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**To:** Council Member Angela Whitfield-Calloway  
**From:** Timothy Palazzolo, Director *TP*  
Construction and Demolition Department  
**Date:** March 17, 2025  
**Re:** Responses to 2025-2026 Construction and Demo Budget Analysis

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Please find below responses to your questions sent on 3/12/2025, regarding the Fiscal Year 2026 Proposed Budget for the Construction and Demolition Department.

- 1. In District 2, school demolition projects are needed at Coffey School, 17210 Cambridge, Detroit, MI 48235 and Bethune School, 10825 Fenkell, Detroit, MI 48238. What is the status of the demolition plans and the estimated date of the demolition? Will DPSCD pay for the cost of the demolition? What is the estimated cost of the demolitions?**
  - a. Currently there is no estimated date of demolition for either Coffee Middle School or Bethune Elementary School. Both properties have been assigned for pre-demolition environmental due diligence work and could be ready for alteration RFP in short order. However, there isn't any commercial demolition funding available to place each property out for bid for demolition.
  - b. Our current estimated cost for the abatement and demolition of each school is:
    - i. 10763 Fenkell- Bethune- \$3,810,353.20
    - ii. 19300 Lindsay- Coffey- \$2,678,937.60
  - c. Both properties are owned by the City of Detroit, not DPSCD, so no discussion has taken place regarding the reimbursement of the cost of the demolition of either property.



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**2. City-wide, there were approximately 33 schools that needed demolition. What is the status of the demolition projects and what is the estimated cost of the demolitions? Will DPSCD pay for the cost of the demolitions?**

- a. Please reference the attached spreadsheet listing all schools that are currently in our pipeline for demolition. [CouncilMember Calloway Response School List.xlsx](#)
- b. In addition to the schools currently in our pipeline, CDD is working to perform the demolition of the following schools on behalf of DPSCD. DPSCD has agreed to reimburse the City of Detroit for the cost of the demolition:

| Address       | School  | Square Feet | Estimate       |
|---------------|---------|-------------|----------------|
| 23901 Fenkell | Murphy  | 116,280     | \$3,790,728.00 |
| 16161 Winston | Yost    | 38,362      | \$1,250,601.20 |
| 3700 Pulford  | Harris  | 35,739      | \$1,165,091.40 |
| 23700 Clarita | Larned  | 22,337      | \$728,186.20   |
| 16400 Tireman | Jemison | 87,018      | \$2,836,786.80 |
| 2920 Joy      | Brady   | 56,720      | \$1,849,072    |

**3. City Council strongly encourages the collection of the actual costs of demolitions from the owners of private buildings. Concerning privately owned commercial buildings, what is the amount of the invoices given to the Law Department for collections in 2022, 2023, 2024 and 2025 YTD?**

- a. In total, we have recovered \$4,958,997.54.



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**4. What is the status of the repair and restoration of the Merrill Fountain in Palmer Park, District 2? Will the \$2.5 Million appropriation that City Council approved in March 2024 automatically be extended into the 2025-26 budget or does City Council need to take additional action? Please provide an updated timeline for the completion of the repair and renovation project.**

- a. The design contract for the Merrill Fountain Restoration Project was approved by City Council on March 11, 2025. We are currently in the reconsideration period, which lasts seven days. Once this period concludes, the contract typically takes an additional two weeks to be released to the department for issuing of the Notice to Proceed (NTP) to the consultant. Below is a rough timeline:
  - i. Assessment/Schematic Design/Community Engagement/Construction Design - 12 months - 3/2025 to 3/2026
  - ii. RFP for Construction Services/Procurement/Contract Approval - 3.5 months - 4/2026 to 6/2026
  - iii. Construction - 14 months - 6/2026 to 8/2027
- b. Because they are capital funds, the remaining funds from the \$2.5 million Merrill Fountain appropriation will carry forward into FY26.

**5. What other projects are scheduled for District 2 locations?**

- a. 50 Residential Demolitions
- b. 5 Commercial Demolitions
- c. 14 Residential Trash-outs
- d. NWAC Improvements and Smoothie Bar (\$1.365M) | Target Completion: October 2025
- e. Adams Butzel Improvements and Ice Rink Renovation (\$2.19M) | Target Completion: June 2025



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- 6. Does the Construction and Demolition Department have a program concerning veterans? Are there plans for such a program? Could a plan be developed to encourage veterans to either form a construction company or be trained and employed in the construction industry?**
  - a. The Construction and Demolition Department does not currently have a construction specific program related to veterans. CDD is open to working with Detroit at Work, Human Resources, and DMVA to identify candidates for vacant positions.
- 7. Please describe the efforts of the Construction and Demolition Department concerning the employment of returning citizens?**
  - a. The Construction and Demolition Department has placed an emphasis on hiring returning citizens to fill roles in the Department. The Department works closely with Detroit at Work, Human Resources, and the Department of Corrections to identify candidates.
- 8. ARPA funding will end in December 2026. What ARPA funded programs will need general fund support to continue beyond ARPA?**
  - a. The Construction and Demolition Department ARPA funded projects covered commercial demolition efforts and capital improvements for City-owned facilities. Both will require funding in the future. There are approximately 70 commercial properties and an additional 19 schools that are currently identified as demolition candidates. Additionally, the CDD manages a City-owned portfolio of over 150 buildings, all of which require ongoing improvements to extend their useful life or eventual replacement when they reach the end of their serviceability.

