



CITY OF NOVI
Administrative ePacket
October 09, 2025

Council Action/Attention

[Plante Moran Realpoint Update](#)

[Prospective Construction Manager Firms](#)

[Guidelines for AI Use at Public Meetings](#)

[High Performance Organization \(HPO\) Training - Mahoney](#)

[25/26 State Budget Summary - Cardenas](#)

Departmental Updates

[The Buzz Report](#)

For Your Information

[2025 Third Quarter Road Report – Road Commission for Oakland County \(RCOC\)](#)



City of Novi - Project Status Overview

Status Summary

Novi City Council Weekly Update #35

As of:

10/8/2025

Overall
Status

In progress

PMR Previous Activities (October 2024 – September 2025)

PMR Procurement Activities

- ~~On 9/22, Novi CC approved FAC recommendation for PMR to negotiate with both A/E firms. PMR met with these firms on 9/24, received revised terms, and sent a recommendation letter to the City on 10/1/25 for anticipated CC award on 10/6.~~
- ~~PMR's recommendation is for HED to be the A/E for the entire project~~
- City Admin and PMR interviewed 3 CM firms on 9/24 and agreed to recommend two of those firms for FAC interviews on 10/21.
- Novi CC approved HED/BRW as A/E for the Public Safety Project on 10/6/25.

Upcoming Activities

PMR Procurement Activities-

- PMR/City interviews of CM firms took place on 9/24. FAC interview of two finalists will occur on 10/21, with a final CM award recommendation to be made at a November City Council meeting (tentative).

Governance

- PMR provided draft governance documents to City Manager on 10/3. These documents clarify roles and responsibilities for City Council, City Admin, PMR and other third parties as project moves forward.
- PMR/City Manager will meet the week of 10/13 to discuss governance. Once approved by City Manager, a draft will be brought to the FAC as a future committee discussion item.
- City Council's anticipated approvals consist of 1) Owner's Rep; 2) A/E firm; 3) CM firm; 4) Technology firm; 5) Governance Documents/Program budget; 6) Schematic design; 7) Design development; 8) Furniture vendor; 9) Contractor bid packages; 10) Change orders in excess of \$100,000 and/or change orders that exceed project contingency or program budget.
- ~~PMR to submit a contract amendment 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.
- City will be responsible for wetlands, contaminated soils and land clearing of the identified spoils pile at the Public Safety Building Site, and relocation and/or improvements of public utilities adjacent at Lee Begole Drive to facilitate the road improvements and PSB project.

Procurement and Contracts

- Intent is to ~~award A/E on 10/6~~ CM in November, 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/Owner's Meeting is 11/3/25 (virtual)

Agenda will include setting regular design meetings with the City and the A/E firm(s), governance, the results of FAC CM interviews, and schedule for approval of CM contract in November.

**CITY OF NOVI - PUBLIC SAFETY PROGRAM
CM SERVICES
REQUEST FOR PROPOSALS SUMMARY**

Mayor and Council -
In preparation to City Council ultimately seeing a recommendation from the FAC, we're passing along the proposals from the two Construction Management firms that are being interviewed by the FAC on 10/21. All of Council will most likely see a recommendation before you all in November.
- Victor

September 19, 2025

Category	Clark Construction	Christman Construction	DeMaria/Rewold JV	Oliver Hatcher	AVERAGES
General Information					
Contact	Chad Thelen 248.880.0027 cthelen@clarkcc.com	Jason Ide 312.405.9544 jason.ide@christmanco.com	Darren Murray 248.982.2169 darren@demariabuild.com	Jack Oliver 248.331.5557 joliver@oliverhatcher.com	
Acknowledge Addenda #01, #02, #03	No	Yes	Yes	Yes	
Agree to Contract Terms	Exceptions noted	Exceptions noted	Accepted	Exceptions notes	
Familial Disclosure, Iran Sanctions, Non-Collusive, Equal Opportunity and Criminal Background Affidavits	Yes	Yes	Yes	Yes	
Estimated Amounts					
Preconstruction NTE	\$ 73,998	\$ 218,111	\$ 202,900	\$ 123,470	\$ 154,620
Construction Personnel NTE	\$ 2,116,404	\$ 1,996,928	\$ 2,587,315	\$ 1,630,624	\$ 2,082,818
CM Reimbursables	\$ 1,108,140	\$ 1,319,040	\$ 1,459,360	\$ 1,566,049	\$ 1,363,147
CM Fee (%)	1.75%	1.95%	1.90%	2.25%	1.96%
CM Fee (\$)	\$ 1,155,000	\$ 1,287,000	\$ 1,254,000	\$ 1,485,000	\$ 1,295,250
Total Expected Cost	\$ 4,453,542	\$ 4,821,079	\$ 5,503,575	\$ 4,805,143	\$ 4,895,835
Fee Percentage					
% of Expected Cost of Work	6.75%	7.30%	8.34%	7.28%	7.42%
Hours					
Preconstruction Hours	588	2,126	1,390	1,332	1,359
Construction Hours	19,601	19,352	21,491	15,896	19,085
Alternates					
Cost to account for the \$25M Umbrella Policy	\$0.00	\$0.00	TBD	\$ 100,000	NA
EMR					
EMR Rating	0.58%	0.86%	0.65%	0.85%	0.74%
Bonding Capacity					
Single	\$250M	\$600M	\$170M	\$75M	NA
Aggregate	\$900M	\$3.5B	\$325M	\$250M	NA
Notes					
Provided Relevant Project Experience	•City of Marshall – Law enforcement and fire station •Branch County – Jail and sheriff’s facility, •Isabella County – Jail and Sheriff’s Office •City of Ann Arbor – Municipal Center •Michigan State Police HQ •City of Grand Rapids – Service Center Relocation •City of Grand Rapids – Fire Department and training facility	•Lansing Public Safety Complex – courts, police station, fire department •Delta Twp. Eaton County Sheriff Sub Station – public safety building •Grand Haven Fire/Rescue •Levin Courthouse Renovation •Fairfax County Mason Police Station •State Emergency Operations Center •Listed 50 other relevant projects	•City of Novi DPS Facility Addition & Renovation •Oakland County Parks Improvements •Green Oak Twp New Police and Fire Station •City of Madison Hgts Community Civic Ctr & Fire Station Improvements •City of Oak Park Municipal Complex Addition & Renovation •Grand Blanc Twp New Fire Station & DPW Building	•Schaumburg Fire Station 54 & 51 •Shelby Twp Police Station •Fire Stations 2,3,4 Sterling Heights •Berkshire Esupply HQ •Audi Dealership Novi •Porsche Dealership Novi •Powervac Novi •Nissan Technical Center •Taylor Schools •Oak Park Flint •Meadowbrook Corporate Center Novi	



PUBLIC SAFETY PROGRAM

CITY OF NOVI



City of Lansing
Public Safety Complex



PROPOSAL FOR
**CONSTRUCTION
MANAGEMENT
SERVICES**



AUGUST 26, 2025

August 26, 2025

Mr. Victor Cardenas
City of Novi - City Manager
45175 Ten Mile Rd.,
Novi, MI 48375

**RE: Construction Management Services
City of Novi - Public Safety Program**

Dear Mr. Cardenas and Members of the Selection Committee,

Every so often, a project comes forward that has the potential to redefine how a community protects, serves, and grows. The City of Novi's Public Safety Building and Fire Station improvements represent such an opportunity—an investment in facilities that will serve as the backbone of public safety for decades to come. With a vision for modernized, right-sized, and future-ready spaces, this project will ensure first responders have the tools and environment they need to serve Novi's residents today and for generations. We are grateful for the opportunity to be considered as your partner in delivering this transformational investment.

Christman's purpose is to Unite People in Great Achievement—and our proven ability to deliver complex, high-profile public safety projects exemplifies that mission. Our team stands ready to bring unmatched commitment, expertise, and community focus to Novi, centered on the following:

- **Proven Team:** The same trusted team that successfully led the Lansing Public Safety Complex will be at the heart of this effort, bringing proven experience, deep knowledge, and seamless collaboration. By naming these key staff members to your project, we are not just offering resumes—we are offering a team that has already demonstrated their ability to navigate complex challenges, meet critical deadlines, and deliver a facility that serves the community for decades to come. This continuity of leadership and expertise is what sets us apart and ensures your project will be in the most capable hands.
- **Unparalleled Preconstruction Services:** Our history of reliable estimate-to-bid accuracy gives owners confidence that scope is maximized, risks are minimized, and projects progress smoothly from design through delivery.
- **Construction Management Services:** Christman is routinely selected for mission-critical facilities that require rigorous attention to budget, schedule, and quality. We are proud to count long-standing clients such as the State of Michigan, U.S. General Services Administration, FEMA, and multiple municipalities across Southeast Michigan among our partners in success.
- **A Focus on Partnership:** We believe great projects are built on trust, collaboration, and transparency. Our long-standing relationship with Plante Moran Realpoint reinforces our ability to deliver seamlessly as a unified team, while our extensive network of trade partners ensures strong bid coverage and quality field execution.

The City of Novi has outlined an ambitious and thoughtful vision for its future public safety infrastructure. We share your commitment to creating facilities that enhance operational effectiveness, prioritize responder wellness, and serve the community. Christman would be honored to bring our experience, our passion, and our partnership to this endeavor.

Sincerely,

The Christman Company



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**SECTION 1:
PROJECT APPROACH
NARRATIVE**

SECTION 1 - PROJECT APPROACH NARRATIVE

The Christman Company believes every successful public facility begins with a deep understanding of our client's community, long-term vision, and evolving operational needs. In preparing this response, our team reviewed the current facilities' limitations and space programming recommendations to understand how the City of Novi plans to modernize and expand its public safety infrastructure. Our takeaway: Novi is a rapidly evolving, future-focused community that demands responsive, forward-thinking facilities constructed to meet today's public safety demands while preparing for tomorrow's population and safety needs.

We are impressed by Novi's commitment to provide residents with an integrated public safety campus and two new state-of-the-art fire stations — an investment that will elevate operational efficiency, first responder wellness, and overall community protection. Our team is ready to partner with you to deliver this vision, which include:

- Constructing a new +/-79,400-square-foot Public Safety Building, featuring a modern police headquarters, an upgraded dispatch and evidence handling center, and Fire Station No. 1 with four apparatus bays and improved support spaces
- Constructing two replacement fire stations (Nos. 2 & 3), each planned for approximately 14,500 square feet on new sites with three apparatus bays and clearly separated decontamination zones
- Completing upgrades to Fire Station No. 4 to improve performance and extend useful life
- Conducting in-depth studies and analysis to identify pathways to deliver the add-alternates, including a dedicated training

tower, indoor training vehicle bay, tempered police vehicle parking, and expanded maintenance garage

Understanding the City's desire to accelerate cash flow and/or sell additional bond series to start construction earlier, particularly the fire stations, we will work closely with the City, Plante Moran Realpoint, and the architect to provide comprehensive assistance to move this initiative forward. This will include conducting any special studies, projecting cost savings, and analyzing schedule implications. Our goal is to ensure the City can make well-informed decisions throughout this process.

We understand the City is not seeking formal LEED certification, but we are committed to offering sustainable solutions aligned with Novi's values. With decades of public safety project experience, a collaborative mindset, and a passion for constructing facilities that serve both first responders and the public, Christman is honored by the opportunity to support Novi in building the next generation of public safety infrastructure.

PRECONSTRUCTION

Christman's planning efforts are led jointly by our operations and our Project Planning Group (PPG). This collaborative approach ensures accurate construction cost estimates at each major design milestone, which properly balance up-front and life-cycle costs of all systems. Our in-house teams provide full estimating services without relying on trade contractors for pricing. This approach provides greater value for our clients and more accurate, up-to-date information.

VALUE PLANNING PROCESS

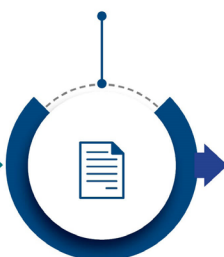
PROJECT KICKOFF

Determine owner expectations, budget/schedule constraints, performance goals



ISSUE BASELINE ESTIMATE

Publish highly detailed estimate, baseline for value generation and benchmarking



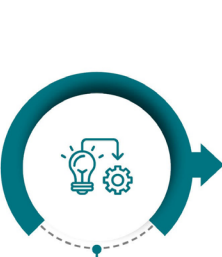
REFINE DESIGN DIRECTION

Re-evaluate value analysis exercise, complete project team design review



DEVELOP INITIAL ESTIMATE

Conduct stakeholder scope review, estimate itemization, "what if" analysis



VALUE ANALYSIS PROCESS

Collaborate with project team on ideas, life cycle analysis and evaluations



DECIDE NEXT STEPS

Incorporate ideas into design, hold or proceed to design development



Our focus during preconstruction will be to help the entire team make disciplined, fully informed decisions so the building meets the City's goals for performance, functionality and aesthetics within the established budget. Our planning team will evaluate factors such as the project's constructability, cost effectiveness and aesthetic qualities.

Benchmarking and Conceptual Cost Estimating

The ongoing cost analysis efforts committed to this project are centered around the continuous validation of the City of Novi's budget throughout each stage of design and construction. Typical deliverables consist of:

- **Programming** – Although not required by the RFP, our team anticipates an effort prior to schematic design that includes a benchmarking study that leveraging our rich database. Our benchmarking process has shown repeatedly to be an accurate and reliable tool for capital planning. Considering the complexities of the multi-phase approach required, establishing these parameters early will be critical for the future financial success of the project. **See initial benchmark study under the additional information section for firehouses 2 and 3 on page 54.**
- **Schematic Design (Cost Estimate 1)** – This detailed estimate serves as our baseline for Value Analysis and Variance Log moving forward. With this detailed estimate in hand, our team will be positioned to assist you in choosing the best alternatives for the project early in the design process, which will save time and money. Please refer to the value planning process flow diagram on page one of this proposal.
- **Design Development (Cost Estimate 2)** – This critical milestone serves as the last responsible moment for any significant design changes. Cost certainty is of utmost importance at this milestone and is derived by extensive quantity surveys to influence a complete, accurate estimate, and compared with market data and input from trusted subcontractors.
- **Construction Documents (Cost Estimate 3)** – This milestone will provide a guaranteed maximum price (GMP) estimate to lock in the predicted cost of the project. Once approved, the procurement process will begin until all buyout is complete.

At each estimate update, we will use our Variance Log and Value Creation Log to track cost changes to the estimate, as well as identify alternatives (i.e., design, process, materials) that may be considered to find that balance of program or scope that maximizes the value of the project for the City, while still aligning with the cost parameters defined at the program phase. It all comes back to providing the best information possible so the City can make an informed decision when necessary.

From early cost models through the final update prior to GMP, our estimate summary and detailed estimate deliverables are organized using the Unifomat system. This allows for quick comparison from one estimate to the next for specific systems and categories.

Our goal: Assist the project team in shortening the design/re-design cycle and eliminating waste by employing lean planning processes and principles.

Value Analysis and Relevant Services to Reach a Target Budget

Christman's Project Planning Group has extensive experience in value analysis. Every member of our team has completed the SAVE International training course on reducing cost and improving value by analyzing the function of the building systems. The key to effective value analysis is to reduce cost without sacrificing quality or function.

Mechanical, electrical, and plumbing (MEP) systems are one of the major drivers of project success for most facilities, and public safety buildings are no exception. MEP systems are critical to maintaining air quality, energy efficiency and overall comfort for building users. For these systems, team experience is critical. Christman employs in-house MEP specialists who draw upon years of experience building these types of facilities to form a partnership with the owner, designers, and engineers, and offer systems analysis, equipment recommendations, constructability review, and planning expertise from the CM perspective.

Christman's Project Planning Group will start our typical value analysis process during schematic design. The process begins with our estimating quantity takeoff. As we quantify the project, our estimators log any value-adding ideas in the Value Creation Log, which accompanies the estimate report that is presented to the project team.

In cases when the project is over budget, the entire project team gathers for a work session to review the preliminary list and brainstorm new ideas. Following that initial work session, Christman will estimate the potential savings of the ideas generated so the project team can make informed decisions. Then we hold a follow-up meeting to review those ideas against the cost savings estimates and designate the ideas as either accepted, pending or rejected.

The Value Creation Log is a living document that feeds back to the estimate summary to give real-time project budget status during that meeting and throughout the project. Most projects that are within 10 percent of the budget can be brought back in line with this simple but effective process.

If the ideas generated during the standard brainstorming, pricing, and selection process do not provide adequate savings, Christman will facilitate a more structured Value Analysis Workshop. The workshops are one-to two-day sessions involving all stakeholders in the project, including the owner, user groups, designers and contractors. The process is similar to the standard process but includes more parties and a more focused approach.

Workshops such as these have successfully reduced project costs by as much as 20 percent without sacrificing programming.

Cash Flow Analysis

As with all bond-funded public programs, we are acutely aware of the cashflow challenges that can be presented when a multi-series bond sale is supporting the development of a dynamic program of new facilities. We will work with your entire team to model the cash flow, not just from a construction perspective, but including analysis of design, consulting, and the full suite of owner expenditures. These inputs will allow Christman to develop a comprehensive plan to confirm the facilities can be built as quickly as possible without overextending available capital at any time in the life of the Novi Public Safety Program. Considering the potential cost escalation of unnecessarily delayed projects, arbitrage, and speed to market for the residents of Novi, we want to help ensure the program team achieves maximum value for the taxpayers of Novi and municipal stakeholders.

Quality Modeling Process

A strong quality program sets the tone for a well-executed project. Superior quality practices lead to good safety practices and keep the project on schedule and budget. Christman has an extensive quality assurance program we tailor to your specific project. Our plan breaks down quality assurance into four specific areas:

- Defining work properly
- Selecting capable trade contractors
- Communicating quality standards and expectations
- Managing quality continuously

This program begins in the earliest stages of design as we define the work and constructability impacts such as timing and its effect on materials and methods. During the trade contractor procurement phase, we work to confirm those being invited to bid each scope of work are capable and qualified to minimize the risk of poor performance or failure. Tools we use to set the stage for success include:

- **Starting with the Best Available Information:** Capturing field conditions with laser scanning, and designing to accurate information, helps ensure the construction process does not impact ongoing operations. Additionally, 3D site logistics and 4D scheduling techniques provide a clear vision of the proposed work. Not only does this confirm the team is on the same page, but it also typically results in better feedback for refining the plan to mitigate risks.



- **Mock-ups to Support Effective Collaboration:** Use of virtual mock-ups in an immersive, highly collaborative environment is critical to the process, ensuring the technical and aesthetic design details support the long-term usage of the space. This allows stakeholders to see their new space virtually by placing them within the model through 3D glasses during the design process, when design changes are most economical. Our alignment of user groups, design team and trade contractors fundamentally creates value during the design process that minimizes changes during construction and maximizes efficiencies during implementation.

As the project enters the construction phase, prior to work occurring on site, we review the detailed quality plan with the trade contractors so expectations are known and standards are used to guide the work. As construction continues, we monitor installation activities to ensure exacting standards of quality are met – daily – in both the construction process and the finished product. We also perform or oversee specific inspections and tests to provide assurance that the building's structure and systems are sound, durable, and perform to the City of Novi's expectations.

Master Schedule Development and Constructability Review

SCHEDULE

The schedule will be a powerful driving force behind the City of Novi Public Safety Program project, and Christman will proactively manage its many dimensions from planning through execution to ensure we achieve our time commitment to the City. There will be many up-front decisions to be made by the City, and our team will prepare you to make those decisions based on the best, clearest information available at that time. These early decisions will set the tone for the project going forward, so we will work with the City to ensure the team can be confident in their choices.

Patrick Schrauben, Senior Project Manager will use MS Project to develop an overall detailed project schedule, that springboards off the schedule provided in this proposal, and includes both preconstruction and construction activities.

As the project enters construction activities, we use pull planning with our trade partners on site to convert the master schedule milestones into daily and weekly activities.

Schedule data will be updated continuously in the field. We will publish progress updates weekly and issue a full update at least monthly. The schedule is a comprehensive tool for construction planning and management. We will:

- Implement and strictly enforce the schedule during the weekly supervisor's meeting, where the project manager and the project superintendent work out the short-term look-ahead schedules with each of the trade contractors.
- Develop specific breakout schedules when required for specialty work.
- Require trade contractors to come prepared with labor projections and finish dates for interim completion items so that, if necessary, we can accomplish minor re-sequencing of the work without delaying the major milestone dates.
- Be responsible for developing courses of action to mitigate or correct any problems, with emphasis on developing an alternate plan to avoid potential delays.
- Prior to beginning a particular phase of work, Christman will coordinate a pre-installation meeting for an even more detailed review of critical timelines and requirements.

Grand Haven Charter Township Fire/Rescue Building

Christman partnered with Five Bugles Design to deliver a modern, purpose-built fire and rescue facility for Grand Haven Charter Township. This new station provides critical infrastructure to support the township's first responders with the resources, safety, and sense of home they deserve.

From early collaboration through completion, we were proud to help bring this community-supported project to life—creating a facility designed to serve and protect both the crew and the residents they safeguard every day.

Scan the QR code below to view a time lapse construction video!



CONSTRUCTABILITY

As design develops, our preconstruction and construction experts will conduct thorough constructability reviews. We will examine the documents to identify potential challenges including interferences between the different building systems, material availability, and sequencing of construction. We can assess potential cost and scheduling implications and offer solutions for the identified challenges. Tools we use for this process include:

- **BIM:** Christman will use Building Information Modeling (BIM) as a tool to construct the building project initially as a simulated, multi-dimensional model using digital computer software.
- **Constructability Feedback:** We will work with the entire team to optimize the schedule and construction efficiency, improving quality and value. We will provide recommendations for alternate value-added materials and take material temperature constraints into account.
- **Intelligent Subcontracts:** With our operations leader involved during the design and planning phase we can start to define work scopes during the construction document design stage to avoid losing valuable time getting trade contractors onboard. This reduces bid prices and expedites the project schedule.

Risk Assessment and Procurement Planning Approach

In reviewing the preliminary project information provided in the RFP, we have identified key areas our team will focus on during the planning process to minimize project risk.

COST CERTAINTY/LEADERSHIP

Christman will maintain budget control such that estimated costs are reconciled with design efforts and market analysis to yield the quality, building performance and delivery outcomes desired by the City of Novi. Our commitment is that at any time during the preconstruction process we can advise how the current estimate aligns to the current, in progress design. This philosophy fosters informed decision making.

MARKET VOLATILITY

Limiting exposure to cost escalation due to tariff impacts and/or insufficient bid coverage due to the robust market for trade contracting is more crucial today than ever before. To mitigate this high level of market risk, we propose working closely with the project team to develop a Risk Mitigation Procurement Plan. The plan will identify key elements of your project that will require cost premiums, expedited delivery, or alternate procurement sources and use a risk matrix to develop an appropriate bid contingency. Unused portions of the bid contingency will be returned to the City of Novi. Christman will maintain a procurement log to confirm all commitments are achieved.

COMMITMENT TO THE SCHEDULE

We use the schedule as a comprehensive project management tool throughout the duration of planning and construction. We will:

1

Use pull planning to build the master schedule as a team.

2

Use short-term lookahead schedules to ensure the project remains on track.

3

Develop breakout schedules when required for specialty work.

4

Require detailed schedule information from trade contractors for their work scope to minimize resequencing or delays.

5

Develop action plans to mitigate or correct any problems along the way.

This project will require subcontractors who can safely perform work on a construction project of this scale. Christman implements a stringent financial and safety evaluation process for all trade contractors or other vendors who bid on projects we manage. We recommend a finalized bid package strategy be developed as early as possible so we may aggressively promote the project to the bidding community. In addition, we may suggest design-assist be pursued with certain key packages – to be identified as early as practical, to generate interest in your project and within those firm’s bidding schedule.

CONTINUOUS RISK ANALYSIS

Christman does not intend to stop at the identification of potential risk items. From the point of discovery, we will work with the project team to mitigate risks to the project with a series of solution process criteria that allows the team to consider items such as:

- Impact to procurement strategy
- Safety and quality concerns
- Market risks
- Schedule impacts

The process is intended to promote discussion and collaborative solutions, so all stakeholders have a common level of understanding. We seek to provide solutions or recommendations to avoid, actively manage or otherwise mitigate the risks for the City of Novi.

Coordination with the Project Development Team

The success of this project hinges on the entire team’s ability to quickly focus its collective energy on meeting the City of Novi’s goals for quality, schedule and budget. We will achieve this by setting clear expectations, guiding the team to make informed decisions quickly and maintaining project momentum by challenging everyone involved to stay laser-focused on the project’s success every day.

The early establishment of guiding principles and common, balanced goals will set the tone for this highly collaborative and fast-paced project. Tools like quality modeling, iterative value analysis, collaborative cost and constructability reviews, options analysis and dynamic cost modeling, life-cycle cost analyses, pre-bid informational meetings and post-bid reviews will help us quickly integrate the many elements of the team that will deliver this project, channeling their collective strengths toward achieving the City’s goals. During construction, we emphasize the team environment using pull planning, team submittal reviews, BIM and cloud-based collaboration and document management through Procore.

Client Testimonial

“The Public Safety Complex in Lansing has been a major need for many years.

The Christman Company has been an excellent partner since the very beginning of this project—from their pre-vote services where they implemented successful strategies to help pass the local bond proposal to their accurate estimating and preconstruction planning services.

Now that we are under construction, their value continues as they build and renovate our facilities which are currently on schedule and within budget.

Christman’s collaborative approach and problem-solving abilities are key contributors to the success of this project. I am happy to recommend them to any of my colleague cities and other public projects.”

Andy Schor
Mayor of the City of Lansing



QUALITY

Since 1894, Christman has had a reputation for constructing buildings of the highest quality and lasting impact. Christman's quality assurance/quality control (QA/QC) program is intentionally designed to exceed quality expectations..

Our proven process combines experienced construction management leadership with the talent and expertise of our skilled trade contractor partners. With an unwavering commitment to quality, the City of Novi can rest assured your completed project will serve as a dependable facility for years to come.

Christman's QA/QC program uses industry-leading quality tools and resources to proactively recognize your project's unique QA/QC risks and identify solutions. The very core of our QA/QC philosophy includes the following guiding principles to ensure quality standards are met or exceeded. Christman will:

- Thoroughly review the work and develop an efficient sequence of work that maximizes quality and adheres to the project budget
- Clearly communicate QA/QC expectations upfront to all team members and prospective bidders
- Conduct thorough post-bid interviews to confirm thorough scope coverage
- Require a pre-installation meeting for every trade to reinforce quality expectations

- Mandate reviews for mock-ups and for all first in place work
- Manage recurring inspections of work in progress at predetermined intervals
- Document deficiencies and the timely resolution of any issues
- Leverage performance data for future projects

After a thorough review of the contract documents and input from all stakeholders, Christman will create a project-specific Quality Action Plan (QAP) that will span the entire project. The creation of the QAP is a collaborative process that will be led by Christman and includes both the City of Novi and the architect. Our unique process prioritizes a focus on quality in the earliest stages of planning, during procurement and coordination efforts, and continues well beyond the construction stage even into the warranty period. It considers constructability review comments, project-specific quality risks, and intended use of the facility.

The project-specific QAP involves six key stages referenced below:

SAFETY

The Christman Company's award-winning safety program serves as both a reminder and a promise that safety is to be a constant state of mind for our project team. We lead the industry in providing the safest work environment possible for our clients and employees. Additionally, we hold our site employees to a higher standard than industry norm. Our safety program is proactive, in that we believe all injuries can be avoided when we practice safe behaviors. It is important that each employee knows and follows



the basic safety rules that have been set forth. These rules can be found in the site-specific safety manual we will develop for the New Public Safety Complex project. In addition, The Christman Company creates a safety orientation for everyone who is involved with the project to highlight project specifics. Christman personnel receive extensive training and education on job site safety. In addition to our safety program, Christman requires all trade contractors have safety programs that address the unique safety needs of the project.

The importance of having a safe project cannot be overstated. It is an absolute necessity, and safety can never be compromised, under any conditions.

Preparation of the Project Safety Program begins during the planning phase with an identification of needs and requirements. The implementation of the program continues throughout the entire project. Supervising all aspects of project site safety and compliance will be the responsibility of the project team. They will:

- Monitor the job site for unsafe acts and conditions.
- Conduct site inspections independently and with trade contractors; enforce corrections.
- Ensure weekly safety meetings with trade contractors occur.
- Orient new trade contractors on safety goals, plans, and site procedures.
- Prepare safety talks for supervisor meetings.
- Manage safety communications, incentives, and recognition programs.
- Advise on compliance with safety regulations and inspections.
- Maintain relationships with government and local safety officials.
- Provide safety leadership, coordination, and training to management and contractors.
- Investigate significant accidents and coordinate incident reporting.
- Halt hazardous operations when necessary.
- Develop and implement loss control and accident prevention programs.
- Track, analyze, and report on safety incidents and loss control efforts.

