



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #64

As of:

5/6/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – May 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays.
- ~~Pre-application meeting for FS 2 and FS 3 site plans occurred with City on 4/23.~~

Other

- ~~Technology contract has been executed (Howell Design)~~
- Commissioning Agent interviews held on 4/24; PMR issued Addenda to add Building Envelope Commissioning services to original RFP. PMR looking to place approval of these services on a ~~May~~ June City Council agenda.

Upcoming Activities

Governance

- City Council's remaining approvals consist of schematic design; design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget.
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency.

Design

- ~~FAC met on 4/13 and directed PMR to continue exploring PSB site options for 1) one building with duct bank relocation and road work; 2) two buildings without duct bank relocation or road work; and 3) two buildings with duct bank relocation and road work (FS to be located on 11 Mile east of Lee BeGole).~~
- FAC will review PSB options during its June meeting.
- HED resubmitting FS 2 and FS 3 package to the city by 5/15/26.
- Open House scheduled for 5/21 for public to see FS 2 and FS 3 renderings.
- Fire Station 2 and 3 schematic design presentation scheduled for 6/8/26 City Council meeting, with FAC meeting to be scheduled the week of 6/1/26.
- The next PMR's Owner's Meeting with Novi will be on 6/1/26 ~~5/4/26.~~
- PMR compiling financial data into draft dashboard and reviewed initial draft with City on 5/4/26.
- Technology kickoff meeting currently being scheduled between Howell Design, the City, HED and PMR.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- ~~PMR and HED working to populate necessary items for site plan approval~~
- ~~Pre-app meeting for FS 2 and FS 3 occurred on 4/23/26.~~
- HED/BRW resubmitting FS 2 and 3 materials on 5/15/26
- City of Novi will address any necessary survey and treatment of invasive species for public safety sites.

City of Novi Road Project

- Approx. \$18 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
- 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 analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- City planning on bidding road project in Spring 2026.
- City reviewing high-level timeline and budget for utility relocation due to the Road Project; DTE revised estimate submitted 4/24 of \$2.3 million. City is seeking clarification of various scope items.

Procurement and Contracts

- Site work/land clearing to occur 3rd/4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 2nd Quarter 2026.
- Future procurement services will include Materials Testing ~~and Building Envelope Consultant.~~