



OLIVER / HATCHER
CONSTRUCTION

REQUEST FOR PROPOSAL (RFP) –
CONSTRUCTION MANAGEMENT SERVICES
NOVI PUBLIC SAFETY PROGRAM
AUGUST 26, 2025

August 26, 2025

City of Novi
Victor Cardenas, City Manager
45175 Ten Mile Road
Novi, MI 48375

**RE: REQUEST FOR PROPOSAL (RFP) CONSTRUCTION MANAGEMENT SERVICES
- NOVI PUBLIC SAFETY PROGRAM**

Dear Mr. Cardenas & Members of the Public Safety Building Committee,

On behalf of Oliver / Hatcher Construction, we are pleased to submit our proposal in response to the City of Novi's Construction Management Services RFP, to build the future public safety facilities. As a Novi-based construction firm with over three decades of experience delivering complex projects, especially within Novi City limits, we are uniquely positioned to bring these transformative projects to life.

Oliver / Hatcher Construction brings a proven track record of delivering the highest quality construction projects in Novi, across Michigan, and the Midwest. Our project approach emphasizes collaboration, transparency, and team engagement—principles that align with Novi's own planning process, as outlined in Novi's 2024 Feasibility Study and the 2022 departmental assessments. OHC is prepared to work closely with Novi's leadership, first responders, residents, and the project team to ensure the final vision supports operational efficiency, enhances emergency response, and provides a safe, inclusive environment for all City of Novi residents.

Oliver / Hatcher Construction is particularly excited for the opportunity to contribute to a project that will serve as a cornerstone of Novi's public infrastructure for decades to come. The proposed co-location of the Police Department and Fire Station #1, new Fire Stations #2 and #3, and Fire Station #4 renovation all represent a forward-thinking investment in community safety and interdepartmental coordination. Our Novi-based team is ready to deliver each project, meeting the highest standards of quality, sustainability, and timelessness—on time and within budget.

We are confident that our proven construction management methodology, combined with a



commitment to transparency, innovation, and community partnership, will ensure the successful delivery of a facility that meets Novi's current and future needs.

Thank you for your consideration to implement this important program. We look forward to the opportunity of partnering with the City of Novi to build public safety facilities that reflect the strength, growth, and future of our community.

Sincerely,

OLIVER / HATCHER CONSTRUCTION

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1 PROJECT APPROACH NARRATIVE



PROJECT APPROACH

Oliver / Hatcher Construction's (OHC) project approach to the City of Novi's Public Safety Program is to act not only as Novi's Construction Manager and longtime corporate resident, but also as a vested community member of almost 20 years.

Our service to Novi will begin with an in-depth analysis of each project within the overall program. OHC's proposed team has an extensive amount of individual success stories in delivering police stations, fire stations, and other municipal projects. We'll work together with the project team to outline design deliverables, City of Novi architectural and engineering approval sequences, community impact, critical project site considerations, risk mitigation scope items, and critical path milestones.

At Oliver / Hatcher Construction, we recognize the critical role that public service facilities play in the safety, efficiency, and resilience of a growing community. While our portfolio may not include direct construction of fire or police stations, our extensive experience delivering complex, high-performance projects in and around the City of Novi, equips us with the tools, processes, and mindset necessary to successfully lead the development of Novi's future Public Service Building and Fire Stations.

Our approach is rooted in proactive collaboration, rigorous quality control, and a deep understanding of the operational demands of public-sector infrastructure. We have successfully delivered facilities with similar technical requirements—such as emergency response readiness, secure access control, and 24/7 operational continuity—through our work with Defense Contractors, Healthcare Suppliers, retailers, and other specialty developers. These projects have required the same level of precision, stakeholder coordination, and regulatory compliance.

OHC anticipates Novi's City Council will select a Police and Fire Station Expert who will design Novi's vision for the Public Services Program and OHC will execute the vision using the following well-established philosophies:

WHY TEAM WITH OHC?



TEAM EXPERIENCE BUILDING
POLICE STATIONS, FIRE
STATIONS, AND OTHER
MUNICIPAL PROJECTS

20 YEARS

NOVI COMMUNITY
BUSINESS MEMBER OF
ALMOST 20 YEARS



EXPERTS AT MANAGING
CRITICAL PROJECT
SITE CONDITIONS AND
BROWNFIELDS



KNOWLEDGEABLE DELIVERING
FACILITIES WITH SIMILAR
EMERGENCY RESPONSE
READINESS, SECURE ACCESS
CONTROL, AND 24/7
OPERATIONAL CONTINUITY



"Oliver Hatcher stepped into a difficult situation and pulled our project out of a tough spot – restarting stalled construction, getting the project back on track and delivering a high-quality result on time and in budget. Their team brought deep knowledge, clear communication, and a collaborative spirit that made them not just effective partners, but genuinely fun to work with. We're incredibly pleased with the results, would absolutely work with them again and highly recommend them."

*Carrie Lewand-Monroe
Chief Operating Officer, Invest Detroit*

WHITE-GLOVE EXPERIENCE:

Oliver / Hatcher Construction pledges to make the City of Novi our number one priority. We are committed to delivering a "white glove" level of service—defined by precision, proactiveness, transparency, and delivering clear and concise communication. Our approach ensures that every stakeholder, from city officials to first responders, experiences a seamless, responsive, and respectful construction process. OHC prioritizes:

1. Dedicated project leadership with direct involvement from OHC executives and ownership.
2. Weekly coordination meetings with city representatives and design teams.
3. Real-time issue resolution and transparent documentation.
4. Community-sensitive construction practices, including noise, traffic, and safety mitigation.
5. Relationships with City of Novi team members, elected officials, City Engineers, and appointed officials.
6. OHC's Four Deliverables: Under Budget, On-Time, High Quality, and fourth - Enjoy the Process!

Novi is our home - Protecting it is of utmost importance!

WE'RE IN THE NEIGHBORHOOD!

NOVI-BASED CONTRACTOR

27333 MEADOWBROOK ROAD, NOVI, MI

Since 2006, Oliver / Hatcher Construction has proudly been a Novi based building owner, landlord, and tenant. Several of our employees live in Novi.

Over the years, OHC has successfully constructed over 500,000 SF in the City of Novi. All the project clients outlined to the right trusted and relied on OHC to work within Novi's regulatory and community framework.



EXPERIENCE BUILDING IN NOVI

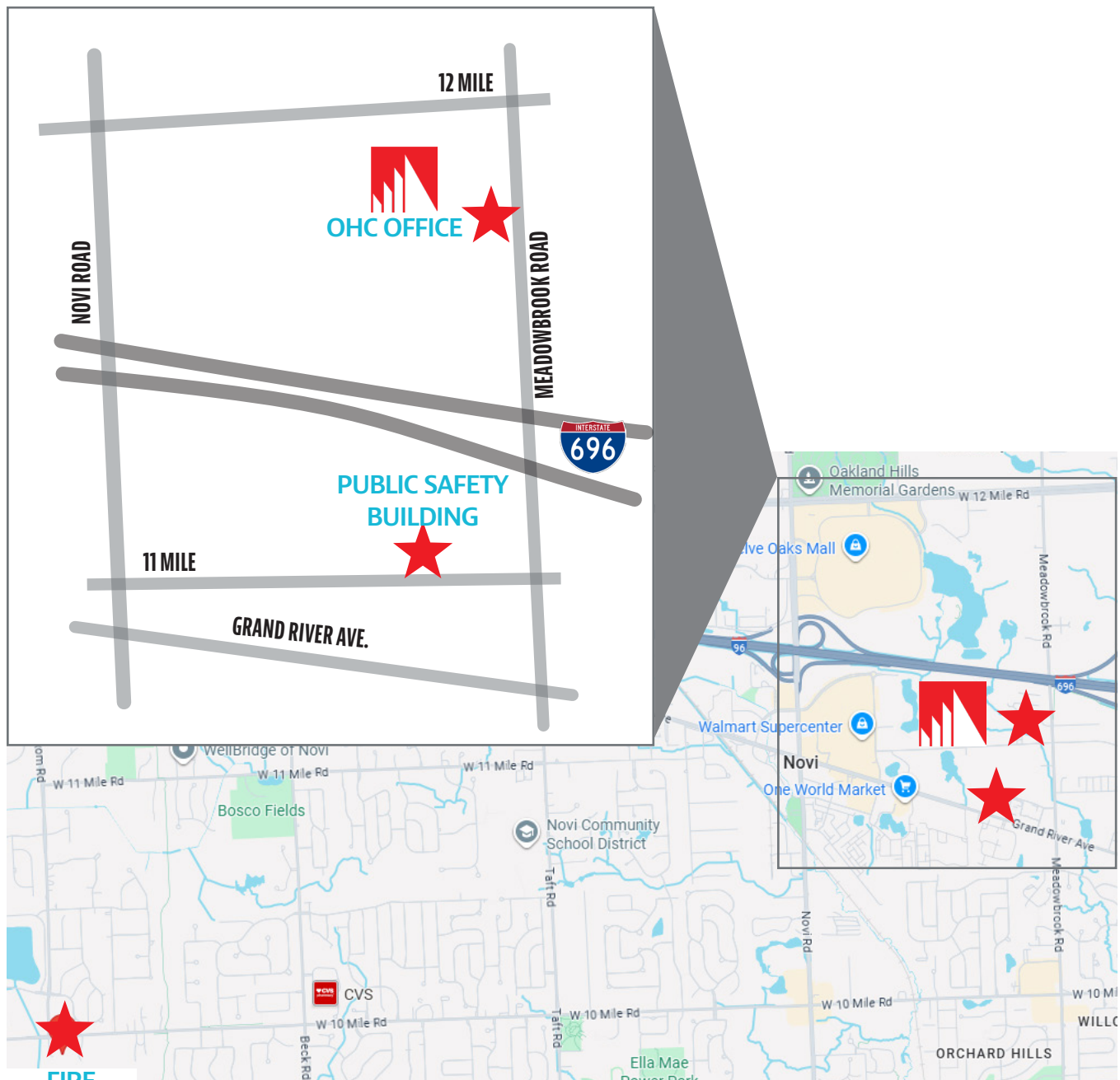
Oliver / Hatcher Construction has long-standing relationships with the City of Novi and Novi Chamber of Commerce. We understand the processes and procedures in the City to keep the project on schedule and within budget.

All of our Novi projects are listed below:

- A123 Systems Novi
- Accurate Technologies Inc.
- American Interiors
- Audi Dealership + Service Center
- Autumn Associates
- Berkshire eSupply Headquarters and e-Commerce Lab
- Gordon Food Service
- Meadowbrook Corporate Center
- Melexis
- Nemes Rush of Raymond James
- Novi Town Center
- OHC Office
- Porsche Dealership
- Power Home Remodeling Renovation
- PowerVac Novi
- Presidio Networked Solutions
- R.O. Whitesell & Associates
- Raymond James & Associates of Novi
- Regency Centre - Unit #1
- Spalding DeDecker
- Spigel Properties
- Sri Venkateswara Temple and Cultural Center
- Toll Brothers

WE'RE IN THE NEIGHBORHOOD!

AROUND THE CORNER FROM THE PROJECT SITE



**FIRE
STATION 4**

**NOT SHOWN: LOCATIONS FOR FIRESTATION 2 + 3*



OHC has a strong working relationship with the Spalding DeDecker team, including City Engineer Ted Meadows, and recently worked with them on the Porsche and Audi dealerships off Haggerty Road. Being able to operate on a first-name basis with Novi's City Engineer has proved highly valuable in understanding the City's expectations and also promotes proactive communication for efficient City reviews and approvals.



Selecting a Novi-based contractor with strong ties to the local community was a key factor in the success of our project. Oliver / Hatcher's ability to guide the project through municipal reviews, approvals, inspections, and closeout—thanks to their well-established relationships with local stakeholders—was truly impressive. Their commitment to safety, high-end quality, and effective project management was evident throughout. The finished building stands as a testament to the excellence and dedication of the entire Oliver / Hatcher team.

*Joe Gilardone, Construction Project Manager
Lithia Motors*



COMMUNITY MEMBER

Per the City's website, ***"according to the statistically valid 2016 Community Survey, 87% of all respondents felt it was very important or essential to make yearly investments in facilities and equipment for police and fire"***. As an active community member and Novi landowner, OHC is directly impacted by the local fire and police departments. The OHC team fully supports the City's vision and is committed to making that vision a complete success.

TRANSPARENCY

Similar to the City of Novi, Oliver/Hatcher prides itself in operating open, transparent, and inclusive business model. OHC's core values guides and drives collaboration on every project. Utilizing Procore's cloud-based software, we're able to ensure all stakeholders – Plante Moran RealPoint, Novi City Officials, Designers, Engineers, Subcontractors, and any other identified project personnel – are kept informed and have regular access to meeting minutes, RFIs, submittals, daily project photos, schedules, budgets, design packages, and all other project related documentation.

BROWNFIELD EXPERIENCE

Oliver / Hatcher Construction excels in transforming complex brownfield sites into viable, high-performing developments. With decades of experience navigating environmental challenges, the team brings deep expertise in contaminated site remediation, regulatory compliance, and adaptive construction strategies. OHC has completed over 30 projects, totaling over 15,000,000 SF of ground-up or re-developed space on brownfield sites. We'll apply all our lessons learned working on Brownfield projects to the Public Service Building which is a Brownfield and has been deemed a facility per the G2 reports. We'll identify cost effective solutions to manipulate existing grades to accommodate the project, provide alternatives to deep and costly foundation options, and, most importantly, operate a safe project site.

BUILDING YOUR FUTURE

CONTAMINATED BROWNFIELD SITES

15 MILLION+ SF

OF REDEVELOPED OPERATIONAL SPACE AT VACATED
INDUSTRIAL FACILITIES & BROWNFIELD SITES

Brownfield sites are often previously developed, industrial sites used for heavy manufacturing, industrial processing, and above/below ground storage of petroleum or other hazardous industrial substances.

Sometimes the use has changed over the years which results in many unknown below ground conditions including contaminated soils, abandoned infrastructure, and old foundations. These vacated buildings and sites come with challenges but are often located in developed urban areas with easy access to labor, roads, and infrastructure.

Brownfield sites are often the right site for development and the OHC team is the right partner for construction. Our Pre-construction team thrives on finding environmental solutions which are economical and maintain the client's schedule.



CHALLENGING SITE CONSTRUCTION

Different land conditions and contamination over time leads to challenges when preparing to build on these sites. Below are methods of construction used during past projects:

DEWATERING

- Brownstown Business Center, Building #1, Brownstown Twp., MI
- Crossroads Distribution Center, Building #11, Van Buren Twp., MI
- Flint Commerce Center, Flint, MI
- Quality Metalcraft, Livonia, MI
- Tri-County Commerce Center, Hazel Park, MI

WATER TREATMENT / FILTRATION

- Brownstown Business Center, Building #1, Brownstown Twp., MI
- InSite, Detroit, MI
- Restaurant Depot, Pittsburgh, PA
- Romulus Business Center, Building #1, Romulus, MI
- Tri-County Commerce Center, Hazel Park, MI
- Warren Tank Plant, Warren, MI

DYNAMIC COMPACTION

- Findlay Commerce Center, Pittsburgh, PA

ENVIRONMENTAL

- Audi Dealership, Novi, MI
- AvFlight Hangar and Flight Business Offices, Willow Run, MI
- Delta Distribution Center, Building #1, Lansing, MI
- Detroit Commerce Center, Detroit, MI
- Flint Commerce Center, Flint, MI
- Grand Rapids Commerce Center, Grand Rapids, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Livonia Distribution Center, Livonia, MI
- Livonia West Commerce Center, Amazon, Livonia, MI
- Mastronardi Produce Distribution Center, Livonia, MI
- Metro 94 Commerce Center, Building #1, Taylor, MI
- Plymouth Road Technical Center, Livonia, MI
- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Hazel Park, MI

GEO PIERS

- Bedrock Luxwall, Detroit, MI
- Berkshire eSupply, Novi, MI
- Flint Commerce Center, Building #1, Flint, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Restaurant Depot, Memphis, TN

- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Building #1, #2, & #3, Hazel Park, MI

HELICAL PIERS

- AAA, Milwaukee, WI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Tri-County Commerce Center, Hazel Park, MI

OTHER

- ATI, Novi, MI - Wicking line in large fill area and consolidation over existing soils of deep fill
- Livonia West Commerce Center, Building #2, Livonia, MI - Site membrane to prevent water intrusion
- Willow Run Business Center, Ypsilanti, MI - Pressure grouting the subsoils to fill voids in an uncontrolled fill area.