COMMUNICATION

Effective communication and extensive record-keeping are critical to project success. We assume the responsibility of keeping the project team completely informed from start to finish and beyond. Sharing the best possible cost and other data in a timely, real-time, manner is a trademark of every Christman project. We are committed to providing the City of Novi and the entire team with the most up-to-date and accurate project information at all times - with no surprises.

KEYS TO SUCCESS IN SAFETY

Highlights of Christman's comprehensive safety program include:



"Zero Injuries" Safety Program Goal



Project-Specific Safety Programs



Safety Record Requirements for Trades



Comprehensive Orientation/Training



Daily and Weekly Safety Meetings



Random Safety Inspections



Full-Time Corporate Safety Team



Progressive Disciplinary Action Plan



Safety Certified Field Staff



Education/Training Opportunities



Employee Safety Incentive Programs

SAFETY - IT'S HOW WE LIVE

During preconstruction, we will circulate project planning reports to the project team at each design stage. After initial reviews, we will lead meetings with the entire project team so everyone is aware of the current scope of the project and associated costs at each stage of design development. Typical contents may include:

- Executive summary
- Cost model estimate
- Benchmark analysis
- Cash flow analysis
- Value analysis
- Operations and maintenance
- Site logistics and schedule
- Safety and quality plan drafts

During construction, we report progress through project status reports, team meetings and trade contractor meetings. We use every meeting with the project team as an opportunity to communicate important decision-aiding information. Jason Ide and Patrick Schrauben will submit the project status report, which is a two-page document that provides an executive overview of the project to be reviewed quickly and easily.

Christman will conduct biweekly meetings with the City of Novi, the architect, Plante Moran Realpoint and any other consultants on the team. At these meetings, we inform the team of schedule status, review outstanding decisions and resolve open issues. We will also conduct weekly trade contractor coordination meetings. These meetings will be used to coordinate daily work activities on site, gather information on potential upcoming impacts to owner

activities, and review on site progress to date. This information will be used to effectively and efficiently manage the project.

Progress reporting during construction will take several forms. First, Wayne Compton and Chad Miller our two Superintendents will issue a daily report detailing that day's planning and construction activities of Christman, the architect, various consultants, and our trade contractors. These reports will include material deliveries, quantities installed and any problems encountered or decisions needed by noted parties. They are available for the team's review through Procore, or copies can be distributed as requested.

Christman will also provide a monthly summary report outlining the current and forecasted activities along with photo documentation of progress on site to keep the team up to date regarding the ongoing work. We will also provide monthly cost reports and change management details at a cost control meeting. This meeting will provide an avenue to communicate information about any problems encountered and decisions made during the week that resulted in changes to the project budget.

We use Viewpoint for all our financial and construction cost control needs. Christman uses this tool to track potential cost issues as soon as they arise ensuring no surprises. Staffing, general conditions, contingency, allowances and all other critical budget reports are always available to the City of Novi, Plante Moran Realpoint and the architect, but will be compiled monthly into our construction management reports for the team's review.



WHAT TO EXPECT IN MONTHLY REPORTS

- Executive summary, including work completed and decisions made
- Budget evaluation, including cash flow projections
- Schedule evaluation
- Project issues and challenges in narrative form, including proposed resolutions to issues
- Detailed budget status summary and detail along with project schedule
- Change issue detail
- Safety status
- Photographs/diagrams to document major activities and progress

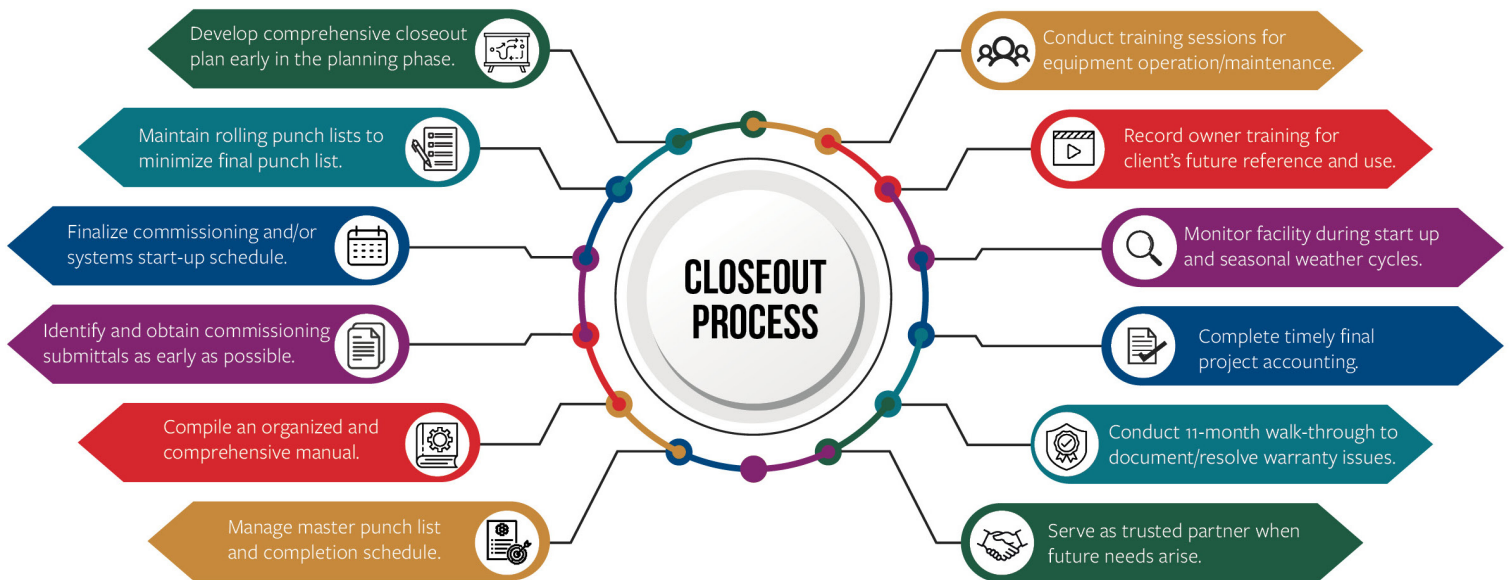
CLOSEOUT

Christman recognizes that the completion and occupancy phase of a project holds equal significance to the construction itself. We initiate our closeout process early, ensuring thorough completion of all aspects before owner occupancy. This includes rigorous testing, commissioning and comprehensive owner training. As the memories of the construction phase recede, the proper functionality and durability of building components, along with a clear understanding of operational systems and ongoing maintenance requirements, swiftly become crucial to facility users. Our role extends beyond meeting closeout requirements; we strive to create a lasting resource that clients can rely on for years to come.

The following summary outlines the diverse mechanisms we employ to ensure the successful turnover and closeout for each project:

- Develop a closeout plan early in the project planning phase.

- Use a rolling punch list by trade, incorporating design team field observations, to reduce final punch list items.
- Finalize the commissioning/systems start-up schedule and gather required submittals early.
- Organize warranties, operation and maintenance (O&M) manuals, as-builts/BIM models, guarantees, directories, and equipment data into a comprehensive manual.
- Maintain a master punch list and completion schedule.
- Conduct and record training sessions for equipment O&M.
- Support facility monitoring during start-up and seasonal transitions.
- Complete final project accounting promptly.
- Perform an 11-month walkthrough to address any warranty issues.





SECTION 2: RELEVANT FIRM EXPERIENCE

SECTION 2 - RELEVANT FIRM EXPERIENCE



PROJECT 1

CITY OF LANSING PUBLIC SAFETY COMPLEX Lansing, MI

The Lansing Public Safety Complex project will modernize and consolidate the city’s public safety infrastructure which currently encompasses multiple buildings and locations. This 200,000-SF building, located at 2400 S. Washington Avenue, will house Lansing’s Police, Fire, and 54A District Court under one roof, streamlining operations and enhancing efficiency across public safety departments.

The 54A District Court will feature modernized courtrooms, jury assembly areas, judges’ chambers, detention and holding facilities for both adults and juveniles, interview rooms, and administrative offices, including spaces for court clerks, probation officers, city prosecutors, and the city attorney. A sally port and other support spaces will also be included.

The Police Department will have state-of-the-art training and operational spaces, including a driving simulator, defense tactics training area, scenario room, and judgment simulator. Additionally, the facility will include evidence storage, homicide and forensic garages, an armory, locker rooms, a fitness center, investigations and patrol offices, training rooms, records storage, and a real-time crime center. A public media conference room, police department museum, and dedicated spaces for Michigan State Police and Internal Affairs will also be integrated into the facility.

The Fire Department will have administrative offices within the Public Safety Complex, including spaces for the fire chief, fire marshal, and fire inspectors. The department will also receive significant infrastructure upgrades beyond the main facility, including the construction of new Fire Station No. 9 and No. 2, as well as renovations and additions to Fire Station No. 8. The Lansing Public Safety Complex represents a transformational investment in the city’s emergency response and justice systems, designed to enhance service delivery, public safety, and long-term operational efficiency for the community.

PROJECT DETAILS

Client

Roy Plowman
City of Lansing
517-231-0344

Date Completed

Anticipated December 2026

Value of Construction

\$175,000,000

Role

Construction Manager



PROJECT DETAILS

DELTA TOWNSHIP - EATON COUNTY SHERIFF SUBSTATION

Delta Township, MI

The Delta Township Sheriff Substation included the construction of two new buildings and extensive site redevelopment infrastructure upgrades, all aimed at enhancing public safety and municipal operations in this heavily populated section of the country, bordering the City of Lansing. The project began with complete structural and site demolition, including the removal of an existing 165' radio tower. New site utilities were installed throughout the area to support both facilities.

The 16,000-SF Sheriff Substation serves as a modernized headquarters for law enforcement operations and includes clerks' offices, a community room, sergeant and detective offices, a squad room, and multiple collaboration and conference rooms. Specialized areas were incorporated, such as evidence processing and storage, a biohazard room, interrogation rooms, and an armory. Additionally, the facility provides officer amenities, including a fitness center and separate men's and women's locker rooms. For vehicle and equipment storage, the substation features a five-stall secure garage designed for evidence and security purposes. A dedicated dog run and dog washing station has been included to support K-9 units. The site also includes carports and EV charging stations to accommodate staff parking and future sustainability initiatives.

The second component of the project was a facility designed to support the township's engineering and parks department by providing winter storage for equipment and vehicles. This structure is a pole barn design with a heated bay to ensure proper storage conditions. The facility has not only modernized law enforcement operations in Delta Township but also provides the necessary infrastructure improvements to support long-term municipal needs.

Client

Brian Reed
Delta Township Manager
517-323-8590

Date Completed

January 2025

Value of Construction

\$12,500,000

Role

Design-Builder

PROJECT 3



PROJECT DETAILS

TOWNSHIP FIRE/RESCUE

Grand Haven, MI

With an expanding year-round population and status as a popular summer tourist destinations, officials prioritized the construction of a new fire station at 13250 168th Avenue, adjacent to the existing facility built in 1994. The modernized station enhanced the firefighter health and safety while providing larger, more efficient spaces to support department operations and the expanding community. With the township's population increasing from 10,000 in 1994 to over 18,000 in 2020, and further growth on the horizon, this investment ensured first responders have the necessary resources to serve effectively.

The old station presented several health, safety, and operational challenges that needed to be addressed, including poor ventilation, limited shower facilities, and a lack of training spaces. The new fire station includes a ventilated equipment room, increased privacy in dorm areas, and expanded training spaces to allow the entire department to train together. It also features a larger apparatus bay for emergency vehicles, with the flexibility to expand as the township grows, ensuring a safer, more functional environment for firefighters and improved emergency response capabilities.

Client

Shawn Schrader
Grand Haven Fire Chief
616-842-5988

Date Completed

June 2025

Value of Construction

\$12,500,000

Role

Construction Manager

THEODORE LEVIN U.S. COURTHOUSE

Detroit, MI

Located on the southeast edge of the central business district in Detroit, the Theodore Levin U.S. Courthouse was constructed in 1934 and features a Neo-Classical Revival style with reinforced concrete and an Indiana limestone facade. With major building systems beyond their useful lives, inefficient, and difficult to maintain, this multi-phased project corrected serious building deficiencies to ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment.

The project scope included replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. In addition, the building's electrical distribution system and emergency generator were replaced and cloth wiring was removed throughout the building. Domestic water piping was replaced and restrooms were updated to provide compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). An egress stairwell was added, the fire alarm was replaced, and the sprinkler system was extended to provide full coverage. Public and freight elevators were also replaced.

The capital security project at the Theodore Levin U.S. Courthouse aimed to enhance both accessibility and security, with a particular focus on providing an accessible route into the building from Lafayette Boulevard. This comprehensive project concentrated on upgrades to the courthouse's primary entrances and the secure movement of detainees within the facility. Key components included the construction of a new vehicle sally port located in the basement, designed to facilitate secure prisoner transport and reduce public interaction risks. Additionally, the project explored the installation of supplementary prisoner movement elevators to ensure secure and efficient access to courtrooms from holding areas.

PROJECT DETAILS

Client

Seth LaRocque
General Services Administration
312-505-6393

Rehabilitation Date Completed

February 2020

Value of Construction

\$130,000,000

Role

Construction Manager at Risk

Capital Security Program Date Completed

July 2025

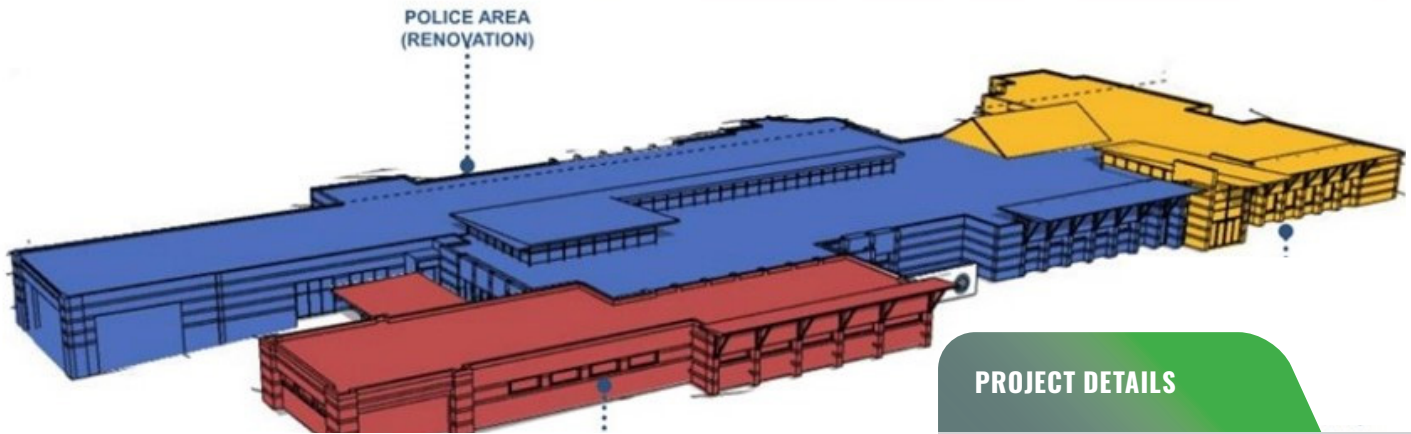
Value of Construction

\$15,000,000

Role

Construction Manager

PROJECT 5



FAIRFAX COUNTY MASON POLICE STATION

Fairfax County, VA

The Mason District Police Station project involves the construction of a new, state-of-art facility designed to support the operational needs of modern law enforcement that serves a population of over 123,000. The new building will include administrative offices, training rooms, evidence processing areas, and dedicated locker and support spaces tailored to the department's day-to-day functions.

The project also features extensive site work, including reconfiguration of parking, upgraded utility infrastructure, stormwater management systems, and enhanced landscaping to complement and support the facility.

To ensure uninterrupted public safety services, temporary facilities will be provided and maintained throughout the construction period. Security is a critical component of the project, with advanced physical and electronic systems incorporated into the design, including a sally port, secure armory areas, and controlled access zones.

In alignment with Fairfax County's sustainability goals, the project is targeting LEED certification and incorporates environmentally responsible design features such as solar shading, energy-efficient systems, and sustainable construction practices.

PROJECT DETAILS

Client

J. Eric James
County of Fairfax - Department of
Public Works and Environmental
Services
703-363-7807

Date Completed

Anticipated February 2027

Value of Construction

\$26,000,000

Role

Construction Manager at Risk

PROJECT 6



PROJECT DETAILS

Client

Chris Parsons
State of Michigan
517-256-5677

Date Completed

January 2016

Value of Construction

\$17,300,000

Role

General Contractor

STATE EMERGENCY OPERATIONS CENTER

Dimondale, MI

This project included a 27,000-SF hardened building addition to the State of Michigan General Office Building (GOB) and a 37,000-SF renovation within the GOB. The addition contains a 7,800-SF Emergency Operations Room for the State to monitor and manage State functions when a State of Emergency is declared.

The design of the building complies with Federal Emergency Management Agency (FEMA) requirements and was built to withstand the force of an EF4 tornado. Communications towers with approximately 30 antennas were provided for the State to monitor emergencies and stay in communication with various local, state and federal agencies. The building also includes a Sensitive Compartmented Information Facility (SCIF) and an Uninterruptable Power Supply (UPS) as well as redundant heating and cooling water. Christman Constructors, Inc. performed the selective demolition, concrete and general trades work.

When bid, the project was \$3,000,000 over budget. The joint venture team of Christman and Daniels Building Co. teamed with Partners in Architecture and the State to conduct a collaborative value analysis and cost reduction exercise that brought the project within the State's budget while still achieving key objectives.

This project also marked the first-ever Level 3 Safety Partnership between Christman, Daniels Building Co., and the Michigan Occupational Safety and Health Administration (MIOSHA). The project team signed a formal partnership with the goal of enhanced safety and health protection, as well as zero worker injuries during the construction, with a focus on the daily use of Job Hazard Analysis forms.

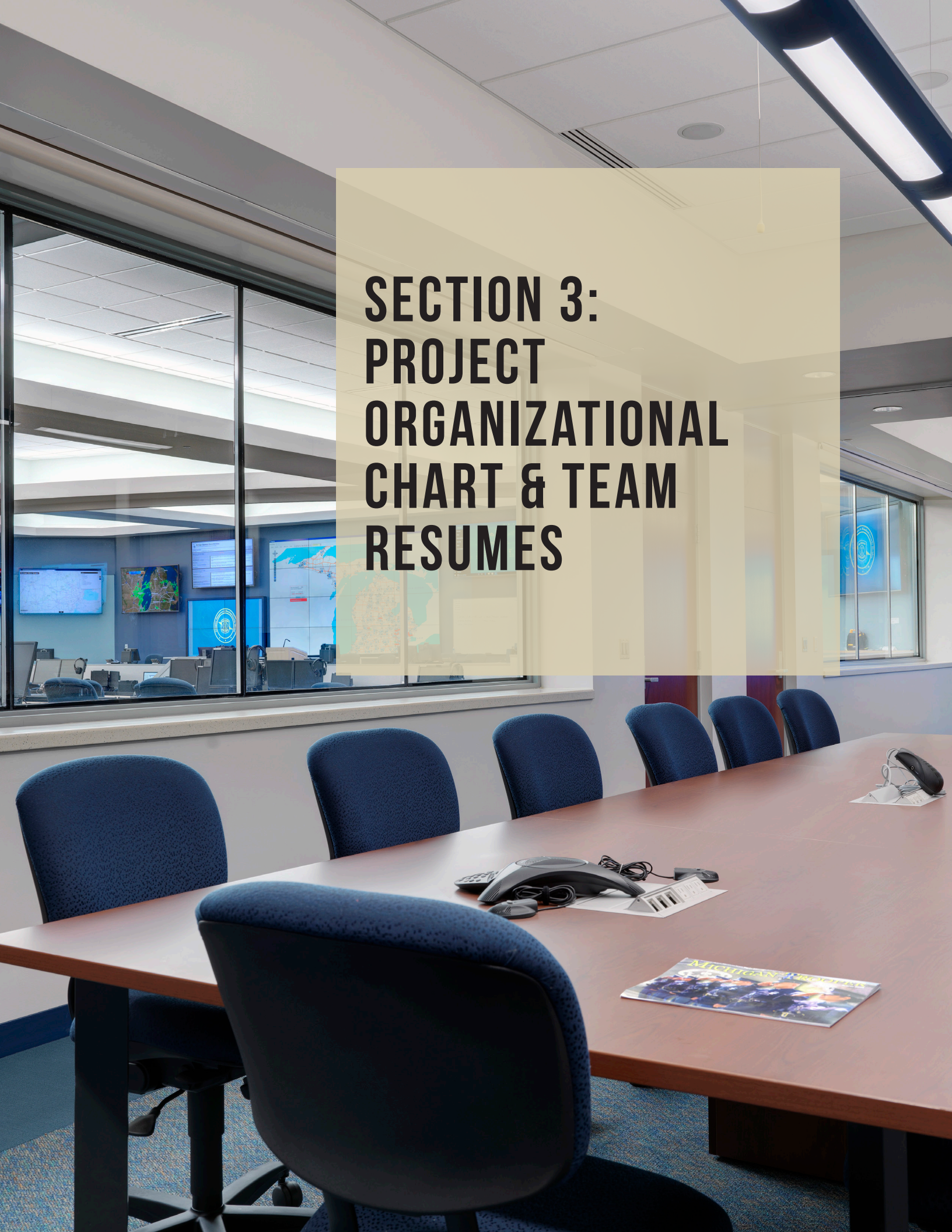
RELEVANT FIRM EXPERIENCE

Our team is well-versed in navigating the unique challenges and expectations that come with public sector projects positioning us to provide valuable insight, innovative solutions, and reliable execution for the City of Novi. We have included a list of representative projects to highlight the depth and breadth of our public sector experience. These projects demonstrate our firm's proven ability to deliver successful outcomes across a variety of government and civic initiatives.

REPRESENTATIVE PUBLIC SECTOR PROJECTS

CLIENT	PROJECT	LOCATION	CONTRACT AMOUNT	COMPLETION DATE
Oakland County	Emergency Operation Center and Sherrif Training Facility	Pontiac, MI	\$125,000,000	On hold
Northwest Regional Airport Authority	Cherry Capital Airport Terminal Expansion	Traverse City, MI	\$84,000,000	2028
Harbor Transit	Operations Center	Bad Axe, MI	\$40,000,000	2027
Novi Community School District	2025 Bond Program	Novi, MI	\$425,000,000	2032
Ann Arbor Public Schools	Logan and Thurston Elementary	Ann Arbor, MI	\$120,000,000	2027
State of Michigan, DTMB	Belle Isle - ARPA Improvements	Detroit, MI	\$20,500,000	2027
University of Michigan	Central Campus Residential Development	Ann Arbor, MI	\$535,000,000	2026
State of Michigan, DTMB	Southeast Michigan Psychiatric Hospital	Northville, MI	\$310,000,000	2026
Detroit Building Authority	DDOT Coolidge Operations & Maintenance Facility	Detroit, MI	\$139,000,000	2026
General Services Administration	Levin Capital Security Program	Detroit, MI	\$15,000,000	2026
City of Lansing	Public Safety Complex	Lansing, MI	\$175,000,000	2026
State of Michigan, DTMB	DHHS State Lab Expansion	Lansing, MI	\$13,000,000	2026
Architect of the Capitol	Cannon House Office Building	Washington, D.C.	\$550,000,000	2025
Delta Township	Eaton County Sheriff Substation	Lansing, MI	\$12,500,000	2025
State of Michigan, DTMB	New Green Oaks Housing Facility	Whitmore Lake, MI	\$20,000,000	2024
Gerald R. Ford International Airport	Project Elevate - Concourse A	Grand Rapids, MI	\$88,909,000	2023
Michigan Capitol Commission	Heritage Hall Welcome Center	Lansing, MI	\$40,000,000	2022
General Services Administration	985 Michigan Avenue Modernization and Backfill	Detroit, MI	\$85,800,000	2022
State of Michigan, DTMB	Veterans Home Grand Rapids	Grand Rapids, MI	\$54,000,000	2021
Gerald R. Ford International Airport	Project Elevate - Federal Inspection Station	Grand Rapids, MI	\$24,000,000	2021
State of Michigan, DTMB	Veterans Home Chesterfield	Chesterfield Twp, MI	\$65,000,000	2021
City of East Lansing	Solids Handling Improvements with Digestion	East Lansing, MI	\$28,500,000	2021
Interurban Transit Partnership	Laker Line BRT and Operations Center	Grand Rapids, MI	\$42,000,000	2020
City of Grand Rapids	Anaerobic Digester	Grand Rapids, MI	\$48,000,000	2020

Gerald R. Ford International Airport	Gateway Transformation, Phase II	Grand Rapids, MI	\$15,000,000	2020
Michigan Capitol Commission	Michigan Capitol Infrastructure Upgrades	Lansing, MI	\$70,000,000	2020
Federal Emergency Management Agency	Building 413 Adaptive Reuse	Mount Weather, VA	\$13,900,000	2020
State of Maryland Department of General Services	Douglass Tubman Sculptures Restoration	Annapolis, MD	\$600,000	2020
Federal Emergency Management Agency	Building 437 New Office Building	Mount Weather, VA	\$28,000,000	2020
Interurban Transit Partnership	The Rapid Laker Line BRT and Operations Center	Grand Rapids, MI	\$38,765,000	2020
General Services Administration	Theodore Levin U.S. Courthouse	Detroit, MI	\$130,000,000	2020
Allegan District Library	Library Renovatin	Allegan, MI	\$6,500,000	2018
Gerald R. Ford International Airport	Consolidated Checkpoint and Marketplace	Grand Rapids, MI	\$29,600,000	2017
Architect of the Capitol	Hart Senate Building Skylight and Roof Improvement	Washington, D.C.	\$8,830,000	2016
State of Michigan, DTMB	State Emergency Operations Center	Dimondale, MI	\$17,300,000	2016
State of Michigan	Capitol Area Reconfiguration Project	Lansing, MI	\$11,000,000	2016
Howell Carnegie Library	Howell Carnegie District Library	Howell, MI	\$3,000,000	2015
Interurban Transit Partnership	Silver Line Bus Rapid Transit System (BRT)	Grand Rapids, MI	\$18,880,000	2014
Gerald R. Ford International Airport	Concourse and Concession Expansion	Grand Rapids, MI	\$8,198,000	2014
Athens-Clarke County	Library Addition and Renovation	Athens, GA	\$6,454,000	2013
Confidential	Pentagon Emergency Response Center	Arlington, VA	\$14,500,000	2012
Interurban Transit Partnership	The Rapid Wealthy Operations Center Addition and Renovation	Grand Rapids, MI	\$35,000,000	2012
State of Maryland Department of General Services	Maryland State Department of Education/Maryland Higher Education Commission	Baltimore, MD	\$2,429,000	2011
State of Maryland Department of General Services	Recreation of the Old House of Delegates Chamber	Annapolis, MD	\$2,600,000	2011
Gerald R. Ford International Airport	Terminal Area and Parking Improvement Program	Grand Rapids, MI	\$120,900,000	2009
Kent County	New Human Services Complex	Grand Rapids, MI	\$19,900,000	2009
State of Michigan	Army Aviation Support Facility	Grand Ledge, MI	\$23,500,000	2007
State of Michigan	Multi-Unit Readiness Center	Lansing, MI	\$15,800,000	2005
City of East Lansing	Department of Public Works New Vehicle Maintenance and Administrative Office Building	East Lansing, MI	\$8,000,000	2005
Pellston County	Pellston Regional Airport Terminal Building	Pellston, MI	\$7,300,000	2003



SECTION 3: PROJECT ORGANIZATIONAL CHART & TEAM RESUMES

SECTION 3 - PROJECT ORGANIZATIONAL CHART AND TEAM RESUMES



OWNER'S REPRESENTATIVE



CONSTRUCTION MANAGER



ARCHITECT



JOE LUTHER
Senior Vice President
and General Manager



JASON IDE
Project Executive

PLANNING



SEAN JAGELS
Senior Vice President
Project Planning



JAMES HOLDEN
Lead Estimator



JEREMY BORTEN
Electrical Estimator



NICK PERAKES
Mechanical Estimator



ADAM CHARLES
Architectural Estimator

OPERATIONS



PATRICK SCHRAUBEN
Senior Project Manager



ERIC HICKS
Project Manager



GRANT ALSHAB
Project Engineer



WAYNE COMPTON
Superintendent
Public Safety Headquarters



CHAD MILLER
Superintendent
Fire Stations 2, 3 and 4



JASON IDE

CCM, LEED AP

Project Executive

18 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Christman's project executives provide high-level oversight of the project. Jason will maintain communication with the project manager and serve as a resource for helping to solve particularly complex problems, as necessary, or to provide solutions to other issues that may develop during a project.

