



INSIDE THE ISSUE  
**Redevelopment  
 Traffic Study**

**Amazon Fulfillment  
 Center**

see page 2.

Pontiac, MI 

**Notable Projects**

- **I-94 Conner to 8-Mile Construction**  
 Macomb TSC
- **Atherton Road Bridge**  
 City of Flint
- **Sanitary Sewer Study**  
 Genesee County to N. Oakland County
- **Inspection for I-75 Reconstruction**  
 Ohio State Line to Erie Road
- **I-696 SD & Coolidge Soundwall Rehab**  
 Oakland TSC



**The City of Durand  
 Street Improvements**

Rehabilitation or reconstructing of 18 different aging or failing city streets (2.5 mi).

4.



**Genesee County  
 Water System Plan**

20-year master plan which included capital improvement plans for Genesee County's entire water system.

6.



823,000 Square Foot  
Fulfillment Center  
footprint



200,000 Square Foot  
Delivery Station



1,500 Jobs  
4 Stories



## Redevelopment Traffic Study

Late last year ROWE Professional Services Company was approached by Seefried Industrial Properties, Inc. regarding a redevelopment project at the former Pontiac Silverdome site. The project site will be home to a four-story, 823,000-square-foot Amazon fulfillment center and a 200,000-square-foot Amazon delivery station. Creating over 1,500 jobs. The first phase of this project is underway and will be completed in August 2020 and the second phase will be completed by August 2021.

ROWE conducted a comprehensive traffic analysis of the roadway network surrounding the site which was owned by four different jurisdictions: Michigan Department of Transportation (M-59), the Road Commission for Oakland County (Opdyke Road), City of Pontiac (Featherstone Road), and City of Auburn Hills (Executive Hills Drive). The study included 19 intersections and took approximately three months to complete.

ROWE examined six different traffic scenarios including: existing traffic, background traffic, background traffic with improvements, future traffic, future traffic with improvements, and extended future traffic. The background traffic improvements were based on future traffic conditions without construction of the proposed development. Future traffic improvements were based on construction of the proposed development under the assumption the background improvements were implemented. The scenarios were studied at both AM and PM weekday peak hours.

### Overcoming Obstacles

The traffic study faced a quick turnaround due to pressure caused by the phases of the redevelopment plan mentioned above. During the summer of

