



CITY OF NOVI
Administrative ePacket
July 23, 2026

Council Action/Attention

[Plante Moran Realpoint Update](#)

Shockey Consulting Novi 2050 Strategic Plan Update - Full Update located in City Council ePacket, and will be shared as a presentation at the 7/27 Meeting.

Departmental Updates

[The Buzz Report](#)

[Novi Weekly Road Construction Update \(7/21 - 7/27\)](#)

[Novi Road Traffic Signal Mast Arms - Runkel](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #75

As of:

7/22/2026

Overall
Status

In progress

PMR Previous Activities (October 2024 – July 2026)

Design

- Bi-weekly design meetings continue to occur on Mondays

Other

- ~~FS 2 and FS 3 site plan received approval by Planning Commission of "location, character and extent" at its 7/8/26 meeting.~~
- HED/PMR met with Community Development to discuss final site plan submission process and stormwater detention on 7/21.
- Commissioning Agent contract (JMK) awaiting city signatures.

Upcoming Activities

Governance

- City Council's remaining approvals consist of design development; furniture vendor; contractor bid packages; change orders (CO's) that exceed project contingency or program budget
- FAC to approve budget transfers between projects (for example, a budget transfer from the PSB to FS 2) and use of contingency

Design

- HED/BRW, City, PMR and Christman have value engineered FS 2 and FS 3 to keep project within schematic design budget parameters; correspondence memorializing this milestone is being written by HED for City distribution.
- Approval of FS 2 and FS 3 Design Development to occur at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)
- PSB is currently in the Conceptual Design phase; current timeline is aiming for Schematic Design approval at the 10/12 City Council meeting, with an FAC meeting to be scheduled prior (week of 10/5?)

- ~~Design team/civil engineering has been directed to revise FS 2 and FS 3 site plans with stormwater detention and berm revisions; once revised, design team will meet with Community Development to review~~

- Materials Testing invite-only RFP to be issued this week

Other

- The next PMR's Owner's Meeting with Novi will be on 8/10/26
- FS 2 and FS 3 site bid packages to be issued in August with award at 10/12 City Council meeting.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City of Novi will address any necessary survey and treatment of invasive species for public safety sites

City of Novi Road Project

- Approx. \$18 million, which includes property acquisition and utilities (\$11.5 million "construction cost" for the road itself)
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line
- FS 2 sewer to be discussed with city administration.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site (if needed), and relocation and/or improvements of public utilities adjacent at Lee BeGole Drive to facilitate the road improvements and PSB project.
- PMR analyzing cost-sharing financial scenarios between Public Safety Project and Road Project activities for items listed above for FAC.
- Road Project pre-bid occurred on 7/14, with bid openings scheduled for 7/23. Anticipated Council award date is 8/10.

Procurement and Contracts

- Site work/land clearing for FS 2 and 3 to occur 4th Quarter 2026
- Targeting substantial completion of FS 2 and FS 3 by December 2027, with the PSB starting construction in 2028.
- PMR seeking approval of Mechanical/Electrical Commissioning and Furniture, Fixtures and Equipment (FFE) vendor in 4th Quarter 2026.

Buzz Report

July 23, 2026



Hot Topics:

- **Start of 2026 NSRP and Associated Tree Removals**

Work for the 2026 NSP (Neighborhood Sidewalk Program) will begin on **Monday, July 13th, 2026**. The initial work will be contractor PPM mobilizing to begin tree removal's in previously marked and notified locations where tree removals are to occur as part of the NSP program throughout the City of Novi.

The subdivision of WESTRIDGE DOWNS will not have any work being executed within it, this includes all sidewalk and tree work along WESTRIDGE LN, and GALWAY Dr.

Once the tree removals are complete contractor Major Construction Group will begin sidewalk/concrete work. The first three subdivisions that Major will be working in will be North Haven Woods, Haverhill, and Woods of Novi. Once completed in these three developments, Major will continue working through the remaining subdivisions included in this years NSP program. Sidewalk panel marking / notifications via door hangers and yard signs will occur 2-3 weeks ahead of Major beginning work, with a final notification flyer being distributed approximately one week ahead of concrete work beginning.

Community Relations, in coordination with the Department of Public Works (DPW), sent an informational letter to addresses in the following subdivisions where a tree is marked for removal to help explain the program, the reason trees are being removed, and the possibility of trees being replaced once the program is completed: North Haven Woods, Haverhill Farms, Woods of Novi, Whispering Meadows, Westridge Downs, Royal Crown Estates, Addington, Broadmoor Park, Mockingbird, Simmons Orchard, Cedarspring Estates, Settlers Creek, Camborne, and Homestead Condos.

In addition to the letter, the DPW team will stick to the following communications process as closely as possible:

- Approximately 3 weeks prior to work beginning: Yellow yard signs will be placed at the ends of the work zone.
- Approximately 3 weeks prior to work beginning: Yellow door hangers will be placed at homes with sidewalk panels that are going to be replaced.
- As needed: A green and white Street Tree Removal door hanger will be placed at addresses with a City-owned tree that has been determined to have contributed to the damage to the existing sidewalk and is scheduled to be removed.

The Sidewalk Repair Program webpage has also been updated with the latest information. You can see example of the signage and door hangers to be used on the webpage:

<https://cityofnovi.org/sidewalkrepairprogram/>

- **Food Waste/Compost Bins**

The Food Scrap Composting Program is now active! Collection Bins, alongside instructional signage regarding what [acceptable materials](#) have been placed at the rear parking lot for Ella Mae Power Park. Some issues have been identified with the current placement and so a relocation within the Civic Center campus is being considered. Our account manager from [My Green Michigan](#) has confirmed that our collection/service day going forward will be Tuesdays. Two bins have now also been placed at MSU Tollgate Farm. Social Media posts and other educational promotion are planned in addition to the dedicated webpage: <https://cityofnovi.org/trash/food-scrap-composting-program/>



- **Villa Barr Pathway Project**

The contractor began the Villa Barr pathway paving and extension project the week of June 17th, it is anticipated to take 1-2 weeks to complete. The pathway has now been **Completed** and opened to the public.



Great Lakes Water Authority (GLWA) Status Update:

14 MILE TRANSMISSION WATER MAIN REPLACEMENT: As road restoration work continues on 14 Mile Road between M-5 and Walled Lake, motorists should expect traffic impacts during the week of July 20. During this time, paving crews will remove the existing asphalt and install new pavement in both the eastbound and westbound lanes. Temporary traffic control will be in place to allow crews to safely complete the work. Westbound traffic will remain open, but flagging operations will be used to direct vehicles through the work zone. While every effort will be made to minimize disruptions, motorists should expect delays. To avoid congestion, drivers are encouraged to use 13 Mile Road or West Maple Road as alternate east-west routes whenever possible.

<https://www.glwater.org/14milemainproject/>

Road Construction Projects:

At City Council's request the Administrative ePacket will now include the Weekly Road Construction Updates put together by our Department of Public Works engineering team. This same information is used to update the Better Roads Ahead section of the City webpage in a more easily digestible format for the public <https://cityofnovi.org/betterroadsahead/>

Community and Economic Development Project Updates:

[Map of Development projects](#)

[Development Projects Webpage](#)

- **Stars + Honey**

Locally founded protein bar company is opening a manufacturing facility in Novi after expanding its distribution from direct sales to contracts with Target and Costco. Sales have grown roughly 300% over the past 14 months and the company expects \$50 million in revenues this year.

- **Townes at Haggerty** – Haggerty Road just south of 9 Mile

175 townhouses across 26 buildings are proposed on the west side of Haggerty. A public hearing was held before the Planning Commission on May 6th, for their initial review.

