FINANCE & ADMINISTRATION COMMITTEE AGENDA

CITY OF NOVI
February 19, 2026 | 4:30 PM
Police Training Center
Novi Civic Center | 45125 Ten Mile Road
(248) 347-0445

CALL TO ORDER

ROLL CALL - Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

APPROVAL OF AGENDA

APPROVAL OF MINUTES

January 20, 2026 Minutes

PURPOSE OF THE MEETING

Discussion with Novi Community School District

With Ben Mainka, Superintendent of Schools
Dr. Danielle Ruskin, Board of Education
Willy Mena, Secretary, Board of Education
Betsy Beaudoin, Trustee, Board of Education

Approval of February 12, 2025 Capital Improvement Program Minutes

Discussion of proposed Capital Improvement Program projects for FY26/27

Plante Moran Realpoint

Novi Ice Arena

PUBLIC COMMENT

ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI
Finance and Administration Committee Meeting
January 20, 2026, 4:00 p.m.
Mayor's Conference Room | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 4:00 p.m.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Jeff Muck, PRCS Director
Sheryl Walsh-Molloy, Communications Director
Karen Lancaster, Financial Services Consultant
Katherine Oppermann, Recording Secretary
Kristin Kolb, City Attorney Representative
Todd Fenton, Plante Moran Realpoint
Brian Weber, Plante Moran Realpoint

APPROVAL OF AGENDA
Motion: Casey; Seconded: Staudt; Approved: 3:0

APPROVAL OF MINUTES – November 24, 2025
Motion: Casey; Seconded: Staudt; Approved: 3:0

PURPOSE OF THE MEETING

1. Plante Moran Realpoint Public Safety Construction Governance Documents

   City Manager Cardenas stated that they are here today to discuss governance and financial decision-making documents with Plante Moran Realpoint, for which two representatives are present.

   Mr. Fenton started with a brief overview of the current activities related to the Public Safety Buildings Project. This included site due diligence, site analysis, the firms that had recently been selected for Architecture/Engineering, Construction Management, and technology. Looking ahead at the next six months they could anticipate formal program validation and a design concept, as well as a schematic design. He then went on to the reporting and governance documents. He shared an example of a public-facing dashboard, emphasizing that decision will not be "made in the dark" but that there will be full accountability and visibility, including the change order log. Also discussed were the expectations for meeting and update tempos, and what would be included therein. He showed how the RASIC document detailed both upcoming approvals that will go before City Council and the Finance & Administrative Committee (FAC).

Mayor Fischer requested further detail on the Change Order process to which Mr. Fenton replied that they will provide a bi-weekly report that includes any change orders and that anything in excess of $100,000 would automatically be flagged as needing to go before the FAC. He noted that he did not expect, based on his experience in Royal Oak, that anything approaching that number or scale would come up but they have included it in the document as matter of course and to ensure the City's protection. Mr. Fenton noted that there was still room for discussion with the FAC on change orders as well as the approval of transfers within budget line items.

Councilmember Staudt asked where the current excavation work was included in the budget and Mr. Fenton and Weber stated it was from the Roads Budget. Councilmember Staudt then asked for clarification for where the point is that we switch from the road budget to project budget, Mr. Fenton said that once City contractor Spalding DeDecker finalizes the new leveling and hands over a new land survey it would then switch over, this has been included in prior updates to Council. Councilmember Staudt then expressed concern for the 20mil Roads portion of the budget, wanting to know what the cost set aside for the excavation/removal of "the mountain" is. City Manager Cardenas stated that they would provide a clearer budget for the 20mil in an upcoming administrative ePacket, to reflect the PMR template as requested by Mayor Fischer. Ms. Lancaster briefly explained that all of these expenditures are in a new, single fund for the Public Safety Project and there will be a budget amendment going before City Council soon that includes proceeds from the long-term debt, noting that it is not unusual to incur expenditures before the bond sale.

Mr. Cardenas asked how soon a draft version of the Novi dashboard can be made live for City Council and Mr. Weber said that he can prep it and send it on for review by the FAC soon.

Mayor Pro Tem Casey asked for clarification on if there is a time where an element comes in under the budgeted amount and they want to transfer the leftover funds to another line item if that decision would come to the FAC for recommendation to the full City Council and Mr. Fenton said that yes, that would be the process.

Mr. Weber then went over the updated budget, looking at those items that have been adjusted since they initially set it back in March 2025. He noted that it showed the actual land cost to date, and that there had been some savings already on design and Construction Management services. The chart demonstrates the template they plan to use going forward which will show both the original budget and any adjustments made, therefore allowing for the FAC to easily see and make decisions as to where savings get applied as the move down the road. They are consciously and purposefully keeping various items separated as individual line items and categories, and that each step along design estimation is closely tracked. He noted that Fire Station #4 is a bit unique as it was added later and the scope is still developing, it is currently set at a 2mil budget. Overall this budget exists to show history and track any changes line by line so everyone always knows where dollars are going. Mr. Fenton said that they will bring the full budget before the FAC at a later date for a longer discussion. Mayor Fischer asked that the excel version show today be provided to the Committee members so they can examine it more closely outside of meeting time. He also spoke on understanding the escalation contingency setup in case bids come in higher and likes the separate project contingency that can be used as needed/allows on other items. He continued that we are going to have to be careful that everything is spent appropriately and legally under the constraints of the bond presented to the people.

2. Novi Ice Arena Evaluation

   City Manager Cardenas stated that they had previously discussed what they want to do with the Ice Arena facility now that it has been paid off. As requested, revenue/expenditures have been compiled alongside projected project expenditures over the next 10 years. Mayor Fischer expressed concerns over the data that had been provided by Suburban, indicating errors in presented materials as well as a view that it is being presented as a rosy story rather than reality. Councilmember Staudt asked why we wouldn't use the fund balance and what requires us to maintain the funds for the Ice Arena, Ms. Kolb stated it Is because it was set up as an enterprise fund by the City. Ms. Lancaster pointed out that the listed price is the valuation of the asset and not liquid cash, both Mayor Fischer and Councilmember Staudt expressed a desire for something that clearly shows actual cash value/cash flow. Councilmember Staudt stated that he doesn't know why we are continuing to hold onto this asset, he thinks that the facility is going to continue to become more run down over time and is concerned about where the funds for the necessary capital improvements will come from. He doesn't know how we can continue to hold onto it without a clear plan. Mayor Fischer noted that the sale of the building would generate around 4mil that could then be used to benefit a larger portion of the community than the arena currently does. Mayor Fischer further stated his frustration and stressed that we are not going to stay with the status quo on this matter, he expects more options from staff for them to review. He further requested that Suburban provide a full listing of revenue by user. Councilmember Staudt agreed, noting that it feels like a community asset not being used by the community. Mr. Muck agreed that, as far as Novi Ice Hockey goes, the majority are not Novi residents. Mayor Fischer requested that better options be provided including 1. Staff presenting a compelling argument for why and how the ice arena can be kept and 2. That City Manager Cardenas get quotes from appropriate firms (such as Plante Moran Realpoint) on what it would cost for them to advise the City on the sale of the building. HE also noted that he wants information on all options for selling the property, such as if the City could be ensured 1st right of refusal before a resale as he would be less interested in selling to a private equity firm. Mr. Cardenas affirmed that he and staff would work to get Council the clarity and answers being requested, and that they will have them back to them by next week. Councilmember Staudt noted once more that he does not think the City should be in the ice arena business, and doesn't believe anything will change his mind on the subject.

3. Council Chambers Refurbishment Feedback

   Communications Director Walsh stated that when they had built the new Studio VI a few years ago there had always been the intent for a phase 2 that would include a re-visioning of the Council Chambers. The current Chambers have changed very little over the past 40 years. In reimagining the space, she would like to see, ideally, a larger screen, the removal of columns (if structurally feasible), and the removal of the wood paneling. This could be a major overhaul, a smaller reimagining, or just a simple technology refresh depending on what Council wants. She is here today to receive direction from the Committee. Both Mayor Pro Tem Casey and Councilmember Staudt agreed that they'd like to see the wood removed, as it can be visually disorienting. Mayor Fischer stated that he liked all the suggestions Ms. Walsh had made and that he thinks there are many things that can be done with the space. He'd like to see a menu of options, including pricing, that they can select from. Ms. Walsh noted that she and the Communications department would need to bring in outside assistance to approach the project further and Mayor Fischer agreed. Mayor Pro Tem Casey said that she would be interested in any technology available for close captioning, especially anything that would work like at meetings. Ms. Walsh thanked the group for their direction, affirming that she would move forward looking for assistance on the project.

AUDIENCE COMMENTS
Dorothy Dusheneau comment that she would like to see a big display for Council Chambers and for the microphone system to be fixed so that everything can be better heard. Michael Duscheneau agreed that from an audience standpoint a bigger monitor should be installed. He also noted that he doesn't think that the comment countdown clock is currently in a good position for audience commenters and that they should remove the wood slats. Beyond that he noted that the meeting had been very interesting, he likes "seeing how the sausage is made".

ADJOURNMENT: 5:47 p.m.

Motion: Casey; Seconded: Staudt; Approved: 3:0

City Council and Planning Commission

CITY OF NOVI
Capital Improvement Program Meeting
Wednesday, February 12, 2025| 5:30 P.M.
Novi Special Conference Room – Civic Center 2nd Floor
45175 10 Mile Road
(248) 347-0445

CALL TO ORDER: 5:30 p.m.

ROLL CALL: Mayor Fischer, Council Members Casey, Staudt
Planning Commissioners Becker and Lynch

STAFF/OTHERS: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Jeff Herczeg, Director of Public Works
Carl Johnson, Chief Financial Officer and Director of Finance
Barbara McBeth, City Planner
Jeff Muck, Director of Parks, Recreation and Cultural Services
Eric Zinser, Chief of Police and Director of Public Safety

APPROVAL OF AGENDA
Motion: Casey; Seconded: Lynch; 5:0

APPROVAL OF MINUTES – February 14, 2024
Motion: Casey; Seconded: Becker; 5:0

AUDIENCE COMMENTS - None

PURPOSE OF THE MEETING

1. Discussion of proposed Capital Improvement Program projects for FY2025-2026.

   City Manager Cardenas opened the meeting by stating that we had appreciated the past feedback from Mayor, Council and the Commissioners, in response the Finance department made the key sheet for the group. The items that have been moved up are from natural progression. He further stated that, as always, the City of Novi staff team is here to answer any questions they may have specific to their given departments.

   Commissioner Lynch asked about the progress on the Beck Road project. Mr. Herczeg shared that they are funded for a preservation overlay as a more effective measure for the next 7-8 years. Mr. Cardenas stated that, in addition, we are more confident with the funding as the environmental reviews that were previously endangering the time frame are back on track.

Commissioner Lynch then asked what the biggest/top-dollar project is for the 25/26 fiscal year? Mr. Johnson stated that, outside of roads/water/sewer the answer is nothing. They have half a million budgeted in the general fund, everything else is in the restricted funds. Parks and Recreation has a $300,00 project but beyond that there is nothing. Commissioner Lynch noted that he is glad they don't have to worry about lift stations, we can ensure safe water and affirmed that roads are always a great investment.

Mayor Fischer asked if there are any areas percolating, especially in the north end of the city regarding sewers. Mr. Herczeg said that Buckminster has been a problem with a lot of breaks. The Department of Public Works (DPW) is currently scoping a project there. As we find any other deficiencies we can find dollars to address them.

Commissioner Lynch also wanted to commend whoever had the idea to use funds towards the Entryway Grant. He thinks it is a great way for a small amount of funds to go a long way. We want more young people to move into the City, keeping us and our schools strong. With many of the more affordable homes for young families being in the older, east side parts of the City this is a great way to keep them looking fresh and inviting.

Mayor Pro Tem Casey requested that they talk briefly about the Fire Truck. Pulling it out of the general fund and covering it with the CIP is great. They know it needs to be brought *for* 2028, not by 2028 and that they take 4 years to build. She is concerned that the funding of it is still so far out. She wants to know if we have the money to buy it now if needed. Mr. Johnson said yes, but it would clear out the remainder of the fund. Chief Zinser said that two fire apparatuses are on order now, one expected to be delivered in December 2025 and the other March 2027.

Mayor Pro Tem Casey then asked about the changes to Rotary Park. When she looked at the small print regarding the bridge that it said support is coming and wanted more information on that. Mr. Muck said that we are still getting the engineering done and that and need some more information, and as such it is a rough estimate. Mayor Pro Tem Casey also confirmed that the support is not from the Rotary Club, she knows that Mr. Muck had previously approached them. Mr. Muck confirmed that they will be funded one bench as of the current conversation, though he thinks the conversation is still ongoing. She then asked about the ADA improvements to City Park Facilities, Mr. Herczeg confirmed that the scope for the improvements was completed and is now in the hands of Integrated Solutions.

Mayor Pro Tem Casey then asked about what the larger vision was for the full vision of the project on Lakeshore Park/Shawood Lake, noting the million dollars and canoe launch/trail. Mr. Muck confirmed that the million dollars there is currently a placeholder, given the recent acquisition of the island and the thought process of connecting the island to the existing park via boardwalk as well as adding a canoe launch. There are not plans for other improvements to Lakeshore Park. Mayor Fischer noted that the purchase agreement for the island was only just approved and that conversations regarding improvements/boardwalk have not yet been through City Council and therefore he suggests taking it out. Mayor Pro Tem Casey agreed.

Mayor Fischer returned the conversation to the fire engines/apparatuses. HE wants to know why we are replacing so many (3 engines) in such a short amount of time and what, if anything, can be done to prolong their lifespan. Chief Zinser stated that they are constantly servicing the existing engines, to keep them in working order. They work round the clock in harsh working environments. Mayor Fischer asked, backing up to 2018, how many have we purchased and how many are in service. Chief Zinser replied that we have bought four, received one, and have two on order, the 2028 purchase would be the fourth one. We have four engines, the ladder truck, and two out-of-service trucks used for training or back up for when others are in service. Councilmember Staudt confirmed that we have therefore replaced all but one truck in the last six years, Chief Zinser affirmed this. Councilmember Staudt says that in the past the engines came out of the general fund balance, since they initiated the CIP it has come out of that. Mayor Fischer noted that, without the CIP, these purchases would have had to come out of the General Fund and would be 4 -5 million dollars lower in the General Fund. Councilmember Staudt notes his concerns that, if we don't have the CIP in future years, it will be much more difficult to purchase trucks at the current prices. Mayor asked what the expected life of a fire truck is, Chief Zinser replied that it is about 10 years. Councilmember Staudt asked what the current oldest truck in use is? It was confirmed to be a 2015 engine; it is used in-and-out of service and for training. Commissioner Lynch encouraged foresight on the next cycle of fire engine replacements that will be needed in the next ten years. This could affect the decision making of Council. Mayor agreed and said that based on the information he has it looks like we need to be planning on a replacement every two to three years. He asked again about the possibility of extending their life, Chief Zinser said that we do a very good job of general maintenance and outside of that there is little else they can do. They are stored inside. Councilmember Staudt noted the option of not sending the trucks out on every call so as to reduce wear. He knows people like to see them, but they are not always necessary on all the calls they attend to. Commissioner Lynch and Becker agreed that this should be considered as an option, though all agreed they would defer to the expertise of the Chief. The option of having an in-house fire track repair with a purpose mechanic, garage, lift, etc. was also briefly discussed given the prospective new Public Safety buildings. Mayor Fischer once more affirmed that the cost of the trucks has gone up astronomically, double what they were prior, and that we need to either plan to buy one every two to three years or find a way to improve their lifespan. He thinks we need the feet to come out in more even increments. With the cost and density of how often we do them, a plan to spread out replacements, if possible, would be good. There is a need you have to do it but whatever you do, do it great. Commissioner Lynch noted that he was recently very impressed seeing our firefighters in action.

Mayor asked Mr. Herczeg if he had any concerns regarding funding in the upcoming year. Mr. Herczeg said that they are generally in good shape, his only concern would be the potential of increased costs of materials.

Mayor Fischer then returned once more to the question of the island and improvements noted in the CIP. Mr. Muck said that said that the PRCS team started envisioning what the acquisition of the island would mean and look like when the conversations had first started. The money for the project is placed far out in 2031, the team is not aggressively pursuing any such project at this stage but should they want to do such a project in the future and apply for grant monies to fund any portion of it that would need to appear in the CIP. Such a grant process would usually be two years. It is a placeholder project for the time being. It is Mayor Fischer's opinion that even the placeholder is premature since there has not been any formal plan discussed at the Council or Parks Commission level,

Motion made that the Shawood Lake Island Boardwalk/Canoe launch item be removed from the CIP.

Moved: Mayor Fischer
Seconded: Mayor Pro Tem Casey
Approved 5:0

Mayor Fischer further stated that we've done so much acquisition lately, the discussions still need to be had for ITC, Bosco, the island, etc. He isn't letting the vacant land "burn a hole in his pocket", he is okay with letting it sit so they can properly look at the inventory, finish the projects they already have, and have those discussions to come to a united vision. Commissioner Lynch agreed that anything we do should be done top-notch, to attract residents, whatever we do, do it great. Mayor Pro Tem Casey appreciated hearing Mr. Muck's stance, and that it makes a lot of sense from a grant standpoint to have a plan and that they will have that conversation about solutions in the future. They can come to vision, then add to the CIP, we don't want to get ahead of ourselves. Mayor Fischer expects that a lot of future Parks visions could come from a renewal of the CIP. We want to make sure we get the prioritization right.

Mayor Fischer asked if there is anything else that needed to be addressed, Mr. Cardenas said no, this is somewhat of a "boring" year since we are coming to the end of the CIP funding period, and the funds are maxxed out. As we move forward, we can provide Council with more options.

Motion made to move the CIP to the Planning Commission, following the usual Public Hearing.

