



#DETROITDEMO

# Detroit Demolition Newsletter

*As of August 31, 2022*

POWERED  
BY PROP N



## 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](http://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**

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.



# Bond Demolition Dashboard

3,885

Homes contracted using bond funding

1,226

Homes currently out for bid

789

Pending Abatement

558

Ready for demolition

2,538

Homes have demolished

2,406

Demolitions have been graded

As of 9/26/22



# 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

**1,141** Completed Trash Out's

**1,387** Completed Board Ups

**1,111** Completed Stabilizations

## Partners

**AW Preservation**

**Gayanga**

**J. Keith Construction**

**GTJ Consulting/MWV**

**Detroit Grounds Crew**

**Motor City Preservation**

**Payne Landscaping**

**P & P Group**

**RT Contracting**

**Emerging Industries Training**

**Institute**

**Premier 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.



# August Metrics

## Emergency Demolition Performance

Demolition Contractor	EMG Count	Within EMG Timeline
Adamo	4	75%
DMC Consultants	13	38%
Gayanga Co.	14	86%
Lakeshore Global Corporation	1	0%
SC Environmental	2	50%

## August 2022 Payments

CONTRACTOR	Sum of Amount Paid
AKT Peerless Environmental Services LLC	\$8,710.00
ATC Group Services	\$120,877.00
Detroit Grounds Crew LLC	\$68,360.00
Detroit Next Inc.	\$43,125.00
DLZ	\$45,759.12
DMC Consultants INC	\$671,123.00
Emerging Industries Training Institute	\$29,600.00
Environmental Resources Group LLC	\$18,407.00
Environmental Testing & Consulting INC	\$96,320.52
Gayanga CO	\$1,167,432.91
Grainger	\$3,656.23
GTJ Consulting LLC	\$580,605.00
Homrich	\$471,712.75
Leadhead Construction LLC	\$56,794.00
Motor City Preservation	\$46,015.52
P & P Group Inc.	\$89,220.00
Premier Group Associates LLC	\$29,081.00
Professional Service Industries INC	\$1,600.00
RDC Construction Services	\$86,365.00
RT Contracting LLC	\$6,750.00
Salenbien Trucking and Excavating, Inc.	\$254,042.00
SC Environmental Services, LLC	\$362,437.00
The Mannik & Smith Group INC	\$63,463.98
<b>Grand Total</b>	<b>\$4,321,457.03</b>

# 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
<b>Detroit Next</b>								
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.	-	0	Substantiated	11/2/2021	5/4/2022
2/7/2022	LOD	VIO-000489	Missed Abatement Services Milestone (100%)-Bond Group A. This is the 6th LOD. Appeals hearing on 3/3/22-Substantiated-Tim. Appealed for final review on 4/28/22. Unsubstantiated.	2/11/2022	0	UnSubstantiated	-	-
<b>DMC Consultants</b>								
12/14/2021	EGLE	VIO-000480	Failure to provide notifications for scheduled demolition 10 days prior to demolition-17 properties. Self-reported to EGLE. Admin error.	12/15/2021	0	UnSubstantiated	-	-
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	0	UnSubstantiated	-	-
<b>ETC</b>								
2/7/2022	EGLE	VIO-000492	Failure to thoroughly inspect for asbestos prior to demo. 1st appeals with Tim-3/4/2022-unsubstantiated. Rickman was the GC.	2/9/2022	0	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	0	UnSubstantiated	-	-
2/22/2022	LOD	VIO-000501	Planned Knock Dates-Not knocked-3 properties. Did not appeal.	2/24/2022	3	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.	-	0	-	-	-
6/7/2022	LOD	VIO-000553	LOD-Missed Emergency demo timeline-5565 Joseph Campau. Did not appeal.	-	1	Substantiated	-	-
9/13/2022	LOD	VIO-000583	LOD-Failure to follow protocol for a Damaged Utility power Line-1558 St. Clair. Did not appeal.	-	1	Substantiated	-	-
<b>Homrich</b>								
12/3/2021	HSV-3D	VIO-000474	Failure to Properly Condition Fire Hydrant-14659 Mayfield. Final appeal-4/28/22. Unsubstantiated due to inability to determine if hydrant was defective or caused by the contractor.	12/9/2021	0	UnSubstantiated	-	-
1/27/2022	Stop Work	VIO-000488	Stop work order. Struck a gas line at 14134 Rochelle. Incorrect property. The correct property was 14122 Rochelle. Gas line cut and verified on 10/1/21. Ordered to stop work on all properties starting 1/27/2022. SWO lifted on 2/2/2022.	-	0	-	-	-
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	1	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	1	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	1	UnSubstantiated	-	-
<b>Inner City Contracting, LLC</b>								
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	UnSubstantiated	-	-
3/30/2022	Warning	VIO-000522	Debris on Sidewalks. Potential trip hazard-1303 Lenox.	-	1	-	-	-
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.	-	0	-	6/21/2022	9/13/2022
<b>J Keith Construction</b>								

