



DWSD Facilities Capital Improvement Program Update

Martin Craig, Facilities & Construction Manager

March 2026

Service Requests

Maintenance. Efficiency. Safety. Satisfaction

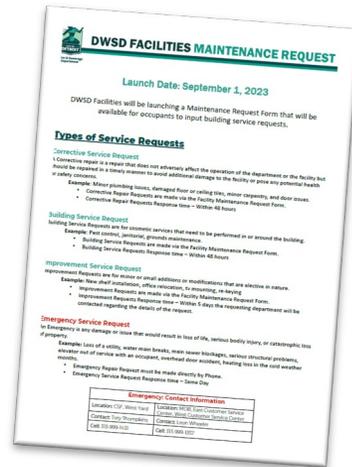
DWSD Facilities Service Request Form generated over 500+ requests in 2025

Request Types:

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

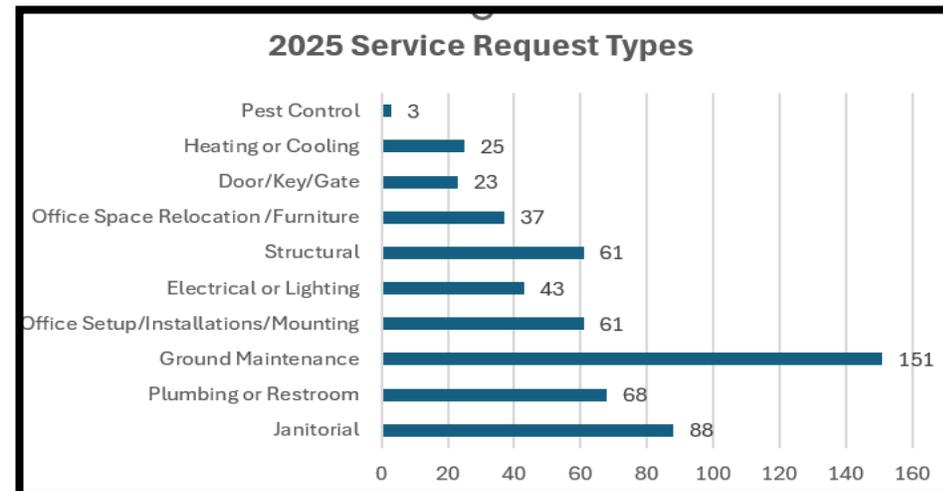
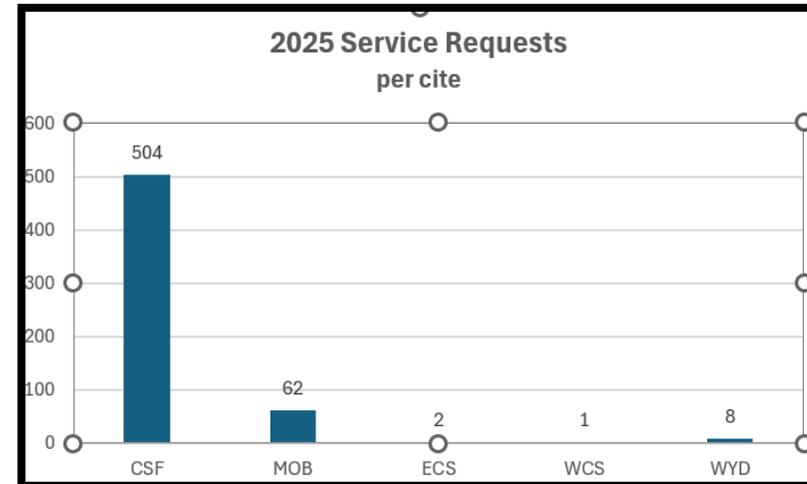
Access:

- DWSD
- GLWA



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
- ** WCSC Sold 2025
- *** (Owned but not occupied by DWSD)