Moved: Mayor Pro Tem Casey
Seconded: Commissioner Becker
Approved 5:0

ADJOURNMENT: 6:21 p.m.
Motion: Casey; Seconded: Fischer; 5:0

City of Novi

Capital Improvement Program

FY 2025-26 Budget

https://www.arcgis.com/apps/dashboards/c3ad159d6ad547298e2da3407996a79e

	Department	ID #	Project Name	CIP Category	GL Fund #	BUDGET FY 2025-26 YR 0	Status as of 12/3/25	Notes
1	441.10 DPW - Engineering	162-07	Beck Road Widening (11 Mile Road to Grand River Avenue aka Providence Drive/Central Park Boulevard) (including signal modernization @ 11 Mile Road & updated DTE lighting) secured outside funding $4.7M; net of city costs	Roads	MAJOR STREET 202	$ 3,662,247	Planning	Entered into cost share agreement at 11/17/25 City Council Meeting. Construction planned to begin spring 2026. Scope reduced to south of Grand River Ave intersection and north of 11 Mile Road intersection.
2	441.10 DPW - Engineering	ENG093	West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) secured funding (1.7M); net of city costs	Roads	MAJOR STREET 202	$ 2,998,348	Completed	The City received Federal Aid Committee funds for this project. Scope included milling and resurfacing the asphalt along the south half, and crush-and-shape treatment in the north half. Curb and sidewalk repairs were completed, along with drainage improvements. Construction was completed summer/ fall 2025.
3	441.10 DPW - Engineering	102-01	Neighborhood Roads Rehabilitation, Repaving, and Reconstruction Program	Roads	LOCAL STREET 203	$ 2,815,718	Completed	2025 NRP Asphalt and Concrete programs are complete. The design for the next two-year program (2026 & 2027) was awarded at the 12/1/25 City Council Meeting. Preliminary evaluations have found the City's concrete streets to be in better condition than its asphalt streets. Therefore, this NRP will focus primarily on asphalt streets.
4	441.10 DPW - Engineering	ENG081	NRP - Village Wood Road (Cranbrooke Drive to Haggerty Road) and Section 25 Storm Drainage Improvements; includes sidewalk construction - Street Fund portion; budgeted as part of the NRP	Roads	LOCAL STREET 203	$ 1,684,282	Planning	Design was awarded at 2/10/25 City Council meeting. Anticipated construction in spring 2026 with completion that same year. Scope includes asphalt reconstruction, curb and gutter replacement, ditch enclosures, and 6-foot sidewalk on the north side of the road.
5	441.10 DPW - Engineering	ENG081	Village Wood Road (Cranbrooke Drive to Haggerty Road) and Section 25 Storm Drainage Improvements; includes sidewalk construction - Drain Fund portion	Roads	DRAIN FUND 211	$ 236,750	Planning	Design was awarded at 2/10/25 City Council meeting. Anticipated construction in spring 2026 with completion that same year. Scope includes asphalt reconstruction, curb and gutter replacement, ditch enclosures, and 6-foot sidewalk on the north side of the road.
6	441.10 DPW - Engineering	ENG016	13 Mile Road Rehabilitation (M-5 to Haggerty) secured outside funding 523K; net of city costs	Roads	MAJOR STREET 202	$ 725,642	Completed	The City received Federal Aid Committee funds for this project. Scope included milling and resurfacing the asphalt pavement. Curb and sidewalk repairs were completed, along with drainage improvements. Construction was completed summer/ fall 2025.
7	441.20 DPW - Field Ops	ENG068	Neighborhood Sidewalk Repair Program	Sidewalks & Pathways	MUNICIPAL STREET 204	$ 650,000	Planning	Pavement condition data has been collected for 272 miles of City concrete sidewalks and asphalt pathways along major and local streets. In pre-design planning for a multi-year program.
10	441.10 DPW - Engineering	ENG100	12 Mile Road Rehabilitation (Novi Rd to city limits/ Farmington Road)- RCOC; estimated city share; construction estimated for 2026	Roads	MUNICIPAL STREET 204	$ 385,109	Planning	RCOC project. Budget is the city's share. Public Information Meeting held 11/13/25. Construction planned to start 2026 and be completed 2027. The scope in Novi includes patching concrete sections from Novi RD to west of M-5. Repairing curb and gutters as needed. Installing ADA crosswalks and pedestrian signals. Upgrading SMART bus stops. Relocating utilities.
31	441.10 DPW - Engineering	093-10	Streambank Stabilization - Middle Rouge River (along Rotary Park)	Storm Sewer & Drainage	DRAIN FUND 211	$ 834,401	On Hold	Reevaluating project based on the stormwater master plan findings.
32	441.10 DPW - Engineering	ENG095	Median Drainage Improvements Novi Road (12-13 Mile)	Storm Sewer & Drainage	DRAIN FUND 211	$ 514,282	Planning	Design was awarded at the 4/21/25 City Council Meeting. Design is 90% complete. Plan to bid and construct in 2026.
33	441.10 DPW - Engineering	ENG050	Basin Cleanout - Bishop Creek Regional (north of 11 Mile Road; west of Meadowbrook Road)	Storm Sewer & Drainage	DRAIN FUND 211	$ 161,249	Delayed	Project is being postponed based on the updated stormwater master plan. All three regional basins may need increased capacity. The plan would be to bundle these projects together for economies of scale.
37	536.00 Water and Sewer	WTS036	Asbestos-Cement (AC) Water Main Replacement	Water Distribution	WATER AND SEWER 592	$ 2,500,000	On Hold	Evaluating the scope of the program based on other water & sewer projects.
41	441.10 DPW - Engineering	ENG085	Asphalt Pathways Reconstruction (pathways throughout park; including concrete replacement & addition of drainage structures near the pavilion) and Parking Lot Rehab - Ella Mae Power Park	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	$ 310,970	Completed	Construction completed fall 2025. Scope included replacing the asphalt ring pathway around the park and rehabilitation of the southern parking lot.
64	441.20 DPW - Field Ops	FLD043	Material Storage at DPW (General Fund portion 75%)	Buildings & Property	GENERAL FUND 101	$ 110,500	Delayed	Delayed due to other priorities budgeted in the General Fund.
65	536.00 Water and Sewer	WTS031	Generator Replacement - Hudson Pump Station	Buildings & Property	WATER AND SEWER 592	$ 92,568	Not started	Quotes are being solicited.

	Department	ID #	Project Name	CIP Category	GL Fund #	BUDGET FY 2025-26 YR 0	Status as of 12/3/25	Notes
68	574.00 - Meadowbrook Commons	COR006	Elevator Cab Replacements (2) - Meadowbrook Commons	Buildings & Property	SENIOR HOUSING 574	$ 64,000		
69	536.00 Water and Sewer	FLD043	Material Storage at DPW (Water & Sewer Fund portion 25%)	Buildings & Property	WATER AND SEWER 592	$ 36,840	Delayed	Delayed due to other priorities budgeted in the General Fund.
92	441.30 DPW - Fleet Asset	FLT018	Single-axle RDS body truck with underbody scraper and wing plow (replace #613; 2012 International)	Machinery & Equipment	GENERAL FUND 101	$ 318,492	Delayed	Delayed due to other priorities budgeted in the General Fund.
						$ 19,790,066		

GENERAL FUND 101	$ 493,258
MAJOR STREET 202	$ 7,386,237
LOCAL STREET 203	$ 4,500,000
MUNICIPAL STREET 204	$ 1,553,514
PARKS, RECREATION, AND CULTURAL SERVICES 208	$ 310,970
DRAIN FUND 211	$ 1,746,682
CAPITAL IMPROVEMENT PROGRAM (CIP) FUND 401	$ -
GUN RANGE FACILITY 409	$ 167,500
ICE ARENA 570	$ 858,497
WATER AND SEWER 592	$ 2,629,408
SENIOR HOUSING 574	$ 144,000
	$ 19,790,066

' by Category

BUDGET FY 2025-26 YR 1
$ 12,508,096
$ -
$ 1,168,405
$ 1,509,932
$ -
$ 2,500,000

Department	ID #	Project Name	CIP Category	GL Fund #	BUDGET FY 2025-26 YR 0	Status as of 12/3/25	Notes
				Total CIP	$ 310,970		
					$ 740,957		
					$ 448,174		
					$ 603,532		
					$ -		
					$ 19,790,066		

Department	Project ID	Project Name	CIP Category	GL Fund #	Fiscal Year	FY 2026-27 YR 1	FY 2027-28 YR 2	FY 2028-29 YR 3	FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
301.00 Police	POL028	CARBYNE-911 Phone System	Machinery & Equipment	GENERAL FUND 101	2026-2027	$ 126,000	$ 57,500	$ 57,500	$ 57,500	$ 57,500	$ 57,500	$ 413,500
752.00 PRCS - Admin	PRC061	Add ADA compliant elevated driver and viewing stand with shade to Novi Water Tower Park & R/C Raceway	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	2026-2027	$ 64,000	$ -	$ -	$ -	$ -		$ 64,000
441.10 DPW - Engineering	ENG109	11 Mile and Taft Roads Roundabout Construction- secured outside funding $1.4M in CMAQ funds in FY 2027; net of city costs	Roads	MAJOR STREET 202	2026-2027	$ 307,029	$ -					$ 307,029
441.10 DPW - Engineering	132-26	11 Mile Road Rehabilitation (Wixom Road to Beck Road) & 11 Mile/ Beck Roundabout Construction- Drain Fund portion	Storm Sewer & Drainage	DRAIN FUND 211	2026-2027	$ 1,783,495				$ -	$ -	$ 1,783,495
441.10 DPW - Engineering	ENG119	Elevated Water Tank Construction- Island Lake District	Water Distribution	WATER AND SEWER 592	2026-2027	$ 438,625	$ 6,885,808			$ -		$ 7,324,433
570.00 - Ice Arena	ICE031	Interior Painting	Buildings & Property	ICE ARENA 570	2027-2028	$ -	$ 35,000	$ -	$ -	$ -		$ 35,000
570.00 - Ice Arena	ICE032	(2) Hot Water Storage Tanks	Buildings & Property	ICE ARENA 570	2027-2028	$ -	$ 25,000	$ -	$ -	$ -		$ 25,000
336.00 Fire	FIR038	E Draulic Hurst Extrication Bundle Package (1 per Year)	Machinery & Equipment	GENERAL FUND 101	2027-2028	$ -	$ 46,225	$ 48,550	$ 50,978	$ -	$ -	$ 145,753
441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads)- Street Fund portion	Roads	MAJOR STREET 202	2027-2028	$ -	$ 1,688,583					$ 1,688,583
441.10 DPW - Engineering	ENG114	East Lake Drive and South Lake Drive Rehabilitation	Roads	MAJOR STREET 202	2027-2028	$ -	$ 138,863	$ 2,627,364				$ 2,766,227
441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads)- Drain Fund portion	Storm Sewer & Drainage	DRAIN FUND 211	2027-2028	$ -	$ 581,871			$ -	$ -	$ 581,871
441.10 DPW - Engineering	ENG080	Willowbrook Estates No. 3 Road Reconstruction, Section 25 Storm Drainage Improvements, AC Water Main Replacement (Glen Ridge Court, Rock Hill Lane, Maude Lea Circle, Ripple Creek Road) - Water & Sewer Fund portion	Water Distribution	WATER AND SEWER 592	2027-2028	$ -	$ 142,181	$ 2,143,178		$ -		$ 2,285,359
441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads) - Water & Sewer Fund portion	Water Distribution	WATER AND SEWER 592	2027-2028	$ -	$ 1,353,206			$ -		$ 1,353,206
570.00 - Ice Arena	ICE033	Concrete Grinding (Bleacher Areas)	Buildings & Property	ICE ARENA 570	2028-2029	$ -	$ -	$ 15,000				$ 15,000
265.10 IS - Park Maintenance	IFT015	Pavillion Shore Park Irrigation Controller Upgrade	Machinery & Equipment	GENERAL FUND 101	2029-2030		$ -		$ 27,775	$ -	$ -	$ 27,775
265.10 IS - Park Maintenance	IFT016	Power Park Irrigation Controller Upgrade	Machinery & Equipment	GENERAL FUND 101	2029-2030			-	$ 30,200	$ -	$ -	$ 30,200
441.10 DPW - Engineering	ENG111	Beck Road Reconstruction (10 Mile Rd to 11 Mile Rd) and Roundabout Construction at Cider Mill Drive	Roads	MAJOR STREET 202	2029-2030				$ 10,801,951			$ 10,801,951
441.10 DPW - Engineering	ENG112	Beck Road Reconstruction (9 Mile Rd to 10 Mile Rd)	Roads	MAJOR STREET 202	2030-2031					$ 11,402,088		$ 11,402,088
441.10 DPW - Engineering	ENG115	NRP- Village Wood Road (Heatherbrae Way to Cranbrooke Road) Road Reconstruction - budgeted as part of the NRP- Street Fund Portion	Roads	LOCAL STREET 203	2030-2031					$ 1,430,400	$ -	$ 1,430,400
441.10 DPW - Engineering	ENG117	Village Wood Road (Heatherbrae Way to Cranbrooke Road) Ditch Enclosures- Drain Fund Portion	Storm Sewer & Drainage	DRAIN FUND 211	2030-2031	$ -				$ 951,301	$ -	$ 951,301
265.00 IS - Facility Management	FAC057	DPW Fuel Island and Tanks Replacement	Buildings & Property	GENERAL FUND 101	2031-2032	$ -				$ -	$ 751,570	$ 751,570
441.10 DPW - Engineering	ENG110	11 Mile Road and Town Center Drive Roundabout Construction	Roads	MAJOR STREET 202	2031-2032						$ 2,254,355	$ 2,254,355
441.10 DPW - Engineering	ENG113	Beck Road Reconstruction (8 Mile Rd to 9 Mile Rd)	Roads	MAJOR STREET 202	2031-2032						$ 10,833,575	$ 10,833,575
441.10 DPW - Engineering	ENG116	Sidewalk Gaps Construction/ Replacements- 11 Mile Road (Beck Road to Taft Road)	Sidewalks & Pathways	MUNICIPAL STREET 204	2031-2032					$ -	$ 767,931	$ 767,931
441.10 DPW - Engineering	ENG118	Regional Detention Basins Capacity Expansions- Bishop, Civic Center & Taft	Storm Sewer & Drainage	DRAIN FUND 211	2031-2032	$ -				$ -	$ 6,211,157	$ 6,211,157

City of Novi
Capital Improvement Program
FY 2026-27 Budget

	New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #		Fiscal Year	Current Year FY 2025-26 YR 0	Budget FY 2026-27 YR 1	PROJECTED FY 2027-28 YR 2	FY 2028-29 YR 3	FORECAST FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
68	NO	I - invest	Senior Housing	574.00 - Meadowbrook Commons	COR006	Elevator Cab Replacements (2) - Meadowbrook Commons	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.171	2025-2026	$ 64,000	$ -	$ -	$ -	$ -	$ -		$ 64,000
69	NO	O- operate	Senior Housing	574.00 - Meadowbrook Commons	SNR017	Air conditioning units (98) Replacements - MC Main Building (units only; excludes common areas - SEE COR009)	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.196	2025-2026	$ 240,000	$ -	$ -	$ -	$ -	$ -		$ 240,000
75	NO	O- operate	Department of Public Works	441.20 DPW - Field Ops	FLD043	Material Storage at DPW (General Fund portion 75%)	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-441.20-976.090	2025-2026	$ 110,500	$ -	$ -	$ -	$ -	$ -		$ 110,500
76	NO	O- operate	Department of Public Works	536.00 Water and Sewer	FLD043	Material Storage at DPW (Water & Sewer Fund portion 25%)	no	$ -	no	$ -	CIP	Buildings & Property	WATER AND SEWER 592	592-536.00-976.090	2025-2026	$ 36,840	$ -	$ -	$ -	$ -	$ -		$ 36,840
77	NO	O- operate	Integrated Solutions	265.10 IS - Park Maintenance	FPM007	Park Building Generator at ITC Community Sports Park & GenTracker Technology	no	$ -			CIP	Buildings & Property	GENERAL FUND 101	101-265.10-977.043	2025-2026	$ 64,266	$ -	$ -	$ -	$ -	$ -		$ 64,266
79	NO	O- operate	Department of Public Works	536.00 Water and Sewer	WTS031	Generator Replacement - Hudson Pump Station	no	$ -	no	$ -	CIP	Buildings & Property	WATER AND SEWER 592	592-536.00-976.195	2025-2026	$ 92,568	$ -	$ -	$ -	$ -	$ -		$ 92,568
80	NO	B - build	Public Safety	301.00 Police	POL029	Public Safety Building and two fire stations						Buildings & Property	PUBLIC SAFETY BUILDING FUND 464	464-309.00-977.044	2025-2026	$ 6,310,000	$ 18,058,000	$ 42,523,625	$ 53,108,375				$ 120,000,000
67	NO	O- operate	Senior Housing	574.00 - Meadowbrook Commons	SNR022	Common Area, Parlor, & Meeting Room Upgrades (furniture, lighting, flooring/carpet, televisions, etc.) - Meadowbrook Commons	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574.000.00-976.212	2026-2027	$ -	$ 69,400	$ -	$ -	$ -	$ -		$ 69,400
70	NO	O- operate	Senior Housing	574.00 - Meadowbrook Commons	SNR018	Rand (60) and Apartment (115) Appliance Upgrades/Replacements - Meadowbrook Commons	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.197	2026-2027	$ -	$ 328,188	$ -	$ -	$ -	$ -		$ 328,188
80	NO	O- operate	Integrated Solutions	265.00 IS - Facility Management	FAC047	Building Generator (NEW) & Generator Technology Solution (GenTracker) - Gun Range Training Center	no	$ -	yes	$ 1,365	CIP	Buildings & Property	GUN RANGE FACILITY 409	409-303.00-976.211	2026-2027	$ -	$ 111,190	$ -	$ -	$ -	$ -		$ 111,190
55	YES	I - invest	Ice Arena	570.00 - Ice Arena	ICE031	Interior Painting	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	570-000.00-976.257	2027-2028	$ -	$ -	$ 35,000	$ -	$ -	$ -		$ 35,000
58	NO	I - invest	Ice Arena	570.00 - Ice Arena	ICE028	Replacement Rubber Flooring	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	570-000.00-976.249	2027-2028	$ -	$ -	$ 20,000	$ -	$ -	$ -		$ 20,000
59	YES	I - invest	Ice Arena	570.00 - Ice Arena	ICE032	(2) Hot Water Storage Tanks	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	570-000.00-976.251	2027-2028	$ -	$ -	$ 25,000	$ -	$ -	$ -		$ 25,000
62	NO	B - build	Senior Housing	574.00 - Meadowbrook Commons	SNR028	Permanent Restroom at Pickelball Courts	no	$ -	yes	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.239	2027-2028	$ -	$ -	$ 100,000	$ -	$ -	$ -		$ 100,000
64	NO	B - build	Senior Housing	574.00 - Meadowbrook Commons	SNR027	Apartment Upgrades (kitchens, bathrooms, lighting, etc).	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.237	2027-2028	$ -	$ -	$ 377,350	$ -	$ -	$ -		$ 377,350
65	NO	B - build	Senior Housing	574.00 - Meadowbrook Commons	SNR019	Ranch Updates (kitchen, bathrooms, lighting, etc)	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.146	2027-2028	$ -	$ -	$ 225,000	$ -	$ -	$ -		$ 225,000
78	NO	O- operate	Integrated Solutions	265.00 IS - Facility Management	FAC055	PMGM Garage Concrete Floor Replacement	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.244	2027-2028	$ -	$ -	$ 51,343	$ -	$ -	$ -		$ 51,343
	NO	I - invest	Ice Arena	570.00 - Ice Arena	ICE030	Exterior Doors and Interior Doors	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	570-000.00-976.234	2028-2029	$ -	$ -	$ -	$ 17,000	$ -	$ -		$ 17,000
63	NO	B - build	Senior Housing	574.00 - Meadowbrook Commons	SNR023	Court Yard (fireplace, grill, furniture)/Senior Center (outdoor patio, windows, projector, lighting) upgrade	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.252	2028-2029	$ -	$ -	$ -	$ 585,000	$ -	$ -		$ 585,000
66	NO	I - invest	Senior Housing	574.00 - Meadowbrook Commons	SNR012	Fire Panel Replacement - Meadowbrook Commons	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.170	2028-2029	$ -	$ -	$ -	$ 133,730	$ -	$ -		$ 133,730
72	NO	I - invest	Senior Housing	574.00 - Meadowbrook Commons	SRN029	Moderization elevator system	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.238	2028-2029	$ -	$ -	$ -	$ 398,000	$ -	$ -		$ 398,000
73	NO	I - invest	Senior Housing	574.00 - Meadowbrook Commons	SRN031	Flat top roof replacement	no	$ -	no	$ -	CIP	Buildings & Property	SENIOR HOUSING 574	574-000.00-976.253	2028-2029	$ -	$ -	$ -	$ 99,346	$ -	$ -		$ 99,346
83	NO	O- operate	Integrated Solutions	228.00 IS - Technology	FAC041	Building Generator Replacement (including $30,000 enclosure expansion) & Generator Technology Solution (GenTracker) - Civic Center	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.098	2028-2029	$ -	$ -	$ -	$ 495,660	$ -	$ -		$ 495,660
84	NO	I - invest	Integrated Solutions	265.00 IS - Facility Management	FAC045	Building Generator (NEW); includes south parking lot gate & Generator Technology Solution (GenTracker) - Parks Maintenance Office/Garage @ DPW	no	$ -	yes	$ 1,365	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.208	2028-2029	$ -	$ -	$ -	$ 66,500	$ -	$ -		$ 66,500
85	YES	I - invest	Ice Arena	570.00 - Ice Arena	ICE033	Concrete Grinding (Bleacher Areas)						Buildings & Property	ICE ARENA 570	570-000.00-976.258	2028-2029	$ -	$ -	$ -	$ 15,000				$ 15,000
56	NO	I - invest	Ice Arena	570.00 - Ice Arena	ICE026	Replace Boards and Glass in both rinks (based on py's estimates, detail coming)	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 550,000	$ -		$ 550,000
81	NO	I - invest	Integrated Solutions	265.00 IS - Facility Management	FAC043	LED Lighting Upgrade (25 fixtures) - Civic Center Parking Lot	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.207	2029-2030	$ -	$ -	$ -	$ -	$ 97,240	$ -		$ 97,240
82	NO	O- operate	Integrated Solutions	265.00 IS - Facility Management	FAC054	Civic Center Four Quarters Flooring Replacement	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 51,707	$ -		$ 51,707
85	NO	I - invest	Integrated Solutions	265.00 IS - Facility Management	FAC029	Building Generator (NEW) & Generator Technology Solution (GenTracker) - Fire Station #5	no	$ -	yes	$ 1,365	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.095	2029-2030	$ -	$ -	$ -	$ -	$ 55,375	$ -		$ 55,375
86	NO	B - build	Integrated Solutions	265.00 IS - Facility Management	FAC050	Flooring Replacement (epoxy; Garage Bay) - Fire Station 4	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.226	2029-2030	$ -	$ -	$ -	$ -	$ 50,335			$ 50,335
87	NO	O- operate	Department of Public Works	265.00 IS - Facility Management	FAC056	DPW Wash Bay Heating & Venting Improvements	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.243	2029-2030	$ -	$ -	$ -	$ -	$ 48,224	$ -		$ 48,224
41	NO	O- operate	Integrated Solutions	265.00 IS - Facility Management	FAC046	Building Generator (NEW) & Generator Technology Solution (GenTracker) - Lakeshore Park	no	$ -	yes	$ 1,365	CIP	Buildings & Property	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-976.206	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 89,550		$ 89,550

