



PUBLIC SAFETY PROGRAM

CITY OF NOVI



City of Lansing
Public Safety Complex



PROPOSAL FOR
**CONSTRUCTION
MANAGEMENT
SERVICES**



AUGUST 26, 2025

August 26, 2025

Mr. Victor Cardenas
City of Novi - City Manager
45175 Ten Mile Rd.,
Novi, MI 48375

**RE: Construction Management Services
City of Novi - Public Safety Program**

Dear Mr. Cardenas and Members of the Selection Committee,

Every so often, a project comes forward that has the potential to redefine how a community protects, serves, and grows. The City of Novi's Public Safety Building and Fire Station improvements represent such an opportunity—an investment in facilities that will serve as the backbone of public safety for decades to come. With a vision for modernized, right-sized, and future-ready spaces, this project will ensure first responders have the tools and environment they need to serve Novi's residents today and for generations. We are grateful for the opportunity to be considered as your partner in delivering this transformational investment.

Christman's purpose is to Unite People in Great Achievement—and our proven ability to deliver complex, high-profile public safety projects exemplifies that mission. Our team stands ready to bring unmatched commitment, expertise, and community focus to Novi, centered on the following:

- **Proven Team:** The same trusted team that successfully led the Lansing Public Safety Complex will be at the heart of this effort, bringing proven experience, deep knowledge, and seamless collaboration. By naming these key staff members to your project, we are not just offering resumes—we are offering a team that has already demonstrated their ability to navigate complex challenges, meet critical deadlines, and deliver a facility that serves the community for decades to come. This continuity of leadership and expertise is what sets us apart and ensures your project will be in the most capable hands.
- **Unparalleled Preconstruction Services:** Our history of reliable estimate-to-bid accuracy gives owners confidence that scope is maximized, risks are minimized, and projects progress smoothly from design through delivery.
- **Construction Management Services:** Christman is routinely selected for mission-critical facilities that require rigorous attention to budget, schedule, and quality. We are proud to count long-standing clients such as the State of Michigan, U.S. General Services Administration, FEMA, and multiple municipalities across Southeast Michigan among our partners in success.
- **A Focus on Partnership:** We believe great projects are built on trust, collaboration, and transparency. Our long-standing relationship with Plante Moran Realpoint reinforces our ability to deliver seamlessly as a unified team, while our extensive network of trade partners ensures strong bid coverage and quality field execution.

The City of Novi has outlined an ambitious and thoughtful vision for its future public safety infrastructure. We share your commitment to creating facilities that enhance operational effectiveness, prioritize responder wellness, and serve the community. Christman would be honored to bring our experience, our passion, and our partnership to this endeavor.

Sincerely,

The Christman Company



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SECTION 1: PROJECT APPROACH NARRATIVE	1
SECTION 2: RELEVANT EXPERIENCE	11
SECTION 3: PROJECT ORGANIZATIONAL CHART AND TEAM RESUMES	19
SECTION 4: PROPOSAL	31
SECTION 5: PROJECT IMPLEMENTATION SCHEDULE	49
SECTION 6: CLARIFICATIONS AND EXCEPTIONS	52
SECTION 7: ADDITIONAL INFORMATION	53

A red fire truck is parked in front of a brick fire station. The truck has 'GRAND HAVEN' written on the top and 'TRUCK 1041' on the side. A semi-transparent yellow box is overlaid on the truck, containing the text 'SECTION 1: PROJECT APPROACH NARRATIVE'.

SECTION 1: PROJECT APPROACH NARRATIVE

SECTION 1 - PROJECT APPROACH NARRATIVE

The Christman Company believes every successful public facility begins with a deep understanding of our client's community, long-term vision, and evolving operational needs. In preparing this response, our team reviewed the current facilities' limitations and space programming recommendations to understand how the City of Novi plans to modernize and expand its public safety infrastructure. Our takeaway: Novi is a rapidly evolving, future-focused community that demands responsive, forward-thinking facilities constructed to meet today's public safety demands while preparing for tomorrow's population and safety needs.

We are impressed by Novi's commitment to provide residents with an integrated public safety campus and two new state-of-the-art fire stations — an investment that will elevate operational efficiency, first responder wellness, and overall community protection. Our team is ready to partner with you to deliver this vision, which include:

- Constructing a new +/-79,400-square-foot Public Safety Building, featuring a modern police headquarters, an upgraded dispatch and evidence handling center, and Fire Station No. 1 with four apparatus bays and improved support spaces
- Constructing two replacement fire stations (Nos. 2 & 3), each planned for approximately 14,500 square feet on new sites with three apparatus bays and clearly separated decontamination zones
- Completing upgrades to Fire Station No. 4 to improve performance and extend useful life
- Conducting in-depth studies and analysis to identify pathways to deliver the add-alternates, including a dedicated training

tower, indoor training vehicle bay, tempered police vehicle parking, and expanded maintenance garage

Understanding the City's desire to accelerate cash flow and/or sell additional bond series to start construction earlier, particularly the fire stations, we will work closely with the City, Plante Moran Realpoint, and the architect to provide comprehensive assistance to move this initiative forward. This will include conducting any special studies, projecting cost savings, and analyzing schedule implications. Our goal is to ensure the City can make well-informed decisions throughout this process.

We understand the City is not seeking formal LEED certification, but we are committed to offering sustainable solutions aligned with Novi's values. With decades of public safety project experience, a collaborative mindset, and a passion for constructing facilities that serve both first responders and the public, Christman is honored by the opportunity to support Novi in building the next generation of public safety infrastructure.

PRECONSTRUCTION

Christman's planning efforts are led jointly by our operations and our Project Planning Group (PPG). This collaborative approach ensures accurate construction cost estimates at each major design milestone, which properly balance up-front and life-cycle costs of all systems. Our in-house teams provide full estimating services without relying on trade contractors for pricing. This approach provides greater value for our clients and more accurate, up-to-date information.

VALUE PLANNING PROCESS

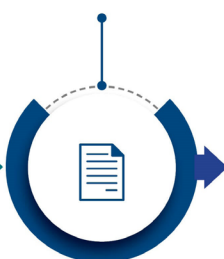
PROJECT KICKOFF

Determine owner expectations, budget/schedule constraints, performance goals



ISSUE BASELINE ESTIMATE

Publish highly detailed estimate, baseline for value generation and benchmarking



REFINE DESIGN DIRECTION

Re-evaluate value analysis exercise, complete project team design review



DEVELOP INITIAL ESTIMATE

Conduct stakeholder scope review, estimate itemization, "what if" analysis



VALUE ANALYSIS PROCESS

Collaborate with project team on ideas, life cycle analysis and evaluations



DECIDE NEXT STEPS

Incorporate ideas into design, hold or proceed to design development



Our focus during preconstruction will be to help the entire team make disciplined, fully informed decisions so the building meets the City's goals for performance, functionality and aesthetics within the established budget. Our planning team will evaluate factors such as the project's constructability, cost effectiveness and aesthetic qualities.

Benchmarking and Conceptual Cost Estimating

The ongoing cost analysis efforts committed to this project are centered around the continuous validation of the City of Novi's budget throughout each stage of design and construction. Typical deliverables consist of:

- **Programming** – Although not required by the RFP, our team anticipates an effort prior to schematic design that includes a benchmarking study that leveraging our rich database. Our benchmarking process has shown repeatedly to be an accurate and reliable tool for capital planning. Considering the complexities of the multi-phase approach required, establishing these parameters early will be critical for the future financial success of the project. **See initial benchmark study under the additional information section for firehouses 2 and 3 on page 54.**
- **Schematic Design (Cost Estimate 1)** – This detailed estimate serves as our baseline for Value Analysis and Variance Log moving forward. With this detailed estimate in hand, our team will be positioned to assist you in choosing the best alternatives for the project early in the design process, which will save time and money. Please refer to the value planning process flow diagram on page one of this proposal.
- **Design Development (Cost Estimate 2)** – This critical milestone serves as the last responsible moment for any significant design changes. Cost certainty is of utmost importance at this milestone and is derived by extensive quantity surveys to influence a complete, accurate estimate, and compared with market data and input from trusted subcontractors.
- **Construction Documents (Cost Estimate 3)** – This milestone will provide a guaranteed maximum price (GMP) estimate to lock in the predicted cost of the project. Once approved, the procurement process will begin until all buyout is complete.

At each estimate update, we will use our Variance Log and Value Creation Log to track cost changes to the estimate, as well as identify alternatives (i.e., design, process, materials) that may be considered to find that balance of program or scope that maximizes the value of the project for the City, while still aligning with the cost parameters defined at the program phase. It all comes back to providing the best information possible so the City can make an informed decision when necessary.

From early cost models through the final update prior to GMP, our estimate summary and detailed estimate deliverables are organized using the Unifomat system. This allows for quick comparison from one estimate to the next for specific systems and categories.

Our goal: Assist the project team in shortening the design/re-design cycle and eliminating waste by employing lean planning processes and principles.

Value Analysis and Relevant Services to Reach a Target Budget

Christman's Project Planning Group has extensive experience in value analysis. Every member of our team has completed the SAVE International training course on reducing cost and improving value by analyzing the function of the building systems. The key to effective value analysis is to reduce cost without sacrificing quality or function.

Mechanical, electrical, and plumbing (MEP) systems are one of the major drivers of project success for most facilities, and public safety buildings are no exception. MEP systems are critical to maintaining air quality, energy efficiency and overall comfort for building users. For these systems, team experience is critical. Christman employs in-house MEP specialists who draw upon years of experience building these types of facilities to form a partnership with the owner, designers, and engineers, and offer systems analysis, equipment recommendations, constructability review, and planning expertise from the CM perspective.

Christman's Project Planning Group will start our typical value analysis process during schematic design. The process begins with our estimating quantity takeoff. As we quantify the project, our estimators log any value-adding ideas in the Value Creation Log, which accompanies the estimate report that is presented to the project team.

In cases when the project is over budget, the entire project team gathers for a work session to review the preliminary list and brainstorm new ideas. Following that initial work session, Christman will estimate the potential savings of the ideas generated so the project team can make informed decisions. Then we hold a follow-up meeting to review those ideas against the cost savings estimates and designate the ideas as either accepted, pending or rejected.

The Value Creation Log is a living document that feeds back to the estimate summary to give real-time project budget status during that meeting and throughout the project. Most projects that are within 10 percent of the budget can be brought back in line with this simple but effective process.

If the ideas generated during the standard brainstorming, pricing, and selection process do not provide adequate savings, Christman will facilitate a more structured Value Analysis Workshop. The workshops are one-to two-day sessions involving all stakeholders in the project, including the owner, user groups, designers and contractors. The process is similar to the standard process but includes more parties and a more focused approach.

Workshops such as these have successfully reduced project costs by as much as 20 percent without sacrificing programming.

Cash Flow Analysis

As with all bond-funded public programs, we are acutely aware of the cashflow challenges that can be presented when a multi-series bond sale is supporting the development of a dynamic program of new facilities. We will work with your entire team to model the cash flow, not just from a construction perspective, but including analysis of design, consulting, and the full suite of owner expenditures. These inputs will allow Christman to develop a comprehensive plan to confirm the facilities can be built as quickly as possible without overextending available capital at any time in the life of the Novi Public Safety Program. Considering the potential cost escalation of unnecessarily delayed projects, arbitrage, and speed to market for the residents of Novi, we want to help ensure the program team achieves maximum value for the taxpayers of Novi and municipal stakeholders.

Quality Modeling Process

A strong quality program sets the tone for a well-executed project. Superior quality practices lead to good safety practices and keep the project on schedule and budget. Christman has an extensive quality assurance program we tailor to your specific project. Our plan breaks down quality assurance into four specific areas:

- Defining work properly
- Selecting capable trade contractors
- Communicating quality standards and expectations
- Managing quality continuously

This program begins in the earliest stages of design as we define the work and constructability impacts such as timing and its effect on materials and methods. During the trade contractor procurement phase, we work to confirm those being invited to bid each scope of work are capable and qualified to minimize the risk of poor performance or failure. Tools we use to set the stage for success include:

- **Starting with the Best Available Information:** Capturing field conditions with laser scanning, and designing to accurate information, helps ensure the construction process does not impact ongoing operations. Additionally, 3D site logistics and 4D scheduling techniques provide a clear vision of the proposed work. Not only does this confirm the team is on the same page, but it also typically results in better feedback for refining the plan to mitigate risks.



- **Mock-ups to Support Effective Collaboration:** Use of virtual mock-ups in an immersive, highly collaborative environment is critical to the process, ensuring the technical and aesthetic design details support the long-term usage of the space. This allows stakeholders to see their new space virtually by placing them within the model through 3D glasses during the design process, when design changes are most economical. Our alignment of user groups, design team and trade contractors fundamentally creates value during the design process that minimizes changes during construction and maximizes efficiencies during implementation.

As the project enters the construction phase, prior to work occurring on site, we review the detailed quality plan with the trade contractors so expectations are known and standards are used to guide the work. As construction continues, we monitor installation activities to ensure exacting standards of quality are met – daily – in both the construction process and the finished product. We also perform or oversee specific inspections and tests to provide assurance that the building's structure and systems are sound, durable, and perform to the City of Novi's expectations.

Master Schedule Development and Constructability Review

SCHEDULE

The schedule will be a powerful driving force behind the City of Novi Public Safety Program project, and Christman will proactively manage its many dimensions from planning through execution to ensure we achieve our time commitment to the City. There will be many up-front decisions to be made by the City, and our team will prepare you to make those decisions based on the best, clearest information available at that time. These early decisions will set the tone for the project going forward, so we will work with the City to ensure the team can be confident in their choices.

Patrick Schrauben, Senior Project Manager will use MS Project to develop an overall detailed project schedule, that springboards off the schedule provided in this proposal, and includes both preconstruction and construction activities.

As the project enters construction activities, we use pull planning with our trade partners on site to convert the master schedule milestones into daily and weekly activities.

Schedule data will be updated continuously in the field. We will publish progress updates weekly and issue a full update at least monthly. The schedule is a comprehensive tool for construction planning and management. We will:

- Implement and strictly enforce the schedule during the weekly supervisor's meeting, where the project manager and the project superintendent work out the short-term look-ahead schedules with each of the trade contractors.
- Develop specific breakout schedules when required for specialty work.
- Require trade contractors to come prepared with labor projections and finish dates for interim completion items so that, if necessary, we can accomplish minor re-sequencing of the work without delaying the major milestone dates.
- Be responsible for developing courses of action to mitigate or correct any problems, with emphasis on developing an alternate plan to avoid potential delays.
- Prior to beginning a particular phase of work, Christman will coordinate a pre-installation meeting for an even more detailed review of critical timelines and requirements.