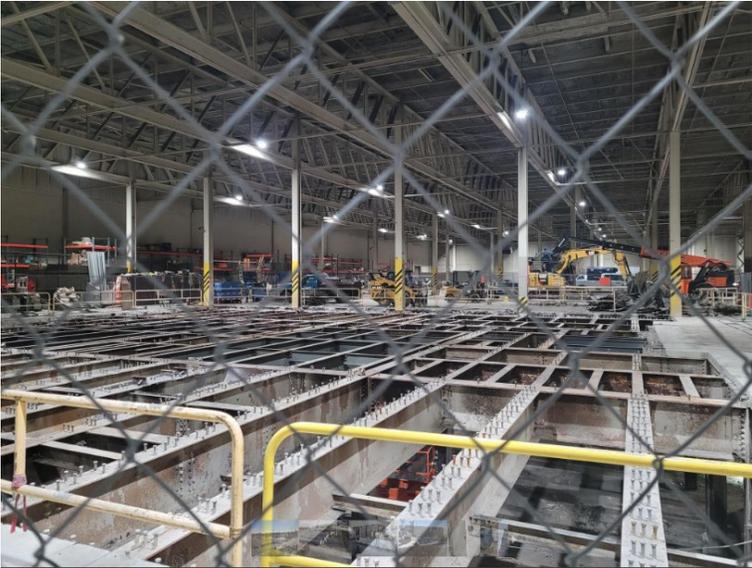


Completed Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	CSF East Yard Concrete Floor Repairs
Objective	To improve safety , strengthen infrastructure maintenance , and enhance operational efficiency by repairing and replacing deteriorated concrete in the CSF East Yard.
Budget	\$1,250,000
Start Date	11/1/2024
End Date	5/1/2025
Status	100% Complete

- East Yard Concrete Replacement and Foundation Treatment Including:**
- Removing and replacing deteriorated concrete sections throughout the East Yard
 - Corrected grading and improved drainage to prevent water accumulation and surface deterioration.
 - Restored safe, stable driving and staging areas to support efficient daily operations.



Start of Project



Completed Project



Completed Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	10 th Floor Renovations at MOB
Objective	To improve Customer Satisfaction by creating a pleasant and functional work environment.
Budget	\$250,000
Start Date	11/1/2024
End Date	2/28/2025
Status	100% Complete

- 10th Floor Renovations**
- Removing and replacing deteriorated carpet
 - Checked for Asbestos, cleaned ducts and replaced lighting.
 - Renovated offices and space added new furniture, ceiling tile, and furnishings.



Start of Project



Completion



Completed Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	FY25 Critical and AC / HV Unit Replacement at CSF
Objective	To improve the Energy Efficiency of the site with updated mechanical equipment.
Budget	\$1, 000,000
Start Date	3/28/2025
End Date	12/10/25
Status	100% Complete

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

- Replacement of AC 3, AC 10, AC 7, AC 9, AC 26
- Rooftop HV 13, HV 25

These improvements have generated a rebate from DTE for a total of \$159,000



Upgraded AC Unit



Upgraded HV Units



Active Facilities CIP Projects

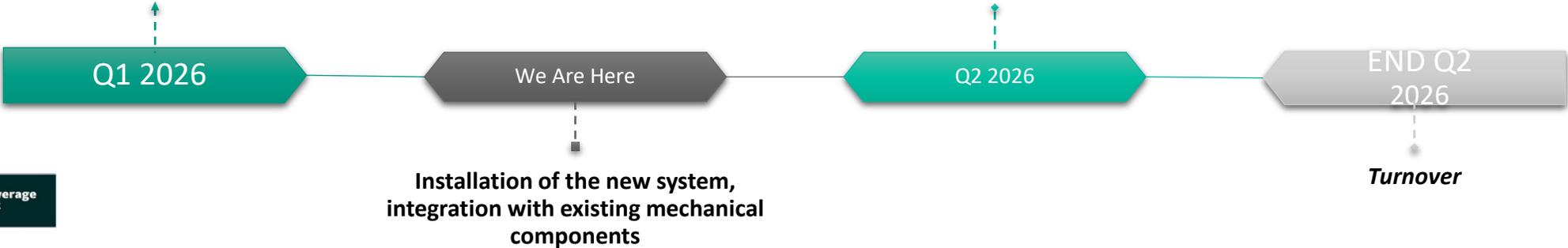
Maintenance. Efficiency. Safety. Satisfaction

Project	CSF Administration Boiler Replacement
Objective	The CSF Administration Boiler Replacement project will remove the aging boiler system and install a new unit to improve working efficiency and ensure reliable building operations. This upgrade will enhance safety , reduce long-term maintenance costs, and provide consistent heating performance for administrative staff and daily functions.
Budget	\$400,000
Start Date	1/25/26
End Date	Anticipated 5/1/2026
Status	25% Complete. The work includes removal of the existing boiler, procurement and installation of the new system, integration with existing mechanical components, and full testing and commissioning to ensure safe and efficient operation.