- **Hotels at the Adell Center**

[Preconstruction meeting complete for Home 2 Suites \(5 story/141 rooms\), expected start any day. Working to post Financial Guarantees and Schedule preconstruction meeting for Towne Place Suites \(5 story/129 guestrooms\)](#)

- **Supra Revolving Sushi** (Former Bar Louie) – 12 Mile Crossing

The space recently vacated by Bar Louie is set to become a new revolving sushi restaurant. Permits have been issued and rough inspections are underway. There is not yet a timeline for when they plan to open.

- **Central Park South** – Beck Road, South of Grand River Ave

The former Central Park Estates project has been redesigned and is being treated as a new project by planning. New multiple-family development with 106 units in a single 5-story building. The site improvements include parking on the first level of part of the building, garages, and related open spaces. Awaiting submission of Final Site Plan for review.

- **Providence Meadows** – Grand River Ave, West of Providence Parkway

Proposed rezoning of 31 acres from Light Industrial to High Density Multiple Family to develop 161 townhome units. At the January 14th Planning Commission meeting this project received initial feedback (no votes were taken) and went before Council on May 4th for their [initial input](#). The applicant [has resubmitted as a Rezoning/Planned Suburban Low Rise \(PSLR\) development with 157 units.](#)

- **Grand-Beck Development** – Grand River east of Beck Road

Fuel station, convenience store, and Clean Express car wash to be built on a vacant parcel. Preliminary Site Plan has been approved by the Planning Commission. Awaiting submission of a revised Final Site Plan for review. Estimated Completion Date: Unknown

- **Taft Knolls III** – Taft Rd, north of 10 Mile Rd

The Site plan for a Single-Family Residential Development of 13 new homes is now under construction.

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile

New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board.

Interior Demolition work has commenced as of September. Permits have been issued and work is underway. *Estimated Completion Date:* [September 2026](#)

- **Novi 10 - 10 Mile and Novi Road**
Staff sent the developers a draft of the PRO Agreement in early April. Comments have not received any comments back from them so far.
- **Novi Acres (FKA Station Flats)**
The owners of the property between Target and Sam's recently submitted a new Preliminary Site Plan (61 townhome units and a 6,529-square-foot retail building) under the new name of Novi Acres. The previously planned project, known as Station Flats, has been scuttled. The current project is anticipated to be before Planning Commission in July.
- **Camelot Parc/Avalon** by Village of Stonebrook
Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision). They last went before City Council on [February 23rd](#) for a tentative approval of their PSLR Agreement and Concept plan. The development will come before Council at their July 27th meeting.
- **El Car Wash # 2** (former Original \$6 Car Wash) - Novi Road and 96
Permits have been issued. *Estimated Completion Date: August 17, 2026, however they have several permits that need to be finalized.*
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. Permits issued and rough inspections are underway. *Estimated Completion Date: [Grand opening and ribbon cutting set for August 4th](#)*
- **Transformco (Former Sears at Twelve Oaks)**
Spaces for [a Dicks House of Sport, Round 1 Arcade and Bowling, and Primark](#). Nearly all the external work has been completed. Construction continues for all 3 future tenants. *Estimated Completion Date: [September 2026 \(for Dicks House of Sport\)](#). [Primark and Round One](#) expected around December 1, 2026.*
- **Nagase America, LLC**
The Mobility Solutions office for Nagase America moved this spring from Novi's Crystal Glen Office Centre (9112 sq ft), near Eight Mile and Hagerty, to the 211 West Fort St. office tower in downtown Detroit. According to an [article in MSN](#), 25 employees will work in the new Detroit office.

Ordinance Enforcement Updates:

- **DICE (24555 Novi Rd):** Community Development continues to work with them to clean up graffiti on the back of the building. Their plans for a car wash are set to expire very soon.

Frequently Asked Questions:

1. Does the City of Novi have a Policy or Ordinance regarding e-bikes/electric scooters/electric minibikes (especially on sidewalks)?

Answer: No, The City of Novi does not *currently* have an ordinance regarding e-bikes or similar toys/vehicles. However, we are aware of the increase in such modes of transport and the safety concerns of pedestrians and non-motorized bikers sharing the sidewalk. Policy/Ordinance options regarding the matter are currently being explored.

2. Does the City of Novi have Flock Cameras installed/in-service?

Answer: Yes, The City has had several Flock Automated License Plate Reader (ALPR) cameras positioned at strategic roadway intersections throughout the City since the approval of their purchase and installation in 2023.

Detective Sergeant Snell recently provided a memorandum regarding their use in Novi and surrounding communities and can be reviewed [HERE](#).

Additionally, on the morning of Sunday, July 5th, Novi PD discovered someone had tampered with our Flock cameras located at southbound Novi Road at I-96 and northbound Novi Road at I-96. Based on the preliminary investigation, the damage appears to have been intentional. It appears the suspect was unsuccessful in removing the northbound camera on Novi Road, as only three of the four mounting bolts had been loosened. The southbound camera only sustained damage to its solar panel.

During a check of other Flock camera locations, officers identified another incident at the westbound Eight Mile Road and Haggerty Road location, where the mounting bolts had been loosened.



2026 WEEKLY CONSTRUCTION UPDATE

July 21 through July 27

*Please note: Any indication of a project's schedule is only an estimate.
Construction work could be delayed by many factors, such as inclement weather.



PROJECT STATUS

YELLOW	- NOT STARTED	GREEN	- ACTIVE
RED	- STOPPED OR DELAYED	BLACK	- COMPLETE

COUNTY PROJECTS

Project: **NOVI ROAD RECONSTRUCTION/REHABILITATION (8 MILE TO 9 MILE ROADS)**

Prime Contractor: Dan's Excavating, Inc.
Start: April 15, 2025
End: November 15, 2026
Consultant: RCOC - In-House Project Management

Description: See attached link to the right for RCOC construction updates. <https://www.rcocweb.org/2025/Novi-Road-8-Mile-Road-to-9-Mile-Road>
The Road Commission for Oakland County (RCOC), in partnership with the cities of Novi and Northville, will rehabilitate and reconstruct Novi Road, from 8 Mile to 9 Mile Roads. Phase 1 - relocate utilities (DTE, Consumers, AT&T, etc.) in spring of 2025 - **COMPLETE**; Phase 2 - reconstruct the 'curve' between 8 Mile Road and Allen Drive in summer/fall of 2025 - **COMPLETE**; and **Phase 3 - rehabilitate the remainder of Novi Road from Allen Drive to 9 Mile Road, in 2026. Plans are also to add a continuous center left turn lane throughout the entire section of Novi Road as well as the installation of a High-Intensity Activated Crosswalk or HAWK pedestrian signals, located just north of Galway Drive.**

Traffic Control/Detours: Pg 4 of 9 - Detour map attached as an appendix

Phase 3 - The contractor will maintain one-way, southbound traffic only. Northbound traffic will be detoured to Beck, 10 Mile, and back to Novi Road.

Work Status:

Construction, closure and detour started on Monday, March 30th. Although, dodging existing utilities along the southbound side slowed progress, the contractor was able to complete the storm sewer, new concrete curbing, and paving of the first two leveling courses of new asphalt. The contractor has flipped traffic onto the newly paved southbound lanes and begun removals on the northbound side.