Grand Haven Charter Township Fire/Rescue Building

Christman partnered with Five Bugles Design to deliver a modern, purpose-built fire and rescue facility for Grand Haven Charter Township. This new station provides critical infrastructure to support the township's first responders with the resources, safety, and sense of home they deserve.

From early collaboration through completion, we were proud to help bring this community-supported project to life—creating a facility designed to serve and protect both the crew and the residents they safeguard every day.

Scan the QR code below to view a time lapse construction video!



CONSTRUCTABILITY

As design develops, our preconstruction and construction experts will conduct thorough constructability reviews. We will examine the documents to identify potential challenges including interferences between the different building systems, material availability, and sequencing of construction. We can assess potential cost and scheduling implications and offer solutions for the identified challenges. Tools we use for this process include:

- **BIM:** Christman will use Building Information Modeling (BIM) as a tool to construct the building project initially as a simulated, multi-dimensional model using digital computer software.
- **Constructability Feedback:** We will work with the entire team to optimize the schedule and construction efficiency, improving quality and value. We will provide recommendations for alternate value-added materials and take material temperature constraints into account.
- **Intelligent Subcontracts:** With our operations leader involved during the design and planning phase we can start to define work scopes during the construction document design stage to avoid losing valuable time getting trade contractors onboard. This reduces bid prices and expedites the project schedule.

Risk Assessment and Procurement Planning Approach

In reviewing the preliminary project information provided in the RFP, we have identified key areas our team will focus on during the planning process to minimize project risk.

COST CERTAINTY/LEADERSHIP

Christman will maintain budget control such that estimated costs are reconciled with design efforts and market analysis to yield the quality, building performance and delivery outcomes desired by the City of Novi. Our commitment is that at any time during the preconstruction process we can advise how the current estimate aligns to the current, in progress design. This philosophy fosters informed decision making.

MARKET VOLATILITY

Limiting exposure to cost escalation due to tariff impacts and/or insufficient bid coverage due to the robust market for trade contracting is more crucial today than ever before. To mitigate this high level of market risk, we propose working closely with the project team to develop a Risk Mitigation Procurement Plan. The plan will identify key elements of your project that will require cost premiums, expedited delivery, or alternate procurement sources and use a risk matrix to develop an appropriate bid contingency. Unused portions of the bid contingency will be returned to the City of Novi. Christman will maintain a procurement log to confirm all commitments are achieved.

COMMITMENT TO THE SCHEDULE

We use the schedule as a comprehensive project management tool throughout the duration of planning and construction. We will:

1

Use pull planning to build the master schedule as a team.

2

Use short-term lookahead schedules to ensure the project remains on track.

3

Develop breakout schedules when required for specialty work.

4

Require detailed schedule information from trade contractors for their work scope to minimize resequencing or delays.

5

Develop action plans to mitigate or correct any problems along the way.

This project will require subcontractors who can safely perform work on a construction project of this scale. Christman implements a stringent financial and safety evaluation process for all trade contractors or other vendors who bid on projects we manage. We recommend a finalized bid package strategy be developed as early as possible so we may aggressively promote the project to the bidding community. In addition, we may suggest design-assist be pursued with certain key packages – to be identified as early as practical, to generate interest in your project and within those firm’s bidding schedule.

CONTINUOUS RISK ANALYSIS

Christman does not intend to stop at the identification of potential risk items. From the point of discovery, we will work with the project team to mitigate risks to the project with a series of solution process criteria that allows the team to consider items such as:

- Impact to procurement strategy
- Safety and quality concerns
- Market risks
- Schedule impacts

The process is intended to promote discussion and collaborative solutions, so all stakeholders have a common level of understanding. We seek to provide solutions or recommendations to avoid, actively manage or otherwise mitigate the risks for the City of Novi.

Coordination with the Project Development Team

The success of this project hinges on the entire team’s ability to quickly focus its collective energy on meeting the City of Novi’s goals for quality, schedule and budget. We will achieve this by setting clear expectations, guiding the team to make informed decisions quickly and maintaining project momentum by challenging everyone involved to stay laser-focused on the project’s success every day.

The early establishment of guiding principles and common, balanced goals will set the tone for this highly collaborative and fast-paced project. Tools like quality modeling, iterative value analysis, collaborative cost and constructability reviews, options analysis and dynamic cost modeling, life-cycle cost analyses, pre-bid informational meetings and post-bid reviews will help us quickly integrate the many elements of the team that will deliver this project, channeling their collective strengths toward achieving the City’s goals. During construction, we emphasize the team environment using pull planning, team submittal reviews, BIM and cloud-based collaboration and document management through Procore.

Client Testimonial

“The Public Safety Complex in Lansing has been a major need for many years.

The Christman Company has been an excellent partner since the very beginning of this project—from their pre-vote services where they implemented successful strategies to help pass the local bond proposal to their accurate estimating and preconstruction planning services.

Now that we are under construction, their value continues as they build and renovate our facilities which are currently on schedule and within budget.

Christman’s collaborative approach and problem-solving abilities are key contributors to the success of this project. I am happy to recommend them to any of my colleague cities and other public projects.”

Andy Schor
Mayor of the City of Lansing



QUALITY

Since 1894, Christman has had a reputation for constructing buildings of the highest quality and lasting impact. Christman's quality assurance/quality control (QA/QC) program is intentionally designed to exceed quality expectations..

Our proven process combines experienced construction management leadership with the talent and expertise of our skilled trade contractor partners. With an unwavering commitment to quality, the City of Novi can rest assured your completed project will serve as a dependable facility for years to come.

Christman's QA/QC program uses industry-leading quality tools and resources to proactively recognize your project's unique QA/QC risks and identify solutions. The very core of our QA/QC philosophy includes the following guiding principles to ensure quality standards are met or exceeded. Christman will:

- Thoroughly review the work and develop an efficient sequence of work that maximizes quality and adheres to the project budget
- Clearly communicate QA/QC expectations upfront to all team members and prospective bidders
- Conduct thorough post-bid interviews to confirm thorough scope coverage
- Require a pre-installation meeting for every trade to reinforce quality expectations

- Mandate reviews for mock-ups and for all first in place work
- Manage recurring inspections of work in progress at predetermined intervals
- Document deficiencies and the timely resolution of any issues
- Leverage performance data for future projects

After a thorough review of the contract documents and input from all stakeholders, Christman will create a project-specific Quality Action Plan (QAP) that will span the entire project. The creation of the QAP is a collaborative process that will be led by Christman and includes both the City of Novi and the architect. Our unique process prioritizes a focus on quality in the earliest stages of planning, during procurement and coordination efforts, and continues well beyond the construction stage even into the warranty period. It considers constructability review comments, project-specific quality risks, and intended use of the facility.

The project-specific QAP involves six key stages referenced below:

SAFETY

The Christman Company's award-winning safety program serves as both a reminder and a promise that safety is to be a constant state of mind for our project team. We lead the industry in providing the safest work environment possible for our clients and employees. Additionally, we hold our site employees to a higher standard than industry norm. Our safety program is proactive, in that we believe all injuries can be avoided when we practice safe behaviors. It is important that each employee knows and follows



the basic safety rules that have been set forth. These rules can be found in the site-specific safety manual we will develop for the New Public Safety Complex project. In addition, The Christman Company creates a safety orientation for everyone who is involved with the project to highlight project specifics. Christman personnel receive extensive training and education on job site safety. In addition to our safety program, Christman requires all trade contractors have safety programs that address the unique safety needs of the project.

The importance of having a safe project cannot be overstated. It is an absolute necessity, and safety can never be compromised, under any conditions.

Preparation of the Project Safety Program begins during the planning phase with an identification of needs and requirements. The implementation of the program continues throughout the entire project. Supervising all aspects of project site safety and compliance will be the responsibility of the project team. They will:

- Monitor the job site for unsafe acts and conditions.
- Conduct site inspections independently and with trade contractors; enforce corrections.
- Ensure weekly safety meetings with trade contractors occur.
- Orient new trade contractors on safety goals, plans, and site procedures.
- Prepare safety talks for supervisor meetings.
- Manage safety communications, incentives, and recognition programs.
- Advise on compliance with safety regulations and inspections.
- Maintain relationships with government and local safety officials.
- Provide safety leadership, coordination, and training to management and contractors.
- Investigate significant accidents and coordinate incident reporting.
- Halt hazardous operations when necessary.
- Develop and implement loss control and accident prevention programs.
- Track, analyze, and report on safety incidents and loss control efforts.

COMMUNICATION

Effective communication and extensive record-keeping are critical to project success. We assume the responsibility of keeping the project team completely informed from start to finish and beyond. Sharing the best possible cost and other data in a timely, real-time, manner is a trademark of every Christman project. We are committed to providing the City of Novi and the entire team with the most up-to-date and accurate project information at all times - with no surprises.

KEYS TO SUCCESS IN SAFETY

Highlights of Christman's comprehensive safety program include:



"Zero Injuries" Safety Program Goal



Project-Specific Safety Programs



Safety Record Requirements for Trades



Comprehensive Orientation/Training



Daily and Weekly Safety Meetings



Random Safety Inspections



Full-Time Corporate Safety Team



Progressive Disciplinary Action Plan



Safety Certified Field Staff



Education/Training Opportunities



Employee Safety Incentive Programs

SAFETY - IT'S HOW WE LIVE

During preconstruction, we will circulate project planning reports to the project team at each design stage. After initial reviews, we will lead meetings with the entire project team so everyone is aware of the current scope of the project and associated costs at each stage of design development. Typical contents may include:

- Executive summary
- Cost model estimate
- Benchmark analysis
- Cash flow analysis
- Value analysis
- Operations and maintenance
- Site logistics and schedule
- Safety and quality plan drafts

During construction, we report progress through project status reports, team meetings and trade contractor meetings. We use every meeting with the project team as an opportunity to communicate important decision-aiding information. Jason Ide and Patrick Schrauben will submit the project status report, which is a two-page document that provides an executive overview of the project to be reviewed quickly and easily.

Christman will conduct biweekly meetings with the City of Novi, the architect, Plante Moran Realpoint and any other consultants on the team. At these meetings, we inform the team of schedule status, review outstanding decisions and resolve open issues. We will also conduct weekly trade contractor coordination meetings. These meetings will be used to coordinate daily work activities on site, gather information on potential upcoming impacts to owner

activities, and review on site progress to date. This information will be used to effectively and efficiently manage the project.

Progress reporting during construction will take several forms. First, Wayne Compton and Chad Miller our two Superintendents will issue a daily report detailing that day's planning and construction activities of Christman, the architect, various consultants, and our trade contractors. These reports will include material deliveries, quantities installed and any problems encountered or decisions needed by noted parties. They are available for the team's review through Procore, or copies can be distributed as requested.

Christman will also provide a monthly summary report outlining the current and forecasted activities along with photo documentation of progress on site to keep the team up to date regarding the ongoing work. We will also provide monthly cost reports and change management details at a cost control meeting. This meeting will provide an avenue to communicate information about any problems encountered and decisions made during the week that resulted in changes to the project budget.

We use Viewpoint for all our financial and construction cost control needs. Christman uses this tool to track potential cost issues as soon as they arise ensuring no surprises. Staffing, general conditions, contingency, allowances and all other critical budget reports are always available to the City of Novi, Plante Moran Realpoint and the architect, but will be compiled monthly into our construction management reports for the team's review.



WHAT TO EXPECT IN MONTHLY REPORTS

- Executive summary, including work completed and decisions made
- Budget evaluation, including cash flow projections
- Schedule evaluation
- Project issues and challenges in narrative form, including proposed resolutions to issues
- Detailed budget status summary and detail along with project schedule
- Change issue detail
- Safety status
- Photographs/diagrams to document major activities and progress

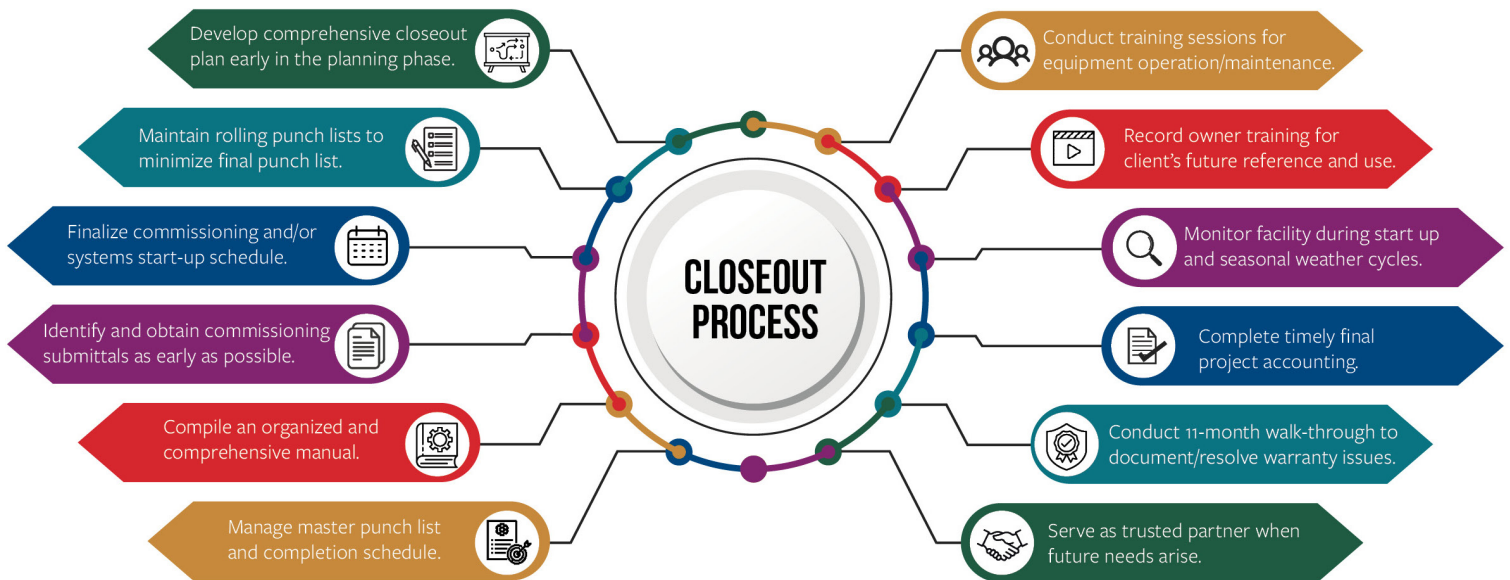
CLOSEOUT

Christman recognizes that the completion and occupancy phase of a project holds equal significance to the construction itself. We initiate our closeout process early, ensuring thorough completion of all aspects before owner occupancy. This includes rigorous testing, commissioning and comprehensive owner training. As the memories of the construction phase recede, the proper functionality and durability of building components, along with a clear understanding of operational systems and ongoing maintenance requirements, swiftly become crucial to facility users. Our role extends beyond meeting closeout requirements; we strive to create a lasting resource that clients can rely on for years to come.