																Current Year	Budget	PROJECTED		FORECAST			
	New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #		Fiscal Year	FY 2025-26 YR 0	FY 2026-27 YR 1	FY 2027-28 YR 2	FY 2028-29 YR 3	FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
57	NO	I - invest	Ice Arena	570.00 - Ice Arena	ICE027	Replace Bay Doors (support coming)	no	$ -	no	$ -	CIP	Buildings & Property	ICE ARENA 570	570-000.00-976.233	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 45,000		$ 45,000
88	NO	I - invest	Integrated Solutions	265.00 IS - Facility Management	FAC042	LED Lighting Upgrade (14 fixtures) - Police Station Parking Lot	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 46,314		$ 46,314
89	NO	B - build	Integrated Solutions	265.00 IS - Facility Management	FAC049	Flooring Replacement (epoxy; Garage Bay) - Fire Station 2	no	$ -	no	$ -	CIP	Buildings & Property	GENERAL FUND 101	101-265.00-976.227	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 31,486		$ 31,486
90	NO	B - build	Integrated Solutions	265.00 IS - Facility Management	FAC030	Solar Panel Installation - DPW	no	$ -	yes	$ -	CIP	Buildings & Property	GENERAL FUND 101	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 194,590		$ 194,590
91	NO	B - build	Integrated Solutions	265.00 IS - Facility Management	FAC032	Solar Panel Installation - Civic Center	no	$ -	yes	$ -	CIP	Buildings & Property	GENERAL FUND 101	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 170,409		$ 170,409
92	YES	I - invest	Department of Public Works	265.00 IS - Facility Management	FAC057	DPW Fuel Island and Tanks Replacement						Buildings & Property	GENERAL FUND 101	n/a	2031-2032		$ -				$ -	$ 751,570	$ 751,570
60	NO	O - operate a v	Ice Arena	570.00 - Ice Arena	ICE023	Zamboni Replacement - Ice Arena (every 10 years)	no	$ -	no	$ -	CIP	Machinery & Equipment	ICE ARENA 570	570-000.00-976.142	2025-2026	$ 117,540	$ -	$ -	$ 130,000	$ -	$ -		$ 247,540
93	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT018	Single-axle RDS body truck with underbody scraper and wing plow (replace #613; 2012 International)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.041	2025-2026	$ 318,492	$ -	$ -	$ -	$ -	$ -		$ 318,492
94	NO	I - invest	Public Safety	303.00 Gun Range	POL026	Gun Range Shooting Lanes Upgrade	no	$ -	no	$ -	CIP	Machinery & Equipment	GUN RANGE FACILITY 409	409-303.00-976.232	2025-2026	$ 167,500	$ -	$ -	$ -	$ -	$ -		$ 167,500
	NO	I - invest	City Clerk	215.00 City Clerk	CCK003	Election Equipment - Required Update	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-215.00-984.045	2026-2027	$ -	$ 450,000	$ -	$ -	$ -	$ -		$ 450,000
111	NO	I - invest	Public Safety	301.00 Police	POL027	Body Cameras and In-Car Cameras Replacement (5 Year Replacement Schedule) - May be capital investment required - As of Now this is a reminder to include in operating budget	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-301.00-980.006	2026-2027	$ -	$ 170,000	$ 170,000	$ 245,850	$ 245,850	$ 245,850	$ 245,850	$ 1,323,400
112	YES	O- operate	Public Safety	301.00 Police	POL028	CARBYNE-911 Phone System	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2026-2027	$ -	$ 126,000	$ 57,500	$ 57,500	$ 57,500	$ 57,500	$ 57,500	$ 413,500
96	NO	O - operate a v	Department of Public Works	441.30 DPW - Fleet Asset	FLT021	Tandem Axle RDS body truck with underbody scraper and wing plow (replace #637; 2012 International)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.042	2027-2028	$ -	$ -	$ 353,246	$ -	$ -	$ -		$ 353,246
99	NO	N- nurture	Integrated Solutions	265.10 IS - Park Maintenance	FPM010	ABI Force Infield Groomer	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-982.082	2027-2028	$ -	$ -	$ 41,861	$ -	$ -	$ -		$ 41,861
100	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT020	Street Sweeper (replace #606; 2021 Tymco)	no	$ -	no	$ -	CIP	Machinery & Equipment	DRAIN FUND 211	211-445.00-984.043	2027-2028	$ -	$ -	$ 356,490	$ -	$ -	$ -		$ 356,490
108	NO	O- operate	Department of Public Works	536.00 Water and Sewer	FLT022	Excavator (replace #729; 2012 John Deere 85D)	no	$ -	no	$ -	CIP	Machinery & Equipment	WATER AND SEWER 592	592-536.00-984.044	2027-2028	$ -	$ -	$ 101,830	$ -	$ -	$ -		$ 101,830
109	YES	O- operate	Public Safety	336.00 Fire	FIR038	E Draulic Hurst Extrication Bundle Package (1 per Year)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-336.000-976.247	2027-2028	$ -	$ -	$ 46,225	$ 48,550	$ 50,978	$ -	$ -	$ 145,753
95	NO	N- nurture	Integrated Solutions	265.10 IS - Park Maintenance	FPM011	Bosco Fields Irrigation Controller	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-982.084	2028-2029	$ -	$ -	$ -	$ 37,243	$ -	$ -		$ 37,243
101	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT026	Single-axle RDS body truck w/ underbody scraper & wing plow (replace #682; 2013 International)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.002	2028-2029	$ -	$ -	$ -	$ 326,903	$ -	$ -		$ 326,903
104	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT023	One-Ton Dump Truck with Front Plow and Swamp loader (replace #654; 2016 Ford F-550 Swamp loader)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.003	2028-2029	$ -	$ -	$ -	$ 148,440	$ -	$ -		$ 148,440
107	NO	I - invest	Public Safety	336.00 Fire	FIR032	Turn-Out Gear Washer/Extractor & Dryer Replacements and Secondary Stackable Washer/Dryer Replacement - Fire Station #4 (every 5 years)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-336.00-984.007	2028-2029	$ -	$ -	$ -	$ 48,020	$ -			$ 48,020
110	NO	O- operate	Department of Public Works	336.00 Fire	FLT029	Squad / Ambulance (replace #314, Squad 1)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-336.00-984.026	2028-2029	$ -	$ -	$ -	$ 482,434	$ -	$ -		$ 482,434
116	NO	O- operate	Integrated Solutions	265.10 IS - Park Maintenance	FPM009	Robotic Field Painter	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-982.091	2028-2029	$ -	$ -	$ -	$ 30,079	$ -	$ -		$ 30,079
92	NO	O- operate	Department of Public Works	336.00 Fire	FIR019	Engine (replace #334; 2013 HME)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 1,800,289	$ -		$ 1,800,289
97	NO	I - invest	Public Safety	301.00 Police	POL025	Rifles (28 replacements); net amt - estimated trade-in $18,900 replace every 5 years	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-301.00-982.068	2029-2030	$ -	$ -	$ -	$ -	$ 75,065	$ -		$ 75,065
98	NO	O- operate	Integrated Solutions	265.10 IS - Park Maintenance	FPM008	Electric Zero Turn Mower	no	$ -			CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-982.080	2029-2030	$ -	$ -	$ -	$ -	$ 46,200	$ -		$ 46,200
105	NO	I - invest	Public Safety	336.00 Fire	FIR036	Pump Operator Simulator - located at Fire Station #4	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-336.00-984.004	2029-2030	$ -	$ -	$ -	$ -	$ 127,925			$ 127,925
109	NO	I - invest	Public Safety	336.00 Fire	FIR037	Self-Contained Breathing Apparatus (SCBA) Equipment Replacement (10 Year Replacement Schedule)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 550,740	$ -		$ 550,740
113	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT008	Skid Steer Attachments for Shoulder Maintenance - Roller & Road Widener (new)	no	$ -	yes	$ (11,000)	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.035	2029-2030	$ -	$ -	$ -	$ -	$ 147,040	$ -		$ 147,040
114	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT024	Four-Ton Hot Patcher (replace #672; 2017 Spaulding Four-Ton)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.012	2029-2030	$ -	$ -	$ -	$ -	$ 45,230	$ -		$ 45,230
115	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT025	Two-Ton Hot Patcher (replace #671; 2017 Spaulding Two-Ton)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-441.30-984.027	2029-2030	$ -	$ -	$ -	$ -	$ 38,783	$ -		$ 38,783
116	NO	O- operate	Department of Public Works	336.00 Fire	FLT030	Squad / Ambulance (replace #315, Squad 2)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 506,556	$ -		$ 506,556
117	NO	O- operate	Integrated Solutions	228.00 IS - Technology	IFT007	Firewall Replacement - Network - Civic Center (replace every 6 years)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 48,325	$ -		$ 48,325
118	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT027	Single-axle RDS body truck with underbody scraper & wing plow (replace #652; 2014 International)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 358,466	$ -		$ 358,466
119	YES	O- operate	Integrated Solutions	265.10 IS - Park Maintenance	IFT015	Pavillion Shore Park Irrigation Controller Upgrade	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-986.064	2029-2030	$ -		$ -		$ 27,775	$ -	$ -	$ 27,775

																Current Year	Budget	PROJECTED		FORECAST			
	New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #		Fiscal Year	FY 2025-26 YR 0	FY 2026-27 YR 1	FY 2027-28 YR 2	FY 2028-29 YR 3	FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
120	YES	O- operate	Integrated Solutions	265.10 IS - Park Maintenance	IFT016	Power Park Irrigation Controller Upgrade	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	101-265.10-986.065	2029-2030	$ -			-	$ 30,200	$ -	$ -	$ 30,200
121	NO	O- operate	Department of Public Works	441.30 DPW - Fleet Asset	FLT028	Single-axle RDS body truck with underbody scraper & wing plow (replace #609; 2017 International)	no	$ -	no	$ -	CIP	Machinery & Equipment	GENERAL FUND 101	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 369,220		$ 369,220
61	NO	O- operate	Department of Public Works	570.00 - Ice Arena	ICE016	Parking Lot Improvements & Exterior ADA Updates - Ice Arena	no	$ -	no	$ -	CIP	Parking Lots	ICE ARENA 570	570-000.00-981.011	2025-2026 (roll over to 2026-2027)	$ 740,957	$ -	$ -	$ -	$ -	$ -		$ 740,957
43	NO	O- operate	Department of Public Works	752.00 PRCS - Admin	LOT020	Parking Lot Reconstruction - Rotary Park	no	$ -	no	$ -	CIP	Parking Lots	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-981.017	2027-2028	$ -	$ -	$ 167,930	$ -	$ -	$ -		$ 167,930
74	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG105	City Facilities Exterior ADA Updates - Fire Stations	no	$ -	no	$ -	CIP	Parking Lots	GENERAL FUND 101	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ -		$ -
39	NO	O- operate	Department of Public Works	725.00 Community Relations - Admin	ENG085	Asphalt Pathways Reconstruction (pathways throughout park; including concrete replacement & addition of drainage structures near the pavilion) - Ella Mae Power Park	yes	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-974.491	2025-2026	$ 310,970	$ -	$ -	$ -	$ -	$ -		$ 310,970
47	YES	B - build	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC061	Novi Water Tower Park & R/C Raceway	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-976.240	2026-2027	$ -	$ 64,000	$ -	$ -	$ -	$ -		$ 64,000
50	NO	B - build	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC055	Rotary Park Pedestrian Bridge (support coming)	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-981.018	2026-2027	$ -	$ 397,746	$ -	$ -	$ -	$ -		$ 397,746
42	NO	O- operate	Department of Public Works	752.00 PRCS - Admin	ENG086	Field Drainage & Pavilion - Wildlife Woods Park	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	n/a	2027-2028	$ -	$ -	$ 753,914	$ -	$ -	$ -		$ 753,914
45	NO	O- operate	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC059	Lakeshore Park South Playground Replacement (support coming)	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-977.113	2028-2029	$ -	$ -	$ -	$ 200,000	$ -	$ -		$ 200,000
46	NO	O- operate	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC060	Rotary Park Playground Replacement (support coming)	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-977.114	2028-2029	$ -	$ -	$ -	$ 200,000	$ -	$ -		$ 200,000
49	NO	I - invest	Department of Public Works	752.00 PRCS - Admin	ENG104	City Facilities Exterior ADA Updates - Parks	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-977.045	2028-2029	$ -	$ -	$ -	$ 822,821	$ -	$ -		$ 822,821
51	NO	O- operate	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC058	Ella Mae Power Park East Playground Replacement (support coming)	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	208-752.00-977.093	2029-2030	$ -	$ -	$ -	$ -	$ 230,000	$ -		$ 230,000
52	NO	O- operate	Department of Public Works	752.00 PRCS - Admin	ENG087a	Parking Lot Repaving - Remote Control (RC) Raceway (Area 1)	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 166,560	$ -		$ 166,560
53	NO	B - build	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	PRC054	Lakeshore Beach - Eastern Wall Rehab					CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 458,000	$ -		$ 458,000
48	NO	I - invest	Parks, Recreation and Cultural Services	752.00 PRCS - Admin	ENG052b	Cemetery Enhancement Project - fencing install	no	$ -	no	$ -	CIP	Parks, Recreation, & Cultural Services	PARKS, RECREATION, AND CULTURAL SERVICES 208	n/a	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 77,161		$ 77,161
2	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG081	NRP - Village Wood Road (Cranbrooke Drive to Haggerty Road) and Section 25 Storm Drainage Improvements; includes sidewalk construction - Street Fund portion; budgeted as part of the NRP	no	$ -	no	$ -	CIP	Roads	LOCAL STREET 203	203-449.30-975.155	2025-2026	$ 1,684,282	$ -	$ -	$ -	$ -	$ -		$ 1,684,282
4	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	162-07	Beck Road Widening (11 Mile Road to Grand River Avenue aka Providence Drive/Central Park Boulevard) (including signal modernization @ 11 Mile Road & updated DTE lighting) secured outside funding $4.7M; net of city costs	yes	$ 4,797,000	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.226	2025-2026	$ 3,662,247	$ -	$ -	$ -	$ -	$ -		$ 3,662,247
5	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG081	Village Wood Road (Cranbrooke Drive to Haggerty Road) and Section 25 Storm Drainage Improvements; includes sidewalk construction - Drain Fund portion	no	$ -	no	$ -	CIP	Roads	DRAIN FUND 211	211-445.00-975.126	2025-2026	$ 236,750	$ -	$ -	$ -	$ -	$ -		$ 236,750
6	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG016	13 Mile Road Rehabilitation (M-5 to Haggerty) secured outside funding 523K; net of city costs	yes	$ 523,745	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.153	2025-2026	$ 725,642	$ -	$ -	$ -	$ -	$ -		$ 725,642
7	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG100	12 Mile Road Rehabilitation (Novi Rd to city limits/ Farmington Road)- RCOC; estimated city share; construction estimated for 2026	no	$ -	no	$ -	CIP	Roads	MUNICIPAL STREET 204	204-446.00-975.242	2025-2026	$ 385,109	$ -	$ -	$ -	$ -	$ -		$ 385,109
16	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG093	West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) secured funding (1.7M); net of city costs	yes	$ 1,795,275	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.152	2025-2026	$ 2,998,348	$ -	$ -	$ -	$ -	$ -		$ 2,998,348
1	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	102-01	Neighborhood Roads Rehabilitation, Repaving, and Reconstruction Program	no	$ -	no	$ -	CIP	Roads	LOCAL STREET 203	203-449.30-974.xxx	2026-2027	$ 2,815,718	$ 4,500,000	$ 6,000,000	$ 2,513,937	$ 6,000,000	$ 4,569,600	$ 6,000,000	$ 32,399,255
13	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	162-01	12 Mile Road Widening (Beck Road to Dixon Road) and Reconstruction (Dixon Road to Novi Road) RCOC; estimated city share - design/ROW $1.5M & construction net $3.5M; advancing $1.4M for one FY (design currently underway; construction estimated for 2027/28)	yes	$ 1,400,000	no	$ -	CIP	Roads	MUNICIPAL STREET 204	204-446.00-975.034	2026-2027	$ -	$ 4,900,000	$ -	$ -	$ -	$ -		$ 4,900,000
19	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG106	9 Mile and Napier Roads Roundabout Construction- RCOC; estimated city share is 107,500; to advance construct the City must upfront 1.72M in FY 2027 and would be reimbursed in FY 2029	no	$ 1,720,000	no	$ -	CIP	Roads	MUNICIPAL STREET 204	204-446.00-975.244	2026-2027	$ -	$ 1,827,500	$ -	$ -	$ -	$ -		$ 1,827,500
20	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG109	11 Mile and Taft Roads Roundabout Construction- secured outside funding $1.4M in CMAQ funds in FY 2027; net of city costs						Roads	MAJOR STREET 202	202-449.00-975.206	2026-2027	$ -	$ 307,029	$ -					$ 307,029
3	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG080	NRP - Willowbrook Estates No. 3 Road Reconstruction and Storm Drainage Improvements (Glen Ridge Court, Rock Hill Lane, Maude Lea Circle, Ripple Creek Road) - Street Fund portion; budgeted as part of the NRP	no	$ -	no	$ -	CIP	Roads	LOCAL STREET 203	203-449.30-975.205	2027-2028	$ -	$ -	$ 146,877	$ 3,486,063	$ -	$ -		$ 3,632,940
10	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG097	Ashbury Bridge Rehabilitation (over Middle Rouge River)- Drain Fund portion secured outside funding 783K from Metro Bridge Council in FY 2028	no	$ -	no	$ -	CIP	Roads	DRAIN FUND 211	211-445.00-975.159	2027-2028	$ -	$ -	$ 109,146	$ -	$ -	$ -		$ 109,146
11	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG097	Ashbury Bridge Rehabilitation (over Middle Rouge River)- Street Fund portion secured outside funding 783K from Metro Bridge Council in FY 2028	no	$ -	no	$ -	CIP	Roads	LOCAL STREET 203	203-449.30-975.159	2027-2028	$ -	$ -	$ 23,219	$ -	$ -	$ -		$ 23,219
12	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG074	Novi Road Pavement Preservation Overlay (13 Mile Road to 14 Mile Road)	no	$ -	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.231	2027-2028	$ -	$ -	$ 1,019,856	$ -	$ -	$ -		$ 1,019,856
16	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG080	Willowbrook Estates No. 3 Road Reconstruction and Section 25 Storm Drainage Improvements (Glen Ridge Court, Rock Hill Lane, Maude Lea Circle, Ripple Creek Road) - Drain Fund portion	no	$ -	no	$ -	CIP	Roads	DRAIN FUND 211	211-445.00-975.205	2027-2028	$ -	$ -	$ 86,299	$ 1,302,172	$ -	$ -		$ 1,388,471
21	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	102-04 & ENG037	13 Mile Road Rehabilitation (Old Novi Road to Novi Road) & Old Novi Road Rehabilitation (Novi Road to 13 Mile Road)	no	$ -	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.679	2027-2028	$ -	$ -	$ 114,839	$ 1,896,454	$ -	$ -		$ 2,011,293
22	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG017	Seeley Road Rehabilitation (Grand River Avenue to 11 Mile Road)	no	$ -	no	$ -	CIP	Roads	MAJOR STREET 202	202-449.20-975.216	2027-2028	$ -	$ -	$ 94,550	$ 1,411,813	$ -	$ -		$ 1,506,363
24	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG102	Donelson Drive Rehabilitation (West Oaks Drive to 12 Mile Road)	no	$ -	no	$ -	CIP	Roads	MAJOR STREET 202	n/a	2027-2028	$ -	$ -	$ 34,598	$ 438,108	$ -	$ -		$ 472,706
25	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads)- Street Fund portion						Roads	MAJOR STREET 202	202-449.00-975.201	2027-2028	$ -	$ -	$ 1,688,583					$ 1,688,583
26	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG114	East Lake Drive and South Lake Drive Rehabilitation						Roads	MAJOR STREET 202	202-449.00-975.249	2027-2028	$ -	$ -	$ 138,863	$ 2,627,364				$ 2,766,227
20	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG101	Grand River Ave Rehabilitation (Novi Road to Haggerty Road)- RCOC, estimated city share	no	$ -	no	$ -	CIP	Roads	MUNICIPAL STREET 204	n/a	2028-2029	$ -	$ -	$ -	$ 646,250	$ -	$ -		$ 646,250

