CITY OF NOVI

Police Department
Indoor Gun Range and Training Facility Assessment Analysis with Master Plan for Novi Police Department at Community Build Out

Field Services Complex
Facility Needs Master Plan

For presentation on November 20, 2006
City of Novi Police Department

Indoor Gun Range and Training Facility Assessment Analysis with Master Plan for Novi Police Department at Community Build Out
MISSION

To meet future public safety needs and city growth and then determine how the current facilities should be expanded.
Study Methodology

Step 1:
- Current and Future Operations
- Growth Needs Analysis

Step 2:
- Facility Analysis
- Program Analysis

Step 3:
- Options
- Preferred Options
- Report
COMMITTEE PROCESS

Dedicated Involvement
• Core Planning Group
• Novi Police Staff
• City Manager
• Over 12 Meetings

Guiding Principles – Police Core Planning Group
• Anticipate the policing needs of the City, the building needs to consider for the long-term build-out of the community.

• A facility the department and the citizens are proud of.

• Providing a welcoming environment, a safe haven for all.

• A facility that offers protection for citizens & the community; not intimidating.

• A facility that can bridge the officers with the community.

• Building to incorporate durable, high quality materials with attention to detail.

• Technologically advanced; state of the art.

• Fiscally responsible, not opulent or overbuilt.

• A facility that can promote community events, volunteerism, spirit of involvement.

• Striving for excellence by continuous improvement.

• The Golden Rule – Treat others as you want to be treated.
FUTURE PROJECTIONS

City of Novi Population Projections
2006: 54,423
2024: 68,059

Novi Police Staff Projections
2006: 70 sworn officers
       29 civilian staff
2024: 102 sworn officers
       34 civilian staff

EXISTING FUNCTIONAL ISSUES

- Circulation is inefficient. Building does not flow well.
- Locker rooms are undersized.
- Inadequate sally port space.
- HVAC control problems.
- Security deficiencies where public interacts.
- No Firearms Training System/Tactics/Media Room.
- Limited training space and storage space.

Current Novi Police Training Center
Tour Highlights

As a part of the planning process, the CORE Planning Group visited several local facilities to gather information relevant to this project:

- Troy Police Department
- Waterford Township Police Department
- Dearborn Heights Police Department
- Farmington Indoor Gun Range
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Troy Police Department

Security measures

Dedicated Multi-functional Media Room
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Troy Police Department

Efficiently stored equipment

Efficiently programmed crime lab located adjacent to property room
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Troy Police Department

Kitchen off of Communications Center to enhance efficiency
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Troy Police Department

Secure double vehicle sally port

Interior of secure double vehicle sally port
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Troy Police Department

Reclining Gran-Trap Range
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Waterford Township Police Department

Security measures

Secured inventory of weapons and equipment
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Waterford Township Police Department

Open range provides for flexibility in training with moving targets

Individual shooting stalls
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Waterford Township Police Department

Controls allow for individual movement of each firing lane
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities
Dearborn Heights Police Department

Security measures

Dedicated EOC
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Dearborn Heights Police Department

Dedicated FATS Room

Dedicated Training Center
TOUR HIGHLIGHTS

Core Planning Group Toured Four Facilities

Dearborn Heights Police Department

Secure double space vehicle sally port

Range control room allows for movement of individual targets
TOUR HIGHLIGHTS

Current Gun Range at Farmington DPW

Control Room

Control Panel
TOUR HIGHLIGHTS

Current Gun Range at Farmington DPW

Control Panel in Disrepair

Antiquated System
TOUR HIGHLIGHTS

Current Gun Range at Farmington DPW

- Targets will not edge
- Communication is limited
TOUR HIGHLIGHTS

Current Gun Range at Farmington DPW

- Recycled air ventilation system with no filters
- Broken drop-down counters
  Lack of flexibility – fixed firing positions
TOUR HIGHLIGHTS

Current Gun Range at Farmington DPW

All targets set at one distance

Metal backstop causes lead to be released upon impact of fired rounds
PROGRAM ANALYSIS

Space needs were determined through meetings with the Core Planning Group.