STEEL PILES

- Restaurant Depot, Dearborn, MI

STABILIZATION

- Berkshire eSupply, Novi, MI
- Brownstown Business Center, Building #2, Brownstown Twp., MI
- Crossroads Distribution Center, Building #4, #8, #9, #10, & #11, Van Buren Twp., MI
- Flint Commerce Center, Building #1, Flint, MI
- Livonia West Commerce Center, Amazon, Livonia, MI
- Restaurant Depot, Baltimore, MD
- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Hazel Park, MI
- Trotwood Distribution Center, Trotwood, OH

SURCHARGE SUBGRADE

- Holiday Inn Express, Okemos, MI
- Metro 94 Commerce Center, Building #1, Taylor, MI

UNDERCUT BUILDING PAD

- Ari-El, Novi, MI
- AGS Additions, Sterling Heights, MI
- Courtyard by Marriott, Okemos, MI
- Delta Distribution Center, Building #1, Lansing, MI
- Restaurant Depot, Pittsburgh, PA

VAPOR MITIGATION

- Flint Commerce Center, Flint, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Livonia West Commerce Center, Building #2, Livonia, MI
- Restaurant Depot, Dearborn, MI
- Tri-County Commerce Center, Hazel Park, MI



ENVIRONMENTAL IMPACT MITIGATION, EXISTING SITE CONDITIONS, & COST AVOIDANCE - 11 MILE + LEE BEGOLE DRIVE

The parcels under consideration for the Public Service Building run north-south along the west side of Lee BeGole Dr. Per G2's Phase II Environmental Site Assessment, it was concluded the soils of the subject properties contain concentrations of PNAs and metals in excess of EGLE Part 201 GRCC and based on the contamination identified, the properties qualify as a "Facility". The Due Care Compliance Analysis & Plan by G2 outlines what the existing soils can and cannot be utilized for and how to safely manage those soils.

As a result of being classified as a Facility and the existing site conditions, the properties also have several challenges to overcome which OHC is uniquely positioned to assist the Project Team in overcoming:

1. Impacts of being classified as a "Facility":

In lieu of hauling any excess material to an adjacent parcel or any other location, any material haul-off must be disposed at a Class II Dump and may require further environmental testing to classify the material. Hauling material to a Class II dump drastically increases the cost per cubic yard (CY) of haul-off from around \$8/CY to over \$30/CY due to the increased tipping fees. For example, if the Public Service Building had to haul-off 10,000 CY of existing fill to a Class II dump, it would cost \$300K in lieu of \$80K. OHC will work diligently with the project team and trade partners to identify the most cost and schedule effective solutions for the project. Given the size of all the parcels being considered for the project, OHC has several potential solutions to mitigate haul-off costs.

2. Large Elevation Changes (Exhibit 3):

The southwest corner of the project site, locally known as Mount Novi, appears to be an old dumping site and is ~40' to 50' above the adjacent finish elevation of 11 Mile Road and ~50'-70' above Lee BeGole Dr. There are also large (+/- 15') elevation changes along 11 Mile Road both east and west of Lee BeGole Dr and running north-south of the road. The grades range from ~897' to ~910' with the southwest corner as high as ~970'. There is also a very large grade change (+/- 20') surrounding the existing Bishop Creek Culvert along the east side of Lee BeGole Road. The large elevation changes will increase the cost and schedule vs. a site with fewer large grade changes. OHC has outlined the grade changes per Exhibit #3. The proposed location of the Public Safety Building along Lee BeGole Dr is the lowest part of the project site. To offset the impact of the grade changes we suggest integrating retaining walls and a "walk-out basement" element to work with the grade changes as opposed to against them.

3. Impact of Relocating Lee BeGole Drive:

The existing road is utilized by Novi's DPW department and Police department. If the Public Safety Building is located per the Redstone Architect's site plan, the road will need to be relocated prior to starting any work on the building which could impact the schedule. OHC proposes separating the Lee BeGole Drive relocation and associated underground utility work into its own design package to expedite the start date of the road relocation. However, the design and engineering of the road will need to consider the future Public Service Building and parking lots as there will be earthwork cost benefits in considering the grade changes for both projects.

4. Existing Underground Utilities & Electrical Poles/Lines (Exhibit 1):

There is an existing fire water utility line with fire hydrants and electrical poles with overhead high voltage wires running north-south along the east side of Lee BeGole Dr and east-west along 11 Mile Road (see Exhibit 1). These utilities will need to be relocated prior to the road relocation if the Public Safety Building is located per the Redstone Architect's site plan.

5. Existing Fill Material (Exhibit 2):

G2's Geotechnical report indicated there is an average of 6' to 8' of fill across Parcel 2, Parcel 4, and the southeast corner of 11 Mile Road and Lee BeGole Dr. However, the majority of Parcel 4 is over 40' of fill material. The fill material cannot be utilized to level grades for the future building pad as there is a high risk of settlement. G2's Geotechnical Report recommends removing and replacing the existing fill with engineered fill to avoid excessive settlement. This approach will exacerbate the cost premium associated with hauling off material from a Facility. The existing fill could be used at parking lot areas or could be stockpiled on site. On the Berkshire eSupply site, OHC successfully navigated a project site with similar characteristics as the Public Service Building location and were able to save the client millions of dollars via identifying alternative foundation solutions. OHC has completed millions of square feet of projects with similar fill material depths using rammed aggregate piers, helical piers, geogrid, dirt stabilization methods, and working hand in hand with the civil engineer to layout site elevations as effectively as possible. See exhibit 2 for fill depths at different boring locations on the site.



6. *Water Treatment (Exhibit 2):*

Water was found less than 7' below grade in multiple boring locations. There is a high likelihood we will have water intrusion in these locations, especially during underground utility installation. Assuming water is encountered that does not permeate into the surrounding soil and requires removal via dewatering methods, the ground water will be containerized and characterized for off-site disposal or the water will be pretreated via FRAC tanks and discharged in accordance with Novi requirements.

7. *Existing Wetlands (Exhibit 4):*

The properties being considered for the Public Service Building either have or could have wetlands per EGLE's Online Wetland Inventory Map (Exhibit 4). A wetland delineation needs to be completed as part of the initial Due Diligence to determine if wetlands are present and if so, where. This could impact consideration for the building location. On the Berkshire eSupply site, in Novi, the project team successfully relocated wetlands on site which was approved by EGLE, less expensive vs. wetland mitigation, and faster than wetland mitigation.

8. *Hazardous Material Handling:*

OHC's team members have completed the 40-Hour OSHA Certified HAZWOPER training and other environmental specific certifications to effectively, and more importantly, work safely on Environmentally Challenged project sites. HAZWOPER stands for Hazardous Waste Operations and Emergency Response. The training is designed to prepare team members to work safely in environments where hazardous materials are present, including cleanup, emergency response, and corrective actions. Oliver/Hatcher also carries Pollution Insurance that provides third-party coverage for bodily injury, property damage, defense expenses, and clean-up costs for pollution conditions arising from covered contracting operations performed by or on behalf of the contractor.

Not only does Oliver / Hatcher Construction have the most Brownfield experience as compared to our competition, but we have the trade partner relationships, proven means and methods, and staff to mitigate potential cost and schedule impacts that come with challenging Brownfield redevelopment projects.

Exhibit 1

MAINTENANCE
BUILDING

SETBACK
35' - 0"

SECURE PARKING

PUBLIC PARKING

PUBLIC SAFETY BUILDING
2 STORY

PUBLIC
ENTRY

OFF
PARKING

EXISTING UTILITIES

Electrical Poles +
Overhead Lines

Underground Fire
Water Line + Hydrants

Bishop Creek

Bishop Creek Road
Culvert

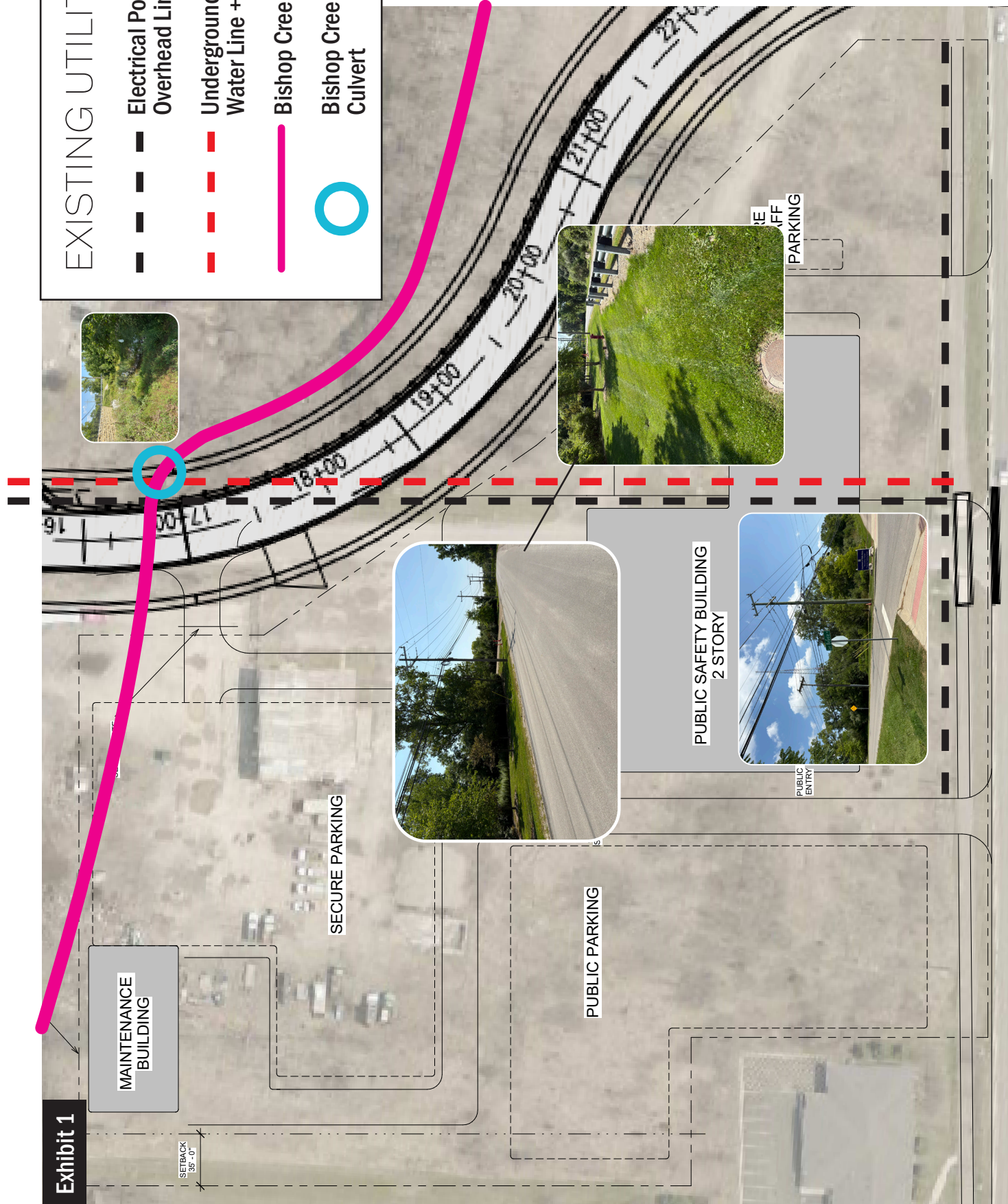
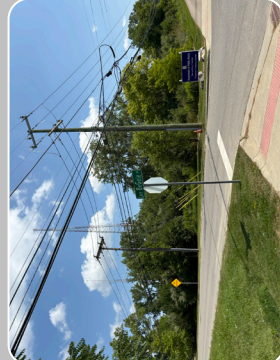
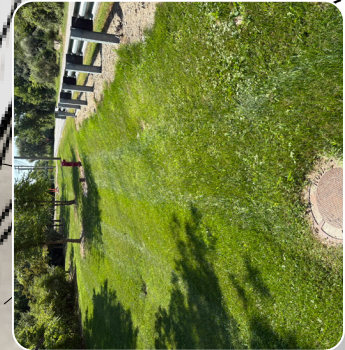
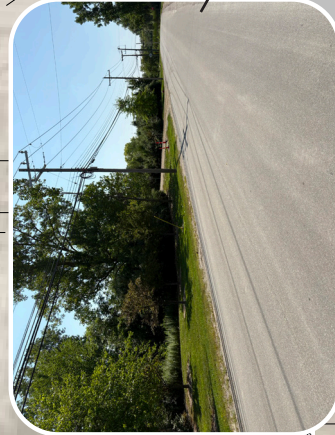
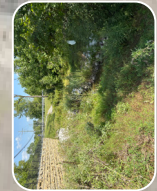


Exhibit 2

B-02
13' Fill

MAINTENANCE
BUILDING

SECURE GATE

SETBACK
35'-0"