	New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #		Fiscal Year	FY 2025-26 YR 0	FY 2026-27 YR 1	FY 2027-28 YR 2	FY 2028-29 YR 3	FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
																Current Year	Budget	PROJECTED		FORECAST			
25	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	112-01	Sixth Gate Reconstruction (Paul Bunyan to Grand River Avenue) net of design	no	$ -	no	$ -	CIP	Roads	LOCAL STREET 203	203-449.30-975.178	2028-2029	$ -	$ -	$ -	$ 470,312	$ -	$ -		$ 470,312
26	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG103	12 Mile Road Corridor Streetscape Improvements (Beck Road to Haggerty Road)	no	$ -	no	$ -	CIP	Roads	MUNICIPAL STREET 204	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 4,920,217	$ -		$ 4,920,217
27	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG111	Beck Road Reconstruction (10 Mile Rd to 11 Mile Rd) and Roundabout Construction at Cider Mill Drive						Roads	MAJOR STREET 202	n/a	2029-2030					$ 10,801,951			$ 10,801,951
28	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG112	Beck Road Reconstruction (9 Mile Rd to 10 Mile Rd)						Roads	MAJOR STREET 202	n/a	2030-2031						$ 11,402,088		$ 11,402,088
29	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG115	NRP- Village Wood Road (Heatherbrae Way to Cranbrooke Road) Road Reconstruction - budgeted as part of the NRP- Street Fund Portion						Roads	LOCAL STREET 203	n/a	2030-2031						$ 1,430,400	$ -	$ 1,430,400
30	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG110	11 Mile Road and Town Center Drive Roundabout Construction						Roads	MAJOR STREET 202	n/a	2031-2032							$ 2,254,355	$ 2,254,355
31	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG113	Beck Road Reconstruction (8 Mile Rd to 9 Mile Rd)						Roads	MAJOR STREET 202	n/a	2031-2032							$ 10,833,575	$ 10,833,575
36	NO	O- operate	Department of Public Works	536.00 Water and Sewer	WTS027	Sanitary Sewer Rehabilitation - Meadowbrook Glens Subdivision	no	$ -	no	$ -	CIP	Sanitary Sewer	WATER AND SEWER 592	592-536.00-976.108	2026-2027	$ -	$ 776,692	$ -	$ -	$ -	$ -		$ 776,692
37	NO	B - build	Department of Public Works	752.00 PRCS - Admin	ENG065	ITC Trail / Bosco Fields Connector --14' Boardwalk & 10' Sidewalk; contingent on acquiring property from NCSD (less engineering and design)	yes	$ 578,897	no	$ -	CIP	Sidewalks & Pathways	MUNICIPAL STREET 204	204-446.00-976.222	2025-2026	$ 518,405	$ -	$ -	$ -	$ -	$ -		$ 518,405
9	NO	O- operate	Department of Public Works	441.20 DPW - Field Ops	ENG068	Neighborhood Sidewalk Repair Program	no	$ -	no	$ -	CIP	Sidewalks & Pathways	MUNICIPAL STREET 204	204-446.00-975.xxx	2026-2027	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 4,550,000
18	NO	O- operate	Department of Public Works	441.20 DPW - Field Ops	ENG027	Boardwalk Repair and Replacement Program	no	$ -	no	$ -	CIP	Sidewalks & Pathways	MUNICIPAL STREET 204	204-446.00-974.476	2026-2027	$ -	$ 274,224	$ 3,217,717	$ -	$ 250,000	$ 2,750,000		$ 6,491,941
23	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG030	Segment 66 -- Grand River Avenue (South side; Sixth Gate to Main Street) - 8' Pathway	yes	$ 117,001	no	$ -	CIP	Sidewalks & Pathways	MUNICIPAL STREET 204	204-446.00-974.473	2028-2029	$ -	$ -	$ -	$ 104,012	$ -			$ 104,012
28	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG070	Segment 101c &104b -- Napier Road (East side; ITC Community Sports Park entrance drive to Villa Barr Art Park) - 8' Pathway	no	$ -	no	$ -	CIP	Sidewalks & Pathways	MUNICIPAL STREET 204	204-446.00-974.493	2030-2031	$ -	$ -	$ -	$ -	$ -	$ 355,922		$ 355,922
29	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG116	Sidewalk Gaps Construction/ Replacements- 11 Mile Road (Beck Road to Taft Road)						Sidewalks & Pathways	MUNICIPAL STREET 204	n/a	2031-2032						$ -	$ 767,931	$ 767,931
29	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	093-10	Streambank Stabilization - Middle Rouge River (along Rotary Park)	no	$ -	no	$ -	CIP	Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.140	2025-2026	$ 834,401	$ -	$ -	$ -	$ -	$ -		$ 834,401
30	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG095	Median Drainage Improvements Novi Road (12-13 Mile)	no	$ -	no	$ -	CIP	Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.168	2025-2026	$ 514,282	$ -	$ -	$ -	$ -	$ -		$ 514,282
31	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG050	Basin Cleanout - Bishop Creek Regional (north of 11 Mile Road; west of Meadowbrook Road)	no	$ -	no	$ -	CIP	Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.189	2025-2026	$ 161,249	$ -	$ -	$ -	$ -	$ -		$ 161,249
32	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	132-26	11 Mile Road Rehabilitation (Wixom Road to Beck Road) & 11 Mile/ Beck Roundabout Construction- Drain Fund portion						Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.270	2026-2027		$ 1,783,495				$ -	$ -	$ 1,783,495
32	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	ENG094	Culvert Bridge Replacement - 9 Mile @ Center Street over Thornton Creek	no	$ -	no	$ -	CIP	Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.207	2027-2028	$ -	$ -	$ 344,195	$ 1,960,466	$ 1,960,466	$ -		$ 4,265,127
33	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads)- Drain Fund portion						Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.201	2027-2028		$ -	$ 581,871			$ -	$ -	$ 581,871
34	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG117	Village Wood Road (Heatherbrae Way to Cranbrooke Road) Ditch Enclosures- Drain Fund Portion						Storm Sewer & Drainage	DRAIN FUND 211	n/a	2030-2031		$ -				$ 951,301	$ -	$ 951,301
34	NO	O- operate	Department of Public Works	441.10 DPW - Engineering	153-02	Storm Drainage Improvements- Section 25	no	$ -	no	$ -	CIP	Storm Sewer & Drainage	DRAIN FUND 211	211-445.00-975.144	2031-2032	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,039,533	$ 14,039,533
35	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG118	Regional Detention Basins Capacity Expansions- Bishop, Civic Center & Taft						Storm Sewer & Drainage	DRAIN FUND 211	n/a	2031-2032		$ -				$ -	$ 6,211,157	$ 6,211,157
106	NO	I - invest	Integrated Solutions	301.00 Police	IFT010	Server Replacement - Cameras - Police Building (replace every 6 years)	no	$ -	no	$ -	CIP	Technology	GENERAL FUND 101	Hold off?	2026-2027	$ -	$ -	$ -	$ -	$ -			$ -
102	NO	O- operate	Integrated Solutions	228.00 IS - Technology	IFT012	OnBase Subscription	no	$ -			CIP	Technology	GENERAL FUND 101	101-228.00-986.053	2027-2028	$ -	$ -	$ 159,031	$ -	$ -	$ -		$ 159,031
103	NO	I - invest	Integrated Solutions	228.00 IS - Technology	IFT003	Server Replacement - Virtual Servers Infrastructure (VSI) - Civic Center - 6 servers & 2 switches (every 6 years)	no	$ -	no	$ -	CIP	Technology	GENERAL FUND 101	101-228.00-986.021	2028-2029	$ -	$ -	$ -	$ 150,170	$ -	$ -		$ 150,170
104	NO	O- operate	Integrated Solutions	228.00 IS - Technology	IFT006	Server Replacement - Telephone (every 6 years)	no	$ -	no	$ -	CIP	Technology	GENERAL FUND 101	n/a	2028-2029	$ -	$ -	$ -	$ -	$ 44,514	$ -		$ 44,514
112	NO	N- nurture	Integrated Solutions	228.00 IS - Technology	IFT013	Cityworks Cloud Migration	no	$ -	no	$ -	CIP	Technology	GENERAL FUND 101	101-228.00-986.054	2029-2030	$ -	$ -	$ -	$ -	$ 162,269	$ -		$ 162,269
113	NO	O- operate	Integrated Solutions	228.00 IS - Technology	IFT011	BS&A Software Cloud Migration	no	$ -	no	$ -	CIP	Technology	GENERAL FUND 101	n/a	2029-2030	$ -	$ -	$ -	$ -	$ 603,556	$ -		$ 603,556
35	NO	O- operate	Department of Public Works	536.00 Water and Sewer	WTS036	Asbestos-Cement (AC) Water Main Replacement	no	$ -	no	$ -	CIP	Water Distribution	WATER AND SEWER 592	592-536.00-976.198	2025-2026	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 40,000,000	$ 42,500,000
36	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG119	Elevated Water Tank Construction- Island Lake District						Water Distribution	WATER AND SEWER 592	592-536.00-976.254	2026-2027		$ 438,625	$ 6,885,808			$ -		$ 7,324,433
37	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG080	Willowbrook Estates No. 3 Road Reconstruction, Section 25 Storm Drainage Improvements, AC Water Main Replacement (Glen Ridge Court, Rock Hill Lane, Maude Lea Circle, Ripple Creek Road) - Water & Sewer Fund portion						Water Distribution	WATER AND SEWER 592	592-536.00-976.248	2027-2028		$ -	$ 142,181	$ 2,143,178		$ -		$ 2,285,359
38	YES	I - invest	Department of Public Works	441.10 DPW - Engineering	ENG107	Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads) - Water & Sewer Fund portion						Water Distribution	WATER AND SEWER 592	592-536.00-976.255	2027-2028		$ -	$ 1,353,206			$ -		$ 1,353,206
37	NO	O- operate	Department of Public Works	536.00 Water and Sewer	091-11	Master Meter and Water Main Installation (Future NV-06 Connection)- 14 Mile Road to Haggerty Corridor Corporate Park II	no	$ -	no	$ -	CIP	Water Distribution	WATER AND SEWER 592	592-536.00-976.109	2029-2030	$ -	$ -	$ -	$ -	$ 3,143,461	$ -		$ 3,143,461
38	NO	O- operate	Department of Public Works	536.00 Water and Sewer	091-06	PRV (Pressure Reducing Value) Redistricting- Decommission at 12 Mile/ Meadowbrook & Installation at 13 Mile/ Novi	yes	$ 200,000	no	$ -	CIP	Water Distribution	WATER AND SEWER 592	592-536.00-976.013	2029-2030	$ -	$ -	$ -	$ -	$ 1,305,568	$ -		$ 1,305,568

														Current Year	Budget	PROJECTED		FORECAST			
New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #	Fiscal Year	FY 2025-26 YR 0	FY 2026-27 YR 1	FY 2027-28 YR 2	FY 2028-29 YR 3	FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
													FY 2026-27 Budget	$ 26,260,066	$ 35,232,089	$ 68,197,153	$ 77,496,750	$ 35,706,365	$ 23,436,391	$ 81,811,471	$ 348,140,285
												GENERAL FUND 101		$ 493,258	$ 746,000	$ 879,206	$ 2,137,349	$ 5,270,142	$ 1,115,369	$ 1,054,920	$ 11,696,244
												MAJOR STREET 202		$ 7,386,237	$ 307,029	$ 3,091,289	$ 6,373,739	$ 10,801,951	$ 11,402,088	$ 13,087,930	$ 52,450,263
												LOCAL STREET 203		$ 4,500,000	$ 4,500,000	$ 6,170,096	$ 6,470,312	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 39,640,408
												MUNICIPAL STREET 204		$ 1,553,514	$ 7,651,724	$ 3,867,717	$ 1,400,262	$ 5,820,217	$ 3,755,922	$ 1,417,931	$ 25,467,287
												PARKS, RECREATION, AND CULTURAL SERVICES 208		$ 310,970	$ 461,746	$ 921,844	$ 1,222,821	$ 854,560	$ 166,711	$ -	$ 3,938,652
												DRAIN FUND 211		$ 1,746,682	$ 1,783,495	$ 1,478,001	$ 3,262,638	$ 1,960,466	$ 951,301	$ 20,250,690	$ 31,433,273
												GUN RANGE FACILITY 409		$ 167,500	$ 111,190	$ -	$ -	$ -	$ -	$ -	$ 278,690
												PUBLIC SAFETY BUILDING FUND 464		$ 6,310,000	$ 18,058,000	$ 42,523,625	$ 53,108,375	$ -	$ -	$ -	$ 120,000,000
												ICE ARENA 570		$ 858,497	$ -	$ 80,000	$ 162,000	$ 550,000	$ 45,000	$ -	$ 1,695,497
												WATER AND SEWER 592		$ 2,629,408	$ 1,215,317	$ 8,483,025	$ 2,143,178	$ 4,449,029	$ -	$ 40,000,000	$ 58,919,957
												SENIOR HOUSING 574		$ 304,000	$ 397,588	$ 702,350	$ 1,216,076	$ -	$ -	$ -	$ 2,620,014
														$ 26,260,066	$ 35,232,089	$ 68,197,153	$ 77,496,750	$ 35,706,365	$ 23,436,391	$ 81,811,471	$ 348,140,285

New Request?	Council Goal	Who Did Request?	Department	ID #	Project Name	Outside Funding	Amt of outside funding	Operating Costs	Amt of operating costs	CIP	CIP Category	GL Fund #	Fiscal Year	Current Year FY 2025-26 YR 0	Budget FY 2026-27 YR 1	PROJECTED FY 2027-28 YR 2	FY 2028-29 YR 3	FORECAST FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6	Total Budget
							$ -														

Total CIP by Category

		BUDGET FY 2026-27 YR 1	PROJECTED FY 2027-28 YR 2	FY 2028-29 YR 3	FORECAST FY 2029-30 YR 4	FY 2030-31 YR 5	FY 2031-32 YR 6		Total Budget
Roads	[redacted]	$ 11,534,529	$ 9,456,830	$ 14,792,473	$ 21,722,168	$ 17,402,088	$ 19,087,930		$ 93,996,018
Intersections & Signals	[redacted]	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Sidewalks & Pathways	[redacted]	$ 924,224	$ 3,867,717	$ 754,012	$ 900,000	$ 3,755,922	$ 1,417,931		$ 11,619,806
Storm Sewer & Drainage	[redacted]	$ 1,783,495	$ 926,066	$ 1,960,466	$ 1,960,466	$ 951,301	$ 20,250,690		$ 27,832,484
Sanitary Sewer	[redacted]	$ 776,692	$ -	$ -	$ -	$ -	$ -		$ 776,692
Water Distribution	[redacted]	$ 438,625	$ 8,381,195	$ 2,143,178	$ 4,449,029	$ -	$ 40,000,000		$ 55,412,027
Parks, Recreation, & Cultural Services	[redacted]	$ 461,746	$ 753,914	$ 1,222,821	$ 854,560	$ 77,161	$ -		$ 3,370,202
Parking Lots	[redacted]	$ -	$ 167,930	$ -	$ -	$ -	$ -		$ 167,930
Buildings & Property	[redacted]	$ 18,566,778	$ 43,357,318	$ 54,918,611	$ 852,881	$ 577,349	$ 751,570		$ 119,024,507
Machinery & Equipment	[redacted]	$ 746,000	$ 1,127,152	$ 1,555,019	$ 4,156,922	$ 672,570	$ 303,350		$ 8,561,013
Technology	[redacted]	$ -	$ 159,031	$ 150,170	$ 810,339	$ -	$ -		$ 1,119,540
	[redacted]	$ 35,232,089	$ 68,197,153	$ 77,496,750	$ 35,706,365	$ 23,436,391	$ 81,811,471		$ 321,880,219

BUDGET REQUEST ESTIMATE

Department	Quote as of
Public Safety	Sept 2025
Division	**Total Project Estimate**
301.00 POLICE	**$125,870.48**

CARBYNE - 911 New Phone System

	-
Carbyne Phone System Initial Cost + Options	117,203.48
Additional Options - Unknown at this Time	5,000.00
	-
	-
	-
Licensing and Maintenance Year 2-5 - $57,171.52/year	-
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	-
	-
PROJECT ESTIMATE	122,203.48
Contingency	3,667.00

Notes:

BUDGET DETERMINATION BASED ON ANTICIPATED YEAR OF AWARD

2026-27	$125,870	2031-32	$145,918
2027-28	$129,647	2032-33	$150,296
2028-29	$133,536	2033-34	$154,805
2029-30	$137,542	2034-35	$159,449
2030-31	$141,668	2035-36	$164,232

Operating Budget Impact? Yes

Funding Source? 101 - General Fund

Outside Funding? No

City of Novi
FY 2025-26 BUDGET
BUDGET REQUEST FORM
(CIP, CAPITAL OUTLAY, SIP, & LIGHT-DUTY VEHICLES)

New Request vs Previous Request?:	Request Year:	Budget Request Classification:
New Request	2026-2027	CIP - Capital Improvement Program

Project Name:

Novi Water Tower Park & R/C Raceway

Name of Project being Replaced (if applicable):

Requesting/Assisting Department:	Budget Department:
Parks, Recreation, & Cultural Services	752.00 PRCS - ADMINISTRATION

Funding Source(s):

Choose One	Choose One	Choose One	Choose One

Budget Amount: **$64,000**

New or Replacement?:	Multi-year request?:
New	No

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City Council Goal: Choose One

Project Narrative (Provide description of project and justification why it is needed, and how it will change current services.)

