

JANUARY 21, 2025

Public Safety Facilities Update

Presented to Novi City Council

Team Introduction



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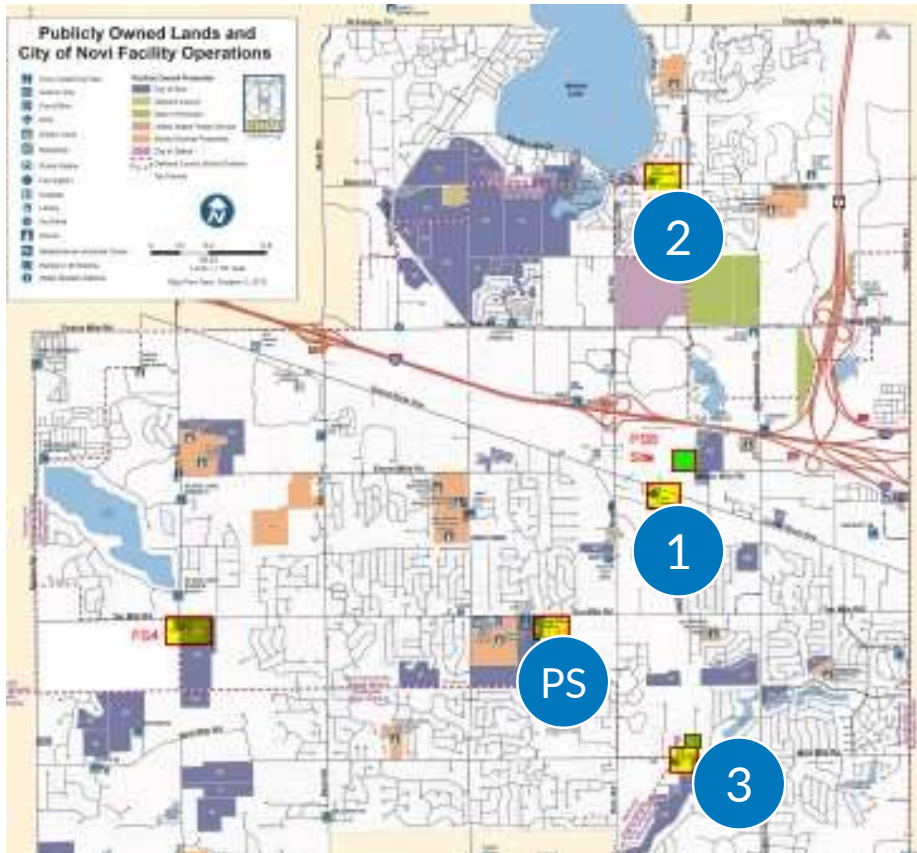
SENIOR VICE PRESIDENT

Plante Moran Realpoint

Project Background

In October 2024, Plante Moran Realpoint (PMR) was retained by the City to assess the reasonableness of the City's planning efforts (City Administration, Public Safety, Public Safety Committee, Redstone Architects) pertaining to new public safety facilities within Novi.

PMR has been tasked with aggregating this information into a final public safety program for the City's consideration. This information will also form the foundation of any future promotion to support a ballot initiative to fund the new construction and/or renovation of the following facilities:



Public Safety Building	built in 1980	38,000 SF
Fire station 1	built in 1981/88	9,980 SF
Fire station 2	built in 1981	5,117 SF
Fire station 3	built in 1978	3,880 SF
Total Square footage:		56,977 SF

In 1980, approximately when Novi's public safety facilities were built, Novi's population was about 22,500. By 2020, it had increased to approximately 66,250. Per SEMCOG's projections, it will exceed 74,000 by 2050, consisting of 30,000 households.

To shape the city's long-term future and proactively address emerging community needs, the Novi City Council established the Long-Range Strategic Planning Committee on May 6, 2024, charged with developing a forward-looking vision for "Novi 2050."

The continued importance of public safety – operations, personnel, and facilities - will likely be a foundational element of the Novi 2050 Vision.

PMR Work To Date – Space Programming

Novi's Public Safety Committee retained Redstone Architects from 2022-2023 to perform a space needs study of the Police Station and Fire Stations 1-3.