The following summary outlines the diverse mechanisms we employ to ensure the successful turnover and closeout for each project:

- Develop a closeout plan early in the project planning phase.

- Use a rolling punch list by trade, incorporating design team field observations, to reduce final punch list items.
- Finalize the commissioning/systems start-up schedule and gather required submittals early.
- Organize warranties, operation and maintenance (O&M) manuals, as-builts/BIM models, guarantees, directories, and equipment data into a comprehensive manual.
- Maintain a master punch list and completion schedule.
- Conduct and record training sessions for equipment O&M.
- Support facility monitoring during start-up and seasonal transitions.
- Complete final project accounting promptly.
- Perform an 11-month walkthrough to address any warranty issues.





SECTION 2: RELEVANT FIRM EXPERIENCE

SECTION 2 - RELEVANT FIRM EXPERIENCE



PROJECT 1

CITY OF LANSING PUBLIC SAFETY COMPLEX Lansing, MI

The Lansing Public Safety Complex project will modernize and consolidate the city’s public safety infrastructure which currently encompasses multiple buildings and locations. This 200,000-SF building, located at 2400 S. Washington Avenue, will house Lansing’s Police, Fire, and 54A District Court under one roof, streamlining operations and enhancing efficiency across public safety departments.

The 54A District Court will feature modernized courtrooms, jury assembly areas, judges’ chambers, detention and holding facilities for both adults and juveniles, interview rooms, and administrative offices, including spaces for court clerks, probation officers, city prosecutors, and the city attorney. A sally port and other support spaces will also be included.

The Police Department will have state-of-the-art training and operational spaces, including a driving simulator, defense tactics training area, scenario room, and judgment simulator. Additionally, the facility will include evidence storage, homicide and forensic garages, an armory, locker rooms, a fitness center, investigations and patrol offices, training rooms, records storage, and a real-time crime center. A public media conference room, police department museum, and dedicated spaces for Michigan State Police and Internal Affairs will also be integrated into the facility.

The Fire Department will have administrative offices within the Public Safety Complex, including spaces for the fire chief, fire marshal, and fire inspectors. The department will also receive significant infrastructure upgrades beyond the main facility, including the construction of new Fire Station No. 9 and No. 2, as well as renovations and additions to Fire Station No. 8. The Lansing Public Safety Complex represents a transformational investment in the city’s emergency response and justice systems, designed to enhance service delivery, public safety, and long-term operational efficiency for the community.

PROJECT DETAILS

Client

Roy Plowman
City of Lansing
517-231-0344

Date Completed

Anticipated December 2026

Value of Construction

\$175,000,000

Role

Construction Manager



PROJECT DETAILS

DELTA TOWNSHIP - EATON COUNTY SHERIFF SUBSTATION

Delta Township, MI

The Delta Township Sheriff Substation included the construction of two new buildings and extensive site redevelopment infrastructure upgrades, all aimed at enhancing public safety and municipal operations in this heavily populated section of the country, bordering the City of Lansing. The project began with complete structural and site demolition, including the removal of an existing 165' radio tower. New site utilities were installed throughout the area to support both facilities.

The 16,000-SF Sheriff Substation serves as a modernized headquarters for law enforcement operations and includes clerks' offices, a community room, sergeant and detective offices, a squad room, and multiple collaboration and conference rooms. Specialized areas were incorporated, such as evidence processing and storage, a biohazard room, interrogation rooms, and an armory. Additionally, the facility provides officer amenities, including a fitness center and separate men's and women's locker rooms. For vehicle and equipment storage, the substation features a five-stall secure garage designed for evidence and security purposes. A dedicated dog run and dog washing station has been included to support K-9 units. The site also includes carports and EV charging stations to accommodate staff parking and future sustainability initiatives.

The second component of the project was a facility designed to support the township's engineering and parks department by providing winter storage for equipment and vehicles. This structure is a pole barn design with a heated bay to ensure proper storage conditions. The facility has not only modernized law enforcement operations in Delta Township but also provides the necessary infrastructure improvements to support long-term municipal needs.

Client

Brian Reed
Delta Township Manager
517-323-8590

Date Completed

January 2025

Value of Construction

\$12,500,000

Role

Design-Builder

PROJECT 3



PROJECT DETAILS

TOWNSHIP FIRE/RESCUE

Grand Haven, MI

With an expanding year-round population and status as a popular summer tourist destinations, officials prioritized the construction of a new fire station at 13250 168th Avenue, adjacent to the existing facility built in 1994. The modernized station enhanced the firefighter health and safety while providing larger, more efficient spaces to support department operations and the expanding community. With the township's population increasing from 10,000 in 1994 to over 18,000 in 2020, and further growth on the horizon, this investment ensured first responders have the necessary resources to serve effectively.

The old station presented several health, safety, and operational challenges that needed to be addressed, including poor ventilation, limited shower facilities, and a lack of training spaces. The new fire station includes a ventilated equipment room, increased privacy in dorm areas, and expanded training spaces to allow the entire department to train together. It also features a larger apparatus bay for emergency vehicles, with the flexibility to expand as the township grows, ensuring a safer, more functional environment for firefighters and improved emergency response capabilities.

Client

Shawn Schrader
Grand Haven Fire Chief
616-842-5988

Date Completed

June 2025

Value of Construction

\$12,500,000

Role

Construction Manager

THEODORE LEVIN U.S. COURTHOUSE

Detroit, MI

Located on the southeast edge of the central business district in Detroit, the Theodore Levin U.S. Courthouse was constructed in 1934 and features a Neo-Classical Revival style with reinforced concrete and an Indiana limestone facade. With major building systems beyond their useful lives, inefficient, and difficult to maintain, this multi-phased project corrected serious building deficiencies to ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment.

The project scope included replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. In addition, the building's electrical distribution system and emergency generator were replaced and cloth wiring was removed throughout the building. Domestic water piping was replaced and restrooms were updated to provide compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). An egress stairwell was added, the fire alarm was replaced, and the sprinkler system was extended to provide full coverage. Public and freight elevators were also replaced.

The capital security project at the Theodore Levin U.S. Courthouse aimed to enhance both accessibility and security, with a particular focus on providing an accessible route into the building from Lafayette Boulevard. This comprehensive project concentrated on upgrades to the courthouse's primary entrances and the secure movement of detainees within the facility. Key components included the construction of a new vehicle sally port located in the basement, designed to facilitate secure prisoner transport and reduce public interaction risks. Additionally, the project explored the installation of supplementary prisoner movement elevators to ensure secure and efficient access to courtrooms from holding areas.

PROJECT DETAILS

Client

Seth LaRocque
General Services Administration
312-505-6393

Rehabilitation Date Completed

February 2020

Value of Construction

\$130,000,000

Role

Construction Manager at Risk

Capital Security Program Date Completed

July 2025

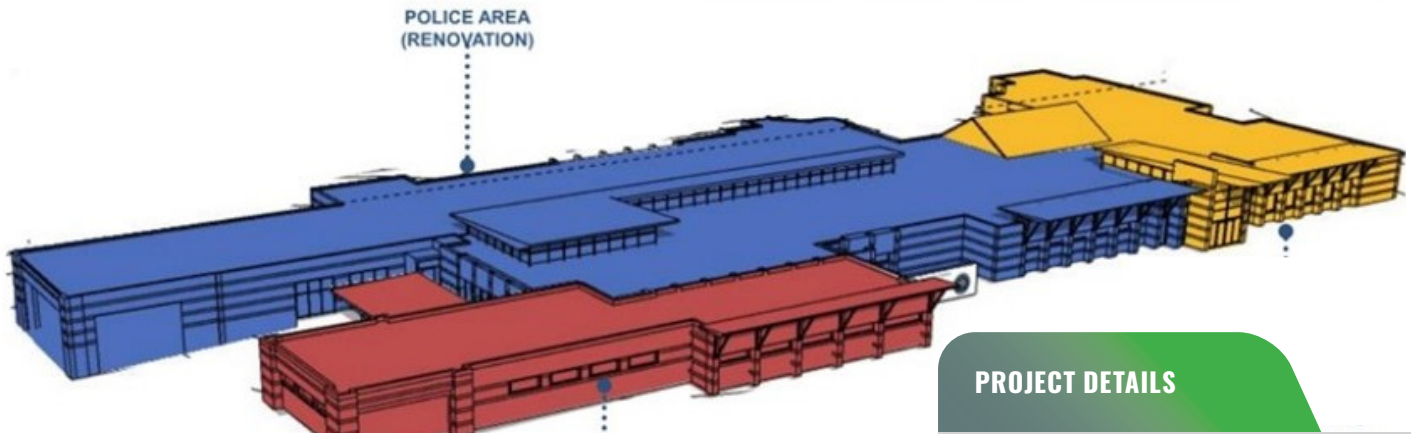
Value of Construction

\$15,000,000

Role

Construction Manager

PROJECT 5



FAIRFAX COUNTY MASON POLICE STATION

Fairfax County, VA

The Mason District Police Station project involves the construction of a new, state-of-art facility designed to support the operational needs of modern law enforcement that serves a population of over 123,000. The new building will include administrative offices, training rooms, evidence processing areas, and dedicated locker and support spaces tailored to the department's day-to-day functions.

The project also features extensive site work, including reconfiguration of parking, upgraded utility infrastructure, stormwater management systems, and enhanced landscaping to complement and support the facility.

To ensure uninterrupted public safety services, temporary facilities will be provided and maintained throughout the construction period. Security is a critical component of the project, with advanced physical and electronic systems incorporated into the design, including a sally port, secure armory areas, and controlled access zones.

In alignment with Fairfax County's sustainability goals, the project is targeting LEED certification and incorporates environmentally responsible design features such as solar shading, energy-efficient systems, and sustainable construction practices.

PROJECT DETAILS

Client

J. Eric James
County of Fairfax - Department of
Public Works and Environmental
Services
703-363-7807

Date Completed

Anticipated February 2027

Value of Construction

\$26,000,000

Role

Construction Manager at Risk

PROJECT 6



PROJECT DETAILS

Client

Chris Parsons
State of Michigan
517-256-5677

Date Completed

January 2016

Value of Construction

\$17,300,000

Role

General Contractor

STATE EMERGENCY OPERATIONS CENTER

Dimondale, MI

This project included a 27,000-SF hardened building addition to the State of Michigan General Office Building (GOB) and a 37,000-SF renovation within the GOB. The addition contains a 7,800-SF Emergency Operations Room for the State to monitor and manage State functions when a State of Emergency is declared.

The design of the building complies with Federal Emergency Management Agency (FEMA) requirements and was built to withstand the force of an EF4 tornado. Communications towers with approximately 30 antennas were provided for the State to monitor emergencies and stay in communication with various local, state and federal agencies. The building also includes a Sensitive Compartmented Information Facility (SCIF) and an Uninterruptable Power Supply (UPS) as well as redundant heating and cooling water. Christman Constructors, Inc. performed the selective demolition, concrete and general trades work.

When bid, the project was \$3,000,000 over budget. The joint venture team of Christman and Daniels Building Co. teamed with Partners in Architecture and the State to conduct a collaborative value analysis and cost reduction exercise that brought the project within the State's budget while still achieving key objectives.

This project also marked the first-ever Level 3 Safety Partnership between Christman, Daniels Building Co., and the Michigan Occupational Safety and Health Administration (MIOSHA). The project team signed a formal partnership with the goal of enhanced safety and health protection, as well as zero worker injuries during the construction, with a focus on the daily use of Job Hazard Analysis forms.

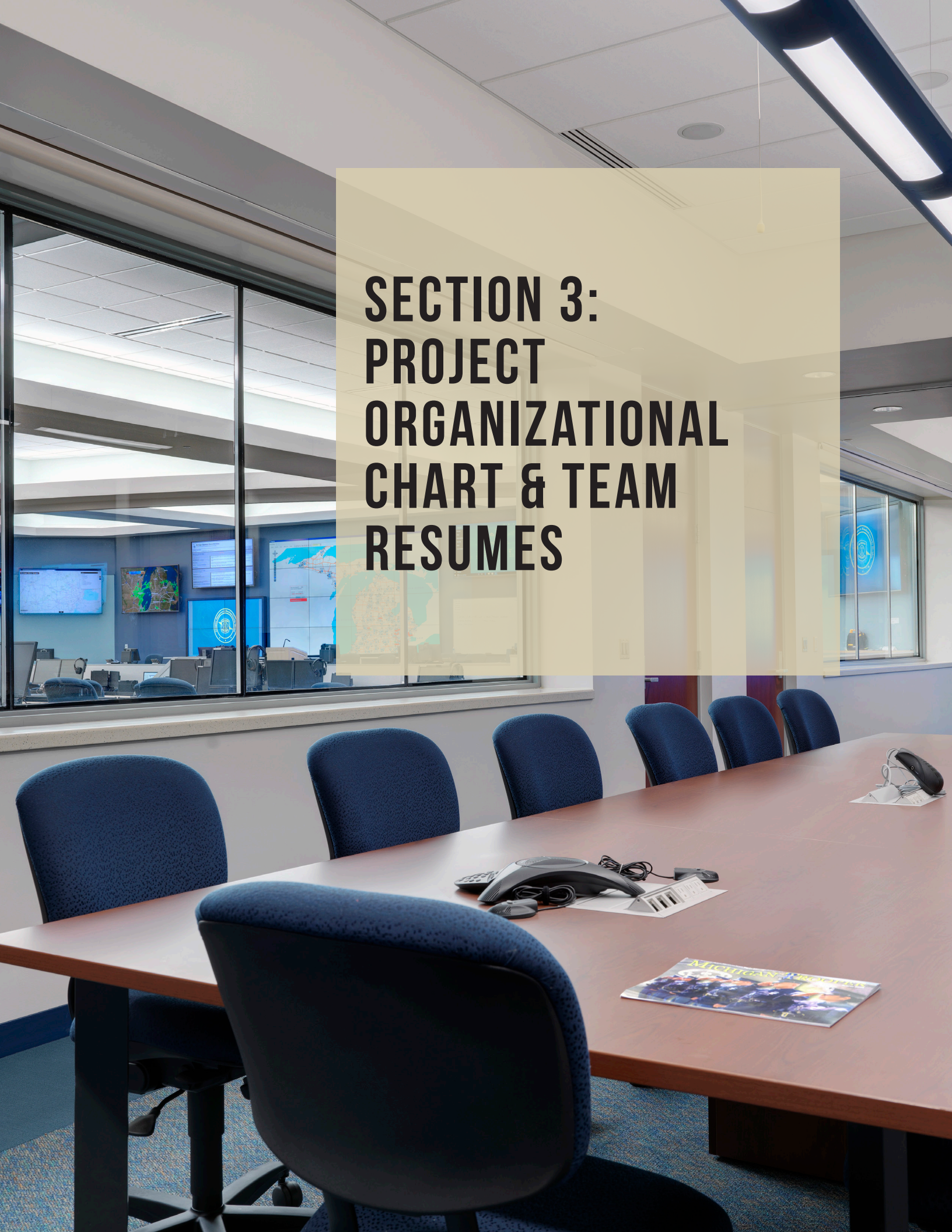
RELEVANT FIRM EXPERIENCE

Our team is well-versed in navigating the unique challenges and expectations that come with public sector projects positioning us to provide valuable insight, innovative solutions, and reliable execution for the City of Novi. We have included a list of representative projects to highlight the depth and breadth of our public sector experience. These projects demonstrate our firm's proven ability to deliver successful outcomes across a variety of government and civic initiatives.

