



#DETROITDEMO

POWERED
BY PROP N

Detroit Demolition Newsletter

As of November 30, 2021

Past & Upcoming Events



November 10th

Gayanga Co. demolished 2 vacant houses flanking community activist Kim Marble's home in Mapleridge.

November 18th

Located media highlighted 3D's opportunities for returning citizens.



November 16th

3D's Data and GIS Team presented at Detroit's 2021 GIS Day.

November 30th

DFD Engine 58 trained 3D Field staff on how to properly use and maintain a fire hydrant.



Bond Demolition Dashboard

3,244

Homes contracted using bond funding

354

Homes currently out for bid

1,636

Pending Abatement

651

Ready for demolition

957

Homes have demolished

654

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*

250 Completed Trash Out's

365 Completed Board Ups

243 Completed Stabilizations

Partners

Gayanga

J. Keith Construction

GTJ Consulting/MWV

Detroit Grounds Crew

Motor City Preservation

P & P 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.

November Metrics

Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo Group, Inc	1	100%
Blue Star	5	80%
DMC Consultants	2	50%
Homrich	7	43%
Inner City Contracting, LLC	3	66%
J Keith Construction	5	0%
RDC Construction Services	1	0%
Rickman Enterprise Group	1	0%

November 2021 Payments

Contractor	Sum of Amount Paid
AKT Peerless Environmental Services, LLC	\$135,815.12
ATC Group Services	\$21,048.00
Blue Star INC	\$37,265.04
Detroit Grounds Crew, LLC	\$2,583.16
Detroit Next Inc.	\$89,351.00
DMC Consultants INC	\$320,996.00
Environmental Testing & Consulting INC	\$5,759.64
Gayanga Co	\$290,104.50
GTJ Consulting, LLC	\$522,795.00
Homrich	\$202,028.00
Inner City Contracting, LLC	\$520,150.00
J Keith Construction LLC	\$33,600.00
Leadhead Construction, LLC	\$20,643.00
Moss Company LLC	\$79,306.00
Motor City Preservation	\$5,875.00
NTH Consultants LTD	\$867.50
Professional Service Industries INC	\$9,257.00
RDC Construction Services	\$73,187.00
Rickman Enterprise Group, LLC	\$362,333.10
Salenbien Trucking and Excavating, Inc.	\$473,670.44
SC Environmental Services, LLC	\$743,667.00
The Mannik & Smith Group INC	\$10,452.68
Grand Total	\$3,960,754.18

Demolition Dashboard

Proposal N Demolitions and Stabilizations

2021-Present

City Council Districts
None

Neighborhoods
None

Demolitions

Prop N Completed Demolitions

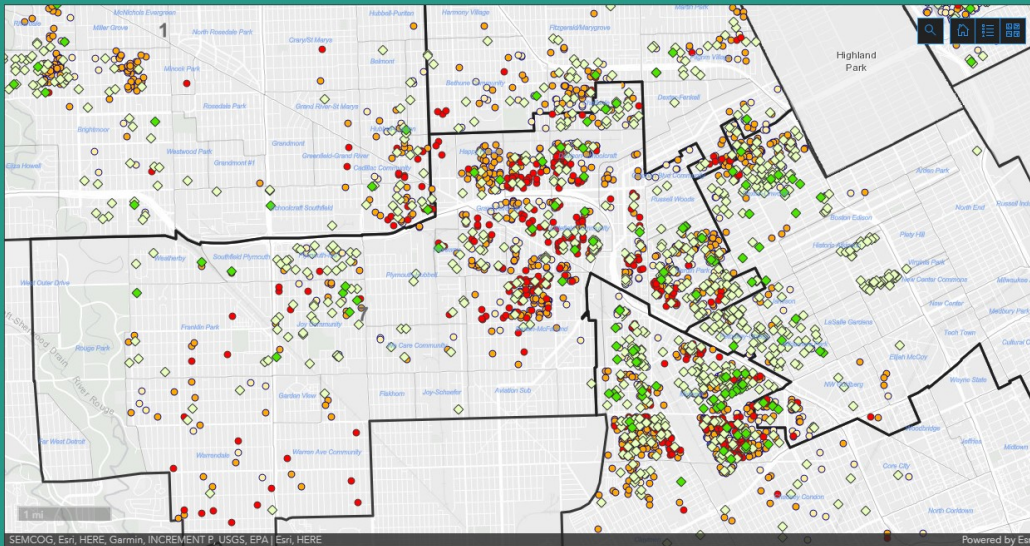
722

Prop N Demolition Contracted

2.2k

Prop N Demolition Pipeline

938



Stabilizations

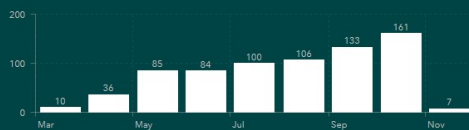
Prop N Completed Stabilizations

224

Prop N Contracted Stabilizations

1.9k

Demolitions by Month



Prop N Completed Demolition Cost

\$13.8M

Check out our new Demolition Dashboard!

