

DECEMBER 17, 2024

Finance and Administration Committee Meeting

City of Novi

Introductions and Background



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On July 25, 2024, the City of Novi issued a Request for Proposals for a consultant to assist the City with the design and construction of new public safety facilities, in addition to spearheading the informational campaign that the City will use to seek financing through a voter-approved ballot initiative

At the September 30, 2024, City Council meeting, Plante Moran Realpoint (PMR) was awarded this work subject to scope adjustments and legal and administrative approval

PMR's first meeting with the City Administration was held on October 14, 2024

PMR Work To Date

Since PMR's first meeting with City Administration...

- PMR established a bi-weekly meeting schedule
- PMR established a Sharepoint document storage site, and has been reviewing:
 - Redstone Architect reports
 - Novi department strategic plans
 - Millage history
- Upon request, PMR added a facility assessment to its scope for the Police Station and Fire Stations 1-3
- Upon request, PMR added site review to its scope and will continue to monitor eligible commercial sites for sale for Fire Stations 2 and 3
- PMR provided an update to City Council summarizing its work to date on 11-20-24

PMR Work To Date

During the first phase of this engagement, PMR's work is data driven and campaign-focused.

Three critical issues have been raised for the City to immediately consider:

1. Facility Assessment Services
2. Site Selection Services
3. Timing and Type of Ballot Initiative

Facility Assessment of Novi Public Safety Buildings

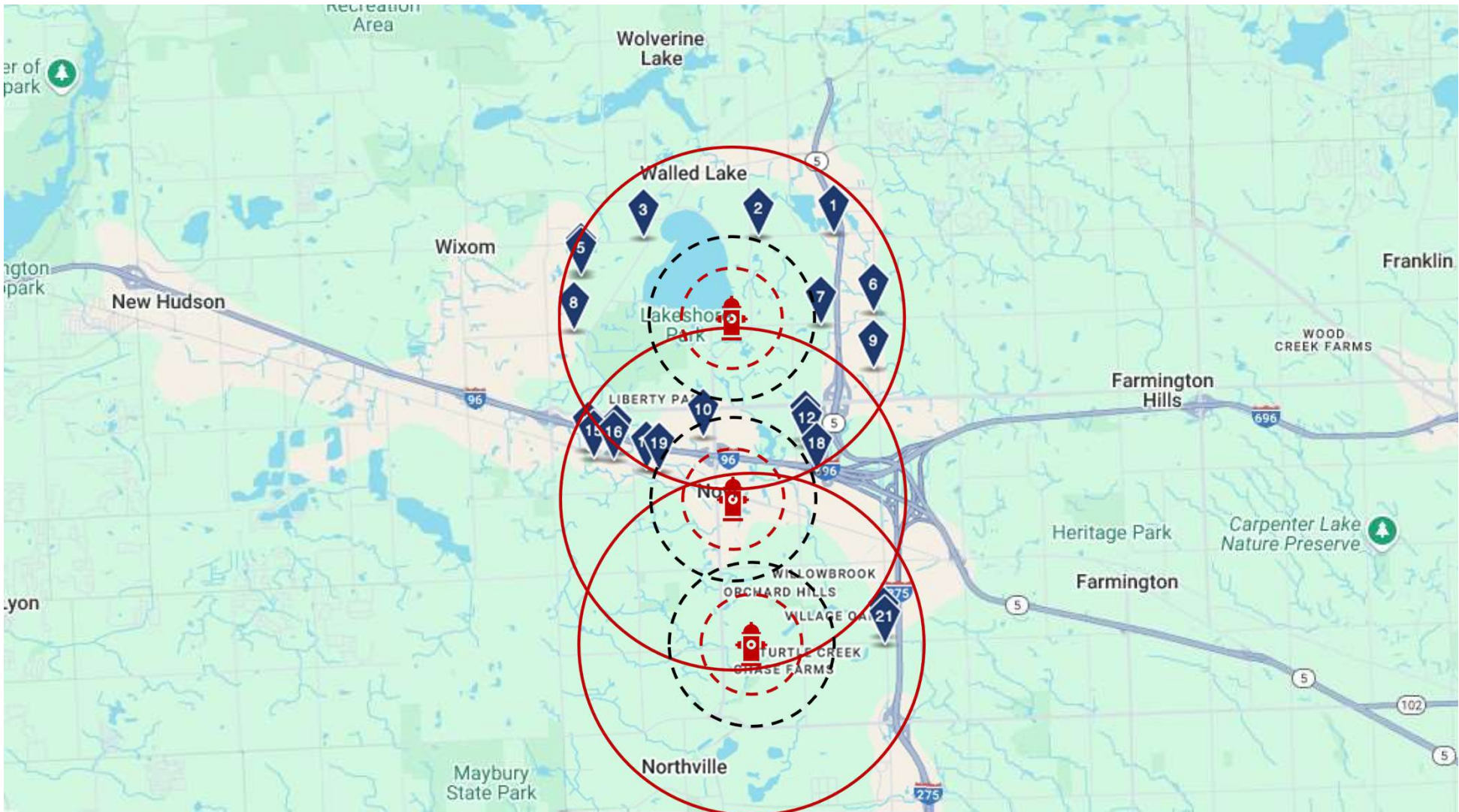
A facility assessment was not included in the scope of the City's original RFP