**4**

**Jurisdictions**

**19**

**Intersections**

**3**

**Months**

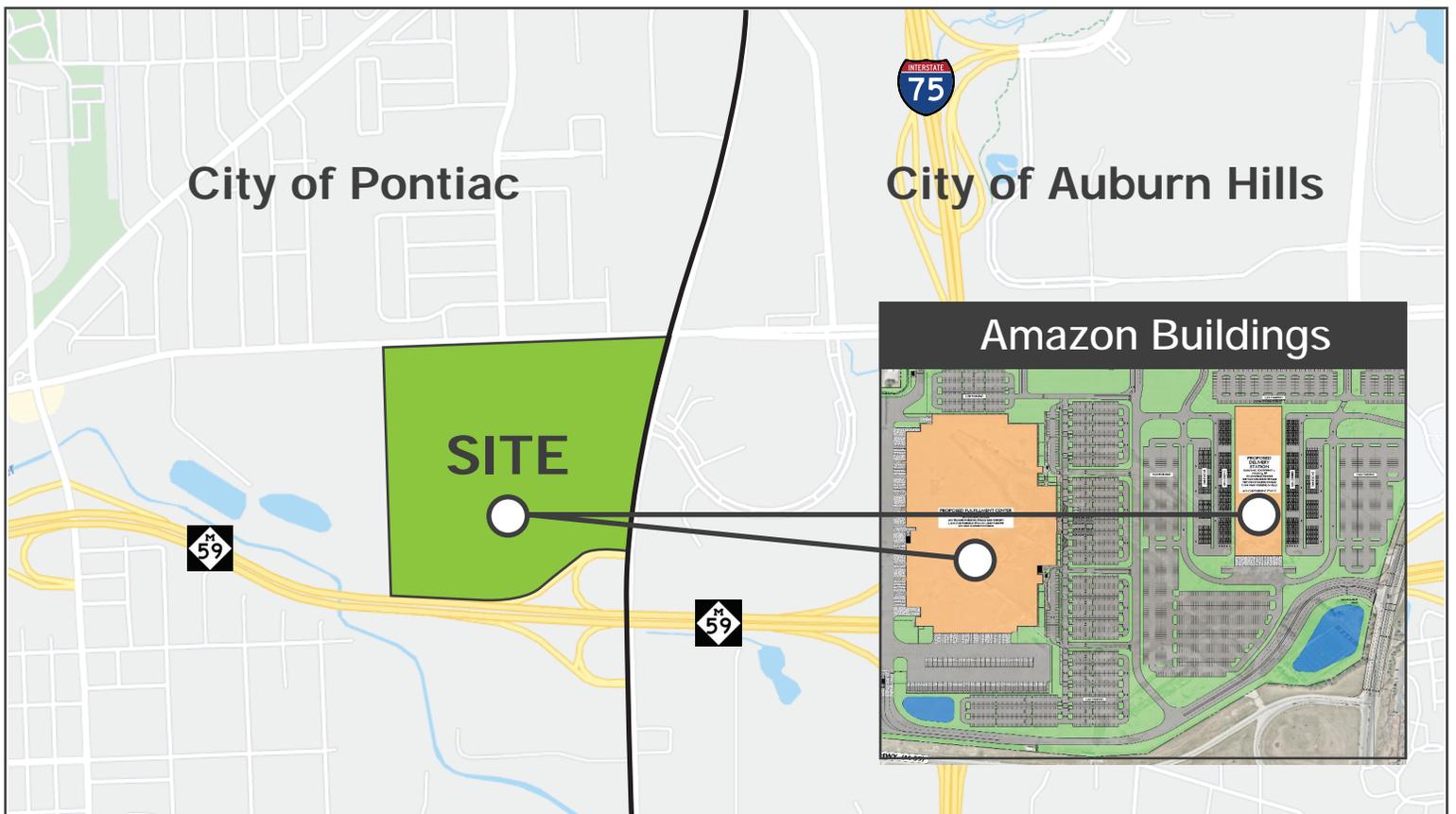
**6**

**Traffic Scenarios**

2019, the I-75 / M-59 interchange was under construction; this had an impact on the traffic volumes collected on the surface streets in the surrounding area. Information from the Road Commission for Oakland County's Coordinated Adaptive Traffic System and historical traffic information was used to adjust the data collected for the study. The four different agencies with jurisdiction over the roadways also had their own consultants involved with this project. Throughout the duration of the study, only two out of four consultants had access permits to the redevelopment site. Therefore, it was necessary for ROWE to lead with strong communication and a strict schedule.

## Partnerships

It is important to select a qualified firm for complex projects such as this. The ROWE project manager believes that Seefried chose ROWE because of our expertise, past relationships, and commitment to teamwork. At ROWE, teamwork is a partnership that focuses on putting the client first, having integrity, and going above and beyond expectations when possible. Partnerships are a major factor to successful projects; not only with the developer but also with the reviewing agencies. ROWE understands the importance of mutual trust and strong relationships when completing project requirements. Our project manager said, "The level of commitment in this area, the number of jobs being created, the tax base, and the economic benefits allowed the redevelopment project to be expedited. This project should create a positive impact in the area and surrounding communities. ROWE is proud to have been a part of such a unique project with Seefried."



# Durand



Start Date:  
June 2019



Complete Date:  
May 2020



Restore &  
Reconstruct Streets



## The City of Durand Street Improvements

In the summer of 2019, ROWE Professional Services Company was awarded the City of Durand for a Street Improvement Project. ROWE Associate and Project Manager Kent Edwards, PE, led the project. When Kent was asked why he believed ROWE was selected, he stated, "ROWE was chosen based on our team's knowledge of the area and our ability to be an active partner in the city's infrastructure projects. It was also noted that these improvements would positively affect the residents of the city, including many of our own staff members who live in the area as well. Lastly, our thorough understanding of the construction process was an important factor to our success in being selected."

The City of Durand Street Improvement Project started in June of 2019 and was completed in May of 2020. ROWE evaluated treatment options and coordinated with the city to determine which course of action would provide the most improvements and fit their budgetary needs. The scope of work included restoring or reconstructing 18 different streets that were aging and failing within the city. Over the previous 40 years, many of these streets had received little to no maintenance.