- Its final report recommended a new Public Safety Building that would combine a new Police Station with Fire Station 1, and new construction for Fire Station 2 and Fire Station 3
- The Police Station would increase from 38,000 s.f. on 5-acres to 53,760 s.f. Fire Station 1 would increase from 9,980 s.f. to 18,940 s.f. Both facilities would be combined and located on a 7 ½ acre parcel.
 - In 1983, the headcount of the Police Station was 45. Today, it is 98.
 - In 1980, the headcount of the Fire Department was 75. Today, it is 98.
 - The current police station is approximately 33% smaller than what is needed to serve the City; Fire Station 1 is approximately 50% smaller than what is needed to serve the City today and into 2050
 - The evidence room in the police station is significantly undersized
 - The PSB would contain 4 apparatus bays. Today, Fire Station 1 has 3
 - Fire Station 1 currently lacks separate female locker/shower rooms, and its bunk room is undersized
 - Combining the two facilities can potentially save 4,500 s.f. than if they were 2 buildings

PMR Work to date – Space programming

- Fire Stations 2 and 3 would increase from approximately 9,000 s.f. to 29,000 s.f. (14,500 s.f. each)
 - Fire Station 2 is approximately 65% smaller than what is needed to serve the City
 - Fire Station 3 is approximately 75% smaller than what is needed to serve the City
 - Both contain 2 apparatus bays with no room for expansion. 3 apparatus bays are recommended for the new stations
 - Both stations do not have separation from shower rooms from “clean” areas
 - Both stations lack adequate office/workspace and storage spaces
- For the reasons listed above, the increase in each facility’s size is **reasonable**.

PMR Work to date – Site Analysis

The site for a combined Police Station and Fire Station 1 is reasonable (“Public Safety Building”), as is the proposed site for Fire Station 3 (Venture Drive north of Nine Mile Road)

Fire Station 2’s current .76 acre site is inadequate for a larger facility, and a site larger than 2 acres will need to be identified and acquired for the future construction of a new facility

- The 7 ½ acre Public Safety Building site is centrally located in the city
- Run Time Analysis shows that approximately 93% of existing calls and 89% of the responses to future calls for service would be within five minutes from the new Public Safety Building, current Fire Station 2, and a new Fire Station 3
- The current Fire Station 1 site is 1 acre, too small for the proposed new facility (2+ acres needed)
- The current Fire Station 3 site is 1.2 acres, too small for the proposed new facility
- The current police station site has one driveway for ingress and egress (security issue)
- Fire Station 1 is currently located at a congested intersection, Grand River & Town Center Drive. That site is more suitable for other uses (i.e. retail)
- There are no readily available sites that would be more suitable for these facilities

More due diligence at all proposed sites will be required for pricing considerations (i.e. Geotech, etc.)

PMR Work to date – Existing Facility Analysis

PMR conducted a facility assessment of the current Police Station and Fire Stations 1-3.

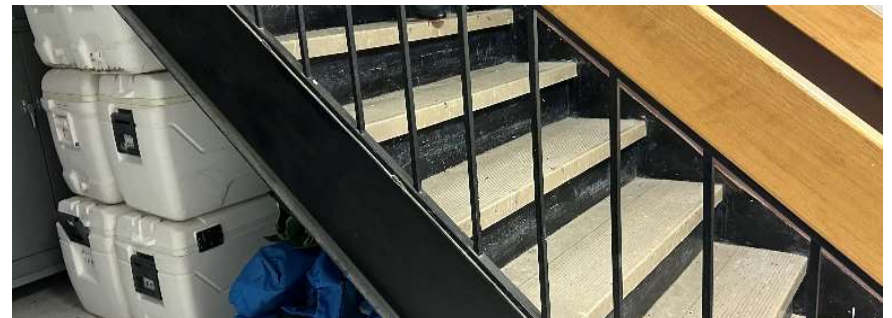
It has concluded that new construction is recommended over the renovation of current facilities:

- Concrete and steel structural walls hinder cost-effective renovations in all four buildings to improve their operations and to absorb increased headcounts
- In all buildings, current systems have been adequately maintained, but they remain overly costly to operate. These systems are inadequate for newly-constructed facilities.
 - Retrofitting old buildings with new modern systems is cost prohibitive, again, due to concrete and steel structural walls.
- Mechanical room stairwell hinders dispatch expansion to the east in the police station
- Fire Stations lack separation of shower rooms from “clean” areas
- Fire Station 1 water infiltration is causing moisture issues inside building
- Fire Station 2 apparatus bay epoxy floor surface is peeling
- Fire Station 3 suffers from storm drainage and flooding problems
- Estimated cost to renovate existing buildings without additions or major interior wall alterations is \$18 million - \$22 million

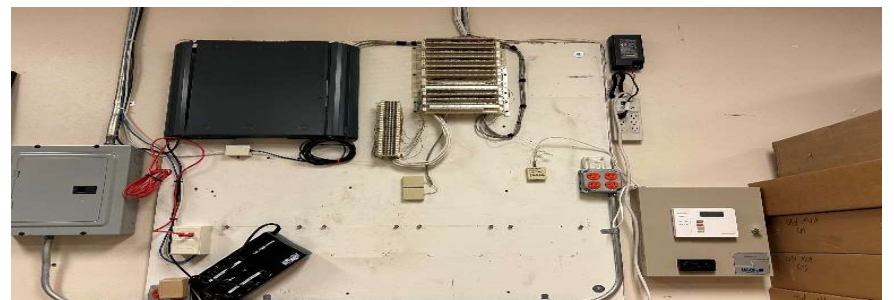
Police Station Photos



Police Station Photos



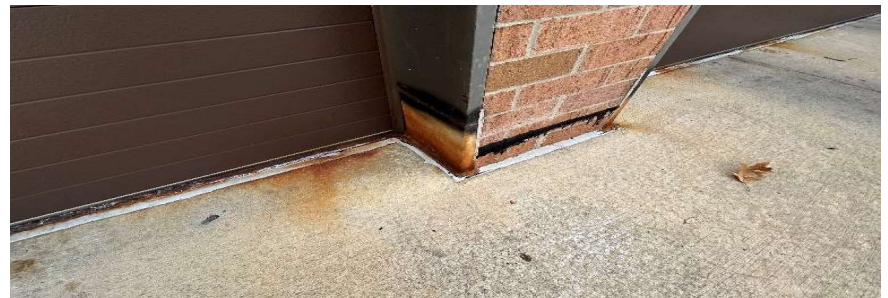
Fire Station #1 Photos



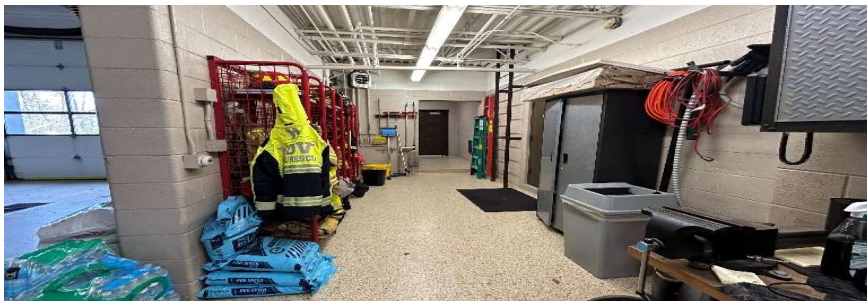
Fire Station #1 Photos



Fire Station #2 Photos



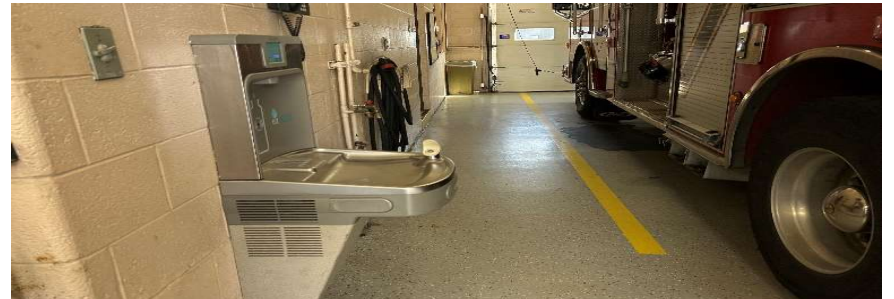
Fire Station #2 Photos



Fire Station #3 Photos



Fire Station #3 Photos



PMR Work to date – Budget Analysis

PMR has reviewed Redstone's cost-to-construct figures of \$650 per s.f. for a new Public Safety Building (combined Police Station and Fire Station 1), and \$560 per s.f. for new Fire Stations 2 and 3

Based upon current and projected market conditions in Southeast Michigan and comparisons to similar public safety facilities recently constructed, this cost-to-construct estimate is low.