<table>
<thead>
<tr>
<th>Division</th>
<th>Existing</th>
<th>Program Need</th>
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</thead>
<tbody>
<tr>
<td>Detention Facilities</td>
<td>3,688 S.F.</td>
<td>4,203 S.F.</td>
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<tr>
<td>Evidence</td>
<td>2,214 S.F.</td>
<td>2,716 S.F.</td>
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<tr>
<td>Dispatch</td>
<td>953 S.F.</td>
<td>1,147 S.F.</td>
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<tr>
<td>Support Services</td>
<td>2,649 S.F.</td>
<td>4,745 S.F.</td>
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<td>Lobby</td>
<td>759 S.F.</td>
<td>759 S.F.</td>
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<tr>
<td>Uniform Division</td>
<td>2,205 S.F.</td>
<td>3,209 S.F.</td>
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<tr>
<td>Fleet Maintenance</td>
<td>2,197 S.F.</td>
<td>2,197 S.F.</td>
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<tr>
<td>Training</td>
<td>2,322 S.F.</td>
<td>5,225 S.F.</td>
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<td>Administration</td>
<td>2,633 S.F.</td>
<td>3,106 S.F.</td>
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<tr>
<td>Records</td>
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<td>1,445 S.F.</td>
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<tr>
<td>Investigation</td>
<td>3,036 S.F.</td>
<td>3,850 S.F.</td>
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<tr>
<td>Building Services</td>
<td>1,352 S.F.</td>
<td>2,552 S.F.</td>
</tr>
<tr>
<td>Indoor Gun Range</td>
<td>0 S.F.</td>
<td>5,108 S.F.</td>
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<tr>
<td>TOTAL NET S.F.</td>
<td>25,273 S.F.</td>
<td>40,262 S.F.</td>
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<tr>
<td>Circulation/Const. Factor</td>
<td>1.44</td>
<td>1.32</td>
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<tr>
<td>TOTAL GROSS S.F.</td>
<td>36,300 S.F.</td>
<td>53,080 S.F.</td>
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</table>
CURRENT POLICE HEADQUARTERS
MAIN LEVEL FLOOR PLAN

Floor Plan not shown
CURRENT POLICE HEADQUARTERS

UPPER LEVEL FLOOR PLAN

Floor Plan not shown
OPTION I: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE FSC FACILITY SITE

MAIN LEVEL FLOOR PLAN

Preliminary Cost Estimate

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Construction Cost</td>
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<tr>
<td>Project Cost</td>
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<td><strong>$6,671,350.00</strong></td>
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*Includes Indoor Gun Range Costs

Floor Plan not shown
OPTION I: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE FSC FACILITY SITE

UPPER LEVEL FLOOR PLAN

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OPTION I: Complete Renovation and Full Build-Out
INDOOR GUN RANGE AT THE FSC FACILITY SITE

Gun Range Construction Costs

**Preliminary Cost Estimate**
- Construction Cost: $1,347,500.00
- Project Cost: $377,800.00
- TOTAL: $1,725,300.00

**Site Development Costs Include:**
- Ten Parking Spaces/ Drive
- Utility Connections
- Screening Berm to North
- Shift Recycle Center to West
OPTION I: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE FSC FACILITY SITE

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OPTION I: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE FSC FACILITY SITE
OPTION II: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE POLICE FACILITY SITE

MAIN LEVEL FLOOR PLAN

Floor Plan not shown

### Preliminary Cost Estimate

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<th>Cost</th>
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<td>Project Cost</td>
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INDOOR GUN RANGE AT THE POLICE FACILITY SITE

UPPER LEVEL FLOOR PLAN

Floor Plan not shown

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Preliminary Cost Estimate

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OPTION II: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE POLICE FACILITY SITE
OPTION III: Complete Renovation and Full Build-Out

WITHOUT INDOOR GUN RANGE

MAIN LEVEL FLOOR PLAN

Floor Plan not shown

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**Preliminary Cost Estimate**

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OPTION III: Complete Renovation and Full Build-Out

WITHOUT INDOOR GUN RANGE

UPPER LEVEL FLOOR PLAN

Floor Plan not shown

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OPTION III: Complete Renovation and Full Build-Out

INDOOR GUN RANGE AT THE FSC FACILITY SITE
FACILITY ANALYSIS

Site
- West parking lots and drop-off is in good condition.
- East parking lot experiences pooling of water.
- Exterior stoop outside mechanical room retains water.
- Fencing is in good condition.

