

May 2, 2025

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

RE: Public Safety Program: Professional Services Procurement and Construction Delivery Method

Dear Mr. Cardenas,

This letter provides an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Novi (CON) in selecting professional services and determining the construction delivery method for the Public Safety Program. This update reflects the collaborative efforts of PMR, CON's administration, and staff (the Team).

Procurement of Professional Services Recommendation

To establish guidelines for procuring professional services and maintaining the project schedule, the Team is recommending pre-qualified invite-only Request for Proposal (RFP) and selection processes. The recommendation for an invite-only process is based on the following considerations:

- Encourages participation from qualified firms with a proven track record in projects of comparable size and scope, specialized expertise in Police, Fire, and Public Safety, access to both national and local resources, and robust financial and staffing capabilities.
- Allows a time-efficient selection process for CON and the participating firms, while respecting the time and efforts of other proposing firms that may not meet the minimum qualifications prioritized by CON.

Construction Delivery Method Recommendation

The Team recommends using the Construction Manager as a Constructor (CMc) for the construction delivery method with intent to engage with one (1) Architect/Engineering (AE) firm and one (1) CMc firm for the program. This recommendation is based on the following considerations:

- CMC is well suited for large, complex multi-phase and multi-site public projects.
- CMC provides preconstruction phase services to include constructability reviews, cost estimating, and preliminary scheduling.
- CON will hold a contract directly with the Construction Manager, with trade contractors held as sub-contractors to the construction manager.

Selecting the construction delivery method is critical to the program schedule, enabling PMR and CON, and CON legal counsel to begin drafting the RFPs and Contract Agreements for the Architect / Engineer, Construction Manager, and Technology Designer. Starting this process now will allow for timely contract execution and commencement of services following a successful ballot initiative.

PMR is available at your convenience to answer any questions regarding this recommendation. Please direct all inquiries to me via email at brian.weber@plantemoran.com.

Sincerely,

PLANTE MORAN REALPOINT



Brian Weber
Senior Vice President