- Based upon the preliminary space planning that PMR has reviewed, current costs for new public safety construction range from \$750 per s.f. - \$900 per s.f.
 - Several modern public safety features increase the cost of construction
 - Indoor heated garages for vehicles
 - Underground parking / storage
 - Technology and equipment
 - Holding cells
 - Size and function of apparatus bays

West Bloomfield FS #3		Royal Oak Police Station		Westland FS #2	
Year Built	Late 2019	Year Built	Jan-21	Year Built	Oct-25
Existing s.f.	11,200	Existing s.f.	43,660	Existing s.f.	13,100
Site size	2 acres	Site size	1.5 acres	Site size	5 acres
No. of Apparatus Bays (1-20'x30', 3- 20'x50')	4	No. of Apparatus Bays (20'x80')	0	No. of Apparatus Bays	3
Project Cost	\$5,249,062	Project Cost	\$20,100.00	Project Cost	\$8,343,500
Project Cost/s.f.	\$469	Project Cost/s.f.	\$460	Project Cost/s.f.	\$637
Project Cost/s.f. escalated	\$506	Project Cost/s.f. escalated	\$706	Project Cost/s.f. escalated	\$688

Inflation on Construction 30%-40%

A New Normal?

After experiencing 30-40% price increases in construction projects, Owners are beginning to see more stability in market conditions.

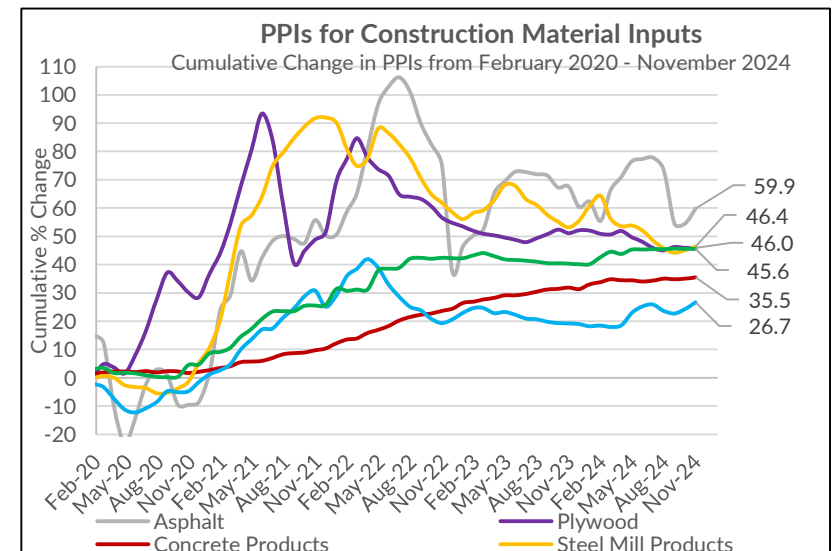
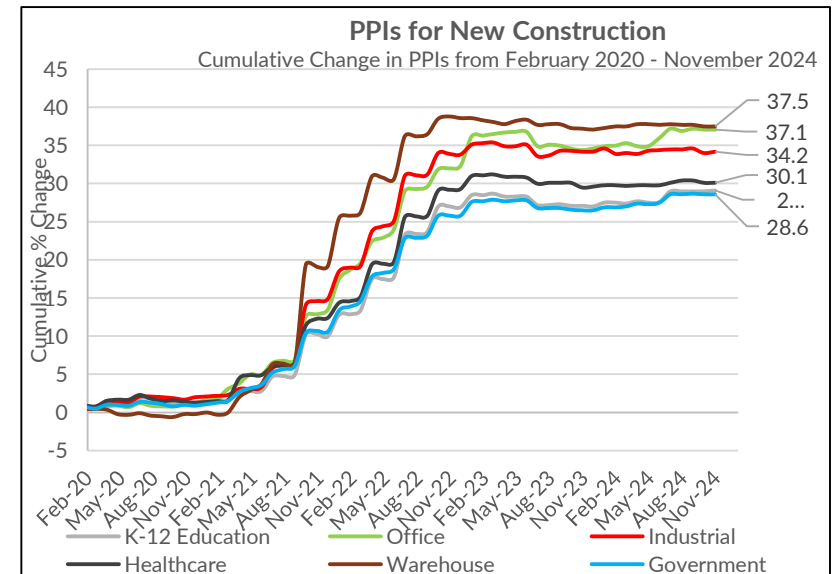
With a new regime change in 2025, fiscal policy seems to indicate future rate cuts, promising falling costs of capital borrowing.