Project: **BASE LINE OR 8 MILE ROAD/CSX RAILROAD BRIDGE DECK REPLACEMENT**

Prime Contractor: E.C. Kornell Co.
Start: March 2, 2026
End: August 15, 2026
Consultant: In-House WCDPS Project Management Staff

Description: See attached link to the right for WCDPS construction updates. <https://www.wcdps.org/2026/Novi-Road-Bridge-Deck-Replacement>
The Wayne County Department of Public Services (WCDPS) will be completing the final stage (Stage 3) of construction on 8 Mile Road between Haggerty and Novi Roads which is the bridge rehabilitation and bridge deck replacement at the CSX/Lake State Railway. Stage 1 was the concrete rehabilitation from Haggerty Road to just west of Meadowbrook Road. Stage 2 was completed late last year, milling the existing concrete and placing new asphalt pavement over the top from just west of Meadowbrook Road to the CSX bridge.

Traffic Control/Detours: Pg 5 of 9 - Detour map attached as an appendix

8 Mile Road will be completely closed in both directions of the CSX/Lake State Railway bridge for the full duration of the project. The detour for westbound traffic will be Haggerty Road, south to 6 Mile Road, to Beck Road, and back to 8 Mile Road. Eastbound traffic will be in the reverse.

Work Status:

The closure and construction began on Monday, March 2nd. The contractor is progressing well and expects to have the bridge reopened by mid-August.

Project: **12 MILE ROAD REHABILITATION (NOVI ROAD TO FARMINGTON ROAD)**

Prime Contractor: Cadillac Asphalt, LLC
Start: July 13, 2026
End: October 30, 2027
Consultant: Internal RCOC Design and Inspection Staff

Description: <https://www.rcocweb.org/2026/12-Mile-Road-Nov-Road-to-Farmington-Road>
The Road Commission for Oakland County (RCOC) in cooperation with the cities of Novi and Farmington Hills will be rehabilitating 12 Mile Road from Novi Road to Farmington Road over the course of two years, in four, distinct stages (see attached 'Staging Plan'). Stage 1 will take place this summer on the concrete portion of 12 Mile Road between Novi and Meadowbrook Roads and the asphalt portion between just east of Halsted Road and Farmington Road. The plan is to repair the outer lanes first, then repair the inner lanes.

Traffic Control/Detours: Pg 6 of 9 - Staging plan attached as an appendix.

The contractor will maintain at least one lane, in each direction throughout the duration of the first stage.

Work Status:

Stage 1 has been divided into two separate phases. Stage 1A started on July 14th in Farmington Hills, from just east of Halsted Road to Farmington Road milling and paving the existing asphalt along with some spot, curb repairs. Stage 1B will start on August 3rd in Novi, between Novi and Haggerty Roads, removing and replacing existing concrete sections of roadway.

Project: **GLWA's 14 MILE TRANSMISSION WATER MAIN REPLACEMENT**

Prime Contractor: Ric-Man Construction, Inc.
Start: January 12, 2026
End: August 15, 2026
Consultant: Brown & Caldwell and DLZ Corporation

Description: <https://www.glwawater.org/14miletransmainreplac/>
The Great Lakes Water Authority (GLWA) in cooperation with the Road Commission for Oakland County (RCOC) and the cities of Novi, Walled Lake, Commerce Township, Wixom, and Farmington Hills will be replacing and/or rehabilitating the 42-inch water transmission main along 14 Mile Road from roughly East Lake Drive to M-5. This construction will constitute rehabilitation of certain portions with a Carbon Fiber Reinforced Polymer (CFRP) repair, mainly through the Walled Lake and Wixom areas. All other areas will be an outright replacement pipe.

Traffic Control/Detours: Pg 7 of 9 - Closure and Detour plans attached as an appendix

14 Mile Road (East Lake Drive to M-5) is still currently closed to eastbound traffic while maintaining westbound traffic.

Work Status:

As road restoration work continues on 14 Mile Road between M-5 and Walled Lake, motorists should expect traffic impacts during the week of July 20. During this time, paving crews will remove the existing asphalt and install new pavement in both the eastbound and westbound lanes. Temporary traffic control will be in place to allow crews to safely complete the work. Westbound traffic will remain open, but flagging operations will be used to direct vehicles through the work zone. While every effort will be made to minimize disruptions, motorists should expect delays. To avoid congestion, drivers are encouraged to use 13 Mile Road or West Maple Road as alternate east-west routes whenever possible.

Project: **2026 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM - NOVI ROAD OVER THE CSX RAILROAD**

Prime Contractor: C.A. Hull Construction Company
Start: July 15, 2026
End: August 15, 2026
Consultant: Internal RCOC Design and Inspection Staff

Description: See attached link to the right for RCOC construction updates. <https://www.rcocweb.org/2026/Bridge-Preventative-Maintenance>
The Road Commission for Oakland County (RCOC) has developed a Preventative Maintenance Program for several of their bridges that does not warrant rehabilitation or replacement. These programs are less intrusive while also extending the usable life of the bridge which is more cost-effective in the long term. One of the bridges selected is the Novi Road bridge over the CSX Railroad tracks, just south of the Main Street/Bond Street intersection.

Traffic Control/Detours: N/A - Detour map is attached as an appendix

The County's contractor will maintain one lane in each direction for the duration of the project.

Work Status:

A contractor has been awarded and we are awaiting a schedule to see where the Novi Road bridge falls.

CITY PROJECTS

Project: BECK ROAD RECONSTRUCTION (GRAND RIVER AVENUE TO 11 MILE ROAD)		
Prime Contractor: Dan's Excavating, Inc.		
Start: April 6, 2026		
End: November 1, 2026		
Consultant: AECOM-Great Lakes		
Description: Through MDOT's Local Agency Project office and federal funding program (\$3.6 Million), the City will be reconstructing and widening Beck Road from Grand River Avenue to 11 Mile Road to five lanes. The plan is to first locate and lower the existing 16-inch and 24-inch water mains in order to install a new large diameter culvert under Beck Road, just south of Heritage Drive. The contractor will begin installing a new storm sewer network along the western edge of Beck Road before construction begins on the road widening. There will also be improvements made to the signalized intersection to the hospital and ADA sidewalk upgrades throughout.		
Traffic Control/DeTours:	Pg 8 of 9	- Detour map attached as an appendix
Most of the preparatory work will be performed off the edge of the roadway. Drivers can expect to see minor lane closures or lane shifts under flag control for this work. Once the actual road work begins, Beck Road will be open to southbound traffic only; most northbound traffic will be detoured using 10 Mile, Novi Road, and Grand River Avenue. Local traffic will still be able to use northbound Beck Road north of 10 Mile, all the way to 11 Mile Road.		
Work Status: Construction of the southbound lanes or west half is now complete. Traffic has been shifted to the newly poured concrete lanes while the contractor begins with pavement removals and new storm pipe construction on the northbound lanes or east half.		

Project: NOVI ROAD MEDIAN ISLAND CONVERSION (12 MILE TO 13 MILE)		
Prime Contractor: Merlo Construction Company		
Start: July 27, 2026		
End: September 1, 2026		
Consultant: Spalding DeDecker		
Description: The City will be providing improvements to the center median islands on Novi Road, between 12 Mile and 13 Mile Roads. Improvements will be to deconstruct the current, natural, sunken islands with newly raised, decorative concrete islands along with planter boxes for small bushes and trees.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
One lane of traffic in each direction (outer lanes) will be provided at all times during construction. No closures or detours are expected for this work.		
Work Status: Once contracts are approved and signed, the contractor expects to start construction the week of July 27th. Much of the traffic control has already been placed.		