Jason offers a broad and diverse perspective, having worked in key markets across the United States, including Detroit, Chicago, Houston, and Kansas City. He has delivered construction management solutions for owners across K-12 education, government, and healthcare sectors delivering high-profile projects including the renovation of the Theodore Levin U.S. Courthouse, the South Brooklyn Marine Terminal, and overseeing capital programs for Chicago Public Schools.

EDUCATION AND TRAINING

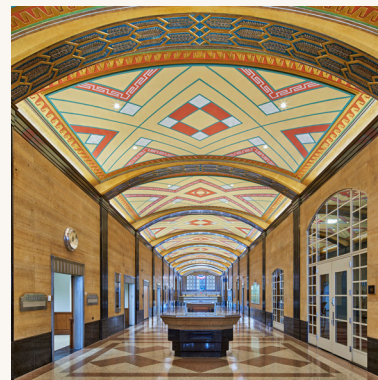
- MS, Construction Management and Planning, Michigan State University
- BS, Construction Management, Michigan State University
- Certified Construction Manager, Construction Management Association of America
- LEED Accredited Professional

SELECTED RELEVANT EXPERIENCE



Ann Arbor Public Schools

2019 Bond Program
\$150,000,000
Ann Arbor, Michigan



General Services Administration

Theodore Levin U.S. Courthouse
\$130,000,000
Detroit, Michigan



General Services Administration

International Falls Land Port of Entry
\$270,000,000
International Falls, Minnesota

ADDITIONAL EXPERIENCE

Novi Community School District

Bond Program
\$425,000,000

FERMI Research Alliance

Long Baseline Neutrino Facility
\$300,000,000

Department of Defense

Underwater Launch Facility
\$120,000,000



PATRICK SCHRAUBEN

Senior Project Manager
33 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Christman's senior project managers are seasoned veterans of the construction industry and are skilled at running projects in a variety of target markets. Patrick is an expert at managing large and complex projects and at managing many team members both internally and externally. Additionally, he can foresee project challenges and leadership needs and will work to address them before they become an issue onsite.

EDUCATION AND TRAINING

- BS, Civil Engineering, Michigan Technological University
- Certified Healthcare Constructor, American Society for Health Care Engineering (ASHE)
- Storm Water Management Training
- Lead Hazard Awareness Training
- Asbestos Awareness Training
- First Aid and CPR Certified
- 30-Hour Safety Training, OSHA

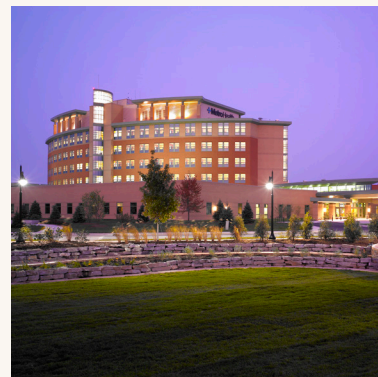
SELECTED RELEVANT EXPERIENCE



City of Lansing
 New Public Safety Complex
 \$175,000,000
 Lansing, Michigan



Delta Township
 Eaton County Sheriff Substation
 \$12,500,000
 Lansing, Michigan



Metro Health
 Replacement Hospital
 \$105,000,000
 Wyoming, Michigan

ADDITIONAL EXPERIENCE

State of Michigan
 Multiple Projects
 \$8,000,000

City of East Lansing
 UV & Tertiary Filter Building Renovations
 \$14,000,000

Federal Government
 Stars & Stripes Learning Station Expansion
 \$2,000,000



ERIC HICKS

Project Manager

7 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Assistant project managers are responsible for all the details that help make a project run smoothly and finish on time. They manage all documents related to the project including project management documents, contracts, project billing, meeting minutes, change orders, and submittal logs. Eric will also establish punch list contents and coordinate timely completion of the items identified. In addition, hhe will evaluate and track the project schedule, assess quality of work-in-place, coordinate inspections and facilitate a positive safety climate throughout the site. Furthermore, he will perform additional project manager duties as required to gain valuable on-the-job training.

EDUCATION AND TRAINING

- BS, Construction Management, Central Michigan University
- 30-Hour Safety Training, OSHA
- CPR and First Aid Certified

SELECTED RELEVANT EXPERIENCE



FedEx Corporation

FedEx DTWR Expansion

\$248,269,000

Romulus, Michigan



University of Michigan

Central Campus
Residential Development

\$535,000,000

Ann Arbor, Michigan



Brunswick County

NW Water Treatment
Plant Expansion and
Upgrades

\$117,000,000

Supply, NC

ADDITIONAL EXPERIENCE

Forsyth County

Neilson Water Treatment Plant Modernization

\$108,000,000

DC Water

Gravity Thickener Upgrades

\$60,500,000

Camp Lejeune

Hadnot Point Water Treatment Plant Replacement

\$50,000,000



WAYNE COMPTON

*Project Superintendent - Public Safety
Headquarters*

36 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Project superintendents are an integral part of all Christman project teams. Wayne will be on-site full time and will ensure that construction site is a safe and productive work environment. He will support project planning efforts by reviewing documents for constructability, phasing options, site logistics and other field construction issues. He will prepare trade contractors by establishing site expectations and introducing closeout and as-built expectations at the beginning of the project. Also paramount to this role is organizing the project site, establishing schedule momentum, monitoring project expenses, preparing construction documents for the client and establishing lasting relationships team-wide. Most importantly, he will create a positive safety climate achieved by initiating and communicating a project-specific safety program. Currently, Wayne is serving as superintendent on the Lansing Public Safety Complex, further demonstrating his experience in leading complex, high-profile projects.

EDUCATION AND TRAINING

- MS, Project Management, Keller Graduate School
- BS, Business, Westwood College
- 30-Hour Safety Training, OSHA
- Certified Construction Site Storm Water Operator, Michigan Department of Environment, Great Lakes and Energy (EGLE)

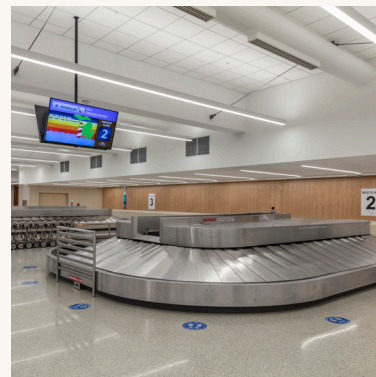
SELECTED RELEVANT EXPERIENCE



City of Lansing
New Public Safety
Complex
\$175,000,000
Lansing, Michigan



Delta Township
Eaton County Sheriff
Substation
\$12,500,000
Lansing, Michigan



**Gerald R Ford
International Airport**
Gateway Transformation
Phase 2
\$16,700,000
Grand Rapids, Michigan

ADDITIONAL EXPERIENCE

Orange County Fair Grounds
Hangar Building
\$11,000,000

Southern California Edison
Colorado River Control Building
\$10,000,000

Southern California Edison
Mesa 500Kv Substation Operations Building
\$14,000,000



CHAD MILLER

Project Superintendent - Fire Stations 2, 3 and 4
29 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Project superintendents are an integral part of all Christman project teams. Chad will be on-site full time and will strive to ensure that the construction site is a safe and productive work environment. He will support project planning efforts by reviewing documents for constructability, phasing options, site logistics and other field construction issues. He will prepare trade contractors by establishing site expectations and introducing closeout and as-built expectations at the beginning of the project. Also paramount to this role is organizing the project site, establishing schedule momentum, monitoring project expenses, preparing construction documents for the client and establishing lasting relationships team-wide. Most importantly, he will create a positive safety climate achieved by initiating and communicating a project-specific safety program.

EDUCATION AND TRAINING

- AAS, Construction Management Technology, Monroe Community College
- **EMT specialist (Licensed EMT)**
- **Fire Fighter I & II**
- FEMA Incident Command 800 and FEMA National Incident Management Systems (NIMS)
- Hazmat First Responder – Operations
- CPR and AED Certified
- Confined Space Rescue
- Ice Rescue Technician Certified
- 30-Hour Safety Training, OSHA

SELECTED RELEVANT EXPERIENCE



Ash Township Fire Department

Fire Station
 \$500,000
 Carleton, Michigan



University of Michigan

Central Campus
 Residential Development
 \$535,000,000
 Ann Arbor, Michigan



Dundee Community Schools

2022 Bond Program
 \$30,333,000
 Dundee, Michigan

ADDITIONAL EXPERIENCE

U.S. Equities Realty & Urban Development

618 S. Main
 \$85,000,000

URGE Imprint Development Group

Sawyer Apartments and Commercial Space
 \$15,000,000

Prologis Inc.

Sorting Facility
 \$130,000,000



GRANT ALSHAB

Project Engineer

PROFESSIONAL BIO

The project engineer is responsible for all the details that help make a project run smoothly and finish on time. Christman's project engineers manage all documents related to the project including project management documents, contracts, project billing, meeting minutes, change orders, and submittal logs. Grant will also establish punch list contents and coordinate timely completion of the items identified. In addition, he will evaluate and track the project schedule, assess quality of work-in-place, coordinate inspections and facilitate a positive safety climate throughout the site.

EDUCATION AND TRAINING

- BS, Construction Management, Michigan State University
- 30-Hour Safety Training, OSHA
- Asbestos Awareness Training
- Lead Awareness Training

SELECTED RELEVANT EXPERIENCE



City of Lansing
New Public Safety
Complex
\$175,000,000
Lansing, Michigan



**Redford Union School
District**
2021 Bond Program
\$57,000,000
Redford, Michigan



**Farmington Public
Schools**
2022 Bond Program
\$35,000,000
Farmington, Michigan



SEAN JAGELS

LEED AP BD+C

Senior Vice President, Planning & Innovation

21 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Sean brings insight to the business and technical sides of commercial construction, allowing him to see the big picture and help clients meet their program goals. As senior vice president of planning and innovation, Sean leads Christman's preconstruction, virtual design and construction, scheduling, IT and application development teams. Sean's teams thrive on leveraging data and construction technologies to innovatively allow our clients to make informed decisions during the planning stages of construction. Sean maintains risk management oversight on projects and coordinates the planning and staffing for preconstruction assignments across all regions. As a project life cycle continues, Sean will offer preemptive solutions to challenges and monitor the progress of project planning, mentoring the team through best practices and innovations. Sean guides all mitigation strategies and resolution identification if project schedule or budget is not aligned to the target, seeking to create client focused solutions at each phase of planning.

EDUCATION AND TRAINING

- MBA, University of Michigan - Dearborn
- BBA, Western Michigan University
- LEED Accredited Professional, Building Design and Construction

SELECTED RELEVANT EXPERIENCE

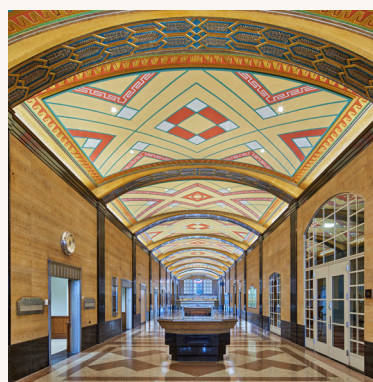


City of Lansing

New Public Safety Complex

\$175,000,000

Lansing, Michigan



General Services Administration

Theodore Levin U.S. Courthouse

\$130,000,000

Detroit, Michigan



General Services Administration

985 Michigan Avenue Modernization and Backfill

\$85,800,000

Detroit, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

Southeast Michigan Psychiatric Hospital
\$310,000,000

Gerald R. Ford International Airport

Consolidated Checkpoint and Marketplace
\$29,650,000

Corewell Health

Behavioral Health Facility
\$40,200,000



JAMES HOLDEN

LEED AP BD+C

Lead Estimator

19 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

James will support the efforts of the project planning team with architectural estimating, conceptualizing building systems during the early stages of design to ensure all costs are accounted for. He will review applicable cost factors, drivers, current market conditions, and general conditions and staffing that will impact the actual cost of the work on bid day and throughout construction. He is adept at communicating project cost estimates and analytics and connecting with the trade contracting community. Additionally, James will lead value engineering and inform operations teams on project-specific planning concepts.

EDUCATION AND TRAINING

- MS, Construction Management, Michigan State University
- BS, Civil and Environmental Engineering, University of Michigan
- LEED Accredited Professional, Building Design and Construction
- Lean Construction Institute Training

SELECTED RELEVANT EXPERIENCE



City of Lansing

New Public Safety Complex

\$175,000,000

Lansing, Michigan



Fairfax County

New Mason District Police Station

\$29,408,000

Annandale, Virginia



General Services Administration

Vance Federal Court Building Renovation

\$43,000,000

Birmingham, Alabama

ADDITIONAL EXPERIENCE

Bedrock Real Estate Services

Book Tower Rehabilitation

\$206,000,000

Detroit Medical Center

New Children's Hospital of Michigan-Troy

\$20,000,000

Corewell Health

New Ambulatory Building

\$125,000,000



JEREMY BORTEN

Electrical Estimator

12 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

Jeremy is Christman's senior project planning leader for electrical preconstruction. He leads the electrical estimating and value analysis on our most technically challenging projects. His expansive knowledge of electrical systems makes him a valuable resource. Jeremy has extensive experience working on mission critical projects and complex MEP systems. He uses his organizational skills to keep projects within the desired budget and schedule and coordinates the trade contractors, so they perform their tasks in support of the schedule and goals established by the client, architect and project team. Throughout preconstruction, Jeremy is responsible for value management and creation of project specific phasing, scheduling, quality, safety and site management plans with the project manager, superintendent and project engineer. He also assists the Christman operations team in developing trade contract bid scopes to ensure alignment as decisions are made.

EDUCATION AND TRAINING

- BS, Mechanical Engineering, Pennsylvania State University
- 10-Hour Safety Training, OSHA
- CPR/AED/First Aid
- Value Methodology Fundamentals Training, SAVE International

SELECTED RELEVANT EXPERIENCE



City of Lansing

New Public Safety Complex

\$175,000,000

Lansing, Michigan



Grand Haven Township

New Fire Station

\$12,500,000

Grand Haven, Michigan



Delta Township

New Eaton County Sheriff Substation

\$12,500,000

Lansing, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

New Green Oaks Training Academy Lodge

\$31,000,000

State of Michigan

New Southeast Michigan Psychiatric Hospital

\$310,000,000

General Services Administration

985 Michigan Avenue Modernization and Backfill Renovation

\$85,800,000



NICK PERAKES

Mechanical Estimator

8 YEARS IN CONSTRUCTION

PROFESSIONAL BIO

As an estimating engineer, Nick is involved in all planning stages of each project from the very beginning. He is responsible for building drawing setups within the appropriate estimating software while creating project drawings and specifications that investigate and identify cost drivers. He will perform quality takeoffs, organize quantifications relevant to the project and engage with subcontractors for budgetary pricing, identification of market changes and encourage bid participation. In addition, Nick will prepare and review estimates for accuracy within the defined scope of work while interpreting and tracking recent project data in our proprietary cost modeling program.

EDUCATION AND TRAINING

- BA, Athletic Training and Sports Management, Lewis University
- Construction Management Certificate, Lansing Community College (In Progress)
- Procore Certified

SELECTED RELEVANT EXPERIENCE



Grand Haven Township

Township Fire/Rescue
\$12,500,000
Grand Haven, Michigan



Detroit Building Authority

DDOT Coolidge Facility
Revitalization
\$135,095,625
Detroit, Michigan



Delta Township

Eaton County Sheriff
Substation
\$12,500,000
Lansing, Michigan

ADDITIONAL EXPERIENCE

State of Michigan

Michigan Veterans Home- Marquette
\$80,000,000

Fairfax County

Willard Sherwood Health and Community Center
\$86,000,000

University of Michigan

Central Campus Residential Development
\$535,000,000



ADAM CHARLES

Architectural Estimator

19 YEARS IN CONSTRUCTION

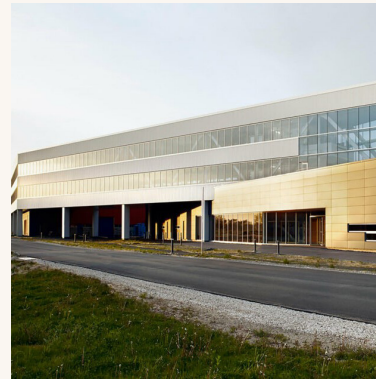
PROFESSIONAL BIO

Adam will support the efforts of the project planning team with architectural estimating, conceptualizing building systems during the early stages of design to ensure that all costs are accounted for. He will review applicable cost factors, drivers, current market conditions, and general conditions and staffing that will impact the actual cost of the work on bid day and throughout construction. He is adept at communicating project cost estimates and analytics and connecting with the trade contracting community. Additionally, Adam will lead value engineering and inform operations teams on project-specific planning concepts.

EDUCATION AND TRAINING

- MBA, Michigan State University
- BS, Construction Management, Central Michigan University
- 30-Hour Safety Training, OSHA
- Green Build Certification, NAHB
- Michigan Builders License, State of Michigan
- Trenching and Excavation Competent Person Certificate, eTraining, Inc.

SELECTED RELEVANT EXPERIENCE

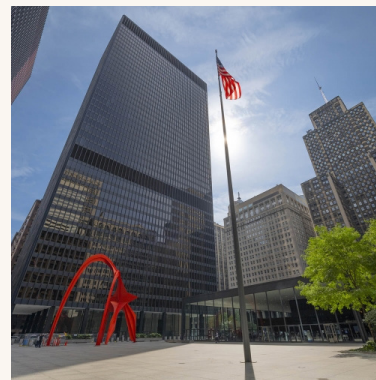


Department of Energy

Fermilab IARC

\$22,000,000

Batavia, Illinois



General Services Administration

John C Kluczynski Building

\$500,000

Chicago, Illinois



Access Community Health

Medical Office Building

\$10,000,000

Chicago, Illinois

ADDITIONAL EXPERIENCE

Wayne State University

Health Sciences Building

\$150,000,000

Discovery Center & Pier

Freshwater Research and Innovation Center

\$31,500,000

Northwest Regional Airport Authority

Cherry Capital Airport

\$85,000,000

SECTION 4: PROPOSAL FORMS



SECTION 4 - PROPOSAL

Construction Management Services Proposal Form

BIDDER: The Christman Company
1265 Washington Blvd, Suite 200
BIDDER'S ADDRESS: Detroit, MI 48226

BIDDER'S MAIN CONTACT FOR PROPOSAL: Jason Ide
MAIN CONTACT'S PHONE NUMBER: 312-405-9544
MAIN CONTACT'S EMAIL ADDRESS: jason.ide@christmanco.com

All proposals submitted may not be withdrawn and shall be irrevocable for a minimum period as defined in this RFP.

Cost Proposal

- a. Proposes to provide preconstruction and construction services for the construction project as follows:
- For preconstruction services, on an hourly basis at the rates stipulated, and not-to-exceed: \$ ^{218,111}
 - For construction services, at a cost plus a fee basis:
 - Estimate for personnel cost is: \$ ^{1,996,928}
 - Estimate for reimbursable expenses is: \$ ^{1,319,040}
 - Construction manager's overhead & profit (fee) is: ^{1.95} % of the cost of the work
 - ALTERNATE #1 – Please provide the cost to account for the \$25M Umbrella Policy.

\$⁰

Safety

- a. Experience Modification Rating (EMR): .86

Financial Information

- a. Firm's Single Bonding Capacity: \$600,000,000
b. Firm's Aggregate Bonding Capacity: \$3,500,000,000

Addenda

- a. This proposal includes information for the following addenda:

ADDENDA NO.	<u>1</u>	DATED	<u>7/23/2025</u>
ADDENDA NO.	<u>2</u>	DATED	<u>8/14/2025</u>
ADDENDA NO.	<u>3</u>	DATED	<u>8/22/2025</u>
ADDENDA NO.	<u> </u>	DATED	<u> </u>

Contractual Terms

- a. If selected as construction manager (CMc), I agree to the contractual terms as provided in the RFP as noted below:

- ☐ AIA Document A133-2019 CMc, as modified
- ☐ AIA Document A201-2017 General Conditions, as modified
- ☒ Exceptions to modified AIA Document A133-2019 CMc and A201 - 2017*

*Attach SPECIFIC proposed alternate contract language in Section 6

I understand that the initial engagement is for preconstruction services only. The CM agrees to hold its fee firm through the establishment of the GMP. Owner reserves the right to negotiate with the selected CM at the end of the preconstruction phase for subsequent construction services or terminate the CM service and solicit proposals from other construction management firms for construction services. I have read and I understand the responsibilities required of the CM under the *Agreement between the Owner and Construction Manager and General Conditions of the Contract for Construction*, which are provided with the RFP. If selected, our firm will be able to fulfill the requirements.

Signature

Dated this 26 day of August, 2025.

FIRM NAME: The Christman Company

BY: 
Signature

Senior Vice President and General
Manager
Position/Title

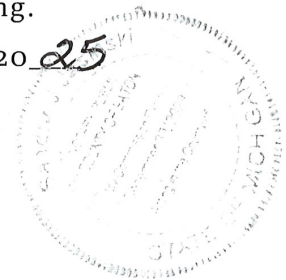
Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025

NOTARY PUBLIC:

MY COMMISSION EXPIRES:


December 30, 2029



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham

Proposal Checklist

- ☒ Bid Proposal Form (this document)
- ☒ Cost Workbook
- ☒ Familial Disclosure Statements
- ☒ Iran Disclosure Statement
- ☒ Non-Collusive Affidavit
- ☒ Equal Opportunity Form
- ☒ Criminal Background Disclosure Affidavit



The Christman Company has included a 2 year warranty in our cost assumptions for the General Conditions, specifically pertaining to the premium for the payment and performance bonds. If the City of Novi elected to only proceed with a 1 year warranty, the savings on our bond premium would be \$75,000 and additional savings would be recognized when bidding out the individual trade contractor scopes.

City of Livonia
New City Hall
REQUEST FOR PROPOSAL (RFP) – CONSTRUCTION MANAGEMENT SERVICES
COST WORKBOOK
November 4, 2024

NAME OF BIDDER The Christman Company

ESTIMATED HARD CONSTRUCTION COST
(INCLUDING SITE WORK): **\$ 66,000,000**

CONSTRUCTION DELIVERY METHOD: **CMc** *Construction Manager as Constructor*

	<u>Pre-Construction</u>	<u>Construction</u>
START DATE:	11/1/2025	5/1/2027
FINISH DATE:	4/30/2027	9/1/2029

		<u>Months</u>	<u>Weeks</u>	<u>Days</u>
PROJECT DURATION:	Pre-construction	18	78	545
	Construction	28	122	854

ESTIMATED BUILDING AREA: **105,000 Sq. Ft.**

CONSTRUCTION MANAGER COMPENSATION SUMMARY

DESCRIPTION	EQ. & MATL. TOTAL	LABOR TOTAL	SUB-CON TOTAL	TOTAL COST
PRECONSTRUCTION SERVICES - PERSONNEL COSTS		\$ 218,111		\$ 218,111
PRECONSTRUCTION SERVICES - REIMBURSABLE EXPENSES	\$ -		\$ -	\$ -
CONSTRUCTION SERVICES - PERSONNEL COSTS		\$ 1,996,928		\$ 1,996,928
CONSTRUCTION SERVICES - CM REIMBURSABLES (INCLUDING INSURANCE & BONDS)	\$ 1,319,040	\$ -	\$ -	\$ 1,319,040
TOTAL GENERAL CONDITIONS	\$ 1,319,040	\$ 2,215,039	\$ -	\$ 3,534,079

CONSTRUCTION MANAGER'S COMPENSATION AS % OF HARD CONSTRUCTION COST = **5.35%**
CONSTRUCTION MANAGER'S FEE (OVERHEAD & PROFIT %) = **1.95%**

CONSTRUCTION SERVICES - GENRAL CONDITIONS RANGE % = _____ TO **GC's Included Ab**

Pre-Construction Hours: **2126**
Construction Hours: **19352**

TOTAL ESTIMATED CM COMPENSATION AS % OF CONSTRUCTION COST =	7.30%
TOTAL ESTIMATED CONSTRUCTION SERVICES COST =	\$ 4,821,079

NOTES:

1. Personnel rates include the salaries of personnel and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions, and similar contributions and benefits.
2. Personnel rates are not expected to increase over the duration of this project. Hourly Rates shall be based on a forty (40) hour work week/salaried position and while the Construction Manager's Personnel may work overtime, the Owner shall never be charged overtime rates.

NAME OF BIDDER The Christman Company

[illegible]

NAME OF BIDDER The Christman Company

	<u>Pre-construction</u>	<u>Construction</u>
START DATE:	11/1/2025	5/1/2027
FINISH DATE:	4/30/2027	9/1/2029

		<u>Months</u>	<u>Weeks</u>	<u>Days</u>
PROJECT DURATION:	Pre-construction	18	78	545
	Construction	28	122	854

CODE NO.	DESCRIPTION	QTY.	UNIT	UNIT PRICE	(E) EQUIP. & MAT'L	(L) LABOR	(S) SUB-CONTRACTOR	TOTAL COST
	<u>CM REIMBURSABLES</u>							
E	PROJECT OFFICE 1	29.0	MO	\$ 1,500.00	\$ 43,500	\$ -	\$ -	\$ 43,500
E	PROJECT OFFICE 2		MO		\$ -	\$ -	\$ -	\$ -
E	TRADES TRAILER		MO		\$ -	\$ -	\$ -	\$ -
E	TOOL/STORAGE TRAILER		MO		\$ -	\$ -	\$ -	\$ -
E	STORAGE RENTAL		MO		\$ -	\$ -	\$ -	\$ -
E	JOB SET-UP/REMOVAL - 1	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	JOB SET-UP/REMOVAL - 2	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	TEMPORARY TOILETS - 1	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	TEMPORARY TOILETS - 2	29.0	MO	\$ 400.00	\$ 11,600	\$ -	\$ -	\$ 11,600
E	OFFICE FURNITURE - 1	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E	OFFICE FURNITURE - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE EQUIPMENT - FAX/Copy - 1	29.0	MO	\$ 750.00	\$ 21,750	\$ -	\$ -	\$ 21,750
E	OFFICE EQUIPMENT - FAX/Copy - 2		MO		\$ -	\$ -	\$ -	\$ -
E	COMPUTER EQUIP./NETWORK - 1	1.0	LS	\$ 107,390.00	\$ 107,390	\$ -	\$ -	\$ 107,390
E	COMPUTER EQUIP./NETWORK - 2		LS		\$ -	\$ -	\$ -	\$ -
E	OFFICE SUPPLIES - 1	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	OFFICE SUPPLIES - 2		MO		\$ -	\$ -	\$ -	\$ -
E	TELEPHONE - 1		MO		\$ -	\$ -	\$ -	\$ -
E	Connectivity Charges	29.0	MO	\$ 500.00	\$ 14,500	\$ -	\$ -	\$ 14,500
E	POSTAGE & EXPRESS - 1	29.0	MO	\$ 150.00	\$ 4,350	\$ -	\$ -	\$ 4,350
E	POSTAGE & EXPRESS - 2		MO		\$ -	\$ -	\$ -	\$ -
E	JOB SITE RADIO/NEXTEL		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE ELECTRIC - 1		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE ELECTRIC - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE FUEL - 1		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE FUEL - 2		MO		\$ -	\$ -	\$ -	\$ -
E	OFFICE PLUMBING		LS		\$ -	\$ -	\$ -	\$ -
E	First Aid/Safety Supplies	29.0	MO	\$ 150.00	\$ 4,350	\$ -	\$ -	\$ 4,350
E	Document Reproduction	1.0	LS	\$ 5,000.00	\$ 5,000	\$ -	\$ -	\$ 5,000
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
E					\$ -	\$ -	\$ -	\$ -
	CM REIMBURSABLES TOTAL				\$ 256,440	\$ -	\$ -	\$ 256,440
	<u>PERMITS, INSURANCE & TAXES</u>							
E	BUILDING PERMIT - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SPECIAL PERMITS - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SPECIAL FEES - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	SITE PLAN REVIEW - by Owner		LS		\$ -	\$ -	\$ -	\$ -
E	BUILDERS RISK INSURANCE - by CM	\$ 66,000,000	%	0.10%	\$ 66,000	\$ -	\$ -	\$ 66,000
E	100% PLM BOND	\$ 66,000,000	%	0.66%	\$ 435,600	\$ -	\$ -	\$ 435,600
E	GENERAL LIABILITY INSURANCE	\$ 66,000,000	%	0.85%	\$ 561,000	\$ -	\$ -	\$ 561,000
E								
	PERMITS, INSURANCE & TAXES TOTAL				\$ 1,062,600	\$ -	\$ -	\$ 1,062,600

SUMMARY & ERROR CHECK	
EQUIP. & MATL. SUBTOTAL	\$ 1,319,040.00
LABOR SUBTOTAL:	\$ -
SUBCONTRACTOR SUBTOTAL:	\$ -
TOTAL:	\$ 1,319,040.00

