



CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Consideration of a revised agreement with The Christman Company in the total amount of \$9,830,309 for sitework and certain structural components for Fire Stations #2 and #3, subject to final form and approval by the City Manager's and City Attorney's offices.

SUBMITTING DEPARTMENT: City Manager's

KEY HIGHLIGHTS:

- This consideration is just for sitework (earthwork, paving and site utilities, landscaping) as well as structural concrete, structural masonry, and structural steel on the sites for stations #2 and #3
- Plante Moran Realpoint and the Project Team recommend approval of \$9,362,199 for Christman and \$468,110 in owner's contingency, for a total of \$9,830,309.
- Christman's proposal must be accepted no later than October 15, 2026 to maintain the proposed pricing.
- The City will be separately bidding out the other components of the buildings (like the building envelope, interior finishing, mechanical, roofing, and the like) over the coming weeks/months (some design is ongoing).

FINANCIAL IMPACT

	FY 26/27	Total
EXPENDITURE REQUIRED	\$ 9,830,309	\$ 9,830,309
BUDGET		
Public Safety Buildings		
464-336.00-975.954	\$ 5,015,622	\$ 5,015,622
464-336.00-975.955	\$ 4,814,687	\$ 4,814,687
APPROPRIATION REQUIRED	\$0	\$0
FUND BALANCE IMPACT	\$0	\$0

BACKGROUND INFORMATION:

The City's Public Safety Bond Program includes the construction of new Fire Station #2 and Fire Station #3. The Christman Company, the City's Construction Manager as Constructor, issued construction documents through the Michigan Inter-governmental Trade Network (MITN) website and multiple plan rooms in accordance with program governance requirements and the City's procurement procedures.

On September 29, 2026, the City received and publicly opened subcontractor bids for five (5) bid categories. The Project Team, consisting of City staff, Plante Moran Realpoint, Christman, Harley Ellis Devereaux (HED), and City legal counsel, participated in post-bid interviews to review scope, costs, schedule, manpower requirements, and other details. Following interviews, clarifications, and discussions, the team recommends approval of Christman's Guaranteed Maximum Price (GMP) #1 proposal dated October 6, 2026. Christman identified the lowest responsible bidders through its competitive bidding process.

The total recommended authorization is \$9,830,309. Fire Station #2 includes \$3,709,170 in subcontractor work and \$1,067,613 in general conditions, fees, staffing, and related costs, for a Christman GMP of \$4,776,783, plus \$238,839 in owner's contingency, totaling \$5,015,622. Fire Station #3 includes \$3,533,245 in subcontractor work and \$1,052,171 in general conditions, fees, staffing, and related costs, for a Christman GMP of \$4,585,416, plus \$229,271 in owner's contingency, totaling \$4,814,687.

The combined \$9,362,199 GMP includes;

- \$ 7,242,415 in hard construction,
- \$ 895,506 in construction management staffing,
- \$ 191,130 in general conditions,
- \$ 127,600 in general requirements,
- \$ 150,000 in owner allowances,
- \$ 430,334 in construction manager contingency,
- \$ 9,038 in builder's risk insurance,
- \$ 76,892 in general liability insurance,
- \$ 60,212 in bonds, and
- \$ 179,072 in construction management fees.

The additional \$468,110 owner's contingency is separate from the Christman GMP.

The proposal includes the detailed schedule of values, alternates, specifications, drawings, clarifications and assumptions, project schedule, and supporting bid tabulations. The proposed milestone schedule identifies groundbreaking on October 21, 2026, foundation work beginning December 4, 2026, structural steel beginning March 16, 2027, and substantial completion on January 28, 2028. Christman requires acceptance by October 15, 2026, and does not guarantee pricing after that date.

RECOMMENDED ACTION: Approval of Guaranteed Maximum Price (GMP) #1 with The Christman Company in the amount of \$9,362,199 for Bid Package #1, sitework and certain structural components for Fire Station #2 and Fire Station #3, and an owner's contingency of \$468,110, for a total authorization of \$9,830,309 for the Public Safety Facilities projects, subject to final form and approval by the City Manager's and City Attorney's offices.