Add ADA compliant elevated driver and viewing stand with shade.

Operating Budget Impact (If yes, explain revenue/expenditure changes and include dollar amount in description.)

Choose One

Outside Funding (If yes, explain funding source and include dollar amount in description.)

Choose One

Pilarski, Jeremia

From: Pilarski, Jeremia
Sent: Thursday, January 30, 2025 9:01 AM
To: Pilarski, Jeremia
Subject: Al Horne estimate info

Maximum Construction
248-343-2678
ftrhobby@gmail.com

I also carry a 2 million dollar liability policy and workers comp
Which I can provide copies of if needed

Materials are around $41,000.00
Labor is around $23,000.00

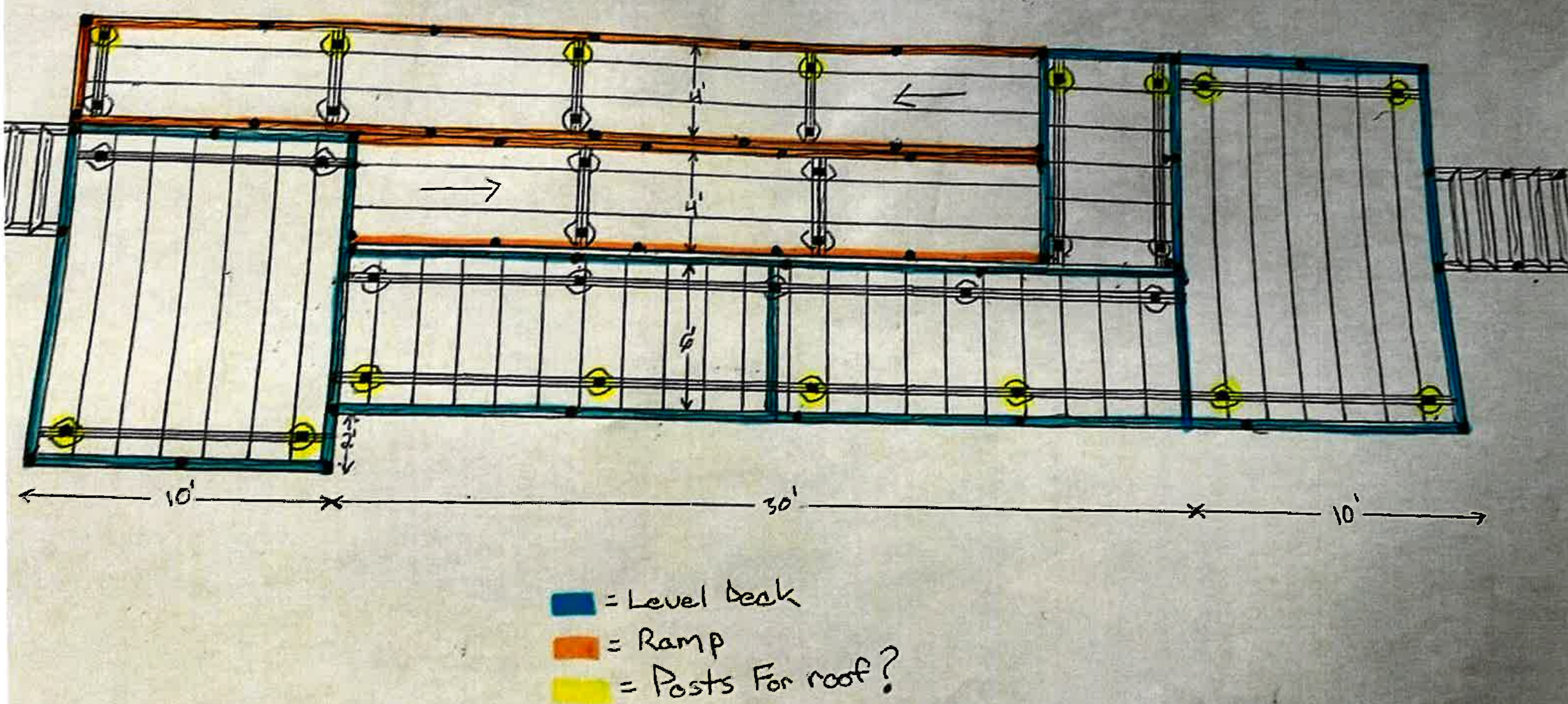
Total $64,000

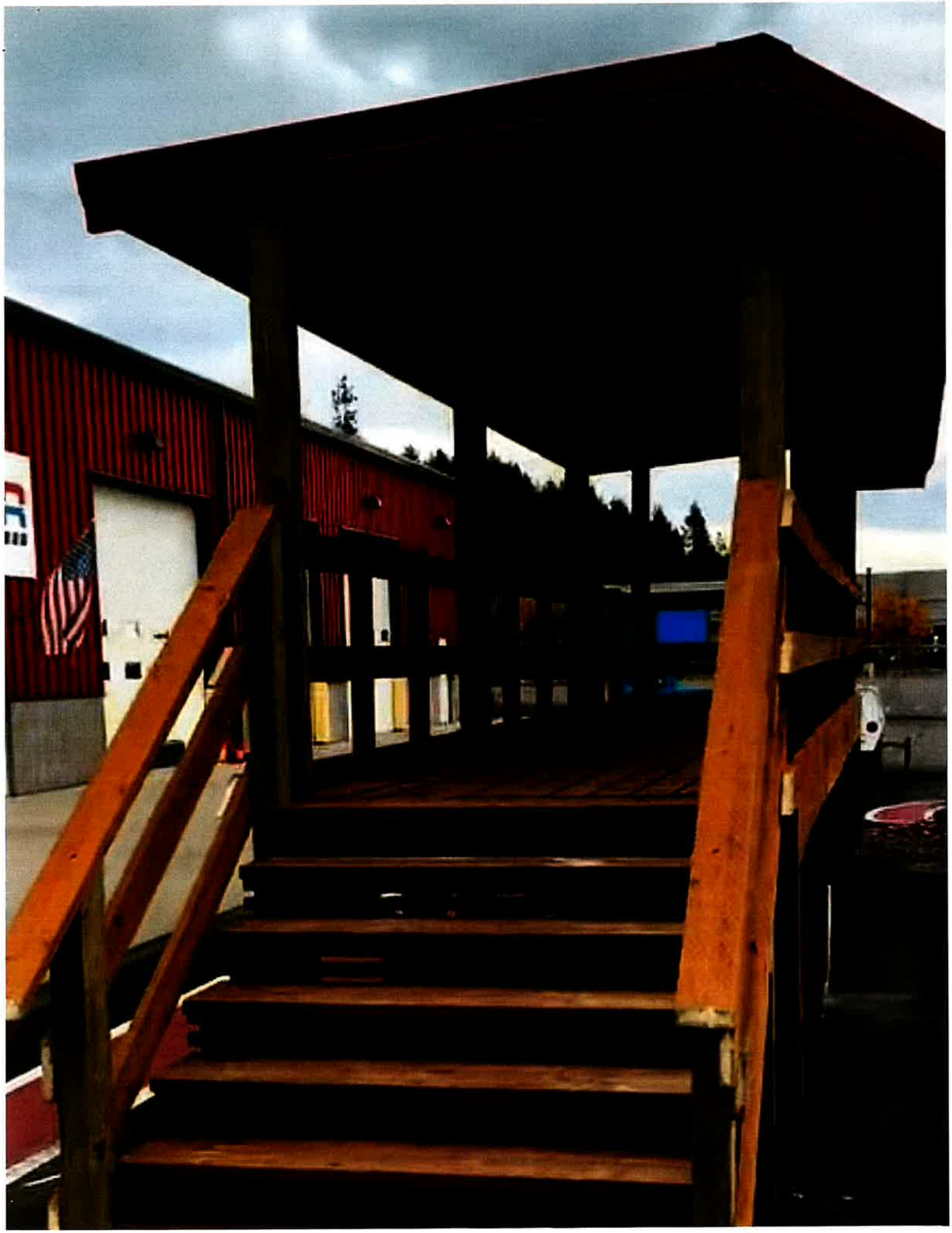
I should be able to fine tune those numbers a bit once we know exactly what it's going to be

CITY OF NOVI
cityofnovi.org

Jeremia Pilarski | Park Maintenance II
Integrated Solutions Team | Parks & Municipal Grounds Management Division
City of Novi | 26300 Lee BeGole | Novi, MI 48375
t: 248.347.0500 | c: 248.361.2096 | cityofnovi.org

Maximum
Al Horn





PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost	
109	Roads	February 2025	**$1,860,067**	formula

Project Name : **11 Mile Road and Taft Road Roundabout Construction**

cityofnovi.org

data entry	7.00%	Design Engineering	$ 82,416	formula
data entry	2.00%	Geotechnical Design	$ 23,548	formula
		Right-of-Way Acquisition	$ 63,000	data entry
		Other	$ -	data entry
		TOTAL ENGINEERING	**$ 168,964**	formula
data entry	20.00%	Contingency	$ 33,793	formula
		Notes:		
		TOTAL ENGINEERING (including contingency)	**$ 202,757**	formula
		Construction	$ 1,177,361	data entry
data entry	6.25%	Construction Engineering	$ 73,586	formula
data entry 120.00	$800.00	Crew Days	$ 96,000	formula
data entry	2.90%	Material Testing	$ 34,144	formula
		Other	$ -	data entry
		TOTAL CONSTRUCTION	**$ 1,381,091**	formula
data entry	20.00%	Contingency	$ 276,219	formula
		Notes:		
		TOTAL CONSTRUCTION (including contingency)	**$ 1,657,310**	formula

Project Description, Justification, & Operating Budget Impact

The City was awarded $1.4M in funding through SEMCOG's FY 2027 Congestion Mitigation & Air Quality (CMAQ) Improvement Program for the construction of a roundabout at the intersection of 11 Mile Road and Taft Road. The project also includes sidewalk improvements at the intersection.

data entry 1.03

BUDGET DETERMINATION BASED ON YEAR AWARDED
Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2025-26	$1,657,310	2029-30	$1,921,276
2026-27	$1,707,029	2030-31	$1,978,914
2027-28	$1,758,240	2031-32	$2,038,282
2027-28	$1,810,987	2032-33	$2,099,430
2028-29	$1,865,316	2033-34	$2,162,413

Engineering Completed in Prior Fiscal Year? Yes

Funding Source? 202 - Major Road Fund

Outside Funding? Yes

DPW NOTES:

PASER Rating	

outside funding	design completed
Choose One	Choose One
Yes	Yes
No	No

Choose One
Roads
Sidewalks & Pathways
Storm Sewer & Drainage
Sanitary Sewer
Water Distribution
Parks, Recreation, & Cultural Services
Parking Lots
Buildings & Property
Machinery & Equipment
Technology

funding source
Choose One
Multiple Funds
101 - General Fund
202 - Major Road Fund
203 - Local Road Fund
204 - Municipal Street Fund
208 - Parks, Recreation, & Cultural Services Fund
211 - Drain Fund
213 - Tree Fund
246 - Corridor Improvement Authority (CIA) Fund
401 - Capital Improvement Program (CIP) Fund
409 - Gun Range Facility Fund
418 - Special Assessment Revolving Fund
463 - PEG Cable Capital Fund
570 - Ice Arena Fund
574 - Senior Housing Fund
592 - Water Sewer Fund

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	October 2025	**$1,783,495**

11 Mile Rehab (Wixom to Beck Roads) and 11 Mile & Beck Roads Roundabout Construction-
Drain Fund Portion

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

Rehabilitation of 11 Mile Road between Wixom Road and Beck Road is needed to repair the road surface and extend the life of the road, which was rated a PASER 4-5 in 2024. Originally, a roundabout (RAB) at 11 Mile Road and Beck Road was included in the design of the Beck Road Reconstruction project, which will be starting construction in spring 2026. However, the RAB was removed from the project due to time constraints related to federal funding the project was receiving. During the initial RAB design, issues with undersized storm sewer were identified along 11 Mile Road. This necessitated full road reconstruction between Beck Rd and just east of Wembley Dr to upgrade the storm sewer and discharge it properly.

Design Engineering	$	86,850
Geotechnical Design	$	12,507
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**99,357**
Contingency	$	9,936

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**109,293**

Construction	$	1,389,592
Construction Engineering	$	66,006
Crew Days	$	40,000
Material Testing	$	26,403
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,522,001**
Contingency	$	152,201

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**1,674,202**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$1,783,495	2031-32	$2,067,560
2027-28	$1,837,000	2032-33	$2,129,587
2028-29	$1,892,110	2033-34	$2,193,474
2029-30	$1,948,874	2034-35	$2,259,279
2030-31	$2,007,340	2035-36	$2,327,057

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

211 - Drain Fund

Outside Funding?

No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Water Distribution	October 2025	**$7,123,875**

Elevated Water Storage Tank

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

The Island Lake Booster Station (ILBS) serves the Island Lake Pressure District which is on the western edge of the City, south of 12 Mile Road. The district has been identified as needing improvements to account for increased demands and low pressure at times of peak demand. Expansion of the Island Lake Pressure District is recommended to increase pressures and meet fire flow requirements. A 2025 assessment of the Island Lake Booster Station found that a new elevated storage tank (750,000 to 1,000,000 gallons) would meet future water demands in the southwest region of the City.

Design Engineering	$	343,750
Geotechnical Design	$	55,000
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**398,750**
Contingency	$	39,875

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**438,625**

Construction	$	5,500,000
Construction Engineering	$	247,500
Crew Days	$	220,000
Material Testing	$	110,000
Other	$	-
TOTAL CONSTRUCTION	**$**	**6,077,500**
Contingency	$	607,750

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**6,685,250**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$6,685,250	2030-31	$7,750,037
2027-28	$6,885,808	2031-32	$7,982,538
2027-28	$7,092,382	2032-33	$8,222,014
2028-29	$7,305,153	2033-34	$8,468,675
2029-30	$7,524,308	2034-35	$8,722,735

Engineering Completed in Prior Fiscal Year?

Yes

Funding Source?

592 - Water Sewer Fund

Outside Funding?

No

BUDGET REQUEST ESTIMATE

cityofnovi.org

Department	Quote as of
Public Safety	June 2025
Division	**Total Project Estimate**
336.00 FIRE	**$44,022.00**

E Draulic Hurst Extrication Bundle Package (1 per year for 3 Years)

	-
Hurst Extrication Bundle Package	40,925.00
Shipping	1,000.00
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PROJECT ESTIMATE	41,925.00
Contingency	2,097.00

Notes:

BUDGET DETERMINATION BASED ON ANTICIPATED YEAR OF AWARD			
2026-27	$44,022	2031-32	$56,184
2027-28	$46,223	2032-33	$58,994
2028-29	$48,534	2033-34	$61,943
2029-30	$50,961	2034-35	$65,041
2030-31	$53,509	2035-36	$68,293

Operating Budget Impact?
Yes

Funding Source?
101 - General Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
ENG107	Roads	September 2025	**$1,731,508**

Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads) - Street Fund Portion

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

Meadowbrook Road, between 9 and 10 Mile Road, is a concrete road with ditches along most of both sides of the street. Several of the homes along this stretch of road have driveway culverts that are misaligned and do not properly drain stormwater. In May 2024, the City and its consultant, AECOM, began designing drainage improvements that would repair the culverts and ditches. During the design, it was noted that the concrete pavement is showing signs of distress at the joints and affecting rideability. Additionally, there is asbestos-cement water main along this segment that may be rehabilitated via lining. To avoid multiple disruptions to residents and traffic, City staff propose combining the drainage, road, and water main work. Road rehabilitation would involve milling the surface of the roadway and paving over the concrete with asphalt.

Design Engineering	$	68,559
Geotechnical Design	$	15,173
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**83,732**
Contingency	$	8,374

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**92,106**

Construction	$	1,371,179
Construction Engineering	$	65,132
Crew Days	$	28,000
Material Testing	$	26,053
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,490,364**
Contingency	$	149,037

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**1,639,401**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$1,639,401	2031-32	$1,900,515
2027-28	$1,688,583	2032-33	$1,957,531
2028-29	$1,739,241	2033-34	$2,016,257
2029-30	$1,791,418	2034-35	$2,076,744
2030-31	$1,845,160	2035-36	$2,139,047

Engineering Completed in Prior Fiscal Year? Yes

Funding Source? 202 - Major Road Fund

Outside Funding? No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	September 2025	**$2,535,302**

East Lake Drive and South Lake Drive Rehabilitation

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

In fall 2024, East Lake Dr, between 13 Mile Rd and 14 Mile Rd was rated a 4 on the PASER scale, which falls in the poor category. South Lake Dr between 13 Mile Dr and West Park Dr was rated 4 and 5 on the PASER scale, putting it in the poor to fair category. Both roads should be rehabilitated to avoid further deterioration. This estimate is for the milling and resurfacing of asphalt pavement on East Lake Drive (13 Mile Rd to 14 Mile Rd) and South Lake Drive (13 Mile Dr to West Park).