Contractor confidence continues to rise in lieu of economic tailwinds created by the Federal Reserve. Contractor backlog remains well above average at nearly 9-months.

An estimated half million construction workers were forecasted to enter the workforce to meet 2024 demand. With high above average backlog and only half of the labor demand filled by the start of Q4, top construction firms remained selective in submitting on new work.

Despite contractor confidence for 2025, Architectural firms are reporting that many of their clients remain cautious with planned projects. This is supported by 20 consecutive months of declining backlog for firms.

As demand for construction remains foreseeably strong for 2025, timing when your projects go out for construction bids remains even more important in locking in highly experienced and qualified firms at market rates.



PMR Work to date – Budget Analysis

As of January 2025, PMR's projection for Novi's Public Safety Program is as follows:

- Public Safety Building: \$54.5 million - \$65.4 million
- Fire Station 2: \$10.9 million - \$13 million
- Fire Station 3: \$10.9 million - \$13 million
- Site Development \$10 million – \$20 million*
- TOTAL: \$86.3 million - \$111.4 million

*Note: these construction estimates account for normal exterior/interior work and furniture, fixtures and equipment. These estimates do not include land acquisition costs, significant underground work, utility relocation, new road construction, or large public safety capital investments such as new fire trucks, ambulances, police vehicles, etc.