B-03
7' Fill

SECURE PARKING

MS-02
20" Top soil
6' Fill

PUBLIC PARKING

MS-01
9' Fill

PS-01
7' Fill

STAFF
ENTRY

SECURE GATE

PUBLIC SAFETY BUILDING
2 STORY

1ST FLOOR 48,567 SF
2ND FLOOR 23,673 SF
TOTAL 72,240 SF

PUBLIC
ENTRY

FS-02
47' Fill

PS-01
GROUND
OVER ROAD

FS-01
10" Top Soil
4' Fill

FIRE
STAFF
PARKING

PS-01
8' Fill

FS-02
4" Top Soil
2.5' Fill
2.5% Organic

PS-02

BORING LOCATIONS

Boring Location

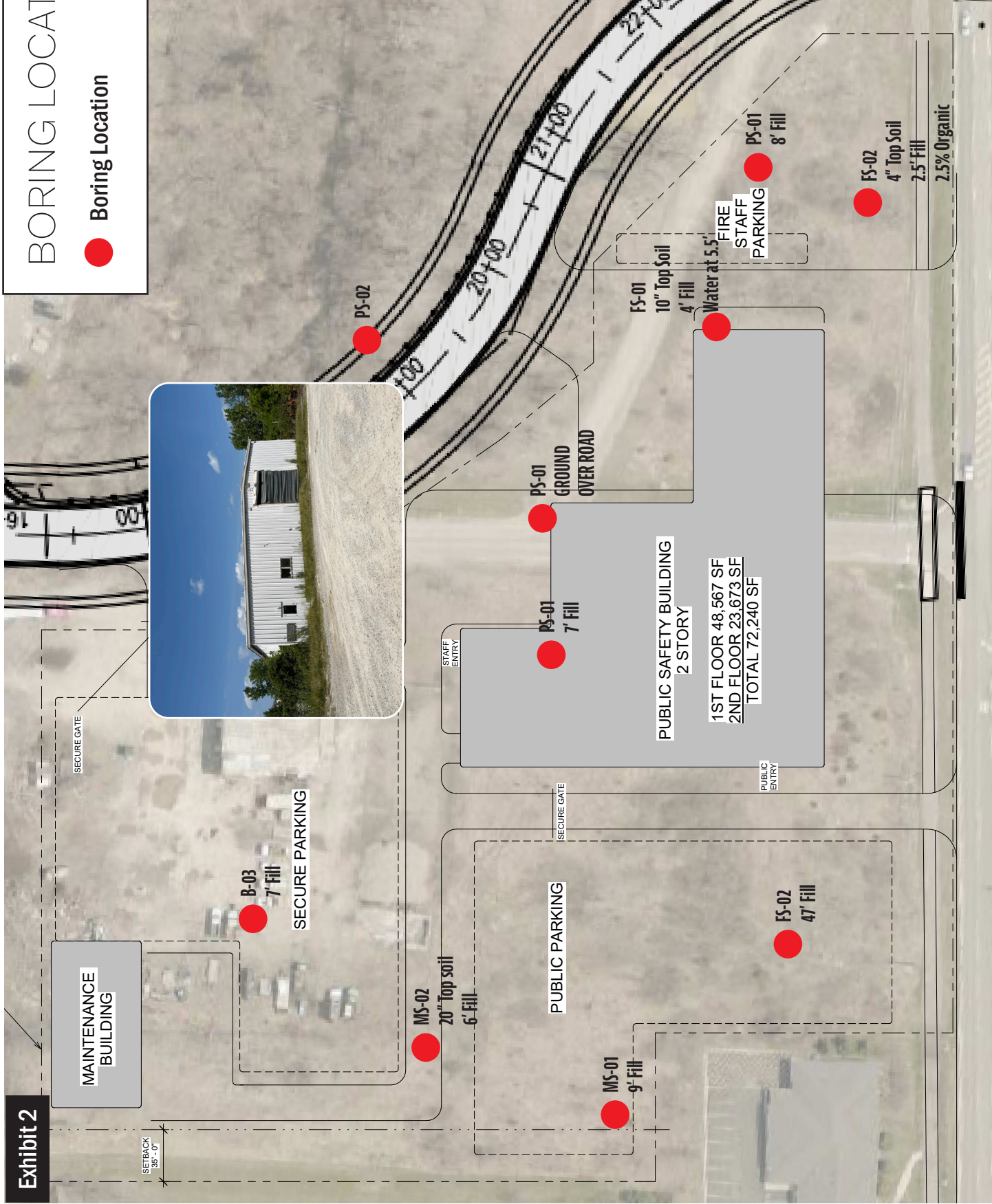


Exhibit 3

APPROXIMATE
TOPO/ELEVATION

*Per Google Earth

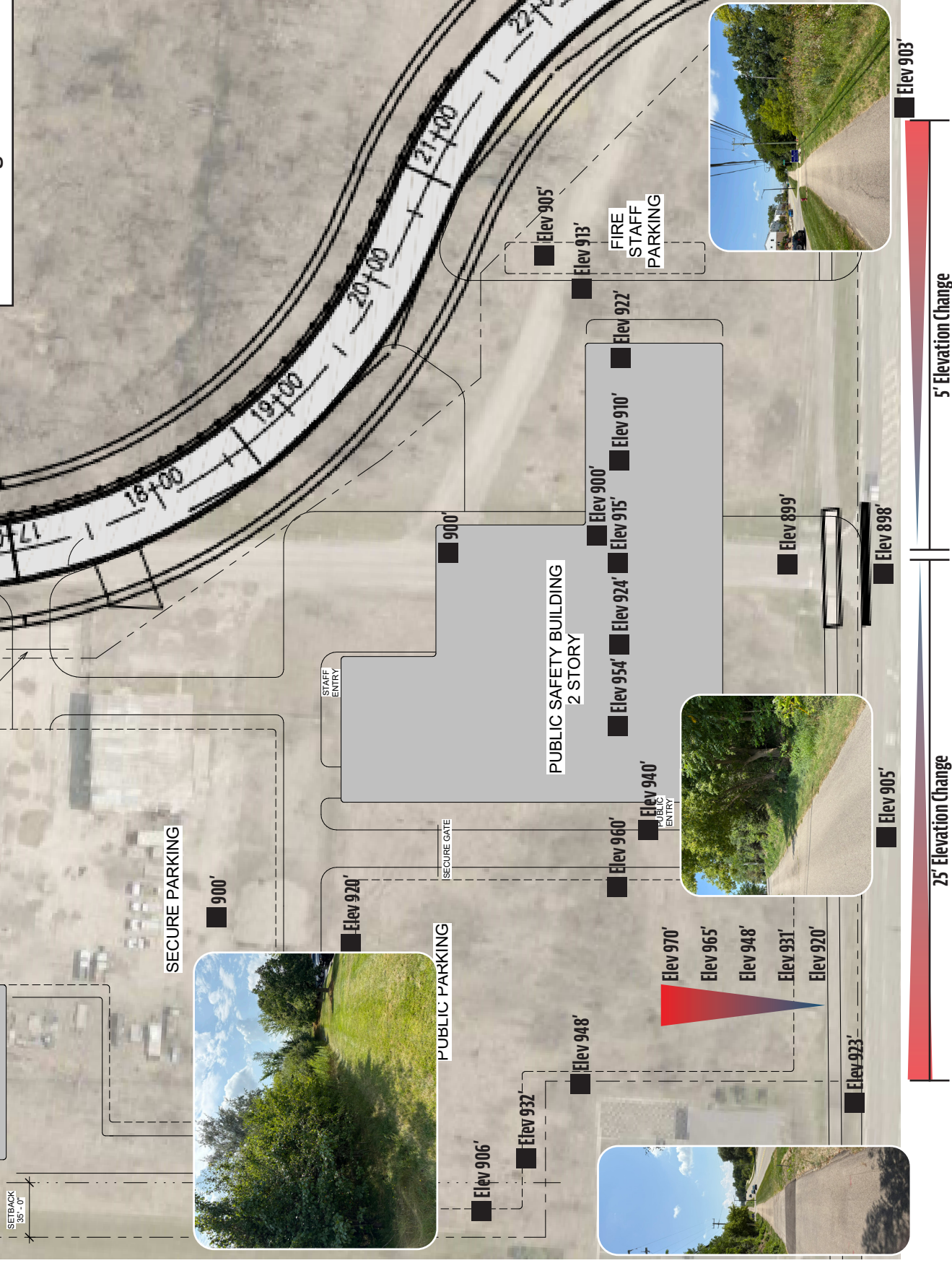


Exhibit 4



August 14, 2025

Part 303 Final Wetlands Inventory

Wetlands as identified on NWI and MIRIS maps

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

1:6,390



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

OPPORTUNITIES FOR IMPROVING SCHEDULE & BUDGET

1. Separate design and approval packages for relocating Lee BeGole Drive and the adjacent underground utilities.
 - Reduce the number of design deliverables and the number of Novi approvals. Remove the Design Development phase and move straight into Construction Documents following Schematic Design approval for the road relocation.
 - Establish an initial Guaranteed Maximum Price Contract or iGMP to execute the work prior to having the final building design and pricing completed.
 - The goal is to start the road and utility construction in the summer/early fall of 2026.
 - The civil design for the Public Service Building and Lee BeGole Dr relocation need to be coordinated at the same time as to ensure the future road elevation and earthwork grading accommodate the future location of the Public Service Building. Locking in the future road location and grades prior to considering the Public Service Building location and grades could have major impacts on the Public Service Building earthwork cost and schedule.
 - The same team awarded the Public Service Program should complete the Lee BoGole Drive relocation.
2. Separate earthwork, underground utilities, and foundations into separate bid packages for the Public Service Building.
 - Similar to creating a separate design package for Lee BoGole Drive relocation, separate the earthwork and underground utilities as a separate design package so it can be submitted to the City for approval and permit prior to the final building design.
3. Method of Service with DTE to relocate the existing power lines and poles
 - In our experience, DTE can be the critical path on secondary power projects (less than 2000 AMPs). It is essential to engage with DTE early on to outline project goals, understand the costs to relocate the power lines and poles, and understand the timing associated with completing the work. OHC can help expedite this process through our established relationships in DTE.
4. Utilize grade changes to the building's advantage as opposed to working against it. As opposed to a ground-up two-story building, integrate walk-out or drive out basements, consider smart placement of retaining walls to mitigate earth moving requirements, utilize existing fill at future parking areas to mitigate haul-off.

DESIGN & PRE-CONSTRUCTION

As a community member, Oliver/Hatcher understands and values the importance of the Public Service Program and will prioritize Novi's program success every step of the way, starting with the Design and Pre-Construction Phase. Our Pre-Construction and Estimating staff will assist the project team in any capacity necessary and help guide the project to a successful groundbreaking. We provide a highly experienced Preconstruction team on both municipal and Brownfield projects that will be vital for budget and schedule management. Below is an outline of our anticipated involvement and deliverables.

Weekly OAC Meetings

- Attend and run/facilitate/manage weekly Owner, Architect, Engineer, and Contractor meetings to outline deliverables, hold team members accountable, and stay aligned on key milestones, and critical path related scopes of work.

Design Document Development

- OHC will support the architectural and engineering teams during the development of design documents through planning, identifying and verifying existing site conditions, mitigating risk, and highlighting alternative solutions to challenges.
- We'll provide consistent feedback via the weekly design meetings on constructability, means and methods, budget feedback, and schedule feedback to keep the project on budget and schedule. All documentation will be published and available to the team via Procore.

Environmental Impact Mitigation:

- Following directions from G2's Due Care Plan and working with the project team, OHC will lay out the safest, most cost-effective methods to mitigate the impact of the grade changes, existing fill material, and site contamination. Some of these methods include:
 - Reusing and relocating clean fill material by screening and testing to mitigate hauling and disposal costs.
 - Apply target remediation techniques, such as soil blending/mixing, stabilization, and over-digging methods.

Sustainability:

- At Oliver/Hatcher Construction, sustainability is more than a goal—it's a guiding principle. We are committed to building communities that respect and preserve the environment for future generations. Through innovative design, responsible material sourcing, and energy-efficient construction practices, we strive to minimize our ecological footprint while maximizing long-term value for our clients and the communities we serve.

- Our projects incorporate green building materials, advanced waste reduction strategies, and renewable energy solutions to ensure every development contributes to a healthier planet. From LEED-certified buildings to eco-conscious site planning, Oliver/Hatcher is proud to build resilient, environmentally sustainable communities where people and nature thrive together. OHC has recently completed two LEED Silver projects and are under construction on a third.
- OHC's Brownfield construction efforts have redeveloped nearly 1000 acres of blighted land. This assists in reviving neglected urban areas, reducing urban sprawl, and often utilizes existing utility services. For example, we helped re-develop the old State Fairgrounds in Detroit. It was previously a blighted, contaminated, and un-used campus. Now it is a manufacturing and distribution campus that created hundreds of jobs.

Budgeting & Cost Estimation

- OHC's budgeting approach is rooted in accuracy, accountability, and team member experience. Our experience working on Brownfield sites and in the City of Novi will help guide the team to success.
- Per the RFP, we'll provide budgets at schematic design, design development, and construction document stages. The schematic budget, combined with a detailed scope of work will establish the project baseline budget for future comparison and effective tracking. Each of these estimates are reviewed for scope creep and reconciled vs. the Owner's budget.
- As opposed to keeping all budgeting efforts in-house, OHC prefers to engage specific trade partners very early in the design process to establish cost effective and real time pricing. Our partners also assist in highlighting project risks early in the design process. Integrating trade partners early in design phases helps to mitigate cost overruns and reduce unnecessary value engineering.
- Design-To-Budgets – OHC will work with the project team to establish design-to-budgets in the conceptual and schematic design stages when specifications may not be finalized. Establishing effective design-to-budgets helps mitigate future cost overruns and helps hold the project team accountable to the City's budget.
- Engage with trades for pricing and value engineering. Collaborate with the Novi team on trade partner and supplier relationships to promote the project and garner interest in the market.
- Prepare and present bid packages for approval. Review bid packages to identify areas of conflict, gaps, or overlaps and to prepare pre-qualification criteria for prospective bidders.
- Qualify all bids and develop detailed scopes of work.

Value Engineering & Value Management

- OHC will analyze design alternatives for cost, schedule, and quality. We'll review alternative solutions for materials, quantity reduction, and outline constructability solutions on design details.

- We'll also provide consistent Value Management throughout the design process as opposed to feedback at design intervals.
- Value engineering workshops and continuous cost management analysis to maintain budget alignment.

Scheduling

- Utilize Microsoft Project scheduling software.
- Prepare a preliminary construction schedule that establishes all contractual milestone completion requirements, and that clearly outlines the construction sequencing.
- Utilizing Critical Path Management, OHC will identify and protect key schedule drivers and milestones.
- OHC will join with the design team to outline specific design milestones, durations, and deliverables at the onset of the project to integrate into our project schedule.
- Prepare, update and supplement a detailed Project Schedule through each phase of design that coordinates the responsibilities and duties of Owner, Architect/Engineer, and Trade Contractors.
- Develop a detailed construction schedule for final contract execution.
- We'll identify any long lead materials that will impact the critical path to help the design team focus on specifying those materials in early design stages to expedite the procurement process.
- Prepare 3-Week Lookahead Schedules from the Master Schedule for review in the Construction Progress Meetings to ensure construction activities are on track and proactively address any constraints that may impact completion of those activities.

Constructability and Means & Methods

- Review and comment on design documents prior to final construction set to mitigate RFIs.
- Engage with trades to outline best practices, review details, and best practices.

Municipal Approvals/Permitting Assistance

- Assist Owner and design team with permit approvals as required.

Material Procurement

- Engage in long-lead material procurement.
- Material verification prior to installation.

Trade Partner Engagement

- OHC is not signatory to any unions and we have a vast network of qualified trade partners. Due to our company size, OHC not only engages with the larger well-known trade partners but also with smaller, quality driven, and cost effective trade partners. All of which are vital to our community.

CONSTRUCTION SERVICES

Safety

Oliver / Hatcher Construction believes that no job or task is more important than human health and safety. It is our policy to conduct construction operations in a manner which pre-plan and address potential risk of injury to employees, subcontractors' employees, representatives of the Architect and Owner, and the public. All team members shall comply with state and federal safety standards. Every procedure must be a safe procedure. Shortcuts by either foremen or workers are not tolerated. If a tradesman observes a procedure which may pose a potential threat to their health or safety, he or she must inform his or her supervisor and the project superintendent. The potential threat or hazard shall be abated immediately if possible, or the activity shall be stopped until permanent corrective measures can and will be put in place. If a job cannot be done safely, it will not be done.

The superintendent and project manager play proactive roles in the Oliver / Hatcher safety program to ensure compliance with applicable policies and regulations.

Management of Construction & Trade Contractors

Oliver / Hatcher Construction manages the Trade Contractors to ensure timely completion and quality driven construction.