REPRESENTATIVE PUBLIC SECTOR PROJECTS

CLIENT	PROJECT	LOCATION	CONTRACT AMOUNT	COMPLETION DATE
Oakland County	Emergency Operation Center and Sherrif Training Facility	Pontiac, MI	\$125,000,000	On hold
Northwest Regional Airport Authority	Cherry Capital Airport Terminal Expansion	Traverse City, MI	\$84,000,000	2028
Harbor Transit	Operations Center	Bad Axe, MI	\$40,000,000	2027
Novi Community School District	2025 Bond Program	Novi, MI	\$425,000,000	2032
Ann Arbor Public Schools	Logan and Thurston Elementary	Ann Arbor, MI	\$120,000,000	2027
State of Michigan, DTMB	Belle Isle - ARPA Improvements	Detroit, MI	\$20,500,000	2027
University of Michigan	Central Campus Residential Development	Ann Arbor, MI	\$535,000,000	2026
State of Michigan, DTMB	Southeast Michigan Psychiatric Hospital	Northville, MI	\$310,000,000	2026
Detroit Building Authority	DDOT Coolidge Operations & Maintenance Facility	Detroit, MI	\$139,000,000	2026
General Services Administration	Levin Capital Security Program	Detroit, MI	\$15,000,000	2026
City of Lansing	Public Safety Complex	Lansing, MI	\$175,000,000	2026
State of Michigan, DTMB	DHHS State Lab Expansion	Lansing, MI	\$13,000,000	2026
Architect of the Capitol	Cannon House Office Building	Washington, D.C.	\$550,000,000	2025
Delta Township	Eaton County Sheriff Substation	Lansing, MI	\$12,500,000	2025
State of Michigan, DTMB	New Green Oaks Housing Facility	Whitmore Lake, MI	\$20,000,000	2024
Gerald R. Ford International Airport	Project Elevate - Concourse A	Grand Rapids, MI	\$88,909,000	2023
Michigan Capitol Commission	Heritage Hall Welcome Center	Lansing, MI	\$40,000,000	2022
General Services Administration	985 Michigan Avenue Modernization and Backfill	Detroit, MI	\$85,800,000	2022
State of Michigan, DTMB	Veterans Home Grand Rapids	Grand Rapids, MI	\$54,000,000	2021
Gerald R. Ford International Airport	Project Elevate - Federal Inspection Station	Grand Rapids, MI	\$24,000,000	2021
State of Michigan, DTMB	Veterans Home Chesterfield	Chesterfield Twp, MI	\$65,000,000	2021
City of East Lansing	Solids Handling Improvements with Digestion	East Lansing, MI	\$28,500,000	2021
Interurban Transit Partnership	Laker Line BRT and Operations Center	Grand Rapids, MI	\$42,000,000	2020
City of Grand Rapids	Anaerobic Digester	Grand Rapids, MI	\$48,000,000	2020

Gerald R. Ford International Airport	Gateway Transformation, Phase II	Grand Rapids, MI	\$15,000,000	2020
Michigan Capitol Commission	Michigan Capitol Infrastructure Upgrades	Lansing, MI	\$70,000,000	2020
Federal Emergency Management Agency	Building 413 Adaptive Reuse	Mount Weather, VA	\$13,900,000	2020
State of Maryland Department of General Services	Douglass Tubman Sculptures Restoration	Annapolis, MD	\$600,000	2020
Federal Emergency Management Agency	Building 437 New Office Building	Mount Weather, VA	\$28,000,000	2020
Interurban Transit Partnership	The Rapid Laker Line BRT and Operations Center	Grand Rapids, MI	\$38,765,000	2020
General Services Administration	Theodore Levin U.S. Courthouse	Detroit, MI	\$130,000,000	2020
Allegan District Library	Library Renovatin	Allegan, MI	\$6,500,000	2018
Gerald R. Ford International Airport	Consolidated Checkpoint and Marketplace	Grand Rapids, MI	\$29,600,000	2017
Architect of the Capitol	Hart Senate Building Skylight and Roof Improvement	Washington, D.C.	\$8,830,000	2016
State of Michigan, DTMB	State Emergency Operations Center	Dimondale, MI	\$17,300,000	2016
State of Michigan	Capitol Area Reconfiguration Project	Lansing, MI	\$11,000,000	2016
Howell Carnegie Library	Howell Carnegie District Library	Howell, MI	\$3,000,000	2015
Interurban Transit Partnership	Silver Line Bus Rapid Transit System (BRT)	Grand Rapids, MI	\$18,880,000	2014
Gerald R. Ford International Airport	Concourse and Concession Expansion	Grand Rapids, MI	\$8,198,000	2014
Athens-Clarke County	Library Addition and Renovation	Athens, GA	\$6,454,000	2013
Confidential	Pentagon Emergency Response Center	Arlington, VA	\$14,500,000	2012
Interurban Transit Partnership	The Rapid Wealthy Operations Center Addition and Renovation	Grand Rapids, MI	\$35,000,000	2012
State of Maryland Department of General Services	Maryland State Department of Education/Maryland Higher Education Commission	Baltimore, MD	\$2,429,000	2011
State of Maryland Department of General Services	Recreation of the Old House of Delegates Chamber	Annapolis, MD	\$2,600,000	2011
Gerald R. Ford International Airport	Terminal Area and Parking Improvement Program	Grand Rapids, MI	\$120,900,000	2009
Kent County	New Human Services Complex	Grand Rapids, MI	\$19,900,000	2009
State of Michigan	Army Aviation Support Facility	Grand Ledge, MI	\$23,500,000	2007
State of Michigan	Multi-Unit Readiness Center	Lansing, MI	\$15,800,000	2005
City of East Lansing	Department of Public Works New Vehicle Maintenance and Administrative Office Building	East Lansing, MI	\$8,000,000	2005
Pellston County	Pellston Regional Airport Terminal Building	Pellston, MI	\$7,300,000	2003



SECTION 3: PROJECT ORGANIZATIONAL CHART & TEAM RESUMES

SECTION 3 - PROJECT ORGANIZATIONAL CHART AND TEAM RESUMES



OWNER'S REPRESENTATIVE



CONSTRUCTION MANAGER



ARCHITECT



JOE LUTHER
Senior Vice President
and General Manager



JASON IDE
Project Executive

PLANNING



SEAN JAGELS
Senior Vice President
Project Planning



JAMES HOLDEN
Lead Estimator



JEREMY BORTEN
Electrical Estimator



NICK PERAKES
Mechanical Estimator



ADAM CHARLES
Architectural Estimator

OPERATIONS



PATRICK SCHRAUBEN
Senior Project Manager



ERIC HICKS
Project Manager



GRANT ALSHAB
Project Engineer



WAYNE COMPTON
Superintendent
Public Safety Headquarters



CHAD MILLER
Superintendent
Fire Stations 2, 3 and 4



JASON IDE

CCM, LEED AP

Project Executive

18 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Christman's project executives provide high-level oversight of the project. Jason will maintain communication with the project manager and serve as a resource for helping to solve particularly complex problems, as necessary, or to provide solutions to other issues that may develop during a project.

Jason offers a broad and diverse perspective, having worked in key markets across the United States, including Detroit, Chicago, Houston, and Kansas City. He has delivered construction management solutions for owners across K-12 education, government, and healthcare sectors delivering high-profile projects including the renovation of the Theodore Levin U.S. Courthouse, the South Brooklyn Marine Terminal, and overseeing capital programs for Chicago Public Schools.

EDUCATION AND TRAINING

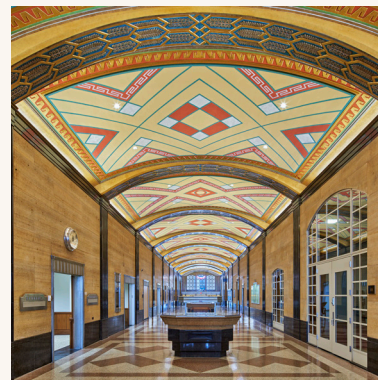
- MS, Construction Management and Planning, Michigan State University
- BS, Construction Management, Michigan State University
- Certified Construction Manager, Construction Management Association of America
- LEED Accredited Professional

SELECTED RELEVANT EXPERIENCE



Ann Arbor Public Schools

2019 Bond Program
\$150,000,000
Ann Arbor, Michigan



General Services Administration

Theodore Levin U.S. Courthouse
\$130,000,000
Detroit, Michigan



General Services Administration

International Falls Land Port of Entry
\$270,000,000
International Falls, Minnesota

ADDITIONAL EXPERIENCE

Novi Community School District

Bond Program
\$425,000,000

FERMI Research Alliance

Long Baseline Neutrino Facility
\$300,000,000

Department of Defense

Underwater Launch Facility
\$120,000,000



PATRICK SCHRAUBEN

Senior Project Manager

33 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Christman's senior project managers are seasoned veterans of the construction industry and are skilled at running projects in a variety of target markets. Patrick is an expert at managing large and complex projects and at managing many team members both internally and externally. Additionally, he can foresee project challenges and leadership needs and will work to address them before they become an issue onsite.

EDUCATION AND TRAINING

- BS, Civil Engineering, Michigan Technological University
- Certified Healthcare Constructor, American Society for Health Care Engineering (ASHE)
- Storm Water Management Training
- Lead Hazard Awareness Training
- Asbestos Awareness Training
- First Aid and CPR Certified
- 30-Hour Safety Training, OSHA

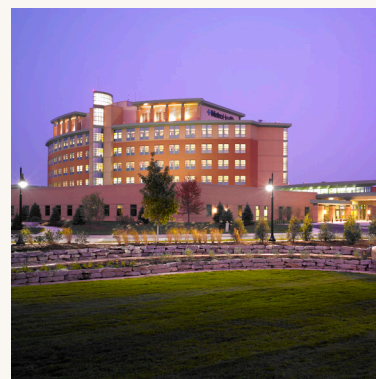
SELECTED RELEVANT EXPERIENCE



City of Lansing
New Public Safety Complex
\$175,000,000
Lansing, Michigan



Delta Township
Eaton County Sheriff Substation
\$12,500,000
Lansing, Michigan



Metro Health
Replacement Hospital
\$105,000,000
Wyoming, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

Multiple Projects
\$8,000,000

City of East Lansing

UV & Tertiary Filter Building Renovations
\$14,000,000

Federal Government

Stars & Stripes Learning Station Expansion
\$2,000,000



ERIC HICKS

Project Manager

7 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Assistant project managers are responsible for all the details that help make a project run smoothly and finish on time. They manage all documents related to the project including project management documents, contracts, project billing, meeting minutes, change orders, and submittal logs. Eric will also establish punch list contents and coordinate timely completion of the items identified. In addition, hhe will evaluate and track the project schedule, assess quality of work-in-place, coordinate inspections and facilitate a positive safety climate throughout the site. Furthermore, he will perform additional project manager duties as required to gain valuable on-the-job training.

EDUCATION AND TRAINING

- BS, Construction Management, Central Michigan University
- 30-Hour Safety Training, OSHA
- CPR and First Aid Certified

SELECTED RELEVANT EXPERIENCE



FedEx Corporation

FedEx DTWR Expansion

\$248,269,000

Romulus, Michigan



University of Michigan

Central Campus
Residential Development

\$535,000,000

Ann Arbor, Michigan



Brunswick County

NW Water Treatment
Plant Expansion and
Upgrades

\$117,000,000

Supply, NC

ADDITIONAL EXPERIENCE

Forsyth County

Neilson Water Treatment Plant Modernization

\$108,000,000

DC Water

Gravity Thickener Upgrades

\$60,500,000

Camp Lejeune

Hadnot Point Water Treatment Plant Replacement

\$50,000,000



WAYNE COMPTON

*Project Superintendent - Public Safety
Headquarters*

36 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Project superintendents are an integral part of all Christman project teams. Wayne will be on-site full time and will ensure that construction site is a safe and productive work environment. He will support project planning efforts by reviewing documents for constructability, phasing options, site logistics and other field construction issues. He will prepare trade contractors by establishing site expectations and introducing closeout and as-built expectations at the beginning of the project. Also paramount to this role is organizing the project site, establishing schedule momentum, monitoring project expenses, preparing construction documents for the client and establishing lasting relationships team-wide. Most importantly, he will create a positive safety climate achieved by initiating and communicating a project-specific safety program. Currently, Wayne is serving as superintendent on the Lansing Public Safety Complex, further demonstrating his experience in leading complex, high-profile projects.

EDUCATION AND TRAINING

- MS, Project Management, Keller Graduate School
- BS, Business, Westwood College
- 30-Hour Safety Training, OSHA
- Certified Construction Site Storm Water Operator, Michigan Department of Environment, Great Lakes and Energy (EGLE)

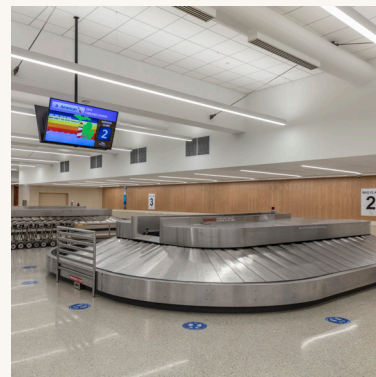
SELECTED RELEVANT EXPERIENCE



City of Lansing
New Public Safety
Complex
\$175,000,000
Lansing, Michigan



Delta Township
Eaton County Sheriff
Substation
\$12,500,000
Lansing, Michigan



**Gerald R Ford
International Airport**
Gateway Transformation
Phase 2
\$16,700,000
Grand Rapids, Michigan

ADDITIONAL EXPERIENCE

Orange County Fair Grounds
Hangar Building
\$11,000,000

Southern California Edison
Colorado River Control Building
\$10,000,000

Southern California Edison
Mesa 500Kv Substation Operations Building
\$14,000,000



CHAD MILLER

Project Superintendent - Fire Stations 2, 3 and 4
29 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Project superintendents are an integral part of all Christman project teams. Chad will be on-site full time and will strive to ensure that the construction site is a safe and productive work environment. He will support project planning efforts by reviewing documents for constructability, phasing options, site logistics and other field construction issues. He will prepare trade contractors by establishing site expectations and introducing closeout and as-built expectations at the beginning of the project. Also paramount to this role is organizing the project site, establishing schedule momentum, monitoring project expenses, preparing construction documents for the client and establishing lasting relationships team-wide. Most importantly, he will create a positive safety climate achieved by initiating and communicating a project-specific safety program.

