



# **DWSD Facilities Capital Improvement Program Update**

Martin Craig, Facilities & Construction Manager

February 2025

# Service Order Requests

Maintenance. Efficiency. Safety. Satisfaction

Since its inception on September 1<sup>st</sup>, 2023  
DWSD Facilities Maintenance Request Form has generated over **700** Service Requests  
400+ requests were received in 2024

**Request Types:**

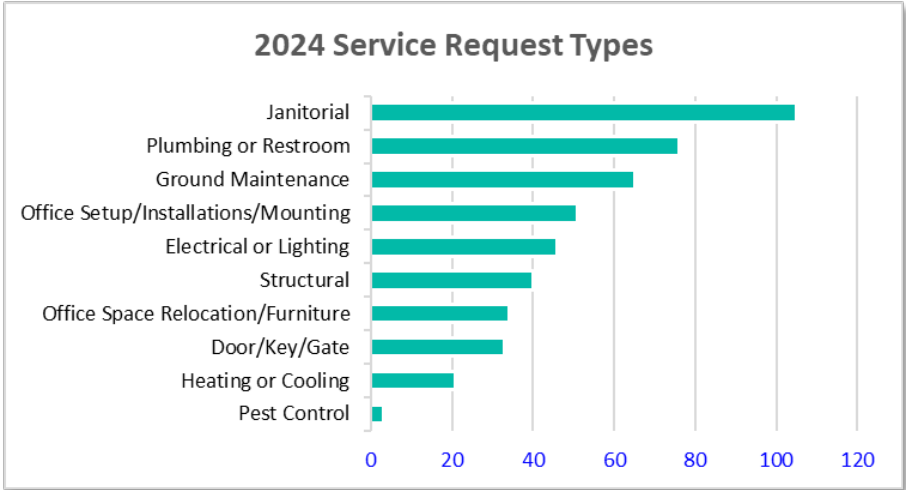
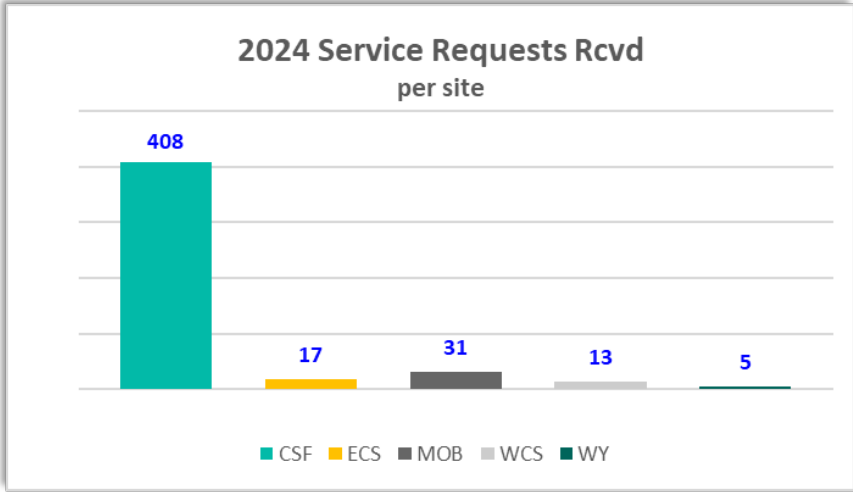
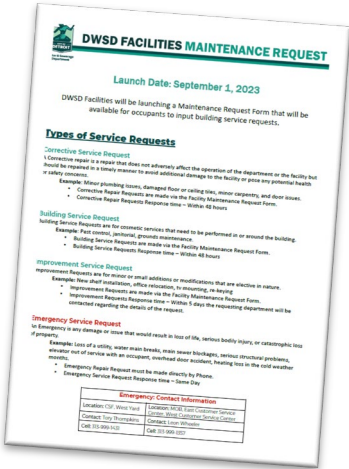
Heat, Cooling, Janitorial, Pest Control, Electrical, Plumbing, Structural, Installations, Event Setups, etc.

**Access:**

- DWSD
- GLWA
- Wayne Metro

**Sites:**

- (CSF) 6425 Huber
- (MOB) 735 Randolph
- (West Yard) 13401 West Outer Drive
- (West Customer Service Center) 15600 W. Grand River
- (East Customer Service Center) 13303 E. McNichols



# Complete Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	Admin #1 Elevator Modernization at CSF
Objective	To ensure the <b>Safety</b> of staff by providing a fully operational elevator, by <b>Maintaining</b> the elevators mechanical system and improve the mobile <b>Efficiency</b> within the site.
Budget	\$276,005
Start Date	2/1/2023
End Date	5/1/2024
Status	100% Complete