- Define roles and responsibilities of the Owner, Architect, and Trade Contractors during the construction operations.
- Maintain a skilled, full-time field staff at the Project site and establish lines of authority and procedures necessary to manage the Project.
- Conduct regular progress meetings attended by Trade Contractors, Owner's Representative, Architect, and Construction Manager. Document these meetings with minutes and updated project schedules.
- Coordinate strategy and logistics for temporary facilities.
- Establish strategy and plan for temporary security measures.
- Evaluate project safety requirements and establish a project specific safety plan.
- Manage and direct the work and progress of Trade Contractors.
- Maintain at the Project site, on a current basis: Records of all necessary drawings, contracts, specifications, samples, materials, equipment, purchases, operation and maintenance manuals, and other construction related documents. Provide such documents to you at completion of the project.
- Maintain a detailed daily construction progress log.
- Utilize Procore for processing and approval of shop drawings and samples.

SAFETY IS OUR TOP PRIORITY

0.85
EMR RATING

Lower than the industry average of 1.0



Company-wide accountability program where every person on an Oliver / Hatcher job site is required to follow our Safety Standards.



Our Safety Program succeeds through proactive training programs available to all employees and required of all supervisors



Trade Contractors are subject to a rigorous qualification process and are required to complete a Site-Specific Safety Plan prior to work start.



Superintendents and Project Managers play active roles in the safety program to ensure compliance with applicable policies and regulations



Daily Safety Checks including jobsite safety inspections, safety discussions, and daily reports



Investigate all accidents and losses thoroughly, and manage each incident proactively to minimize its impact on overall performance.



OLIVER / HATCHER
CONSTRUCTION

- Review shop drawings for compliance with the contract documents prior to submitting them to the Architect for approval.
- Coordinate independent testing required to satisfy the Building Code quality assurance standards.
- Schedule and monitor municipal inspections and approvals in accordance with the Project Schedule.
- Observe the work of Trade Contractors for all defects and deficiencies and remedy all defects and deficiencies to assure compliance with the contract documents.
- Collaborate with the Architect and Engineers to resolve construction phase design issues.
- Provide design solutions as part of the request for information submissions for review by the Architect.
- Implement a procedure for reviewing and processing each Trade Contractor's Application for Progress Payments and final payment.

Change Management

The goal of a detailed constructability review is to eliminate or reduce the need for changes to the scope of work. If either the Owner or a field condition is identified that requires a change of scope (Change Order), Oliver / Hatcher Construction has a defined process for addressing these project changes.

The process includes the following:

- Establish approximate impact cost prior to requesting formal pricing from subcontractors.
- Evaluate the impact of the change in scope vs. OHC's baseline project schedule.
- Investigate potential options for accomplishing the objective.
- Substantiate subcontractor estimates for quantity and unit pricing prior to reviewing with project team.
- Obtain written directive prior to implementing any proposed changes.
- Record all revisions in change order log and review the status at each progress meeting.

Project Controls & Technology Integration

Oliver / Hatcher Construction takes full responsibility and manages the project reporting to satisfy the Owner's documentation requirements. The following reporting services are implemented:

- OHC utilizes Procore on all our projects. Procore is a leading cloud-based construction management platform, to ensure real-time collaboration and accountability. We utilize Procore for the following:
 - Document Control: Centralized access to drawings, RFIs, submittals, and change orders.



PROCORE[®]

PROCORE TECHNOLOGY

Oliver /Hatcher Construction increases efficiency, organizes projects, and collaborates quickly with the use of PROCORE. The complete project management platform provides visibility of project updates and workflow for every team member.

EVERYTHING IN ONE PLACE

- Reduce miscommunications and manual entry errors
- Proactively course-correct to stay on schedule and budget
- Maintain historical records for dispute resolution

COLLABORATE ACROSS TEAMS & PROJECTS

- Connects Owners, Subcontractors, and Contractors on one platform
- Access to real-time project details
- Communicate key information to all be on the same page with mobile notifications

STAY ON SCHEDULE & ON BUDGET

- Capture changes as they occur
- Track the budget
- Project team able to see and monitor schedule
- Sync with Sage 300 to track billings and financials

COLLABORATE FROM FIELD TO OFFICE

- Manage all project correspondence
- Insight into jobsite events with daily reporting
- View contracts and changes in the field

- Field Reporting: Daily logs, safety inspections, and progress photos accessible to all stakeholders.
- Budget Tracking: Live cost reporting and forecasting.
- Schedule Visibility: Integrated Gantt charts and milestone tracking.
- Punch List: photographs, descriptions, and work flows are utilized to close out punch list items in a timely manner.
- City officials will have secure access to Procore dashboards, ensuring full transparency throughout the project lifecycle.
- Issue a Monthly Progress Report that addresses on-site activities, design status, permits, schedule, and financial issues.
- Develop and maintain correspondence logs.
- Update and record submittal log and RFI log.
- Implement cost control system and track project costs against the GMP.
- Prepare cash flow reports and forecasts.
- Provide project accounting records on a regular basis in order to maintain accountability.
- Prepare and submit monthly invoices to Owner.
- Issue payments to subcontractors on a monthly basis.
- Establish and implement process for managing sworn statements and waivers (if required).
- Develop and implement procedures for preparation, review, and processing of change orders and payment applications.
- Incorporate into the GMP contract changes as Owner's scope changes may arise.

Project Close-Out

Oliver / Hatcher Construction manages the project to ensure that the facility close-out activities are finalized concurrently with the construction operations. The following close-out services are provided:

- Work with government agencies to keep them informed of project progress and schedule meetings as necessary.
- Coordinate final Owner acceptance and occupancy schedule.
- Secure occupancy permits.
- Certify project completion.
- Implement continuous close-out during the construction to ensure completion of punch lists for the building within two weeks of substantial completion.

2 RELEVANT FIRM EXPERIENCE



KEY PERSONNEL:

Oliver / Hatcher Construction's proposed team has a breadth of experience in delivering excellent projects. The team has recently completed three City of Novi projects together and brings decades of combined experience. Our operations project team will be involved day one of pre-construction, working to ensure a seamless transition to on-site construction. Highlighting your project team are:



DAN O'DONNELL

Sr. Project Manager /
Project Lead - Public Service
Building, FS2, FS3, + FS4

Dan is a registered AIA architect with a passion for details. Dan was the Senior Project Manager on the Berkshire eSupply project and has worked on the majority of Novi projects completed by Oliver/Hatcher. Dan has an in depth understanding of Novi processes and approvals along with a great relationship with Novi's City Engineer, Spalding DeDecker. Dan will be the Project Manager for all four of the Public Safety Program to provide continuity and a single point of contact for all four projects.



STEVE JACKSON

Sr. Project Superintendent
Public Services Building

Steve is one of the most well-respected Superintendents in Southeast Michigan. His work ethic and client first service is unmatched. Steve has completed three fire stations totaling over 60,000 SF for Sterling Heights and a 35,000 SF police station for Shelby Township. Recently, Steve completed the Porsche and Audi dealerships in Novi. Both dealerships were brownfield sites with very similar environmental challenges as the Public Service Building project site. On the recent Porsche and Audi dealerships, Steve worked seamlessly with Chris Weber, Novi's Building Inspector, and Andy Copeland, Novi's Fire Marshall, to complete project inspections and successfully deliver both projects on time and under budget.



DAN ANTISHIN

Sr. Project Superintendent
Fire Station #2

Dan is one of OHC's most experienced superintendents with over 30 years in the field. He was the General Superintendent on Berkshire eSupply in Novi and has led multiple brownfield redevelopment projects.



TOM ROTH

Sr. Project Superintendent
Fire Station #3

Tom Roth brings a wealth of knowledge and experience to the project team. He's completed multiple municipal and school buildings as lead Superintendent and recently completed a very complicated adaptive re-use project with Invest Detroit.



TOM BENNETT

Sr. Project Superintendent
Fire Station #4

Senior Project Superintendent with over 30 years of proven leadership in the construction industry, specializing in large-scale government, municipal, and educational facility projects. Known for delivering complex builds on time and within budget, while maintaining the highest standards of safety, quality, and compliance.



MIKE SABROSKY

Internal Novi Permit Expeditor

Mike Sabrosky, Vice President/ Internal Novi Liaison and Permit Expeditor: Mike was instrumental in the success of Berkshire Hathaway's "BeS" Berkshire eSupply 67-Acre Campus US Headquarters project at M-5- and 14-Mile Road. He was key contributor and author in the qualification, approval, and award of all State level Economic Development Incentives. Mike coordinated all local City of Novi Community Impact-Community Benefit initiatives, Woodland and Wetland Land Dedications to the City of Novi, and facilitated a balanced community project outcome for both BeS and the City of Novi.

KEY PERSONNEL: CONT.



JACK OLIVER

Project Executive, PreConstruction

Jack brings a wealth of knowledge of municipal project construction having worked on over 30 municipal projects across the country including four police stations and four fire stations. He will provide consistent executive level oversight throughout the entirety of the project and will ensure all pre-construction deliverables and milestones are met.



SCOTT STOWITTS

Project Executive, Operations

Scott is a registered Professional Engineer with over 25 years of experience constructing projects for city, state, and federal authorities. He will stay in constant contact with the Oliver / Hatcher field and office personnel to make sure the projects are on track to meet schedule, quality, and budget goals. Scott is also very proud to have raised two kids who graduated from the Novi Public School System.



PAUL OLIVER

Principal



PAUL HATCHER

President

Not just executive oversight, ownership oversight and longstanding commitment to the community. Paul Oliver and Paul Hatcher bring a combined 80 years of experience and also will be an integral part of your project's success.



SCHAUMBURG FIRE STATION 54, SCHAUMBURG, IL*

**Performed with a previous affiliation*

KEY PERSONNEL PROJECTS

SCHAUMBURG-FIRE-STATION-NO.-51-2, SCHAUMBURG, IL*



SHELBY TOWNSHIP POLICE STATION, SHELBY, MI*



FIRE STATION #2, 3, 4, STERLING HEIGHTS, MI*

BERKSHIRE ESUPPLY HEADQUARTERS AND FULFILLMENT CENTER

NOVI, MI

The new BeS Headquarters building provides multiple private and open office spaces, conference and meeting rooms, restrooms, stepped auditorium/lecture room with multiple storage options, break rooms, and large gallery/function space as well as a second story pedestrian bridge that connects to a cantilevered walkway connector attached to the fulfillment center. All mechanical and electrical systems for the headquarters are housed on the basement level of the building.

The BeS Fulfillment Center is comprised of 50' x 50' bays. In addition to the dominant fulfillment space the building contains shipping/receiving, distribution with mezzanines above, offices, lunchroom, locker rooms, restrooms, and pedestrian bridge. A second level provides additional office space and viewing area, and restrooms. The building contains multiple docking doors, two natural gas emergency back-up generators and a large internal trash collection bay.

Sustainable features of this project include low maintenance native plantings, bike racks, as well as interior and exterior LED lighting.

Size

HQ 28,344 SF

Fulfillment Center 165,345 SF

Connector Bridge 2,353 SF

Work Scope Performed

**Estimating, Project Management, and
Project Supervision**

Participation / Role in the Project

Construction Manager

Architect

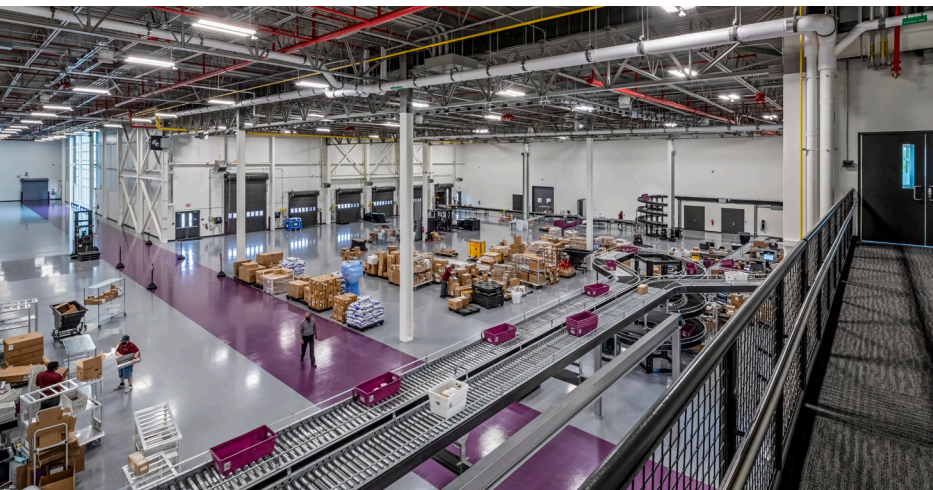
Albert Kahn

Client Reference

John Beaudoin, Berkshire eSupply

586.755.7770







AUDI DEALERSHIP

NOVI, MI

Oliver / Hatcher Construction is currently constructing a new Audi dealership located in Novi, Michigan.

The new dealership will include the remodel and addition of a 21,371 SF showroom. The service shop will also undergo a 22,500 SF remodel.

Size

Showroom 21,371 SF

Service Shop 22,500 SF

Work Scope Performed

Estimating, Project Management and Supervision

Participation / Role in the Project

Construction Manager

Architect

Studio Detroit Architects



OLIVER / HATCHER
CONSTRUCTION



PORSCHE DEALERSHIP

NOVI, MI

Oliver / Hatcher Construction constructed a new Porsche dealership in Novi, Michigan. The dealership included a grand showroom lobby, private sales offices, conference rooms, service work stalls, a wash bay, and a second-story mezzanine for additional storage.

Size
19,170 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Participation / Role in the Project
Construction Manager

Architect
Studio Detroit Architects

POWERVAC

NOVI, MI



Project Size
20,000 SF

Participation / Role in the Project
Construction Manager with a GMP

Work Scope Performed
Estimating and Preconstruction, Project
Management, and Supervision

Architect
Dorchen Martin Associates

"You have a World Class company. I never once felt I was anything other than your number one customer."

David Janks

Oliver / Hatcher Construction constructed a new Industrial Service Facility for PowerVac, a jet-vac and sewer cleaning expert located in Novi, Michigan.

The project was successfully completed in an aggressive five (5) months which was all possible due to coordinated site logistics of multiple operating businesses/tenants within the occupied five-acre parcel.

The exterior of the facility features architectural split faced block façade, office ribbon windows, engineered foundations to accommodate for soil conditions, storage mezzanine, and detention pond. The interior features 4,000 SF corporate office workspace build-out.

Also included were ten (10) overhead doors with concrete aprons, service vehicle wash bay with epoxy floor finishes, oil/water separator & trench drain water collection, and pneumatic compressed air lines.

NISSAN TECHNICAL CENTER NORTH AMERICA

FARMINGTON HILLS, MI



Size
6,800 SF

Work Scope Performed
**Estimating, Project Management
and Supervision**

Construction Delivery Method
Cost Plus Fee

Participation / Role in the Project
General Contractor

Architect
Ventura & Associates

The Nissan research and development facility underwent an expansion for the creation of a new anechoic chamber. The building remained occupied during construction without interruption.

The building expansion consisted of masonry bearing construction, isolated HVAC roof top unit, and connections to existing mechanical and electrical systems.

The project scope also included providing monoxide gas and moisture indicators connected to the central systems and coordinating the installation of the owner furnished anechoic chamber, crane, hoist, CCTV system, and sound curtains.

TAYLOR SCHOOL DISTRICT ADA IMPROVEMENTS

TAYLOR, MI



The Taylor School District located in Taylor, MI, a suburb of Detroit, covers twenty-five square miles and ranks fifth largest in student population in Wayne County.