EDUCATION AND TRAINING

- AAS, Construction Management Technology, Monroe Community College
- **EMT specialist (Licensed EMT)**
- **Fire Fighter I & II**
- FEMA Incident Command 800 and FEMA National Incident Management Systems (NIMS)
- Hazmat First Responder – Operations
- CPR and AED Certified
- Confined Space Rescue
- Ice Rescue Technician Certified
- 30-Hour Safety Training, OSHA

SELECTED RELEVANT EXPERIENCE



Ash Township Fire Department

Fire Station
 \$500,000
 Carleton, Michigan



University of Michigan

Central Campus
 Residential Development
 \$535,000,000
 Ann Arbor, Michigan



Dundee Community Schools

2022 Bond Program
 \$30,333,000
 Dundee, Michigan

ADDITIONAL EXPERIENCE

U.S. Equities Realty & Urban Development

618 S. Main
 \$85,000,000

URGE Imprint Development Group

Sawyer Apartments and Commercial Space
 \$15,000,000

Prologis Inc.

Sorting Facility
 \$130,000,000



GRANT ALSHAB

Project Engineer

PROFESSIONAL BIO

The project engineer is responsible for all the details that help make a project run smoothly and finish on time. Christman's project engineers manage all documents related to the project including project management documents, contracts, project billing, meeting minutes, change orders, and submittal logs. Grant will also establish punch list contents and coordinate timely completion of the items identified. In addition, he will evaluate and track the project schedule, assess quality of work-in-place, coordinate inspections and facilitate a positive safety climate throughout the site.

EDUCATION AND TRAINING

- BS, Construction Management, Michigan State University
- 30-Hour Safety Training, OSHA
- Asbestos Awareness Training
- Lead Awareness Training

SELECTED RELEVANT EXPERIENCE



City of Lansing
New Public Safety
Complex
\$175,000,000
Lansing, Michigan



**Redford Union School
District**
2021 Bond Program
\$57,000,000
Redford, Michigan



**Farmington Public
Schools**
2022 Bond Program
\$35,000,000
Farmington, Michigan



SEAN JAGELS

LEED AP BD+C

Senior Vice President, Planning & Innovation

21 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Sean brings insight to the business and technical sides of commercial construction, allowing him to see the big picture and help clients meet their program goals. As senior vice president of planning and innovation, Sean leads Christman's preconstruction, virtual design and construction, scheduling, IT and application development teams. Sean's teams thrive on leveraging data and construction technologies to innovatively allow our clients to make informed decisions during the planning stages of construction. Sean maintains risk management oversight on projects and coordinates the planning and staffing for preconstruction assignments across all regions. As a project life cycle continues, Sean will offer preemptive solutions to challenges and monitor the progress of project planning, mentoring the team through best practices and innovations. Sean guides all mitigation strategies and resolution identification if project schedule or budget is not aligned to the target, seeking to create client focused solutions at each phase of planning.

EDUCATION AND TRAINING

- MBA, University of Michigan - Dearborn
- BBA, Western Michigan University
- LEED Accredited Professional, Building Design and Construction

SELECTED RELEVANT EXPERIENCE

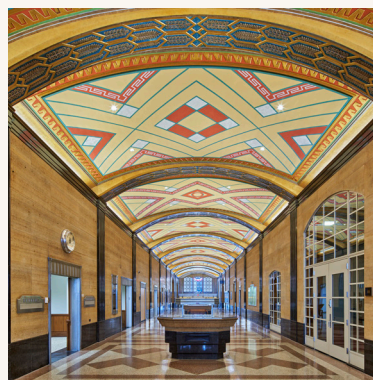


City of Lansing

New Public Safety Complex

\$175,000,000

Lansing, Michigan



General Services Administration

Theodore Levin U.S. Courthouse

\$130,000,000

Detroit, Michigan



General Services Administration

985 Michigan Avenue Modernization and Backfill

\$85,800,000

Detroit, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

Southeast Michigan Psychiatric Hospital
\$310,000,000

Gerald R. Ford International Airport

Consolidated Checkpoint and Marketplace
\$29,650,000

Corewell Health

Behavioral Health Facility
\$40,200,000



JAMES HOLDEN

LEED AP BD+C

Lead Estimator

19 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

James will support the efforts of the project planning team with architectural estimating, conceptualizing building systems during the early stages of design to ensure all costs are accounted for. He will review applicable cost factors, drivers, current market conditions, and general conditions and staffing that will impact the actual cost of the work on bid day and throughout construction. He is adept at communicating project cost estimates and analytics and connecting with the trade contracting community. Additionally, James will lead value engineering and inform operations teams on project-specific planning concepts.

EDUCATION AND TRAINING

- MS, Construction Management, Michigan State University
- BS, Civil and Environmental Engineering, University of Michigan
- LEED Accredited Professional, Building Design and Construction
- Lean Construction Institute Training

SELECTED RELEVANT EXPERIENCE



City of Lansing

New Public Safety Complex

\$175,000,000

Lansing, Michigan



Fairfax County

New Mason District Police Station

\$29,408,000

Annandale, Virginia



General Services Administration

Vance Federal Court Building Renovation

\$43,000,000

Birmingham, Alabama

ADDITIONAL EXPERIENCE

Bedrock Real Estate Services

Book Tower Rehabilitation

\$206,000,000

Detroit Medical Center

New Children's Hospital of Michigan-Troy

\$20,000,000

Corewell Health

New Ambulatory Building

\$125,000,000



JEREMY BORTEN

Electrical Estimator

12 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Jeremy is Christman's senior project planning leader for electrical preconstruction. He leads the electrical estimating and value analysis on our most technically challenging projects. His expansive knowledge of electrical systems makes him a valuable resource. Jeremy has extensive experience working on mission critical projects and complex MEP systems. He uses his organizational skills to keep projects within the desired budget and schedule and coordinates the trade contractors, so they perform their tasks in support of the schedule and goals established by the client, architect and project team. Throughout preconstruction, Jeremy is responsible for value management and creation of project specific phasing, scheduling, quality, safety and site management plans with the project manager, superintendent and project engineer. He also assists the Christman operations team in developing trade contract bid scopes to ensure alignment as decisions are made.

EDUCATION AND TRAINING

- BS, Mechanical Engineering, Pennsylvania State University
- 10-Hour Safety Training, OSHA
- CPR/AED/First Aid
- Value Methodology Fundamentals Training, SAVE International

SELECTED RELEVANT EXPERIENCE



City of Lansing

New Public Safety Complex
\$175,000,000
Lansing, Michigan



Grand Haven Township

New Fire Station
\$12,500,000
Grand Haven, Michigan



Delta Township

New Eaton County Sheriff Substation
\$12,500,000
Lansing, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

New Green Oaks Training Academy Lodge
\$31,000,000

State of Michigan

New Southeast Michigan Psychiatric Hospital
\$310,000,000

General Services Administration

985 Michigan Avenue Modernization and Backfill Renovation
\$85,800,000



NICK PERAKES

Mechanical Estimator

8 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

As an estimating engineer, Nick is involved in all planning stages of each project from the very beginning. He is responsible for building drawing setups within the appropriate estimating software while creating project drawings and specifications that investigate and identify cost drivers. He will perform quality takeoffs, organize quantifications relevant to the project and engage with subcontractors for budgetary pricing, identification of market changes and encourage bid participation. In addition, Nick will prepare and review estimates for accuracy within the defined scope of work while interpreting and tracking recent project data in our proprietary cost modeling program.

EDUCATION AND TRAINING

- BA, Athletic Training and Sports Management, Lewis University
- Construction Management Certificate, Lansing Community College (In Progress)
- Procore Certified

SELECTED RELEVANT EXPERIENCE



Grand Haven Township

Township Fire/Rescue
\$12,500,000
Grand Haven, Michigan



Detroit Building Authority

DDOT Coolidge Facility
Revitalization
\$135,095,625
Detroit, Michigan



Delta Township

Eaton County Sheriff
Substation
\$12,500,000
Lansing, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

Michigan Veterans Home- Marquette
\$80,000,000

Fairfax County

Willard Sherwood Health and Community Center
\$86,000,000

University of Michigan

Central Campus Residential Development
\$535,000,000



ADAM CHARLES

Architectural Estimator

19 YEARS IN CONSTRUCTION

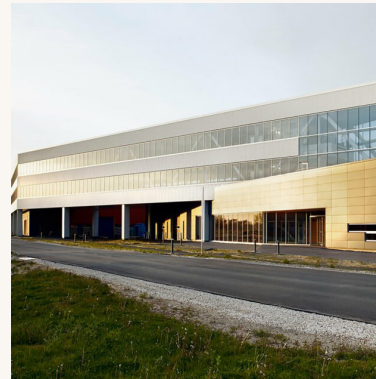
PROFESSIONAL BIO

Adam will support the efforts of the project planning team with architectural estimating, conceptualizing building systems during the early stages of design to ensure that all costs are accounted for. He will review applicable cost factors, drivers, current market conditions, and general conditions and staffing that will impact the actual cost of the work on bid day and throughout construction. He is adept at communicating project cost estimates and analytics and connecting with the trade contracting community. Additionally, Adam will lead value engineering and inform operations teams on project-specific planning concepts.

EDUCATION AND TRAINING

- MBA, Michigan State University
- BS, Construction Management, Central Michigan University
- 30-Hour Safety Training, OSHA
- Green Build Certification, NAHB
- Michigan Builders License, State of Michigan
- Trenching and Excavation Competent Person Certificate, eTraining, Inc.

SELECTED RELEVANT EXPERIENCE

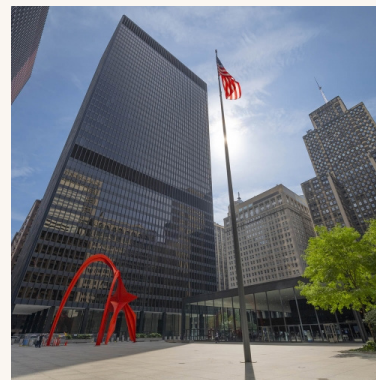


Department of Energy

Fermilab IARC

\$22,000,000

Batavia, Illinois



General Services Administration

John C Kluczynski Building

\$500,000

Chicago, Illinois



Access Community Health

Medical Office Building

\$10,000,000

Chicago, Illinois

ADDITIONAL EXPERIENCE

Wayne State University

Health Sciences Building

\$150,000,000

Discovery Center & Pier

Freshwater Research and Innovation Center

\$31,500,000

Northwest Regional Airport Authority

Cherry Capital Airport

\$85,000,000

SECTION 4: PROPOSAL FORMS



SECTION 4 - PROPOSAL

Construction Management Services Proposal Form

BIDDER: The Christman Company
1265 Washington Blvd, Suite 200
BIDDER'S ADDRESS: Detroit, MI 48226

BIDDER'S MAIN CONTACT FOR PROPOSAL: Jason Ide
MAIN CONTACT'S PHONE NUMBER: 312-405-9544
MAIN CONTACT'S EMAIL ADDRESS: jason.ide@christmanco.com

All proposals submitted may not be withdrawn and shall be irrevocable for a minimum period as defined in this RFP.

Cost Proposal

- a. Proposes to provide preconstruction and construction services for the construction project as follows:
- For preconstruction services, on an hourly basis at the rates stipulated, and not-to-exceed: \$ ^{218,111}
 - For construction services, at a cost plus a fee basis:
 - Estimate for personnel cost is: \$ ^{1,996,928}
 - Estimate for reimbursable expenses is: \$ ^{1,319,040}
 - Construction manager's overhead & profit (fee) is: ^{1.95} % of the cost of the work
 - ALTERNATE #1 – Please provide the cost to account for the \$25M Umbrella Policy.

\$⁰

Safety

- a. Experience Modification Rating (EMR): .86

Financial Information

- a. Firm's Single Bonding Capacity: \$600,000,000
b. Firm's Aggregate Bonding Capacity: \$3,500,000,000

Addenda

- a. This proposal includes information for the following addenda:

ADDENDA NO.	<u>1</u>	DATED	<u>7/23/2025</u>
ADDENDA NO.	<u>2</u>	DATED	<u>8/14/2025</u>
ADDENDA NO.	<u>3</u>	DATED	<u>8/22/2025</u>
ADDENDA NO.	<u> </u>	DATED	<u> </u>

Contractual Terms

- a. If selected as construction manager (CMc), I agree to the contractual terms as provided in the RFP as noted below:

- ☐ AIA Document A133-2019 CMc, as modified
- ☐ AIA Document A201-2017 General Conditions, as modified
- ☒ Exceptions to modified AIA Document A133-2019 CMc and A201 - 2017*

*Attach SPECIFIC proposed alternate contract language in Section 6

I understand that the initial engagement is for preconstruction services only. The CM agrees to hold its fee firm through the establishment of the GMP. Owner reserves the right to negotiate with the selected CM at the end of the preconstruction phase for subsequent construction services or terminate the CM service and solicit proposals from other construction management firms for construction services. I have read and I understand the responsibilities required of the CM under the *Agreement between the Owner and Construction Manager and General Conditions of the Contract for Construction*, which are provided with the RFP. If selected, our firm will be able to fulfill the requirements.

Signature

Dated this 26 day of August, 2025.

FIRM NAME: The Christman Company

BY: 
Signature

Senior Vice President and General
Manager
Position/Title

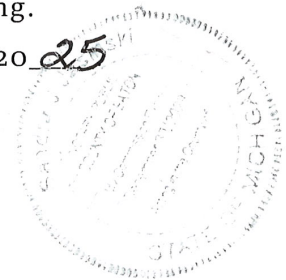
Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

Sandra J. Jasinski
December 30, 2029



Sandra J. Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham

Proposal Checklist

- ☒ Bid Proposal Form (this document)
- ☒ Cost Workbook
- ☒ Familial Disclosure Statements
- ☒ Iran Disclosure Statement
- ☒ Non-Collusive Affidavit
- ☒ Equal Opportunity Form
- ☒ Criminal Background Disclosure Affidavit



The Christman Company has included a 2 year warranty in our cost assumptions for the General Conditions, specifically pertaining to the premium for the payment and performance bonds. If the City of Novi elected to only proceed with a 1 year warranty, the savings on our bond premium would be \$75,000 and additional savings would be recognized when bidding out the individual trade contractor scopes.

