

General

- 1 It is understood the program will be financed via General Obligation Bond in the approximate amount of \$120M to be sold in 2 Series.

Land Cost & Due Diligence

- 1 Available real estate parcels identified in February 2025 showed available properties ranging between \$182K per acre to \$720K per acre. \$300K per acre has been included within the budget for Fire Stations ("FS") 2 and 3.
- 2 Pricing will vary based on location, site readiness, ingress/egress and other factors.
- 3 It is assumed the Public Safety Building ("PSB") site is owned by City of Novi and costs for the purchase are not being charged to the program.

Professional Services and Fees

- 1 Design and Consulting Fees have been established at approx. 15% assuming one (1) Architectural/Engineering firm for the PSB, FS#2 and FS#3 and (1) Civil Engineer for the Road Project utilizing standard AIA agreements as modified by the Owner/PMR.
- 2 Other professional services within the budget include; Wetland/Environmental Consulting, Building Commissioning, Geotechnical, Land Surveyor, Owner's Representative, Material Testing, Building Envelope Consultant and Technology Consulting Services.
- 3 Professional services are assumed to be competitively bid.

Site Costs

- 1 Site development costs have been established at \$300K per acre with the assumption all utilities are adjacent to the sites and of adequate capacity.
- 2 Site sizes have been assumed at approximately 6 acres for the PSB, and approximately 3 acres for FS#2 and FS#3.
- 3 An allowance of \$500K is included for a redundant primary electrical service from DTE. The feasibility and cost of this option will need to be further explored with DTE once the design teams are engaged.
- 4 It is assumed that the properties selected for Fire Stations 2 and 3 will not have contaminated or hazardous soils. Costs for remediation have been excluded for those sites.
- 5 Landscaping allowances of \$150K for the PSB and \$50K are included for each for Fire Stations 2 and 3. Structural retaining wall systems have not been included within the budget.
- 6 An allowance of \$500K at a cost of approximately \$50/Ton has been established for contaminated material for the PSB site with an allowance of \$250K for dewatering, if necessary. No other costs are being carried for contaminated or hazardous materials.
- 7 An allowance of \$250K is included for potential wetland work.
- 8 Sound and visual barriers to the adjacent highway have been excluded.
- 9 An overall allowance of \$50K has been included for asbestos abatement at existing facilities.
- 10 Demolition of existing facilities includes razing of existing structures and impervious areas. Restoration includes returning site to grade with engineered fill, topsoil and hydroseed.
- 11 Surface parking with covered (non-tempered) car ports have been assumed at the PSB for Police Vehicles in the base budget. Provisions for future EV charging will be considered during design.
- 12 Direct Costs for relocation of the Recycling Center have not been included within the budget. This scope will be considered during the design of the Road Project.
- 13 Surface storm detention systems have been assumed. Underground storm retention/detention systems are not included within the budget.

Regulatory

- 1 Permits and Tap Fees have been assumed at approximately 1.25%.
- 2 It is assumed that all building and permitting and inspections for the buildings will be through the City of Novi.
- 3 It is assumed Oakland County will be the authority having jurisdiction for storm water systems.

Owner Costs

City of Novi
Public Safety Program
Preliminary Budget Assumptions and Clarifications

- 1 Builders Risk assumed to be held by the City of Novi and has been included within the budget at approximately 0.1% of project costs.
- 2 An overall allowance of \$120K has been included for moving services.
- 3 It is assumed that the City of Novi will not charge administrative/staffing costs to the program that would be in addition to any typical plan review / permitting / inspection fees.
- 4 An allowance of \$20K has been included for 3rd party counsel for vendor contract administration.