The Street Improvement Project consisted of reconstructing 15 of the streets mentioned above. During the restoration process, the pavement was entirely removed, subgrade undercutting was performed to improve base materials, and a new 4-inch pavement section was installed. Due to higher traffic volumes, Mackinaw Street received a 5-inch pavement section instead. Improvements to the curb and gutter were also made to correct existing drainage issues on the roadways and to remove ponding without costly storm sewer construction. South Saginaw and Fauble were widened approximately

**18**  
Streets (2.5 mi.)

**\$2**  
Million Local Millage

**11**  
Months

**\$**  
On Budget

7 feet and received full curb and gutter, regrading, sidewalk ramps, drive approaches, and storm sewer improvements. The remaining three streets (North Oak, McBride, and Lovejoy) were partially reconstructed and received joint repairs, coldmilling, and a new asphalt overlay.

### Overcoming Obstacles

This project had a few obstacles which included unknown utilities, unfavorable subbase conditions, and grading challenges, particularly on South Saginaw and Fauble. The unknown utilities and subbase conditions were resolved through acceptable treatments. The grading issues were overcome by the superelevation of South Saginaw Street, which allows for draining in one direction, in this case to the east. Through effective communication and coordination between our team and city staff, we were able to work together to correct and resolve all issues.

Once the project was completed, the Durand City Manager, Colleen O'Toole, MPA, CECD said, "We are very pleased to have worked with ROWE on our 2019 street improvement project. During the project we tackled 18 different road segments accounting for about two and a half miles of repairs or reconstruction. The team at ROWE was able to pivot quickly when new challenges arose and was always mindful of our budgetary targets. Our construction engineers and project manager made sure that we were meeting project milestones in a timely manner and did a great job keeping everyone on task throughout the project. When a project comes in on-budget and on-time that is a win in our book."



### After Images





Start Date:  
June 2018



Complete Date:  
April 2020



150,000  
Service Population



**Genesee County**

**20**  
Year Plan

**11**  
Retail Communities

**9**  
Wholesale Communities



## Genesee County Water System Master Plan

In June of 2018, ROWE Professional Services Company was asked by the Genesee County Drain Commissioner's Office, Division of Water and Waste Services (GCDC-WWS), to develop a 20-year master plan for their water system. The project was completed mid-April of 2020. GCDC-WWS owns and operates a public water supply system that provides service to approximately one third of the population in Genesee County, of about 150,000 people. There are 33 municipalities within Genesee County; 11 of which have distribution systems that are supplied and maintained by GCDC-WWS (retail customers), and 9 that are only supplied water and not maintained by GCDC-WWS (wholesale customers). ROWE also provided design and construction services for the new Karegnondi Water Authority's (KWA) system which supplies all customers with water.

### Scope of Work

The job entailed extracting data from, and interviewing numerous municipalities within and adjacent to the county, to confirm their existing water usage and determine their future water needs. After the data was compiled into excel spreadsheets, it was imported into a complex hydraulic model, which included various elements of the water system including ground and elevated storage, pumps, and the recently completed water treatment plant. Once the model was calibrated, it was used to analyze the systems' hydraulic behavior under current conditions and predict how the system will function with future scenarios such as growth, firefighting capabilities, etc. After running various tests and analyzing numerous simulations, ROWE and GCDC-WWS were able to determine where future improvements were needed to meet the proposed demands. This information was then used to develop a 20-year master plan which included capital improvement plans for Genesee County.

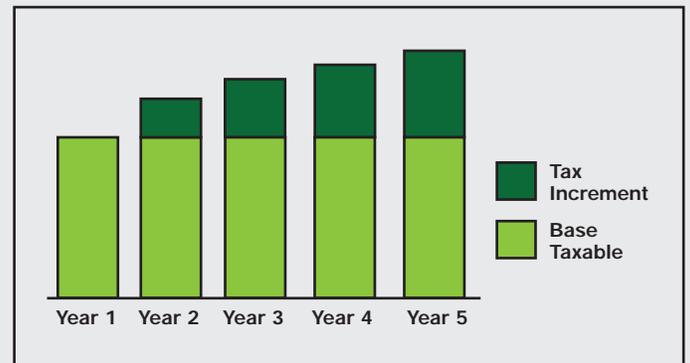
## Statement About the Project

When Doug Skylis, Senior Project Manager, was asked about the project and why ROWE was chosen for this project he stated, "In addition to having strong expertise in water reliability studies, completing numerous studies each year, we also put our clients' needs first and do what is best for them. We are very honored that the Genesee County Drain Commissioner's office selected us for the project. This was a project that needed special attention and expertise due to the impact that it will have on the communities of Genesee County. The collaboration with GCDC-WWS staff on this project was very rewarding and I look forward to working with them on future projects."



