



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #36

As of:

10/15/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – October 2025)

PMR Procurement Activities

- PMR has commenced Phase 2 Owner's Representation Services as outlined in its January 2025 Agreement. Clarification of these services was sent to City Manager on 10/14/25 for his acknowledgement/comments.
- City Admin and PMR interviewed 3 CM firms on 9/24 and agreed to recommend two of those firms for FAC interviews on 10/21/25.
- ~~Novi-CC approved HED/BRW as A/E for the Public Safety Project on 10/6/25.~~

Upcoming Activities

PMR Procurement Activities-

- ~~PMR/City interviews of CM firms took place on 9/24.~~ FAC interview of two finalists will occur on 10/21, with a final CM award recommendation to be made at a November City Council meeting (tentative).
- PMR working with Novi's City Attorney to finalize the HED contract. Meeting with PMR/City/HED set for 10/17/25.

Governance

- PMR provided draft governance documents to City Manager on 10/3. These documents clarify roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- PMR/City Manager will meet on 10/16/25 to discuss governance documents. Once approved by City Manager, a draft will be brought to the FAC as a future committee discussion item (tentatively, a draft will be given to the FAC on 10/21)
- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm; 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.

Next PMR/Owner's Meeting is 11/3/25 (virtual)

Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, the results of FAC CM interviews, and schedule for approval of CM contract in November.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- PSB A/E will react and design a solution based on the Phase 1 & 2 reports. If contaminated, it could be encapsulated and kept on site as a series of berms. Any unused dirt, if not needed, would need to be trucked to a landfill for proper disposal. 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
- 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.

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).