



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #75

As of:

7/22/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – July 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays

Other

- ~~FS 2 and FS 3 site plan received approval by Planning Commission of “location, character and extent” at its 7/8/26 meeting.~~
- HED/PMR met with Community Development to discuss final site plan submission process and stormwater detention on 7/21.
- Commissioning Agent contract (JMK) awaiting city signatures.

Upcoming Activities

Governance

- City Council’s remaining approvals consist of design development; furniture vendor; contractor bid packages; change orders (CO’s) that exceed project contingency or program budget
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- HED/BRW, City, PMR and Christman have value engineered FS 2 and FS 3 to keep project within schematic design budget parameters; correspondence memorializing this milestone is being written by HED for City distribution.
- Approval of FS 2 and FS 3 Design Development to occur at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)
- PSB is currently in the Conceptual Design phase; current timeline is aiming for Schematic Design approval at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)

- ~~Design team/civil engineering has been directed to revise FS 2 and FS 3 site plans with stormwater detention and berm revisions; once revised, design team will meet with Community Development to review~~

- Materials Testing invite-only RFP to be issued this week

Other

- The next PMR’s Owner’s Meeting with Novi will be on 8/10/26
- FS 2 and FS 3 site bid packages to be issued in August with award at 10/12 City Council meeting.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million “construction cost” for the road itself)
- PMR’s assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- FS 2 sewer to be discussed with city administration.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- Road Project pre-bid occurred on 7/14, with bid openings scheduled for 7/23. Anticipated Council award date is 8/10.

Procurement and Contracts

- Site work/land clearing for FS 2 and 3 to occur 4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 4th Quarter 2026.