

OCTOBER 12, 2026

Fire Stations 2 and 3 Design Development Presentation / PSB Schematic Design Discussion

Novi Finance and Administration Committee (FAC)

FAC Agenda

Update, Budget Review and Request to Adjust Contingency (PMR): 10 mins

Fire Station 2 and 3 Design Development Presentation (HED/Christman): 10 mins

FAC Questions and Answers: 10 minutes

Public Safety Building Schematic Design Update (HED/Christman): 20 minutes

- FAC Questions and Answers: 10 minutes

Architectural Services - Design Phase Overview – FS 2 and FS 3

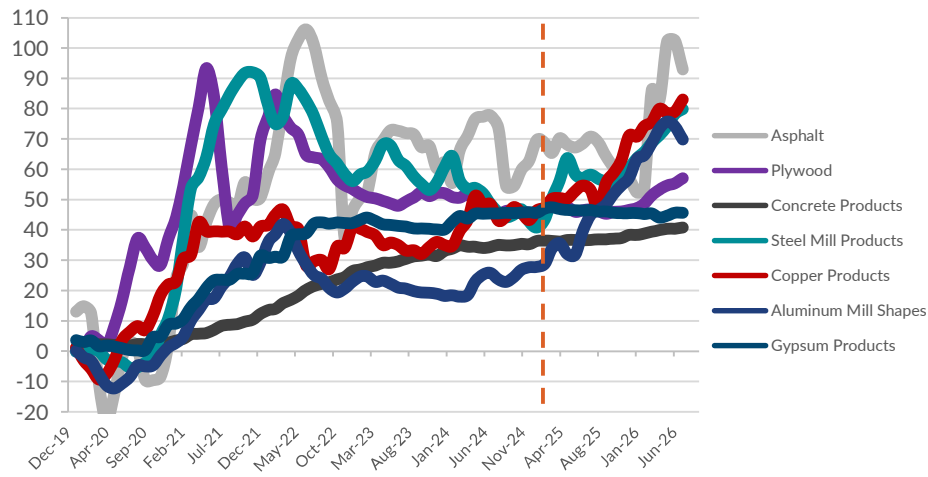
Phases of Design

	Dec '25-Jan '26	February-May	June-October	Nov-Jan 2027	Q4 2026
PHASE	PROGRAMMING	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCT
GOAL	The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the “program of requirements.”	Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.	The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected.	This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project.	Facilitate construction process on time, on budget
PROCESS	During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you.	Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well.	In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems.	All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.).	During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing.
DELIVERABLES	Workplan checklist, illustrations, cost tabulations	Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use	Detailed set of drawings, updated cost estimate	Complete set of drawings and specifications (Construction Documents), updated cost estimate	Project is constructed to the scope established by the architectural drawings
INPUT	at this phase, scope schedule and budget are further refined and finalized for the next phases of the project	At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope will impact schedule and budget	At this phase, changes to the project scope have significant impact on schedule and budget
Duration	6-8 Weeks	8-12 Weeks	8-12 Weeks	8-12 Weeks	

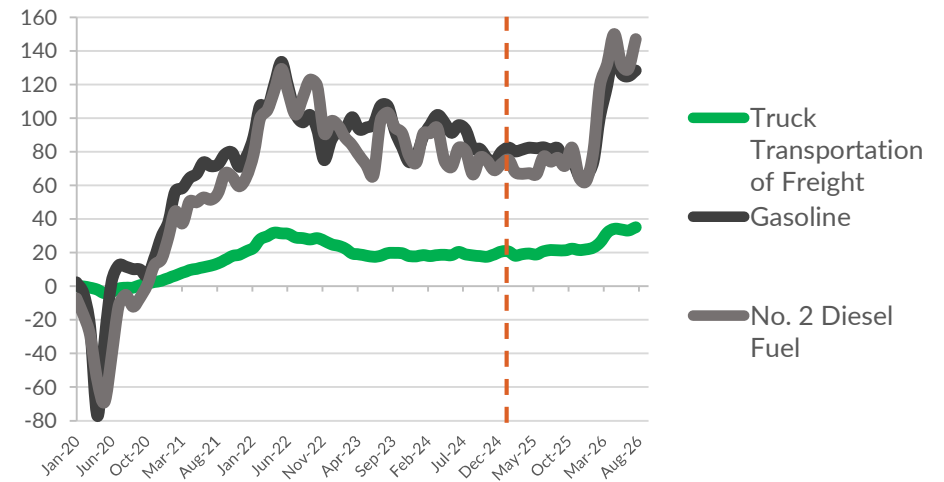
The Impact of Multiple Black Swan Events

The Iran War, Tariffs, and Data Center Projects have triggered significant escalation of costs throughout all construction projects

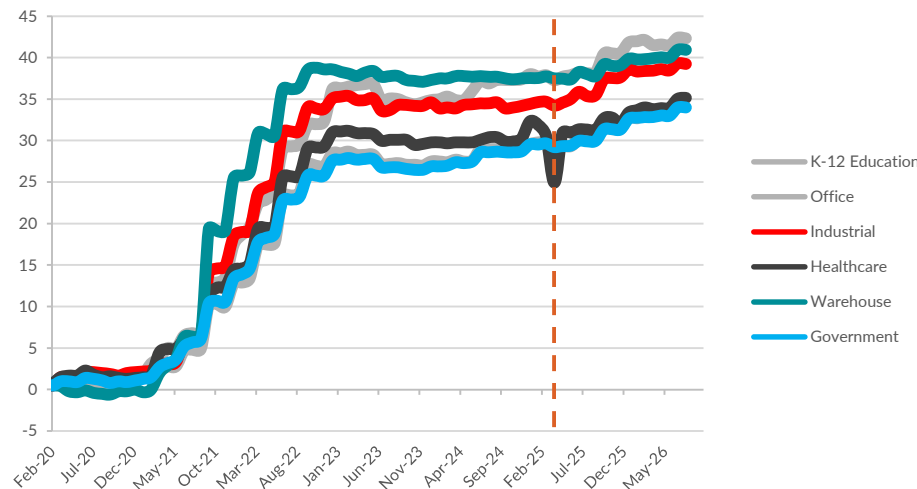
Material Costs



Transportation and Fuel Costs



New Construction



*Novi project budget established
March 2025

Fire Station Design Development (DD)

- Current estimating is still 10% within budget
- Groundbreaking on track for 4th Quarter of this year
 - A bid package for sitework, utilities and superstructure will be on the October 12 City Council agenda
- Site plan package submitted to City for site plan approval on September 23, 2026; currently under review
- City Council DD Presentation scheduled for October 26
- Construction Documents (90%) to be presented in late Jan. 2027

A photograph of a classroom with large windows overlooking a landscape. The room is filled with blue-tinted tables and chairs. The text "FS 2 and FS 3 Design Development Presentation" is overlaid in white.

FS 2 and FS 3 Design Development Presentation



Public Safety Building Update