City of Livonia
New City Hall
REQUEST FOR PROPOSAL (RFP) – CONSTRUCTION MANAGEMENT SERVICES
COST WORKBOOK
November 4, 2024

NAME OF BIDDER The Christman Company

ESTIMATED HARD CONSTRUCTION COST
(INCLUDING SITE WORK): **\$ 66,000,000**

CONSTRUCTION DELIVERY METHOD: **CMc** *Construction Manager as Constructor*

	<u>Pre-Construction</u>	<u>Construction</u>
START DATE:	11/1/2025	5/1/2027
FINISH DATE:	4/30/2027	9/1/2029

		<u>Months</u>	<u>Weeks</u>	<u>Days</u>
PROJECT DURATION:	Pre-construction	18	78	545
	Construction	28	122	854

ESTIMATED BUILDING AREA: **105,000 Sq. Ft.**

CONSTRUCTION MANAGER COMPENSATION SUMMARY

DESCRIPTION	EQ. & MATL. TOTAL	LABOR TOTAL	SUB-CON TOTAL	TOTAL COST
PRECONSTRUCTION SERVICES - PERSONNEL COSTS		\$ 218,111		\$ 218,111
PRECONSTRUCTION SERVICES - REIMBURSABLE EXPENSES	\$ -		\$ -	\$ -
CONSTRUCTION SERVICES - PERSONNEL COSTS		\$ 1,996,928		\$ 1,996,928
CONSTRUCTION SERVICES - CM REIMBURSABLES (INCLUDING INSURANCE & BONDS)	\$ 1,319,040	\$ -	\$ -	\$ 1,319,040
TOTAL GENERAL CONDITIONS	\$ 1,319,040	\$ 2,215,039	\$ -	\$ 3,534,079

CONSTRUCTION MANAGER'S COMPENSATION AS % OF HARD CONSTRUCTION COST = **5.35%**
CONSTRUCTION MANAGER'S FEE (OVERHEAD & PROFIT %) = **1.95%**

CONSTRUCTION SERVICES - GENRAL CONDITIONS RANGE % = _____ TO **GC's Included Ab**

Pre-Construction Hours: **2126**
Construction Hours: **19352**

TOTAL ESTIMATED CM COMPENSATION AS % OF CONSTRUCTION COST =	7.30%
TOTAL ESTIMATED CONSTRUCTION SERVICES COST =	\$ 4,821,079

NOTES:

1. Personnel rates include the salaries of personnel and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions, and similar contributions and benefits.
2. Personnel rates are not expected to increase over the duration of this project. Hourly Rates shall be based on a forty (40) hour work week/salaried position and while the Construction Manager's Personnel may work overtime, the Owner shall never be charged overtime rates.

NAME OF BIDDER The Christman Company

[illegible]

NAME OF BIDDER The Christman Company

START DATE: Pre-construction Construction
 11/1/2025 5/1/2027
 FINISH DATE: 4/30/2027 9/1/2029

PROJECT DURATION: Months Weeks Days
 Pre-construction 18 78 545
 Construction 28 122 854

CODE NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	(E) EQUIP. & MAT'L	(L) LABOR	(S) SUB-CONTRACTOR	TOTAL COST
	<u>CM REIMBURSABLES</u>							
E	PROJECT OFFICE 1	29.0	MO	\$ 1,500.00	\$ 43,500	\$ -	\$ -	\$ 43,500
E	PROJECT OFFICE 2		MO		\$ -	\$ -	\$ -	\$ -
E	TRADES TRAILER		MO		\$ -	\$ -	\$ -	\$ -
E	TOOL/STORAGE TRAILER		MO		\$ -	\$ -	\$ -	\$ -
E	STORAGE RENTAL		MO		\$ -	\$ -	\$ -	\$ -
E	JOB SET-UP/REMOVAL - 1	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	JOB SET-UP/REMOVAL - 2	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	TEMPORARY TOILETS - 1	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	TEMPORARY TOILETS - 2	29.0	MO	\$ 400.00	\$ 11,600	\$ -	\$ -	\$ 11,600
E	OFFICE FURNITURE - 1	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	OFFICE FURNITURE - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE EQUIPMENT - FAX/Copy - 1	29.0	MO	\$ 750.00	\$ 21,750	\$ -	\$ -	\$ 21,750
E	OFFICE EQUIPMENT - FAX/Copy - 2		MO		\$ -	\$ -	\$ -	\$ -
E	COMPUTER EQUIP./NETWORK - 1	1.0	LS	\$ 107,390.00	\$ 107,390	\$ -	\$ -	\$ 107,390
E	COMPUTER EQUIP./NETWORK - 2		LS		\$ -	\$ -	\$ -	\$ -
E	OFFICE SUPPLIES - 1	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	OFFICE SUPPLIES - 2		MO		\$ -	\$ -	\$ -	\$ -
E	TELEPHONE - 1		MO		\$ -	\$ -	\$ -	\$ -
E	Connectivity Charges	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	POSTAGE & EXPRESS - 1	29.0	MO	\$ 150.00	\$ 4,350	\$ -	\$ -	\$ 4,350
E	POSTAGE & EXPRESS - 2		MO		\$ -	\$ -	\$ -	\$ -
E	JOB SITE RADIO/NEXTEL		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE ELECTRIC - 1		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE ELECTRIC - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE FUEL - 1		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE FUEL - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE PLUMBING		LS		\$ -	\$ -	\$ -	\$ -
E	First Aid/Safety Supplies	29.0	MO	\$ 150.00	\$ 4,350	\$ -	\$ -	\$ 4,350
E	Document Reproduction	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
	CM REIMBURSABLES TOTAL				\$ 256,440	\$ -	\$ -	\$ 256,440
	<u>PERMITS, INSURANCE & TAXES</u>							
E	BUILDING PERMIT - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SPECIAL PERMITS - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SPECIAL FEES - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SITE PLAN REVIEW - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	BUILDERS RISK INSURANCE - by CM	\$ 66,000,000	%	0.10%	\$ 66,000	\$ -	\$ -	\$ 66,000
E	100% PLM BOND	\$ 66,000,000	%	0.66%	\$ 435,600	\$ -	\$ -	\$ 435,600
E	GENERAL LIABILITY INSURANCE	\$ 66,000,000	%	0.85%	\$ 561,000	\$ -	\$ -	\$ 561,000
E								
	PERMITS, INSURANCE & TAXES TOTAL				\$ 1,062,600	\$ -	\$ -	\$ 1,062,600

SUMMARY & ERROR CHECK	
EQUIP. & MATL. SUBTOTAL	\$ 1,319,040.00
LABOR SUBTOTAL:	\$ -
SUBCONTRACTOR SUBTOTAL:	\$ -
TOTAL:	\$ 1,319,040.00

TRUE

NAME OF BIDDER The Christman Company

Project Month (Overall)		STAFFING CASHFLOW																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	2028 Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	2029 Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	2030 Jan-30	Feb-30	Mar-30	Apr-30	May-30	Jun-30	Jul-30	Aug-30	Sep-30	Oct-30	Nov-30	Dec-30	2031 Jan-31	Feb-31	Mar-31	Apr-31	May-31	Jun-31	Jul-31	Aug-31	Sep-31	Oct-31	Nov-31	Dec-31	2032 Jan-32	Feb-32	Mar-32	Apr-32	May-32	Jun-32	Jul-32	Aug-32	Sep-32	Oct-32	Nov-32	Dec-32	2033 Jan-33	Feb-33	Mar-33	Apr-33	May-33	Jun-33	Jul-33	Aug-33	Sep-33	Oct-33	Nov-33	Dec-33	2034 Jan-34	Feb-34	Mar-34	Apr-34	May-34	Jun-34	Jul-34	Aug-34	Sep-34	Oct-34	Nov-34	Dec-34	2035 Jan-35	Feb-35	Mar-35	Apr-35	May-35	Jun-35	Jul-35	Aug-35	Sep-35	Oct-35	Nov-35	Dec-35	2036 Jan-36	Feb-36	Mar-36	Apr-36	May-36	Jun-36	Jul-36	Aug-36	Sep-36	Oct-36	Nov-36	Dec-36	2037 Jan-37	Feb-37	Mar-37	Apr-37	May-37	Jun-37	Jul-37	Aug-37	Sep-37	Oct-37	Nov-37	Dec-37	2038 Jan-38	Feb-38	Mar-38	Apr-38	May-38	Jun-38	Jul-38	Aug-38	Sep-38	Oct-38	Nov-38	Dec-38	2039 Jan-39	Feb-39	Mar-39	Apr-39	May-39	Jun-39	Jul-39	Aug-39	Sep-39	Oct-39	Nov-39	Dec-39	2040 Jan-40	Feb-40	Mar-40	Apr-40	May-40	Jun-40	Jul-40	Aug-40	Sep-40	Oct-40	Nov-40	Dec-40	2041 Jan-41	Feb-41	Mar-41	Apr-41	May-41	Jun-41	Jul-41	Aug-41	Sep-41	Oct-41	Nov-41	Dec-41	2042 Jan-42	Feb-42	Mar-42	Apr-42	May-42	Jun-42	Jul-42	Aug-42	Sep-42	Oct-42	Nov-42	Dec-42	2043 Jan-43	Feb-43	Mar-43	Apr-43	May-43	Jun-43	Jul-43	Aug-43	Sep-43	Oct-43	Nov-43	Dec-43	2044 Jan-44	Feb-44	Mar-44	Apr-44	May-44	Jun-44	Jul-44	Aug-44	Sep-44	Oct-44	Nov-44	Dec-44	2045 Jan-45	Feb-45	Mar-45	Apr-45	May-45	Jun-45	Jul-45	Aug-45	Sep-45	Oct-45	Nov-45	Dec-45	2046 Jan-46	Feb-46	Mar-46	Apr-46	May-46	Jun-46	Jul-46	Aug-46	Sep-46	Oct-46	Nov-46	Dec-46	2047 Jan-47	Feb-47	Mar-47	Apr-47	May-47	Jun-47	Jul-47	Aug-47	Sep-47	Oct-47	Nov-47	Dec-47	2048 Jan-48	Feb-48	Mar-48	Apr-48	May-48	Jun-48	Jul-48	Aug-48	Sep-48	Oct-48	Nov-48	Dec-48	2049 Jan-49	Feb-49	Mar-49	Apr-49	May-49	Jun-49	Jul-49	Aug-49	Sep-49	Oct-49	Nov-49	Dec-49	2050 Jan-50	Feb-50	Mar-50	Apr-50	May-50	Jun-50	Jul-50	Aug-50	Sep-50	Oct-50	Nov-50	Dec-50	2051 Jan-51	Feb-51	Mar-51	Apr-51	May-51	Jun-51	Jul-51	Aug-51	Sep-51	Oct-51	Nov-51	Dec-51	2052 Jan-52	Feb-52	Mar-52	Apr-52	May-52	Jun-52	Jul-52	Aug-52	Sep-52	Oct-52	Nov-52	Dec-52	2053 Jan-53	Feb-53	Mar-53	Apr-53	May-53	Jun-53	Jul-53	Aug-53	Sep-53	Oct-53	Nov-53	Dec-53	2054 Jan-54	Feb-54	Mar-54	Apr-54	May-54	Jun-54	Jul-54	Aug-54	Sep-54	Oct-54	Nov-54	Dec-54	2055 Jan-55	Feb-55	Mar-55	Apr-55	May-55	Jun-55	Jul-55	Aug-55	Sep-55	Oct-55	Nov-55	Dec-55	2056 Jan-56	Feb-56	Mar-56	Apr-56	May-56	Jun-56	Jul-56	Aug-56	Sep-56	Oct-56	Nov-56	Dec-56	2057 Jan-57	Feb-57	Mar-57	Apr-57	May-57	Jun-57	Jul-57	Aug-57	Sep-57	Oct-57	Nov-57	Dec-57	2058 Jan-58	Feb-58	Mar-58	Apr-58	May-58	Jun-58	Jul-58	Aug-58	Sep-58	Oct-58	Nov-58	Dec-58	2059 Jan-59	Feb-59	Mar-59	Apr-59	May-59	Jun-59	Jul-59	Aug-59	Sep-59	Oct-59	Nov-59	Dec-59	2060 Jan-60	Feb-60	Mar-60	Apr-60	May-60	Jun-60	Jul-60	Aug-60	Sep-60	Oct-60	Nov-60	Dec-60	2061 Jan-61	Feb-61	Mar-61	Apr-61	May-61	Jun-61	Jul-61	Aug-61	Sep-61	Oct-61	Nov-61	Dec-61																																																																																																						
Pre-Construction Phase Project Hours																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</

Familial Disclosure Affidavit

The undersigned, the owner or authorized officer of the below named firm (the "Firm"), pursuant to the familial disclosure requirement provided in the City of Novi (the "City") request for proposals for Construction Management service, hereby represents and warrants that, except as provided below, no familial relationships exist between the owner or any employee of the Firm.

LIST OF ANY FAMILIAL RELATIONSHIPS

N/A

SIGNATURE

Dated this 26 day of August 2025 .

FIRM NAME: The Christman Company

BY:

Joe Luther
Signature

Senior Vice President and General Manager
Position/Title

Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.



NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Iran Disclosure Affidavit

AFFIDAVIT OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT

MICHIGAN PUBLIC ACT NO. 517 OF 2012

The undersigned, the owner or authorized officer of the below named firm (the “Firm”), pursuant to the compliance certification requirement provided in the City of Novi’s (the “City”) request for proposals for Construction Management services (the “RFP”), hereby certifies, represents, and warrants that the Firm (including its officers, directors, and employees) is not an “Iran linked business” within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the “Act”), and that in the event Firm is awarded a contract as a result of the aforementioned RFP, the Firm will not become an “Iran linked business” at any time during the course of performing the scope of work or any services under the contract.

The Firm further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than two hundred fifty thousand dollars (\$250,000.00) or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the City’s investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date it is determined that the person has submitted the false certification.

SIGNATURE

Dated this 26 day of August 2025 .

FIRM NAME: The Christman Company

BY: Joe Luther



Signature

Senior Vice President and General Manager
Position/Title



Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.

NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J. Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Non-Collusive Affidavit

Joe Luther, being duly sworn, deposes and says that:

1. The proposal has been arrived at by the firm independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other vendor of materials, supplies, equipment, or services described in the request for proposals, designed to limit independent bidding or competition; and,

2. The contents of the proposal have not been communicated by the firm or its employees or agents to any person not an employee or agent of the firm or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official opening of the proposal.



