

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER

FROM: ERICK W. ZINSER,
DIRECTOR OF PUBLIC SAFETY/CHIEF OF POLICE

SUBJECT: PUBLIC SAFETY BUILDING NEEDS COMMITTEE,
EXECUTIVE SUMMARY

DATE: MARCH 19, 2024

Executive Summary

The Novi Department of Public Safety facilities are aging and falling behind in spatial needs. The police department building was constructed in 1980, forty years ago. It was renovated in 2000 and is regularly updated or retrofitted to meet today's demands. However, it is deficient for an evolving workforce, technological advancements, and outdated HVAC needs.

Fire Station's One and Two were both constructed in 1981. A 2,295 square foot expansion was completed in 1988 at Station One. A renovation was completed on Fire Station Two in the winter of 2009. Since then, these two stations have not been updated.

Fire Station Three was constructed in 1978, and there has been no remodeling since its original construction. None of these three fire stations have adequate facilities to accommodate a diverse workforce. There are limited female facilities in the fire stations, and there are no locker rooms for our female employees. Much like the police department, the fire stations are deficient in an evolving workforce, technological advancements, and outdated HVAC needs. The City of Novi recognizes these outdated facilities and, in 2023, established a Public Safety Needs Facilities Committee to address the aging facilities.

The Public Safety Needs Facilities Committee identified the necessity to replace the Police Department building, Fire Stations One, Two and Three. In 2020, the City of Novi purchased a 1.76-acre parcel of land on Venture Drive north of Nine Mile Road. The intent of this parcel of land was to build a new Fire Station Three on this location.

In 2023 the City of Novi purchased land on the Southwest corner of Eleven Mile and Lee Begole Drive to build a new Public Safety Headquarters that would encompass a Police Department and Fire Station One. The committee is currently deliberating the placement of Fire Station Two regarding rebuilding on the current site or identifying a new location. The committee also recognized two areas of the city that see extended fire department response times due to their proximity to the closest station. Discussions led to the proposal of two additional fire stations in those areas: one in the northwest and one in the southwest corners of the city.

The committee solicited Redstone Architects to conduct a space needs assessment, run time analysis, cost analysis, and provided “block” diagrams to ensure the identified locations could accommodate new facilities.

Run Time Analysis

The current locations of the Novi fire stations date back to 1978, and the City's Master Plan at that time. When determining the location for each fire station, there was no run time analysis. To determine the location of a fire station these items were taken into consideration; existing roadways, future development, response distance and three road miles of any point in the city, with the commercial and industrial areas being within two miles of one to two stations.

Other than Station Three, all other stations were built in accordance with the 1978-79 Master Plan. Station Three was originally planned to be located at the intersection of Nine Mile and Meadowbrook Roads. However, it was built on the present site, Roethel Drive and Nine Mile Road, due to land cost and homeowner opposition. It was imperative to build Station Three along the Nine Mile corridor to ensure an efficient response to the surrounding area.

In 2023, Station Three turned out an average response time of 5:24. The current location of Fire Station One is located at 42975 Grand River Avenue adjacent to Main Street. In 2023, Station One turned out an average response time of 4:53. Both response times are well under the Oakland County Medical Control Authorities requirement of six minutes. The location on Venture Drive is .48 miles from Station Three's current location and Station One is .41 miles from the proposed location on Lee Begole Drive.

The run time analysis does show there will be an increase in response times for Stations One and Three if they are relocated to the proposed locations. However, the run time analysis is limited. The analysis can only break down a response time by the minute, not in seconds. Given that both proposed locations are less than half a mile from their current locations, we believe (anecdotally) based on location the increase will be a few seconds, not minutes. We also believe that once the new facilities are in place we will not recognize a significant increase in response times and preconceived concerns will be diminished.

New facilities will increase efficiency and foster reduced response times. Furthermore, we are confident our monthly response time reporting will remain below the Oakland County Medical Control Authorities requirements.

Recommendation

With all the information analyzed and price estimates received, it is staff's recommendation to proceed with the following:

1. Proceed with planning and proposal to construct a new Fire Station in conjunction with a new Police Administration Building on Lee BeGole north of 11 Mile Road
2. Proceed with the proposed construction of a new Station # 3 on the City-owned property on Venture Drive, north of 9 Mile Road
3. Identify possible locations/properties near Station # 2 in order to construct a new facility replacing the current building