Exterior
- Brick veneer is in good condition.
- Upper level windows experience leaking / failed gaskets.
- Window soffits require some repair.
- Roof areas are in good condition with one problem area at level change.
FACILITY ANALYSIS

Interior

• Interior finishes are in good condition and are well maintained.
• Casework is in good condition. Sergeants Office requires more efficient storage.
• Public counters lack security glass enhancements.

Accessibility

• Accessible restrooms are available for public and staff.
• Original doors lack lever hardware.
• No clearance issues were observed.
• Elevator is available for second floor access.
FACILITY ANALYSIS

Hazardous Materials
• No evidence of asbestos containing materials.

Life Safety
• Fire alarm system was upgraded in 2000 with adequate expandability.
• Exit sign coverage is adequate.
• The boiler room has fire protection system.

Antiquated boiler controls for old pneumatic system

Inefficient storage space in gun armory
FACILITY ANALYSIS

Electrical Systems

• Electrical service equipment is in fair condition. Finding replacement parts may be difficult.

• Light fixtures are in good condition.

• Generator is in good condition with some expandability.

• Dedicated receptacles should be provided where space heater use will continue.

Mechanical Systems

• Heating & cooling zone control is inadequate.

• Minimal expandability exists with boiler plan.

• Pneumatic controls for building systems have been consistently problematic.

• Air handling units are aging. Replacement of unit components will extend lifecycle.

• Many fans are not working properly, compromising ventilation.
• The Core Planning Group spoke with drug educators and Novi school officials

• Based on these discussions, it was learned that children learn best in small groups

• Novi school officials indicated that the auditorium located at the Novi Middle School is available for any special events involving groups of over 500 persons

Novi Middle School Auditorium
City of Novi Police Department

Question and Answer
City of Novi – Field Services Complex

Facility Needs Master Plan

In Partnership with
Parks, Recreation & Forestry
Water and Sewer Engineering
FUTURE PROJECTIONS

City of Novi Population Projections
2006: 54,423
2024: 68,059

Novi FSC Space Projections
2006: 33,860 square feet
        10,200 square feet of cold storage
        5.58 acres
2024: 93,250 square feet
        25,400 square feet of cold storage
        7.83 acres

EXISTING FUNCTIONAL ISSUES

1. Lack of sufficient space to store vehicles and equipment.
2. Current locker room, restrooms and lunch room space is limited. No central location for employee meetings and training.
3. Existing mechanical structures need repair or replacement.
4. Current layout of the facility allows visitors easy access to the site.
5. Current layout does not provide adequate site security

Vehicle maintenance garage
City of Novi Department of Public Works

Main garage

Water and sewer department

Existing facility lunch rooms
City of Novi Department of Public Works

DPW

Existing facility lunch rooms

Parks, Recreation & Forestry
City of Novi Department of Public Works

Men’s rest room

Conference room
Forestry area

Mezzanine storage
City of Novi Department of Public Works

Sign shop

Vehicle maintenance / tool crib area
City of Novi Department of Public Works

Additional equipment and vehicle storage building

Water and sewer department
City of Novi Department of Public Works

Employee parking
City of Novi Department of Public Works

Covered storage

Recycling center
City of Novi Department of Public Works

Vehicle maintenance area
City of Novi Department of Public Works

Vehicle maintenance area
City of Novi Department of Public Works

Vehicle maintenance area
City of Novi Department of Public Works

Outside emergency generator storage

Material storage
TOUR HIGHLIGHTS

As a part of the planning process, the CORE Planning Group toured five local Department of Public Works facilities:

• Troy
• Auburn Hills
• Waterford
• Farmington Hills
• Taylor
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Troy Department of Public Works

Employee lunch room

Parks and Recreation outside repair area
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Troy Department of Public Works

Vehicle maintenance area
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities
Auburn Hills Department of Public Works

Lunch / break room
Mezzanine area
Sign shop
Vehicle maintenance area
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Auburn Hills Department of Public Works

Mezzanine storage  DPW vehicle garage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Auburn Hills Department of Public Works

Covered outside material storage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Auburn Hills Department of Public Works

Vehicle maintenance area

Vehicle / maintenance garage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Waterford Township Department of Public Works

Main entrance

Administrative offices
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Waterford Township Department of Public Works

Employee lunch room

Vehicle maintenance area
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Covered vehicle storage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Administrative offices
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Men’s restroom