Procurement of the new system, removal of the existing boiler

Remotes added, updated monitoring of control system



Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	CSF Parking Lot Restoration
Objective	The CSF Parking Lot Restoration Project includes pavement repairs, resurfacing, restriping, and drainage improvements to enhance safety, maintenance, and operational efficiency. The project also incorporates green spaces with trees and natural drainage features to improve stormwater management and overall site aesthetics.
Budget	\$6,000,000
Start Date	5/1/2025
End Date	Anticipated 6/30/2026
Status	The project is approximately 50% complete, with one half of the parking open for use during phase 2 of the project, including pavement repairs, resurfacing, and initial landscaping improvements. Work on the remaining section is scheduled to begin once the weather breaks in late March 2026, with continued focus on safety, and drainage integration.



Demolition & Surface Preparation, Paving & Drainage Improvements

Continued Demolition & Surface Preparation, Paving and Draining Improvements 2nd Half of Lot Until Completion

Q2 2025

We are Here

Q2 2026

Weather Break



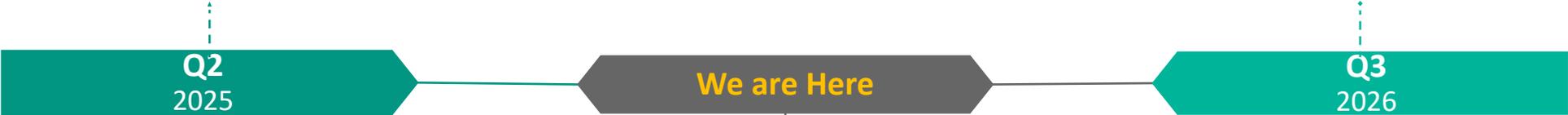
Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	MOB Structural Repairs
Objective	To restore structural integrity, enhance building safety, and reduce long-term maintenance risks by repairing and reinforcing critical structural components within the Main Office Building (MOB), ensuring safe and efficient daily operations.
Budget	\$2,000,000
Start Date	5/25/2025
End Date	Anticipated 8/31/2026
Status	25% Complete. Remaining activities include completion of structural reinforcements, concrete and steel repairs, inspections and quality testing, followed by final finishing work, site restoration, and closeout documentation to ensure full safety compliance and operational readiness.



Initial structural assessments, material procurement, and priority repair areas identified



Weather Break

Turnover

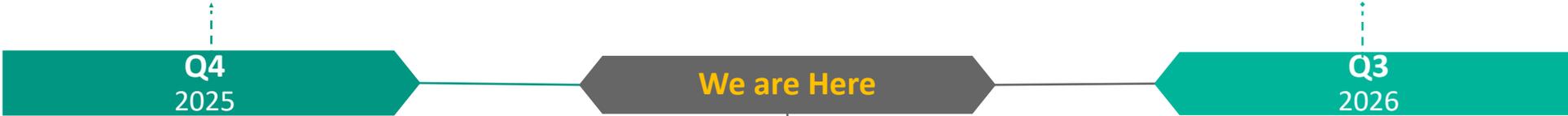
Active Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	West Yard Security Gate Replacement
Objective	To Maintain the structural integrity of the building while improving the security and safety of the building and DWSD employees.
Budget	\$70,000
Start Date	11/15/2025
End Date	Anticipated 8/31/2026
Status	15% Complete. It is currently in the early phases of execution. Site measurements and material procurement have been completed, with installation scheduled/underway, followed by hardware integration, security testing, and final inspection to ensure proper function and safety compliance.



Early phases of execution. Site measurements



Turnover



Weather Break
Work will continue to pick up in early March

Upcoming Facilities CIP Projects

Maintenance. Efficiency. Safety. Satisfaction

Project	MOB Roof Replacement
Scope	Replace the existing CSF roof system to address end-of-life conditions, active leaks, and weather exposure. Work includes roof assessment, removal of existing materials, installation of a new roofing system with required insulation and waterproofing, and project closeout including warranties and final inspections to ensure long-term building protection.
Budget	\$1,000,000
Status	Project is set to go out to bid Q2 2026

*****Future Projects are pending Further Budget Discussion / Approval



Facilities is Cleaning up the

Maintenance (Preventative Maintenance)

Efficiency (Energy Efficiency)

Safety (Health and Safety)

Satisfaction (Customer Satisfaction)



**Water & Sewerage
Department**

THANK YOU!

Martin Craig

Detroit Water & Sewerage Department

Email: Martin.Craig@detroitmi.gov

Phone: 313-999-2813

For more information visit: www.detroitmi.gov/dwsd

FOLLOW US!



Facebook.com/DWSDDetroit



@DetroitWaterDep



@detroitwatersewerage

