



MARCH 23, 2026

# Public Safety Program Update

*Presented to Novi City Council*

# Team Introduction



**Brian Weber**  
SENIOR VICE PRESIDENT  
Plante Moran Realpoint



**Todd Fenton**  
VICE PRESIDENT  
Plante Moran Realpoint

# Presentation Overview

- 1) Site Due Diligence Activities
- 2) Procurement Activities to Date
- 3) Governance Activities
- 4) Current Budget
- 5) Design Activities to Date
- 6) Look Ahead Schedule
- 7) Questions

# Site Due Diligence Activities

September 2025 – Spring 2026

## Site Analysis

- Land Surveys - Topographic / Boundary / Underground Utilities
- Confirm Easements and Lot Line Requirements
- Geotechnical Soil Sampling and Analysis

## Regulatory

- Wetland Analysis and Management Planning
- Contaminated Soils Analysis and Abatement Planning
- Stormwater Management

# Site Due Diligence Activities

September 2025 – Spring 2026

## Public Utilities & Infrastructure

- Confirm Existing Public Utility Locations and Capacities
  - Electricity, Water, Gas, Fiber Optic, Storm & Sewer
  
- City/PMR currently working with DTE to investigate budget and timeline utility relocation pertaining to City Road Project
  - DTE will provide estimate in three weeks
  - PMR to provide update to FAC in April

# Procurement Activities

## Architect/Engineer (A/E)

- Finance and Administration Committee (FAC) interviewed two firms on 9/15/25.
- Thereafter, PMR negotiated with both firms to clarify fees.
- Council award of A/E work to HED/BRW on 10/6/25 (contract executed 11/21/25).

## Construction Manager (CM)

- FAC interviewed two firms on 10/21/25.
- Council award of CM work to Christman on 11/17/25 (contract executed 1/12/26).

## Technology

- PMR issued an invite-only RFP on 12/17/25.
- Interviews held by PMR and the City on 2/11/26.
- Council award to Howell Design Group on 3/9/26 (contract out for execution).

## Future Procurement

- Commissioning Agent, Materials Testing, Building Envelope Consultant, FF&E Vendor

# Governance

## Reporting

PMR will maintain a Change Order log to be sent weekly to Council

PMR will continue to provide weekly updates that highlight previous, current, and future project items of note

## Additional Meetings

- City Council Public Updates (twice a year)
- Finance and Administration Committee (quarterly)
- Owner's Meeting (monthly)
- OAC Meetings (biweekly)
- Design Meetings (weekly and ongoing)

# Governance

## Novi City Council's approvals:

- 1) Owner's Representative (complete)
- 2) A/E firm (complete)
- 3) CM firm (complete);
- 4) Technology firm (complete)
- 5) Governance Documents/Program budget (complete)
- 6) Schematic design
- 7) Design development
- 8) Furniture vendor
- 9) Contractor bid packages
- 10) Change orders ("CO"s) in excess of contingency or program budget

# Budget

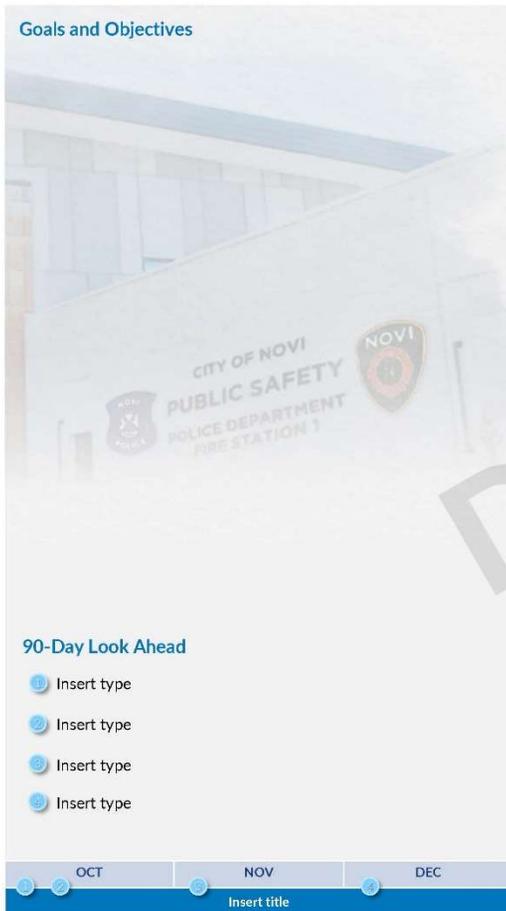
<b>Description</b>	<b>Projected Budget *</b>
<b>Public Safety Building (PSB)</b>	<b>73,850,000.00</b>
<b>Fire Station 2</b>	<b>13,150,000.00</b>
<b>Fire Station 3</b>	<b>13,000,000.00</b>
<b>Fire Station 4</b>	<b>2,000,000.00</b>
<b>Road and Infrastructure Improvements</b>	<b>18,000,000.00</b>
	<b>120,000,000.00</b>