Signature of

Firm

STATE OF Michigan)

)ss.

COUNTY OF EATON

This instrument was acknowledged before me on the 26th day of August 2025, by

Joe Luther.



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Sandra J. Jasinski

Sandra J. Jasinski, Notary Public

EATON County, Michigan

My Commission Expires: December 30, 2029

Acting in the County of: Ingham

Equal Opportunity Form

It is the publicly stated policy of _____ not to discriminate against any employee, applicant for employment, contractor, or material supplier, because of race, religion, color, age, national origin, ancestry, height, weight, handicap, place of birth, sexual preference, marital status or sex. With regard to employment, such non-discrimination includes, but is not limited to, our (my) policies of recruitment, recruitment advertising, selection for apprenticeships or other training, rates of pay, promotion, transfer, lay-off, or termination.

In all advertising for employment, subcontractors, or suppliers we (I) shall state all applicants or respondents will receive consideration without regard to race, religion, color, age, national origin, ancestry, height, weight, handicap, place of birth, sexual preference, marital status or sex.

We (I) understand that any contract for City of Novi shall be in consideration of our maintaining the above-mentioned non-discrimination policy.

We (I) understand that we (I) may be required to submit further information covering the race, color, and work classification for our employees and those of subcontractors to be employed on this project.

SIGNATURE

Dated this _____ 26 day of August, 2025 .



FIRM NAME: The Christman Company

BY: Joe Luther
Name (printed)


Signature

Senior Vice President and General Manager
Position/Title



Criminal Background Affidavit

The undersigned, the owner or authorized officer of the below-named firm (the "Firm"), pursuant to the criminal background compliance certification requirements of City of Novi (the "City") hereby represents and warrants that the Firm has performed and/or will perform sufficient criminal background checks, including at a minimum, an Internet Criminal History Tool ("ICHAT") (or equivalent for non-Michigan residents) for all of its owners, employees, agents, representatives, contractors, and/or other personnel who will be on any City premises to carry out the services contemplated by the contract documents. The Firm further hereby certifies that no owner, employee, agent, representative, contractor, and/or other personnel of the Firm will be on any City premises if they are a registered criminal sexual offender under the Sex Offenders Registration Act, Public Act 295 of 1994, or have been convicted of "Listed Offense" as defined under Section 722 of the Sex Offenders Registration Act, MCL 28.722.

The Firm further acknowledges that if it is found to have submitted a false certification or otherwise fails to comply with the requirements of this certification, the City may immediately terminate the contract.

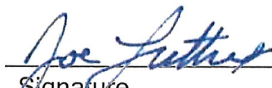
SIGNATURE

Dated this 26 day of August, 20 25 .

FIRM NAME:

The Christman Company

BY:


Signature

Senior Vice President and General Manager
Position/Title



Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.

NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



A photograph of a modern fire station at dusk. The building has a large illuminated number '2' on its left side. A semi-transparent yellow rectangle is overlaid on the right side of the image, containing the section title. An American flag is visible on a pole to the right of the building. The foreground shows a paved road and a grassy area.

SECTION 5: PROJECT IMPLEMENTATION SCHEDULE

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Our team is committed to delivering this project on time through strategic, proactive schedule management. A key element of our approach is the early procurement of long-lead items to prevent delays and ensure steady progress. By collaborating closely with the City of Novi and our architect/engineer partners, we will identify the optimal point in the design phase when enough information is available to pre-purchase essential equipment and materials. Recent examples from other projects include air handling units, transformers, switchgear, VFDs, water heaters, detention frames, elevators, and metal decking—all procured early to protect critical schedules.

This pre-purchasing strategy ensures critical components are onsite when needed, eliminating wait times and safeguarding the project timeline. In parallel, we will work with the City of Novi and the design team to prioritize and sequence bid packages to maintain momentum throughout design and construction. This phased approach will align with design development while keeping construction activities moving forward.

Drawing on our extensive experience with public safety and fire station projects, we anticipate an 18-month construction schedule for the Public Safety Building, Fire Station No. 1, and the Fleet Garage. For Fire Stations 2 and 3, we project a 12-month schedule—shortened from the proposed 18 months—based on similar past projects. Fire Station 4 is estimated at 9 months, with refinements to be made once scope and construction details are finalized.

We are fully prepared to issue additional bid packages as needed to protect the schedule. For example, on the Lansing Public Safety project, we issued separate bid packages for Earthwork and Site Utilities, Structural Concrete, and Structural Steel well ahead of the main building package. This approach allowed us to maintain a tight timeline and meet critical deadlines, including avoiding issues related to a sunset bond for the City.

Through precise planning, innovative tools, and proactive coordination, Christman is prepared to deliver a schedule that meets your needs and exceeds expectations. On a complex, active site such as this, careful sequencing and coordination will also be essential to ensuring safety and minimizing disruption.

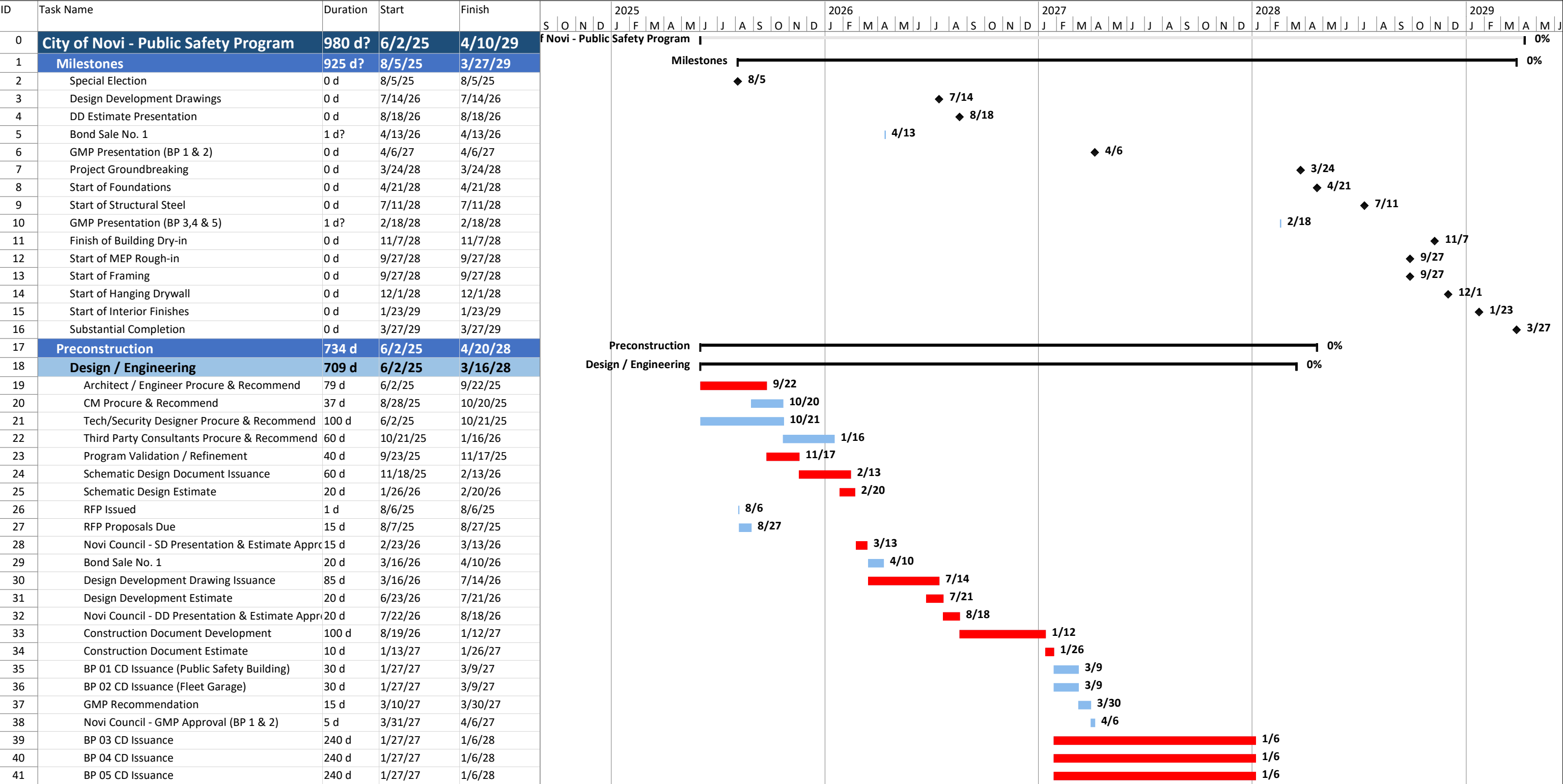
Our proposed construction schedule is based on the limited design information in the RFP and represents a conservative scenario—assuming extensive site utilities, high-level finishes, and specialized detention area construction. As we progress through the validation phase, we will work closely with the design team to refine the schedule based on actual site layout and conditions. If the project aligns more closely with a best-case scenario location, we see potential to shorten the schedule with potentially considerable savings in both direct and indirect construction costs.

Please see our preliminary schedule on the following page.

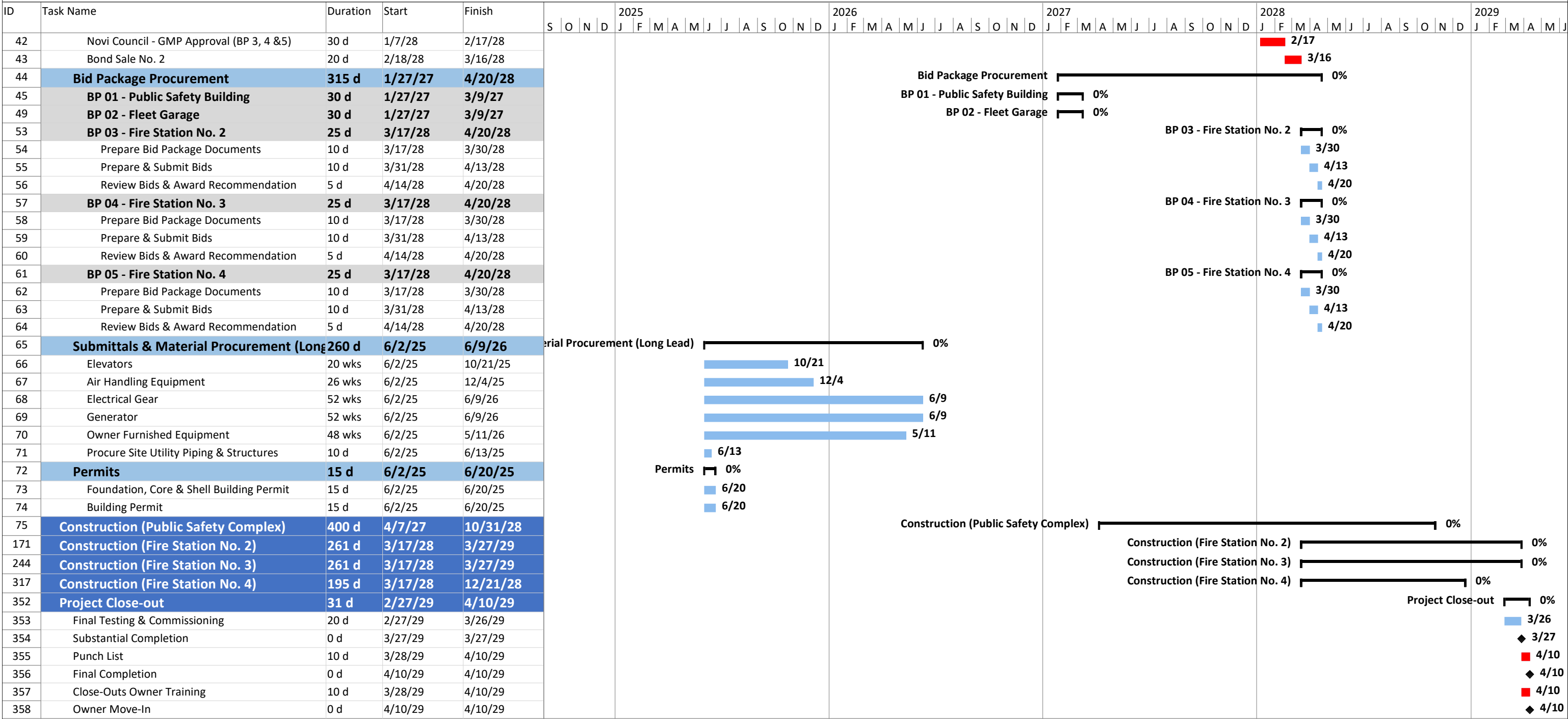


We quickly establish the “heart” of the schedule by gathering the project team for an interactive scheduling meeting where we map out critical activities and durations together.

