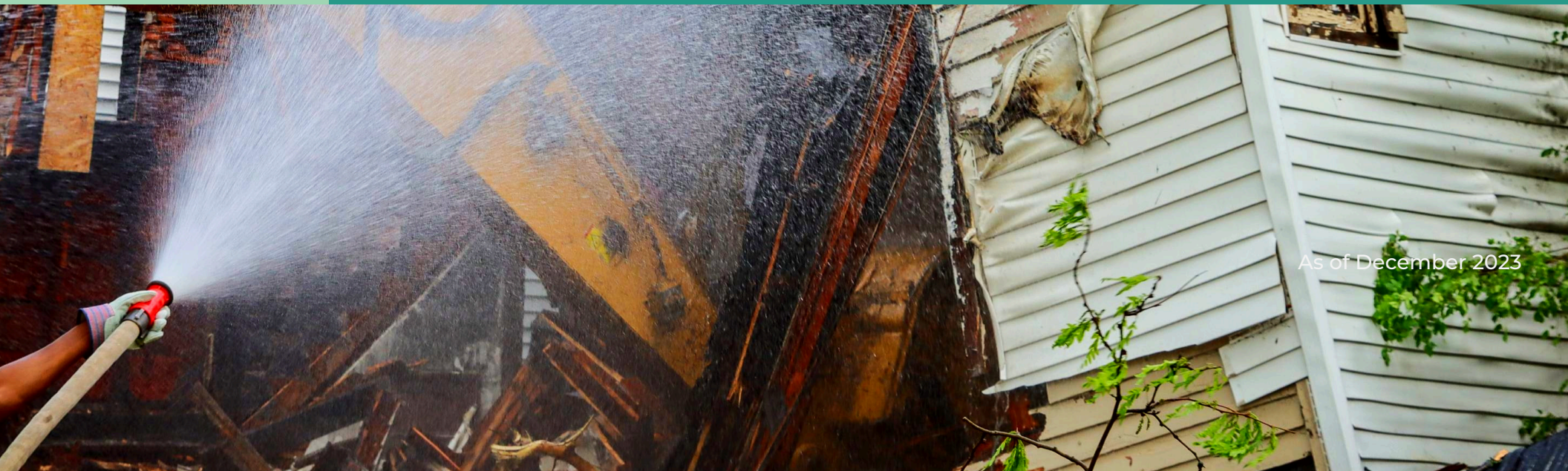


as of 1/5/2024





	District 1	District 2	District 3	District 4	District 5	District 6	District 7
Completed Demos	438	339	1,307	1,051	497	781	857
Completed Stabilizations	137	116	472	418	254	189	259



As of December 2023



December Metrics

Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo	1	100%
Detroit Next	1	0%
DMC Consultants	7	100%
Inner City Contracting, LLC	5	94%

December 2023 Payments

Contractor	Sum of Amount Paid
3d Wrecking LLC	\$201,239.57
Adamo Demolition Company	\$110,2031.36
Blue Star Inc.	\$15,000.00
Detroit Next Inc.	\$44,370.00
DMC Consultants Inc.	\$79,9974.50
Gayanga Co.	\$73,3717.50
Homrich	\$25,9067.64
Inner City Contracting, LLC	\$574,947.00
J Keith Construction, LLC	\$21,326.88
Juniors JRS Construction	\$82,347
Leadhead Construction, LLC	\$331,463.40
RDC Construction Services	\$19,500.00
Salenbien Trucking and Excavating, Inc.	\$721,557.38
SC Environmental Services, LLC	\$617,571.00
Smalley Construction Inc.	\$5,000.00
Grand Total	\$5,529,113.23

Date Issued	Infraction Type	Contractor Violation Name	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							
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
Den-Man Contractors							
4/27/2023	Other	VIO-000751	OIG Extension Suspension. David Holman and Den-men are precluded from serving as a subcontractor or as a goods, services, or materials supplier for any contract for the City of Detroit. Suspension ends: 10/24/2023.	-	Other	-	-
Detroit Next							
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 in automatic LOD.	9/7/2023	UnSubstantiated	-	-
11/29/2023	LOD - Non-Salesforce	VIO-000759	Over 14 Days since OH approved-no FG request-18 properties. Due to a history of this type of violation it resulted in an automatic LOD.	-	Substantiated	-	-
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	EGL	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							
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	Substantiated	-	-
12/6/2023	LOD - Non-Salesforce	VIO-000752	Missed Demolition Benchmark-4 dated 12/6/2023. Demo rolling completed-46% of 100%. Only 37 out of 81 properties completed. Demo benchmark ended on 12/8/2023. Substantiated by Deputy Dir. on 1/4/24. No Final appeal requested.	12/11/2023	Substantiated	-	-
1/29/2024	LOD - Non-Salesforce	VIO-000762	Missed Demolition Benchmark-4 dated 1/29/2024. Demo rolling completed-51% of 100%. Only 41 out of 81 properties completed. Demo benchmark ended on 12/8/2023.	-	-	-	-
Leadhead Construction							
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	-	-
11/17/2023	LOD - Non-Salesforce	VIO-000747	Missed a Final Grade Performance Milestone 3 (75%). Attained only 44.44%. Benchmark date was 11/10/2023. Substantiated by deputy-11/30. Did not appeal-due on 12/8/23.	-	Substantiated	-	-
12/11/2023	LOD - Non-Salesforce	VIO-000756	Sixteen (16) properties that are over 14 Days Since Open Hole-no Final Grade Request. As of 1/4/2024, none of the previous properties were on the Salesforce report.	12/15/2023	UnSubstantiated	-	-
Moss Company LLC							
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. Appealed. Substantiated by deputy-11/30/2023. Did not final appeal by 12/8/2023.	11/1/2023	Substantiated	-	-
RDC Construction Services							
8/1/2023	EGLE	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	-	-
Salenbien Trucking & Excavating Inc.							
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	-	-
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 Environmental. Demo'd without EGLE notification. Never appealed.	-	Substantiated	-	-
11/21/2023	Other	VIO-000748	Wrongful Knock-19636 Albany. 19652 Albany was the intended property. Both properties are under contract with SC Environment. Demo'd without EGLE notification. Will not appeal. 60 Day Suspension starts 11/30/2023 and ends 1/29/24	-	Substantiated	11/30/2023	1/29/2024
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

