

JUNE 8, 2026

Fire Stations 2 and 3 Schematic Design Presentation

Novi City Council

Fire Station Schematic Design (SD)

Progress to Date

- Pre-App site plan package submitted to City and discussed in a Community Development Pre-App meeting on April 23, 2026
 - Comments received and site plan package resubmitted to City on May 18, 2026 for comments (anticipated this week)
- Open House held on May 21, 2026
- Per Governance, the Finance and Administration Committee reviews SD before City Council; this occurred at its June 1 meeting
- Project team is seeking approval of Schematic Design from Novi City Council

Architectural Services - Design Phase Overview – FS 2 and FS 3

Phases of Design

	Dec '25-Jan '26	February-May	June-August	September-October	Q4 2026
PHASE	PROGRAMMING	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCT
GOAL	The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the “program of requirements.”	Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.	The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected.	This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project.	Facilitate construction process on time, on budget
PROCESS	During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you.	Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well.	In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems.	All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.).	During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing.
DELIVERABLES	Workplan checklist, illustrations, cost tabulations	Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use	Detailed set of drawings, updated cost estimate	Complete set of drawings and specifications (Construction Documents), updated cost estimate	Project is constructed to the scope established by the architectural drawings
INPUT	at this phase, scope schedule and budget are further refined and finalized for the next phases of the project	At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope will impact schedule and budget	At this phase, changes to the project scope have significant impact on schedule and budget
Duration	6-8 Weeks	8-12 Weeks	8-12 Weeks	8-12 Weeks	

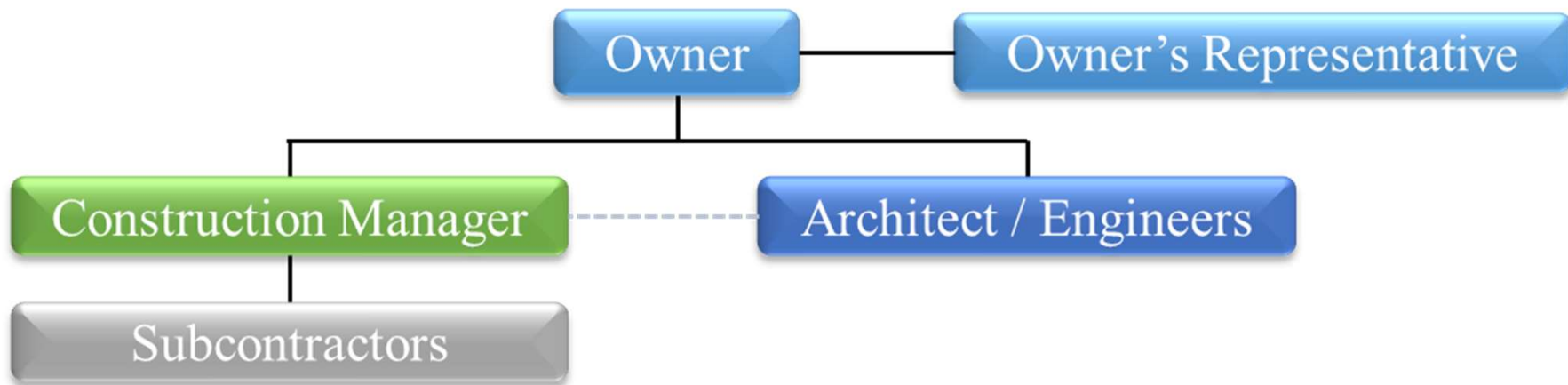
Fire Station Schematic Design (SD)

Deliverables at SD Phase

- Site Plan
- Renderings
- Floor Plan
- Budget Estimate
 - Programming Phase within ~20% of the Budget
 - Schematic Design within ~10% of the Budget
 - Design Development within ~5-7% of the Budget
 - Construction Drawings within ~2.5% of the Budget
- Schedule
 - Groundbreaking on track for 4th Quarter 2026
 - Will require an early bid package for sitework, utilities and superstructure

Construction Delivery Method

Construction Manager – Constructor (CMc)



- Multiple subcontractor bid packages will be issued to expedite the schedule.
 - Bid Package #1: Sitework/utility and structural subcontractor scopes of work will be issued to allow work to commence ahead of cold-weather months.
 - Will be issued prior to construction drawings being completed and a final estimate has been published.
 - Bid Package #2: The balance of bid categories will be issued for the remaining scopes of work.
 - Will be issued once construction drawings are issued and refined estimates have been provided.
 - Bid Package #3: Only necessary if all categories are not finalized for Bid Package #2, or if any categories need to be re-bid.

A photograph of a classroom with large windows overlooking a landscape. The room contains several tables and chairs. A blue semi-transparent overlay covers the entire image. The text "HED/BRW Presentation" is centered in white.

HED/BRW Presentation