- This assessment is critical to answering questions from the public pertaining to the physical condition and adaptability of these buildings.
 - Are they nearing the end of their useful life? If not, is there an operational need that requires new construction over renovation or an addition? Are these buildings obsolete or adaptable to new operational uses?
- PMR added this facility assessment to its scope, visited all of these sites in November 2024, and is working to have this assessment completed in January 2025

Site Selection Services

Site selection was not included in the scope of the City's original RFP

- PMR concurs with Redstone Architects' findings that the location for Fire Stations 2 and 3 will need to be on parcels in excess of two acres.
- Looking at similarly-sized fire stations, 2.5 acres is recommended if the site has underground stormwater retention, and 4.5 acres if above ground
- 2.5 acres also allows for adequate passthroughs
- PMR's site searches are limited to for sale commercial properties only via CoStar



Existing Fire Station



2 Mile Radius



1 Mile Radius



0.5 Mile Radius

West Bloomfield Fire Station #3

Total Program Cost: \$5.5M

Square Feet: 11,390 SF

Acres: 2.5 (surface retention)

Amenities:

- Four Apparatus Bays
- Workshop
- Hose room
- Air Tank Room
- Turnout gear room
- Decontamination/turnout laundry
- EMS room
- Operational storage
- Fitness area
- Watch room
- Training room
- Kitchen
- Station laundry
- Individual dorm rooms
- Individual toilet/shower rooms
- Locker facilities
- Dayroom
- Dining room
- General storage
- Officer's quarters



Westland Fire Station #2

Total Program Cost: \$8.5M

Square Feet: 13,100 SF

Acres: 5.0 acres (above ground retention)

Amenities:

- Three Apparatus Bays
- Fire Command / Training Center
- Fire Training Tower
- Hose room
- Air Tank Room
- Turnout gear room
- Decontamination/turnout laundry
- EMS room
- Operational storage
- Fitness area
- Watch room
- Training room
- Kitchen
- Station laundry
- Individual dorm rooms
- Individual toilet/shower rooms
- Locker facilities
- Dayroom
- Dining room
- General storage
- Officer's quarters



Timing and Type of Ballot Initiative

In discussions with City Staff, it is uncertain whether an operational millage or a bond proposal would be on the ballot in August 2025

Further, a possible alternative to an August 2025 ballot proposal has been raised:

- Renewal of Capital Improvement Millage (CIM) in 2026
 - Originally passed in 2016; no further city millage requests have been made to date
 - The last millage request before CIM occurred in 2012

In the November 2024 election:

- **Renewals** of existing millages passed at a rate of 95% in the SE Michigan region
- Results were slightly more mixed regarding millage **increases** for public services, with voters approving 75% of the proposed millage increases across the region *
- That said, all 10 Public Safety Millage Increase proposals in Nov. 2024 passed

Timing and Type of Ballot Initiative

Whether Novi seeks a renewal of its current millage and/or presents a new millage / bond proposal to voters has a significant impact upon the type of informational campaign PMR will build in the allotted timeframe

- If this project is funded with the 2026 Capital Improvement Millage renewal, PMR will have the time to provide schematic designs of the new facilities, their cost, and their location
 - PMR will also promote city investments made from 2016-2026 with this millage as part of the campaign
- If this project is funded from an August 2025 public safety millage/bond, PMR's campaign will lack the definitive detail it typically provides to build community support
 - PMR will emphasize the need for new state-of-the-art facilities at relatively little cost to the average Novi household
 - The cost of each facility will be an estimate, some locations may be unknown, and accurate schematics of the facilities will not be available

What Kind of Campaign Does Novi Want?

Is there enough time to explain the **Why** and the **What**?

The What is achievable

- PMR can provide the location for this project (with the possible exception of Fire Stations 2 and 3), the size of the buildings, their features, their cost, and a timeline from construction through completion
- PMR does not have the time to procure an architect to provide detailed renderings or floorplans

The Why is a different story

- Why does the City of Novi need new public safety facilities?
- Moreover, how long will it take to convince voters of this need?

A modern classroom with large windows overlooking a landscape. The room is furnished with several tables and chairs. The word "Discussion" is overlaid in white text on the right side of the image.

Discussion