Project: VILLAGE WOOD ROAD RECONSTRUCTION (CRANBROOKE DRIVE TO HAGGERTY ROAD)		
Prime Contractor: Fanson Company, Inc.		
Start: June 8, 2026		
End: September 30, 2026		
Consultant: AECOM-Great Lakes		
Description: The City's contractor, Fanson Company, Inc., will reconstruct Village Wood Road from Cranbrooke Drive to Haggerty Road with new asphalt, concrete curb and gutter, enclosing the ditches, improved storm sewer network, and adding a new, 6-foot wide concrete sidewalk along the north side of the roadway.		
Traffic Control/DeTours:	Pg 9 of 9	- Detour map attached as an appendix
Eastbound traffic will be maintained at all times, no matter which side of the roadway is being worked on. Westbound traffic will be detoured south on Haggerty Road, west on 9 Mile Road, north on Cranbrooke Drive, and back to Village Wood Road for the duration of the project.		
Work Status: All of the new storm sewer has been installed on the south side of Village Wood Road from Cranbrooke Drive to Haggerty Road. The contractor has also completed a majority of grading and new aggregate base for the south side as well. Over the next couple weeks, the contractor expects to finish the new concrete curb and gutter and first two lifts of new asphalt before shifting traffic over and starting construction of the storm sewer on the north side.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - ASPHALT STREETS		
Prime Contractor: TBD		
Start: July 27, 2026		
End: November 15, 2027 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing asphalt road work (full reconstruction, rehabilitation, and/or repair) in the following asphalt street developments: Vistas of Novi; Meadowbrook Glens; Nottingham Woods/Pebble Ridge; and Echo Valley/Andover Pointe/Edinborough subdivisions. A full list of streets will be provided on the City's "Better Roads Ahead" web page once contracts and budgets are finalized.		
Traffic Control/DeTours:	N/A	- detour map attached as appendix
Although, no detours will be necessary for this work, local traffic and directly affected residents should expect delays in access while the contractor is working on their street or directly in front of their homes and driveways. The engineering consultant and contractor will have constant contact with each resident as construction progresses. Parking on the street will not be allowed during actual construction.		
Work Status: Plans and specifications are currently out to bid. Hope to have a contractor on board and beginning construction by the end of July or early August.		

Project: 2026 NEIGHBORHOOD ROAD PROGRAM - CONCRETE STREETS		
Prime Contractor: TBD		
Start: July 27, 2026		
End: November 15, 2026 (Overall Program Completion)		
Consultant: OHM-Advisors		
Description: This will be the first year of a 2026-27 program whereby the City of Novi will be performing concrete road work (full reconstruction, rehabilitation and/or repair) in the following developments: Fairfield Farms; Chase Farms; Mystic Forest; Arden Glen; Broadmoor Park; Bradford of Novi; Westmont; and Yorkshire Place. A full list of streets will be provided on the City's "Better Roads Ahead" web page once contracts and budgets are finalized.		
Traffic Control/DeTours:	N/A	- Detour map attached as an appendix
No detours will be necessary for this work. Construction will take place on one half of the street at a time and for the most part, traffic flow will be maintained in one direction. Residents located on the half being worked on will need to find another location to park vehicles as no access will be provided during this time. The consulting engineer and contractor will be in constant contact with those affected residents.		
Work Status: Plans and specifications are currently out to bid. Hope to have a contractor on board and beginning construction by the end of July or early August.		

CITY PROJECTS

Project: CEDAR SPRING ESTATES WATER MAIN LINING

Prime Contractor: FER-PAL Construction USA, LLC
Start: June 15, 2026
End: August 15, 2026
Consultant: OHM-Advisors

Description:

The Cedar Spring Estates subdivision has experienced numerous water main breaks over the last decade due to corrosion and deterioration of the existing ductile iron pipe. Instead of a full replacement of the water main which would involve significant excavation and disturbance to the adjacent lands and roadways, the City will be undertaking a placement of a cured-in-place pipe (CIPP) lining of approximately 5,000 feet of 8-inch and 600 feet of 12-inch water main. The project will also involve the replacement of existing valves and hydrants. A temporary water service will be provided to the residents prior to and during construction.

Traffic Control/Detours: N/A - Detour map attached as an appendix

Depending on the locations of work which will vary, there may be some minor lane closures, but two-way traffic will be maintained at all times.

Work Status:

All residents in Stage 1 have been connected to the temporary services. All the lining pits have been excavated and established. The contractor has been making good progress lining a majority of the water main in Stage 1.

Project: SOUTHWEST WATER MAIN LOOP (BECK, 8 MILE & NAPIER)

Prime Contractor: TBD
Start: June 15, 2026
End: October 15, 2026
Consultant: OHM-Advisors

Description:

The 2014 Water Master Plan Update identified a large area of the southwest quadrant of the City as having low or insufficient water pressure and fire protection. Therefore, this project will expand the "Island Lake Pressure District" by providing a 'looped' water main connection between 8 Mile Road, Napier Road, 10 Mile Road, and Beck Road. The project will involve constructing approximately 16,800 feet of 12-inch ductile iron water main between 8 Mile Road and 10 Mile Road, through the ITC Sports Park, along Beck Road, and Napier Road.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but will involve a moving or 'rolling' lane closure as the work progresses along the roadway. The lane closures will be protected along with flagging personnel.

Work Status:

Plans are currently being finalized and still negotiating easements with a few property owners. Plan is still to go out to bid this summer with a late fall construction.

Project: MAIN STREET SIDEWALK, LIGHTING & ROAD IMPROVEMENTS (GRAND RIVER AVENUE TO NOVI ROAD)

Prime Contractor: TBD
Start: September 1, 2026
End: July 15, 2027
Consultant: AECOM-Great Lakes

Description:

In cooperation with the Corridor Improvement Authority (CIA), the City is moving forward with a plan to make significant improvements to the existing sidewalk, lighting, and road pavements on both the east/west and north/south portions of Main Street from Grand River Avenue to Novi Road.

Traffic Control/Detours: N/A - Detour map attached as an appendix

No detours will be necessary for this project, but may involve small, distinct lane closures at the specific work areas. The lane closures will be protected with traffic cones and barrels along with flagging personnel while the work is actively in progress.

Work Status:

The City is finalizing plans and specifications with the CIA for approval and looking to go out to bid by the end of this month.

Project: VILLA BARR PARK CONCRETE PATHS

Prime Contractor: Mattoli Cement Company, Inc.
Start: June 17, 2026
End: July 6, 2026
Consultant: AECOM-Great Lakes

Description:

City Council requested the paving of the pathways at Villa Barr Park to increase accessibility. Concrete will be placed over the existing aggregate paths as well as providing a new concrete loop around the existing pond.

Traffic Control/Detours: N/A

No detours will be necessary for this work. The park will be closed during the duration of this project which is approximately 30 to 45 days.

Work Status:

The contractor made quick and short work of this project. All of the new concrete paths have been poured and achieved proper strength on the sidewalk. The park has now been reopened to the public. The contractor also spread topsoil and straw mulch along the sides of the new path network. These newly restored areas will need time to fully grow in. We ask that the walking public please stay on the sidewalk and refrain from stepping on the newly seeded grass areas.

