



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #41

As of:

11/19/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- PMR working with Novi's City Attorney to finalize the CM contract; City Council approved Christman as CM on 11/17/25.

Upcoming Activities

PMR Procurement Activities-

- 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/HED to procure outstanding due diligence items for sites.

Governance

- City Council's anticipated approvals consist of **1) Owner's Rep; 2) A/E firm; 3) CM firm (complete)**; 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 CO's that exceed project contingency or program budget.
- Per Mayor, this discussion item will likely occur at a FAC meeting in January '26.

Design

- HED kick off meeting held on 11/18/25.
- HED aiming for Novi site tours 12/1 – 12/3; Visioning and Interviews 12/8 – 12/12; Technology and Site Utilities on 12/12; and Space Program reviews on 12/16 and 12/19.
- Bi-weekly design meetings will occur on Mondays
- City Manager proposed an HED update to FAC in January
- City Council approval of conceptual design will be in March 2026 (tentative)

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. HED aiming to be on site 12/1 - 12/3 to assess site utilities

Procurement and Contracts

- 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
- Fire Stations to be completed before PSB
- 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, and Furniture, Fixtures and Equipment (FFE) in 1st Quarter 2026.