TRUE

NAME OF BIDDER The Christman Company

Project Month (Overall)		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	Jan-30	Feb-30	Mar-30	Apr-30	May-30	Jun-30	Jul-30	Aug-30	Sep-30	Oct-30	Nov-30	Dec-30	Jan-31	Feb-31	Mar-31	Apr-31	May-31	Jun-31	Jul-31	Aug-31	Sep-31	Oct-31	Nov-31	Dec-31	Jan-32	Feb-32	Mar-32	Apr-32	May-32	Jun-32	Jul-32	Aug-32	Sep-32	Oct-32	Nov-32	Dec-32	Jan-33	Feb-33	Mar-33	Apr-33	May-33	Jun-33	Jul-33	Aug-33	Sep-33	Oct-33	Nov-33	Dec-33	Jan-34	Feb-34	Mar-34	Apr-34	May-34	Jun-34	Jul-34	Aug-34	Sep-34	Oct-34	Nov-34	Dec-34	Jan-35	Feb-35	Mar-35	Apr-35	May-35	Jun-35	Jul-35	Aug-35	Sep-35	Oct-35	Nov-35	Dec-35	Jan-36	Feb-36	Mar-36	Apr-36	May-36	Jun-36	Jul-36	Aug-36	Sep-36	Oct-36	Nov-36	Dec-36	Jan-37	Feb-37	Mar-37	Apr-37	May-37	Jun-37	Jul-37	Aug-37	Sep-37	Oct-37	Nov-37	Dec-37	Jan-38	Feb-38	Mar-38	Apr-38	May-38	Jun-38	Jul-38	Aug-38	Sep-38	Oct-38	Nov-38	Dec-38	Jan-39	Feb-39	Mar-39	Apr-39	May-39	Jun-39	Jul-39	Aug-39	Sep-39	Oct-39	Nov-39	Dec-39	Jan-40	Feb-40	Mar-40	Apr-40	May-40	Jun-40	Jul-40	Aug-40	Sep-40	Oct-40	Nov-40	Dec-40	Jan-41	Feb-41	Mar-41	Apr-41	May-41	Jun-41	Jul-41	Aug-41	Sep-41	Oct-41	Nov-41	Dec-41	Jan-42	Feb-42	Mar-42	Apr-42	May-42	Jun-42	Jul-42	Aug-42	Sep-42	Oct-42	Nov-42	Dec-42	Jan-43	Feb-43	Mar-43	Apr-43	May-43	Jun-43	Jul-43	Aug-43	Sep-43	Oct-43	Nov-43	Dec-43	Jan-44	Feb-44	Mar-44	Apr-44	May-44	Jun-44	Jul-44	Aug-44	Sep-44	Oct-44	Nov-44	Dec-44	Jan-45	Feb-45	Mar-45	Apr-45	May-45	Jun-45	Jul-45	Aug-45	Sep-45	Oct-45	Nov-45	Dec-45	Jan-46	Feb-46	Mar-46	Apr-46	May-46	Jun-46	Jul-46	Aug-46	Sep-46	Oct-46	Nov-46	Dec-46	Jan-47	Feb-47	Mar-47	Apr-47	May-47	Jun-47	Jul-47	Aug-47	Sep-47	Oct-47	Nov-47	Dec-47	Jan-48	Feb-48	Mar-48	Apr-48	May-48	Jun-48	Jul-48	Aug-48	Sep-48	Oct-48	Nov-48	Dec-48	Jan-49	Feb-49	Mar-49	Apr-49	May-49	Jun-49	Jul-49	Aug-49	Sep-49	Oct-49	Nov-49	Dec-49	Jan-50	Feb-50	Mar-50	Apr-50	May-50	Jun-50	Jul-50	Aug-50	Sep-50	Oct-50	Nov-50	Dec-50	Jan-51	Feb-51	Mar-51	Apr-51	May-51	Jun-51	Jul-51	Aug-51	Sep-51	Oct-51	Nov-51	Dec-51	Jan-52	Feb-52	Mar-52	Apr-52	May-52	Jun-52	Jul-52	Aug-52	Sep-52	Oct-52	Nov-52	Dec-52	Jan-53	Feb-53	Mar-53	Apr-53	May-53	Jun-53	Jul-53	Aug-53	Sep-53	Oct-53	Nov-53	Dec-53	Jan-54	Feb-54	Mar-54	Apr-54	May-54	Jun-54	Jul-54	Aug-54	Sep-54	Oct-54	Nov-54	Dec-54	Jan-55	Feb-55	Mar-55	Apr-55	May-55	Jun-55	Jul-55	Aug-55	Sep-55	Oct-55	Nov-55	Dec-55	Jan-56	Feb-56	Mar-56	Apr-56	May-56	Jun-56	Jul-56	Aug-56	Sep-56	Oct-56	Nov-56	Dec-56	Jan-57	Feb-57	Mar-57	Apr-57	May-57	Jun-57	Jul-57	Aug-57	Sep-57	Oct-57	Nov-57	Dec-57	Jan-58	Feb-58	Mar-58	Apr-58	May-58	Jun-58	Jul-58	Aug-58	Sep-58	Oct-58	Nov-58	Dec-58	Jan-59	Feb-59	Mar-59	Apr-59	May-59	Jun-59	Jul-59	Aug-59	Sep-59	Oct-59	Nov-59	Dec-59	Jan-60	Feb-60	Mar-60	Apr-60	May-60	Jun-60	Jul-60	Aug-60	Sep-60	Oct-60	Nov-60	Dec-60	Jan-61	Feb-61	Mar-61	Apr-61	May-61	Jun-61	Jul-61	Aug-61	Sep-61	Oct-61	Nov-61	Dec-61																																																																																														
Pre-Construction Phase Project Hours																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

Familial Disclosure Affidavit

The undersigned, the owner or authorized officer of the below named firm (the "Firm"), pursuant to the familial disclosure requirement provided in the City of Novi (the "City") request for proposals for Construction Management service, hereby represents and warrants that, except as provided below, no familial relationships exist between the owner or any employee of the Firm.

LIST OF ANY FAMILIAL RELATIONSHIPS

N/A

SIGNATURE

Dated this 26 day of August 2025 .

FIRM NAME: The Christman Company

BY:

Joe Luther
Signature

Senior Vice President and General Manager
Position/Title

Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.



NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Iran Disclosure Affidavit

AFFIDAVIT OF COMPLIANCE – IRAN ECONOMIC SANCTIONS ACT

MICHIGAN PUBLIC ACT NO. 517 OF 2012

The undersigned, the owner or authorized officer of the below named firm (the “Firm”), pursuant to the compliance certification requirement provided in the City of Novi’s (the “City”) request for proposals for Construction Management services (the “RFP”), hereby certifies, represents, and warrants that the Firm (including its officers, directors, and employees) is not an “Iran linked business” within the meaning of the Iran Economic Sanctions Act, Michigan Public Act No. 517 of 2012 (the “Act”), and that in the event Firm is awarded a contract as a result of the aforementioned RFP, the Firm will not become an “Iran linked business” at any time during the course of performing the scope of work or any services under the contract.

The Firm further acknowledges that any person who is found to have submitted a false certification is responsible for a civil penalty of not more than two hundred fifty thousand dollars (\$250,000.00) or two (2) times the amount of the contract or proposed contract for which the false certification was made, whichever is greater, the cost of the City’s investigation, and reasonable attorney fees, in addition to the fine. Moreover, any person who submitted a false certification shall be ineligible to bid on a request for proposal for three (3) years from the date it is determined that the person has submitted the false certification.

SIGNATURE

Dated this 26 day of August 2025 .

FIRM NAME: The Christman Company

BY: Joe Luther



Signature

Senior Vice President and General Manager
Position/Title



Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.

NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J. Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Non-Collusive Affidavit

Joe Luther, being duly sworn, deposes and says that:

1. The proposal has been arrived at by the firm independently and has been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other vendor of materials, supplies, equipment, or services described in the request for proposals, designed to limit independent bidding or competition; and,

2. The contents of the proposal have not been communicated by the firm or its employees or agents to any person not an employee or agent of the firm or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official opening of the proposal.



Signature of

Firm

STATE OF Michigan)

)ss.

COUNTY OF EATON

This instrument was acknowledged before me on the 26th day of August 2025, by

Joe Luther.



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



Sandra J. Jasinski

Sandra J. Jasinski, Notary Public

EATON County, Michigan

My Commission Expires: December 30, 2029

Acting in the County of: Ingham

Equal Opportunity Form

It is the publicly stated policy of _____ not to discriminate against any employee, applicant for employment, contractor, or material supplier, because of race, religion, color, age, national origin, ancestry, height, weight, handicap, place of birth, sexual preference, marital status or sex. With regard to employment, such non-discrimination includes, but is not limited to, our (my) policies of recruitment, recruitment advertising, selection for apprenticeships or other training, rates of pay, promotion, transfer, lay-off, or termination.

In all advertising for employment, subcontractors, or suppliers we (I) shall state all applicants or respondents will receive consideration without regard to race, religion, color, age, national origin, ancestry, height, weight, handicap, place of birth, sexual preference, marital status or sex.

We (I) understand that any contract for City of Novi shall be in consideration of our maintaining the above-mentioned non-discrimination policy.

We (I) understand that we (I) may be required to submit further information covering the race, color, and work classification for our employees and those of subcontractors to be employed on this project.

SIGNATURE

Dated this _____ 26 day of August, 2025 .



FIRM NAME: The Christman Company

BY: Joe Luther
Name (printed)


Signature

Senior Vice President and General Manager
Position/Title



Criminal Background Affidavit

The undersigned, the owner or authorized officer of the below-named firm (the "Firm"), pursuant to the criminal background compliance certification requirements of City of Novi (the "City") hereby represents and warrants that the Firm has performed and/or will perform sufficient criminal background checks, including at a minimum, an Internet Criminal History Tool ("ICHAT") (or equivalent for non-Michigan residents) for all of its owners, employees, agents, representatives, contractors, and/or other personnel who will be on any City premises to carry out the services contemplated by the contract documents. The Firm further hereby certifies that no owner, employee, agent, representative, contractor, and/or other personnel of the Firm will be on any City premises if they are a registered criminal sexual offender under the Sex Offenders Registration Act, Public Act 295 of 1994, or have been convicted of "Listed Offense" as defined under Section 722 of the Sex Offenders Registration Act, MCL 28.722.

The Firm further acknowledges that if it is found to have submitted a false certification or otherwise fails to comply with the requirements of this certification, the City may immediately terminate the contract.

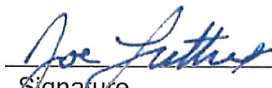
SIGNATURE

Dated this 26 day of August, 20 25 .

FIRM NAME:

The Christman Company

BY:


Signature

Senior Vice President and General Manager
Position/Title



Joe Luther, being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 26th day of August, 2025, in the county of Ingham and the state of Michigan.

NOTARY PUBLIC:

Sandra J. Jasinski

MY COMMISSION EXPIRES:

December 30, 2029



Sandra J Jasinski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EATON
My Commission Expires December 30, 2029
Acting in the County of Ingham



A photograph of a modern fire station at dusk. The building has a large illuminated number '2' on its left side. An American flag flies on a tall pole to the right. The text 'LANSHING FIRE STATION 2' is visible on the building's facade. A semi-transparent yellow rectangle is overlaid in the center, containing the title text. The foreground shows a paved road and a grassy area with small bushes.

SECTION 5: PROJECT IMPLEMENTATION SCHEDULE

SECTION 5 - PROJECT IMPLEMENTATION SCHEDULE

Our team is committed to delivering this project on time through strategic, proactive schedule management. A key element of our approach is the early procurement of long-lead items to prevent delays and ensure steady progress. By collaborating closely with the City of Novi and our architect/engineer partners, we will identify the optimal point in the design phase when enough information is available to pre-purchase essential equipment and materials. Recent examples from other projects include air handling units, transformers, switchgear, VFDs, water heaters, detention frames, elevators, and metal decking—all procured early to protect critical schedules.

This pre-purchasing strategy ensures critical components are onsite when needed, eliminating wait times and safeguarding the project timeline. In parallel, we will work with the City of Novi and the design team to prioritize and sequence bid packages to maintain momentum throughout design and construction. This phased approach will align with design development while keeping construction activities moving forward.

Drawing on our extensive experience with public safety and fire station projects, we anticipate an 18-month construction schedule for the Public Safety Building, Fire Station No. 1, and the Fleet Garage. For Fire Stations 2 and 3, we project a 12-month schedule—shortened from the proposed 18 months—based on similar past projects. Fire Station 4 is estimated at 9 months, with refinements to be made once scope and construction details are finalized.

We are fully prepared to issue additional bid packages as needed to protect the schedule. For example, on the Lansing Public Safety project, we issued separate bid packages for Earthwork and Site Utilities, Structural Concrete, and Structural Steel well ahead of the main building package. This approach allowed us to maintain a tight timeline and meet critical deadlines, including avoiding issues related to a sunset bond for the City.

Through precise planning, innovative tools, and proactive coordination, Christman is prepared to deliver a schedule that meets your needs and exceeds expectations. On a complex, active site such as this, careful sequencing and coordination will also be essential to ensuring safety and minimizing disruption.

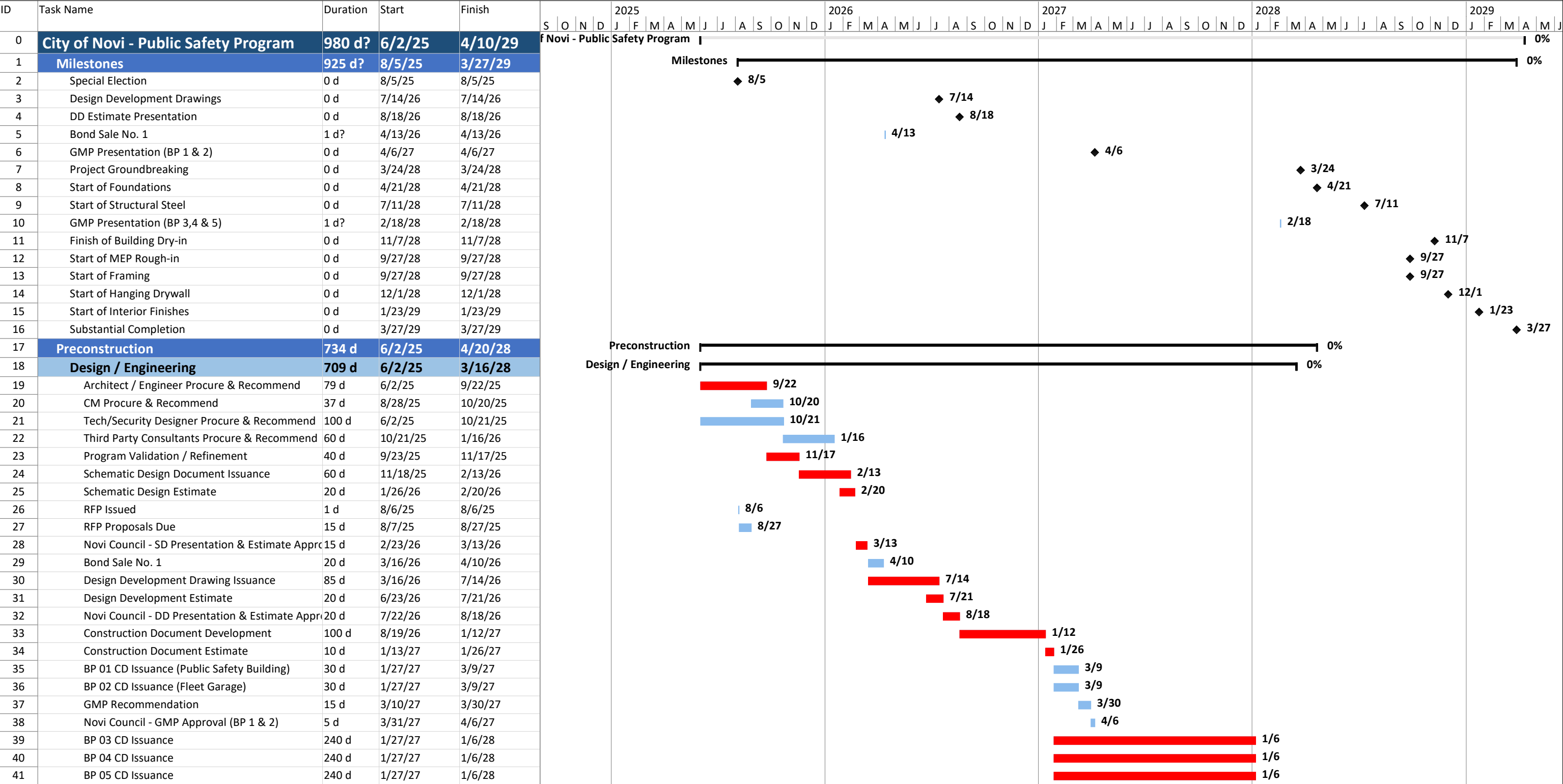
Our proposed construction schedule is based on the limited design information in the RFP and represents a conservative scenario—assuming extensive site utilities, high-level finishes, and specialized detention area construction. As we progress through the validation phase, we will work closely with the design team to refine the schedule based on actual site layout and conditions. If the project aligns more closely with a best-case scenario location, we see potential to shorten the schedule with potentially considerable savings in both direct and indirect construction costs.

Please see our preliminary schedule on the following page.

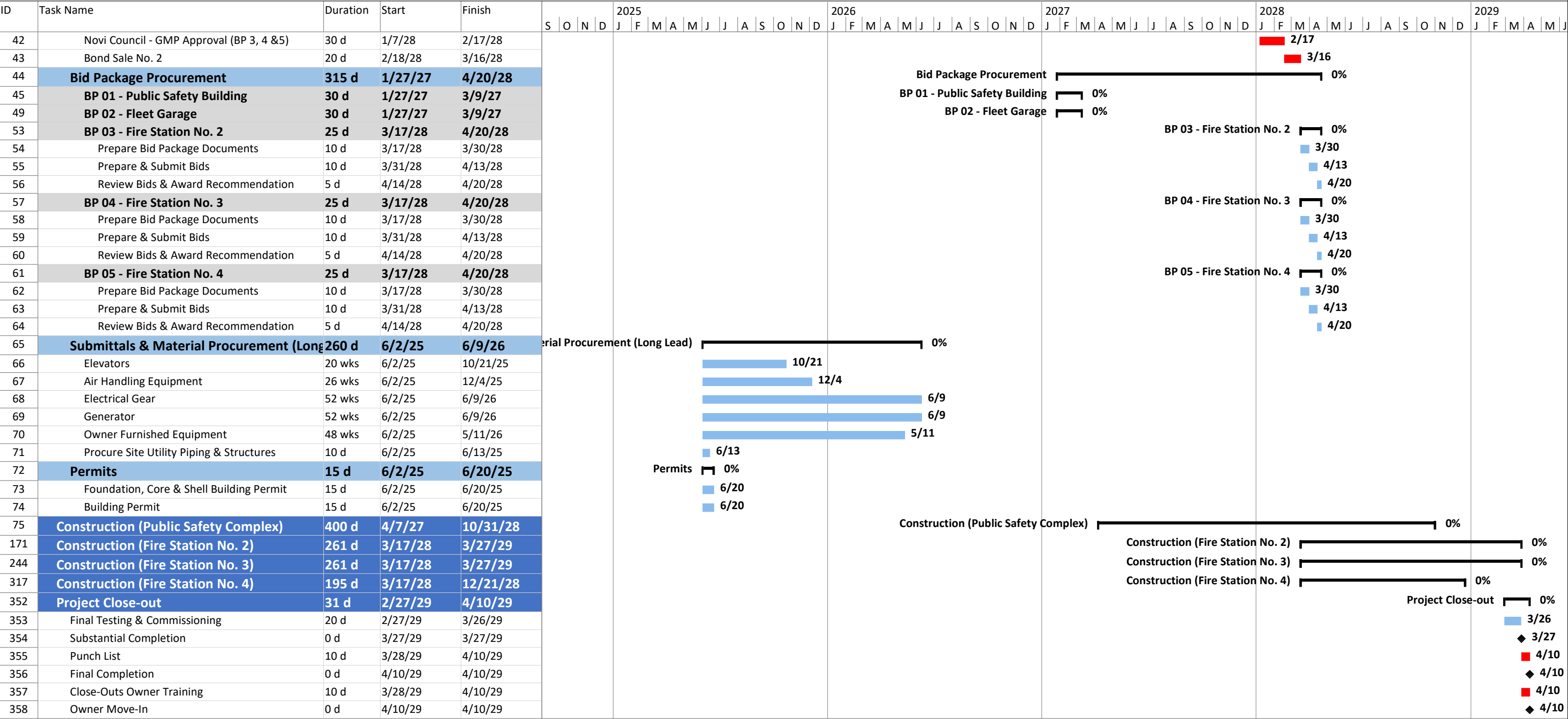


We quickly establish the “heart” of the schedule by gathering the project team for an interactive scheduling meeting where we map out critical activities and durations together.

City of Novi
Public Safety Program
Proposal Schedule



City of Novi
Public Safety Program
Proposal Schedule



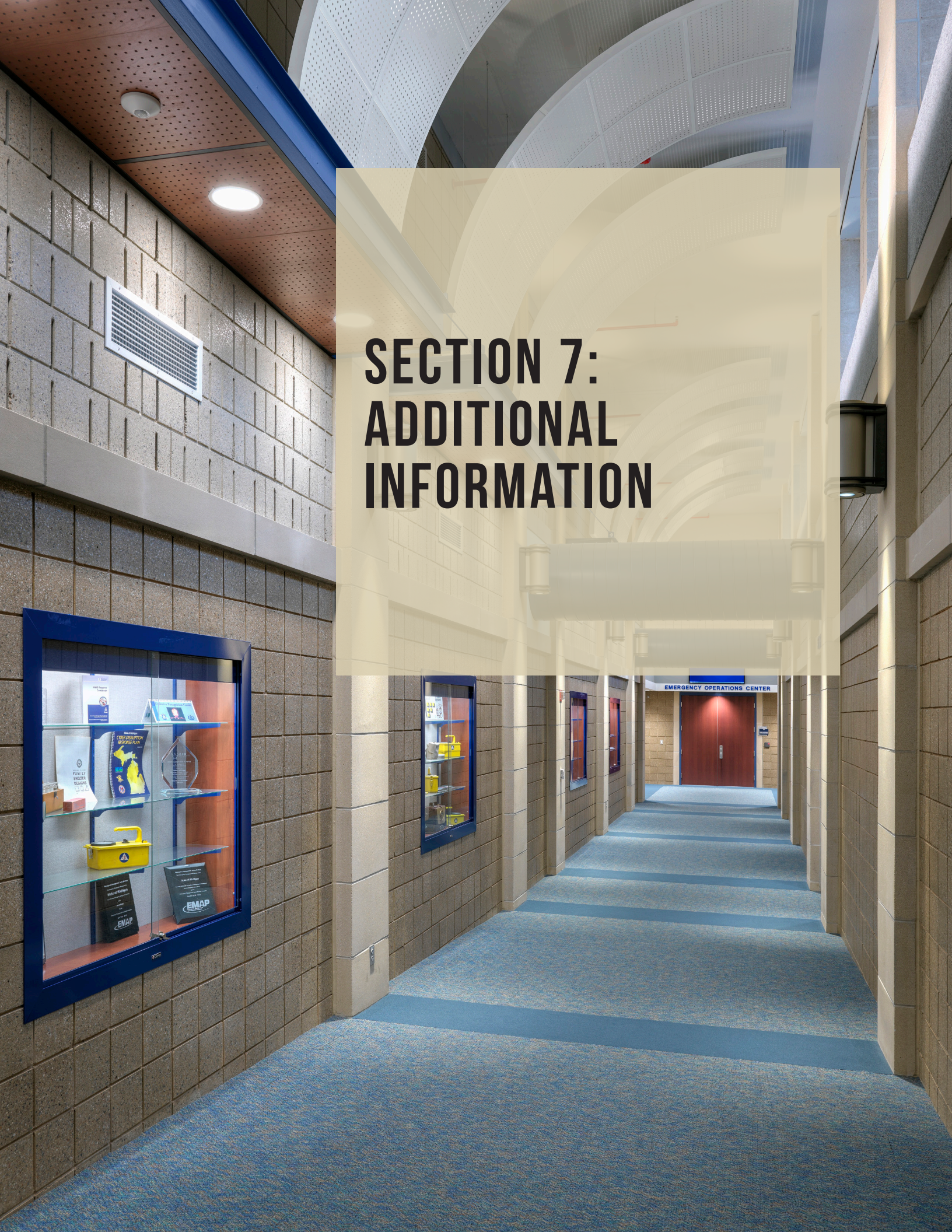
SECTION 6: CLARIFICATIONS & EXCEPTIONS



SECTION 6 - CLARIFICATIONS AND EXCEPTIONS

After reviewing the contract documents included in the RFP, we feel confident that The Christman Company and the City of Novi can reach a mutually agreeable contractual agreement as professional partners. We do respectfully request the right to negotiate final terms and conditions to those mutually agreed upon by the City of Novi and Christman. Specific areas we wish to discuss and clarify include indemnification, no damages for delay, design responsibility, mutual waiver of subrogation, consequential damages, and contingencies.

In our 131 years of being in business as a Construction Manager, The Christman Company has never failed to successfully negotiate with a client. Given that experience and with the mindset of project first, we look forward to working with PMR and/or the city's attorney on timely execution.



SECTION 7: ADDITIONAL INFORMATION

SECTION 7 - ADDITIONAL INFORMATION ABOUT CHRISTMAN

The Christman Company unites people in great achievement. We are driven by long-term relationships built on trust, open communication and proven performance. Christman joins your project team focused on delivering world-class facilities with experts who bring knowledge in public, education, healthcare, commercial, and industrial markets.

A long-standing tradition of excellence has allowed The Christman Company to become a leading professional construction services firm. In conjunction with our affiliates, Christman's award-winning services include construction management, general contracting, design/build, real estate development, facilities analysis and planning, and self-performed skilled trades.

Celebrating

130+

YEARS OF EXPERIENCE

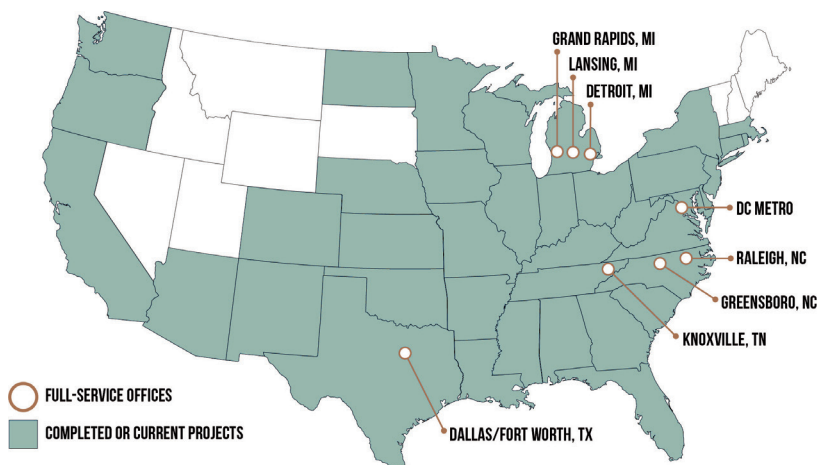
.86 EMR

SAFETY FIRST

Experience Modification Rate

\$2 Billion

in annual revenues



Christman has a national presence, with 8 full-service offices and experience in 38 states.