- Mechanical system replacement of Admin Elevator #1. Including:**
- Engineering, Materials, Mobilization, Installation and Commissioning
  - The replacement of the Controller, Door Operator, Fixtures and Tank for oil
    - Plumbing, HVAC, Fire Safety and Electrical Upgrades



Old Elevator



New Elevator

# Complete Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	Replacement of six (6) Rooftop Units at CSF
Objective	To improve Energy <b>Efficiency</b> of the site with updated mechanical equipment and provide Customer <b>Satisfaction</b> by increasing the ability to control the site temperatures.
Budget	\$1,894,527.83
Start Date	2/1/2023
End Date	7/31/2024
Status	100% Complete

This project included mechanical equipment removal, reinforcement, delivery and installation of:

- HV53 - Meter Shop
- HV19 - Meter Shop
- HV45 - Corridor F
- AC75T - North Yard
- RTU3 - North Yard
- RTU4 - North Yard
- 35 VAV Boxes - 4<sup>th</sup> Floor



New Unit Space



New Unit  
Corridor F HV45



# Complete Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	FY24 Critical HVAC Unit Replacement at MOB and CSF
Objective	To improve the <b>Energy Efficiency</b> of the site with updated mechanical equipment.
Budget	\$500,000
Start Date	4/1/2023
End Date	8/1/2024
Status	100% Complete

The following units were replaced under 1 year of this plan:

- Replacement of AC 13 in Central Yard (\$88,384),
- Exhaust Fan 43 and 44 in the Auto Garage (\$11,131.94),
- Admin Elevator 1 Ton Unit in CSF Admin Area (\$7,774),
- 2 Circulating Pumps in CSF Admin Area (\$79,802),
- Replacement for removed units AC 4, 5, and 6 in the Meter Shop (\$246,064.31)
  - 2 Portable Heating Units to be used where necessary (\$54,000)
  - VAV Box System Controls for the SCC area (\$11,294.65)
    - Office Unit for Tom Hall Office (\$2,619)
  - Air Compressor Sensors for Metasys System for CSF (9,515)
- HV Unit #48 in Men’s locker in Meter Shop (\$3,701)
- MOB Air Compressor Motor for building (\$4,167)



New Unit Space



New Unit  
Meter Shop AC

# Complete Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	Renovation of seven (7) Ready Rooms at CSF
Objective	To improve Customer <b>Satisfaction</b> by creating a pleasant and functional work environment.
Budget	\$540,000
Start Date	4/1/2024
End Date	1/31/2025
Status	100% Complete

Renovations included new flooring, lighting, painting and flooring for the following Ready Rooms:

- Meter Shop
- Warehouse
- Central Yard
- Auto Garage
- Heavy Repairs
- North Yard



Old Room



Newly Renovated

Meter Shop



# Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	Interior Concrete Repairs at CSF
Objective	To <b>Maintain</b> the structural integrity of the building while improving the mobile <b>Efficiency</b> within the site.
Budget	\$2,500,000
Start Date	11/1/2024
End Date	Anticipated 5/1/2025
Status	25% Complete. Work includes scaffolding, demolition of existing concrete, lead abatement, installation of steel decking/framing and concrete



Build Scaffolding, Cut, Demo and remove  
Existing Concrete

Turnover

Q4  
2024

We are Here

Q2  
2025

Install Steel Framing/Decking and Lay/Finish  
Concrete  
(4-6 weeks)



# Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	10 <sup>th</sup> Floor Renovations at MOB
Objective	To improve Customer <b>Satisfaction</b> by creating a pleasant and functional work environment.
Budget	\$250,000
Start Date	11/1/2024
End Date	Anticipated 2/28/2025
Status	45% Complete. Installation pending delivery and installation of flooring and furniture.



Demo & Construction

We are Here

Q1  
2025

Delivery & Installation  
(1-2 weeks)