| Address               | Property: BSEED Legal Authority | DBAComDemo: ENV Group Number | Council District | Source (DBA Com)                         | Status Date | Bid Price: Total Demo Contractor Amt | Demo Cost Estimate | Demo RFP Group      | DBAComDemo: Commercial Demo Status |
|-----------------------|---------------------------------|------------------------------|------------------|--|-------------|--------------------------------------|--------------------|---------------------|------------------------------------|
| 13141 Rosa Parks Blvd | No                              | 2                            | 5                | Longfellow Middle School                 | 5/13/2020   | \$ 1,270,930.00                      |                    | 35: 51187           | Demolished                         |
| 18901 Pembroke        | No                              | 2018R                        | 1                | O'Hair Park Project / Old Pitcher School | 1/23/2023   | \$ 645,659.00                        |                    | 81: 18AJ2505        | Demolished                         |
| 12001 Gleason         | No                              |                              | 6                | Mark Twain School                        | 1/22/2021   | \$ 282,567.00                        |                    | 64: 17EJ1201        | Demolished                         |
| 20601 W Davison       | No                              |                              | 1                | Gompers School                           | 5/19/2021   | \$ 469,972.50                        |                    | 64: 17EJ1201        | Demolished                         |
| 7310 Southfield       | Imminent Danger                 | ENV 01.11.2023A              | 7                | School - Ruddiman Middle School          | 4/28/2023   | \$ 597,700.00                        |                    | Emergency 4.13.2023 | Demolished                         |
| 19590 Tireman         | No                              |                              | 7                | Dixon School                             | 9/22/2023   | \$ 418,275.00                        |                    | 48: 16AC739         | Demolished                         |
| 6420 Mcgraw           | No                              | ENV 03.06.2023 E             | 6                | M100 / School- Hanneman Elementary       | 2/5/2024    | \$ 757,600.00                        |                    | 209                 | Demolished                         |
| 9227 Chapin           | No                              | ENV 03.06.2023 B             | 5                | M100 / School - Chandler Elementary      | 3/18/2024   | \$ 1,097,250.00                      |                    | 214                 | Demolished                         |
| 6311 Chicago          | No                              | ENV 03.06.2023 D             | 6                | M100 / School- Malcolm X Academy         | 4/10/2024   | \$ 1,094,400.00                      |                    | 215                 | Demolished                         |
| 15125 Schoolcraft     | No                              | ENV 03.06.2023 D             | 1                | School - Cadillac Middle School          | 4/30/2024   | \$ 1,746,000.00                      |                    | 209                 | Demolished                         |
| 7575 Palmetto         | No                              | ENV 03.06.2023 E             | 3                | M100 / School- Lynch Elementary          | 6/3/2024    | \$ 925,500.00                        |                    | 214                 | Demolished                         |
| 2900 W Philadelphia   | No                              | ENV 05.15.2023 B1            | 5                | M100 / School - Jamieson Elementary      | 6/21/2024   | \$ 1,227,459.00                      |                    | 217                 | Demolished                         |
| 7300 Garden           | No                              | ENV 03.06.2023 E             | 6                | M100 / School- Sherrill Elementary       | 8/1/2024    | \$ 1,741,000.00                      |                    | 209                 | Demolished                         |
| 13600 Ward            | No                              | ENV 10.10.2022 C3            | 7                | M100 / School- Monnier Elementary School | 10/1/2024   | \$ 773,113.00                        |                    | 203                 | Demolished                         |
| 5974 Seneca           | No                              | ENV 03.06.2023 B             | 5                | M100 / School- Stephens Elementary       | 10/7/2024   | \$ 1,660,250.00                      |                    | 215                 | Demolished                         |
| 6201 Auburn           | No                              | ENV 10.10.2022 B3            | 7                | M100 / School - Jemison Elementary       | 1/8/2025    | \$ 1,446,598.00                      |                    | 245                 | Demolished                         |
| 16161 Winston         | ODM                             |                              | 1                | School ? Yost Elementary                 | 6/8/2023    | 0 \$                                 | 1,250,601.20       |                     | Demo Review                        |
| 12501 Hamburg         | No                              | ENV 10.10.2022 A2            | 4                | M100 / School- Wilkins Elementary        | 10/11/2022  | 0 \$                                 | 2,656,639.20       |                     | Demo Pipeline                      |
| 4800 Collingwood      | No                              | ENV 10.10.2022 E3            | 7                | M100 / School- McKerrow Elementary       | 10/11/2022  | 0 \$                                 | 2,515,546.40       |                     | Demo Pipeline                      |
| 16501 Elmira          | No                              | ENV 10.10.2022 B3            | 7                | M100 / School- Coolidge Elementary       | 10/12/2022  | 0 \$                                 | 1,910,360.00       |                     | Demo Pipeline                      |
