

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: ERICK ZINSER, DIR OF PUBLIC SAFETY/CHIEF OF POLICE
SUBJECT: HISTORICAL CONTEXT OF PUBLIC SAFETY FACILITIES NEEDS
ASSESSMENTS AND RECOMMENDATIONS
DATE: NOVEMBER 21, 2024

The Novi Police Department, built in 1980, and Fire Stations One (1981), Two (1981), and Three (1978) are now 45-46 years old. These facilities have reached the end of their operational lifespan in terms of functionality, capacity, and ability to meet the needs of the growing Novi community. As the City has experienced significant economic development in retail, commercial, and residential sectors over the past two decades, it is essential to expand the capacity of Novi's public safety teams. However, current facilities lack the space necessary to accommodate additional police officers and firefighters.

To address these challenges, the city has conducted five comprehensive needs assessment studies since 2000, evaluating the condition and capabilities of the Police and Fire Department facilities. Below is a summary of these studies and their findings:

Police Department Needs Assessments

1. **2000 Study (Coquillard/Dundon/Petterson and Argenta)**
 - o Recommendations: 5,300 sq. ft. expansion (including vehicle bays, property room, and training room), jail expansion, ADA compliance upgrades, and capital improvements.
 - o Status: Fully implemented at a cost of \$2,407,900.
2. **2014 Study (Sidock Architects)**
 - o Recommendations: \$187,090 in facility upgrades and construction of a classroom at the Firearms Training Center (\$1,500,000).
 - o Status: Completed.
3. **2022 Study (Redstone Architects Inc.)**
 - o Findings: Further renovations deemed unviable. Recommended a \$7,000,000 addition; however, this would not adequately prepare the department for future needs.

Fire Department Needs Assessments

Fire Station One (42975 Grand River Avenue):

1. **2007 Study (Coquillard/Dundon/Petterson and Argenta)**
 - o Recommendations: High and medium-priority upgrades and maintenance.
 - o Status: Completed at a cost of \$2,083,625.
2. **2014 Study (Sidock Architects)**

- Recommendations: Maintenance upgrades with an estimated replacement cost of \$3,125,000 for a new 10,000 sq. ft. facility.
- Status: Maintenance upgrades completed at \$319,640.

Fire Station Two (1919 Paramount):

1. **2007 Study**
 - Recommendations: Upgrades, maintenance, and expansion.
 - Status: Completed at \$761,310.
2. **2014 Study**
 - Recommendations: Maintenance upgrades.
 - Status: Completed at \$86,150.

Fire Station Three (42785 Nine Mile Road):

1. **2007 Study**
 - Recommendations: High and medium-priority updates and maintenance.
 - Status: Completed at \$320,600.
2. **2014 Study**
 - Recommendations: Maintenance upgrades.
 - Status: Completed at \$236,900.

Additional Facility Upgrades

- Generators for Fire Stations Two and Three: \$163,311.09
- Generator for the Police Department: \$178,265
- Elevator improvements at the Police Department: \$90,000

The total sum of all investments from recommendations to date is approximately \$8.3M

2024 Comprehensive Assessment and Recommendations

In 2024, Redstone Architects Inc. conducted a thorough reassessment of public safety needs, building on previous studies. With input from the Public Safety Building Needs Committee, the study concluded that current facilities have exceeded their life expectancy. Further renovations were deemed insufficient to support the next generation of public safety services.

Key Recommendations:

1. Construct a new Fire Station Three on Venture Drive.
2. Relocate Fire Station Two to a new site (current site deemed non-viable).
3. Build a combined Public Safety Complex for the Police Department and Fire Station One at Eleven Mile and Lee BeGole Drive.

Three options were explored for the Public Safety Complex:

- **Option 1:** Build a combined complex at Eleven Mile and Lee BeGole Drive (most cost-effective).
- **Option 2:** Construct separate facilities for the Police Department and Fire Station One at Eleven Mile and Lee BeGole Drive.
- **Option 3:** Build a new Police Department at Eleven Mile and Lee BeGole Drive and reconstruct Fire Station One at its current location.

Next Steps

The Public Safety Building Needs Committee recommended contracting an owner's representative to oversee the replacement of the Police Department and Fire Stations One, Two, and Three. Currently, the city is collaborating with Plante Moran – RealPoint to advance this initiative. A status report of RealPoint's efforts to date is attached.