Turnover

Q1  
2025

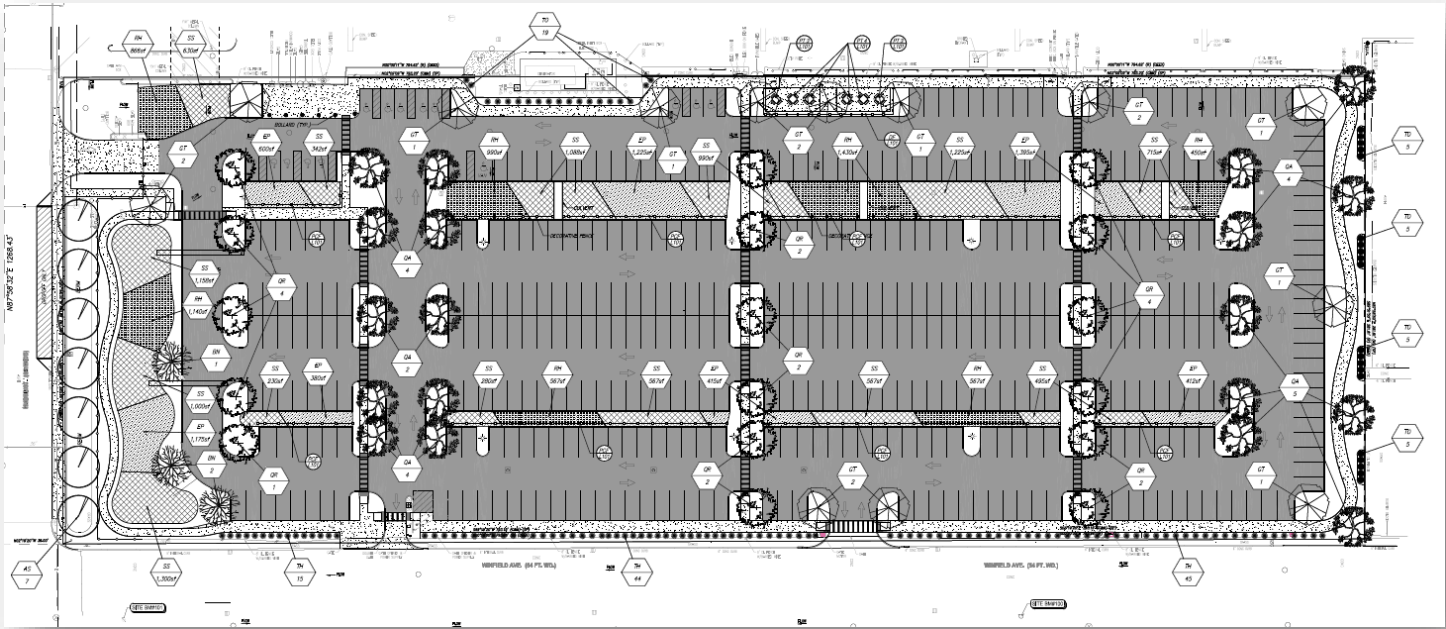




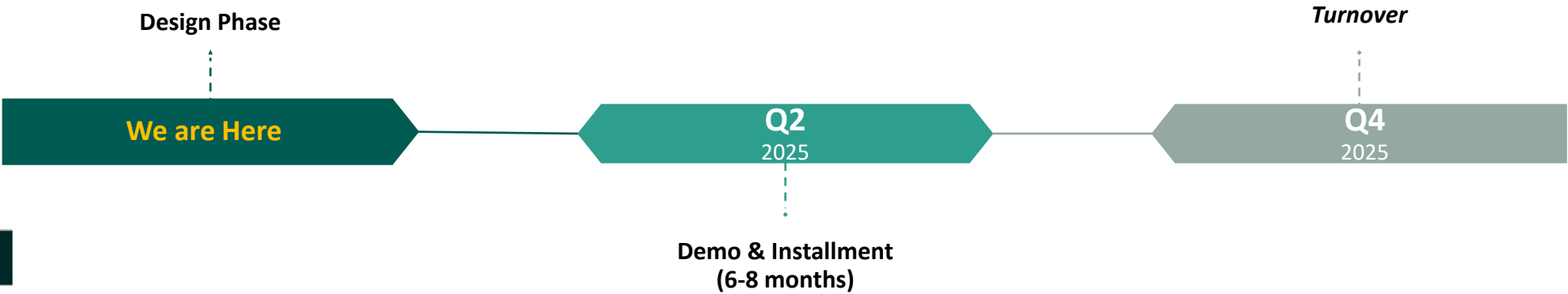
# Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	New Employee Parking Lot at CSF
Objective	To improve Customer <b>Satisfaction</b> by improving the outdoor mobility and environment for staff.
Budget	\$7,000,000
Start Date	11/1/2024
End Date	Anticipated 2/28/2025
Status	15% Complete. Pending Demo and installment.



Parking Lot Design



# Upcoming Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

1

Project	Mechanical Gate Replacement: West Yard
Scope	Replacement of the mechanical gate at West Yard
Budget	\$70,000
Status	Project pending fabrication of material

2

Project	Structural Repairs: MOB
Scope	Repair exterior structural damage to MOB Penthouse includes: Tuckpointing, Limestone and Terracotta Repair and Steel Coating Refurbishment
Budget	\$2,000,000
Status	Project is set to go out to bid Q2 2025



# Facilities is Cleaning up the

**Maintenance** (Preventative Maintenance)

**Efficiency** (Energy Efficiency)

**Safety** (Health and Safety)

**Satisfaction** (Customer Satisfaction)







# THANK YOU!

**Martin Craig**

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For more information visit: [www.detroitmi.gov/dwsd](http://www.detroitmi.gov/dwsd)

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