MARKET SECTORS

Areas of expertise include:

- Data Centers
- Healthcare
- Higher Education
- Historic Preservation
- Industrial & Power
- K-12 Education
- Multi-Unit Residential
- Office
- Parking
- Public & Government
- Real Estate Development
- Religious & Cultural
- Retail & Hospitality
- Science & Technology
- Sports & Recreation
- Transportation

PRELIMINARY BENCHMARKING

FIRE STATIONS 2 AND 3



		Novi Public Safety Fire Station Benchmark 08.2				Hudson Oaks Fire Station				Euless Fire Station				Fire Station No.6 - Cit of Allen				Grand Haven Township Fire Rescue				Lansing Fire Station #8				Lansing Fire Station #2			
		14500 GSF Novi, Mi 8/25/2025				11200 GSF 150 N Oakridge Dr, Hudson Oaks, TX 76087 8/15/2021 Total Cost Index: 23.50%				12983 GSF Euless, TX 76040 1/8/2021 Total Cost Index: 48.43%				19346 GSF Allen, TX 75013 3/17/2022 Total Cost Index: 16.31%				20460 GSF Grand Haven Michigan 2/1/2024 Total Cost Index: 15.27%				8540 GSF Lansing Michigan 5/1/2024 Total Cost Index: 10.51%				10660 GSF Lansing Michigan 5/1/2024 Total Cost Index: 10.51%			
		RS Means City Cost Index: MI - DETROIT ENR Time Based Index: 8/1/2025				RS Means City Cost Index(TX - DALLAS ENR Time Based Index(8/30/2021): 19.24%				RS Means City Cost Index(TX - FORT WORTH ENR Time Based Index(1/1/2021): 33.18%				RS Means City Cost Index(TX - DALLAS ENR Time Based Index(4/1/2022): 12.05%				RS Means City Cost Index(MI - GRAND ENR Time Based Index(2/1/2024): 3.78%				RS Means City Cost Index(MI - LANSING ENR Time Based Index(5/1/2024): 3.54%				RS Means City Cost Index(MI - LANSING ENR Time Based Index(5/1/2024): 3.54%			
		Total Unit				Total Unit				Total Unit				Total Unit				Total Unit				Total Unit							
		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost		Quantity	Total	Cost					
A10 - Foundations	GSF	14,500	\$ 242,165	\$ 16.70		11,200	\$ 183,739	\$ 16.41		12,983	\$ -	\$ -		19,346	\$ 296,184	\$ 15.31		20,460	\$ 449,429	\$ 21.97		8,540	\$ 110,627	\$ 12.95		10,660	\$ 357,865	\$ 33.57	
A20 - Basement Construction	GSF	14,500	\$ 35,115	\$ 2.42						12,983	\$ 138,135	\$ 10.64		19,346	\$ -	\$ -						8,540	\$ 33,227	\$ 3.89					
B10 - Super Structure	GSF	14,500	\$ 488,738	\$ 33.71		11,200	\$ 292,748	\$ 26.14		12,983	\$ -	\$ -		19,346	\$ 2,168,252	\$ 112.08		20,460	\$ 709,807	\$ 34.69		8,540	\$ 43,173	\$ 5.06		10,660	\$ 258,749	\$ 24.27	
B20 - Exterior Enclosure	GSF	14,500	\$ 1,884,522	\$ 129.97		11,200	\$ 794,228	\$ 70.91		12,983	\$ 2,936,333	\$ 226.17		19,346	\$ 2,685,584	\$ 138.82		20,460	\$ 1,907,094	\$ 93.21		8,540	\$ 1,309,745	\$ 153.37		10,660	\$ 1,037,497	\$ 97.33	
B30 - Roofing	GSF	14,500	\$ 307,867	\$ 21.23		11,200	\$ 224,149	\$ 20.01		12,983	\$ 308,016	\$ 23.72		19,346	\$ 445,979	\$ 23.05		20,460	\$ 527,157	\$ 25.77		8,540	\$ 101,502	\$ 11.89		10,660	\$ 244,665	\$ 22.95	
C10 - Interior Construction	GSF	14,500	\$ 574,876	\$ 39.65		11,200	\$ 173,293	\$ 15.47		12,983	\$ 377,856	\$ 29.10		19,346	\$ 227,219	\$ 11.74		20,460	\$ 1,037,669	\$ 50.72		8,540	\$ 502,216	\$ 58.81		10,660	\$ 767,880	\$ 72.03	
C20 - Stairs	GSF	14,500	\$ -	\$ -						19,346	\$ -	\$ -		19,346	\$ -	\$ -		20,460	\$ 41,307	\$ 2.02		8,540	\$ -	\$ -		10,660	\$ 22,927	\$ 2.15	
C30 - Interior Finishes	GSF	14,500	\$ 522,911	\$ 36.06		11,200	\$ 394,017	\$ 35.18		12,983	\$ 633,173	\$ 48.77		19,346	\$ 777,893	\$ 40.21		20,460	\$ 416,815	\$ 20.37		8,540	\$ 404,501	\$ 47.37		10,660	\$ 260,958	\$ 24.48	
D10 - Conveying	GSF	14,500	\$ 20,529	\$ 1.42						12,983	\$ 107,439	\$ 8.28		19,346	\$ -	\$ -		20,460	\$ 4,487	\$ 0.22		8,540	\$ -	\$ -					
D20 - Plumbing	GSF	14,500	\$ 593,086	\$ 40.90		11,200	\$ 201,171	\$ 17.96		12,983	\$ 605,110	\$ 46.61		19,346	\$ 830,216	\$ 42.91		20,460	\$ 883,593	\$ 43.19		8,540	\$ 255,529	\$ 29.92		10,660	\$ 691,020	\$ 64.82	
D30 - HVAC	GSF	14,500	\$ 738,202	\$ 50.91		11,200	\$ 233,596	\$ 20.86		12,983	\$ 413,804	\$ 31.87		19,346	\$ 586,341	\$ 30.31		20,460	\$ 1,650,973	\$ 80.69		8,540	\$ 655,490	\$ 76.76		10,660	\$ 692,655	\$ 64.98	
D40 - Fire Protection	GSF	14,500	\$ 106,236	\$ 7.33		11,200	\$ 61,041	\$ 5.45		12,983	\$ 49,345	\$ 3.80		19,346	\$ 67,577	\$ 3.49		20,460	\$ 128,455	\$ 6.28		8,540	\$ 148,346	\$ 17.37		10,660	\$ 80,662	\$ 7.57	
D50 - Electrical	GSF	14,500	\$ 926,150	\$ 63.87		11,200	\$ 372,270	\$ 33.24		12,983	\$ 851,067	\$ 65.55		19,346	\$ 1,374,240	\$ 71.03		20,460	\$ 1,359,344	\$ 66.44		8,540	\$ 529,441	\$ 62.00		10,660	\$ 905,825	\$ 84.97	
D55 - Low-Voltage Systems	GSF	14,500	\$ 70,266	\$ 4.85																	8,540	\$ 95,576	\$ 11.19		10,660	\$ 190,644	\$ 17.88		
E10 - Equipment	GSF	14,500	\$ 17,606	\$ 1.21		11,200	\$ 27,194	\$ 2.43						19,346	\$ 63,358	\$ 3.28		20,460	\$ -	\$ -		8,540	\$ 13,512	\$ 1.58		10,660	\$ -	\$ -	
E20 - Furnishings	GSF	14,500	\$ 12,926	\$ 0.89		11,200	\$ 2,383	\$ 0.21		12,983	\$ 9,405	\$ 0.72		19,346	\$ 18,831	\$ 0.97		20,460	\$ 32,953	\$ 1.61		8,540	\$ 5,676	\$ 0.66		10,660	\$ 12,394	\$ 1.16	
F10 - Special Construction	GSF	14,500	\$ -	\$ -										19,346	\$ -	\$ -													
F20 - Selective Building Demolition	GSF	14,500	\$ 25,443	\$ 1.75						12,983	\$ -	\$ -		19,346	\$ -	\$ -					8,540	\$ 89,910	\$ 10.53						
G10 - Site Preparation	GSF	14,500	\$ 195,122	\$ 13.46		11,200	\$ 132,525	\$ 11.83		12,983	\$ 97,002	\$ 7.47		19,346	\$ 243,554	\$ 12.59		20,460	\$ 306,151	\$ 14.96		8,540	\$ 109,993	\$ 12.88		10,660	\$ 223,898	\$ 21.00	
G20 - Site Improvement	GSF	14,500	\$ 643,727	\$ 44.39		11,200	\$ 321,336	\$ 28.69		12,983	\$ 715,770	\$ 55.13		19,346	\$ 1,745,344	\$ 90.22		20,460	\$ 604,225	\$ 29.53		8,540	\$ 227,620	\$ 26.65		10,660	\$ 385,306	\$ 36.15	
G30 - Site Civil & Mechanical Utilities	GSF	14,500	\$ 133,040	\$ 9.18		11,200	\$ 83,266	\$ 7.43		12,983	\$ -	\$ -		19,346	\$ -	\$ -		20,460	\$ 265,848	\$ 12.99		8,540	\$ 172,275	\$ 20.17		10,660	\$ 154,041	\$ 14.45	
G40 - Site Electrical Utilities	GSF	14,500	\$ 85,405	\$ 5.89		11,200	\$ 174,047	\$ 15.54		12,983	\$ -	\$ -		19,346	\$ -	\$ -		20,460	\$ 165,342	\$ 8.08		8,540	\$ 16,614	\$ 1.95		10,660	\$ 104,184	\$ 9.77	
M10 - General Requirements	GSF	14,500	\$ 6,833	\$ 0.47	-	-	-	-	-	-	-	-	-	-	-	-	-	20,460	\$ 57,853	\$ 2.83									
Total	GSF	14,500	\$ 7,630,765	\$526.26	11200	\$ 3,671,004	\$ 327.77		12983	\$ 7,242,455	\$ 557.84		19346	\$ 11,530,571	\$ 596.02		20460	\$ 10,548,506	\$ 515.57		8540	\$ 4,824,975	\$ 564.99		10660	\$ 6,391,171	\$ 599.55		
Escalation to 4/1/2028		8.00%	\$ 610,461	\$42.10																									
Design Contingency		10.00%	\$ 763,076	\$52.63																									
Construction Contingency		3.00%	\$ 228,923	\$15.79																									
CM Services: GC, Staff, Fee, Insurances		7.59%	\$ 579,073	\$39.94																									
Total Construction Cost Estimate		\$	9,812,298	\$676.71																									

City of Lansing
Public Safety Complex



CHRISTMAN
BUILDING SINCE 1894

1265 Washington Blvd.

Suite 200

Detroit, MI 48226

Phone: 313-908-6060

www.christmanco.com



OLIVER / HATCHER
C O N S T R U C T I O N

REQUEST FOR PROPOSAL (RFP) –
CONSTRUCTION MANAGEMENT SERVICES
NOVI PUBLIC SAFETY PROGRAM
AUGUST 26, 2025

August 26, 2025

City of Novi
Victor Cardenas, City Manager
45175 Ten Mile Road
Novi, MI 48375

**RE: REQUEST FOR PROPOSAL (RFP) CONSTRUCTION MANAGEMENT SERVICES
- NOVI PUBLIC SAFETY PROGRAM**

Dear Mr. Cardenas & Members of the Public Safety Building Committee,

On behalf of Oliver / Hatcher Construction, we are pleased to submit our proposal in response to the City of Novi's Construction Management Services RFP, to build the future public safety facilities. As a Novi-based construction firm with over three decades of experience delivering complex projects, especially within Novi City limits, we are uniquely positioned to bring these transformative projects to life.

Oliver / Hatcher Construction brings a proven track record of delivering the highest quality construction projects in Novi, across Michigan, and the Midwest. Our project approach emphasizes collaboration, transparency, and team engagement—principles that align with Novi's own planning process, as outlined in Novi's 2024 Feasibility Study and the 2022 departmental assessments. OHC is prepared to work closely with Novi's leadership, first responders, residents, and the project team to ensure the final vision supports operational efficiency, enhances emergency response, and provides a safe, inclusive environment for all City of Novi residents.

Oliver / Hatcher Construction is particularly excited for the opportunity to contribute to a project that will serve as a cornerstone of Novi's public infrastructure for decades to come. The proposed co-location of the Police Department and Fire Station #1, new Fire Stations #2 and #3, and Fire Station #4 renovation all represent a forward-thinking investment in community safety and interdepartmental coordination. Our Novi-based team is ready to deliver each project, meeting the highest standards of quality, sustainability, and timelessness—on time and within budget.

We are confident that our proven construction management methodology, combined with a



commitment to transparency, innovation, and community partnership, will ensure the successful delivery of a facility that meets Novi's current and future needs.

Thank you for your consideration to implement this important program. We look forward to the opportunity of partnering with the City of Novi to build public safety facilities that reflect the strength, growth, and future of our community.

Sincerely,

OLIVER / HATCHER CONSTRUCTION

Jack Oliver | Vice President

27333 Meadowbrook Rd, Suite 100, Novi, MI 48377

joliver@oliverhatcher.com

Office: 248.374.1100 | Cell: 248.331.5557

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- 1 PROJECT APPROACH NARRATIVE
- 2 RELEVANT FIRM EXPERIENCE
- 3 PROJECT ORGANIZATIONAL CHART
& TEAM RESUMES
- 4 PROPOSAL FORMS
- 5 PROJECT SCHEDULE
- 6 CLARIFICATIONS & EXCEPTIONS
- 7 ADDITIONAL INFORMATION

1 PROJECT APPROACH NARRATIVE



PROJECT APPROACH

Oliver / Hatcher Construction's (OHC) project approach to the City of Novi's Public Safety Program is to act not only as Novi's Construction Manager and longtime corporate resident, but also as a vested community member of almost 20 years.

Our service to Novi will begin with an in-depth analysis of each project within the overall program. OHC's proposed team has an extensive amount of individual success stories in delivering police stations, fire stations, and other municipal projects. We'll work together with the project team to outline design deliverables, City of Novi architectural and engineering approval sequences, community impact, critical project site considerations, risk mitigation scope items, and critical path milestones.

At Oliver / Hatcher Construction, we recognize the critical role that public service facilities play in the safety, efficiency, and resilience of a growing community. While our portfolio may not include direct construction of fire or police stations, our extensive experience delivering complex, high-performance projects in and around the City of Novi, equips us with the tools, processes, and mindset necessary to successfully lead the development of Novi's future Public Service Building and Fire Stations.

Our approach is rooted in proactive collaboration, rigorous quality control, and a deep understanding of the operational demands of public-sector infrastructure. We have successfully delivered facilities with similar technical requirements—such as emergency response readiness, secure access control, and 24/7 operational continuity—through our work with Defense Contractors, Healthcare Suppliers, retailers, and other specialty developers. These projects have required the same level of precision, stakeholder coordination, and regulatory compliance.

OHC anticipates Novi's City Council will select a Police and Fire Station Expert who will design Novi's vision for the Public Services Program and OHC will execute the vision using the following well-established philosophies:

WHY TEAM WITH OHC?



TEAM EXPERIENCE BUILDING
POLICE STATIONS, FIRE
STATIONS, AND OTHER
MUNICIPAL PROJECTS

20 YEARS

NOVI COMMUNITY
BUSINESS MEMBER OF
ALMOST 20 YEARS



EXPERTS AT MANAGING
CRITICAL PROJECT
SITE CONDITIONS AND
BROWNFIELDS



KNOWLEDGEABLE DELIVERING
FACILITIES WITH SIMILAR
EMERGENCY RESPONSE
READINESS, SECURE ACCESS
CONTROL, AND 24/7
OPERATIONAL CONTINUITY



WHITE-GLOVE EXPERIENCE:

Oliver / Hatcher Construction pledges to make the City of Novi our number one priority. We are committed to delivering a “white glove” level of service—defined by precision, proactiveness, transparency, and delivering clear and concise communication. Our approach ensures that every stakeholder, from city officials to first responders, experiences a seamless, responsive, and respectful construction process. OHC prioritizes:

1. Dedicated project leadership with direct involvement from OHC executives and ownership.
2. Weekly coordination meetings with city representatives and design teams.
3. Real-time issue resolution and transparent documentation.
4. Community-sensitive construction practices, including noise, traffic, and safety mitigation.
5. Relationships with City of Novi team members, elected officials, City Engineers, and appointed officials.
6. OHC’s Four Deliverables: Under Budget, On-Time, High Quality, and fourth - Enjoy the Process!

Novi is our home - Protecting it is of utmost importance!

WE'RE IN THE NEIGHBORHOOD!

NOVI-BASED CONTRACTOR

27333 MEADOWBROOK ROAD, NOVI, MI

Since 2006, Oliver / Hatcher Construction has proudly been a Novi based building owner, landlord, and tenant. Several of our employees live in Novi.

Over the years, OHC has successfully constructed over 500,000 SF in the City of Novi. All the project clients outlined to the right trusted and relied on OHC to work within Novi's regulatory and community framework.



EXPERIENCE BUILDING IN NOVI

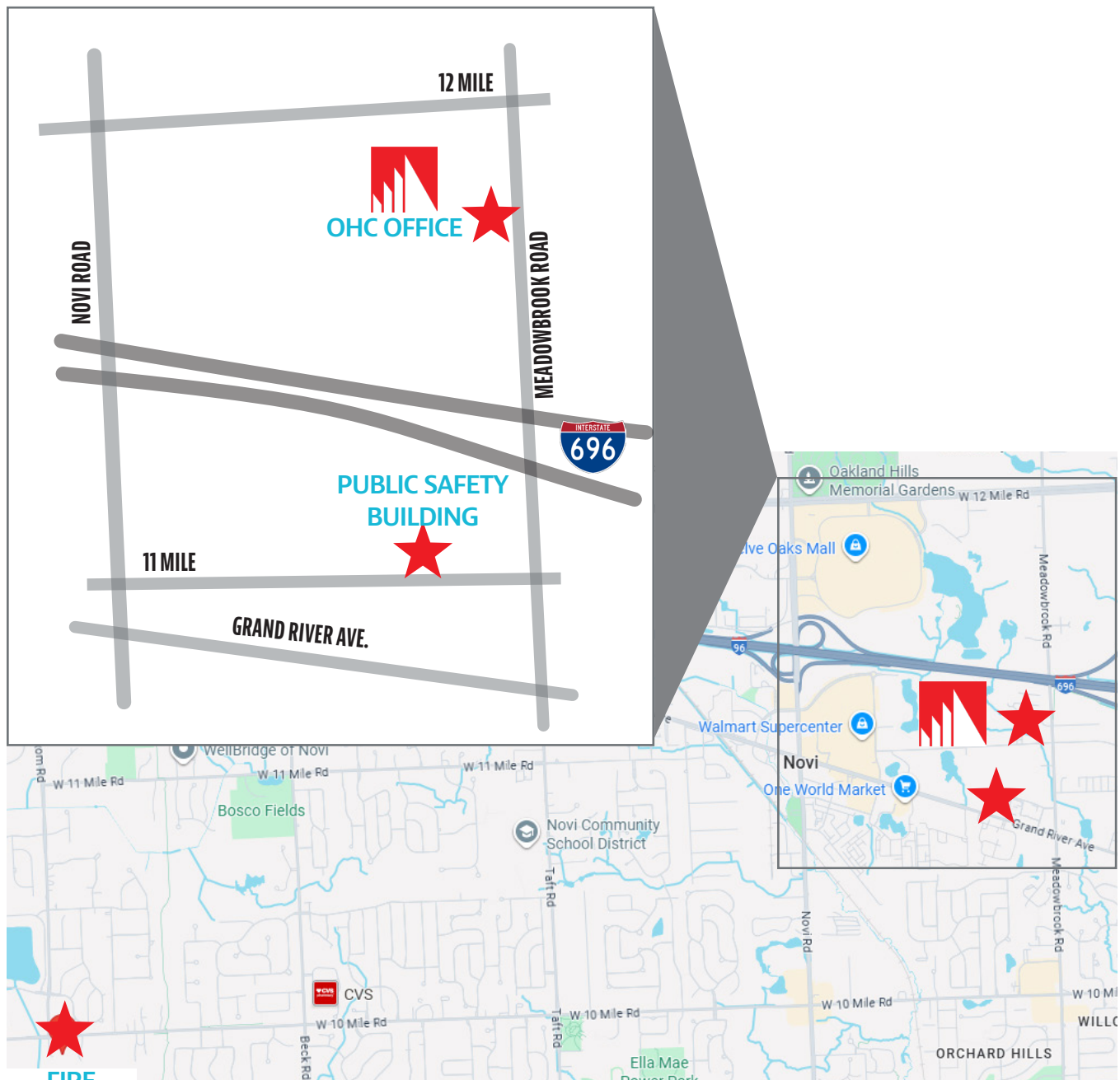
Oliver / Hatcher Construction has long-standing relationships with the City of Novi and Novi Chamber of Commerce. We understand the processes and procedures in the City to keep the project on schedule and within budget.

All of our Novi projects are listed below:

- A123 Systems Novi
- Accurate Technologies Inc.
- American Interiors
- Audi Dealership + Service Center
- Autumn Associates
- Berkshire eSupply Headquarters and e-Commerce Lab
- Gordon Food Service
- Meadowbrook Corporate Center
- Melexis
- Nemes Rush of Raymond James
- Novi Town Center
- OHC Office
- Porsche Dealership
- Power Home Remodeling Renovation
- PowerVac Novi
- Presidio Networked Solutions
- R.O. Whitesell & Associates
- Raymond James & Associates of Novi
- Regency Centre - Unit #1
- Spalding DeDecker
- Spigel Properties
- Sri Venkateswara Temple and Cultural Center
- Toll Brothers

WE'RE IN THE NEIGHBORHOOD!

AROUND THE CORNER FROM THE PROJECT SITE



**NOT SHOWN: LOCATIONS FOR FIRESTATION 2 + 3*



OHC has a strong working relationship with the Spalding DeDecker team, including City Engineer Ted Meadows, and recently worked with them on the Porsche and Audi dealerships off Haggerty Road. Being able to operate on a first-name basis with Novi's City Engineer has proved highly valuable in understanding the City's expectations and also promotes proactive communication for efficient City reviews and approvals.



Selecting a Novi-based contractor with strong ties to the local community was a key factor in the success of our project. Oliver / Hatcher's ability to guide the project through municipal reviews, approvals, inspections, and closeout—thanks to their well-established relationships with local stakeholders—was truly impressive. Their commitment to safety, high-end quality, and effective project management was evident throughout. The finished building stands as a testament to the excellence and dedication of the entire Oliver / Hatcher team.

*Joe Gilardone, Construction Project Manager
Lithia Motors*



COMMUNITY MEMBER

Per the City's website, ***"according to the statistically valid 2016 Community Survey, 87% of all respondents felt it was very important or essential to make yearly investments in facilities and equipment for police and fire"***. As an active community member and Novi landowner, OHC is directly impacted by the local fire and police departments. The OHC team fully supports the City's vision and is committed to making that vision a complete success.

TRANSPARENCY

Similar to the City of Novi, Oliver/Hatcher prides itself in operating open, transparent, and inclusive business model. OHC's core values guides and drives collaboration on every project. Utilizing Procore's cloud-based software, we're able to ensure all stakeholders – Plante Moran RealPoint, Novi City Officials, Designers, Engineers, Subcontractors, and any other identified project personnel – are kept informed and have regular access to meeting minutes, RFIs, submittals, daily project photos, schedules, budgets, design packages, and all other project related documentation.

BROWNFIELD EXPERIENCE

Oliver / Hatcher Construction excels in transforming complex brownfield sites into viable, high-performing developments. With decades of experience navigating environmental challenges, the team brings deep expertise in contaminated site remediation, regulatory compliance, and adaptive construction strategies. OHC has completed over 30 projects, totaling over 15,000,000 SF of ground-up or re-developed space on brownfield sites. We'll apply all our lessons learned working on Brownfield projects to the Public Service Building which is a Brownfield and has been deemed a facility per the G2 reports. We'll identify cost effective solutions to manipulate existing grades to accommodate the project, provide alternatives to deep and costly foundation options, and, most importantly, operate a safe project site.

BUILDING YOUR FUTURE

CONTAMINATED BROWNFIELD SITES

15 MILLION+ SF

OF REDEVELOPED OPERATIONAL SPACE AT VACATED
INDUSTRIAL FACILITIES & BROWNFIELD SITES

Brownfield sites are often previously developed, industrial sites used for heavy manufacturing, industrial processing, and above/below ground storage of petroleum or other hazardous industrial substances.

Sometimes the use has changed over the years which results in many unknown below ground conditions including contaminated soils, abandoned infrastructure, and old foundations. These vacated buildings and sites come with challenges but are often located in developed urban areas with easy access to labor, roads, and infrastructure.

Brownfield sites are often the right site for development and the OHC team is the right partner for construction. Our Pre-construction team thrives on finding environmental solutions which are economical and maintain the client's schedule.



CHALLENGING SITE CONSTRUCTION

Different land conditions and contamination over time leads to challenges when preparing to build on these sites. Below are methods of construction used during past projects:

DEWATERING

- Brownstown Business Center, Building #1, Brownstown Twp., MI
- Crossroads Distribution Center, Building #11, Van Buren Twp., MI
- Flint Commerce Center, Flint, MI
- Quality Metalcraft, Livonia, MI
- Tri-County Commerce Center, Hazel Park, MI

WATER TREATMENT / FILTRATION

- Brownstown Business Center, Building #1, Brownstown Twp., MI
- InSite, Detroit, MI
- Restaurant Depot, Pittsburgh, PA
- Romulus Business Center, Building #1, Romulus, MI
- Tri-County Commerce Center, Hazel Park, MI
- Warren Tank Plant, Warren, MI

DYNAMIC COMPACTION

- Findlay Commerce Center, Pittsburgh, PA

ENVIRONMENTAL

- Audi Dealership, Novi, MI
- AvFlight Hangar and Flight Business Offices, Willow Run, MI
- Delta Distribution Center, Building #1, Lansing, MI
- Detroit Commerce Center, Detroit, MI
- Flint Commerce Center, Flint, MI
- Grand Rapids Commerce Center, Grand Rapids, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Livonia Distribution Center, Livonia, MI
- Livonia West Commerce Center, Amazon, Livonia, MI
- Mastronardi Produce Distribution Center, Livonia, MI
- Metro 94 Commerce Center, Building #1, Taylor, MI
- Plymouth Road Technical Center, Livonia, MI
- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Hazel Park, MI

GEO PIERS

- Bedrock Luxwall, Detroit, MI
- Berkshire eSupply, Novi, MI
- Flint Commerce Center, Building #1, Flint, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Restaurant Depot, Memphis, TN

- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Building #1, #2, & #3, Hazel Park, MI

HELICAL PIERS

- AAA, Milwaukee, WI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Tri-County Commerce Center, Hazel Park, MI

OTHER

- ATI, Novi, MI - Wicking line in large fill area and consolidation over existing soils of deep fill
- Livonia West Commerce Center, Building #2, Livonia, MI - Site membrane to prevent water intrusion
- Willow Run Business Center, Ypsilanti, MI - Pressure grouting the subsoils to fill voids in an uncontrolled fill area.

STEEL PILES

- Restaurant Depot, Dearborn, MI

STABILIZATION

- Berkshire eSupply, Novi, MI
- Brownstown Business Center, Building #2, Brownstown Twp., MI
- Crossroads Distribution Center, Building #4, #8, #9, #10, & #11, Van Buren Twp., MI
- Flint Commerce Center, Building #1, Flint, MI
- Livonia West Commerce Center, Amazon, Livonia, MI
- Restaurant Depot, Baltimore, MD
- State Fairgrounds Building #2, Detroit, MI
- State Fairgrounds Parcel A, Detroit, MI
- Tri-County Commerce Center, Hazel Park, MI
- Trotwood Distribution Center, Trotwood, OH

SURCHARGE SUBGRADE

- Holiday Inn Express, Okemos, MI
- Metro 94 Commerce Center, Building #1, Taylor, MI

UNDERCUT BUILDING PAD

- Ari-El, Novi, MI
- AGS Additions, Sterling Heights, MI
- Courtyard by Marriott, Okemos, MI
- Delta Distribution Center, Building #1, Lansing, MI
- Restaurant Depot, Pittsburgh, PA

VAPOR MITIGATION

- Flint Commerce Center, Flint, MI
- Liberty Park Commerce Center, Building #3, Sterling Heights, MI
- Livonia West Commerce Center, Building #2, Livonia, MI
- Restaurant Depot, Dearborn, MI
- Tri-County Commerce Center, Hazel Park, MI



ENVIRONMENTAL IMPACT MITIGATION, EXISTING SITE CONDITIONS, & COST AVOIDANCE - 11 MILE + LEE BEGOLE DRIVE

The parcels under consideration for the Public Service Building run north-south along the west side of Lee BeGole Dr. Per G2's Phase II Environmental Site Assessment, it was concluded the soils of the subject properties contain concentrations of PNAs and metals in excess of EGLE Part 201 GRCC and based on the contamination identified, the properties qualify as a "Facility". The Due Care Compliance Analysis & Plan by G2 outlines what the existing soils can and cannot be utilized for and how to safely manage those soils.

As a result of being classified as a Facility and the existing site conditions, the properties also have several challenges to overcome which OHC is uniquely positioned to assist the Project Team in overcoming:

1. *Impacts of being classified as a "Facility":*

In lieu of hauling any excess material to an adjacent parcel or any other location, any material haul-off must be disposed at a Class II Dump and may require further environmental testing to classify the material. Hauling material to a Class II dump drastically increases the cost per cubic yard (CY) of haul-off from around \$8/CY to over \$30/CY due to the increased tipping fees. For example, if the Public Service Building had to haul-off 10,000 CY of existing fill to a Class II dump, it would cost \$300K in lieu of \$80K. OHC will work diligently with the project team and trade partners to identify the most cost and schedule effective solutions for the project. Given the size of all the parcels being considered for the project, OHC has several potential solutions to mitigate haul-off costs.

2. Large Elevation Changes (Exhibit 3):

The southwest corner of the project site, locally known as Mount Novi, appears to be an old dumping site and is ~40' to 50' above the adjacent finish elevation of 11 Mile Road and ~50'-70' above Lee BeGole Dr. There are also large (+/- 15') elevation changes along 11 Mile Road both east and west of Lee BeGole Dr and running north-south of the road. The grades range from ~897' to ~910' with the southwest corner as high as ~970'. There is also a very large grade change (+/- 20') surrounding the existing Bishop Creek Culvert along the east side of Lee BeGole Road. The large elevation changes will increase the cost and schedule vs. a site with fewer large grade changes. OHC has outlined the grade changes per Exhibit #3. The proposed location of the Public Safety Building along Lee BeGole Dr is the lowest part of the project site. To offset the impact of the grade changes we suggest integrating retaining walls and a "walk-out basement" element to work with the grade changes as opposed to against them.