## What is Tax Increment Financing?

Tax Increment Financing (TIF) is a mechanism that allows communities to capture taxes levied in their jurisdiction for specific purposes allows communities to capture taxes from increases in the taxable value of a designated portion of the community that are levied by taxing jurisdictions besides the community. These designated areas include Downtown Development Authority (DDA) districts and Corridor Improvement Authority (CIA) districts. TIFs can provide the authorities with the revenue necessary to make improvements to the community without raising tax rates particularly as time passes and the size of the captured increment grows. While there have been changes to the laws recently that have limited some of the taxing jurisdictions whose taxes can be captured by a TIF, many communities have turned to these laws to help generate funds for needed improvements. ROWE helps our client communities in many ways with establishing and revising these TIF authorities. These include assistance with drafting the legal description for new or modified district boundaries, with developing and updating DDA and CIA development plans, and working with communities to navigate the necessary steps in their review and adoption.



## Fun Facts Kentwood Office

Established 2019

11 Employees

- Civil Engineering
- Landscape Architecture
- Land Surveying
- Mobile Scanning



KENTWOOD, MI



Kate Hartford



Susan Palazzola



Emira Rista



James Grell



Jessica Miller



Matt Mastromatteo



Zoe Wahr



Tom Carr

## June New Hires

### New Hires 2020

#### May

Travis Hamel, Christina Irving, Noah Lafferty,  
Dustin Marshall, Brandon Mikek, Steve Pietrocattelli,  
Jared Stanford

#### March

Rob Lesperance, Hannah Akey, Jake Taylor

#### February

Jewell Bell, Courtney Walters

#### January

Paul O' Meara, Max Gierman

### Summer Interns



**Kelton Czyzio** - Michigan Tech University

**Jake Irwin** - Michigan Tech University



**Kyle Callaway** - Michigan Tech University

**Nick Gorney** - Michigan Tech University



**Max Chapman** - University of Michigan

**Madison Carlson** - University of Michigan

**Hannah Deloney** - University of Michigan



**Nick DeMattei** - University of Michigan

**Ben Guertin** - Michigan State University



**Alison Swanson** - Michigan State University

**Derrick Scott** - Ferris State University



**David Hall** - Ferris State University

**McKennah McIntosh** - Wayne State University



**Tyler Reichel** - Kalamazoo Valley Community College

**Valorie Gladney** - Jackson State University

### Staff Updates

#### Promotions

- **Amanda Hemeyer** to Senior Project Manager
- **Nate Whiting** to Senior Project Manager
- **Troy Grunder** to Project Manager
- **Alec Kluck** to Assistant Project Engineer
- **Dean Welte** to Project Administrator

- **Doug Robert** to Senior Engineering Tech.
- **Shane Bowman** to Engineering Tech. III
- **Dwight Hergert** to Engineering Tech. III
- **Josh Roddy** to Engineering Tech. II
- **Gregory Strand** to Engineering Tech. II

- **Aaron Leach** to Project Manager
- **Zac Case** to Assistant Project Surveyor
- **Travis Kizer** to Survey Project Coordinator

#### Transfers

- **Laura Partyka** from Admin. to Marketing

### Scan

For interactive links / information.



### ROWE Office Locations

1. **Flint, MI 540 S. Saginaw Street, Suite 200 48502**  
Tel: 810.341.7500 Fax: 810.341.7573

2. **Kentwood, MI 4345 44th Street SE, Suite A 49512**  
Tel: 616.272.7125 Fax: 800.974.1704

3. **Lapeer, MI 128 N. Saginaw Street 48446**  
Tel: 810.664.9411 Fax: 810.664.3451

4. **Farmington Hills, MI 27280 Haggerty Road, Suite C-2 48331**  
Tel: 248.675.1096 Fax: 800.974.1704

5. **Grayling, MI 2342 Industrial Street, Suite A 49738**  
Tel: 989.348.4036 Fax: 989.348.5416

6. **Mt. Pleasant, MI 127 S. Main Street 48858**  
Tel: 989.772.2138 Fax: 989.773.7757

7. **Myrtle Beach, SC 511 Broadway Street 29577**  
Tel: 843.444.1020 Fax: 843.448.3936

ALS **Air-Land Surveys 540 S. Saginaw Street, Suite 200 Flint, MI 48502**  
Tel: 810.762.6800 Fax: 810.762.6801

