

MAY 19, 2025

# Public Safety Initiative

**Procurement of Professional Services  
Construction Delivery Methods**

*Presented to Novi City Council*

# Presentation Overview

1. Procurement of Professional Services
2. Construction Delivery Method
3. Next Steps
4. Discussion



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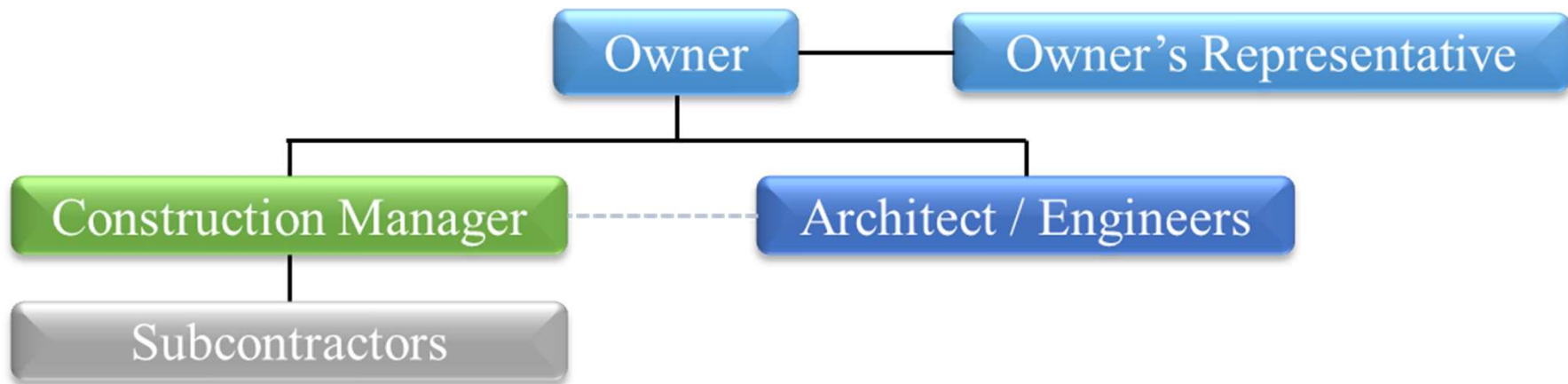
SENIOR VICE PRESIDENT  
Plante Moran Realpoint

# Procurement of Professional Services Recommendation

- The team is recommending a pre-qualified invite-only Request for Proposal (RFP) and selection processes for professional services.
  - This approach is consistent with City of Novi's procurement requirements for professional services.
  - Has been successful in neighboring municipalities and school districts.
  - Encourages participation from qualified firms with a proven track record in projects of comparable size and scope, specialized expertise in Police, Fire, and Public Safety, access to both national and local resources, and robust financial and staffing capabilities.
  - Allows a time-efficient selection process for CON and the participating firms, while respecting the time and efforts of other proposing firms that may not meet the minimum qualifications prioritized by CON.

# Construction Delivery Method Recommendation

## Construction Manager – Constructor (CMc)



- CMc is well suited for large, complex multi-phase and multi-site public projects.
- CMc provides preconstruction phase services to include constructability reviews, cost estimating, and preliminary scheduling.
- CON will hold a contract directly with the Construction Manager, with trade contractors held as sub-contractors to the construction manager.

# Next Steps And Timeline

## May

- Draft Architectural & Engineering (A/E) and Construction Management (CM) RFPs
  - (PMR w/ CON Administration and Legal Counsel)

## June

- Issue the AE and CM RFPs to pre-qualified firms (PMR)

## July

- Receive AE and CM Proposals, and conduct the due diligence / interview processes
  - (PMR w/ CON Administration)

## August

- Upon successful passage of the City's Bond Ballot Proposal, PMR will recommend to City Council for its approval of an A/E firm and a CM firm for this project
- PMR will issue an RFP for Technology Design firms.

A photograph of a modern classroom with large windows overlooking a green landscape. The room is furnished with blue tables and chairs. A blue semi-transparent overlay covers the bottom half of the image, and the word "Discussion" is written in white text on this overlay.

# Discussion