

MARCH 23, 2026

Public Safety Program Update

Presented to Novi City Council

Team Introduction



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SENIOR VICE PRESIDENT

Plante Moran Realpoint



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VICE PRESIDENT

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Presentation Overview

- 1) Site Due Diligence Activities
- 2) Procurement Activities to Date
- 3) Governance Activities
- 4) Current Budget
- 5) Design Activities to Date
- 6) Look Ahead Schedule
- 7) Questions

Site Due Diligence Activities

September 2025 – Spring 2026

Site Analysis

- Land Surveys - Topographic / Boundary / Underground Utilities
- Confirm Easements and Lot Line Requirements
- Geotechnical Soil Sampling and Analysis

Regulatory

- Wetland Analysis and Management Planning
- Contaminated Soils Analysis and Abatement Planning
- Stormwater Management

Site Due Diligence Activities

September 2025 – Spring 2026

Public Utilities & Infrastructure

- Confirm Existing Public Utility Locations and Capacities
 - Electricity, Water, Gas, Fiber Optic, Storm & Sewer

- City/PMR currently working with DTE to investigate budget and timeline utility relocation pertaining to City Road Project
 - DTE will provide estimate in three weeks
 - PMR to provide update to FAC in April

Procurement Activities

Architect/Engineer (A/E)

- Finance and Administration Committee (FAC) interviewed two firms on 9/15/25.
- Thereafter, PMR negotiated with both firms to clarify fees.
- Council award of A/E work to HED/BRW on 10/6/25 (contract executed 11/21/25).

Construction Manager (CM)

- FAC interviewed two firms on 10/21/25.
- Council award of CM work to Christman on 11/17/25 (contract executed 1/12/26).

Technology

- PMR issued an invite-only RFP on 12/17/25.
- Interviews held by PMR and the City on 2/11/26.
- Council award to Howell Design Group on 3/9/26 (contract out for execution).

Future Procurement

- Commissioning Agent, Materials Testing, Building Envelope Consultant, FF&E Vendor

Governance

Reporting

PMR will maintain a Change Order log to be sent weekly to Council

PMR will continue to provide weekly updates that highlight previous, current, and future project items of note

Additional Meetings

- City Council Public Updates (twice a year)
- Finance and Administration Committee (quarterly)
- Owner's Meeting (monthly)
- OAC Meetings (biweekly)
- Design Meetings (weekly and ongoing)

Governance

Novi City Council's approvals:

- 1) Owner's Representative (complete)
- 2) A/E firm (complete)
- 3) CM firm (complete);
- 4) Technology firm (complete)
- 5) Governance Documents/Program budget (complete)
- 6) Schematic design
- 7) Design development
- 8) Furniture vendor
- 9) Contractor bid packages
- 10) Change orders ("CO"s) in excess of contingency or program budget

Budget

Description	Projected Budget *
Public Safety Building (PSB)	73,850,000.00
Fire Station 2	13,150,000.00
Fire Station 3	13,000,000.00
Fire Station 4	2,000,000.00
Road and Infrastructure Improvements	18,000,000.00
	120,000,000.00

Design Activities (HED/BRW)

December 2025 – Present

Tours of Public Safety Facilities

- Tours of Texas Public Safety facilities – December 14-16, 2025
- Tour of Lansing Public Safety Project – February 27, 2026

Design Workshops

- HED/BRW team performed on-site design workshops in Novi from December 1 – 3, 2025, and again February 23 – 27, 2026.
- Design meetings with PMR and City occur weekly
- Site plan approval meetings and coordination meetings with DTE are underway

Design Activities (HED/BRW)

December 2025 – Present

Project Design Approach

- Targeting substantial completion of Fire Station 2 and Fire Station 3 by December 2027
- Public Safety Building construction to commence in 2027
- Conceptual Design presentation scheduled for the FAC on April 13, 2026, and a schematic design presentation for Fire Stations 2 and 3 will occur in June 2026 for both City Council and the FAC.
- Neighborhood Meetings for the Fire Station 2 and 3 sites will occur in late Spring/early Summer

Look Ahead Schedule

Conceptual Design – Public Safety Building and Fire Stations 2 and 3

Presentation to FAC on 4/13/26 for feedback

Schematic Design – Fire Station 2 and Fire Station 3

Presentation to FAC in June 2026, followed by City Council presentation on June 8, 2026.

City of Novi Road Project

City anticipates bidding this project in Spring 2026

Future Procurement

Commissioning Agent, Materials Testing, Building Envelope Consultant, FF&E (furniture, fixtures and equipment) vendor

Neighborhood Meetings

Fire Station 2 and Fire Station 3 neighborhood meetings to occur late Spring/early Summer

A photograph of a classroom with large windows overlooking a landscape. The room is filled with blue-tinted tables and chairs. The word "Questions" is overlaid in white text on the right side of the image.

Questions