3. Impact of Relocating Lee BeGole Drive:

The existing road is utilized by Novi's DPW department and Police department. If the Public Safety Building is located per the Redstone Architect's site plan, the road will need to be relocated prior to starting any work on the building which could impact the schedule. OHC proposes separating the Lee BeGole Drive relocation and associated underground utility work into its own design package to expedite the start date of the road relocation. However, the design and engineering of the road will need to consider the future Public Service Building and parking lots as there will be earthwork cost benefits in considering the grade changes for both projects.

4. Existing Underground Utilities & Electrical Poles/Lines (Exhibit 1):

There is an existing fire water utility line with fire hydrants and electrical poles with overhead high voltage wires running north-south along the east side of Lee BeGole Dr and east-west along 11 Mile Road (see Exhibit 1). These utilities will need to be relocated prior to the road relocation if the Public Safety Building is located per the Redstone Architect's site plan.

5. Existing Fill Material (Exhibit 2):

G2's Geotechnical report indicated there is an average of 6' to 8' of fill across Parcel 2, Parcel 4, and the southeast corner of 11 Mile Road and Lee BeGole Dr. However, the majority of Parcel 4 is over 40' of fill material. The fill material cannot be utilized to level grades for the future building pad as there is a high risk of settlement. G2's Geotechnical Report recommends removing and replacing the existing fill with engineered fill to avoid excessive settlement. This approach will exacerbate the cost premium associated with hauling off material from a Facility. The existing fill could be used at parking lot areas or could be stockpiled on site. On the Berkshire eSupply site, OHC successfully navigated a project site with similar characteristics as the Public Service Building location and were able to save the client millions of dollars via identifying alternative foundation solutions. OHC has completed millions of square feet of projects with similar fill material depths using rammed aggregate piers, helical piers, geogrid, dirt stabilization methods, and working hand in hand with the civil engineer to layout site elevations as effectively as possible. See exhibit 2 for fill depths at different boring locations on the site.



6. *Water Treatment (Exhibit 2):*

Water was found less than 7' below grade in multiple boring locations. There is a high likelihood we will have water intrusion in these locations, especially during underground utility installation. Assuming water is encountered that does not permeate into the surrounding soil and requires removal via dewatering methods, the ground water will be containerized and characterized for off-site disposal or the water will be pretreated via FRAC tanks and discharged in accordance with Novi requirements.

7. *Existing Wetlands (Exhibit 4):*

The properties being considered for the Public Service Building either have or could have wetlands per EGLE's Online Wetland Inventory Map (Exhibit 4). A wetland delineation needs to be completed as part of the initial Due Diligence to determine if wetlands are present and if so, where. This could impact consideration for the building location. On the Berkshire eSupply site, in Novi, the project team successfully relocated wetlands on site which was approved by EGLE, less expensive vs. wetland mitigation, and faster than wetland mitigation.

8. *Hazardous Material Handling:*

OHC's team members have completed the 40-Hour OSHA Certified HAZWOPER training and other environmental specific certifications to effectively, and more importantly, work safely on Environmentally Challenged project sites. HAZWOPER stands for Hazardous Waste Operations and Emergency Response. The training is designed to prepare team members to work safely in environments where hazardous materials are present, including cleanup, emergency response, and corrective actions. Oliver/Hatcher also carries Pollution Insurance that provides third-party coverage for bodily injury, property damage, defense expenses, and clean-up costs for pollution conditions arising from covered contracting operations performed by or on behalf of the contractor.

Not only does Oliver / Hatcher Construction have the most Brownfield experience as compared to our competition, but we have the trade partner relationships, proven means and methods, and staff to mitigate potential cost and schedule impacts that come with challenging Brownfield redevelopment projects.

Exhibit 1

MAINTENANCE
BUILDING

SETBACK
35' - 0"

SECURE PARKING

PUBLIC PARKING

PUBLIC SAFETY BUILDING
2 STORY

PUBLIC
ENTRY

OFF
PARKING

EXISTING UTILITIES

Electrical Poles +
Overhead Lines

Underground Fire
Water Line + Hydrants

Bishop Creek

Bishop Creek Road
Culvert

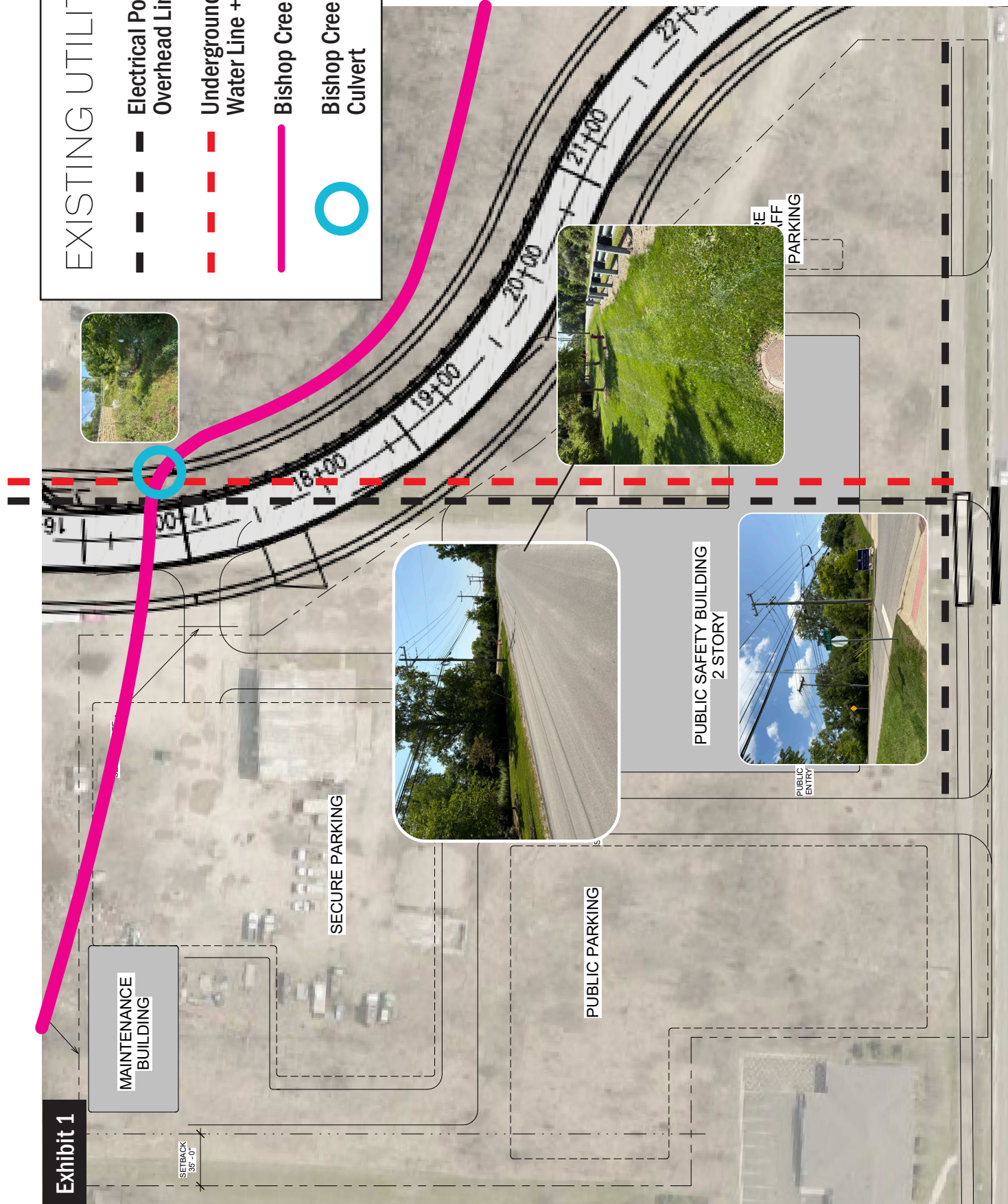
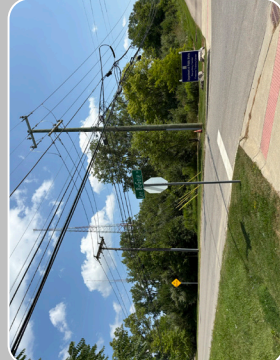
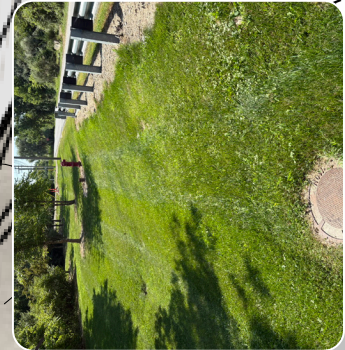
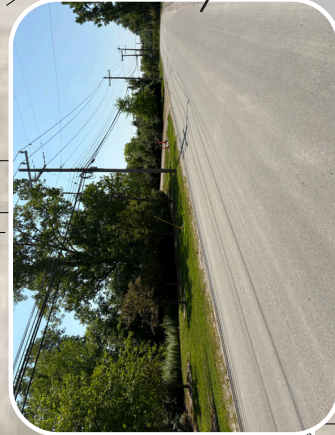
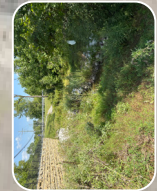


Exhibit 2

B-02
13' Fill

MAINTENANCE
BUILDING

SECURE GATE

SETBACK
35'-0"

B-03
7' Fill

SECURE PARKING

MS-02
20" Top soil
6' Fill

PUBLIC PARKING

MS-01
9' Fill

PS-01
7' Fill

STAFF
ENTRY

SECURE GATE

PUBLIC SAFETY BUILDING
2 STORY

1ST FLOOR 48,567 SF
2ND FLOOR 23,673 SF
TOTAL 72,240 SF

PUBLIC
ENTRY

FS-02
47' Fill

PS-01
GROUND
OVER ROAD

FS-01
10" Top Soil
4' Fill

FIRE
STAFF
PARKING

PS-01
8' Fill

FS-02
4" Top Soil
2.5' Fill
2.5% Organic

PS-02

BORING LOCATIONS

Boring Location

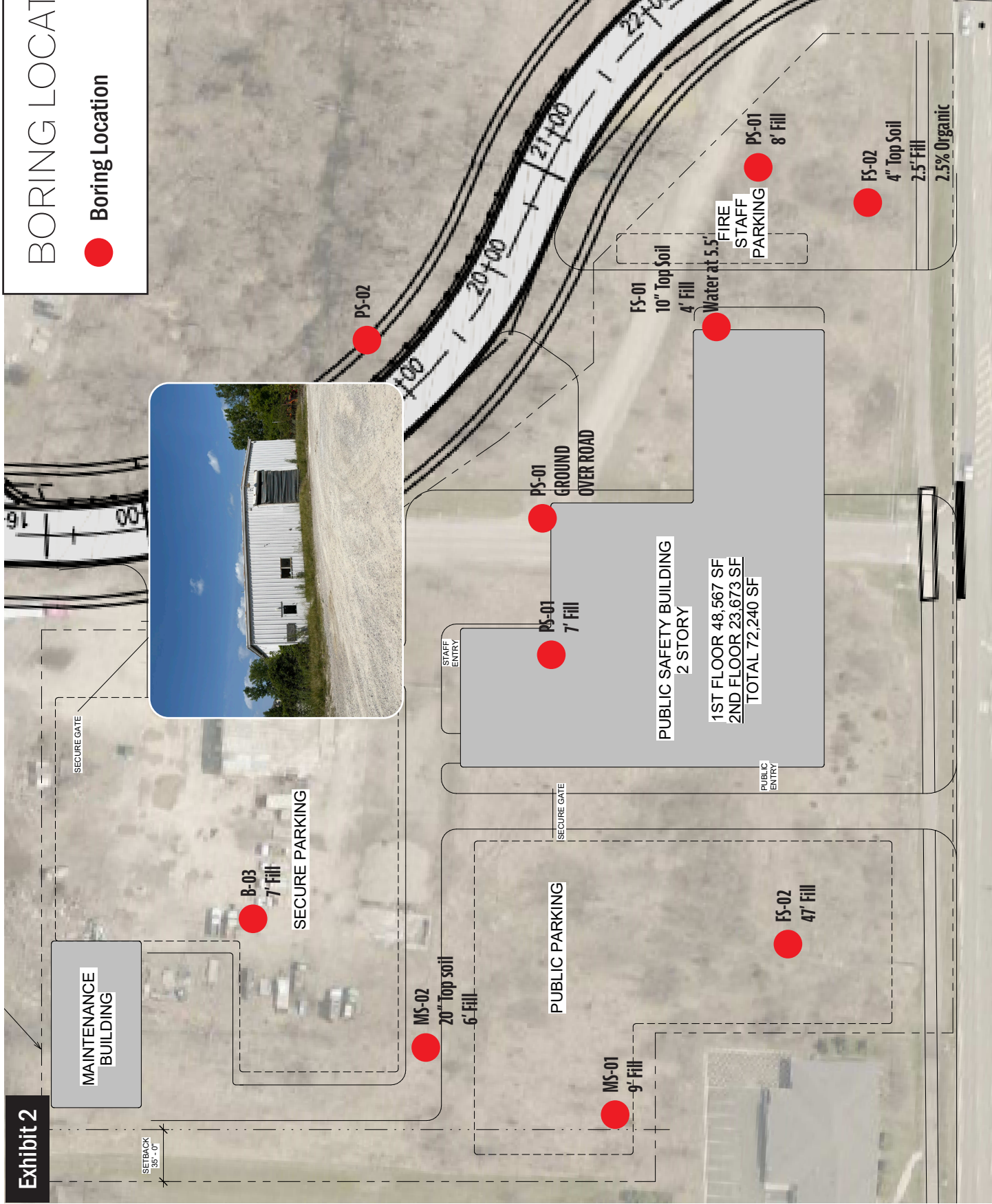


Exhibit 3

APPROXIMATE
TOPO/ELEVATION

*Per Google Earth

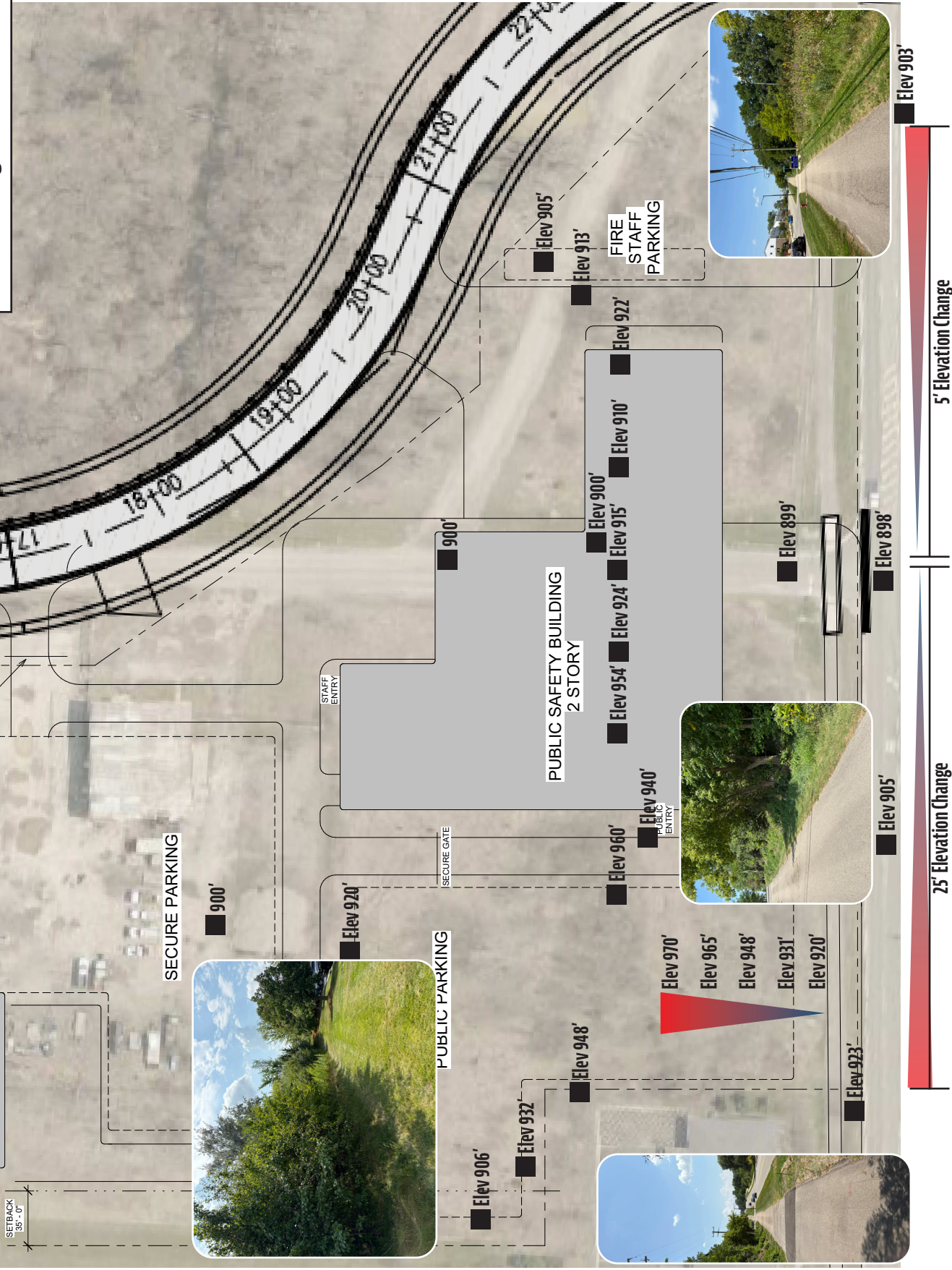


Exhibit 4



August 14, 2025

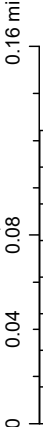
Part 303 Final Wetlands Inventory

Wetlands as identified on NWI and MIRIS maps

Soil areas which include wetland soils

Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

1:6,390



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

OPPORTUNITIES FOR IMPROVING SCHEDULE & BUDGET

1. Separate design and approval packages for relocating Lee BeGole Drive and the adjacent underground utilities.
 - Reduce the number of design deliverables and the number of Novi approvals. Remove the Design Development phase and move straight into Construction Documents following Schematic Design approval for the road relocation.
 - Establish an initial Guaranteed Maximum Price Contract or iGMP to execute the work prior to having the final building design and pricing completed.
 - The goal is to start the road and utility construction in the summer/early fall of 2026.
 - The civil design for the Public Service Building and Lee BeGole Dr relocation need to be coordinated at the same time as to ensure the future road elevation and earthwork grading accommodate the future location of the Public Service Building. Locking in the future road location and grades prior to considering the Public Service Building location and grades could have major impacts on the Public Service Building earthwork cost and schedule.
 - The same team awarded the Public Service Program should complete the Lee BoGole Drive relocation.
2. Separate earthwork, underground utilities, and foundations into separate bid packages for the Public Service Building.
 - Similar to creating a separate design package for Lee BoGole Drive relocation, separate the earthwork and underground utilities as a separate design package so it can be submitted to the City for approval and permit prior to the final building design.
3. Method of Service with DTE to relocate the existing power lines and poles
 - In our experience, DTE can be the critical path on secondary power projects (less than 2000 AMPs). It is essential to engage with DTE early on to outline project goals, understand the costs to relocate the power lines and poles, and understand the timing associated with completing the work. OHC can help expedite this process through our established relationships in DTE.
4. Utilize grade changes to the building's advantage as opposed to working against it. As opposed to a ground-up two-story building, integrate walk-out or drive out basements, consider smart placement of retaining walls to mitigate earth moving requirements, utilize existing fill at future parking areas to mitigate haul-off.

DESIGN & PRE-CONSTRUCTION

As a community member, Oliver/Hatcher understands and values the importance of the Public Service Program and will prioritize Novi's program success every step of the way, starting with the Design and Pre-Construction Phase. Our Pre-Construction and Estimating staff will assist the project team in any capacity necessary and help guide the project to a successful groundbreaking. We provide a highly experienced Preconstruction team on both municipal and Brownfield projects that will be vital for budget and schedule management. Below is an outline of our anticipated involvement and deliverables.

Weekly OAC Meetings

- Attend and run/facilitate/manage weekly Owner, Architect, Engineer, and Contractor meetings to outline deliverables, hold team members accountable, and stay aligned on key milestones, and critical path related scopes of work.

Design Document Development

- OHC will support the architectural and engineering teams during the development of design documents through planning, identifying and verifying existing site conditions, mitigating risk, and highlighting alternative solutions to challenges.
- We'll provide consistent feedback via the weekly design meetings on constructability, means and methods, budget feedback, and schedule feedback to keep the project on budget and schedule. All documentation will be published and available to the team via Procore.

Environmental Impact Mitigation:

- Following directions from G2's Due Care Plan and working with the project team, OHC will lay out the safest, most cost-effective methods to mitigate the impact of the grade changes, existing fill material, and site contamination. Some of these methods include:
 - Reusing and relocating clean fill material by screening and testing to mitigate hauling and disposal costs.
 - Apply target remediation techniques, such as soil blending/mixing, stabilization, and over-digging methods.

Sustainability:

- At Oliver/Hatcher Construction, sustainability is more than a goal—it's a guiding principle. We are committed to building communities that respect and preserve the environment for future generations. Through innovative design, responsible material sourcing, and energy-efficient construction practices, we strive to minimize our ecological footprint while maximizing long-term value for our clients and the communities we serve.

- Our projects incorporate green building materials, advanced waste reduction strategies, and renewable energy solutions to ensure every development contributes to a healthier planet. From LEED-certified buildings to eco-conscious site planning, Oliver/Hatcher is proud to build resilient, environmentally sustainable communities where people and nature thrive together. OHC has recently completed two LEED Silver projects and are under construction on a third.
- OHC's Brownfield construction efforts have redeveloped nearly 1000 acres of blighted land. This assists in reviving neglected urban areas, reducing urban sprawl, and often utilizes existing utility services. For example, we helped re-develop the old State Fairgrounds in Detroit. It was previously a blighted, contaminated, and un-used campus. Now it is a manufacturing and distribution campus that created hundreds of jobs.

Budgeting & Cost Estimation

- OHC's budgeting approach is rooted in accuracy, accountability, and team member experience. Our experience working on Brownfield sites and in the City of Novi will help guide the team to success.
- Per the RFP, we'll provide budgets at schematic design, design development, and construction document stages. The schematic budget, combined with a detailed scope of work will establish the project baseline budget for future comparison and effective tracking. Each of these estimates are reviewed for scope creep and reconciled vs. the Owner's budget.
- As opposed to keeping all budgeting efforts in-house, OHC prefers to engage specific trade partners very early in the design process to establish cost effective and real time pricing. Our partners also assist in highlighting project risks early in the design process. Integrating trade partners early in design phases helps to mitigate cost overruns and reduce unnecessary value engineering.
- Design-To-Budgets – OHC will work with the project team to establish design-to-budgets in the conceptual and schematic design stages when specifications may not be finalized. Establishing effective design-to-budgets helps mitigate future cost overruns and helps hold the project team accountable to the City's budget.
- Engage with trades for pricing and value engineering. Collaborate with the Novi team on trade partner and supplier relationships to promote the project and garner interest in the market.
- Prepare and present bid packages for approval. Review bid packages to identify areas of conflict, gaps, or overlaps and to prepare pre-qualification criteria for prospective bidders.
- Qualify all bids and develop detailed scopes of work.

Value Engineering & Value Management

- OHC will analyze design alternatives for cost, schedule, and quality. We'll review alternative solutions for materials, quantity reduction, and outline constructability solutions on design details.

- We'll also provide consistent Value Management throughout the design process as opposed to feedback at design intervals.
- Value engineering workshops and continuous cost management analysis to maintain budget alignment.

Scheduling

- Utilize Microsoft Project scheduling software.
- Prepare a preliminary construction schedule that establishes all contractual milestone completion requirements, and that clearly outlines the construction sequencing.
- Utilizing Critical Path Management, OHC will identify and protect key schedule drivers and milestones.
- OHC will join with the design team to outline specific design milestones, durations, and deliverables at the onset of the project to integrate into our project schedule.
- Prepare, update and supplement a detailed Project Schedule through each phase of design that coordinates the responsibilities and duties of Owner, Architect/Engineer, and Trade Contractors.
- Develop a detailed construction schedule for final contract execution.
- We'll identify any long lead materials that will impact the critical path to help the design team focus on specifying those materials in early design stages to expedite the procurement process.
- Prepare 3-Week Lookahead Schedules from the Master Schedule for review in the Construction Progress Meetings to ensure construction activities are on track and proactively address any constraints that may impact completion of those activities.

Constructability and Means & Methods

- Review and comment on design documents prior to final construction set to mitigate RFIs.
- Engage with trades to outline best practices, review details, and best practices.

Municipal Approvals/Permitting Assistance

- Assist Owner and design team with permit approvals as required.

Material Procurement

- Engage in long-lead material procurement.
- Material verification prior to installation.

Trade Partner Engagement

- OHC is not signatory to any unions and we have a vast network of qualified trade partners. Due to our company size, OHC not only engages with the larger well-known trade partners but also with smaller, quality driven, and cost effective trade partners. All of which are vital to our community.

CONSTRUCTION SERVICES

Safety

Oliver / Hatcher Construction believes that no job or task is more important than human health and safety. It is our policy to conduct construction operations in a manner which pre-plan and address potential risk of injury to employees, subcontractors' employees, representatives of the Architect and Owner, and the public. All team members shall comply with state and federal safety standards. Every procedure must be a safe procedure. Shortcuts by either foremen or workers are not tolerated. If a tradesman observes a procedure which may pose a potential threat to their health or safety, he or she must inform his or her supervisor and the project superintendent. The potential threat or hazard shall be abated immediately if possible, or the activity shall be stopped until permanent corrective measures can and will be put in place. If a job cannot be done safely, it will not be done.

The superintendent and project manager play proactive roles in the Oliver / Hatcher safety program to ensure compliance with applicable policies and regulations.

Management of Construction & Trade Contractors

Oliver / Hatcher Construction manages the Trade Contractors to ensure timely completion and quality driven construction.

- Define roles and responsibilities of the Owner, Architect, and Trade Contractors during the construction operations.
- Maintain a skilled, full-time field staff at the Project site and establish lines of authority and procedures necessary to manage the Project.
- Conduct regular progress meetings attended by Trade Contractors, Owner's Representative, Architect, and Construction Manager. Document these meetings with minutes and updated project schedules.
- Coordinate strategy and logistics for temporary facilities.
- Establish strategy and plan for temporary security measures.
- Evaluate project safety requirements and establish a project specific safety plan.
- Manage and direct the work and progress of Trade Contractors.
- Maintain at the Project site, on a current basis: Records of all necessary drawings, contracts, specifications, samples, materials, equipment, purchases, operation and maintenance manuals, and other construction related documents. Provide such documents to you at completion of the project.
- Maintain a detailed daily construction progress log.
- Utilize Procore for processing and approval of shop drawings and samples.

SAFETY IS OUR TOP PRIORITY

0.85
EMR RATING

Lower than the industry average of 1.0



Company-wide accountability program where every person on an Oliver / Hatcher job site is required to follow our Safety Standards.



Our Safety Program succeeds through proactive training programs available to all employees and required of all supervisors



Trade Contractors are subject to a rigorous qualification process and are required to complete a Site-Specific Safety Plan prior to work start.



Superintendents and Project Managers play active roles in the safety program to ensure compliance with applicable policies and regulations



Daily Safety Checks including jobsite safety inspections, safety discussions, and daily reports



Investigate all accidents and losses thoroughly, and manage each incident proactively to minimize its impact on overall performance.



OLIVER / HATCHER
CONSTRUCTION

- Review shop drawings for compliance with the contract documents prior to submitting them to the Architect for approval.
- Coordinate independent testing required to satisfy the Building Code quality assurance standards.
- Schedule and monitor municipal inspections and approvals in accordance with the Project Schedule.
- Observe the work of Trade Contractors for all defects and deficiencies and remedy all defects and deficiencies to assure compliance with the contract documents.
- Collaborate with the Architect and Engineers to resolve construction phase design issues.
- Provide design solutions as part of the request for information submissions for review by the Architect.
- Implement a procedure for reviewing and processing each Trade Contractor's Application for Progress Payments and final payment.

Change Management

The goal of a detailed constructability review is to eliminate or reduce the need for changes to the scope of work. If either the Owner or a field condition is identified that requires a change of scope (Change Order), Oliver / Hatcher Construction has a defined process for addressing these project changes.