This dashboard was created to promote transparency between the Demolition Department and its constituents. Our new dashboard updates regularly to provide the most up-to-date information regarding activity in every neighborhood and district.

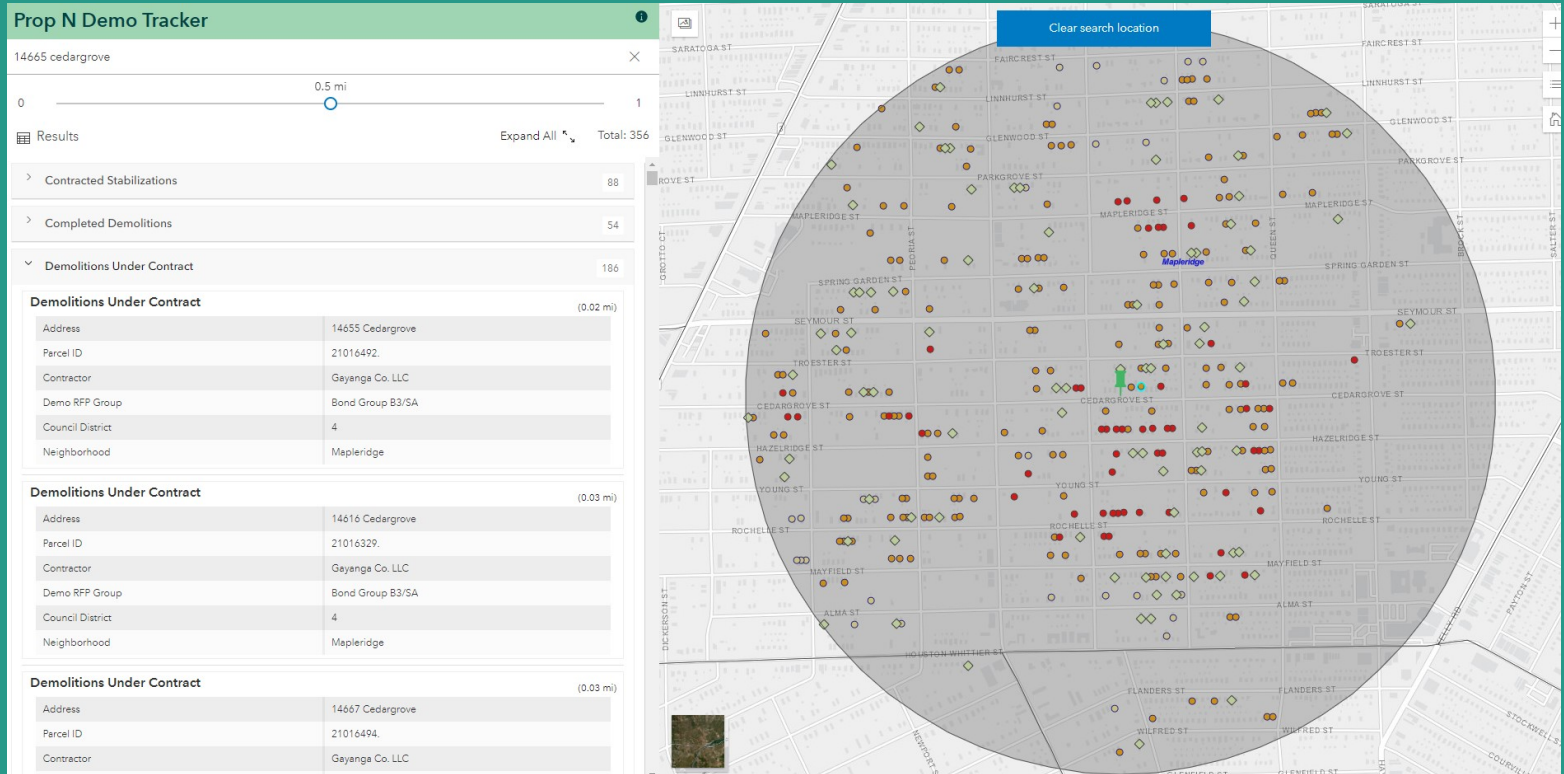
To use the dashboard, select a City Council District or neighborhood. The map will adjust according to the geography selected. Select the 'None' option or the 'Reset' button within the same dropdown box to return to a city-wide view.