Oliver / Hatcher Construction assisted with ADA improvements at one of the local elementary schools. Due to a rising need for a student, the School District hired the OHC team to quickly build an ADA wheelchair lift. The lift will safely transport individuals between the first and second floors without restricting any foot traffic on the stairs.

Size
NA

Role in the Project
Construction Manager



OAK PARK

FLINT, MI

As part of the Flint Commerce Center development, Ashley Capital acquired additional land to restore Oak Park—a historic site once home to “Tent City” (1905–1910), where hundreds settled seeking work in Flint’s booming auto industry.

By the 1920s, the area east of the park became central to Flint’s industrial rise, led by Buick and General Motors. Though Oak Park was decommissioned in 1984, the original sign was found, refurbished, and rehung during construction.

Now revitalized with new amenities, Oak Park hosts an annual celebration drawing over 300 community members, honoring its legacy while serving as a vibrant public space once again.

Size
1 Acre

Work Scope Performed
Estimating, Project Management
and Supervision

Participation / Role in the Project
Construction Manager

MEADOWBROOK CORPORATE CENTER

NOVI, MI



Meadowbrook Corporate Center is a newly constructed 29,000-square-foot, two-story multi-tenant office building located in Novi. The building features a distinctive elevation with a brick façade, a sloped standing seam architectural metal roof, steel canopies at both entrances, and a striking two-story glass lobby that incorporates extensive full-height glass. Interior build-outs, including common areas, showcase exposed brick, ceramic tile, a steel staircase, and high-end lighting finishes. Oliver / Hatcher also managed the complex civil engineering aspects of the project, including stormwater systems, site layout, and securing approvals from various governing entities.



Size
29,000 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management with a GMP

Participation / Role in the Project
General Contractor

Architect
Neumann Smith



OLIVER / HATCHER
CONSTRUCTION



TRI-COUNTY COMMERCE CENTER

HAZEL PARK, MI



BEFORE

Project Size

120 Acres | 2,100,000 SF

Phase 1 Building Shell - 575,000 SF

Phase 2 Building Shell - 617,000 SF

Phase 3 Building Shell - 911,000 SF

Participation / Role in the Project

Construction Manager

Work Scope Performed

Planning and Design/Engineering Coordination,
Estimating and Preconstruction, Project
Management, and Supervision

Construction Delivery Method

Construction Management with GMP



Oliver / Hatcher Construction completed the construction of the three industrial warehouse buildings located at Tri-County Commerce Center totaling more than 2,103,000 SF for tenants such as Amazon and LG Electronics.

The property was most recently a large 130-acre parcel dedicated to harness and thoroughbred horse racing. Prior to the race track which began operations in 1949, this large site was an industrial landfill. Where possible, the buildings and barns were dismantled in a manner that preserved much of the recyclable construction materials. A total of 1,800 tons of steel, 26,000 tons of concrete/hard fill, as well as barn wood measuring in the tens of thousands of board feet were dismantled, sorted, stacked and bundled on-site for recycling and reuse.

Due to the pre-existing brownfield conditions, the project team was tasked with implementing site remediation, soil stabilization, hazardous waste, and asbestos removal to manage the conditions associated with its prior land use. More than 32,000 Rammed Aggregate Pier (RAPs) were installed underground to stabilize the land and build a strong foundation for the site.

The large-scale buildings were constructed quickly and efficiently using pre-cast concrete walls. The pre-cast walls are set on embedded steel plates cast into concrete foundations. Each panel is supported by steel braces until secured in place. Once the steel joist and deck are set in position and the roof membrane is secured, moment connections can then be welded into the final loaded position.

THE ATHLETE LAB

FARMINGTON HILLS, MI



Size
13,000 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management

Participation / Role in the Project
Construction Manager

Suburban Sports Group hired Oliver / Hatcher Construction to build a new facility to support their vision of preparing motivated student athletes to win in life and sports.

The gym is focused on strengthening the skills of athletes between ages 14-18 years old through progressive training, testing and education,

The 13,000 square-foot facility features over 6,600 square feet of performance training space, a cognitive training zone, indoor turf, mind gym classroom, study areas, lounge, recovery area, fuel bar and physical therapy clinic.

BOYS & GIRLS CLUB OF SOUTHEAST MICHIGAN

HIGHLAND PARK, MI



Size
9,000 SF Addition
25,000 SF Renovation

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management

Participation / Role in the Project
Construction Manager

The Boys and Girls Club strives to provide a world-class Club Experience that assures success is within reach of every young person who enters our doors.

They ensure all members are on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle.

The current Highland Park 25,000 SF facility was completely remodeled with a new gymnasium floor, locker rooms, and teen activity center. An additional 9,000 SF addition was construction to allow more space for additional youth to participate in the program.

3 PROJECT ORGANIZATIONAL CHART & TEAM RESUMES



PROJECT TEAM



JACK OLIVER

Project Executive, PreConstruction



SCOTT STOWITTS

Project Executive, Operations



MIKE SABROSKY

Novi Permit Expeditor

OWNERSHIP OVERSIGHT



PAUL OLIVER
Principal



PAUL HATCHER
President

19 YEAR NOVI BUSINESS OWNERS



DAN O'DONNELL

Sr. Project Manager

PUBLIC SERVICE BLDG



STEVE JACKSON

Sr. Project Superintendent



HEIDI ADAMS

Sr. Project Engineer

FIRE STATION #2



DAN ANTISHIN

Sr. Project Superintendent

FIRE STATION #3



TOM ROTH

Sr. Project Superintendent

FIRE STATION #4



TOM BENNETT

Sr. Project Superintendent

Project Engineer



OLIVER / HATCHER
CONSTRUCTION

JACK OLIVER, MRICS

Vice President

5 years with Oliver / Hatcher Construction

16 years in the Construction Industry



**Schaumburg Fire Station 51 & 54,
Schaumburg, IL***

**Blythe Sheriff Station Structural Study,
Blythe, CA***

**County of Riverside, Fire Department TI,
Riverside, CA***

**County of Riverside Sheriff's Dept., East
County Detention Facility Housing Addition
Option #1, Indio, CA***

Decatur Fire Station, Decatur, IL*

Harvard Police Dept Renovation, Harvard, IL*

**DGS Metropolitan Hospital Police Study,
Norwalk, CA***

Livingston Courthouse, Pontiac, IL*

Education
Bachelor of Science
Construction Management
Michigan State University

Bachelor of Arts
Business Management
Eli Broad College at Michigan State University

Associations & Memberships
Member, Royal Institution of
Chartered Surveyors (MRICS)

Certifications & Trainings
OSHA - 30 Hour
CPR Training

ADDITIONAL PROJECT EXPERIENCE

Agoura Hills Recreation Center – Agoura Hills, CA*

**City of Arcadia, City Hall Energy Efficiency Retrofit Project – Arcadia,
CA***

City of Arcadia, City Hall Interior Renovation Phase 2 – Arcadia, CA*

City of Long Beach, Water Department Renovation – Long Beach, CA*

Civic Center 312 N. Spring Street – Los Angeles, CA*

**County of Los Angeles, Disaster Recovery Data Center Feasibility Study
for Pomona Fairplex Site – Pomona, CA***

**County of Los Angeles, San Fernando Valley Family Support Center
Scoping Documents – Van Nuys, CA***

City of Manhattan Beach City Hall Renovation – Manhattan Beach, CA*

GSA, Adaptive Reuse of Historic Civic Center Building – Los Angeles, CA*

**Performed with a
previous affiliation*

SCOTT STOWITTS, PE

Vice President, Operations

4 years with Oliver / Hatcher Construction

30 years in the Construction Industry



USACE, Moffett Field, CA* | 279,000 SF Armed Forces Reserve Center, Army Reserve Regional Readiness Sustainment Command Headquarters (RRSC), 25,000 SF Organizational Maintenance Shop, and 66,000 SF Storage Building

LEED Silver Certification under LEED v2.0

US Army Reserve Training Center, Fairfield, CA* | 77,500 SF Army Reserve Center, 4,500 SF Organizational Maintenance Shop, and 4,000 SF Storage Building

LEED Gold Certification under LEED v3.0

Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

ADDITIONAL PROJECT EXPERIENCE

Oakland County Water Resources Commissioner, Pontiac, MI* | Waste Water Treatment Plant Aeration Tank Repairs

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-713 Design and Construction of Waste Water Treatment Plant

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-748 Baby Creek CSO Control Facility Installation of New Tanks, Bypass System, Screens, Electrical, Instrumentation, and Controls

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-744/ DWP-1074 New Lime Mixing Facility

City of Detroit Water and Sewerage Department, Detroit, MI* | CM-2000 As-Needed General Construction Services for 61 Distinct Water and Wastewater Projects Assigned Over 3 years.

Walt Disney World Resorts, Lake Buena Vista, FL* | 200,000 SF EPCOT Cosmic Rewind Roller Coaster

Education

Master of Science
Civil Engineering
Michigan State University

Bachelor of Science
Civil Engineering
Michigan State University

Construction Industry Institute Executive Leadership Program
University of Texas

Credentials
Registered Professional Engineer in the State of Michigan, 1997

State of Florida, Certified General Contractor License 2020

Certifications & Trainings
USACE Construction Quality Management for Contractors Certification

ISO9001:2008 Auditor

Design/Build Fundamentals

Basic Principles for a Collaborative Workplace

OSHA 10 Hour Safety Training

18 MUSTS Safety Training Modules

**Performed with a previous affiliation*

DAN O'DONNELL, RA, NCARB, LEED AP

Sr. Project Manager

22 years with Oliver / Hatcher Construction

25 years in the Construction Industry



Berkshire eSupply, Novi MI | New 169,640 SF Headquarters and Fulfillment Center on 57.12 acres

American Interiors, Novi, MI | 20,000 SF New Construction with parking on 2.39 acre site

O/H Meadowbrook, Novi, MI | 29,000 SF Two-story office building

ADDITIONAL PROJECT EXPERIENCE

Boston Consulting Group, Detroit, MI | 28,000 SF new office build-out

Warner Norcross + Judd, Detroit, MI | 28,000 SF new office build-out

Volkswagon Corporate Re-Stack, Auburn Hills, MI | 380,000 SF Office interiors build-out

GSA at One Detroit Center, Detroit, MI | 90,000 SF Office build-out
LEED CERTIFIED

BorgWarner, Auburn Hills, MI | 45,000 SF Two-story office addition and 80,000 SF renovation

Detroit Public Television, Wixom, MI | Construct new master control room, server room and three (3) studios

Facebook, Birmingham, MI | 8,980 SF Demolition and renovation of a multi-floor office space

Stefanini, Farmington Hills, MI | 49,500 SF demolition and renovation of multi-floor office space

Ernst & Young, Detroit, MI | 31,060 SF Phased renovation of Class A office space

Education
Masters of Engineering
Construction Management
The University of Michigan

Masters of Architecture
The University of Michigan

Bachelor of Science Architecture
Temple University

Credentials
Registered Architect:
State of Michigan 13010-51735

National Council of Architectural
Registration Boards (NCARB) - Member

LEED Accredited Professional - USGBC

Certifications & Trainings
OSHA - 30 Hour
CPR / AED Training
MIOSHA- Part 45 - Fall Protection
Hazardous Material-Internal Refresher
PFAS Training - Internal Refresher
Working In Confined Spaces
Asbestos Awareness - CORR OSHA
Carbon Monoxide Control Measures
Pre Task Hazard Analysis & the "Dirty Dozen"

**Performed with a
previous affiliation*

STEVE JACKSON

Sr. Project Superintendent

11 years with Oliver / Hatcher Construction

50+ years in the Construction Industry



Police Station, Shelby Twp., MI* | 35,000 SF police station and holding facility

Fire Stations No. 2, No.3 and No.4, Sterling Heights, MI* | 60,000 SF total of 3 stations

Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

ADDITIONAL PROJECT EXPERIENCE

Wastewater Treatment Plant, Saline, MI* – 30,000 SF facility

BorgWarner, Auburn Hills, MI | 45,000 SF Two-story office addition and 80,000 SF renovation

Williams International Headquarters, 2000 Centerpoint, Pontiac, MI | 30,400 SF renovation of the second level office space.

Williams International, 235 Saginaw, Pontiac, MI | 11,500 SF office renovation

Mexican Town Welcome Center and Office Complex, Detroit, MI* | 70,000 SF

Dexter Fasteners, Dexter, MI* | 100,000 SF manufacturing facility with two-story office area and a 70,000 SF PEMB building addition

Compuware Corporation, Detroit, MI* | 60,000 SF Employee Wellness Center including full service dining facility, day-care center, gymnasium and exercise rooms

AvFlight Hangar and Flight Business Office Complex, Willow Run Airport, Van Buren Township, MI | 41,745 SF new PEMB complex to accommodate two large size corporate jets, flight business office space, and an indoor parking garage

Officer's Dining Facility, Harrison Twp., MI* | 45,000 SF

Camp Grayling Joint Maneuver Center, Grayling, MI* | 1,100 acre state-of-the-art military training range

Education
Courses in Construction Management
Western Michigan University
Kalamazoo, MI

Professional Associations
Carpenter's Local 95

Certifications & Trainings
OSHA - 30 Hour
CPR / AED Training
Asbestos Awareness
Hazardous Communication
Electrical Safety
Respiratory Protection
Cranes and Rigging
AWP and Lift Training
Ladder Safety
MIOSHA Masonry Wall Bracing Awareness
Stormwater Management - Construction Site
National Safety Council First Aid

**Performed with a previous affiliation*

DAN ANTISHIN

Sr. Project Superintendent

10 years with Oliver / Hatcher Construction

31 years in the Construction Industry



Berkshire eSupply, Novi MI | New 169,640 SF Headquarters and Fulfillment Center on 57.12 acres

Toyota Technical Center, Ann Arbor, MI | 340,000 SF Building*

University of Michigan - North Quad, Ann Arbor, MI | 370,000 SF 10-Story Residential Facility*

University of Michigan School of Public Health, Ann Arbor, MI | 126,000 SF Addition and 70,000 SF Renovation*

ADDITIONAL PROJECT EXPERIENCE

Means Logistics Park, Highland Park, MI | New 446,500 SF warehouse

Crossroads Distribution Center North, Van Buren Twp., MI
Building 11 - 627,317 SF warehouse facility
Building 11 - DSV Tenant Build-out
North Infrastructure

Livonia West Commerce Center, Livonia, MI
Building 1 - 1,000,000 SF Amazon fulfillment center on 39 acres
Building 2 - 365,000 SF industrial warehouse

Restaurant Depot, Baton Rouge, LA | New 55,000 SF wholesale restaurant supply

Chrysler Corporation Kokomo Casting Plant, Kokomo, IN | 1,000,000 SF Facility, Site, Building and Infrastructure Modifications*

Michigan Motion Picture Studio, Pontiac, MI | 535,000 SF Michigan's First Full Service, Built for Production Studio*

BMW Manufacturing Facility, Greer, SC | 70,000 SF Building Expansion*

Oakland University Engineering Center, Rochester, MI | 129,000 SF Five-Story Facility* **LEED GOLD CERTIFICATION**

Education
Bachelor of Science Finance
University of Detroit, Detroit, MI

Certifications & Trainings
OSHA 30 Hour Safety Certification
NFPA 70E Arch Flash
MISS Dig Excavation Safety
Stormwater Operator
Mobile Crane Certified
Lifting and Rigging Certified
Hydro Mobile Operator Certified
Lead Abatement Certified
CPR, AED and First Aid
Lead Awareness
Asbestos Awareness
Asbestos Abatement Certified
Personal Fall Protection
Masonry Wall Bracing
Lockout / Tag Out
Confined Space
Aerial Work Platform / Lift Training
Working in Hot Weather
Rigging

**Performed with a previous affiliation*



OLIVER / HATCHER
CONSTRUCTION

TOM ROTH

Sr. Project Superintendent

2 years with Oliver / Hatcher Construction

22 years in the Construction Industry



Franklin County Corrections Center, Columbus, OH* | 405,000 SF new correctional facility

Ohio Transportation (ODOT), Pilot Projects*
Nine "pilot projects" across Ohio

Rossford High School, Rossford, OH*
263,700 SF program includes historic renovations to 1910s building and new construction at the downtown campus

Toledo-Lucas County Public Library, Oregon Branch* | 18,700 SF Library Expansion to historic building

Education

Bachelor of Science
Construction Management
Michigan State University

Bachelor of Arts

Business Management
Eli Broad College at Michigan State University

Associations & Memberships

Member, Royal Institution of
Chartered Surveyors (MRICS)

Certifications & Trainings

OSHA - 30 Hour
CPR Training

ADDITIONAL PROJECT EXPERIENCE

Jefferson School Renovation, Detroit, MI | 120,00 SF renovation of Detroit school into new office and collaboration spaces

IMCO Carbide Tool, Perrysburg, OH | Design/Build renovation of the existing 40,000 SF building with a 15,000 SF expansion to the existing building

Hancock Hotel, Findlay, OH* | Marathon Petroleum Corporation (MPC) Five-story upscale, boutique hotel including 99 hotel rooms, restaurant bar, lobby, conference and meeting spaces, and ballroom.