Project: ITC PATHWAY AND BOARDWALK CONNECTION TO BOSCO FIELDS

Prime Contractor: L.J. Construction Company
Start: April 25, 2026
End: July 31, 2026
Consultant: AECOM-Great Lakes

Description:

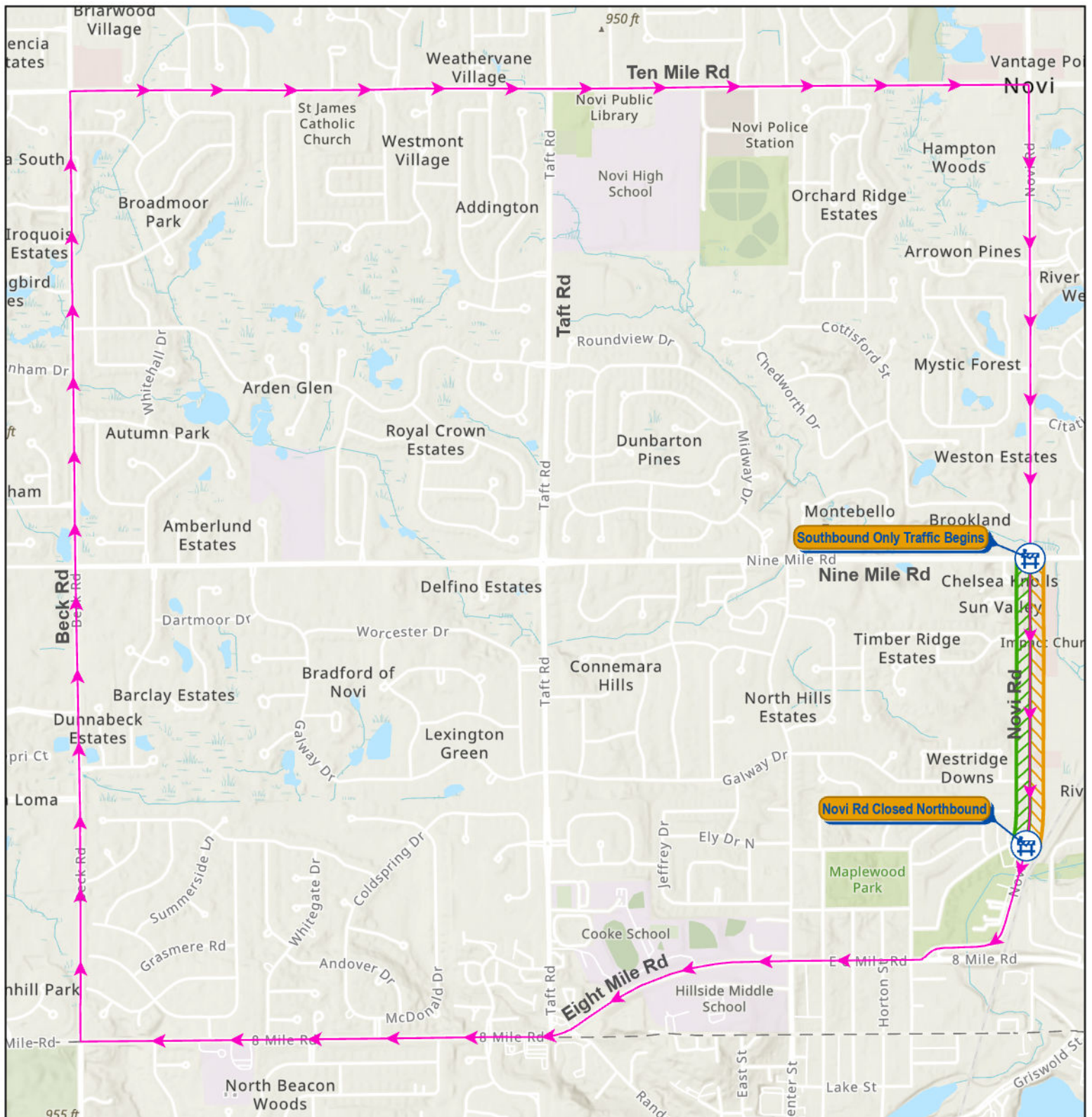
Through MDO's Local Agency Project office and federal funding program through SEMCOG (\$230,000), the City will be constructing a pathway between the existing ITC Trail and Bosco Fields Park. Construction will involve the placement of a hot-mix asphalt shared use path from the existing ITC Trail, south of 11 Mile Road, easterly to Bosco Fields Park, connecting to Beck Road, including approximately 600 feet of a 14-foot-wide boardwalk.

Traffic Control/Detours: N/A - Detour map attached as appendix

No detours or closures will be necessary for this project. A small area of the southwestern portion of Bosco Fields will be quartered-off for staging of contractor equipment.

Work Status:

All of the helical piers have been installed for the substructure of the boardwalk. Over the next four weeks, the contractor will be building the boardwalk. Once complete, they will begin grading and excavating the pathway at both ends of the boardwalk in preparation for new asphalt pavement.



Novi Rd is **closed to northbound traffic** from Allen Dr to 9 Mile Rd for the duration of this project.

Northbound traffic should navigate around this closure using 8 Mile Rd to Beck Rd to 10 Mile Rd and back to Novi Rd.