For more information on each property, click on the icon on the map.

Please find our dashboard at [Detroitmi.gov/Demolition](https://detroitmi.gov/Demolition) under the resource tab.



Improvement Tracker



Checkout our new Neighborhood Improvement Tracker!

Our new Neighborhood Improvement Tracker was designed to provide a snapshot of demolition and stabilization activity within 1 mile of any address across the city.

To use the tracker, find an address using the search bar in the top left corner of the screen, or manually zoom in on an area. Automatically, a list will generate on the left side of your screen providing information regarding contracted and completed stabilizations and demolitions.

For more information on each property, click on the icon on the map.

Please find our Neighborhood Improvement Tracker at Detroitmi.gov/Demolition, under the resource tab.



12 Month Discipline Report

Date Issued	Infraction Type	Contractor Violation Name	Notes	Notice of Appeal Date	Num: Properties in Violation	Outcome of Hearing	Disqualification Start Date	Disqualification End Date
Adamo Group, Inc. (2 records)								
5/11/2021	Other	VIO-000368	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Other	-	-
Blue Star (1 record)								
5/11/2021	Other	VIO-000369	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Other	-	-
Den-Man Contractors (1 record)								
5/11/2021	Other	VIO-000371	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. These sites were demolished, backfilled and graded in 2018.	-	24	Other	-	-
Detroit Next (11 records)								
3/8/2021	LOD	VIO-000352	Letter of Discipline (LOD) Open Holes-over 30 days-4 properties. Did not appeal. No suspension at this time-requires 3 LODs within 30 days.	-	4	Substantiated	-	-
3/23/2021	LOD	VIO-000359	LOD-Open Holes Over 30 days since knock-2 properties. Did not appeal. 2nd LOD within 30 days-No suspension.	-	2	Substantiated	-	-
6/7/2021	LOD	VIO-000373	Failure to obtain valid Demolition Permits prior to Knock Down. Did not appeal.	-	2	Substantiated	-	-
6/14/2021	LOD	VIO-000378	Missed Planned Knock Date and Knocked but no date entered into Salesforce. 2nd LOD in 30-days. Appealed. Appeals board not established.	6/19/2021	2	-	-	-
7/13/2021	LOD	VIO-000384	Missed an Abatement Services Performance Milestone for cleared PAVs for Bond Group A. Did not appeal.	-	0	Substantiated	-	-
7/20/2021	LOD	VIO-000386	Missed Demolition Service Performance Milestone date-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
8/23/2021	LOD	VIO-000392	Missed Final Grade Services Milestone-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
9/13/2021	LOD	VIO-000424	Missed Abatement Milestone 9.13.21 for Bond Group A. Did not appeal.	-	0	Substantiated	-	-
9/20/2021	LOD	VIO-000441	Missed Demo Services Milestone-(50%)-Bond Group A3/8. Did not appeal.	-	0	Substantiated	-	-
10/11/2021	EGLE	VIO-000449	1. Failure to update notification, 2) Failure to adequately wet ACM, 3) Failure to properly dispose ACM. Did not appeal. Suspension period runs concurrent with LOD suspension period.	-	2	Substantiated	10/19/2021	12/18/2021
10/25/2021	LOD	VIO-000463	Missed Final Grade Services Milestone 2-Bond Group A. Did not appeal. This is the 5th LOD. Suspension period: 183 days starting 11/2/21 to 5/4/22.	-	0	Substantiated	11/2/2021	5/4/2022
DMC Consultants (1 record)								
9/13/2021	Other	VIO-000412	Used unapproved fill material for two properties. Placed on Corrective Action Plan.	-	2	Other	-	-
Dore & Associates Contracting, Inc (1 record)								
5/11/2021	Other	VIO-000370	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Other	-	-
ETC (1 record)								
9/23/2021	EGLE	VIO-000444	Failure to identify RACM. PAV was passed by ETC. Accepted responsibility.	-	1	Substantiated	10/1/2021	10/31/2021
Gayanga Co. LLC (2 records)								
6/8/2021	LOD	VIO-000374	Missing Asbestos Training/Certification documents after numerous requests. Accepted responsibility-phone call. Owner met with his team to discuss where to send this information in the future. Received docs-6/8/21.	-	0	Substantiated	-	-
Homrich (1 record)								
12/3/2021	HSV-3D	VIO-000474	Failure to Properly Condition Fire Hydrant-14659 Mayfield.	-	0	-	-	-
Inner City Contracting, LLC (5 records)								
6/8/2021	LOD	VIO-000376	Rescinded-Documents received. Missing Asbestos Training/Certification documents after numerous requests. Email from contractor went to spam folder.	-	0	No Hearing - Rescinded	-	-