E.S. Wagner Construction, OH* | Renovation of main offices

Harbor Town Landing, Perrysburg, OH* | Three-story, 69-unit apartment community designed for seniors

Freemont Medical Center, Freemont, OH* | 8,500 SF renovation of three floors

Eagle Learning Center, Oregon, OH*

Woodmore Press Box, Elmore, OH*

Piccadilly Apartments, Oregon, OH*

**Performed with a previous affiliation*



OLIVER / HATCHER
CONSTRUCTION

TOM BENNETT

Sr. Project Superintendent

10 years with Oliver / Hatcher Construction

29 years in the Construction Industry



Marshall Police Department, Marshall, MI |
New police department*

Veterans Administration | Cath lab, EP lab,
sterile processing renovation*

Education
Bachelor of Science
Construction Management
Michigan State University

Certifications & Trainings
30-Hour OSHA Training
CPR / First Aid / AED
Fall Protection

ADDITIONAL PROJECT EXPERIENCE

Michigan State University, Okemos, MI* | New Multi-cultural Center

Central Michigan University, Mount Pleasant, MI* | New parking lot,
storm, and lighting

Central Michigan University, Mount Pleasant, MI* | Masonry restoration

Michigan State University, Okemos, MI* | Office renovation

Central Michigan University, Mount Pleasant, MI* | Four-phase dormitory
renovation

St. Johns Public Schools, St. Johns, MI* | New ball fields

Dearborn Public Schools, Dearborn, MI* | Elementary school addition

Sparrow Clinton Hospital, Lansing, MI* | Five-story patient tower,
ambulatory surgery center, medical office building, and hospital renovation

Spectrum Health Medical Group* | Hospital renovation

McLaren Central Michigan Hospital, Flint, MI* | Hospital renovation and
addition

Grand Rapids Commerce Center, Grand Rapids, MI | 4,600,000 SF Multi-
tenant campus redevelopment - brownfield site

Commercial Storage: 1-800-Pack-Rat* | Industrial tenant build-out

Fuayo Group Glass Industries, Orion Township, MI* | Industrial tenant
build out

Delta Distribution Center, Lansing, MI
Brownfield redevelopment of former vacant GM Lansing Plant
Building 1 Renovation
Building 2 Renovation

**Performed with a
previous affiliation*

HEIDI ADAMS

Sr. Project Engineer

2 years with Oliver / Hatcher Construction

32 years in the Construction Industry



Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

Mazda Dealership, Novi, MI | New 6,500 SF dealership

US Army Corps of Engineers, Fort Riley, KS | MATOC Task Order Tactical Equipment Maintenance Facility (TEMF)*

ADDITIONAL PROJECT EXPERIENCE

NAVFAC, CCAD, Corpus Christi, TX | Dynamic Component Rebuild Facility*

US Army Corps of Engineers, New Cumberland, PA | General Purpose Warehouse at the Defense Depot Susquehanna*

Chrysler Group, LLC, Detroit, MI | Connor Assembly Plant Viper Project*

Chrysler Group, LLC, Kokomo, IN | Transmission Plant*

Ford Motor Company, Dearborn, MI | CRMS Construction Resource Management Coordination of UAW Skilled Trade*

Ford Motor Company, Dearborn, MI | Rouge Plant Infrastructure*

GEMA, Dundee, MI | Phase 1 & Phase 2 Engine Plant*

General Motors Corporation, Ypsilanti, MI | Upgrade PT Willow Run Transmission Project A789*

Toyota Manufacturing USA, Inc, Princeton, IN | Toyota Truck Assembly Plant, Paint Shop, Press, Plastic and Welding Building*

State Fairgrounds Parcel A, Detroit, MI | 180,041 SF new construction logistics center. **LEED SILVER CERTIFIED**

IMCO Renovation and Expansion, Perrysburg, OH | Design/build services for 40,000 SF building renovation with an additional 15,000 SF expansion

Crossroads Distribution Center North - Building #6, Van Buren Twp., MI | 660,000 SF warehouse / distribution facility

Education

Bachelor of Science
Construction Management
Industrial Supervision, Minor
University of Houston, Houston, Texas

Certifications & Trainings

OSHA 30 Hour Safety Certification
CPR/AED/First Aid
Fall Protection & PPE
P6 (Primavera/Oracle
Project Management)

Procore Certified:

- Procore Administrator
- Procore Estimator
- PM, Portfolio Financials
- PM, Quality Safety
- PM, Core Tools
- PM, Core Tools, Technologies
- PM, Field Productivity
- PM, Financial Management
- PM, Project Management
- Subcontractor
- Superintendent

**Performed with a
previous affiliation*

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4 PROPOSAL FORMS



5 PROJECT SCHEDULE



PROJECT MILESTONES

	Public Safety Building	Fire Station #2 + #3	Fire Station #4
START CONSTRUCTION	5/3/27	3/30/28	3/30/28
BLDG. FOUNDATIONS	7/12/27 - 8/13/27	5/26/28 - 6/16/28	
ERECT STRUCTURAL STEEL	9/21/27 - 10/25/27	6/19/28 - 7/10/28	
MEMBRANE ROOF	11/23/27 - 12/7/27	7/31/28 - 8/7/28	
BUILDING ENCLOSED	2/24/28	8/21/28	
SLAB-ON-GRADE	3/27/28 - 4/7/28	8/30/28 - 9/6/28	
HANG DRYWALL & MUD/TAPE/SAND	5/12/28 - 6/9/28	10/5/28 - 10/18/28	
PRIME & PAINT	6/19/28 - 7/10/28	11/2/28 - 11/15/28	
LIGHTING	7/11/28 - 8/7/28	11/21/28 - 12/12/28	
CLEAN & EPOXY FLOORING	7/11/28 - 7/31/28	11/16/28 - 12/7/28	
FLOORING (CARPET & CERAMIC TILE)	8/11/28 - 8/31/28	12/20/28 - 1/4/29	
FINAL CLEAN BUILDING INTERIOR	9/1/28 - 9/15/28	1/8/29 - 1/16/29	
FINAL BLDG INSPECTIONS & PUNCHLIST	9/18/28 - 9/29/28	1/17/29 - 1/23/29	
SUBSTANTIAL COMPLETION/TCO	10/2/28 - 10/3/28	2/7/29 - 2/8/29	7/30/28

City of Novi Public Safety Building

ID	Task Name	Duration	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J	A S O N D	J F M A M J J	A S O N D	J F M A M J J	A S O N D	J F M A M J J	A
0	Novi Public Safety	754 d	Mon 10/20/25	Tue 10/3/28										
1	PROJECT MILESTONES	754 d	Mon 10/20/25	Tue 10/3/28										
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 10/20/25	Mon 10/20/25	10/20	◆								
3	SCHEMATIC DESIGN & ESTIMATE	70 d	Mon 11/10/25	Wed 2/18/26										
4	NOVI COUNCIL APPROVAL	5 d	Mon 3/9/26	Fri 3/13/26										
5	DESIGN DEVELOPMENT & ESTIMATE	95 d	Mon 3/16/26	Tue 7/28/26										
6	NOVI COUNCIL APPROVAL	5 d	Mon 8/3/26	Fri 8/7/26										
7	CONSTRUCTION DOCUMENTS	110 d	Mon 8/10/26	Thu 1/14/27										
8	CONSTRUCTION ESTIMATE & GMP	50 d	Fri 1/15/27	Thu 3/25/27										
10	Engineering / Stamping Set Submission	10 d	Fri 1/15/27	Thu 1/28/27										
11	Engineering Review and Comments	30 d	Fri 1/29/27	Thu 3/11/27										
12	Engineering Stamping Set Final Approval	20 d	Fri 3/12/27	Thu 4/8/27										
9	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 3/26/27	Thu 4/1/27										
15	AWARD TRADES	10 d	Fri 4/2/27	Thu 4/15/27										
14	NOVI PRE-CON MEETING	0 d	Thu 4/22/27	Thu 4/22/27	4/22	◆								
13	Building Permit Submission / Approval	31 d	Fri 4/23/27	Mon 6/7/27										
16	START CONSTRUCTION	0 d	Mon 5/3/27	Mon 5/3/27	5/3	◆								
17	CONSTRUCTION COMPLETE	0 d	Fri 9/15/28	Fri 9/15/28									9/15	◆ CONSTRUCTION C
18	PROJECT COMPLETE	0 d	Tue 10/3/28	Tue 10/3/28									10/3	◆ PROJECT COMPL
19	CONTRACTING & PROCUREMENT	194 d	Fri 4/16/27	Thu 1/20/28										
20	SUBMITTALS	30 d	Fri 4/16/27	Thu 5/27/27										
34	REVIEW & APPROVE SUBMITTALS	35 d	Fri 5/7/27	Fri 6/25/27										
47	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIALS	174 d	Fri 5/14/27	Thu 1/20/28										
64	CONSTRUCTION	351 d	Mon 5/3/27	Fri 9/15/28										
65	POWER, UTILITY & ROAD RELOCATION COMPLETE (BY OTHER	0 d	Mon 5/3/27	Mon 5/3/27	5/3	◆								
66	MOBILIZE TO SITE	5 d	Mon 5/3/27	Fri 5/7/27										

City of Novi Public Safety Building

ID	Task Name	Durati	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
67	SITE WORK	334 d	Mon 5/10/27	Tue 8/29/28										
68	CLEAR, GRUB, STRIP TOPSOIL	15 d	Mon 5/10/27	Fri 5/28/27										
69	GRADE SITE - ROUGH	25 d	Tue 6/1/27	Tue 7/6/27										
70	BUILDING PAD	10 d	Tue 6/22/27	Tue 7/6/27										
71	SITE UTILITIES	20 d	Mon 4/24/28	Fri 5/19/28										
72	GRADE SITE - FINAL	15 d	Mon 5/22/28	Mon 6/12/28										
73	SITE CONCRETE / PAVING	30 d	Tue 6/13/28	Tue 7/25/28										
74	SITE AMMENITIES & LANDSCAPING	25 d	Wed 7/26/28	Tue 8/29/28										
75	BUILDING CORE & SHELL	303 d	Mon 7/12/27	Fri 9/15/28										
76	BLDG EXTERIOR & ENCLOSURE	160 d	Mon 7/12/27	Thu 2/24/28										
77	BLDG. FOUNDATIONS	25 d	Mon 7/12/27	Fri 8/13/27										
78	CONSTRUCT CMU FND WALLS	35 d	Mon 8/2/27	Mon 9/20/27										
79	ERECT STRUCTURAL STEEL	25 d	Tue 9/21/27	Mon 10/25/27										
80	DETAIL STR. STL & INSTALL DECKING	15 d	Tue 10/19/27	Mon 11/8/27										
81	RTU/EF CURBS & SUPPORT STEEL	5 d	Tue 11/9/27	Mon 11/15/27										
84	SOFFIT FRAMING w/ METAL STUDS	15 d	Tue 11/9/27	Tue 11/30/27										
85	EXTERIOR BRICK VENEER (W/ VAPOR BARRIER & INSUL)	25 d	Tue 11/9/27	Tue 12/14/27										
88	EXTERIOR SOFFITS	15 d	Tue 11/9/27	Tue 11/30/27										
82	INSTALL OH DOORS	15 d	Tue 11/23/27	Tue 12/14/27										
86	MEMBRANE ROOF	10 d	Tue 11/23/27	Tue 12/7/27										
87	SET RTUS	5 d	Wed 12/8/27	Tue 12/14/27										
83	ERECT STOREFRONT FRAMING	10 d	Wed 12/22/27	Thu 1/6/28										
89	CURTAINWALL FRAMING	20 d	Fri 1/7/28	Thu 2/3/28										
90	CURTAINWALL & STOREFRONT GLASS	20 d	Fri 1/28/28	Thu 2/24/28										
91	BUILDING ENCLOSED	0 d	Thu 2/24/28	Thu 2/24/28										
92	BLDG CORE & UTILITIES	104 d	Mon 3/6/28	Mon 7/31/28										

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City of Novi Public Safety Building

ID	Task Name	Durati	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
117	FIRE ALARM	15 d	Tue 7/18/28	Mon 8/7/28										
120	ACT CEILING GRID	10 d	Thu 7/20/28	Wed 8/2/28										
122	APPERATUS BAY EQUIPMENT INSTALL	15 d	Tue 8/1/28	Mon 8/21/28										
126	MILLWORK	20 d	Tue 8/1/28	Mon 8/28/28										
121	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Thu 8/3/28	Wed 8/16/28										
123	ABOVE CEILING INSPECTIONS	5 d	Tue 8/8/28	Mon 8/14/28										
119	FLOORING (CARPET & CERAMIC TILE)	15 d	Fri 8/11/28	Thu 8/31/28										
124	ACT CEILING PADS	10 d	Tue 8/15/28	Mon 8/28/28										
127	PLUMBING FIXTURES	5 d	Tue 8/29/28	Tue 9/5/28										
125	DOORS & HARDWARE	10 d	Fri 9/1/28	Fri 9/15/28										
128	TOILET PARTITIONS & ACCESSORIES	8 d	Fri 9/1/28	Wed 9/13/28										
129	FINAL CLEAN BUILDING INTERIOR	10 d	Fri 9/1/28	Fri 9/15/28										
130	COMMISSIONING & CLOSEOUT	40 d	Tue 8/8/28	Tue 10/3/28										
131	Test & Startup	40 d	Tue 8/8/28	Tue 10/3/28										
132	FIRE SUPPRESSION FLUSH & TEST	10 d	Tue 8/8/28	Mon 8/21/28										
134	TEST FIRE ALARM SYSTEM	10 d	Tue 8/8/28	Mon 8/21/28										
135	TEST, BALANCE, & COMMISION HVAC	10 d	Tue 8/29/28	Tue 9/12/28										
136	FINAL BLDG INSPECTIONS & PUNCHLIST	10 d	Mon 9/18/28	Fri 9/29/28										
137	SITE UTILITIES - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										
138	SITE AMMENITIES - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										
139	LANDSCAPING - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										
140	TRAFFIC - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										
133	READY FOR FF&E (BY OTHERS)	0 d	Mon 9/18/28	Mon 9/18/28										
141	SUBSTANTIAL COMPLETION/TCO	2 d	Mon 10/2/28	Tue 10/3/28										

