



CITY OF NOVI
Administrative ePacket
September 11, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

Departmental Updates

[The Buzz Report](#)

For Your Information



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #31

As of:

9/10/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – August 2025)

Royal Oak PD / W. Bloomfield FS Tour to be rescheduled

PMR Procurement Activities

- ~~PMR and the City interviewed four A/E firms on 8/27. PMR is recommending two A/E firms to be interviewed by Finance and Administration Committee~~
- ~~CM proposals received on 8/26 and reviewed by PMR later that week.~~
- City Admin and PMR have agreed to interview 3 CM firms on 9/24.

Upcoming Activities

PMR Procurement Activities

- The Finance and Administration Committee (FAC) will interview two A/E firms at its 9/15 meeting from 5-7pm. As of today, PMR is recommending bifurcating the design program for this project and will discuss approach in person.
- The Committee's recommendation of the A/E firm is scheduled to be made to City Council at the 9/22 Council meeting. PMR to provide recommendation letter.
- PMR/City interviews of CM firms to take place 9/24. FAC interview of two finalists will occur on 10/6 (tentative), with a final CM award recommendation to be made at the 10/21 City Council meeting (tentative).

Governance

- PMR preparing governance documents clarifying roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- A draft will be circulated to City Admin for comments/feedback the week of 9/15.
- Once approved by City Admin, a draft will be sent to the FAC as a future committee discussion item.

Contract Amendment

- Once PMR meets with OHM and clarifies project responsibilities, a contract amendment will be submitted to the city reaffirming Owner's Representation scope of services and site responsibilities in addition to project budget. No new terms or fees are being presented to the city.

Areas for Discussion

Site Due Diligence / Budget Items Checklist:

- City / PMR to review Due Care Plan and strategize path forward.
- City / PMR to review any outstanding due diligence items for all three sites and to begin coordinating site analysis.

City of Novi Road Project

- Approx. \$20 million, which includes property acquisition and utilities
- PMR's assumption is that it is responsible for activities within the project sites, and that utilities are available at lot line; if not, City/OHM coordination needed with road project to ensure PSB and FS project sites are ready with utilities.

Site Selection – Alt FS # 2 Site

- ~~Closing is complete and occurred on September 2, 2025.~~

Procurement and Contracts

- Intent is to award A/E in September and CM in October, with one year of design leading to a package for bid in Fall 2026 and construction in 2027.
- Site work/land clearing to occur 3rd Quarter 2026
- PMR working with PFM to further refine construction timeline in response to alternate bond issuance timeline(s).

Next PMR/City Administration meeting is 10/6/25

~~PMR and City will discuss final A/E interview recommendations for the Finance and Administration Committee and begin preparing a packet for the FAC. PMR will also discuss the possible bifurcation of A/E services across the PSB project and the FS projects.~~ Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, and CM interviews with FAC that night.



Hot Topics:

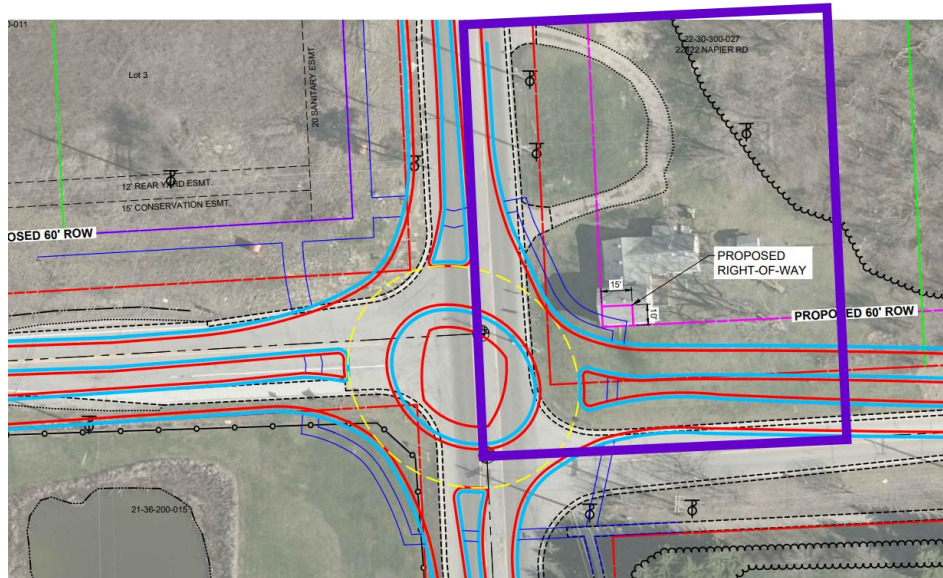
- Planned Power Outage**

DTE has informed us of a 1.5 hour planned electric outage on Friday, September 12, from noon to 1:30 pm. Said outage is necessary in order to perform electrical system maintenance work and will affect seven households on 9 Mile Road:

House#	Street	Secondary City	ZIP	State
43680	W 9 MILE RD	NOVI	48375-4004	MI
43650	W 9 MILE RD	NOVI	48375-4004	MI
43700	W 9 MILE RD	NOVI	48375-4005	MI
43420	W 9 MILE RD	NOVI	48375-4062	MI
43590	W 9 MILE RD	NOVI	48375-4003	MI
43620	W 9 MILE RD	NOVI	48375-4004	MI
43450	W 9 MILE RD	NOVI	48375-4062	MI

- Nine Mile/Napier Road Parcel**

The new owner of the parcel (outlined in purple) on the northeast corner of Napier and 9 Mile Road has expressed their displeasure with the planned roundabout by RCOC on the county road. The new owners planned to construct a home there, but that may not be possible with the planned safety improvements to the intersection.