| 19300 Lindsay         | No                              | ENV 03.06.2023 E             | 2                | M100 / School- Coffey Elementary         | 3/6/2023    | 0 \$                                 | 2,678,937.60       |                     | Demo Pipeline                      |
| 12744 Elmira          | ODM                             | ENV 03.06.2023 D             | 7                | M100 / School- Parker Elementary         | 3/6/2023    | \$ 2,406,973.00                      | \$ 2,406,973.00    |                     | Not approved at council            |
| 18040 St Aubin        | No                              | ENV 03.06.2023 C             | 3                | M100 / School- Courville Elementary      | 3/6/2023    | 0 \$                                 | 2,718,840.00       |                     | Demo Pipeline                      |
| 10125 King Richard    | No                              | ENV 03.06.2023 A             | 4                | M100 / School- Arthur Middle School      | 3/6/2023    | \$ 1,034,400.00                      |                    |                     | Not approved at council            |
| 12099 Fielding        | No                              | ENV 03.06.2023 E             | 7                | M100 / School- Weatherby Elementary      | 3/6/2023    | 0 \$                                 | 1,519,975.00       |                     | Demo Pipeline                      |
| 15000 Mackenzie       | No                              | ENV 03.06.2023 C             | 7                | M100 / School- Parkman Elementary        | 3/6/2023    | 0 \$                                 | 1,427,880.00       |                     | Demo Pipeline                      |
| 10763 Fenkell         | No                              | ENV 03.06.2023 E             | 2                | M100 / School- Bethune Elementary        | 3/6/2023    | 0 \$                                 | 3,810,353.20       |                     | Demo Pipeline                      |
| 12051 Evanston        | No                              | ENV 03.06.2023 B             | 4                | M100 / School-Macomb Elementary          | 3/6/2023    | \$ 1,022,750.00                      |                    |                     | Not approved at council            |
| 5220 French Rd        | No                              | ENV 03.06.2023 B             | 4                | M100 / School- Hutchinson Elementary     | 3/6/2023    | \$ 2,151,123.22                      |                    |                     | Not approved at council            |
| 1255 E State Fair     | No                              | ENV 03.06.2023 A             | 3                | M100 / School- John Marshall Elementary  | 3/6/2023    | 0 \$                                 | 3,613,449.20       |                     | Demo Pipeline                      |
| 12920 Wadsworth       | No                              | ENV 03.06.2023 D             | 7                | M100 / School- Oakman Elementary         | 3/6/2023    | \$ 942,871.00                        |                    | 216                 | Demo Pipeline                      |
| 8900 Cheyenne         | No                              | ENV 03.06.2023 C             | 7                | M100 / School- McFarlane Elementary      | 3/6/2023    | 0 \$                                 | 1,892,430.00       |                     | Demo Pipeline                      |
| 19635 Mitchell        | No                              | ENV 03.06.2023 C             | 3                | M100 / School- Mason Academic            | 3/6/2023    | 0 \$                                 | 1,586,642.00       |                     | Demo Pipeline                      |
| 17242 Rowe            | No                              | ENV 03.06.2023 A             | 3                | M100 / School- New Middle School         | 3/6/2023    | 0 \$                                 | 3,062,378.80       |                     | Demo Pipeline                      |
| 24601 Frisbee         | No                              | ENV 03.06.2023 C             | 1                | M100 / School - Detroit Open             | 3/6/2023    | 0 \$                                 | 1,149,150.00       |                     | Demo Pipeline                      |
| 20710 Pilgrim         | No                              | ENV 05.15.2023 C1            | 1                | M100 / School - Burt Elementary School   | 5/16/2023   | 0 \$                                 | 1,621,850.00       |                     | Demo Pipeline                      |
| 355 Philip            | No                              | ENV 08.15.2023B1             | 4                | M100 / School - Guyton Elementary School | 8/16/2023   | 0 \$                                 | 2,497,257.80       |                     | Demo Pipeline                      |
| 6075 Begole           | No                              | ENV 10.10.2022 D3            | 6                | M100 / School - Sampson Elementary       | 10/4/2023   | \$ 3,442,369.82                      |                    | 204                 | Demo Contracted                    |
| 8950 St Cyril         | No                              | ENV 03.06.2023 B             | 3                | M100 / School - Crockett High School     | 1/26/2024   | \$ 3,185,380.00                      |                    | 213                 | Demo Contracted                    |
| 2550 Coplin           | No                              | ENV 10.10.2022 C2            | 4                | M100 / School- Carstens Elementary       | 5/8/2024    | \$ 2,210,252.00                      |                    | 236                 | Demo Contracted                    |
| 14825 Lamphere        | No                              | ENV 10.10.2022 B3            | 1                | M100 / School- Hubert Elementary         | 9/12/2024   | \$ 2,743,000.00                      |                    | 243                 | Demo Contracted                    |
|                       |                                 |                              |                  |  |             | \$ 35,293,392.54                     | \$ 38,319,263.40   |                     |                                    |