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027					Half 1, 2028					Half 2, 2028					Half 1, 20								
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M				
0	Novi Fire Station 2	379 d	Mon 8/16/27	Thu 2/8/29																								
12	CONTRACTING & PROCUREMENT	180 d	Fri 3/3/28	Tue 11/14/28																								
40	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIAL	125 d	Fri 3/31/28	Tue 9/26/28																								
13	SUBMITTALS	30 d	Fri 3/3/28	Thu 4/13/28																								
27	REVIEW & APPROVE SUBMITTALS	35 d	Fri 3/24/28	Thu 5/11/28																								
1	PROJECT MILESTONES	379 d	Mon 8/16/27	Thu 2/8/29																								
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 8/16/27	Mon 8/16/27	◆ AWARD/NOTICE-TO-PROCEED																							
3	CONSTRUCTION DOCUMENTS	70 d	Mon 8/23/27	Tue 11/30/27	■ CONSTRUCTION DOCUMENTS																							
4	CONSTRUCTION BIDDING, ESTIMATE, & GMP	40 d	Wed 12/1/27	Thu 1/27/28	■ CONSTRUCTION BIDDING, ESTIMA																							
5	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 1/28/28	Thu 2/3/28	■ NOVI COUNCIL APPROVAL - GMP																							
6	ENGINEERING / STAMPING SET APPROVAL PROCESS	60 d	Wed 12/1/27	Thu 2/24/28	■ ENGINEERING / STAMPING SET																							
7	AWARD TRADES	20 d	Fri 2/4/28	Thu 3/2/28	■ AWARD TRADES																							
8	NOVI PRE-CON MEETING	0 d	Thu 3/9/28	Thu 3/9/28	3/9 ◆ NOVI PRE-CON MEETING																							
9	START CONSTRUCTION	0 d	Thu 3/30/28	Thu 3/30/28	3/30 ◆ START CONSTRUCTION																							
10	CONSTRUCTION COMPLETE	0 d	Tue 1/16/29	Tue 1/16/29	CONSTRUCTION COMPLETE ◆ 1/16																							
11	PROJECT COMPLETE	0 d	Thu 2/8/29	Thu 2/8/29	PROJECT COMPLETE ◆ 2/8																							
57	CONSTRUCTION	202 d	Fri 3/31/28	Tue 1/16/29																								
58	MOBILIZE TO SITE	5 d	Fri 3/31/28	Thu 4/6/28	■ MOBILIZE TO SITE																							
59	SITE WORK	140 d	Fri 4/7/28	Tue 10/24/28																								
60	CLEAR, GRUB, STRIP TOPSOIL	5 d	Fri 4/7/28	Thu 4/13/28	■ CLEAR, GRUB, STRIP TOPSO																							
61	GRADE SITE - ROUGH	15 d	Fri 4/14/28	Thu 5/4/28	■ GRADE SITE - ROUGH																							
62	BUILDING PAD	10 d	Fri 5/5/28	Thu 5/18/28	■ BUILDING PAD																							
63	SITE UTILITIES	20 d	Tue 8/1/28	Mon 8/28/28	■ SITE UTILITIES																							
64	GRADE SITE - FINAL	10 d	Tue 8/29/28	Tue 9/12/28	■ GRADE SITE - FI																							

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027 A S O N D	Half 1, 2028 J F M A M J	Half 2, 2028 J A S O N D	Half 1, 20 J F M
65	SITE CONCRETE / PAVING	15 d	Wed 9/13/28	Tue 10/3/28				
66	SITE AMMENITIES & LANDSCAPING	15 d	Wed 10/4/28	Tue 10/24/28				
67	BUILDING CORE & SHELL	162 d	Fri 5/26/28	Tue 1/16/29				
68	BLDG EXTERIOR & ENCLOSURE	78 d	Fri 5/26/28	Fri 9/15/28				
69	BLDG. FOUNDATIONS	15 d	Fri 5/26/28	Fri 6/16/28				
70	CONSTRUCT CMU FND WALLS	20 d	Mon 6/5/28	Fri 6/30/28				
71	ERECT STRUCTURAL STEEL	15 d	Mon 6/19/28	Mon 7/10/28				
72	DETAIL STR. STL & INSTALL DECKING	10 d	Mon 7/3/28	Mon 7/17/28				
73	RTU/EF CURBS & SUPPORT STEEL	5 d	Tue 7/18/28	Mon 7/24/28				
76	SOFFIT FRAMING w/ METAL STUDS	10 d	Tue 7/18/28	Mon 7/31/28				
77	EXTERIOR BRICK VENEER (W/ VAPOR BARRIER & INSUL)	15 d	Tue 7/18/28	Mon 8/7/28				
80	EXTERIOR SOFFITS	10 d	Tue 7/18/28	Mon 7/31/28				
78	MEMBRANE ROOF	6 d	Mon 7/31/28	Mon 8/7/28				
74	INSTALL OH DOORS	5 d	Tue 8/1/28	Mon 8/7/28				
79	SET RTUS	3 d	Wed 9/13/28	Fri 9/15/28				
75	ERECT STOREFRONT FRAMING	5 d	Tue 7/18/28	Mon 7/24/28				
81	CURTAINWALL FRAMING	5 d	Tue 7/25/28	Mon 7/31/28				
82	CURTAINWALL & STOREFRONT GLASS	5 d	Tue 8/15/28	Mon 8/21/28				
83	BUILDING ENCLOSED	0 d	Mon 8/21/28	Mon 8/21/28				
84	BLDG CORE & UTILITIES	80 d	Tue 8/22/28	Ned 12/13/28				
85	UNDER-SLAB UTILITIES	6 d	Tue 8/22/28	Tue 8/29/28				
86	SLAB-ON-GRADE (place conc. & initial cure)	5 d	Wed 8/30/28	Wed 9/6/28				
87	FIRE PROTECTION EQ. and STAND PIPE/RISERS	15 d	Thu 9/7/28	Wed 9/27/28				
88	OH ELECTRICAL DISTRIBUTION CONDUITS, ETC	20 d	Thu 9/7/28	Wed 10/4/28				

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 20
					A S O N D J F M A M J J A S O N D J F M			
89	DUCTWORK - OVERHEAD MAINS & BRANCHES @ 1st	15 d	Thu 9/14/28	Wed 10/4/28				DUCTWORK -
90	SPRINKLER - OVERHEAD PIPING MAINS & BRANCHES	15 d	Thu 9/21/28	Wed 10/11/28				SPRINKLER -
91	OH UTILITY PIPING (GAS, AIR, WATER)	15 d	Thu 10/5/28	Wed 10/25/28				OH UTILITY
92	SET MDP, COMPL CONDUIT, PULL & TERM. MAIN CABLE FROM XFMER TO MDP	20 d	Wed 11/1/28	Wed 11/29/28				SET MDP
93	PULL ELEC DISTRIBUTION CABLES & TERM (Elec. Pnls to Equip.)	15 d	Wed 11/22/28	Wed 12/13/28				PULL EL
94	FIRE ALARM EQ. & MAIN DISTRIBUTION	10 d	Thu 11/16/28	Thu 11/30/28				FIRE ALA
95	INTERIOR BUILD-OUT & FINISHES	88 d	Tue 9/12/28	Tue 1/16/29				INTERIOR MET
96	INTERIOR METAL STUDS WALL & CEILING	13 d	Tue 9/12/28	Thu 9/28/28				INTERIOR MET
97	IN-WALL ELECTRICAL ROUGH-IN	7 d	Tue 9/19/28	Wed 9/27/28				IN-WALL ELEC
99	METAL STUDS @ CEILING & SOFFITT	15 d	Fri 9/22/28	Thu 10/12/28				METAL STUD
98	IN-WALL PLUMBING ROUGH-IN	5 d	Tue 9/26/28	Mon 10/2/28				IN-WALL PLUI
100	IN-WALL INSPECTIONS	2 d	Tue 10/3/28	Wed 10/4/28				IN-WALL INSE
101	HANG DRYWALL & MUD/TAPE/SAND	10 d	Thu 10/5/28	Wed 10/18/28				HANG DRYW
102	ABOVE-CEILING MECHANICAL ROUGH (incl. DUCT DROPS)	10 d	Thu 10/12/28	Wed 10/25/28				ABOVE-CEIL
103	ABOVE-CEILING LIGHTING ROUGH-IN	15 d	Thu 10/12/28	Wed 11/1/28				ABOVE-CEIL
104	GYP. BOARD COVE, CEILINGS & SOFFITS	8 d	Fri 10/13/28	Tue 10/24/28				GYP. BOARD
105	ABOVE-CEILING FIRE PROTECTION BRANCHES & DRO	5 d	Tue 10/17/28	Mon 10/23/28				ABOVE-CEIL
106	PRIME & PAINT	10 d	Thu 11/2/28	Wed 11/15/28				PRIME & F
107	RESTROOM TILE	13 d	Thu 11/16/28	Tue 12/5/28				RESTROC
110	CLEAN & EPOXY FLOORING	15 d	Thu 11/16/28	Thu 12/7/28				CLEAN &
108	LIGHTING	15 d	Tue 11/21/28	Tue 12/12/28				LIGHTIN
109	FIRE ALARM	10 d	Wed 11/29/28	Tue 12/12/28				FIRE AL

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027 A S O N D	Half 1, 2028 J F M A M J	Half 2, 2028 J A S O N D	Half 1, 20 J F M
112	ACT CEILING GRID	5 d	Fri 12/1/28	Thu 12/7/28				■ ACT CEIL
118	MILLWORK	7 d	Wed 12/6/28	Thu 12/14/28				■ MILLWC
113	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Fri 12/8/28	Thu 12/21/28				■ MECHA
114	APPERATUS BAY EQUIPMENT INSTALL	15 d	Fri 12/8/28	Fri 12/29/28				■ APPER
115	ABOVE CEILING INSPECTIONS	5 d	Wed 12/13/28	Tue 12/19/28				■ ABOVE
119	PLUMBING FIXTURES	5 d	Fri 12/15/28	Thu 12/21/28				■ PLUMB
111	FLOORING (CARPET & CERAMIC TILE)	10 d	Wed 12/20/28	Thu 1/4/29				■ FLOOR
116	ACT CEILING PADS	7 d	Wed 12/20/28	Fri 12/29/28				■ ACT CE
117	DOORS & HARDWARE	8 d	Fri 1/5/29	Tue 1/16/29				■ DOOR
120	TOILET PARTITIONS & ACCESSORIES	6 d	Fri 1/5/29	Fri 1/12/29				■ TOILE
121	FINAL CLEAN BUILDING INTERIOR	7 d	Mon 1/8/29	Tue 1/16/29				■ FINA
122	COMMISSIONING & CLOSEOUT	39 d	Thu 12/14/28	Thu 2/8/29				▬
123	Test & Startup	39 d	Thu 12/14/28	Thu 2/8/29				▬
124	FIRE SUPPRESSION FLUSH & TEST	6 d	Thu 12/14/28	Thu 12/21/28				■ FIRE SUPPRESSION FLUSH & TEST
126	TEST FIRE ALARM SYSTEM	6 d	Thu 12/14/28	Thu 12/21/28				■ TEST FIRE ALARM SYSTEM
127	TEST, BALANCE, & COMMISION HVAC	7 d	Tue 1/2/29	Wed 1/10/29				■ TEST,
128	FINAL BLDG INSPECTIONS & PUNCHLIST	5 d	Wed 1/17/29	Tue 1/23/29				■ FINAL BLDG INSPECTIONS & PUNCHLIST
125	READY FOR FF&E (BY OTHERS)	0 d	Tue 1/30/29	Tue 1/30/29				◆ READY FOR FF&E (BY OTHERS) 1/3
129	SITE UTILITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				■ SITE UTILITIES - FINAL INSPECTION
130	SITE AMMENITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				■ SITE AMMENITIES - FINAL INSPECTION
131	LANDSCAPING - FINAL INSPECTION (SPRING)	5 d	Wed 1/31/29	Tue 2/6/29				■ LANDSCAPING - FINAL INSPECTION (SPRING)
132	TRAFFIC - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				■ TRAFFIC - FINAL INSPECTION
133	SUBSTANTIAL COMPLETION/TCO	2 d	Wed 2/7/29	Thu 2/8/29				■ SUBSTANTIAL COMPLETION/TCO

CITY OF NOVI Fire Station #3

ID	Task Name	Duration	Start	Finish	3, 2027 Aug	Qtr 4, 2027 Sep	Qtr 1, 2028 Oct	Qtr 2, 2028 Nov	Qtr 3, 2028 Dec	Qtr 4, 2028 Jan	Qtr 1, 2029 Feb	Qtr 2, 2029 Mar
0	Novi Fire Station 3	379 d	Mon 8/16/27	Thu 2/8/29								
1	PROJECT MILESTONES	379 d	Mon 8/16/27	Thu 2/8/29								
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 8/16/27	Mon 8/16/27	◆ AWARD/NOTICE-TO-PROCEED							
3	CONSTRUCTION DOCUMENTS	70 d	Mon 8/23/27	Tue 11/30/27	CONSTRUCTION DOCUMENTS							
4	CONSTRUCTION BIDDING, ESTIMATE, & GMP	40 d	Wed 12/1/27	Thu 1/27/28								
6	ENGINEERING / STAMPING SET APPROVAL PROCESS	60 d	Wed 12/1/27	Thu 2/24/28								
5	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 1/28/28	Thu 2/3/28								
7	AWARD TRADES	20 d	Fri 2/4/28	Thu 3/2/28								
8	NOVI PRE-CON MEETING	0 d	Thu 3/9/28	Thu 3/9/28	3/9 ◆ NOVI PRE-CON MEETING							
9	START CONSTRUCTION	0 d	Thu 3/30/28	Thu 3/30/28	3/30 ◆ START CONSTRUCTION							
10	CONSTRUCTION COMPLETE	0 d	Tue 1/16/29	Tue 1/16/29	CONSTRUCTION COMPLETE ◆ 1/16							
11	PROJECT COMPLETE	0 d	Thu 2/8/29	Thu 2/8/29	PROJECT COMPLETE ◆ 2/8							
12	CONTRACTING & PROCUREMENT	180 d	Fri 3/3/28	Tue 11/14/28								
13	SUBMITTALS	30 d	Fri 3/3/28	Thu 4/13/28								
27	REVIEW & APPROVE SUBMITTALS	35 d	Fri 3/24/28	Thu 5/11/28								
40	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIA	125 d	Fri 3/31/28	Tue 9/26/28								
57	CONSTRUCTION	202 d	Fri 3/31/28	Tue 1/16/29								
58	MOBILIZE TO SITE	5 d	Fri 3/31/28	Thu 4/6/28								
59	SITE WORK	140 d	Fri 4/7/28	Tue 10/24/28								
60	CLEAR, GRUB, STRIP TOPSOIL	5 d	Fri 4/7/28	Thu 4/13/28								
61	GRADE SITE - ROUGH	15 d	Fri 4/14/28	Thu 5/4/28								
62	BUILDING PAD	10 d	Fri 5/5/28	Thu 5/18/28								
63	SITE UTILITIES	20 d	Tue 8/1/28	Mon 8/28/28								
64	GRADE SITE - FINAL	10 d	Tue 8/29/28	Tue 9/12/28								