City of Novi
Public Safety Program
Proposal Schedule



City of Novi
Public Safety Program
Proposal Schedule



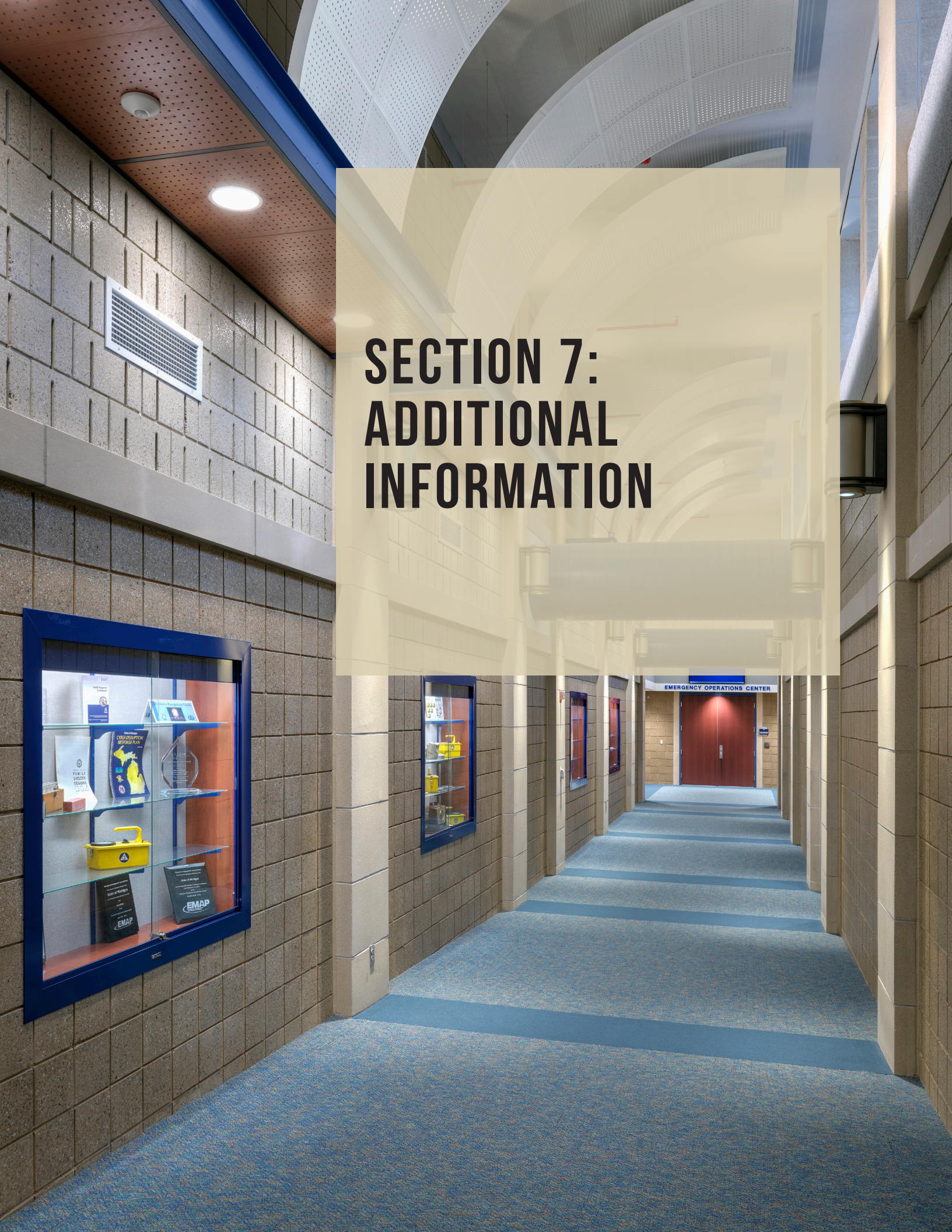
SECTION 6: CLARIFICATIONS & EXCEPTIONS



SECTION 6 - CLARIFICATIONS AND EXCEPTIONS

After reviewing the contract documents included in the RFP, we feel confident that The Christman Company and the City of Novi can reach a mutually agreeable contractual agreement as professional partners. We do respectfully request the right to negotiate final terms and conditions to those mutually agreed upon by the City of Novi and Christman. Specific areas we wish to discuss and clarify include indemnification, no damages for delay, design responsibility, mutual waiver of subrogation, consequential damages, and contingencies.

In our 131 years of being in business as a Construction Manager, The Christman Company has never failed to successfully negotiate with a client. Given that experience and with the mindset of project first, we look forward to working with PMR and/or the city's attorney on timely execution.



SECTION 7: ADDITIONAL INFORMATION

EMERGENCY OPERATIONS CENTER

SECTION 7 - ADDITIONAL INFORMATION ABOUT CHRISTMAN

The Christman Company unites people in great achievement. We are driven by long-term relationships built on trust, open communication and proven performance. Christman joins your project team focused on delivering world-class facilities with experts who bring knowledge in public, education, healthcare, commercial, and industrial markets.

A long-standing tradition of excellence has allowed The Christman Company to become a leading professional construction services firm. In conjunction with our affiliates, Christman's award-winning services include construction management, general contracting, design/build, real estate development, facilities analysis and planning, and self-performed skilled trades.

Celebrating

130+

YEARS OF EXPERIENCE

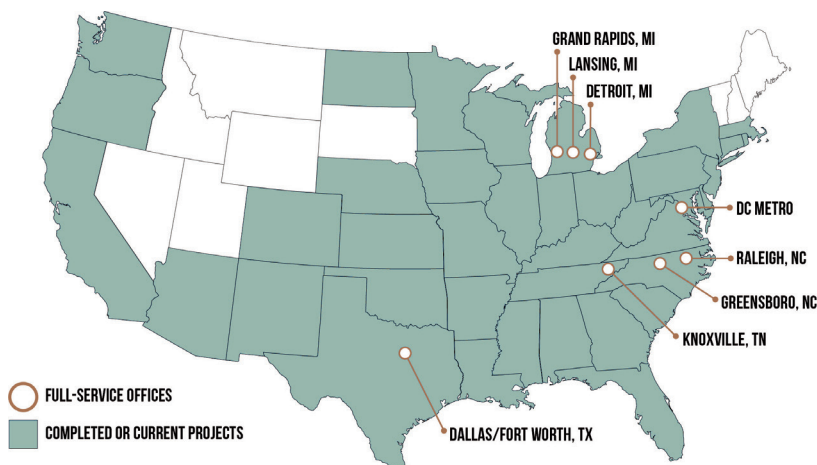
.86 EMR

SAFETY
FIRST

Experience
Modification Rate

\$2 Billion

in annual revenues



Christman has a national presence, with 8 full-service offices and experience in 38 states.

MARKET SECTORS

Areas of expertise include:

- Data Centers
- Healthcare
- Higher Education
- Historic Preservation
- Industrial & Power
- K-12 Education
- Multi-Unit Residential
- Office
- Parking
- Public & Government
- Real Estate Development
- Religious & Cultural
- Retail & Hospitality
- Science & Technology
- Sports & Recreation
- Transportation

PRELIMINARY BENCHMARKING

FIRE STATIONS 2 AND 3



		Novi Public Safety Fire Station Benchmark 08.2				Hudson Oaks Fire Station				Euleess Fire Station				Fire Station No.6 - Cit of Allen				Grand Haven Township Fire Rescue				Lansing Fire Station #8				Lansing Fire Station #2																					
		14500 GSF Novi, Mi 8/25/2025				11200 GSF 150 N Oakridge Dr, Hudson Oaks, TX 76087 8/15/2021 Total Cost Index: 23.50%				12983 GSF Euleess, TX 76040 1/8/2021 Total Cost Index: 48.43%				19346 GSF Allen, TX 75013 3/17/2022 Total Cost Index: 16.31%				20460 GSF Grand Haven Michigan 2/1/2024 Total Cost Index: 15.27%				8540 GSF Lansing Michigan 5/1/2024 Total Cost Index: 10.51%				10660 GSF Lansing Michigan 5/1/2024 Total Cost Index: 10.51%																					
		RS Means City Cost Index: MI - DETROIT ENR Time Based Index: 8/1/2025				RS Means City Cost Index(TX - DALLAS ENR Time Based Index(8/30/2021): 19.24%				RS Means City Cost Index(TX - FORT WORTH ENR Time Based Index(1/1/2021): 33.18%				RS Means City Cost Index(TX - DALLAS ENR Time Based Index(4/1/2022): 12.05%				RS Means City Cost Index(MI - GRAND ENR Time Based Index(2/1/2024): 3.78%				RS Means City Cost Index(MI - LANSING ENR Time Based Index(5/1/2024): 3.54%				RS Means City Cost Index(MI - LANSING ENR Time Based Index(5/1/2024): 3.54%																					
		Total Unit				Total Unit				Total Unit				Total Unit				Total Unit				Total Unit																									
		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost																			
A10 - Foundations	GSF	14,500	\$	242,165	\$	16.70				11,200	\$	183,739	\$	16.41				12,983	\$	-	\$	-		19,346	\$	296,184	\$	15.31		20,460	\$	449,429	\$	21.97		8,540	\$	110,627	\$	12.95		10,660	\$	357,865	\$	33.57	
A20 - Basement Construction	GSF	14,500	\$	35,115	\$	2.42								12,983	\$	138,135	\$	10.64		19,346	\$	-	\$	-							20,460	\$	709,807	\$	34.69		8,540	\$	33,227	\$	3.89						
B10 - Super Structure	GSF	14,500	\$	488,738	\$	33.71				11,200	\$	292,748	\$	26.14		12,983	\$	-	\$	-		19,346	\$	2,168,252	\$	112.08		20,460	\$	1,907,094	\$	93.21		8,540	\$	43,173	\$	5.06		10,660	\$	258,749	\$	24.27			
B20 - Exterior Enclosure	GSF	14,500	\$	1,884,522	\$	129.97				11,200	\$	794,228	\$	70.91		12,983	\$	2,936,333	\$	226.17		19,346	\$	2,685,584	\$	138.82		20,460	\$	1,309,745	\$	153.37		8,540	\$	1,309,745	\$	153.37		10,660	\$	1,037,497	\$	97.33			
B30 - Roofing	GSF	14,500	\$	307,867	\$	21.23				11,200	\$	224,149	\$	20.01		12,983	\$	308,016	\$	23.72		19,346	\$	445,979	\$	23.05		20,460	\$	527,157	\$	25.77		8,540	\$	101,502	\$	11.89		10,660	\$	244,665	\$	22.95			
C10 - Interior Construction	GSF	14,500	\$	574,876	\$	39.65				11,200	\$	173,293	\$	15.47		12,983	\$	377,856	\$	29.10		19,346	\$	227,219	\$	11.74		20,460	\$	1,037,669	\$	50.72		8,540	\$	502,216	\$	58.81		10,660	\$	767,880	\$	72.03			
C20 - Stairs	GSF	14,500	\$	-	\$	-									19,346	\$	-	\$	-		20,460	\$	41,307	\$	2.02		20,460	\$	-	\$	-		8,540	\$	-	\$	-		10,660	\$	22,927	\$	2.15				
C30 - Interior Finishes	GSF	14,500	\$	522,911	\$	36.06				11,200	\$	394,017	\$	35.18		12,983	\$	633,173	\$	48.77		19,346	\$	777,893	\$	40.21		20,460	\$	416,815	\$	20.37		8,540	\$	404,501	\$	47.37		10,660	\$	260,958	\$	24.48			
D10 - Conveying	GSF	14,500	\$	20,529	\$	1.42									12,983	\$	107,439	\$	8.28		19,346	\$	-	\$	-		20,460	\$	4,487	\$	0.22		8,540	\$	-	\$	-										
D20 - Plumbing	GSF	14,500	\$	593,086	\$	40.90				11,200	\$	201,171	\$	17.96		12,983	\$	605,110	\$	46.61		19,346	\$	830,216	\$	42.91		20,460	\$	883,593	\$	43.19		8,540	\$	255,529	\$	29.92		10,660	\$	691,020	\$	64.82			
D30 - HVAC	GSF	14,500	\$	738,202	\$	50.91				11,200	\$	233,596	\$	20.86		12,983	\$	413,804	\$	31.87		19,346	\$	586,341	\$	30.31		20,460	\$	1,650,973	\$	80.69		8,540	\$	655,490	\$	76.76		10,660	\$	692,655	\$	64.98			
D40 - Fire Protection	GSF	14,500	\$	106,236	\$	7.33				11,200	\$	61,041	\$	5.45		12,983	\$	49,345	\$	3.80		19,346	\$	67,577	\$	3.49		20,460	\$	128,455	\$	6.28		8,540	\$	148,346	\$	17.37		10,660	\$	80,662	\$	7.57			
D50 - Electrical	GSF	14,500	\$	926,150	\$	63.87				11,200	\$	372,270	\$	33.24		12,983	\$	851,067	\$	65.55		19,346	\$	1,374,240	\$	71.03		20,460	\$	1,359,344	\$	66.44		8,540	\$	529,441	\$	62.00		10,660	\$	905,825	\$	84.97			
D55 - Low-Voltage Systems	GSF	14,500	\$	70,266	\$	4.85																					20,460	\$	95,576	\$	11.19		8,540	\$	95,576	\$	11.19		10,660	\$	190,644	\$	17.88				
E10 - Equipment	GSF	14,500	\$	17,606	\$	1.21				11,200	\$	27,194	\$	2.43								19,346	\$	63,358	\$	3.28		20,460	\$	-	\$	-		8,540	\$	13,512	\$	1.58		10,660	\$	-	\$	-			
E20 - Furnishings	GSF	14,500	\$	12,926	\$	0.89				11,200	\$	2,383	\$	0.21		12,983	\$	9,405	\$	0.72		19,346	\$	18,831	\$	0.97		20,460	\$	32,953	\$	1.61		8,540	\$	5,676	\$	0.66		10,660	\$	12,394	\$	1.16			
F10 - Special Construction	GSF	14,500	\$	-	\$	-									19,346	\$	-	\$	-																												
F20 - Selective Building Demolition	GSF	14,500	\$	25,443	\$	1.75									12,983	\$	-	\$	-		19,346	\$	-	\$	-																						
G10 - Site Preparation	GSF	14,500	\$	195,122	\$	13.46				11,200	\$	132,525	\$	11.83		12,983	\$	97,002	\$	7.47		19,346	\$	243,554	\$	12.59		20,460	\$	306,151	\$	14.96		8,540	\$	89,910	\$	10.53		10,660	\$	223,898	\$	21.00			
G20 - Site Improvement	GSF	14,500	\$	643,727	\$	44.39				11,200	\$	321,336	\$	28.69		12,983	\$	715,770	\$	55.13		19,346	\$	1,745,344	\$	90.22		20,460	\$	604,225	\$	29.53		8,540	\$	109,993	\$	12.88		10,660	\$	385,306	\$	36.15			
G30 - Site Civil & Mechanical Utilities	GSF	14,500	\$	133,040	\$	9.18				11,200	\$	83,266	\$	7.43		12,983	\$	-	\$	-		19,346	\$	-	\$	-		20,460	\$	265,848	\$	12.99		8,540	\$	227,620	\$	26.65		10,660	\$	154,041	\$	14.45			
G40 - Site Electrical Utilities	GSF	14,500	\$	85,405	\$	5.89				11,200	\$	174,047	\$	15.54		12,983	\$	-	\$	-		19,346	\$	-	\$	-		20,460	\$	165,342	\$	8.08		8,540	\$	172,275	\$	20.17		10,660	\$	104,184	\$	9.77			
M10 - General Requirements	GSF	14,500	\$	6,833	\$	0.47				-	-	-	-	-	-	-	-	-	-		20,460	\$	57,853	\$	2.83																						
Total	GSF	14,500	\$	7,630,765	\$	526.26				11200	\$	3,671,004	\$	327.77		12983	\$	7,242,455	\$	557.84		19346	\$	11,530,571	\$	596.02		20460	\$	10,548,506	\$	515.57		8540	\$	4,824,975	\$	564.99		10660	\$	6,391,171	\$	599.55			
Escalation to 4/1/2028		8.00%	\$	610,461		\$42.10																																									
Design Contingency		10.00%	\$	763,076		\$52.63																																									
Construction Contingency		3.00%	\$	228,923		\$15.79																																									
CM Services: GC, Staff, Fee, Insurances		7.59%	\$	579,073		\$39.94																																									
Total Construction Cost Estimate			\$	9,812,298		\$676.71																																									

City of Lansing
Public Safety Complex



CHRISTMAN
BUILDING SINCE 1894

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