Design Engineering	$	90,896
Geotechnical Design	$	18,180
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**109,076**
Contingency	$	21,816

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**130,892**

Construction	$	2,019,900
Construction Engineering	$	55,548
Crew Days	$	72,000
Material Testing	$	38,379
Other	$	-
TOTAL CONSTRUCTION	**$**	**2,185,827**
Contingency	$	218,583

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**2,404,410**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$2,404,410	2030-31	$2,787,370
2027-28	$2,476,542	2031-32	$2,870,991
2027-28	$2,550,839	2032-33	$2,957,121
2028-29	$2,627,364	2033-34	$3,045,835
2029-30	$2,706,185	2034-35	$3,137,210

Engineering Completed in Prior Fiscal Year?

Yes

Funding Source?

202 - Major Road Fund

Outside Funding?

No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
ENG107	Storm Sewer & Drainage	September 2025	**$607,605**

Meadowbrook Road Rehabilitation, Drainage, and Water Main Improvements (9 Mile to 10 Mile Roads) - Drain Fund Portion

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Project Description, Justification, & Operating Budget Impact

Meadowbrook Rd, between 9 and 10 Mile Road, is a concrete road with ditches along most of both sides of the street. Several of the homes along this stretch of road have driveway culverts that are misaligned and not properly draining stormwater. In May 2024, the City and it's consultant, AECOM, began design on drainage improvements that would repair the culverts and ditches. During the design, it was noted that the concrete pavement is showing signs of distress at the joints and affecting rideability. Additionally, there is asbestos-cement water main along this segment that may be rehabilitated via lining. To avoid multiple disruptions to residents and traffic, City staff propose combining the drainage, road and water main work. Road rehabilitation would involve milling the surface of the roadway and paving over the concrete with asphalt.

Design Engineering	$	23,627
Geotechnical Design	$	15,173
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**38,801**
Contingency	$	3,881

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**42,682**

Construction	$	472,541
Construction Engineering	$	22,446
Crew Days	$	9,600
Material Testing	$	8,979
Other	$	-
TOTAL CONSTRUCTION	**$**	**513,566**
Contingency	$	51,357

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**564,923**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$564,923	2031-32	$654,901
2027-28	$581,871	2032-33	$674,548
2028-29	$599,327	2033-34	$694,784
2029-30	$617,307	2034-35	$715,628
2030-31	$635,826	2035-36	$737,097

Engineering Completed in Prior Fiscal Year?
Yes

Funding Source?
211 - Drain Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

Project ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
ENG080	Roads	September 2025	**$2,154,170**

Willowbrook Estates No. 3 Road Reconstruction, Section 25 Storm Drainage Improvements and Water Main Repalcement - WATER & SEWER FUND PORTION

Glen Ridge Court, Rock Hill Lane, Maude Lea Circle, Ripple Creek Road

Design Engineering	$	106,499
Right-of-Way Acquisition	$	-
Geotechnical Design	$	15,336
Other	$	-
TOTAL ENGINEERING	**$**	**121,835**
Contingency	$	12,184

Notes:

TOTAL ENGINEERING (including contingency) **$ 134,019**

Project Description, Justification, & Operating Budget Impact

Reconstruction of the roads in Willowbrook Estates No. 3 (Glen Ridge Court, Rock Hill Lane, Maude Lea Circle and Ripple Creek Road). Ditches would be enclosed and curb and gutter added to the roads, which are located in Section 25 of the city. Asbestos-cement water main replacement is also included in the project.

Construction	$	1,703,985
Construction Engineering	$	80,939
Crew Days	$	19,200
Material Testing	$	32,376
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,836,500**
Contingency	$	183,651

Notes:

TOTAL CONSTRUCTION (including contingency) **$ 2,020,151**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$2,020,151	2031-32	$2,341,909
2027-28	$2,080,756	2032-33	$2,412,166
2028-29	$2,143,178	2033-34	$2,484,531
2029-30	$2,207,474	2034-35	$2,559,067
2030-31	$2,273,698	2035-36	$2,635,839

Engineering Completed in Prior Fiscal Year?
Yes

Funding Source?
592 - Water Sewer Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
ENG107	Water Distribution	September 2025	**$1,390,921**

Meadowbrook Road Rehabilitation, Drainage and Water Main Improvements (9 Mile to 10 Mile Roads) - Water & Sewer Fund Portion

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Design Engineering	$	54,944
Geotechnical Design	$	15,173
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**70,117**
Contingency	$	7,012

Notes:

TOTAL ENGINEERING (including contingency) **$ 77,129**

Project Description, Justification, & Operating Budget Impact

Meadowbrook Road, between 9 and 10 Mile Road, is a concrete road with ditches along most of both sides of the street. Several of the homes along this stretch of road have driveway culverts that are misaligned and do not properly drain stormwater. In May 2024, the City and its consultant, AECOM, began designing drainage improvements that would repair the culverts and ditches. During the design, it was noted that the concrete pavement is showing signs of distress at the joints and affecting rideability. Additionally, there is asbestos-cement water main along this segment that may be rehabilitated via lining. To avoid multiple disruptions to residents and traffic, City staff propose combining the drainage, road, and water main work. Road rehabilitation would involve milling the surface of the roadway and paving over the concrete with asphalt.

Construction	$	1,098,880
Construction Engineering	$	52,197
Crew Days	$	22,400
Material Testing	$	20,879
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,194,356**
Contingency	$	119,436

Notes:

TOTAL CONSTRUCTION (including contingency) **$ 1,313,792**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$1,313,792	2031-32	$1,523,045
2027-28	$1,353,206	2032-33	$1,568,736
2028-29	$1,393,802	2033-34	$1,615,798
2029-30	$1,435,616	2034-35	$1,664,272
2030-31	$1,478,684	2035-36	$1,714,201

Engineering Completed in Prior Fiscal Year? Yes

Funding Source? 592 - Water Sewer Fund

Outside Funding? No

City of Novi
FY 2026-27 BUDGET
BUDGET REQUEST FORM
(CIP, CAPITAL OUTLAY, SIP, & LIGHT-DUTY VEHICLES)

New Request vs Previous Request?:	Request Year:	Budget Request Classification:
New Request	2027-2028	CIP - Capital Improvement Program

Project Name:

Pavilion Shore Park Irrigation Controller Upgrade

Name of Project being Replaced (if applicable):

Requesting/Assisting Department:	Budget Department:
Integrated Solutions	265.10 IS-FM PARKS MAINTENANCE

Funding Source(s):

101 - General Fund	Choose One	Choose One	Choose One

Budget Amount: **$27,775**

New or Replacement?:	Multi-year request?:
New	No

City Council Goal:

V - Value and build a desirable and vibrant community

Project Narrative (Provide description of project and justification why it is needed, and how it will change current services.)

The current irrigation controller at Pavilion Shore Park was installed as part of the original development of the property. This controller is the central point of irrigation operation for the entire park. The current system allows for very basic controls with no remote monitoring, limited scheduling, and no water usage data. City Staff must be on site to monitor watering progress and manually control irrigation with the current system. Proper scheduling and remote monitoring that comes with this new controller enables City Staff to best determine appropriate times to water and to monitor the system while performing other functions. The installation of flow sensors as part of this project will give maintenance staff valuable water usage data. This data will be helpful in determining if water is being wasted through daily use, when to cut back on watering, and how much water is used throughout the season.
This request is for a new controller, 38 decoders, 8 surge devices, flow sensors, and remote monitoring to be installed at Pavilion Shore Park. This controller will match the irrigation controller recently installed at the Civic Center and Bosco Fields which allows for remote access and montitoring across all zones. An anual fee of $500 for the air card service will be re-occuring.

Operating Budget Impact (If yes, explain revenue/expenditure changes and include dollar amount in description.)

No	Maintenance and annual service fees will be absorbed into the current grounds maintenance operating budget.

Outside Funding (If yes, explain funding source and include dollar amount in description.)

No	

City of Novi
FY 2026-27 BUDGET
BUDGET REQUEST FORM
(CIP, CAPITAL OUTLAY, SIP, & LIGHT-DUTY VEHICLES)

New Request vs Previous Request?:	Request Year:	Budget Request Classification:
New Request	2028-2029	CIP - Capital Improvement Program

Project Name:

Power Park Park Irrigation Controller Upgrade

Name of Project being Replaced (if applicable):

Requesting/Assisting Department:	Budget Department:
Integrated Solutions	265.10 IS-FM PARKS MAINTENANCE

Funding Source(s):

101 - General Fund	Choose One	Choose One	Choose One

Budget Amount: **$30,200**

New or Replacement?:	Multi-year request?:
New	No

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City Council Goal:

V - Value and build a desirable and vibrant community

Project Narrative (Provide description of project and justification why it is needed, and how it will change current services.)

The current irrigation controller at Power Park was installed as part of the original development of the property. This controller is the central point of irrigation operation for all of the baseball fields. The current system allows for very basic controls with no remote monitoring, limited scheduling, and no water usage data. City Staff must be on site to monitor watering progress and manually control irrigation with the current system. Proper scheduling and remote monitoring that comes with this new controller enables City Staff to best determine appropriate times to water and to monitor the system while performing other functions. The installation of flow sensors as part of this project will give maintenance staff valuable water usage data. This data will be helpful in determining if water is being wasted through daily use, when to cut back on watering, and how much water is used throughout the season.
This request is for a new controller, 29 decoders, 5 surge devices, flow sensors, and remote monitoring to be installed at Ella Mae Power Park. This controller will match the irrigation controller recently installed at the Civic Center and Bosco Fields which allows for remote access and montitoring across all zones. An anual fee of $500 for the air card service will be re-occuring.

Operating Budget Impact (If yes, explain revenue/expenditure changes and include dollar amount in description.)

No	Maintenance and annual service fees will be absorbed into the current grounds maintenance operating budget.

Outside Funding (If yes, explain funding source and include dollar amount in description.)

No	

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	October 2025	**$9,885,315**

Beck Road Reconstruction (10 Mile Rd to 11 Mile Rd) and Roundabout Construction at Cider Mill Drive

Project Description, Justification, & Operating Budget Impact

Beck Road is a major thoroughfare in Novi that connects multiple highways and communities. This segment of road was rated poorly in 2022 so the City performed a pavement preservation overlay (PPO) in 2024 to extend the life of the pavement until funding would be available for reconstruction. This estimate is for the full reconstruction of the road with the addition of a roundabout at the Cider Mill Drive intersection to improve traffic flow through the corridor. The sidewalk gap on the east side of the road will be filled in with 6-foot concrete sidewalk.

Design Engineering	$	479,414
Geotechnical Design	$	69,036
Right-of-Way Acquisition	$	50,000
Other	$	12,000
TOTAL ENGINEERING	**$**	**610,450**
Contingency	$	122,090

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**732,540**

Construction	$	7,670,608
Construction Engineering	$	364,354
Crew Days	$	140,000
Material Testing	$	145,742
Other	$	-
TOTAL CONSTRUCTION	**$**	**8,320,704**
Contingency	$	832,071

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**9,152,775**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$9,885,315	2031-32	$11,459,790
2027-28	$10,181,875	2032-33	$11,803,583
2028-29	$10,487,331	2033-34	$12,157,691
2029-30	$10,801,951	2034-35	$12,522,421
2030-31	$11,126,009	2035-36	$12,898,094

Engineering Completed in Prior Fiscal Year?
No

Funding Source?
202 - Major Road Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	October 2025	**$10,130,608**

Beck Road Reconstruction (9 Mile Rd to 10 Mile Rd)

Design Engineering	$	487,560
Geotechnical Design	$	70,209
Right-of-Way Acquisition	$	100,000
Other	$	48,000
TOTAL ENGINEERING	**$**	**705,769**
Contingency	$	141,154

Notes:

TOTAL ENGINEERING (including contingency) **$ 846,923**

Project Description, Justification, & Operating Budget Impact

Beck Road is a major thoroughfare in Novi that connects multiple highways and communities. This segment of road was rated poorly in 2022 so the City performed a pavement preservation overlay (PPO) in 2024 to extend the life of the pavement until funding would be available for reconstruction. This estimate is for the full reconstruction of the road and includes filling in the sidewalk gap on the west side with 8-foot pathway.

Construction	$	7,800,948
Construction Engineering	$	370,546
Crew Days	$	120,000
Material Testing	$	148,219
Other	$	-
TOTAL CONSTRUCTION	**$**	**8,439,713**
Contingency	$	843,972

Notes:

TOTAL CONSTRUCTION (including contingency) **$ 9,283,685**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$10,130,608	2031-32	$11,744,151
2027-28	$10,434,526	2032-33	$12,096,475
2028-29	$10,747,562	2033-34	$12,459,370
2029-30	$11,069,988	2034-35	$12,833,151
2030-31	$11,402,088	2035-36	$13,218,145

Engineering Completed in Prior Fiscal Year?
No

Funding Source?
202 - Major Road Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	October 2025	**$1,233,876**

Village Wood Road Reconstruction (Heatherbrae Way to Cranbrooke Road) Road Reconstruction-Street Fund Portion

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Project Description, Justification, & Operating Budget Impact

Village Wood Road between Cranbrooke Road and Heatherbrae Way was rated a PASER 5 in 2024 on the pavement rating scale making it a good candiate for rehabilitation. The full extent of Cranbrooke Road was reconstructed in recent years, and Village Wood between Cranbrooke and Haggerty Road is planned for reconstruction in 2026, so this would complete pavement and drainage improvements of the primary north-south and east-west connector roads in section 25 of the city. The estimate includes milling and resurfacing, ditch enclosures, curb and gutter and sidewalk on the north side of the road between Cranbrooke Rd and Willowbrook Dr. Enclosing ditches will require removal and replacement of culverts and driveways.

Design Engineering	$	44,916
Geotechnical Design	$	8,984
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**53,900**
Contingency	$	10,780

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**64,680**

Construction	$	898,312
Construction Engineering	$	26,950
Crew Days	$	32,000
Material Testing	$	17,068
Other	$	-
TOTAL CONSTRUCTION	**$**	**974,330**
Contingency	$	194,866

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**1,169,196**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$1,233,876	2030-31	$1,430,400
2027-28	$1,270,892	2031-32	$1,473,312
2027-28	$1,309,019	2032-33	$1,517,512
2028-29	$1,348,289	2033-34	$1,563,037
2029-30	$1,388,738	2034-35	$1,609,928

Engineering Completed in Prior Fiscal Year?
No

Funding Source?
203 - Local Road Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Storm Sewer & Drainage	October 2025	**$820,600**

Village Wood Road Reconstruction (Heatherbrae Way to Cranbrooke Road) Ditch Enclosures-Drain Fund Portion

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

Village Wood Road between Cranbrooke Road and Heatherbrae Way was rated a PASER 5 in 2024 on the pavement rating scale making it a good candiate for rehabilitation. The full extent of Cranbrooke Road was reconstructed in recent years, and Village Wood between Cranbrooke and Haggerty Road is planned for reconstruction in 2026, so this would complete pavement and drainage improvements of the primary north-south and east-west connector roads in section 25 of the city. The estimate includes milling and resurfacing, ditch enclosures, curb and gutter and sidewalk on the north side of the road between Cranbrooke Rd and Willowbrook Dr. Enclosing ditches will require removal and replacement of culverts and driveways.

Design Engineering	$	29,028
Geotechnical Design	$	5,806
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**34,834**
Contingency	$	6,967

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**41,801**

Construction	$	580,551
Construction Engineering	$	17,417
Crew Days	$	40,000
Material Testing	$	11,031
Other	$	-
TOTAL CONSTRUCTION	**$**	**648,999**
Contingency	$	129,800

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**778,799**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$820,600	2030-31	$951,301
2027-28	$845,218	2031-32	$979,840
2027-28	$870,575	2032-33	$1,009,235
2028-29	$896,692	2033-34	$1,039,512
2029-30	$923,593	2034-35	$1,070,697

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

211 - Drain Fund

Outside Funding?

No

BUDGET REQUEST ESTIMATE

Department	Quote as of
Department of Public Works	October 2025
Division	**Total Project Estimate**
441.30 DPW - FLEET ASSET DIVISION	**$667,760.00**

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BP | **Replace DPW Fuel Island and Fuel Tanks (3)**

Replace DPW Fuel Island and the 3 Fuel Tanks (constructed in 1985)	607,054.00
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PROJECT ESTIMATE	607,054.00
Contingency	60,706.00

Notes:

BUDGET DETERMINATION BASED ON ANTICIPATED YEAR OF AWARD

2026-27	$667,760	2031-32	$774,117
2027-28	$687,793	2032-33	$797,340
2028-29	$708,427	2033-34	$821,261
2029-30	$729,679	2034-35	$845,898
2030-31	$751,570	2035-36	$871,275

Operating Budget Impact? No

Funding Source? 101 - General Fund

Outside Funding? No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	September 2025	**$1,887,987**

11 Mile Road and Town Center Drive Roundabout

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Project Description, Justification, & Operating Budget Impact

Construction of a roundabout at the intersection of 11 Mile Road and Town Center Drive to improve traffic flow. Replacing the four-way stop with a single-lane roundabout prior to or concurrent with the construction of the Public Safety facilities on Lee BeGole Dr would allow for easier access to and from the facilities by Public Safety vehicles.

Design Engineering	$	92,474
Geotechnical Design	$	14,227
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**106,701**
Contingency	$	21,341

Notes:

TOTAL ENGINEERING (including contingency) **$ 128,042**

Construction	$	1,422,672
Construction Engineering	$	78,247
Crew Days	$	72,000
Material Testing	$	27,031
Other	$	-
TOTAL CONSTRUCTION	**$**	**1,599,950**
Contingency	$	159,995

Notes:

TOTAL CONSTRUCTION (including contingency) **$ 1,759,945**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$1,887,987	2030-31	$2,188,694
2027-28	$1,944,627	2031-32	$2,254,355
2027-28	$2,002,965	2032-33	$2,321,986
2028-29	$2,063,054	2033-34	$2,391,645
2029-30	$2,124,946	2034-35	$2,463,395

Engineering Completed in Prior Fiscal Year?
No

Funding Source?
202 - Major Road Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Roads	October 2025	**$9,388,267**

Beck Road Reconstruction (8 Mile Rd to 9 Mile Rd)

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

Beck Road is a major thoroughfare in Novi that connects multiple highways and communities. This segment of road was rehabilitated in 2017 and is currently in stable condition (PASER 8 in 2024). This estimate is for the full reconstruction of the road and includes filling in the sidewalk gaps on both sides of the street (8-foot pathway on west side and 6-foot sidewalk on east side).