CITY OF NOVI

Fire Station #3

ID	Task Name	Durati	Start	Finish
65	SITE CONCRETE / PAVING	15 d	Wed 9/13/28	Tue 10/3/28
66	SITE AMMENITIES & LANDSCAPING	15 d	Wed 10/4/28	Tue 10/24/28
67	BUILDING CORE & SHELL	162 d	Fri 5/26/28	Tue 1/16/29
68	BLDG EXTERIOR & ENCLOSURE	78 d	Fri 5/26/28	Fri 9/15/28
69	BLDG. FOUNDATIONS	15 d	Fri 5/26/28	Fri 6/16/28
70	CONSTRUCT CMU FND WALLS	20 d	Mon 6/5/28	Fri 6/30/28
71	ERECT STRUCTURAL STEEL	15 d	Mon 6/19/28	Mon 7/10/28
72	DETAIL STR. STL & INSTALL DECKING	10 d	Mon 7/3/28	Mon 7/17/28
73	RTU/EF CURBS & SUPPORT STEEL	5 d	Tue 7/18/28	Mon 7/24/28
75	ERECT STOREFRONT FRAMING	5 d	Tue 7/18/28	Mon 7/24/28
76	SOFFIT FRAMING w/ METAL STUDS	10 d	Tue 7/18/28	Mon 7/31/28
77	EXTERIOR BRICK VENEER (W/ VAPOR BARRIER & INS)	15 d	Tue 7/18/28	Mon 8/7/28
80	EXTERIOR SOFFITS	10 d	Tue 7/18/28	Mon 7/31/28
81	CURTAINWALL FRAMING	5 d	Tue 7/25/28	Mon 7/31/28
78	MEMBRANE ROOF	6 d	Mon 7/31/28	Mon 8/7/28
74	INSTALL OH DOORS	5 d	Tue 8/1/28	Mon 8/7/28
82	CURTAINWALL & STOREFRONT GLASS	5 d	Tue 8/15/28	Mon 8/21/28
83	BUILDING ENCLOSED	0 d	Mon 8/21/28	Mon 8/21/28
79	SET RTUS	3 d	Wed 9/13/28	Fri 9/15/28
84	BLDG CORE & UTILITIES	80 d	Tue 8/22/28	Ned 12/13/28
85	UNDER-SLAB UTILITIES	6 d	Tue 8/22/28	Tue 8/29/28
86	SLAB-ON-GRADE (place conc. & initial cure)	5 d	Wed 8/30/28	Wed 9/6/28
87	FIRE PROTECTION EQ. and STAND PIPE/RISERS	15 d	Thu 9/7/28	Wed 9/27/28
88	OH ELECTRICAL DISTRIBUTION CONDUITS, ETC	20 d	Thu 9/7/28	Wed 10/4/28

CITY OF NOVI

Fire Station #3

[illegible]

CITY OF NOVI					
Fire Station #3					
ID	Task Name	Durati	Start	Finish	
					3, 2027Qtr 4, 2027Qtr 1, 2028Qtr 2, 2028Qtr 3, 2028Qtr 4, 2028Qtr 1, 2029 AugSepOctNovDecJanFebMarAprMayJunJulAugSepOctNovDecJanFebMar
112	ACT CEILING GRID	5 d	Fri 12/1/28	Thu 12/7/28	
118	MILLWORK	7 d	Wed 12/6/28	Thu 12/14/28	
113	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Fri 12/8/28	Thu 12/21/28	
114	APPERATUS BAY EQUIPMENT INSTALL	15 d	Fri 12/8/28	Fri 12/29/28	
115	ABOVE CEILING INSPECTIONS	5 d	Wed 12/13/28	Tue 12/19/28	
119	PLUMBING FIXTURES	5 d	Fri 12/15/28	Thu 12/21/28	
111	FLOORING (CARPET & CERAMIC TILE)	10 d	Wed 12/20/28	Thu 1/4/29	
116	ACT CEILING PADS	7 d	Wed 12/20/28	Fri 12/29/28	
117	DOORS & HARDWARE	8 d	Fri 1/5/29	Tue 1/16/29	
120	TOILET PARTITIONS & ACCESSORIES	6 d	Fri 1/5/29	Fri 1/12/29	
121	FINAL CLEAN BUILDING INTERIOR	7 d	Mon 1/8/29	Tue 1/16/29	
122	COMMISSIONING & CLOSEOUT	39 d	Thu 12/14/28	Thu 2/8/29	
123	Test & Startup	39 d	Thu 12/14/28	Thu 2/8/29	
124	FIRE SUPPRESSION FLUSH & TEST	6 d	Thu 12/14/28	Thu 12/21/28	
126	TEST FIRE ALARM SYSTEM	6 d	Thu 12/14/28	Thu 12/21/28	
127	TEST, BALANCE, & COMMISION HVAC	7 d	Tue 1/2/29	Wed 1/10/29	
128	FINAL BLDG INSPECTIONS & PUNCHLIST	5 d	Wed 1/17/29	Tue 1/23/29	
125	READY FOR FF&E (BY OTHERS)	0 d	Tue 1/30/29	Tue 1/30/29	
129	SITE UTILITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29	
130	SITE AMMENITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29	
131	LANDSCAPING - FINAL INSPECTION (SPRING)	5 d	Wed 1/31/29	Tue 2/6/29	
132	TRAFFIC - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29	
133	SUBSTANTIAL COMPLETION/TCO	2 d	Wed 2/7/29	Thu 2/8/29	

6 CLARIFICATIONS & EXCEPTIONS



CONTRACT CLARIFICATIONS

A. Requested revisions to A133 Agreement

Remove Section § 1.1.13.1.2.

Revise Section § 3.1.2 to read:

§ 3.1.2 In addition to the provisions stated within this Agreement, the Construction Manager shall provide design consultation on the Project in its capacity as a contractor, not a design professional; to monitor Project costs and to keep costs within established limitations; to schedule the Project efficiently for both design development and construction phases so that the Project will be ready for occupancy at the earliest possible date; and to review the design of the Project with the intent that the most efficient use of materials and methods will be employed to provide quality construction at the least cost.

Revise Section § 3.3.4 to read:

§ 3.3.4 Construction Manager's Contingency

In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager may include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order. If the Guaranteed Maximum Price is established prior to any of the Work being bid or bought out the Construction Manager's contingency may be up to five percent (5%) of the estimated Cost of the Work. When the Guarantee Maximum Price is established with ninety percent (90%) or more of the value of the Cost of the Work bid or bought out, the Construction Manager's contingency shall not exceed **three percent (3%)** of the estimated cost of the Work.

Remove Section § 3.3.4.3 unless separate contracts are issued for individual projects.

Revise Section 4.1.4.2 to read:

§ 4.1.4.2 The Construction Manager shall request, and the Owner shall furnish surveys describing known physical characteristics, legal limitations and known utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. Construction Manager shall be responsible for independently confirming the location of those disclosed utility lines and exercising due caution related thereto.

CONTRACT CLARIFICATIONS

Revise Section § 6.1.3 to read:

If the Construction Manager's Fee is based on a percentage of the Cost of the Work, the basis of the Construction Manager's Fee shall be adjusted based on changes in the Work to 5% of the Cost of the change.

§ 11.1.8.1.1 The following items are not subject to retainage:

Fee, Staffing Costs, Consultants, General Conditions, Construction Support Costs

B. Requested revisions to A201 General Terms and Conditions:

Revise Section 1.6.2: Add email as an acceptable method to submit a Notice of Claim.

Revise Section 3.2.1 to read:

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, is familiar with the conditions under which the Work is to be performed, and has correlated personal observations with requirements of the Contract Documents. Prior to establishing the Contract Sum, Guaranteed Maximum Price, or Contract Time, the Contractor and the Construction Team have evaluated and satisfied themselves as to the conditions and limitations under which the Work is to be performed, including, without limitation, (i) the location, condition, layout, history, and nature of the Project site and surrounding areas, (ii) generally prevailing climatic conditions, (iii) anticipated labor supply and costs, (iv) availability and cost of materials, tools and equipment, and (v) other similar issues. ~~The Owner has no responsibility or liability under this Agreement for the physical condition or safety of the Project site or any improvement on the Project site.~~ Except as provided under Section 10.3, the Contractor shall be solely responsible for providing a safe place for the performance of the Work. Except as permitted by Sections 3.2.4 and 3.7.4, the Contract Sum and Contract Time shall not be adjusted because of existing conditions affecting the Work.

Revise Section 3.4.1 to read:

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

Revise Section 3.7.1 to read:

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for ~~the building permit as well as for other permits~~, trade permits, fees, licenses, connection fees, municipal performance bonds and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded. All such fees are included in the Contract Sum.

CONTRACT CLARIFICATIONS

Revise Section 3.7.4 to read:

§ 3.7.1 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

Revise Section 5.2.5 to read:

§ 5.2.5 The Owner may enter into agreements with trade contractors for portions of the Project and assign one or more of the agreements to the Contractor, which the Contractor shall accept unless reasonable and particularized objection is promptly made in writing. With any such assignment, the agreement shall become a Subcontract, the trade contractor shall become a Subcontractor, and the work being performed shall become Work for which the Contractor is responsible. The Contract Sum shall be equitably adjusted to account for the price of the Subcontract.

Revise Section 6.1.1 to read:

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right, but shall have no obligation, to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors under Conditions of the Contract substantially similar to those of this Contract pertaining to insurance, waiver of subrogation, indemnification of the Contractor for personal injury and property damage, and schedule coordination of their work.

CONTRACT CLARIFICATIONS

Revise Section 8.2.4 to read:

§ 8.2.4 Should the Contractor fail, refuse or neglect to supply sufficient workers or to cause the delivery of equipment and materials promptly to prevent delay, or fail in any material respect to commence and execute the Work diligently in accordance with the Contract Documents, or if the Contractor is otherwise responsible for the Work fallings behind schedule, the Owner may require the Contractor to take additional measures and to have the members of the Construction Team do likewise, all at no additional cost to the Owner. Such Additional Measures shall continue until the progress of the Work complies with the stage of completion required by the Contract Documents. The Owner's right to require additional measures is solely for the purpose of ensuring the Contractor's compliance with the construction schedule and subject to the following:

Revise Section 8.3.1 to read:

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

Revise Section 8.3.2 to read:

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

Revise Section 8.3.3 to read:

§ 8.3.3

- .4 when the Contractor has failed to identify and avoid a reasonably preventable foreseeable delay;
- .6 when the Contractor has failed to give the Owner and Architect written notice of a critical path delay within two business days twenty four (24) hours of its occurrence and failed to give the Owner and Architect an opportunity to resolve the delay.

Revise Section 9.8.1 to read:

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use; provided, however, that as a condition precedent to Substantial Completion, the Owner has received all permanent or temporary certificates of occupancy and any other permits, approvals, licenses, or any other certifications necessary for the beneficial occupancy or intended use of the Project.

CONTRACT CLARIFICATIONS

Revise Section 9.8.2.1 to read:

§ 9.8.2.1 The Work shall not be considered ready for Substantial Completion review until testing and commissioning of all systems included in the Work is complete and all systems are operational in accordance with the Contract Documents and finishing the Work will not materially interfere or hamper the Owner's or Project occupant's normal operations. All occupational permits by governmental authorities with jurisdiction are also required, and temporary permits are only allowable with the Owner and Architect's written consent, which will not be unreasonably withheld.

Reinsert deleted Section § 10.3.6:

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

Reinsert deleted Section § 11.3.1:

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

Reinsert deleted Section § 11.3.2:

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

7 ADDITIONAL INFORMATION

SCENE DO NOT CR

ABOUT OHC

Our experience extends throughout the US to a broad range of clients from small to medium-sized businesses, to some of the nation's largest and most well-known real estate developers.

Since 1995, our team has constructed more than 21 million square feet of industrial building space, 14 million square feet of redeveloped space, and nearly 2.5 million square feet of office interiors.

Oliver/Hatcher Construction isn't a traditional construction company. We combine the wisdom of years of experience in the industry, with the creativity of forward-thinking individuals who are able to solve traditional problems in unconventional and surprising new ways. Experience is something you can find anywhere, and ours is solid, but sitting down with a group of the most creative and progressive individuals in the field is what sets us apart.



30 YEARS OF SERVICE

35+ EMPLOYEES

ISO CERTIFIED

Services

PRE-CONSTRUCTION

Planning and Design/Engineering Coordination | Municipal Approvals
Budgeting | Constructability Review | Value Engineering
Preliminary Scheduling | Estimates

CONSTRUCTION MANAGEMENT

Safety | Quality Control | Site Logistics | Management of Trades
Cost Control | Project Reporting | Project Close-Out

PROJECT ADVISORY

Brownfield Redevelopment | Economic Incentives | Site Analysis & Evaluation | Environmental Assessments | Survey and Civil Engineering
Facility Design & Engineering | Sustainable Solutions





80% OF BUSINESS FROM REPEAT CLIENTS

We believe in putting the client first and helping to solve every challenge and need presented. It shows when the majority of our work is from repeat clients who want to work together again. Our core values shape the way we approach business and how we deliver the same experience to new and repeat clients.

CORE VALUES

Our core values shape the culture and define the character of our company. They serve as the foundation in how we act and make decisions. OHC personnel live the core values through individual behaviors.

LOVE WHAT YOU DO

Be a "Passionate Builder" | Set the Example/Lead Others
Be the Best Take Pride in Your Work and Value the Efforts of Others | Have Fun!

DO WHAT'S RIGHT – EVERY TIME

Build it Right | Make Decisions Ethically and Honestly
Let Your Actions do the Talking.....Not Your Words

RELATIONSHIP DRIVEN

Create Customers for Life | Value All Relationships
Provide Cohesive Family Atmosphere



Oliver / Hatcher Construction is honored to be named one of the 2024 Best Places to Work in Michigan by Crain's Detroit Business!

Being a recipient of this honor is a testament to our incredible team's dedication and commitment to creating a workplace that embodies our core value of "Love What You Do."



Community Partner

SUPPORTING
THOSE IN THE
COMMUNITIES
WE BUILD AND
LIVE IN

“

“We are very glad that we selected your firm for this project. I always felt that OHC was looking out for Hope. I have already recommended Oliver / Hatcher to one organization.”

Catherine Robinson, Hope Clinic

““Oliver / Hatcher completed a project that held many critical points to patient safety in a hospital setting. They excelled at communication and all critical issues were discussed and agreed upon prior to the start of them. I felt like our input had value and was heard. I would definitely recommend OHC for any project.”

*Mary Anne Harris, St. Joseph
Mercy Health System*



We partner with our clients to help them with their mission, seek to hire local subcontractors, and get to know our neighbors in efforts to make an impact and support however we can. When working with non-profit organizations, we take extra care and time to learn their goals and needs for the finished project. We work together to find solutions and ways we can lend a hand in hopes of making a strong community impact.

\$1,125,000+
RAISED IN THE LAST 20 YEARS
TO SUPPORT C.S. MOTT CHILDREN'S HOSPITAL

Oliver / Hatcher remains the largest benefactor to the Child & Family Life Department at The University of Michigan C.S. Mott Children's Hospital for over 20 years and raised over \$1M during that time span. Our efforts directly support the Child and Family Life Department as they creatively use therapy and other activities to ease a child's anxiety and stress.



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