PMR Preliminary Construction Timeline

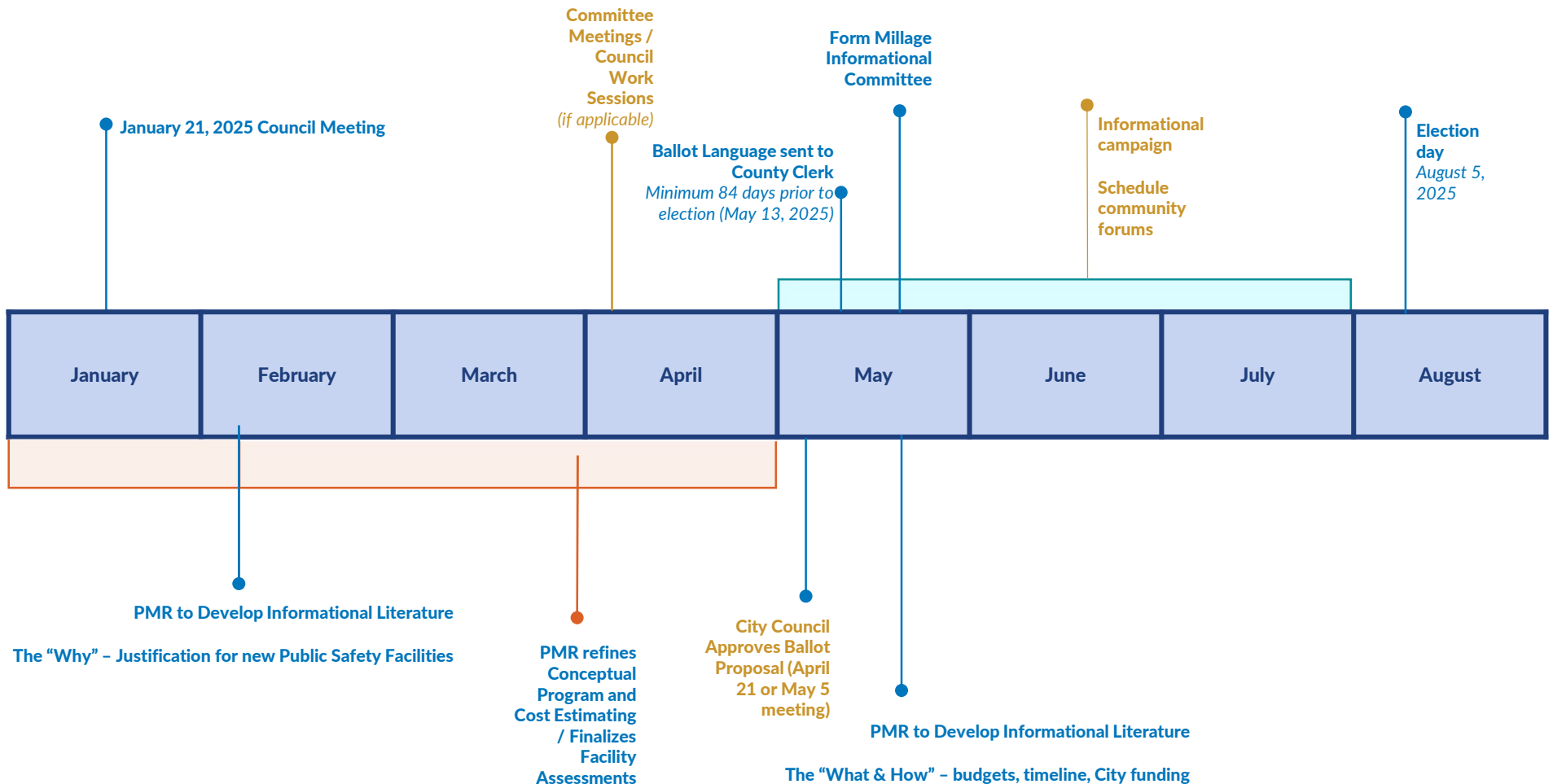
CONSTRUCTION TIMELINE – September 2025 Project Start Date

Winter Conditions/Frost Laws/Etc. can add up to six months to the construction schedule

Schedule Item	Dates	Duration
Develop Draft Project Governance	September 2025	4 weeks
A/E Procurement - RFP/Contract, Interviews, Recom.	September/October	2 months
CM Procurement - RFP/Contract, Interviews, Recom.	September/October	2 months
Tech/Security Designer Procurement - RFP/Contract, Interviews, Recom.	September/October	2 months
Novi Council Approval - A/E Engagement Recommendation	November	
Novi Council Approval - CM Engagement Recommendation	November	
Novi Council Approval - Tech/Security Designer Engagement Recommendation	November	
Novi Council Approval - Project Governance	November	
A/E Program validation	November	4 weeks
Other consultant engagements - Environ, Geo Tech, etc.	November/December	2 months
A/E Schematic Design	December/January 2026	2 months
CM Schematic Design Estimate	February	2 weeks
NOVI Council Approval - SD presentation & estimate	February	
NOVI Council Approval to proceed to Design Development	February	
A/E Design Development	February/March/April	2.5 months
CM Design Development Estimate	Mid May	2 weeks
NOVI Council Design Development Presentation & Estimate	June	
NOVI Council decision to proceed to Construction Documents	June	
A/E Construction Document development	June/July/August/Sept.	3.5 months
CM 95% Construction Document Estimate	Mid September	2 weeks
Bid & post award interviews, recommendation	Mid Sept./Mid November	2 months
GMP recommendation for Board packet	End of November	
NOVI Council Approval of GMP	December	
Post GMP sub contractor contract execution	December	1 month
Mobilization, site preparation	January 2027	
Construction	January 2027 - July 2028	18 months
Commissioning and close out	August/September 2028	2 months
Final City Council dates pending yearly calendar approval by Council		

PMR Preliminary Pre-Ballot Schedule

BALLOT PROPOSAL TIMELINE FOR AUGUST 2025



A photograph of a modern classroom with large windows overlooking a landscape. The room is furnished with blue tables and chairs. A blue semi-transparent overlay covers the bottom half of the image, and the word "Discussion" is written in white on this overlay.

Discussion