9/9/2021	Other	VIO-000401	Wrongful demolition. Contractor error with mitigating circumstances. Both structures were in close proximity, burnt to foundation, dilapidated, with significant vegetation. Contracted property was 451 Erle. Both owned by City of Detroit.	-	1	UnSubstantiated	-	-
9/27/2021	LOD	VIO-000446	Failure to follow proper Protocol for Parked and Abandoned Vehicles. Did not appeal.	-	0	Substantiated	-	-
10/28/2021	LOD	VIO-000465	Over 14 Days since Open Hole Approved-no Backfill/Finale Grade Request. Outcome of 1st appeals board-11/5/21-substantiated.Final appeal-tabled to 1/14/22	11/3/2021	0	Other	-	-
J Keith Construction (2 records)								
6/18/2021	LOD	VIO-000381	Missing Asbestos Training/Certification documents after numerous requests. Rescinded due to not being under a City of Detroit demolition contract at the time the LOD was issued.	-	0	No Hearing - Rescinded	-	-
11/17/2021	LOD	VIO-000469	Failure to meet the Emergency Timeline-Over 3 Days Since Knock. 1st appeal was substantiated.	11/24/2021	4	-	-	-
Juniors JRS Construction, LLC (12 records)								
12/8/2020	LOD	VIO-000340	Letter of Discipline (LOD) for failure to enter required data into Salesforce for Planned Knock Date Passed no Knock. Note: Property was knocked but they forgot to enter inform into SF. Did Not Appeal. 2nd LOD within 30 days-No suspension.	-	1	Substantiated	-	-
1/8/2021	LOD	VIO-000343	LOD-Open Holes over 30 Days since knock-5 properties. 1st LOD-Did not appeal.	-	5	Substantiated	-	-
1/15/2021	LOD	VIO-000344	LOD-Open Holes over 30 Days since knock-11 properties. 2nd LOD within 30 days-Did not appeal.	-	11	Substantiated	-	-
1/25/2021	LOD	VIO-000345	LOD-Open Holes over 30 Days since knock-7 properties. 3rd LOD within 30 days-Did not appeal. Suspended for 30 days.	-	7	Substantiated	2/2/2021	3/3/2021
7/20/2021	LOD	VIO-000385	Planned Knock Down Date passed-did not knock. Appealed.	7/26/2021	2	Substantiated	-	-
7/26/2021	LOD	VIO-000390	Missed a Demolition-1 Services Milestone for Bond Group A11 and A14.	8/1/2021	0	Substantiated	-	-
8/30/2021	LOD	VIO-000393	Missed Final Grade-1 Benchmark date-Bond Group A11/14. Did not appeal.	-	0	Substantiated	-	-
9/7/2021	LOD	VIO-000399	Properties over 7 Days Since Knock-No Open Hole Requests.	-	6	Substantiated	-	-
9/8/2021	Stop Work	VIO-000398	Stop Work Order. Missing Performance Benchmarks for Bond Group A14.	-	0	Other	-	-
9/27/2021	LOD	VIO-000445	Missed Demolition Services Milestone-2, Bond Groups A11/A14. Did not appeal. This is the 5th LOD. Suspended for 183 days.	-	0	Substantiated	10/5/2021	4/6/2022
11/8/2021	LOD	VIO-000466	Missed Final Grade Services Milestone-2, Bond Group A11. 6th LOD. Appealed 11/15. 1st appeals-upheld on 11/19. Requested final appeal-11.26.2021.Suspended for 365 days.	11/15/2021	0	Substantiated	12/2/2021	12/2/2022
Leadhead Construction (2 records)								
6/8/2021	LOD	VIO-000375	Missing Asbestos Training/Certification documents after numerous requests. Documents received. Did not appeal.	-	0	Substantiated	-	-
7/1/2021	LOD	VIO-000382	Improperly installed (falling and sagging) fencing-11754 Griggs. Did not appeal.	-	1	Substantiated	-	-
Moss Company LLC (2 records)								
6/2/2021	Stop Work	VIO-000380	Received legal documentation related to the operation of Moss Company, LLC. All demos stopped. Allowed to complete abatements. Stop Order lifted 10/13/2021.	-	0	Other	-	-
RDC Construction Services (5 records)								
7/7/2021	LOD	VIO-000383	Failure to Update or Missing correct Knock Down Date in Salesforce.	-	2	Substantiated	-	-
11/9/2021	LOD	VIO-000468	Failure to Update or Missing correct Knock Down Date in Salesforce.	-	0	Substantiated	-	-
11/16/2021	EGLE	VIO-000470	Failure to provide EGLE with notice of new demolition start dates. Did not appeal. Suspended for 60 days.	-	0	Substantiated	11/23/2021	1/22/2022
Rickman Enterprise Group (14 records)								
4/19/2021	LOD	VIO-000362	Letter of Discipline (LOD)-Failure to dispose of debris and material (concrete) into a Type II landfill. Did not appeal.1st LOD-No suspension.	-	1	Substantiated	-	-

