



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #40

As of:

11/12/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- PMR Owner's Meeting held with City on 11/3/25.
- HED contract terms approved by all parties; the contract will be on the 11/17/25 City Council agenda as a consent item.
- PMR working with Novi's City Attorney to finalize the CM contract.

Upcoming Activities

PMR Procurement Activities:

- Final CM award recommendation to be made at 11/17 City Council meeting if executed by CM. If not executed, item may proceed with council adoption on 11/17 if the City Manager directs with the final form and agreement to be decided by the City Attorney and City Manager. Alternatively, item will be included on a December City Council meeting agenda.
- PMR drafting RFP for Technology Consultant with review by R. Petty. PMR added a firm for consideration per Petty and Chief Zinser.
- PMR to work with City to procure outstanding due diligence items for all sites.

Governance

- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm (complete); 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.
- Per Mayor, this discussion item will likely occur at a FAC meeting in January '26.

Design

- PMR coordinating with HED and City to set bi-weekly design meeting schedule; kick off meeting being is scheduled for 11/18/25.
- HED will also be coordinating site visits and staff interviews in November and Dec.
- PMR advocated that a representative from the road project be present at the PSB design meetings – coordination of schedule and design for the two projects is essential.

Budget

- PMR is revising project budget to reflect contract awards and updated forecasts.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- HED will react and design a solution based on the Phase 1 & 2 reports. This item is TBD.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.
- PMR has advised the City contact DTE and other utilities as soon as possible.

Procurement and Contracts

- Intent is to award CM in November, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).
- PMR seeking approval of Technology Consultant in December or January.