- Detour Route
- CLOSED to Traffic
- OPEN to Traffic

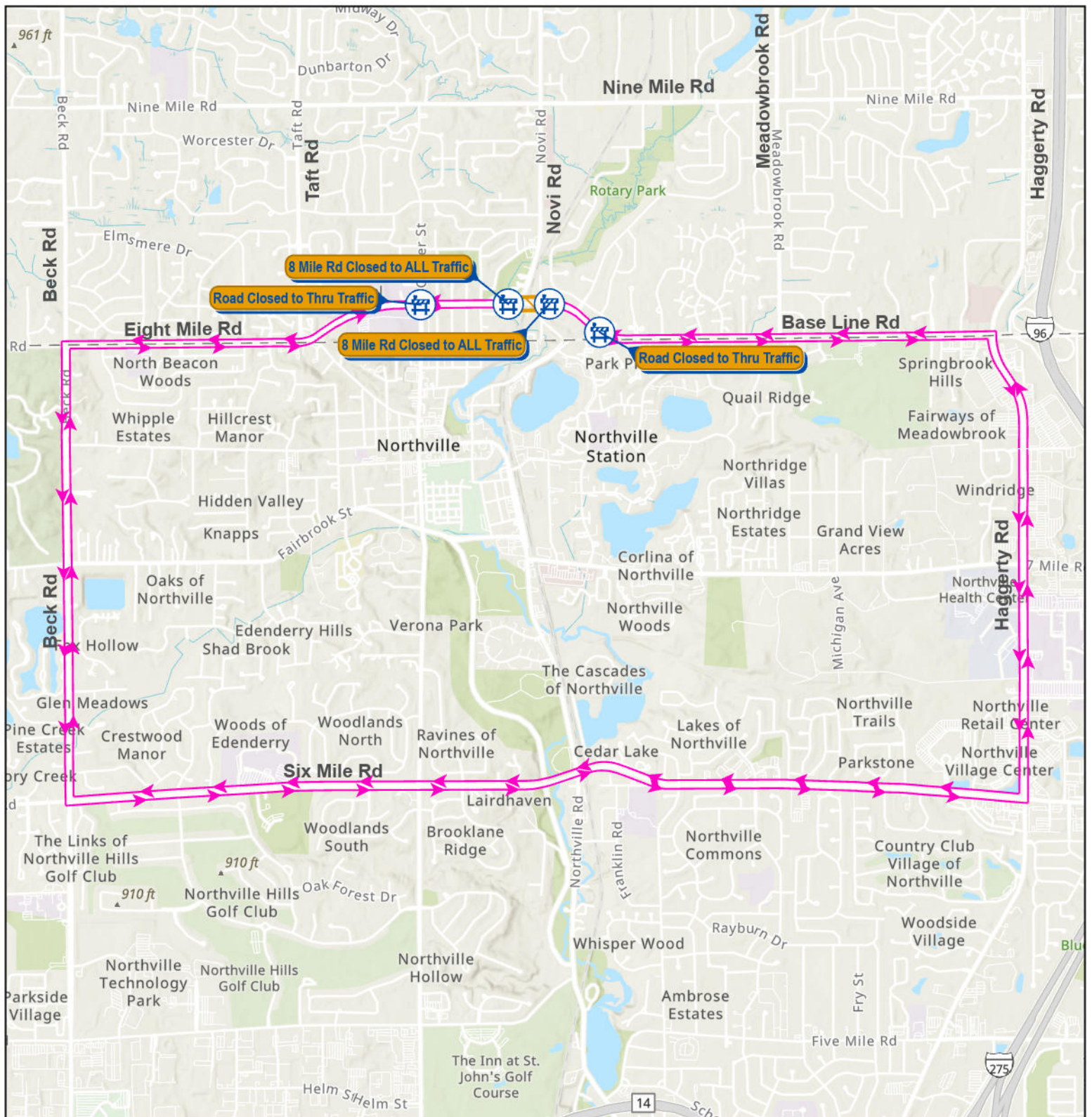


Novi Rd Reconstruction Allen Dr to Nine Mile Rd

0 750 1,500 3,000 4,500 Feet



Map Print Date: 2/24/26
Map Author: K. Blough



8 Mile Rd/Base Line Rd over the CSX railroad tracks will be **closed to ALL traffic** for the duration of the project while the bridge repairs are underway.

The designated detour is 8 Mile Rd to Haggerty Rd to 6 Mile Rd to Beck Rd back to 8 Mile Rd and vice versa.