5/11/2021	Other	VIO-000372	Contractor was placed on a Corrective Action Plan for using unapproved Backfill. This site was demolished, backfilled and graded in 2018.	-	1	Substantiated	-	-
5/18/2021	EGLE	VIO-000366	Failure to deposit an Ordered demo waste material into a Type II landfill. EGLE response date changed from 7 June to 11 June. Appealed.	5/25/2021	1	-	-	-
5/25/2021	LOD	VIO-000367	Rescinded-Missed Planned Knock Date-Not Knock 14874 Mayfield. A planned knock date was inadvertently entered into Salesforce by a Rickman employee.	-	1	No Hearing - Rescinded	-	-
7/20/2021	LOD	VIO-000387	Missed Demolition Services Benchmark (Milestone)-Bond Group A	7/23/2021	0	UnSubstantiated	-	-
7/30/2021	LOD	VIO-000389	LOD-Salesforce violation-missing Backfill Data for 22 properties. Did not appeal.	-	0	Substantiated	-	-
9/7/2021	LOD	VIO-000400	Over 7 Days Since Knock-No Open Hole request. Did not appeal.	-	0	Substantiated	-	-
9/20/2021	LOD	VIO-000442	Missed Demolition Services Benchmark-50% Milestone-Bond Group A. Did not appeal.	-	0	Substantiated	-	-
10/11/2021	LOD	VIO-000450	Resident complaint-Company caused damage to adjacent property roof siding. Also damaged to street berms. Did not appeal.	-	3	Substantiated	-	-
10/22/2021	LOD	VIO-000462	7 Days Since Knock-No Open Hole Request-22 properties. Outcome of 1st appeals board-11/5/21-substantiated. Requested 2nd/final appeal.	10/26/2021	0	-	-	-
10/25/2021	LOD	VIO-000464	Missed Final Grade-2 Benchmark Milestone-Bond Group A. Outcome of 1st appeals board-11/5/21-substantiated. Requested 2nd/final appeal.	11/1/2021	0	-	-	-
12/1/2021	HSV-3D	VIO-000473	Improper conditioning of fire hydrants.	12/6/2021	0	-	-	-
Salenbien Trucking & Excavating Inc. (1 record)								
9/16/2021	EGLE	VIO-000440	1. Failure to remove all RACM. 2. Failure to adequately wet. Violation was for their subcontractor, MWV. Prime contractor is responsible for all infractions committed by sub. Final appeal-upheld on 10/14/2021.	9/23/2021	1	Substantiated	10/7/2021	11/6/2021
SC Environmental Services, LLC (5 records)								
6/15/2021	LOD	VIO-000379	Missed Planned Knock Down Date-did not Knock.1st LOD in 30-days. Did not appeal.	-	3	Substantiated	-	-
7/30/2021	LOD	VIO-000391	Missed Demolition Services Milestone for Bond Group A.	7/30/2021	0	UnSubstantiated	-	-
10/4/2021	LOD	VIO-000448	Missed Demolition Services Milestone for Bond Group A-DB-0006. Did not appeal.	-	0	Substantiated	-	-
11/8/2021	LOD	VIO-000467	Missed Final Grade Services Milestone for Bond Group A-DB-0006-50%.Did not appeal..	-	0	Substantiated	-	-



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

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

Text your address to 313-254-3366 to receive text message updates about demolitions taking place near you. You can also address bundles for demolition at www.detroitmi.gov/demolition



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