11/17/2021	LOD	VIO-000469	Missed Emergency Timeline-Over 3 Days Since Knock. 1st appeal was substantiated on 12/2/21. Final appeal on 4/28/22. Due to his schedule, unable to attend Board meeting on 4/28 moved to 5/26. Unable to attend 5/26 meeting. Requested extension. Denied.	12/9/2021	4	Substantiated	-	-
<b>Juniors JRS Construction, LLC</b>								
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
12/23/2021	Stop Work	VIO-000497	Stop Work Order. Expired Insurance Coverage per OCP.	-	0	Other	-	-
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.	-	0	Substantiated	-	-
<b>Lakeshore Global Corporation</b>								
8/25/2022	LOD	VIO-000577	Missing Asbestos training Certifications and Accreditation documents. Did not appeal.	-	0	Substantiated	-	-
8/25/2022	Warning	VIO-000580	Warning-Failure to enter the knock down date into Salesforce-2174 Lenox.	-	0	-	-	-
<b>Leadhead Construction</b>								
2/9/2022	EGLE	VIO-000493	Failure to seal ACM in a leak tight container. Violation notice issued to abatement contractor- Emergent Services, LLC. Appeals board on 3/4/22-Substantiated. Appealed-3/9. Final appeal-5/26-18883 Brinker. Fine. \$3500-paid 6-7-22. Paid-no suspension.	2/22/2022	1	Other	-	-
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.	-	0	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.	-	1	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.	-	0	Substantiated	-	-
5/16/2022	LOD	VIO-000544	Missed Planned Knock Date-7729 Concord. Did not appeal.	-	1	Substantiated	-	-
6/24/2022	LOD	VIO-000559	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-15 properties. Did not appeal.	-	0	Substantiated	-	-
8/10/2022	LOD	VIO-000573	Over 14 Days since Open Hole Approved-no Backfill/Final Grade requests-12 properties. Final appeal requested on 9/7.	8/17/2022	0	-	-	-
8/25/2022	LOD	VIO-000576	Failure to disconnect water to property resulted in Water in Open Hole-19393 Healy. 1st appeal was upheld. They appealed for final-9/22/22.	9/1/2022	0	-	-	-
<b>Mannik Smith Group Inc.</b>								
12/13/2021	EGLE	VIO-000481	Failure to thoroughly inspect for the presence of asbestos containing materials. PAV was cleared for demolition. Agreed to pay \$3500 of \$10500 fine. Rickman pays remaining. EGLE Violation issued to Quality Environmental, 9562 Prairie. Fine in lieu of sus...	12/16/2021	1	Substantiated	-	-
<b>Moss Company LLC</b>								
12/6/2021	Stop Work	VIO-000498	Stop Work Order. Company Asbestos License not renewed from OCP. Released from SWO on 12/15/21.	-	0	Other	-	-
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	1	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.	-	0	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	0	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	-	0	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.	-	1	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	0	UnSubstantiated	-	-
8/15/2022	LOD	VIO-000574	LOD issued due to missing Salesforce data timelines.Oversight due to new administrative staff.	-	0	Substantiated	8/11/2022	9/10/2022
<b>RDC Construction Services</b>								
11/9/2021	LOD	VIO-000468	Failure to Update or Missing correct Knock Down Date in Salesforce. Did not appeal.	-	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. 6008 Hazlett, 5955 Northfield, 5956 Northfield, 5891 Begole.	-	4	Substantiated	11/23/2021	1/22/2022