 Detour Route
 CLOSED to Traffic

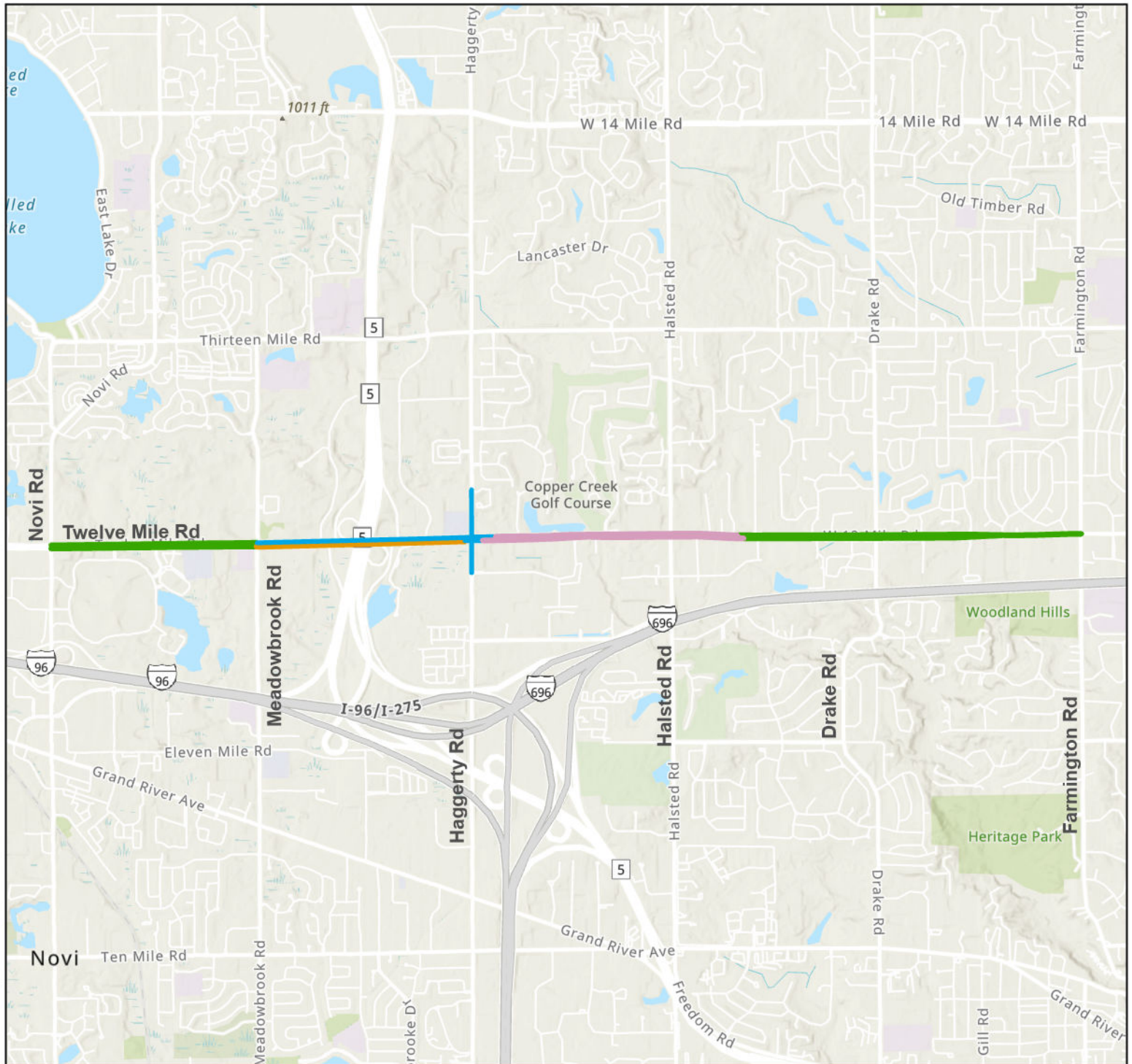


8 Mile Rd at CSX Railroad Bridge Novi Rd to Brickscape Dr

0 1,500 3,000 6,000 9,000 Feet



Map Print Date: 3/14/25
Map Author: K. Blough



Staging Plan

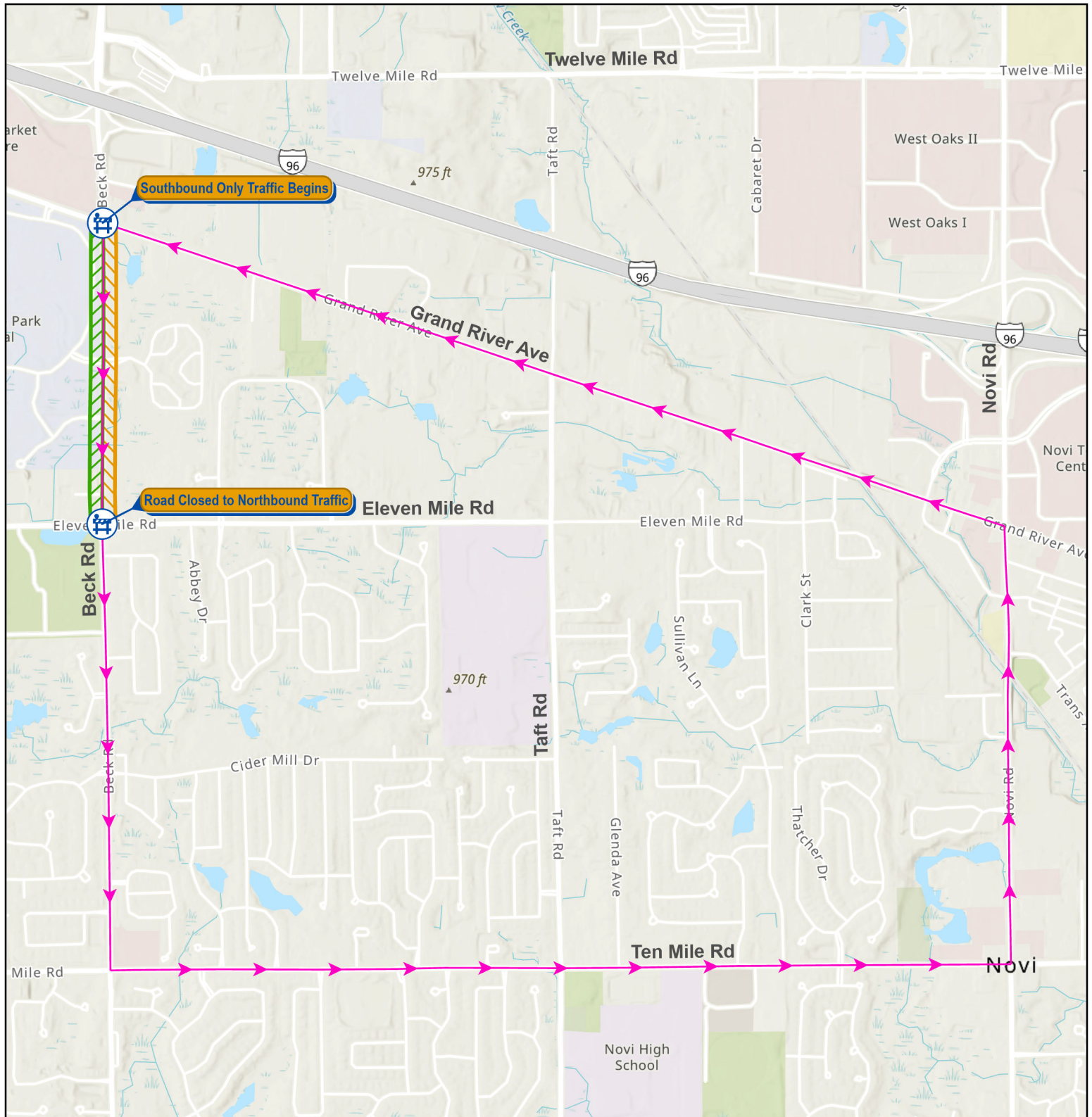
- Stage 1 (Summer 2026): Novi Rd to Meadowbrook Rd & Investment Dr to Farmington Rd
- Stage 2 (Fall 2026): Eastbound from Meadowbrook Rd to Haggerty Rd
- Stage 3 (Spring & Summer 2027): Westbound from Meadowbrook Rd to Haggerty Rd & Haggerty Rd Intersection
- Stage 4 (Fall 2027): Haggerty Rd to Investment Dr



Twelve Mile Rd Rehabilitation Novi Rd to Farmington Rd



Map Print Date: 2/24/26
Map Author: K. Blough



Beck Rd is **closed to northbound traffic** from Eleven Mile Rd to Grand River Ave for the duration of this project.

Northbound traffic should navigate around this closure using 10 Mile Rd to Novi Rd to Grand River Ave and back to Beck Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic

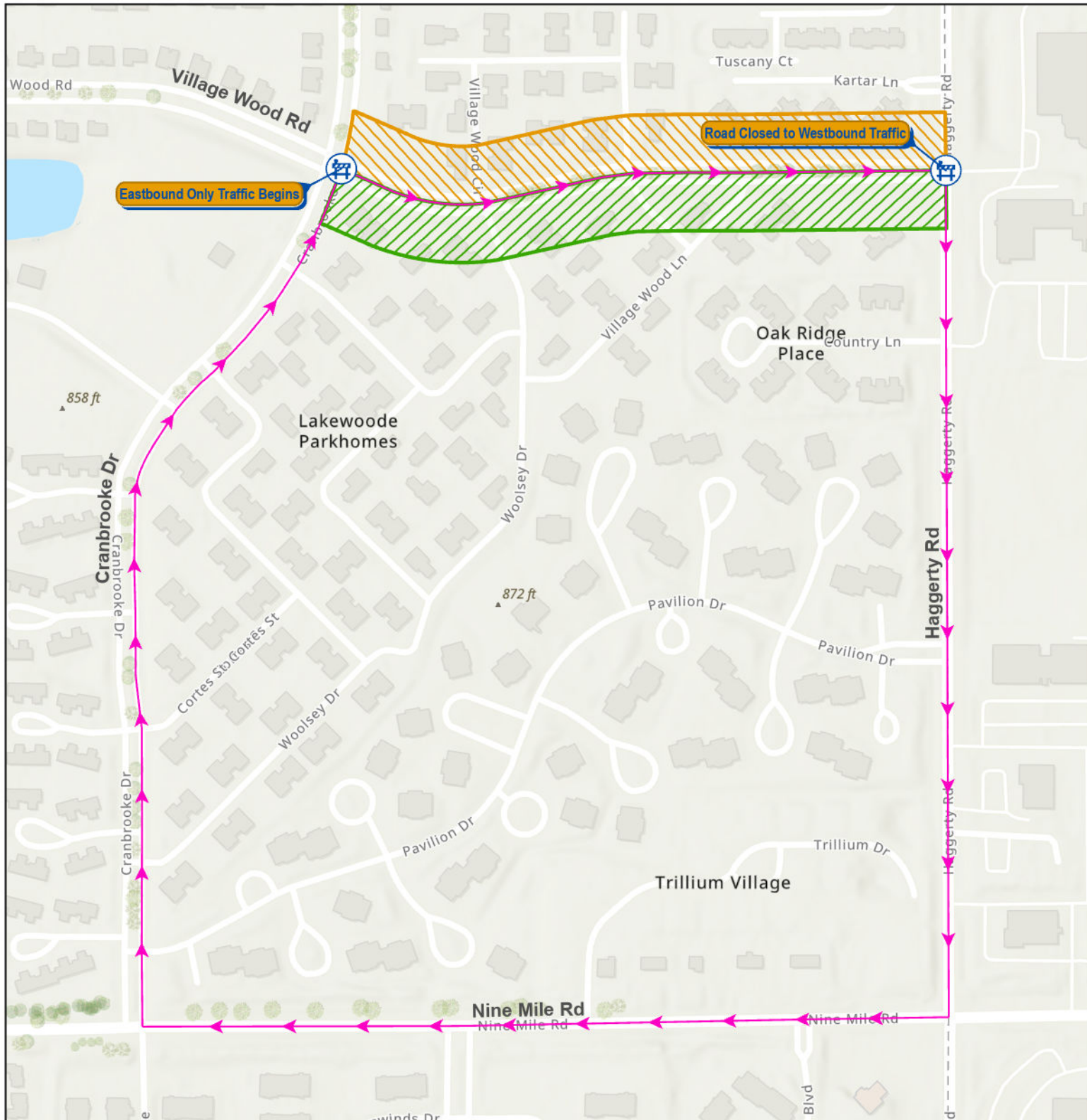


Beck Road Widening 11 Mile Rd to Grand River Ave

0 800 1,600 3,200 4,800 Feet



Map Print Date: 7/15/26
Map Author: J. Gartha



Village Wood Rd is **closed to westbound traffic** from Haggerty Rd to Cranbrooke Dr for the duration of this project.

Westbound traffic should navigate around this closure using Haggerty Rd to 9 Mile Rd to Cranbrooke Dr and back to Village Wood Rd.