Construction

- 1 Construction Management staffing and fees assumed one (1) CMc for the PSB, FS#2, FS#3 and (1) Prime/General Contractor for the road project utilizing standard AIA agreements as modified by the Owner/PMR.
- 2 Added costs or requirements for special State and Federal staffing/programming/safety requirements at the PSB have not been included.
- 3 All programming and facility sizes (approximated for budgeting purposes) are based on Redstone Architects, Inc Report Dated 1/29/24 unless noted otherwise.
- 4 Assumes all buildings will be constructed of durable and readily available materials, as used in construction of similar facilities in Southeast Michigan.
- 5 The PSB is assumed to not exceed 2 stories, with FS#2 and FS#3 to be single-story facilities.
- 6 All structures assumed to be slab-on-grade. Basements and/or tunnels have not been included within the budget.
- 7 Typical shallow foundations have been assumed. Deep foundations and/or piles are not included within the budget.
- 8 A 4% annual escalation has been established with the assumption of the PSB and Road Improvements being bid in the Fall of 2026 and Fire Stations 2 and 3 will be bid in the Fall of 2027.
- 9 The assumption is that the facilities will be designed to meet or exceed current energy codes, but may or may not be LEED Certifiable.
- 10 The following are requested scope items that are not currently within base scope and will be considered for bidding alternates:
 - a. Tempered Parking at the PSB for Police vehicles.
 - b. An additional bay within the fleet maintenance garage for large apparatus.
 - c. An enhanced training facility within the PSB to include an indoor training tower and vehicle bay.
 - d. Relocation of the Recycling Center
- 11 Costs associated with accelerated design and construction schedules were not included within the budget.
- 12 On-site fueling stations have been excluded from the budget.
- 13 Car and Truck washes have been excluded from the budget.
- 14 Highway On/Off ramps have been excluded from the budget.
- 15 Communications/Radio/Cell Towers and/or repeaters have been excluded from the project budget.
- 16 Oakland County / MDOT Roadway Requirements have been excluded from the project budget. It is assumed all roads to meet local requirements and ratings.
- 17 The budget for the road improvements is approximated based upon documents provided by the City of Novi.
- 18 The scope of the road improvement is understood to include a 2-lane road starting at Crescent Blvd to the north of the PSB site to connect to a new traffic circle at 11-mile road and continue south to connect to Grand River Ave.
- 19 A budget of approximately \$550/SF has been established for hard construction costs at the PSB.
- 20 A budget of approximately \$520/SF has been established for hard construction costs at FS#2
- 21 A budget of approximately \$500/SF has been established for hard construction costs at FS#3.
- 22 The scope of Fire Station #4 is unknown at this time. An allowance of \$1M has been established for further review and discussion with the City of Novi.

Furniture & Fixtures

- 1 A furniture allowance of approximately \$20/SF has been established for the PSB and \$12/SF for each of the Fire Stations.
- 2 The Furniture budget is inclusive of \$25K allowances for weight room equipment at each facility.

Equipment

- 1 Purchase of Police/Fire/EMS/Safety Vehicles & Apparatus are excluded from the budget.
- 2 Excludes the purchase of staff supplies, uniforms, radios, cell phones, etc.

Technology

- 1 Excludes the purchase of new personal devices, computers, laptops, radios, phones, etc.
- 2 Includes network cabling, switches and wireless access points (interior only), VOIP phone, clock, alert/PA, audio/visual, access control and camera systems to meet requirements typical of similar facilities.
- 3 \$130K has been included for local and county fiber optic services and connections.
- 4 It is assumed that all servers and other proprietary system head-end equipment will be brought over from existing facilities to be installed at the new facilities and not accounted for in the budget.
- 5 An allowance of \$350K has been included for the Dispatch Center system at the PSB.
- 6 Video Arraignment system is assumed to be provided by Oakland County. The budget has accounted for a data connection within the PSB for connectivity to the local network only.
- 7 An allowance of \$250K has been included for an Evidence Management System at the PSB.
- 8 An allowance of \$50K has been included for an internal cell phone booster system at the PSB.
- 9 An allowance of \$50K has been included for PSB connectivity to the adjacent repeater tower.
- 10 An allowance of \$500K has been included for interview room systems at the PSB.