The process includes the following:

- Establish approximate impact cost prior to requesting formal pricing from subcontractors.
- Evaluate the impact of the change in scope vs. OHC's baseline project schedule.
- Investigate potential options for accomplishing the objective.
- Substantiate subcontractor estimates for quantity and unit pricing prior to reviewing with project team.
- Obtain written directive prior to implementing any proposed changes.
- Record all revisions in change order log and review the status at each progress meeting.

Project Controls & Technology Integration

Oliver / Hatcher Construction takes full responsibility and manages the project reporting to satisfy the Owner's documentation requirements. The following reporting services are implemented:

- OHC utilizes Procore on all our projects. Procore is a leading cloud-based construction management platform, to ensure real-time collaboration and accountability. We utilize Procore for the following:
 - Document Control: Centralized access to drawings, RFIs, submittals, and change orders.



PROCORE[®]

PROCORE TECHNOLOGY

Oliver /Hatcher Construction increases efficiency, organizes projects, and collaborates quickly with the use of PROCORE. The complete project management platform provides visibility of project updates and workflow for every team member.

EVERYTHING IN ONE PLACE

- Reduce miscommunications and manual entry errors
- Proactively course-correct to stay on schedule and budget
- Maintain historical records for dispute resolution

COLLABORATE ACROSS TEAMS & PROJECTS

- Connects Owners, Subcontractors, and Contractors on one platform
- Access to real-time project details
- Communicate key information to all be on the same page with mobile notifications

STAY ON SCHEDULE & ON BUDGET

- Capture changes as they occur
- Track the budget
- Project team able to see and monitor schedule
- Sync with Sage 300 to track billings and financials

COLLABORATE FROM FIELD TO OFFICE

- Manage all project correspondence
- Insight into jobsite events with daily reporting
- View contracts and changes in the field

- Field Reporting: Daily logs, safety inspections, and progress photos accessible to all stakeholders.
- Budget Tracking: Live cost reporting and forecasting.
- Schedule Visibility: Integrated Gantt charts and milestone tracking.
- Punch List: photographs, descriptions, and work flows are utilized to close out punch list items in a timely manner.
- City officials will have secure access to Procore dashboards, ensuring full transparency throughout the project lifecycle.
- Issue a Monthly Progress Report that addresses on-site activities, design status, permits, schedule, and financial issues.
- Develop and maintain correspondence logs.
- Update and record submittal log and RFI log.
- Implement cost control system and track project costs against the GMP.
- Prepare cash flow reports and forecasts.
- Provide project accounting records on a regular basis in order to maintain accountability.
- Prepare and submit monthly invoices to Owner.
- Issue payments to subcontractors on a monthly basis.
- Establish and implement process for managing sworn statements and waivers (if required).
- Develop and implement procedures for preparation, review, and processing of change orders and payment applications.
- Incorporate into the GMP contract changes as Owner's scope changes may arise.

Project Close-Out

Oliver / Hatcher Construction manages the project to ensure that the facility close-out activities are finalized concurrently with the construction operations. The following close-out services are provided:

- Work with government agencies to keep them informed of project progress and schedule meetings as necessary.
- Coordinate final Owner acceptance and occupancy schedule.
- Secure occupancy permits.
- Certify project completion.
- Implement continuous close-out during the construction to ensure completion of punch lists for the building within two weeks of substantial completion.

2 RELEVANT FIRM EXPERIENCE



KEY PERSONNEL:

Oliver / Hatcher Construction's proposed team has a breadth of experience in delivering excellent projects. The team has recently completed three City of Novi projects together and brings decades of combined experience. Our operations project team will be involved day one of pre-construction, working to ensure a seamless transition to on-site construction. Highlighting your project team are:



DAN O'DONNELL

Sr. Project Manager /
Project Lead - Public Service
Building, FS2, FS3, + FS4

Dan is a registered AIA architect with a passion for details. Dan was the Senior Project Manager on the Berkshire eSupply project and has worked on the majority of Novi projects completed by Oliver/Hatcher. Dan has an in depth understanding of Novi processes and approvals along with a great relationship with Novi's City Engineer, Spalding DeDecker. Dan will be the Project Manager for all four of the Public Safety Program to provide continuity and a single point of contact for all four projects.



STEVE JACKSON

Sr. Project Superintendent
Public Services Building

Steve is one of the most well-respected Superintendents in Southeast Michigan. His work ethic and client first service is unmatched. Steve has completed three fire stations totaling over 60,000 SF for Sterling Heights and a 35,000 SF police station for Shelby Township. Recently, Steve completed the Porsche and Audi dealerships in Novi. Both dealerships were brownfield sites with very similar environmental challenges as the Public Service Building project site. On the recent Porsche and Audi dealerships, Steve worked seamlessly with Chris Weber, Novi's Building Inspector, and Andy Copeland, Novi's Fire Marshall, to complete project inspections and successfully deliver both projects on time and under budget.



DAN ANTISHIN

Sr. Project Superintendent
Fire Station #2

Dan is one of OHC's most experienced superintendents with over 30 years in the field. He was the General Superintendent on Berkshire eSupply in Novi and has led multiple brownfield redevelopment projects.



TOM ROTH

Sr. Project Superintendent
Fire Station #3

Tom Roth brings a wealth of knowledge and experience to the project team. He's completed multiple municipal and school buildings as lead Superintendent and recently completed a very complicated adaptive re-use project with Invest Detroit.



TOM BENNETT

Sr. Project Superintendent
Fire Station #4

Senior Project Superintendent with over 30 years of proven leadership in the construction industry, specializing in large-scale government, municipal, and educational facility projects. Known for delivering complex builds on time and within budget, while maintaining the highest standards of safety, quality, and compliance.



MIKE SABROSKY

Internal Novi Permit Expeditor

Mike Sabrosky, Vice President/ Internal Novi Liaison and Permit Expeditor: Mike was instrumental in the success of Berkshire Hathaway's "BeS" Berkshire eSupply 67-Acre Campus US Headquarters project at M-5- and 14-Mile Road. He was key contributor and author in the qualification, approval, and award of all State level Economic Development Incentives. Mike coordinated all local City of Novi Community Impact-Community Benefit initiatives, Woodland and Wetland Land Dedications to the City of Novi, and facilitated a balanced community project outcome for both BeS and the City of Novi.

KEY PERSONNEL: CONT.



JACK OLIVER

Project Executive, PreConstruction

Jack brings a wealth of knowledge of municipal project construction having worked on over 30 municipal projects across the country including four police stations and four fire stations. He will provide consistent executive level oversight throughout the entirety of the project and will ensure all pre-construction deliverables and milestones are met.



SCOTT STOWITTS

Project Executive, Operations

Scott is a registered Professional Engineer with over 25 years of experience constructing projects for city, state, and federal authorities. He will stay in constant contact with the Oliver / Hatcher field and office personnel to make sure the projects are on track to meet schedule, quality, and budget goals. Scott is also very proud to have raised two kids who graduated from the Novi Public School System.



PAUL OLIVER

Principal



PAUL HATCHER

President

Not just executive oversight, ownership oversight and longstanding commitment to the community. Paul Oliver and Paul Hatcher bring a combined 80 years of experience and also will be an integral part of your project's success.



**Performed with a previous affiliation*

KEY PERSONNEL PROJECTS

SCHAUMBURG-FIRE-STATION-NO.-51-2, SCHAUMBURG, IL*



SHELBY TOWNSHIP POLICE STATION, SHELBY, MI*



FIRE STATION #2, 3, 4, STERLING HEIGHTS, MI*

BERKSHIRE ESUPPLY HEADQUARTERS AND FULFILLMENT CENTER

NOVI, MI

The new BeS Headquarters building provides multiple private and open office spaces, conference and meeting rooms, restrooms, stepped auditorium/lecture room with multiple storage options, break rooms, and large gallery/function space as well as a second story pedestrian bridge that connects to a cantilevered walkway connector attached to the fulfillment center. All mechanical and electrical systems for the headquarters are housed on the basement level of the building.

The BeS Fulfillment Center is comprised of 50' x 50' bays. In addition to the dominant fulfillment space the building contains shipping/receiving, distribution with mezzanines above, offices, lunchroom, locker rooms, restrooms, and pedestrian bridge. A second level provides additional office space and viewing area, and restrooms. The building contains multiple docking doors, two natural gas emergency back-up generators and a large internal trash collection bay.

Sustainable features of this project include low maintenance native plantings, bike racks, as well as interior and exterior LED lighting.

Size

HQ 28,344 SF

Fulfillment Center 165,345 SF

Connector Bridge 2,353 SF

Work Scope Performed

**Estimating, Project Management, and
Project Supervision**

Participation / Role in the Project

Construction Manager

Architect

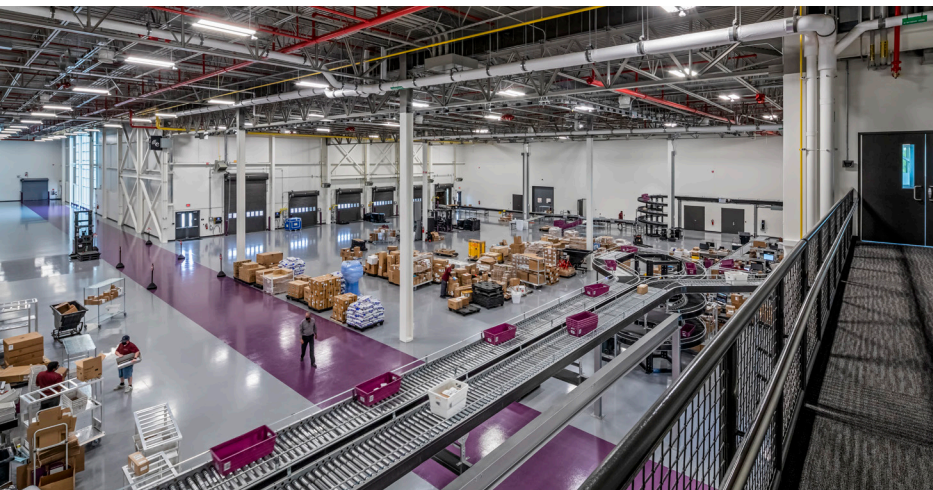
Albert Kahn

Client Reference

John Beaudoin, Berkshire eSupply

586.755.7770







AUDI DEALERSHIP

NOVI, MI

Oliver / Hatcher Construction is currently constructing a new Audi dealership located in Novi, Michigan.

The new dealership will include the remodel and addition of a 21,371 SF showroom. The service shop will also undergo a 22,500 SF remodel.

Size

Showroom 21,371 SF

Service Shop 22,500 SF

Work Scope Performed

Estimating, Project Management
and Supervision

Participation / Role in the Project
Construction Manager

Architect

Studio Detroit Architects



OLIVER / HATCHER
CONSTRUCTION



PORSCHE DEALERSHIP

NOVI, MI

Oliver / Hatcher Construction constructed a new Porsche dealership in Novi, Michigan. The dealership included a grand showroom lobby, private sales offices, conference rooms, service work stalls, a wash bay, and a second-story mezzanine for additional storage.

Size
19,170 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Participation / Role in the Project
Construction Manager

Architect
Studio Detroit Architects

POWERVAC

NOVI, MI



Project Size
20,000 SF

Participation / Role in the Project
Construction Manager with a GMP

Work Scope Performed
Estimating and Preconstruction, Project
Management, and Supervision

Architect
Dorchen Martin Associates

"You have a World Class company. I never once felt I was anything other than your number one customer."

David Janks

Oliver / Hatcher Construction constructed a new Industrial Service Facility for PowerVac, a jet-vac and sewer cleaning expert located in Novi, Michigan.

The project was successfully completed in an aggressive five (5) months which was all possible due to coordinated site logistics of multiple operating businesses/tenants within the occupied five-acre parcel.

The exterior of the facility features architectural split faced block façade, office ribbon windows, engineered foundations to accommodate for soil conditions, storage mezzanine, and detention pond. The interior features 4,000 SF corporate office workspace build-out.

Also included were ten (10) overhead doors with concrete aprons, service vehicle wash bay with epoxy floor finishes, oil/water separator & trench drain water collection, and pneumatic compressed air lines.

NISSAN TECHNICAL CENTER NORTH AMERICA

FARMINGTON HILLS, MI



Size
6,800 SF

Work Scope Performed
**Estimating, Project Management
and Supervision**

Construction Delivery Method
Cost Plus Fee

Participation / Role in the Project
General Contractor

Architect
Ventura & Associates

The Nissan research and development facility underwent an expansion for the creation of a new anechoic chamber. The building remained occupied during construction without interruption.

The building expansion consisted of masonry bearing construction, isolated HVAC roof top unit, and connections to existing mechanical and electrical systems.

The project scope also included providing monoxide gas and moisture indicators connected to the central systems and coordinating the installation of the owner furnished anechoic chamber, crane, hoist, CCTV system, and sound curtains.

TAYLOR SCHOOL DISTRICT ADA IMPROVEMENTS

TAYLOR, MI



The Taylor School District located in Taylor, MI, a suburb of Detroit, covers twenty-five square miles and ranks fifth largest in student population in Wayne County.

Oliver / Hatcher Construction assisted with ADA improvements at one of the local elementary schools. Due to a rising need for a student, the School District hired the OHC team to quickly build an ADA wheelchair lift. The lift will safely transport individuals between the first and second floors without restricting any foot traffic on the stairs.

Size
NA

Role in the Project
Construction Manager



OAK PARK

FLINT, MI

As part of the Flint Commerce Center development, Ashley Capital acquired additional land to restore Oak Park—a historic site once home to “Tent City” (1905–1910), where hundreds settled seeking work in Flint’s booming auto industry.

By the 1920s, the area east of the park became central to Flint’s industrial rise, led by Buick and General Motors. Though Oak Park was decommissioned in 1984, the original sign was found, refurbished, and rehung during construction.

Now revitalized with new amenities, Oak Park hosts an annual celebration drawing over 300 community members, honoring its legacy while serving as a vibrant public space once again.

Size
1 Acre

Work Scope Performed
Estimating, Project Management
and Supervision

Participation / Role in the Project
Construction Manager

MEADOWBROOK CORPORATE CENTER

NOVI, MI



Meadowbrook Corporate Center is a newly constructed 29,000-square-foot, two-story multi-tenant office building located in Novi. The building features a distinctive elevation with a brick façade, a sloped standing seam architectural metal roof, steel canopies at both entrances, and a striking two-story glass lobby that incorporates extensive full-height glass. Interior build-outs, including common areas, showcase exposed brick, ceramic tile, a steel staircase, and high-end lighting finishes. Oliver / Hatcher also managed the complex civil engineering aspects of the project, including stormwater systems, site layout, and securing approvals from various governing entities.



Size
29,000 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management with a GMP

Participation / Role in the Project
General Contractor

Architect
Neumann Smith



OLIVER / HATCHER
CONSTRUCTION



TRI-COUNTY COMMERCE CENTER

HAZEL PARK, MI



BEFORE

Project Size

120 Acres | 2,100,000 SF

Phase 1 Building Shell - 575,000 SF

Phase 2 Building Shell - 617,000 SF

Phase 3 Building Shell - 911,000 SF

Participation / Role in the Project

Construction Manager

Work Scope Performed

Planning and Design/Engineering Coordination,
Estimating and Preconstruction, Project
Management, and Supervision

Construction Delivery Method

Construction Management with GMP



Oliver / Hatcher Construction completed the construction of the three industrial warehouse buildings located at Tri-County Commerce Center totaling more than 2,103,000 SF for tenants such as Amazon and LG Electronics.

The property was most recently a large 130-acre parcel dedicated to harness and thoroughbred horse racing. Prior to the race track which began operations in 1949, this large site was an industrial landfill. Where possible, the buildings and barns were dismantled in a manner that preserved much of the recyclable construction materials. A total of 1,800 tons of steel, 26,000 tons of concrete/hard fill, as well as barn wood measuring in the tens of thousands of board feet were dismantled, sorted, stacked and bundled on-site for recycling and reuse.

Due to the pre-existing brownfield conditions, the project team was tasked with implementing site remediation, soil stabilization, hazardous waste, and asbestos removal to manage the conditions associated with its prior land use. More than 32,000 Rammed Aggregate Pier (RAPs) were installed underground to stabilize the land and build a strong foundation for the site.

The large-scale buildings were constructed quickly and efficiently using pre-cast concrete walls. The pre-cast walls are set on embedded steel plates cast into concrete foundations. Each panel is supported by steel braces until secured in place. Once the steel joist and deck are set in position and the roof membrane is secured, moment connections can then be welded into the final loaded position.

THE ATHLETE LAB

FARMINGTON HILLS, MI



Size
13,000 SF

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management

Participation / Role in the Project
Construction Manager

Suburban Sports Group hired Oliver / Hatcher Construction to build a new facility to support their vision of preparing motivated student athletes to win in life and sports.

The gym is focused on strengthening the skills of athletes between ages 14-18 years old through progressive training, testing and education,

The 13,000 square-foot facility features over 6,600 square feet of performance training space, a cognitive training zone, indoor turf, mind gym classroom, study areas, lounge, recovery area, fuel bar and physical therapy clinic.

BOYS & GIRLS CLUB OF SOUTHEAST MICHIGAN

HIGHLAND PARK, MI



Size
9,000 SF Addition
25,000 SF Renovation

Work Scope Performed
Estimating, Project Management
and Supervision

Construction Delivery Method
Construction Management

Participation / Role in the Project
Construction Manager

The Boys and Girls Club strives to provide a world-class Club Experience that assures success is within reach of every young person who enters our doors.

They ensure all members are on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle.

The current Highland Park 25,000 SF facility was completely remodeled with a new gymnasium floor, locker rooms, and teen activity center. An additional 9,000 SF addition was construction to allow more space for additional youth to participate in the program.

3 PROJECT ORGANIZATIONAL CHART & TEAM RESUMES



PROJECT TEAM



JACK OLIVER

Project Executive, PreConstruction



SCOTT STOWITTS

Project Executive, Operations



MIKE SABROSKY

Novi Permit Expeditor



PAUL OLIVER
Principal



PAUL HATCHER
President

19 YEAR NOVI BUSINESS OWNERS



DAN O'DONNELL

Sr. Project Manager

PUBLIC SERVICE BLDG



STEVE JACKSON

Sr. Project Superintendent



HEIDI ADAMS

Sr. Project Engineer

FIRE STATION #2



DAN ANTISHIN

Sr. Project Superintendent

FIRE STATION #3



TOM ROTH

Sr. Project Superintendent

FIRE STATION #4



TOM BENNETT

Sr. Project Superintendent

Project Engineer

JACK OLIVER, MRICS

Vice President

5 years with Oliver / Hatcher Construction

16 years in the Construction Industry



**Schaumburg Fire Station 51 & 54,
Schaumburg, IL***

**Blythe Sheriff Station Structural Study,
Blythe, CA***

**County of Riverside, Fire Department TI,
Riverside, CA***

**County of Riverside Sheriff's Dept., East
County Detention Facility Housing Addition
Option #1, Indio, CA***

Decatur Fire Station, Decatur, IL*

Harvard Police Dept Renovation, Harvard, IL*

**DGS Metropolitan Hospital Police Study,
Norwalk, CA***

Livingston Courthouse, Pontiac, IL*

Education
Bachelor of Science
Construction Management
Michigan State University

Bachelor of Arts
Business Management
Eli Broad College at Michigan State University

Associations & Memberships
Member, Royal Institution of
Chartered Surveyors (MRICS)

Certifications & Trainings
OSHA - 30 Hour
CPR Training

ADDITIONAL PROJECT EXPERIENCE

Agoura Hills Recreation Center – Agoura Hills, CA*

**City of Arcadia, City Hall Energy Efficiency Retrofit Project – Arcadia,
CA***

City of Arcadia, City Hall Interior Renovation Phase 2 – Arcadia, CA*

City of Long Beach, Water Department Renovation – Long Beach, CA*

Civic Center 312 N. Spring Street – Los Angeles, CA*

**County of Los Angeles, Disaster Recovery Data Center Feasibility Study
for Pomona Fairplex Site – Pomona, CA***

**County of Los Angeles, San Fernando Valley Family Support Center
Scoping Documents – Van Nuys, CA***

City of Manhattan Beach City Hall Renovation – Manhattan Beach, CA*

GSA, Adaptive Reuse of Historic Civic Center Building – Los Angeles, CA*

**Performed with a
previous affiliation*

SCOTT STOWITTS, PE

Vice President, Operations

4 years with Oliver / Hatcher Construction

30 years in the Construction Industry



USACE, Moffett Field, CA* | 279,000 SF Armed Forces Reserve Center, Army Reserve Regional Readiness Sustainment Command Headquarters (RRSC), 25,000 SF Organizational Maintenance Shop, and 66,000 SF Storage Building

LEED Silver Certification under LEED v2.0

US Army Reserve Training Center, Fairfield, CA* | 77,500 SF Army Reserve Center, 4,500 SF Organizational Maintenance Shop, and 4,000 SF Storage Building

LEED Gold Certification under LEED v3.0

Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

ADDITIONAL PROJECT EXPERIENCE

Oakland County Water Resources Commissioner, Pontiac, MI* | Waste Water Treatment Plant Aeration Tank Repairs

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-713 Design and Construction of Waste Water Treatment Plant

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-748 Baby Creek CSO Control Facility Installation of New Tanks, Bypass System, Screens, Electrical, Instrumentation, and Controls

City of Detroit Water and Sewerage Department, Detroit, MI* | PC-744/ DWP-1074 New Lime Mixing Facility

City of Detroit Water and Sewerage Department, Detroit, MI* | CM-2000 As-Needed General Construction Services for 61 Distinct Water and Wastewater Projects Assigned Over 3 years.

Walt Disney World Resorts, Lake Buena Vista, FL* | 200,000 SF EPCOT Cosmic Rewind Roller Coaster

Education

Master of Science
Civil Engineering
Michigan State University

Bachelor of Science
Civil Engineering
Michigan State University

Construction Industry Institute Executive Leadership Program
University of Texas

Credentials
Registered Professional Engineer in the State of Michigan, 1997

State of Florida, Certified General Contractor License 2020

Certifications & Trainings
USACE Construction Quality Management for Contractors Certification

ISO9001:2008 Auditor

Design/Build Fundamentals

Basic Principles for a Collaborative Workplace

OSHA 10 Hour Safety Training

18 MUSTS Safety Training Modules

**Performed with a previous affiliation*

DAN

O'DONNELL, RA, NCARB, LEED AP

Sr. Project Manager

22 years with Oliver / Hatcher Construction

25 years in the Construction Industry



Berkshire eSupply, Novi MI | New 169,640 SF Headquarters and Fulfillment Center on 57.12 acres

American Interiors, Novi, MI | 20,000 SF New Construction with parking on 2.39 acre site

O/H Meadowbrook, Novi, MI | 29,000 SF Two-story office building

ADDITIONAL PROJECT EXPERIENCE

Boston Consulting Group, Detroit, MI | 28,000 SF new office build-out

Warner Norcross + Judd, Detroit, MI | 28,000 SF new office build-out

Volkswagon Corporate Re-Stack, Auburn Hills, MI | 380,000 SF Office interiors build-out

GSA at One Detroit Center, Detroit, MI | 90,000 SF Office build-out
LEED CERTIFIED

BorgWarner, Auburn Hills, MI | 45,000 SF Two-story office addition and 80,000 SF renovation

Detroit Public Television, Wixom, MI | Construct new master control room, server room and three (3) studios

Facebook, Birmingham, MI | 8,980 SF Demolition and renovation of a multi-floor office space

Stefanini, Farmington Hills, MI | 49,500 SF demolition and renovation of multi-floor office space

Ernst & Young, Detroit, MI | 31,060 SF Phased renovation of Class A office space

Education

Masters of Engineering
Construction Management
The University of Michigan

Masters of Architecture
The University of Michigan

Bachelor of Science Architecture
Temple University

Credentials

Registered Architect:
State of Michigan 13010-51735

National Council of Architectural
Registration Boards (NCARB) - Member

LEED Accredited Professional - USGBC

Certifications & Trainings

OSHA - 30 Hour
CPR / AED Training
MIOSHA- Part 45 - Fall Protection
Hazardous Material-Internal Refresher
PFAS Training - Internal Refresher
Working In Confined Spaces
Asbestos Awareness - CORR OSHA
Carbon Monoxide Control Measures
Pre Task Hazard Analysis & the "Dirty Dozen"

**Performed with a
previous affiliation*

STEVE JACKSON

Sr. Project Superintendent

11 years with Oliver / Hatcher Construction

50+ years in the Construction Industry



Police Station, Shelby Twp., MI* | 35,000 SF police station and holding facility

Fire Stations No. 2, No.3 and No.4, Sterling Heights, MI* | 60,000 SF total of 3 stations

Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

ADDITIONAL PROJECT EXPERIENCE

Wastewater Treatment Plant, Saline, MI* – 30,000 SF facility

BorgWarner, Auburn Hills, MI | 45,000 SF Two-story office addition and 80,000 SF renovation

Williams International Headquarters, 2000 Centerpoint, Pontiac, MI | 30,400 SF renovation of the second level office space.

Williams International, 235 Saginaw, Pontiac, MI | 11,500 SF office renovation

Mexican Town Welcome Center and Office Complex, Detroit, MI* | 70,000 SF

Dexter Fasteners, Dexter, MI* | 100,000 SF manufacturing facility with two-story office area and a 70,000 SF PEMB building addition

Compuware Corporation, Detroit, MI* | 60,000 SF Employee Wellness Center including full service dining facility, day-care center, gymnasium and exercise rooms

AvFlight Hangar and Flight Business Office Complex, Willow Run Airport, Van Buren Township, MI | 41,745 SF new PEMB complex to accommodate two large size corporate jets, flight business office space, and an indoor parking garage

Officer's Dining Facility, Harrison Twp., MI* | 45,000 SF

Camp Grayling Joint Maneuver Center, Grayling, MI* | 1,100 acre state-of-the-art military training range

Education
Courses in Construction Management
Western Michigan University
Kalamazoo, MI

Professional Associations
Carpenter's Local 95

Certifications & Trainings
OSHA - 30 Hour
CPR / AED Training
Asbestos Awareness
Hazardous Communication
Electrical Safety
Respiratory Protection
Cranes and Rigging
AWP and Lift Training
Ladder Safety
MIOSHA Masonry Wall Bracing Awareness
Stormwater Management - Construction Site
National Safety Council First Aid

**Performed with a previous affiliation*

DAN ANTISHIN

Sr. Project Superintendent

10 years with Oliver / Hatcher Construction

31 years in the Construction Industry



Berkshire eSupply, Novi MI | New 169,640 SF Headquarters and Fulfillment Center on 57.12 acres

Toyota Technical Center, Ann Arbor, MI | 340,000 SF Building*

University of Michigan - North Quad, Ann Arbor, MI | 370,000 SF 10-Story Residential Facility*

University of Michigan School of Public Health, Ann Arbor, MI | 126,000 SF Addition and 70,000 SF Renovation*

ADDITIONAL PROJECT EXPERIENCE

Means Logistics Park, Highland Park, MI | New 446,500 SF warehouse

Crossroads Distribution Center North, Van Buren Twp., MI
Building 11 - 627,317 SF warehouse facility
Building 11 - DSV Tenant Build-out
NorthInfrastructure

Livonia West Commerce Center, Livonia, MI
Building 1 - 1,000,000 SF Amazon fulfillment center on 39 acres
Building 2 - 365,000 SF industrial warehouse

Restaurant Depot, Baton Rouge, LA | New 55,000 SF wholesale restaurant supply

Chrysler Corporation Kokomo Casting Plant, Kokomo, IN | 1,000,000 SF Facility, Site, Building and Infrastructure Modifications*

Michigan Motion Picture Studio, Pontiac, MI | 535,000 SF Michigan's First Full Service, Built for Production Studio*

BMW Manufacturing Facility, Greer, SC | 70,000 SF Building Expansion*

Oakland University Engineering Center, Rochester, MI | 129,000 SF Five-Story Facility* **LEED GOLD CERTIFICATION**

Education
Bachelor of Science Finance
University of Detroit, Detroit, MI

Certifications & Trainings
OSHA 30 Hour Safety Certification
NFPA 70E Arch Flash
MISS Dig Excavation Safety
Stormwater Operator
Mobile Crane Certified
Lifting and Rigging Certified
Hydro Mobile Operator Certified
Lead Abatement Certified
CPR, AED and First Aid
Lead Awareness
Asbestos Awareness
Asbestos Abatement Certified
Personal Fall Protection
Masonry Wall Bracing
Lockout / Tag Out
Confined Space
Aerial Work Platform / Lift Training
Working in Hot Weather
Rigging

**Performed with a previous affiliation*



OLIVER / HATCHER
CONSTRUCTION

TOM ROTH

Sr. Project Superintendent

2 years with Oliver / Hatcher Construction

22 years in the Construction Industry



Franklin County Corrections Center, Columbus, OH* | 405,000 SF new correctional facility

Ohio Transportation (ODOT), Pilot Projects*
Nine "pilot projects" across Ohio

Rossford High School, Rossford, OH*
263,700 SF program includes historic renovations to 1910s building and new construction at the downtown campus

Toledo-Lucas County Public Library, Oregon Branch* | 18,700 SF Library Expansion to historic building

Education

Bachelor of Science
Construction Management
Michigan State University

Bachelor of Arts

Business Management
Eli Broad College at Michigan State University

Associations & Memberships

Member, Royal Institution of
Chartered Surveyors (MRICS)

Certifications & Trainings

OSHA - 30 Hour
CPR Training

ADDITIONAL PROJECT EXPERIENCE

Jefferson School Renovation, Detroit, MI | 120,00 SF renovation of Detroit school into new office and collaboration spaces

IMCO Carbide Tool, Perrysburg, OH | Design/Build renovation of the existing 40,000 SF building with a 15,000 SF expansion to the existing building

Hancock Hotel, Findlay, OH* | Marathon Petroleum Corporation (MPC) Five-story upscale, boutique hotel including 99 hotel rooms, restaurant bar, lobby, conference and meeting spaces, and ballroom.