-  Detour Route
-  CLOSED to Traffic
-  OPEN to Traffic



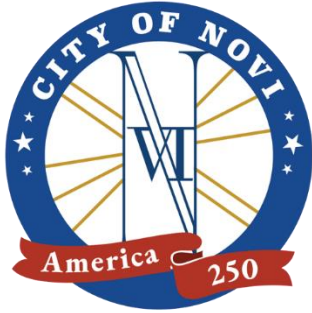
Village Wood Rd Reconstruction Cranbrooke Dr to Haggerty Rd

0 175 350 700 1,050 Feet



Map Print Date: 2/23/26
Map Author: K. Blough

MEMORANDUM



TO: JEFFREY HERCZEG, DIRECTOR OF PUBLIC WORKS
FROM: REBECCA RUNKEL, PROJECT ENGINEER
SUBJECT: MAST ARMS AT NOVI ROAD TRAFFIC SIGNALS
DATE: JULY 23, 2026

Mayor and Council –

Please see a recommendation from City staff regarding traffic signal configurations on Novi Road.

- Victor

City staff is working with engineering consultant Spalding DeDecker on the design of a Novi Road Rehabilitation project between 13 Mile Rd and 14 Mile Rd. On June 18th, Spalding DeDecker met with staff from the Road Commission for Oakland County (RCOC) to review traffic signals within the project area. The RCOC maintains all traffic signals within the City and provides technical guidance on signal requirements. Due to the age of the traffic signals and supports, the RCOC recommends full signal replacements, including poles, controllers, and signal heads, at the 13 Mile Rd/Novi Rd and Hickory Woods Elementary/Waverly Dr/Novi Rd intersections, along with ADA upgrades. The 14 Mile Rd/Novi Rd intersection was not recommended for replacement but will need the traffic detection loop replaced on the south leg of Novi Road.

At the August 11, 1997 meeting, City Council adopted the attached resolution designating mast arm traffic signal supports for use on the Novi Road, Grand River Avenue, and Twelve Mile Road corridors. The standard traffic signal support configuration for all other signaled intersections is the box span or diagonal span wire configuration. Currently, all the signaled intersections on Novi Road between 9 Mile Rd and Old Novi Rd have 'Novi' green mast arm signal supports, except for the I-96/Novi Rd intersections, which are box span wires. The original resolution called for black mast arms, but that was later changed to the 'Novi' green mast arms currently along the specified corridors.

Spalding DeDecker prepared estimates for either span wire or mast arm replacements at the 13 Mile Rd/Novi Rd and Hickory Woods/Waverly Dr/Novi Rd intersections. Since signal replacement is not recommended for 14 Mile Rd/Novi Rd, Spalding DeDecker did not provide an estimate for that location. The construction cost estimates for signal replacements are as follows:

- **13 Mile Rd/Novi Rd Intersection**
 - Box Span Wire Replacement \$264,525
 - Mast Arm Replacement \$291,905
- **Hickory Woods/Waverly/Novi Rd Intersection**
 - Box Span Wire Replacement \$243,982
 - Mast Arm Replacement \$271,882

To be consistent with the 1997 mast arm resolution, City staff recommend replacing the **13 Mile Rd/Novi Rd traffic signals with mast arms**. Staff recommends replacing the traffic signals with diagonal wire at the Hickory Woods/Waverly/Novi Rd intersection with a **box span** because it's a minor intersection where the traffic signal only operates during school hours. Additionally, the Hickory Woods Elementary entrance and Waverly Drive are off set, with Waverly Drive about 50-feet south of the elementary entrance, making it less suitable for a mast arm configuration. The 14 Mile Rd/Novi Rd intersection may be considered for replacement with mast arms in the future when the traffic signals are due to be replaced.

Current Traffic Signal Configurations on Novi Road, Old Novi Rd to 14 Mile Rd

1. Mast Arm Signal Supports at Novi Road and Old Novi Road Intersection



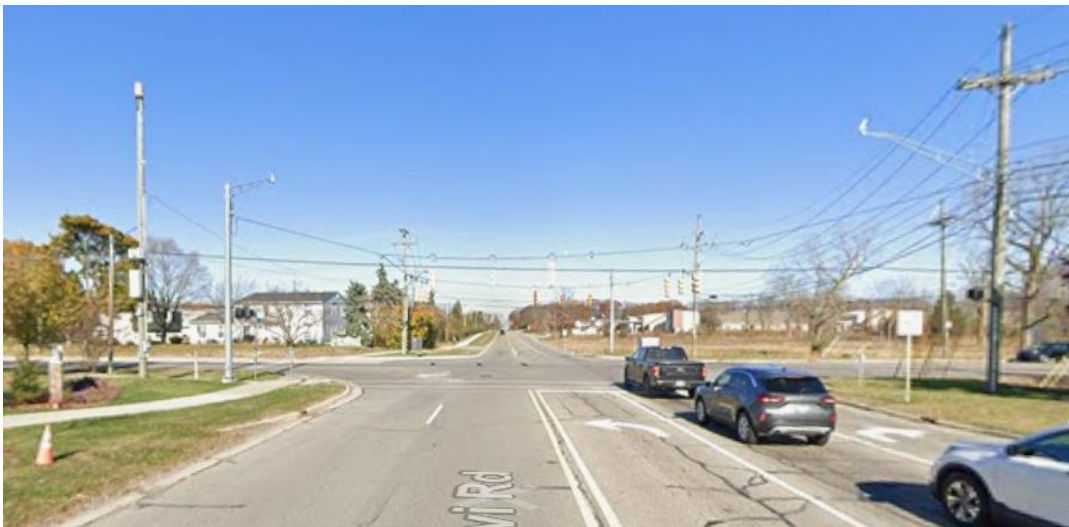
2. Diagonal Span Wire Configuration at 13 Mile Rd and Novi Rd Intersection



3. Diagonal Span Wire Configuration at Hickory Woods Elementary/Waverly Dr and Novi Rd Intersection



4. Box Span Wire Configuration at 14 Mile Rd and Novi Rd Intersection



Novi Road Traffic Signals



— Project Area



Feet
0 50 100 200

Map Author: Runkel
Map Print Date: 7/15/26

Option A

CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

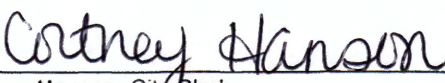
**RESOLUTION DESIGNATING MAST ARM TRAFFIC SIGNAL SUPPORTS FOR USE
ON NOVI ROAD, GRAND RIVER AVENUE AND TWELVE MILE ROADS**

- WHEREAS,** The City Council has caused to be investigated the concept mast arm traffic signal supports for future and replacement traffic signal installations within the City by assigning such to a committee consisting of representatives of Council, Administration and the Consulting Engineers;
- WHEREAS,** It has been determined that mast arm traffic signal supports are appropriate for use along designated corridors within the City which are limited to Grand River Avenue, Twelve Mile Road and Novi Road; and,
- WHEREAS,** It has been determined that such mast arm traffic signal supports should be similar to that utilized in the Main Street Project with the finish to be anodized black and illuminated street name signs to be suspended from the mast arm.

NOW THEREFORE BE IT RESOLVED that the Novi City Council hereby designates black anodized mast arm traffic signal supports with suspended illuminated street name signs as the standard traffic signal support system for all new signal installations and signal replacements on Novi Road, Grand River Avenue and Twelve Mile Roads within the City of Novi.

BE IT FURTHER RESOLVED that the Novi City Council will allow the installation of span wire supported traffic signals for those intersections on the above roads where the road is not built to its master planned configuration if such construction is planned within 10 years of the installation or replacement of the traffic signal.

I, Cortney Hanson, duly appointed Clerk of the City of Novi, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a Regular Meeting of the City Council held the 11th day of August, Nineteen Hundred and Ninety-seven.


Cortney Hanson, City Clerk
City of Novi, Oakland County, Michigan