Design Engineering	$	443,915
Geotechnical Design	$	63,924
Right-of-Way Acquisition	$	250,000
Wetland Mitigation	$	12,000
TOTAL ENGINEERING	**$**	**769,839**
Contingency	$	153,968

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**923,807**

Construction	$	7,102,636
Construction Engineering	$	337,376
Crew Days	$	120,000
Material Testing	$	134,951
Other	$	-
TOTAL CONSTRUCTION	**$**	**7,694,963**
Contingency	$	769,497

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**8,464,460**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$9,388,267	2031-32	$10,883,575
2027-28	$9,669,915	2032-33	$11,210,082
2028-29	$9,960,012	2033-34	$11,546,384
2029-30	$10,258,813	2034-35	$11,892,776
2030-31	$10,566,577	2035-36	$12,249,559

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

202 - Major Road Fund

Outside Funding?

No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Sidewalks & Pathways	September 2025	**$642,678**

11 Mile Road Sidewalk, Beck Road to Taft Road

cityofnovi.org

Project Description, Justification, & Operating Budget Impact

The project includes filling in sidewalk gaps and replacing sidewalk where needed on the north side of 11 Mile Road between Beck Road and Taft Road with 6-foot concrete sidewalk. Some segments may narrow to 5-feet due to site constraints. Providing sidewalk along this stretch of 11 Mile Road would improve non-motorized connectivity to the nearby Novi schools campus at 11 Mile Rd and Taft Road.

Design Engineering	$	44,421
Geotechnical Design	$	5,553
Right-of-Way Acquisition	$	-
Other	$	-
TOTAL ENGINEERING	**$**	**49,974**
Contingency	$	9,995

Notes:

TOTAL ENGINEERING (including contingency)	**$**	**59,969**

Construction	$	444,203
Construction Engineering	$	36,647
Crew Days	$	40,000
Material Testing	$	8,885
Other	$	-
TOTAL CONSTRUCTION	**$**	**529,735**
Contingency	$	52,974

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**582,709**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$642,678	2030-31	$745,040
2027-28	$661,958	2031-32	$767,391
2027-28	$681,817	2032-33	$790,413
2028-29	$702,272	2033-34	$814,125
2029-30	$723,340	2034-35	$838,549

Engineering Completed in Prior Fiscal Year?
No

Funding Source?
202 - Major Road Fund

Outside Funding?
No

PRELIMINARY OPINION OF PROBABLE PROJECT COSTS

CIP ID#	CIP Budget Category	City Staff Evaluation as of	Total Project Cost
	Storm Sewer & Drainage	September 2025	**$5,357,799**

Regional Detention Basin Expansions (Taft, Civic Center, and Bishop)

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Project Description, Justification, & Operating Budget Impact

Three regional detention basins were selected for expansion following a regional stormwater detention basin investigation: Taft, Civic Center and BIshop. The basins' capacities were studied due to their potential for future development within their respective drainage districts. The three basins included in this project were found to be undersized to handle current 100-yr design storms. Project scope is limited to dredging and expanding the basin footprint to increase storage capacity.

Design Engineering	$	325,256
Geotechnical Design	$	36,592
Right-of-Way Acquisition	$	-
Other	$	45,000
TOTAL ENGINEERING	**$**	**406,848**
Contingency	$	81,370

Notes:

Other' fees are for wetland delineation and permitting.

TOTAL ENGINEERING (including contingency)	**$**	**488,218**

Construction	$	4,065,700
Construction Engineering	$	243,942
Crew Days	$	40,000
Material Testing	$	77,249
Other	$	-
TOTAL CONSTRUCTION	**$**	**4,426,891**
Contingency	$	442,690

Notes:

TOTAL CONSTRUCTION (including contingency)	**$**	**4,869,581**

BUDGET DETERMINATION BASED ON YEAR AWARDED

Budget Determination excludes TOTAL ENGINEERING (including contingency) if completed in prior fiscal year

2026-27	$5,357,799	2031-32	$6,211,157
2027-28	$5,518,533	2032-33	$6,397,492
2028-29	$5,684,089	2033-34	$6,589,417
2029-30	$5,854,612	2034-35	$6,787,099
2030-31	$6,030,250	2035-36	$6,990,712

Engineering Completed in Prior Fiscal Year?

No

Funding Source?

211 - Drain Fund

Outside Funding?

No

The City of Novi's Ice Arena is an enterprise fund in the City's audit. This is a typical fund assignment for activities that are meant to cover their costs and in essence, run like a business. However, with this type of fund, there is no fund balance designation. Rather, the amount available at the end of the year is considered "Unrestricted Net Position".

This distinction is important. In governmental funds (such as the General Fund), fund balance is viewed as the amount available to the governing body to spend or support various activities. In enterprise funds, the value of the assets such as buildings, equipment, etc. are included in the audit as well as any outstanding debt (i.e. pension, retiree health care, bonded debt). In order to determine how much is available to spend, Current Assets minus Current Liabilities can be a more appropriate measure.

In the June 30, 2025 audit, we see the following:

	Ice Arena		
Assets			
Current assets:			
Cash and cash equivalents	$ 115,441		
Investments	$ 619,187		
Receivables:			
Leases	$ 24,186		
Other	$ 17,062		
Inventory	$ 3,238		
Prepaid items and other assets	$ 6,609		
Total current assets	$ 785,723		
Noncurrent assets:			
Receivables:			
Leases	$ 3,185,814		
Capital assets not being depreciated	$ 409,701		
Capital assets being depreciated, net	$ 4,417,430		
Total noncurrent assets	$ 8,012,945		$411,022
Total assets	$ 8,798,668		
Liabilities			
Current liabilities:			
Accounts payable	$ 272,394		
Accrued salaries and wages	$ 9,771		
Other accrued liabilities	$ 4,513		
Refundable deposits	$ 88,023		
Total current liabilities	$ 374,701		
Deferred inflows of resources			
Deferred lease amounts	$ 3,210,000		
Total deferred inflows of resources	$ 3,210,000		
Net position			
Net investment in capital assets	$ 4,628,929	(Capital net of Construction-related payables)	
Unrestricted	$ 585,038		
Total net position	$ 5,213,967		

It would be incorrect to equate Total Net Position of $5,213,967 to “Fund Balance” as the value of the Capital Assets and Leases (Noncurrent Assets) are not liquid and cannot help pay the bills or fund various capital projects. Instead, we can look at Current Assets of $785,723 (mainly Cash and Investments) and subtract Current Liabilities of $374,701 and determine the Ice Arena has $411,022 in current available resources per the audit.

Another question that has arisen concerns how the funding previously allotted to debt service payments was spent.

Ice Arena Statement of Cash Flows History		
	6/30/2025	**6/30/2024**
Cash flows from operating activities		
Cash received from customers	$ 2,188,110	$ 2,095,596
Cash payments for goods and services	$(1,792,552)	$(2,347,989)
Net cash provided by (used in) operating activities	$ 395,558	$ (252,393)
Cash flows from capital and related financing activities		
Acquisition/construction of capital assets	$ (699,456)	$ (135,297)
Principal paid on bonds and other long-term liabilities		$ (520,000)
Interest paid on bonds and other long-term liabilities		$ (11,440)
Net cash provided by (used in) capital and related financing activitie	$ (699,456)	$ (666,737)
Cash flows from investing activities		
Sale of securities	$ 110,570	$ 622,767
Interest and dividends received	$ 134,836	$ 148,149
Net cash provided by (used in) investing activities	$ 245,406	$ 770,916
Net change in cash and cash equivalents	$ (58,492)	$ (148,214)
Cash and cash equivalents, beginning of year	$ 173,933	$ 322,147
Cash and cash equivalents, end of year	$ 115,441	$ 173,933

When we compare the Statement of Cash Flows in the audit year over year, we can see in the 2024 audit, the principal and interest paid was $531,440. In the 2025 audit, the cash was used to finance capital assets/improvements (an increase from $135K to $699K).

Finance has verified that the management fee has not exceeded the agreed upon contract amount.

TO: Jeff Muck, Director
Parks, Recreation & Cultural Services
City of Novi

FROM: Tom Anastos
Suburban Sports Group

DATE: January 15, 2026

RE: Novi Ice Arena Revenue Performance

The following is a summary of revenue performance (based on FYE 2024-25) and my general analysis:

REVENUES	2024-25	% Rev.
Ice Rental & Leagues	1,292,082	58%
Figure Skating	300,603	13%
Learn to Skate	297,724	13%
Drop-in/Public Skating	120,923	5%
Concession Sales (Net of COGS)	42,664	2%
Pro Shop Rental	14,500	1%
Skate Rental	31,214	1%
Room Rentals/Parties	10,119	0%
Advertising	5,338	0%
Cell Tower Rental	127,395	6%
TOTAL	2,242,562	

As you know, since we took on management of the Novi Ice Arena back in 1999 after its challenging start, we have been guided by the city to operate the facility in a manner that would be “financially responsible” (cover operating expenses and debt service) as it is an “enterprise” entity while servicing the interests of the community and patrons. As such, we have built budgets, set pricing and have juggled the interests of various customer-interests to achieve those objectives to date.

The key drivers to successful ice arena operations include diverse offerings, including a vibrant amateur hockey program (youth, adult and high school), figure skating and recreational skating programs, striving to maximize utilization and meet the challenges presented by the seasonality of the business. All other ancillary revenues such as concession sales, pro shop and skate rental, etc are really driven by participation levels in the programs noted above, as well as overall utilization.

From purely a revenue prospective, the $2,242,000 overall net revenues is very much in line with other well-performing two-sheet ice arenas (and I would estimate near the top in the market). Programmatically, our Learn to Skate program is the largest in the State and among the largest in the country. Our adult hockey league operates at or near capacity annually and our figure skating related revenues are also very strong.

In assessing potential opportunities for revenue growth we can consider the following:

Ice rental rates – generally, we have maintained rates higher than other municipally-owned facilities in the market, yet 10-15% lower than the highest rates in the market (mostly privately held facilities who also have property tax obligations that the municipal facilities do not).

Novi Youth Hockey Association (NYHA)/Youth Hockey -- as has been discussed and shared in recent times, the NYHA has historically been the principal user group in the facility, yet the NYHA's program has reduced in size significantly from years past. I believe that their structural business model in today's marketplace is antiquated and has not adapted to the demands of current market conditions and consumer interests in order to grow their program. As such, this season we implemented a plan that we presented to both City officials and the NYHA in January 2024 – and it's gaining traction. It has started to show the signs of growth that we projected, however we are in the very early stages of implementation. I believe that growth will occur but will take time to manifest over the next 3+ years.

Events – we host a number of youth hockey tournaments throughout the year which play an important role in both revenue generation, facility utilization as well as provide general economic impact to the local community. We have become a primary location for many tournament operators, including hockey's national governing body, USA Hockey, being one of their host sites (along with their own facility in Plymouth) of their annual 15-only boys National Championships each year. Other than their own Plymouth-based facility, the Novi

Ice Arena is the only facility in the country to host one of USA Hockey's National Tournaments every year. Adding more tournament events is challenging because of its impact on reducing ice blocks from the core user groups (and results in more of a displacement of ice rather than new sales). We will continue to focus on trying to add events in the spring and or summer season where possible.

Seasonality: Spring/Summer – While it's a very challenging task, we continue to focus on growing activity levels during the spring and summer seasons. The strong figure skating program utilizes a lot of ice during this time which makes daytime opportunities limited. We are reassessing ways to potentially reconstruct some of this time to see if we can find ways to increase utilization, even if marginally. We will also be adding a summer high school league this year which will be a very nice addition.

New Concept Considerations

There have been a number of ancillary concepts studied in recent times, which include:

Bar/Restaurant

Without consideration as to whether a bar/restaurant would make any sense in the ice arena (compatibility/alignment with program offerings, etc.) – we assessed it strictly from a financial viability perspective. First – space would need to be built out (basic framing enclosure with plumbing and electrical access) to be positioned to attract a 3rd party operator. Cost estimates to do so and locate in the center of the viewing lobby space (which is the most feasible) was in the $70,000 -- $80,000 range for approximately 1,700 square feet of space. If we were able to attract a reputable and interested party, typical market rental rates in a property like the ice arena would fall somewhere between $6-$12 per s.f. – which would yield at the high end $20,400 per year in rent. This is less than what we do at our current concession stand. Keeping both open and operating at the same time would not be feasible.

Advertising/Naming Rights

Currently we sell limited signage opportunities, primarily dasherboard signage. The net yield off such sales based on market interest and rates is not significant and its growth potential may range in an additional $5,000-$8,000 at capacity.

Naming rights of the building could be a consideration. Given that we aren't experts in this specific area, consulting with a sponsorship/marketing group that specializes in such valuations would be our recommended course of action. My best-guest estimate is a building naming rights deal could result in $40,000-$50,000 annually (less 3rd party sales commissions).

Room Rentals

Since the inception of the facility (prior to Suburban taking on the management of the facility), the Novi High School hockey team, Northville High School hockey team and Figure Skating Club of Novi utilize dedicated locker rooms for their respective groups at no charge. In other arenas we own and operate, similar type rooms are rented at rental rates between $6,000-$8,000 per season. In addition, the NYHA and skating club utilize dedicated office space at no charge as well. Rental rates for those two spaces would likely be at a minimal level.

Dry Floor Events/Activities

The arena was built with two sand floors under the ice surfaces which does not allow for use in the event we take the ice out to host dry floor activities. As such, either new concrete floors would need to be added or portable flooring would need to be purchased (which presents a whole new set of issues, including storage, increases in labor, etc.). In our opinion, these options are not economically feasible to attract enough event activity to overcome the costs of conversion and the loss of ice utilization during the summer time period.

Let me know if you have any questions.
Thank you.

ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

WORK AUTHORIZATION

February 12, 2026

Novi Ice Arena
c/o Jeffrey Muck
City of Novi Parks, Recreation & Cultural Services
45175 Ten Mile Road
Novi, MI 48375
jmuck@cityofnovi.org 517-404-2931

Property Name: **Novi Ice Arena** (1 Building, 76,707 sq. ft.)

Property Address: 42400 Nick Lindstrom Drive, Novi, MI 48375

ON-SITE INSIGHT, Inc. (OSI) will perform the below described services for the above captioned projects. Please execute this agreement authorizing us to proceed for the proposed fee and terms. No work will be performed until you return this authorization, properly executed. Cooperation in providing **OSI** with necessary information and assistance in performing the work is assumed. Acceptance of this agreement by signature authorizes **OSI** to proceed as described and commits the client to perform tasks as herein provided.

SCOPE OF SERVICES – Capital Needs Assessment / Accessibility Assessment

- ***Scope of Work*** – The assessment will determine the overall physical condition of the property through evaluation of the site, building architecture and systems.
- ***Field Assessment*** – Accurate and complete field assessments require site and building plans, adequate escorts for field assessors.
- ***Preliminary Report*** – Consists of a 20-year capital needs evaluation in executive summary and quantitative form (including replacement reserve analysis in appropriate format) plus photographic documentation and graphic presentation of key observations/findings. Client to receive electronic copy in PDF format.
- ***Joint Review of Preliminary Report*** – fee is inclusive of one round of joint review, conducted by phone. Client should have all appropriate parties participate in this discussion.
- ***Final Report*** – Final report to incorporate joint review comments by client. Client to receive electronic copy in PDF format.
- ***Additional Services*** – Additional services, including but not limited to additional rounds of report review, presentations of report findings to other interested parties, and meetings conducted in person or after normal business hours, will be subject to additional charges billed at Senior Associate rate of $295 per hour.
- ***Work does not include assessment of presence of any environmentally hazardous materials (e.g., asbestos or lead-based paint), architectural or engineering services.***

FEE:

- $8,950 Payable as follows:
  - $4,475 due on signing this agreement. X____________

    Initials here
  - **Balance due 30 days from the issue of the Preliminary Report.**

Property Name: **Novi Ice Arena** (1 Building, 76,707 sq. ft.)

Property Address: 42400 Nick Lindstrom Drive, Novi, MI 48375

TERMS & CONDITIONS:

- **Payments -- The client agrees that any amount unpaid after thirty days will be subject to interest at the rate of 18% per year (1.5% per month) until such unpaid amount is paid in full. Additionally, client will be responsible for the reasonable cost of collection of any such unpaid amounts, including collection and attorney's fees.**
- **Limitation of Liability -- Provided On-Site Insight is not negligent in performing its duties, the Customer hereby indemnifies and holds harmless On-Site Insight, its subsidiaries, its principals, shareholders, agents and representatives, from any claims, causes of action, lawsuits, demands or any other costs (including legal fees) that may be incurred as a result of On-Site Insight's work in connection with the transaction, as a result of actions undertaken by On-Site Insight at the behest of the Customer, or actions taken by the Customer, or others in full or partial reliance on the services, information or work product provided by On-Site Insight. On-Site Insight hereby indemnifies and holds harmless Customer, its principals, shareholders, agents and representatives, from any claims, causes of action, lawsuits, demands or any other costs (including legal fees) that may be incurred as a result of actions undertaken by On-Site Insight. On-Site Insight's liability under this Section shall not exceed the total compensation received by On-Site Insight hereunder.**
- **Cancellation and/or Rescheduling -- In the event the Client cancels or requests a rescheduling of the confirmed assessment, the Client shall pay for all services fully or partially performed to-date, and all related costs incurred (such as non-refundable travel expenses and change fees).**
- **Final Reports -- Preliminary Reports that are not finalized within 60 days of issuance will be deemed final and a Final Report will be issued to the client.**
- **Work (including issue of final report) to be completed on a schedule to be agreed upon, assuming prompt response by client to schedule and report requirements. Changes in schedule or scope of work after agreement will entail change in terms, including but not limited to due date and fee. Work will be performed to endeavor to be in compliance with applicable governmental and professional standards, regulations and requirements, with normal care and competence**
- **The fee quoted is valid for 90 days.**

OSI:		**Agreed & Accepted:**	
By:	Christopher P. Hesen	By:	
Title:	Chief Executive Officer	Title:	
Date:	February 12, 2026	Date:	

Operations Manager: Tyler Hesen / WA-26059

PLEASE NOTE OUR REMITTANCE ADDRESSES HAVE CHANGED

FOR CHECK PAYMENTS SENT BY US MAIL
Please mail your check payment to the following address:
On-Site Insight, Inc.
PO Box 412518
Boston, MA 02241-2518

FOR WIRE TRANSFER PAYMENTS
Bank of America, 100 Federal Street, Boston, MA 02110
Routing Number: 026009593
Account Number: 004640502919
Account Name: On-Site Insight, Inc.

FOR OVERNIGHT DELIVERY OF PAYMENTS
Please send all overnight delivery of payments to the following address:
Bank of America Lockbox Services
On-Site Insight Inc. 412518
MA5-527-02-07
2 Morrissey Blvd.
Dorchester, MA 0212

Real Estate Asset Operational and Ownership Analysis & Playbook

Proposed Scope of Services – Novi Ice Arena

Step 1 – Site, Building and Operational Due Diligence *(NTE $25,000):*

1. Property Due Diligence: It is assumed that ownership is fee simple, no significant encumbrances of record exist and that the use meets the requirements of the master plan and applicable zoning regulations in addition to other critical regulations that may constrain the use.
2. Facility Condition Assessment: Review existing capital reports and perform facility condition assessment to identify short-, medium- and long-term capital budget needs for ongoing operation including site conditions, building enclosure, interior, MEP systems (incl. ice plant). This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation and PMR's professional judgment. It applies only to those portions of the property, items, and equipment that PMR staff were able to visually observe. Walls and ceilings will not be opened to observe covered, hidden, or concealed conditions. PMR's assessment of plumbing systems will not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment is based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer. In addition, PMR will not sample any property components or test nonfunctioning equipment at the time of the assessment. PMR's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by the City and other third parties. PMR cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.
3. Operational Review: Review existing management agreements and leases and historical, current and future operational projections, for reasonableness and professional observations.
4. Appraisal Review: Review the recently completed appraisal to understand findings and assess the results.