1/20/2022	LOD	VIO-000485	Missed demolition benchmark (25%). Appeals board hearing held by Tim on 2/3/2022, LOD was substantiated. Sent decision email on 2/3. Requested a request for final appeal by 2/11. Never received request for final appeal.	1/20/2022	0	Substantiated	-	-
1/31/2022	LOD	VIO-000486	Failure to Update Knock Down Date in Salesforce. Decided not to appeal.	1/31/2022	1	Substantiated	-	-
2/22/2022	LOD	VIO-000502	Planned Knock Dates-Not Knocked-2 properties. Did not appeal. 4th substantiated LOD.	-	2	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	0	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.	-	4	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	-	0	-	-	-
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.	-	1	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	0	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. Appealed for Final. Substantiated. Runs concurrent with EGLE violation.	9/1/2022	1	Substantiated	9/22/2022	9/22/2023
8/29/2022	EGLE	VIO-000578	3rd EGLE w/i 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	1	-	9/22/2022	9/22/2023
<b>Rickman Enterprise Group</b>								
10/7/2021	Other	VIO-000496	Corrective Action Plan. Had 31 properties that needed to be brought to winter grade request. Lifted on 2/17/2022.	-	0	-	-	-
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 final appeals board-11/22/21-substantiated. Director Counts combined the suspensions for the Over 7 Days & Missed FG milestone violations.	10/26/2021	0	Other	-	-
10/25/2021	LOD	VIO-000464	Missed Final Grade-2 Benchmark Milestone-Outcome of 1st appeals board-11/5/21-substantiated. Requested 2nd/final appeal. 5th LOD-Substantiated-183 day suspension.	11/1/2021	0	Substantiated	11/22/2021	5/24/2022
12/1/2021	HSV-3D	VIO-000473	Improper conditioning of fire hydrants. 1st appeal-substantiated. Waiting for final hearing on 4/28/22. Unsubstantiated.	12/6/2021	0	UnSubstantiated	-	-
12/8/2021	EGLE	VIO-000478	Violations:1. Failure to thoroughly inspect for the presence of ACM, 2. Failure to remove RACM, 3. Failure to wet. Rickman paid \$7000 of fine on 2/17/22. MSG paid \$3500. Final appeal 4/28/22. 9562 Prairie. Paid \$7000 fine-no suspension.	12/13/2021	1	Substantiated	-	-



12/16/2021	LOD	VIO-000482	14 Days since Open Holes Approval-No backfill/final grade requested-19 properties. 1st appeal was substantiated. Final appeal on 4/28/2022. LOD #6th. Substantiated-365 days.	12/23/2021	0	Substantiated	4/28/2022	4/28/2023
2/7/2022	EGLE	VIO-000491	Violations: 1. Failure to update notifications; 2. Failure to keep asbestos containing waste material wet; 3. Failure to deposit ACM as soon as practical. 2nd appeal-Upheld-183 days. Addresses:8248 Mandalay..et al	2/14/2022	5	Substantiated	4/30/2022	10/30/2022
2/7/2022	EGLE	VIO-000490	Violations: 1. Failure to thoroughly inspect for the presence of asbestos containing material prior to demolition, 2. Failure to remove RACM prior to demo-plaster samples. ETC was PAV contractor. Appeal extended to 2/28. Never received. 13121 Wilfred.	-	1	Substantiated	2/28/2022	4/29/2022
8/30/2022	Stop Work	VIO-000579	Failure to comply with demolition expectations.	-	0	-	-	-
<b>SC Environmental Services, LLC</b>								
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	-	-
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	1	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, wanted DWSD to disconnect water.	-	0	-	-	-

# 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**