- Barricade on 10 Mile Road**

You'll notice that just east of Cortland Blvd. in the eastbound 10 Mile Road lane, there is a barricade in the road, on top of a County structure "manhole". We've been in contact with the county regarding the issue but have received too many conflicting answers. We hope to have that resolved soon.



- **ITC Restrooms Closed**

Ongoing plumbing problems causing back up and overflow at the ITC Community Sports Parks have been found to be primarily caused by insufficient slope going out to the first main connection point. This may require replacing the pipe from each of the toilets on both sides of the building and running a new transfer line with consistent acceptable slope to the connection point that runs towards the lift station. Our plumbing contractor is preparing an estimate for his proposal, and further steps will be determined following review of said proposal. We will be unable to open the Soccer restrooms until such time as the repairs have been completed. Signs and barricades will be posted at each of the restroom doors. Additionally, Port-A-Johns have been placed and are in-service including a handicap accessible unit.

- **Ice Arena HVAC**

The ice arena has been experiencing high humidity issues related to the installation of the new HVAC equipment. Suburban staff and Director Muck have been working diligently with OHM Advisors and the contractors to resolve the issue.

- **West Park Drive Rehabilitation (12 Mile to Pontiac Trail)**

The Department of Public Works received word from MDOT today that the contract for the West Park Drive Rehabilitation (12 Mile Road to Pontiac Trail) project, which was not previously definitively known to be moving forward this year, has been approved and awarded to Cadillac Asphalt, LLC. Unfortunately, this means we will need to get started very soon, with little notice, to complete the project this year. Construction started the week of July 21st.

- **Luna (east side of Main St.) Property Maintenance**

They were given a 90-day (07/03/2025) deadline. The scope of work to be performed:

1. Replace all bollards – currently on order
2. Remove all planter boxes and replace them with ground-level tree grates. The tree grate style was provided by Rick Meader. City of Novi to replace trees.
3. Repair all concrete.

As of 7/17 the original deadline has not been met though progress continues, staff is maintaining contact to ensure completion, an updated deadline may be issued soon.

Development Project Updates:

Map of Development projects

- **CAVA Restaurant (Former Boston Market) -**

A popular fast-casual Mediterranean restaurant is under construction at the Novi Town Center, in the former location of Boston Market. The brand's first location in Michigan recently opened in [Canton](#). At this stage all necessary permits have been issued and inspections through the "rough" construction phase have been approved.

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

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

<https://cityofnovi.org/media/ryra1v4p/241211jsp19-34.pdf>

- **Culvers** - Novi Road and West Oaks

Building and site improvements underway

*Estimated Completion Date: **Late 2025***

- **Former Border Cantina** – Novi Road north of Eight Mile

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

Estimated Completion Date: Unknown

- **The Grove**

Staff has received updated plans from the proposed development on 12 Mile east of Meadowbrook. Per Council direction, the number of units has been scaled down. Council should see a revised plan presented in the near future.

<https://cityofnovi.org/media/qyrmlaxj/241216matter6.pdf>

- **Novi 10 (10 Mile and Novi Road)**

Similarly, the applicant for the proposed development at 10 Mile and Novi Road has also returned with a revised concept for their proposal. More information to come as details

<https://cityofnovi.org/media/y4nju5wq/241216matter5.pdf>

- **Novi Acres (FKA Station Flats)**

The owners of the property in between Target and Sam's recently submitted a new Preliminary Site Plan, under the new name of Novi Acres. The previous planned project known as Station Flats has been scuttled.

- **Camelot Parc/Avalon** by Village of Stonebrook

Townhomes for sale with garages, fewer units (currently zoned PSLR so a special land use approval will come before council for a decision)

- **El Car Wash # 2 will take over the Original \$6 Car Wash on Novi Road and 96**

- **Elm Creek PRO (Meadowbrook and 12 Mile development)**

The residential development [proposed by Toll Brothers](#) (two-phased 134-unit multiple-family townhome development) has been halted, and they will not be proceeding for approval at

this time. It would appear this is a result of a property dispute between the owners of the parcel.

- **El Car Wash** (Former PNC Bank) – Grand River Ave/12 Mile Rd
Permits have been issued, foundations are in, and the building shell is enclosed.
*Estimated Completion Date: **Fall 2025***
- **Cantaritos Fiesta Mexican Restaurant** (Former Chili's Grill & Bar) – 8 Mile/Haggerty Road
The former Chili's location in the City's southeast corner is planned to soon become a new Mexican restaurant following necessary renovations and upgrades to the interior of the building. *Estimated Completion Date: **Fall 2025***
- **Raising Cane's Chicken Fingers** (Former Wendy's) – Novi Rd/Grand River Ave
The Novi Wendy's location at 26245 Novi Rd recently closed as part of a company plan to shutter 140 locations nationwide. The Louisiana-based fast food chain Raising Cane's is planning to take over the space in the near future. A preliminary site plan was submitted for review in late May. Subsequent reviews underway.
*Estimated Completion Date: **Late 2026***
- **Primrose School** (Former Whitehall nursing home) – 10 Mile/Novi Road
The former Whitehall nursing home at 43455 Ten Mile Rd has been demolished and Primrose School, a 13,586 square foot private preschool and daycare center, is currently being built on the former site. When completed, is estimated to be able to have 202 children during its peak hours.
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Frequently Asked Questions:

None at current