Deliverable: Identification of existing conditions and current status of Ice Arena.

Step 2 – Operational and Ownership Options Analysis (guided by Step 1 findings) *(NTE $45,000):*

1. Identify a competitive set of 3-4 ice arenas, in addition to future pipeline in the market area as available, to understand supply status, performance, relative value and possible alternatives to existing ownership and operating model.
2. The competitive set will be determined by profiling competitive properties based on industry metrics which may include location, programming, target market audience, and other critical success factors, as available. Analysis includes assessing the market using in-depth market knowledge, coupled with database sources including Placer, AI.
3. Demand Forecast and Market Outlook: Develop market forecasts for current and future demand utilizing regional growth projections, pipeline data, locational strengths, changes in employment and other statistical data relevant to industry demand.

Deliverable: A playbook identifying options that may serve Novi residents for ongoing Ice Arena ownership and operations, and which may include but is not limited to, hold as is, hold and explore operational changes including for profit status, public/private partnerships, sell and lease back, sell, or redevelop. The quantitative and qualitative strengths, weaknesses, opportunities and threats (SWOT) matrix of each option will be provided.

Note: PMR's services are subject to the refinement of scope and execution of a formal agreement including standard terms and conditions between PMR and the City. PMR's standard rates will be provided and will be discounted by 20% in recognition of the City's relationship with PMR. PMR has provided similar services recently for the City of Birmingham Ice Arena and other athletic and community recreational facilities, the details of which can be provided.

Assumptions & Considerations

1) 2025-26 updated to represent "forecasted" FYE to include actual performance thru December plus budgeted performance thru June.
2) All revenue line items annually increase by 3% unless noted otherwise in notes (column L) - resulting in a 10-year average annual revenue growth of 3.1%.
3) All COGS & G & A expense line items annually increase by 3% unless noted otherwise in notes - resulting in a 10-year average annual expense growth of 3.4%.
4) 2028-29 (and/or surrounding years) could be significantly impacted if Little Caesars/Ilitch organization opens a new 3-4 sheet ice facility in Farmington Hills. Forecasts not adjusted to consider marketplace impact.
5) Winter Olympic years noted as historically Learn to Skate registrations see greater participation than average year.
6) 3 Year Actuals

	ACTUAL			1	2	3	4	5	6	7	8	9	10	
	2022-23	2023-24	2024-25	FORECASTED FYE 2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	NOTES
Income														
Ice Rental	$ 810,029	$ 922,465	$ 1,013,552	$ 1,185,899	$ 1,221,476	$ 1,258,120	$ 1,295,864	$ 1,334,740	$ 1,374,782	$ 1,416,025	$ 1,458,506	$ 1,502,261	$ 1,547,329	
Leagues	$ 330,907	$ 331,582	$ 278,530	$ 356,528	$ 367,224	$ 378,241	$ 389,588	$ 401,275	$ 413,314	$ 425,713	$ 438,484	$ 451,639	$ 465,188	
Freestyle Figure Skating	$ 168,057	$ 174,478	$ 163,567	$ 207,535	$ 213,761	$ 220,174	$ 226,779	$ 233,582	$ 240,590	$ 247,808	$ 255,242	$ 262,899	$ 270,786	
Ice Dancing	$ 128,178	$ 128,880	$ 137,036	$ 136,377	$ 140,468	$ 144,682	$ 149,023	$ 153,494	$ 158,098	$ 162,841	$ 167,727	$ 172,758	$ 177,941	
Learn to Skate	$ 248,503	$ 280,507	$ 297,724	$ 299,082	$ 308,054	$ 317,296	$ 326,815	$ 343,156	$ 353,450	$ 364,054	$ 374,976	$ 393,724	$ 405,536	*5% increase in Olympic years*
Drop In Hockey	$ 7,385	$ 22,055	$ 31,592	$ 29,607	$ 30,495	$ 31,410	$ 32,352	$ 33,323	$ 34,323	$ 35,352	$ 36,413	$ 37,505	$ 38,630	
Public Skate	$ 36,910	$ 72,345	$ 89,331	$ 90,254	$ 92,962	$ 95,750	$ 98,623	$ 101,582	$ 104,629	$ 107,768	$ 111,001	$ 114,331	$ 117,761	
Concessions	$ 23,222	$ 49,640	$ 88,312	$ 81,922	$ 84,380	$ 86,911	$ 89,518	$ 92,204	$ 94,970	$ 97,819	$ 100,754	$ 103,776	$ 106,890	
Rental Income - Pro Shop	$ (700)	$ 17,056	$ 14,500	$ 5,400	$ 10,800	$ 11,124	$ 11,458	$ 11,801	$ 12,155	$ 12,520	$ 12,896	$ 13,283	$ 13,681	
Vending Commissions	$ 1,683	$ 1,738	$ 1,958	$ 1,182	$ 1,217	$ 1,254	$ 1,292	$ 1,330	$ 1,370	$ 1,411	$ 1,454	$ 1,497	$ 1,542	
Rental - Skate	$ 26,011	$ 29,443	$ 31,214	$ 27,782	$ 28,615	$ 29,474	$ 30,358	$ 31,269	$ 32,207	$ 33,173	$ 34,168	$ 35,193	$ 36,249	
Birthday Parties	$ 4,133	$ 6,800	$ 2,414											
Room Rentals	$ 8,910	$ 4,850	$ 7,705	$ 7,720	$ 7,952	$ 8,190	$ 8,436	$ 8,689	$ 8,950	$ 9,218	$ 9,495	$ 9,779	$ 10,073	
Advertising	$ 5,200	$ 5,441	$ 5,237	$ 6,522	$ 6,718	$ 6,919	$ 7,127	$ 7,341	$ 7,561	$ 7,788	$ 8,021	$ 8,262	$ 8,510	
Misc Rev		$ 9,555	$ -											
Sprint Tower	$ 119,581	$ 121,563	$ 130,151	$ 102,852	$ 118,280	$ 118,280	$ 118,280	$ 118,280	$ 118,280	$ 118,280	$ 136,022	$ 136,022	$ 136,022	*Per City contract*
Interest on Investments	$ 35,509	$ 31,466	$ 26,273											
Interest Income Capital Reserve	$ (613)	$ 19,233	$ 11,785											
EECBG Federal Grant				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Income	**$ 1,952,903**	**$ 2,229,098**	**$ 2,330,882**	**$ 2,538,662**	**$ 2,632,402**	**$ 2,707,826**	**$ 2,785,512**	**$ 2,872,066**	**$ 2,954,679**	**$ 3,039,771**	**$ 3,145,158**	**$ 3,242,931**	**$ 3,336,139**	
Cost of Goods Sold														
Leagues	$ 87,562	$ 77,787	$ 71,563	$ 74,997	$ 77,247	$ 79,564	$ 81,951	$ 84,410	$ 86,942	$ 89,550	$ 92,237	$ 95,004	$ 97,854	
Learn to Skate Expense	$ 21,153	$ 17,824	$ 20,249	$ 18,608	$ 19,166	$ 19,741	$ 20,333	$ 21,147	$ 21,781	$ 22,435	$ 23,108	$ 24,032	$ 24,753	*3% increase in Olympic years*
Birthday Party		$ 198												
Ice Dancing	$ 58,875	$ 58,763	$ 65,295	$ 59,163	$ 60,938	$ 62,766	$ 64,649	$ 66,588	$ 68,586	$ 70,644	$ 72,763	$ 74,946	$ 77,194	
Concession Costs	$ 18,305	$ 30,947	$ 45,648	$ 39,384	$ 40,566	$ 41,782	$ 43,036	$ 44,327	$ 45,657	$ 47,027	$ 48,437	$ 49,890	$ 51,387	
Advertising Production Costs	$ 900	$ 517	$ 704	$ 700	$ 721	$ 743	$ 765	$ 788	$ 811	$ 836	$ 861	$ 887	$ 913	
Total COGS	186,794	186,036	203,459	192,852	198,638	204,597	210,735	217,260	223,778	230,491	237,406	244,759	252,102	
Gross Profit	**1,766,109**	**2,043,062**	**2,127,422**	**2,345,810**	**2,433,765**	**2,503,229**	**2,574,778**	**2,654,806**	**2,730,901**	**2,809,280**	**2,907,752**	**2,998,172**	**3,084,037**	
General &Administrative Expenses														
Cash Over Short	$ 3	$ (17)	$ (16)											
Wages & Benefits	$ 719,663	$ 847,643	$ 964,830	$ 1,031,856	$ 1,062,812	$ 1,094,696	$ 1,127,537	$ 1,161,363	$ 1,196,204	$ 1,232,090	$ 1,269,053	$ 1,307,124	$ 1,346,338	
Repairs	$ 14,075	$ 15,088	$ 7,841	$ 136,985	$ 141,095	$ 145,327	$ 149,687	$ 154,178	$ 158,803	$ 163,567	$ 168,474	$ 173,528	$ 178,734	
Maintenance & Supplies	$ 240,354	$ 238,860	$ 251,202	$ 150,829	$ 155,354	$ 160,014	$ 164,815	$ 169,759	$ 174,852	$ 180,098	$ 185,501	$ 191,066	$ 196,798	
Rental Expense - Equipment	$ 3,501	$ 4,929	$ 5,075	$ 3,897	$ 4,014	$ 4,134	$ 4,258	$ 4,386	$ 4,518	$ 4,653	$ 4,793	$ 4,937	$ 5,085	
Electricity	$ 179,900	$ 190,874	$ 180,578	$ 189,397	$ 200,761	$ 212,806	$ 225,575	$ 239,109	$ 253,456	$ 268,663	$ 284,783	$ 301,870	$ 319,982	*Last 5 years ave. +6%/yr*
Gas	$ 56,192	$ 44,424	$ 56,444	$ 56,382	$ 59,765	$ 63,351	$ 67,152	$ 71,181	$ 75,452	$ 79,979	$ 84,778	$ 89,864	$ 95,256	*Last 5 years ave. +6%/yr*
Water and Sewer	$ 12,264	$ 16,336	$ 13,603	$ 14,990	$ 15,440	$ 15,903	$ 16,380	$ 16,871	$ 17,378	$ 17,899	$ 18,436	$ 18,989	$ 19,559	
Insurance - General	$ 12,867	$ 13,412	$ 15,499	$ 15,384	$ 15,846	$ 16,321	$ 16,811	$ 17,315	$ 17,834	$ 18,369	$ 18,920	$ 19,488	$ 20,073	
Marketing & Promotions	$ 12,496	$ 14,095	$ 13,934	$ 11,020	$ 11,351	$ 11,691	$ 12,042	$ 12,403	$ 12,775	$ 13,158	$ 13,553	$ 13,960	$ 14,379	
Bank /Credit Card Fees	$ 37,490	$ 38,335	$ 40,853	$ 44,038	$ 45,359	$ 46,720	$ 48,122	$ 49,565	$ 51,052	$ 52,584	$ 54,161	$ 55,786	$ 57,460	
Dues and Subscriptions	$ 2,196	$ 1,190	$ 1,219	$ 2,014	$ 2,074	$ 2,137	$ 2,201	$ 2,267	$ 2,335	$ 2,405	$ 2,477	$ 2,551	$ 2,628	
Office Expense	$ 4,130	$ 11,719	$ 12,168	$ 8,412	$ 8,664	$ 8,924	$ 9,192	$ 9,468	$ 9,752	$ 10,044	$ 10,346	$ 10,656	$ 10,976	
Professional Fees	$ 12,149	$ 12,468	$ 13,709	$ 14,947	$ 15,395	$ 15,857	$ 16,333	$ 16,823	$ 17,328	$ 17,847	$ 18,383	$ 18,934	$ 19,502	
Technology	$ 29,027	$ 55,531	$ 52,335	$ 43,039	$ 44,330	$ 45,660	$ 47,030	$ 48,441	$ 49,894	$ 51,391	$ 52,933	$ 54,521	$ 56,156	

Telephone	$ 7,994	$ 6,041	$ 8,652	$ 8,454	$ 8,708	$ 8,969	$ 9,238	$ 9,515	$ 9,801	$ 10,095	$ 10,397	$ 10,709	$ 11,031	
Meals & Entertainment	$ 6,229	$ 7,576	$ 6,080	$ 2,643	$ 2,722	$ 2,804	$ 2,888	$ 2,975	$ 3,064	$ 3,156	$ 3,251	$ 3,348	$ 3,449	
Mileage & Travel	$ -	$ -	$ -	$ 3,777	$ 3,890	$ 4,007	$ 4,127	$ 4,251	$ 4,379	$ 4,510	$ 4,645	$ 4,785	$ 4,928	
Uniforms	$ 5,779	$ 4,045	$ 2,941	$ 4,251	$ 4,379	$ 4,510	$ 4,645	$ 4,785	$ 4,928	$ 5,076	$ 5,228	$ 5,385	$ 5,547	
Management Fee	$ 122,376	$ 142,128	$ 132,360	$ 138,000	$ 138,000	$ 145,520	$ 145,520	$ 145,520	$ 149,260	$ 149,260	$ 153,738	$ 153,738	$ 158,350	*Per City agreement thru Yr. 5 / p*
Total G &A Expenses	***1,478,685***	***1,664,676***	***1,779,307***	***1,880,315***	***1,939,958***	***2,009,352***	***2,073,552***	***2,140,175***	***2,213,063***	***2,284,844***	***2,363,849***	***2,441,239***	***2,526,229***	
Operating Income	***287,424***	***378,385***	***348,115***	***465,495***	***493,807***	***493,877***	***501,226***	***514,631***	***517,838***	***524,436***	***543,903***	***556,933***	***557,808***	
LESS ESTIMATED INFLATED CAPX				725,000	88,000	187,000	54,000	114,000	1,192,000	175,000	886,000	427,000	427,000	
Annual Cash Flow				(259,505)	405,807	306,877	447,226	400,631	(674,162)	349,436	(342,097)	129,933	130,808	

Year	Beginning Fund Balance (Cash)	Revenue	Expenses	Operating Profit	CapX - INFLATED	Cash Profit	Ending Fund Balance (Cash)
1	300,000	2,538,662	2,073,167	465,495	725,000	(259,505)	40,495
2	40,495	2,632,402	2,138,595	493,807	88,000	405,807	446,302
3	446,302	2,707,826	2,213,949	493,877	187,000	306,877	753,179
4	753,179	2,785,512	2,284,287	501,226	54,000	447,226	1,200,405
5	1,200,405	2,872,066	2,357,435	514,631	114,000	400,631	1,601,036
6	1,601,036	2,954,679	2,436,841	517,838	1,192,000	(674,162)	926,874
7	926,874	3,039,771	2,515,336	524,436	175,000	349,436	1,276,309
8	1,276,309	3,145,158	2,601,255	543,903	886,000	(342,097)	934,212
9	934,212	3,242,931	2,685,998	556,933	427,000	129,933	1,064,145
10	1,064,145	3,336,139	2,778,330	557,808	427,000	130,808	1,194,954

4,275,000 Total CapX
427,500 Ave. CapX/Yr.

MEMORANDUM

cityofnovi.org

TO: FINANCE AND ADMINISTRATION COMMITTEE
VICTOR CARDENAS, CITY MANAGER

FROM: JEFF MUCK, PRCS DIRECTOR

SUBJECT: ICE ARENA REVENUE

DATE: FEBRUARY 19, 2026

As a follow up on your request for additional information related to the Ice Arena. Attached are several items:

Updated financial projections and user data
Revenues and expenses have been updated and broken into line items. A combined worksheet that includes both the 3-year actuals side by side with the 10-year forecast is provided. Data is provided on revenue from the highest user groups and demographics. Items of note:

- Based FY25/26 on current mid-year data to project year end.
- Raised projected revenue and expenses by 3% annually.
- Increased revenue projections in Olympic years based on past trends.
- Increased utilities expenses to match last 5 year averages
- Added note about potential 4 sheet facility opening in Farmington Hills (OCC). Unable to project potential impacts as right now it is not confirmed but is sure to impact ice arenas across the entire area if it occurs.
- Added CapX expense to years 9 & 10.
- For programs in which user demographics are tracked, Suburban estimates 31% are Novi residents.
- Suburban was asked about additional revenue sources above and beyond current operations and stands by the information provided to the Committee on January 16 (Ice Rates, NYHA growth, Bar/Restaurant, Advertising/Naming Rights, etc). They remain committed to continuing evaluation and identifying potential new programs and services and monitoring trends in the industry.

Enterprise Fund, Fund Balance, Debt Service Payments and Management Fee
The City's Finance Department has provided an analysis of these items in the attached letter including information from the June 30, 2025 audit. Items of note:

- The Ice Arena has $411,022 in current available resources per the audit.
- In the 2025 audit, the cash was used to finance capital assets/improvements (an increase from $135K to $699K).
- Finance has reviewed the budget line item for the management fee and verified it has not exceeded the agreed upon contract amount.

Sale Options

PMR has provided a proposed two step scope of services:

1. Site, Building & Operational Due Diligence (NTE $25,000)
2. Operational & Ownership Options Analysis (NTE $45,000)

Total NTE: $70,000

Core Emphasis:

- Analyze Ice Arena operations
- Competitive benchmarking against 3–4 arenas
- Operational and ownership model evaluation
- SWOT matrix of options
- Demand forecast for ice arena market only

Deliverables:

- Identification of existing conditions and current status
- Playbook focused on ownership/operating options:
  - Hold as-is
  - Modify operations (including for-profit status)
  - Public/private partnerships
  - Sell/leaseback
  - Sell
  - Redevelop
- SWOT matrix of each option

On-Site Insight (firm that completed the 2018 Ice Arena capital needs assessment) provided a quote of $8950 to prepare a 20-year capital needs evaluation in executive summary and quantitative form (including replacement reserve analysis) plus photographic documentation and graphic presentation of key observations/findings.

Staff has also contacted three Michigan based consultants, a Minnesota company working on a similar project for Kalamazoo, and Thunder Bay in Ontario, Canada that is also conducting a comprehensive feasibility study for multiple municipal owned arenas. We are awaiting proposals and/or responses from these firms.

The Ice Arena fund could support the expense of a study of less than $100,000. Please note it is not included in any of the projected financials or current budget.

Hazel Park and Mt. Clemens were contacted with a request for the names of their brokers and appraisers from when they sold their arenas. Mt Clemens had their City Attorney handle the sale ($4 million) and did not get an appraisal. Hazel Park's Finance Director worked with Oakland County Assessing to do their analysis in-house. It was sold for $2.9 million.

Please let me know if you have any questions. The staff of Suburban also stand by ready to address any questions or provide more detail as needed.