# Budget

## Dashboard and Reporting (3rd Quarter 2026)

### City of Novi | 2025 Public Safety Program | Month/Year Dashboard Report

**Goals and Objectives**



**90-Day Look Ahead**

- 1 Insert type
- 2 Insert type
- 3 Insert type
- 4 Insert type

OCT NOV DEC

Insert title

#### Cost to Complete

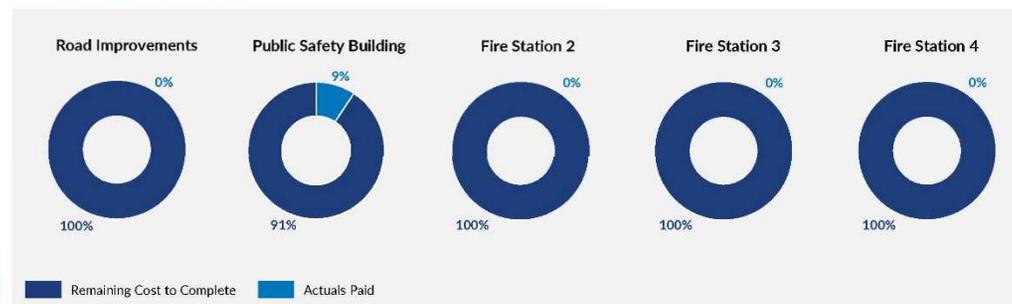
Category	A Current Budget	B Current Contracts & Purchase Orders	C Actuals Paid	D (B - C) Remaining Cost To Complete	E Forecasted Contracts & Purchase Orders	F (A - B - E) Unallocated Reserve	G (B + E + F - A) Forecasted Over/(Under)
Police and Fire Facilities	\$ 102,000,000						
Public Safety Building							
Fire Station 2							
Fire Station 3							
Fire Station 4							
Road & Infrastructure Improvements	\$ 18,000,000						
Professional Services							
Owner Costs							
Construction							
Project Contingency							
<b>Grand Totals</b>	<b>\$120,000,000</b>						

Insert footnote

#### Program Schedule

Activity	Q1 2026			Q2 2026			Q3 2026			Q4 2026			Q1 2027		
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3

#### Construction Cost Summary



# Design Activities (HED/BRW)

December 2025 – Present

## Tours of Public Safety Facilities

- Tours of Texas Public Safety facilities – December 14-16, 2025
- Tour of Lansing Public Safety Project – February 27, 2026

## Design Workshops

- HED/BRW team performed on-site design workshops in Novi from December 1 – 3, 2025, and again February 23 – 27, 2026.
- Design meetings with PMR and City occur weekly
- Site plan approval meetings and coordination meetings with DTE are underway

# Design Activities (HED/BRW)

December 2025 – Present

## Project Design Approach

- Targeting substantial completion of Fire Station 2 and Fire Station 3 by December 2027
- Public Safety Building construction to commence in 2027
- Conceptual Design presentation scheduled for the FAC on April 13, 2026, and a schematic design presentation for Fire Stations 2 and 3 will occur in June 2026 for both City Council and the FAC.
- Neighborhood Meetings for the Fire Station 2 and 3 sites will occur in late Spring/early Summer

---

# Look Ahead Schedule

## Conceptual Design – Public Safety Building and Fire Stations 2 and 3

Presentation to FAC on 4/13/26 for feedback

## Schematic Design – Fire Station 2 and Fire Station 3

Presentation to FAC in June 2026, followed by City Council presentation on June 8, 2026.

## City of Novi Road Project

City anticipates bidding this project in Spring 2026

## Future Procurement

Commissioning Agent, Materials Testing, Building Envelope Consultant, FF&E (furniture, fixtures and equipment) vendor

## Neighborhood Meetings

Fire Station 2 and Fire Station 3 neighborhood meetings to occur late Spring/early Summer



# Questions