Men’s Locker room
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Employee lunch room
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Parts storage room
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Vehicle wash bay

Vehicle/equipment storage garage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Farmington Hills Department of Public Works

Salt storage domes
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Taylor Department of Public Works

Vehicle/equipment storage garage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities
Taylor Department of Public Works

DPW Directors office

Covered vehicle parking and equipment storage
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Taylor Department of Public Works

Covered material storage

Vehicle maintenance bays
TOUR HIGHLIGHTS

Core Planning Group Toured Five Facilities

Taylor Department of Public Works

Men's locker room
FACILITY ANALYSIS

Site

- Paving is a combination of asphalt and concrete. Damage is present in several locations.
- Pedestrian traffic of visitors to the complex is not controlled. Visitors can access any part of the site thus compromising security and safety.

Exterior – FSC Building

- Exterior block is in good condition.
- Rust is occurring at the underside of the siding. Siding, otherwise, is in good condition.
- Brick requires tuck pointing outside of the Wash Bay.
- Exterior thresholds at the Wash Bay doors have moderate damage.
- Abandoned pipe penetration within the exterior wall outside of the Wash Bay doors requires patching.
FACILITY ANALYSIS

Exterior – FSC Building (continued)

• The roofing system had previous leaks but has since been repaired.
• The exterior insulated glazing and aluminum framing window system condensates at various locations.
• Waste oil tank outside of the garage leaks oil and needs repair.
• The gaskets at the overhead door outside of the Forestry Garage needs repair.
• Significant leaking in atrium glass at visitors entrance.

Exterior – Salt Dome

• The block and wood construction salt dome has damage and penetration within the roof and block wall. The existing metal flashing is rusted, damaged and missing in various locations.
FACILITY ANALYSIS

Exterior – Enclosed Cold Storage Building
• The roofing, block, siding and overhead doors are in good condition.

Interior – FSC Building
• Surface rust is present on the existing steel framing system in the Forestry Garage, Fleet Maintenance Garage, Wash Bay and Mezzanine area.

Accessibility – FSC Building
• Accessibility to the existing Water/Sewer area, Storage/Tool Crib Room, Mezzanine, Parks/Recreation Garage does not occur at finish floor elevation changes.
• The existing hand rails at the Mezzanine stairs does not have the required top and bottom extension.
FACILITY ANALYSIS

Hazardous Materials
• No evidence of asbestos containing materials.

Life Safety
• Fire alarm system was upgraded in 2006.
• Exit sign coverage appears adequate.

Electrical System
• Most mechanical systems are in need of repair or replacement.
### Proposed Main Level Plan

**MAIN LEVEL ADJOINING TO INDOOR GUN RANGE**

**Option I – Partial Build Out**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Cost</td>
<td>$6,108,000</td>
</tr>
<tr>
<td>Project Cost</td>
<td>$1,525,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$7,633,000</strong></td>
</tr>
</tbody>
</table>

*(Does not include cost of Indoor Gun Range, nor the cost savings from site work and utilities by having already completed the indoor gun range)*

Floor plan not shown
Proposed Mezzanine Storage Area
ABOVE PROPOSED BUILD OUT AND INDOOR GUN RANGE

Option I – Partial Build Out

Preliminary Cost Estimate

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Floor Plan not shown
Proposed Main Level Plan

MAIN LEVEL ADJOINING TO INDOOR GUN RANGE

Floor Plan not shown

Option II – Complete Build Out with Future Development

Preliminary Cost Estimate

<p>| | |</p>
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<tr>
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<tbody>
<tr>
<td>Construction Cost</td>
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Proposed Mezzanine Storage Area

ABOVE PROPOSED BUILD OUT AND GUN RANGE

Floor Plan not shown

Option II – Complete Build Out with Future Development

Preliminary Cost Estimate

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Proposed Main Level Plan

MAIN LEVEL ADJOINING TO INDOOR GUN RANGE

Floor Plan not shown

Option III – Complete Build Out

Preliminary Cost Estimate

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**Proposed Mezzanine Storage Area**

ABOVE PROPOSED BUILD OUT AND GUN RANGE

Floor Plan not shown

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**Option III – Complete Build Out**

**Preliminary Cost Estimate**

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City of Novi – Field Services Complex

Question and Answer