E.S. Wagner Construction, OH* | Renovation of main offices

Harbor Town Landing, Perrysburg, OH* | Three-story, 69-unit apartment community designed for seniors

Freemont Medical Center, Freemont, OH* | 8,500 SF renovation of three floors

Eagle Learning Center, Oregon, OH*

Woodmore Press Box, Elmore, OH*

Piccadilly Apartments, Oregon, OH*

**Performed with a previous affiliation*



OLIVER / HATCHER
CONSTRUCTION

TOM BENNETT

Sr. Project Superintendent

10 years with Oliver / Hatcher Construction

29 years in the Construction Industry



Marshall Police Department, Marshall, MI |
New police department*

Veterans Administration | Cath lab, EP lab,
sterile processing renovation*

Education
Bachelor of Science
Construction Management
Michigan State University

Certifications & Trainings
30-Hour OSHA Training
CPR / First Aid / AED
Fall Protection

ADDITIONAL PROJECT EXPERIENCE

Michigan State University, Okemos, MI* | New Multi-cultural Center

Central Michigan University, Mount Pleasant, MI* | New parking lot,
storm, and lighting

Central Michigan University, Mount Pleasant, MI* | Masonry restoration

Michigan State University, Okemos, MI* | Office renovation

Central Michigan University, Mount Pleasant, MI* | Four-phase dormitory
renovation

St. Johns Public Schools, St. Johns, MI* | New ball fields

Dearborn Public Schools, Dearborn, MI* | Elementary school addition

Sparrow Clinton Hospital, Lansing, MI* | Five-story patient tower,
ambulatory surgery center, medical office building, and hospital renovation

Spectrum Health Medical Group* | Hospital renovation

McLaren Central Michigan Hospital, Flint, MI* | Hospital renovation and
addition

Grand Rapids Commerce Center, Grand Rapids, MI | 4,600,000 SF Multi-
tenant campus redevelopment - brownfield site

Commercial Storage: 1-800-Pack-Rat* | Industrial tenant build-out

Fuayo Group Glass Industries, Orion Township, MI* | Industrial tenant
build out

Delta Distribution Center, Lansing, MI
Brownfield redevelopment of former vacant GM Lansing Plant
Building 1 Renovation
Building 2 Renovation

**Performed with a
previous affiliation*

HEIDI ADAMS

Sr. Project Engineer

2 years with Oliver / Hatcher Construction

32 years in the Construction Industry



Porsche of Novi, Novi, MI | New ground-up dealership

Audi of Novi, Novi, MI | Renovation of dealership and service center

Mazda Dealership, Novi, MI | New 6,500 SF dealership

US Army Corps of Engineers, Fort Riley, KS | MATOC Task Order Tactical Equipment Maintenance Facility (TEMF)*

ADDITIONAL PROJECT EXPERIENCE

NAVFAC, CCAD, Corpus Christi, TX | Dynamic Component Rebuild Facility*

US Army Corps of Engineers, New Cumberland, PA | General Purpose Warehouse at the Defense Depot Susquehanna*

Chrysler Group, LLC, Detroit, MI | Connor Assembly Plant Viper Project*

Chrysler Group, LLC, Kokomo, IN | Transmission Plant*

Ford Motor Company, Dearborn, MI | CRMS Construction Resource Management Coordination of UAW Skilled Trade*

Ford Motor Company, Dearborn, MI | Rouge Plant Infrastructure*

GEMA, Dundee, MI | Phase 1 & Phase 2 Engine Plant*

General Motors Corporation, Ypsilanti, MI | Upgrade PT Willow Run Transmission Project A789*

Toyota Manufacturing USA, Inc, Princeton, IN | Toyota Truck Assembly Plant, Paint Shop, Press, Plastic and Welding Building*

State Fairgrounds Parcel A, Detroit, MI | 180,041 SF new construction logistics center. **LEED SILVER CERTIFIED**

IMCO Renovation and Expansion, Perrysburg, OH | Design/build services for 40,000 SF building renovation with an additional 15,000 SF expansion

Crossroads Distribution Center North - Building #6, Van Buren Twp., MI | 660,000 SF warehouse / distribution facility

Education

Bachelor of Science
Construction Management
Industrial Supervision, Minor
University of Houston, Houston, Texas

Certifications & Trainings

OSHA 30 Hour Safety Certification
CPR/AED/First Aid
Fall Protection & PPE
P6 (Primavera/Oracle
Project Management)

Procore Certified:

- Procore Administrator
- Procore Estimator
- PM, Portfolio Financials
- PM, Quality Safety
- PM, Core Tools
- PM, Core Tools, Technologies
- PM, Field Productivity
- PM, Financial Management
- PM, Project Management
- Subcontractor
- Superintendent

**Performed with a previous affiliation*

HTER

4 PROPOSAL FORMS



5 PROJECT SCHEDULE



PROJECT MILESTONES

	Public Safety Building	Fire Station #2 + #3	Fire Station #4
START CONSTRUCTION	5/3/27	3/30/28	3/30/28
BLDG. FOUNDATIONS	7/12/27 - 8/13/27	5/26/28 - 6/16/28	
ERECT STRUCTURAL STEEL	9/21/27 - 10/25/27	6/19/28 - 7/10/28	
MEMBRANE ROOF	11/23/27 - 12/7/27	7/31/28 - 8/7/28	
BUILDING ENCLOSED	2/24/28	8/21/28	
SLAB-ON-GRADE	3/27/28 - 4/7/28	8/30/28 - 9/6/28	
HANG DRYWALL & MUD/TAPE/SAND	5/12/28 - 6/9/28	10/5/28 - 10/18/28	
PRIME & PAINT	6/19/28 - 7/10/28	11/2/28 - 11/15/28	
LIGHTING	7/11/28 - 8/7/28	11/21/28 - 12/12/28	
CLEAN & EPOXY FLOORING	7/11/28 - 7/31/28	11/16/28 - 12/7/28	
FLOORING (CARPET & CERAMIC TILE)	8/11/28 - 8/31/28	12/20/28 - 1/4/29	
FINAL CLEAN BUILDING INTERIOR	9/1/28 - 9/15/28	1/8/29 - 1/16/29	
FINAL BLDG INSPECTIONS & PUNCHLIST	9/18/28 - 9/29/28	1/17/29 - 1/23/29	
SUBSTANTIAL COMPLETION/TCO	10/2/28 - 10/3/28	2/7/29 - 2/8/29	7/30/28

City of Novi Public Safety Building

ID	Task Name	Duration	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J	A S O N D	J F M A M J J	A S O N D	J F M A M J J	A S O N D	J F M A M J J	A
0	Novi Public Safety	754 d	Mon 10/20/25	Tue 10/3/28										
1	PROJECT MILESTONES	754 d	Mon 10/20/25	Tue 10/3/28										
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 10/20/25	Mon 10/20/25	10/20	◆								
3	SCHEMATIC DESIGN & ESTIMATE	70 d	Mon 11/10/25	Wed 2/18/26										
4	NOVI COUNCIL APPROVAL	5 d	Mon 3/9/26	Fri 3/13/26										
5	DESIGN DEVELOPMENT & ESTIMATE	95 d	Mon 3/16/26	Tue 7/28/26										
6	NOVI COUNCIL APPROVAL	5 d	Mon 8/3/26	Fri 8/7/26										
7	CONSTRUCTION DOCUMENTS	110 d	Mon 8/10/26	Thu 1/14/27										
8	CONSTRUCTION ESTIMATE & GMP	50 d	Fri 1/15/27	Thu 3/25/27										
10	Engineering / Stamping Set Submission	10 d	Fri 1/15/27	Thu 1/28/27										
11	Engineering Review and Comments	30 d	Fri 1/29/27	Thu 3/11/27										
12	Engineering Stamping Set Final Approval	20 d	Fri 3/12/27	Thu 4/8/27										
9	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 3/26/27	Thu 4/1/27										
15	AWARD TRADES	10 d	Fri 4/2/27	Thu 4/15/27										
14	NOVI PRE-CON MEETING	0 d	Thu 4/22/27	Thu 4/22/27	4/22	◆								
13	Building Permit Submission / Approval	31 d	Fri 4/23/27	Mon 6/7/27										
16	START CONSTRUCTION	0 d	Mon 5/3/27	Mon 5/3/27	5/3	◆								
17	CONSTRUCTION COMPLETE	0 d	Fri 9/15/28	Fri 9/15/28									9/15	◆ CONSTRUCTION C
18	PROJECT COMPLETE	0 d	Tue 10/3/28	Tue 10/3/28									10/3	◆ PROJECT COMPL
19	CONTRACTING & PROCUREMENT	194 d	Fri 4/16/27	Thu 1/20/28										
20	SUBMITTALS	30 d	Fri 4/16/27	Thu 5/27/27										
34	REVIEW & APPROVE SUBMITTALS	35 d	Fri 5/7/27	Fri 6/25/27										
47	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIALS	174 d	Fri 5/14/27	Thu 1/20/28										
64	CONSTRUCTION	351 d	Mon 5/3/27	Fri 9/15/28										
65	POWER, UTILITY & ROAD RELOCATION COMPLETE (BY OTHER	0 d	Mon 5/3/27	Mon 5/3/27	5/3	◆								
66	MOBILIZE TO SITE	5 d	Mon 5/3/27	Fri 5/7/27										

City of Novi Public Safety Building

ID	Task Name	Durati	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
67	SITE WORK	334 d	Mon 5/10/27	Tue 8/29/28										
68	CLEAR, GRUB, STRIP TOPSOIL	15 d	Mon 5/10/27	Fri 5/28/27										
69	GRADE SITE - ROUGH	25 d	Tue 6/1/27	Tue 7/6/27										
70	BUILDING PAD	10 d	Tue 6/22/27	Tue 7/6/27										
71	SITE UTILITIES	20 d	Mon 4/24/28	Fri 5/19/28										
72	GRADE SITE - FINAL	15 d	Mon 5/22/28	Mon 6/12/28										
73	SITE CONCRETE / PAVING	30 d	Tue 6/13/28	Tue 7/25/28										
74	SITE AMMENITIES & LANDSCAPING	25 d	Wed 7/26/28	Tue 8/29/28										
75	BUILDING CORE & SHELL	303 d	Mon 7/12/27	Fri 9/15/28										
76	BLDG EXTERIOR & ENCLOSURE	160 d	Mon 7/12/27	Thu 2/24/28										
77	BLDG. FOUNDATIONS	25 d	Mon 7/12/27	Fri 8/13/27										
78	CONSTRUCT CMU FND WALLS	35 d	Mon 8/2/27	Mon 9/20/27										
79	ERECT STRUCTURAL STEEL	25 d	Tue 9/21/27	Mon 10/25/27										
80	DETAIL STR. STL & INSTALL DECKING	15 d	Tue 10/19/27	Mon 11/8/27										
81	RTU/EF CURBS & SUPPORT STEEL	5 d	Tue 11/9/27	Mon 11/15/27										
84	SOFFIT FRAMING w/ METAL STUDS	15 d	Tue 11/9/27	Tue 11/30/27										
85	EXTERIOR BRICK VENEER (W/ VAPOR BARRIER & INSUL)	25 d	Tue 11/9/27	Tue 12/14/27										
88	EXTERIOR SOFFITS	15 d	Tue 11/9/27	Tue 11/30/27										
82	INSTALL OH DOORS	15 d	Tue 11/23/27	Tue 12/14/27										
86	MEMBRANE ROOF	10 d	Tue 11/23/27	Tue 12/7/27										
87	SET RTUS	5 d	Wed 12/8/27	Tue 12/14/27										
83	ERECT STOREFRONT FRAMING	10 d	Wed 12/22/27	Thu 1/6/28										
89	CURTAINWALL FRAMING	20 d	Fri 1/7/28	Thu 2/3/28										
90	CURTAINWALL & STOREFRONT GLASS	20 d	Fri 1/28/28	Thu 2/24/28										
91	BUILDING ENCLOSED	0 d	Thu 2/24/28	Thu 2/24/28										
92	BLDG CORE & UTILITIES	104 d	Mon 3/6/28	Mon 7/31/28										

[illegible]

City of Novi Public Safety Building

ID	Task Name	Durati	Start	Finish	5	Half 2, 2025	Half 1, 2026	Half 2, 2026	Half 1, 2027	Half 2, 2027	Half 1, 2028	Half 2, 2028	Half 1, 2029	Ha
						J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
117	FIRE ALARM	15 d	Tue 7/18/28	Mon 8/7/28										FIRE ALARM
120	ACT CEILING GRID	10 d	Thu 7/20/28	Wed 8/2/28										ACT CEILING GRID
122	APPERATUS BAY EQUIPMENT INSTALL	15 d	Tue 8/1/28	Mon 8/21/28										APPERATUS BAY EQ
126	MILLWORK	20 d	Tue 8/1/28	Mon 8/28/28										MILLWORK
121	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Thu 8/3/28	Wed 8/16/28										MECHANICAL GRILL
123	ABOVE CEILING INSPECTIONS	5 d	Tue 8/8/28	Mon 8/14/28										ABOVE CEILING INSE
119	FLOORING (CARPET & CERAMIC TILE)	15 d	Fri 8/11/28	Thu 8/31/28										FLOORING (CARPET
124	ACT CEILING PADS	10 d	Tue 8/15/28	Mon 8/28/28										ACT CEILING PADS
127	PLUMBING FIXTURES	5 d	Tue 8/29/28	Tue 9/5/28										PLUMBING FIXTUR
125	DOORS & HARDWARE	10 d	Fri 9/1/28	Fri 9/15/28										DOORS & HARDW
128	TOILET PARTITIONS & ACCESSORIES	8 d	Fri 9/1/28	Wed 9/13/28										TOILET PARTITION
129	FINAL CLEAN BUILDING INTERIOR	10 d	Fri 9/1/28	Fri 9/15/28										FINAL CLEAN BUIL
130	COMMISSIONING & CLOSEOUT	40 d	Tue 8/8/28	Tue 10/3/28										
131	Test & Startup	40 d	Tue 8/8/28	Tue 10/3/28										
132	FIRE SUPPRESSION FLUSH & TEST	10 d	Tue 8/8/28	Mon 8/21/28										FIRE SUPPRESSION FLUSH & TEST
134	TEST FIRE ALARM SYSTEM	10 d	Tue 8/8/28	Mon 8/21/28										TEST FIRE ALARM SYSTEM
135	TEST, BALANCE, & COMMISION HVAC	10 d	Tue 8/29/28	Tue 9/12/28										TEST, BALANCE, & COMMISION HVAC
136	FINAL BLDG INSPECTIONS & PUNCHLIST	10 d	Mon 9/18/28	Fri 9/29/28										FINAL BLDG INSPECTIONS & PUNCHLIST
137	SITE UTILITIES - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										SITE UTILITIES - FINAL INSPECTION
138	SITE AMMENITIES - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										SITE AMMENITIES - FINAL INSPECTION
139	LANDSCAPING - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										LANDSCAPING - FINAL INSPECTION
140	TRAFFIC - FINAL INSPECTION	5 d	Mon 9/18/28	Fri 9/22/28										TRAFFIC - FINAL INSPECTION
133	READY FOR FF&E (BY OTHERS)	0 d	Mon 9/18/28	Mon 9/18/28										READY FOR FF&E (BY OTHERS) ◆ 9/18
141	SUBSTANTIAL COMPLETION/TCO	2 d	Mon 10/2/28	Tue 10/3/28										SUBSTANTIAL COMPLETION/TCO

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027					Half 1, 2028					Half 2, 2028					Half 1, 20					
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	
0	Novi Fire Station 2	379 d	Mon 8/16/27	Thu 2/8/29																					
12	CONTRACTING & PROCUREMENT	180 d	Fri 3/3/28	Tue 11/14/28																					
40	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIAL	125 d	Fri 3/31/28	Tue 9/26/28																					
13	SUBMITTALS	30 d	Fri 3/3/28	Thu 4/13/28																					
27	REVIEW & APPROVE SUBMITTALS	35 d	Fri 3/24/28	Thu 5/11/28																					
1	PROJECT MILESTONES	379 d	Mon 8/16/27	Thu 2/8/29																					
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 8/16/27	Mon 8/16/27																					
3	CONSTRUCTION DOCUMENTS	70 d	Mon 8/23/27	Tue 11/30/27																					
4	CONSTRUCTION BIDDING, ESTIMATE, & GMP	40 d	Wed 12/1/27	Thu 1/27/28																					
5	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 1/28/28	Thu 2/3/28																					
6	ENGINEERING / STAMPING SET APPROVAL PROCESS	60 d	Wed 12/1/27	Thu 2/24/28																					
7	AWARD TRADES	20 d	Fri 2/4/28	Thu 3/2/28																					
8	NOVI PRE-CON MEETING	0 d	Thu 3/9/28	Thu 3/9/28																					
9	START CONSTRUCTION	0 d	Thu 3/30/28	Thu 3/30/28																					
10	CONSTRUCTION COMPLETE	0 d	Tue 1/16/29	Tue 1/16/29																					
11	PROJECT COMPLETE	0 d	Thu 2/8/29	Thu 2/8/29																					
57	CONSTRUCTION	202 d	Fri 3/31/28	Tue 1/16/29																					
58	MOBILIZE TO SITE	5 d	Fri 3/31/28	Thu 4/6/28																					
59	SITE WORK	140 d	Fri 4/7/28	Tue 10/24/28																					
60	CLEAR, GRUB, STRIP TOPSOIL	5 d	Fri 4/7/28	Thu 4/13/28																					
61	GRADE SITE - ROUGH	15 d	Fri 4/14/28	Thu 5/4/28																					
62	BUILDING PAD	10 d	Fri 5/5/28	Thu 5/18/28																					
63	SITE UTILITIES	20 d	Tue 8/1/28	Mon 8/28/28																					
64	GRADE SITE - FINAL	10 d	Tue 8/29/28	Tue 9/12/28																					

CITY OF NOVI Fire Station #2

ID	Task Name	Duration	Start	Finish	If 2, 2027							Half 1, 2028					Half 2, 2028					Half 1, 2029				
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
65	SITE CONCRETE / PAVING	15 d	Wed 9/13/28	Tue 10/3/28																						
66	SITE AMMENITIES & LANDSCAPING	15 d	Wed 10/4/28	Tue 10/24/28																						
67	BUILDING CORE & SHELL	162 d	Fri 5/26/28	Tue 1/16/29																						
68	BLDG EXTERIOR & ENCLOSURE	78 d	Fri 5/26/28	Fri 9/15/28																						
69	BLDG. FOUNDATIONS	15 d	Fri 5/26/28	Fri 6/16/28																						
70	CONSTRUCT CMU FND WALLS	20 d	Mon 6/5/28	Fri 6/30/28																						
71	ERECT STRUCTURAL STEEL	15 d	Mon 6/19/28	Mon 7/10/28																						
72	DETAIL STR. STL & INSTALL DECKING	10 d	Mon 7/3/28	Mon 7/17/28																						
73	RTU/EF CURBS & SUPPORT STEEL	5 d	Tue 7/18/28	Mon 7/24/28																						
76	SOFFIT FRAMING w/ METAL STUDS	10 d	Tue 7/18/28	Mon 7/31/28																						
77	EXTERIOR BRICK VENEER (W/ VAPOR BARRIER & INSL)	15 d	Tue 7/18/28	Mon 8/7/28																						
80	EXTERIOR SOFFITS	10 d	Tue 7/18/28	Mon 7/31/28																						
78	MEMBRANE ROOF	6 d	Mon 7/31/28	Mon 8/7/28																						
74	INSTALL OH DOORS	5 d	Tue 8/1/28	Mon 8/7/28																						
79	SET RTUS	3 d	Wed 9/13/28	Fri 9/15/28																						
75	ERECT STOREFRONT FRAMING	5 d	Tue 7/18/28	Mon 7/24/28																						
81	CURTAINWALL FRAMING	5 d	Tue 7/25/28	Mon 7/31/28																						
82	CURTAINWALL & STOREFRONT GLASS	5 d	Tue 8/15/28	Mon 8/21/28																						
83	BUILDING ENCLOSED	0 d	Mon 8/21/28	Mon 8/21/28																						
84	BLDG CORE & UTILITIES	80 d	Tue 8/22/28	Wed 12/13/28																						
85	UNDER-SLAB UTILITIES	6 d	Tue 8/22/28	Tue 8/29/28																						
86	SLAB-ON-GRADE (place conc. & initial cure)	5 d	Wed 8/30/28	Wed 9/6/28																						
87	FIRE PROTECTION EQ. and STAND PIPE/RISERS	15 d	Thu 9/7/28	Wed 9/27/28																						
88	OH ELECTRICAL DISTRIBUTION CONDUITS, ETC	20 d	Thu 9/7/28	Wed 10/4/28																						



CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027 A S O N D J F M A M J J A S O N D J F M	Half 1, 2028 J F M A M J J A S O N D J F M	Half 2, 2028 J A S O N D J F M	Half 1, 2029 J F M A M J J A S O N D J F M
89	DUCTWORK - OVERHEAD MAINS & BRANCHES @ 1st	15 d	Thu 9/14/28	Wed 10/4/28				DUCTWORK -
90	SPRINKLER - OVERHEAD PIPING MAINS & BRANCHES	15 d	Thu 9/21/28	Wed 10/11/28				SPRINKLER -
91	OH UTILITY PIPING (GAS, AIR, WATER)	15 d	Thu 10/5/28	Wed 10/25/28				OH UTILITY
92	SET MDP, COMPL CONDUIT, PULL & TERM. MAIN CABLE FROM XFMER TO MDP	20 d	Wed 11/1/28	Wed 11/29/28				SET MDP
93	PULL ELEC DISTRIBUTION CABLES & TERM (Elec. Pnls to Equip.)	15 d	Wed 11/22/28	Wed 12/13/28				PULL EL
94	FIRE ALARM EQ. & MAIN DISTRIBUTION	10 d	Thu 11/16/28	Thu 11/30/28				FIRE ALA
95	INTERIOR BUILD-OUT & FINISHES	88 d	Tue 9/12/28	Tue 1/16/29				INTERIOR MET
96	INTERIOR METAL STUDS WALL & CEILING	13 d	Tue 9/12/28	Thu 9/28/28				INTERIOR MET
97	IN-WALL ELECTRICAL ROUGH-IN	7 d	Tue 9/19/28	Wed 9/27/28				IN-WALL ELEC
99	METAL STUDS @ CEILING & SOFFITT	15 d	Fri 9/22/28	Thu 10/12/28				METAL STUD
98	IN-WALL PLUMBING ROUGH-IN	5 d	Tue 9/26/28	Mon 10/2/28				IN-WALL PLUI
100	IN-WALL INSPECTIONS	2 d	Tue 10/3/28	Wed 10/4/28				IN-WALL INSE
101	HANG DRYWALL & MUD/TAPE/SAND	10 d	Thu 10/5/28	Wed 10/18/28				HANG DRYW
102	ABOVE-CEILING MECHANICAL ROUGH (incl. DUCT DROPS)	10 d	Thu 10/12/28	Wed 10/25/28				ABOVE-CEIL
103	ABOVE-CEILING LIGHTING ROUGH-IN	15 d	Thu 10/12/28	Wed 11/1/28				ABOVE-CEIL
104	GYP. BOARD COVE, CEILINGS & SOFFITS	8 d	Fri 10/13/28	Tue 10/24/28				GYP. BOARD
105	ABOVE-CEILING FIRE PROTECTION BRANCHES & DRO	5 d	Tue 10/17/28	Mon 10/23/28				ABOVE-CEIL
106	PRIME & PAINT	10 d	Thu 11/2/28	Wed 11/15/28				PRIME & P
107	RESTROOM TILE	13 d	Thu 11/16/28	Tue 12/5/28				RESTROC
110	CLEAN & EPOXY FLOORING	15 d	Thu 11/16/28	Thu 12/7/28				CLEAN &
108	LIGHTING	15 d	Tue 11/21/28	Tue 12/12/28				LIGHTIN
109	FIRE ALARM	10 d	Wed 11/29/28	Tue 12/12/28				FIRE ALA

CITY OF NOVI
Fire Station #2

ID	Task Name	Durati	Start	Finish	If 2, 2027 A S O N D	Half 1, 2028 J F M A M J	Half 2, 2028 J A S O N D	Half 1, 20 J F M
112	ACT CEILING GRID	5 d	Fri 12/1/28	Thu 12/7/28				 ACT CEIL
118	MILLWORK	7 d	Wed 12/6/28	Thu 12/14/28				 MILLWC
113	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Fri 12/8/28	Thu 12/21/28				 MECHA
114	APPERATUS BAY EQUIPMENT INSTALL	15 d	Fri 12/8/28	Fri 12/29/28				 APPER
115	ABOVE CEILING INSPECTIONS	5 d	Wed 12/13/28	Tue 12/19/28				 ABOVE
119	PLUMBING FIXTURES	5 d	Fri 12/15/28	Thu 12/21/28				 PLUMB
111	FLOORING (CARPET & CERAMIC TILE)	10 d	Wed 12/20/28	Thu 1/4/29				 FLOOF
116	ACT CEILING PADS	7 d	Wed 12/20/28	Fri 12/29/28				 ACT CE
117	DOORS & HARDWARE	8 d	Fri 1/5/29	Tue 1/16/29				 DOOI
120	TOILET PARTITIONS & ACCESSORIES	6 d	Fri 1/5/29	Fri 1/12/29				 TOILE
121	FINAL CLEAN BUILDING INTERIOR	7 d	Mon 1/8/29	Tue 1/16/29				 FINA
122	COMMISSIONING & CLOSEOUT	39 d	Thu 12/14/28	Thu 2/8/29				
123	Test & Startup	39 d	Thu 12/14/28	Thu 2/8/29				
124	FIRE SUPPRESSION FLUSH & TEST	6 d	Thu 12/14/28	Thu 12/21/28				 FIRE SUPP
126	TEST FIRE ALARM SYSTEM	6 d	Thu 12/14/28	Thu 12/21/28				 TEST FI
127	TEST, BALANCE, & COMMISION HVAC	7 d	Tue 1/2/29	Wed 1/10/29				 TEST,
128	FINAL BLDG INSPECTIONS & PUNCHLIST	5 d	Wed 1/17/29	Tue 1/23/29				 FINAL B
125	READY FOR FF&E (BY OTHERS)	0 d	Tue 1/30/29	Tue 1/30/29				 READY F
129	SITE UTILITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				 SITE UTI
130	SITE AMMENITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				 SITE AMM
131	LANDSCAPING - FINAL INSPECTION (SPRING)	5 d	Wed 1/31/29	Tue 2/6/29				 LANDSCA
132	TRAFFIC - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29				 TRAFFIC
133	SUBSTANTIAL COMPLETION/TCO	2 d	Wed 2/7/29	Thu 2/8/29				 SUBSTA

CITY OF NOVI Fire Station #3

ID	Task Name	Duration	Start	Finish	3, 2027 Aug	Qtr 4, 2027 Sep	Qtr 1, 2028 Oct	Qtr 2, 2028 Nov	Qtr 3, 2028 Dec	Qtr 4, 2028 Jan	Qtr 1, 2029 Feb	Qtr 2, 2029 Mar
0	Novi Fire Station 3	379 d	Mon 8/16/27	Thu 2/8/29								
1	PROJECT MILESTONES	379 d	Mon 8/16/27	Thu 2/8/29								
2	AWARD/NOTICE-TO-PROCEED	0 d	Mon 8/16/27	Mon 8/16/27								
3	CONSTRUCTION DOCUMENTS	70 d	Mon 8/23/27	Tue 11/30/27								
4	CONSTRUCTION BIDDING, ESTIMATE, & GMP	40 d	Wed 12/1/27	Thu 1/27/28								
6	ENGINEERING / STAMPING SET APPROVAL PROCESS	60 d	Wed 12/1/27	Thu 2/24/28								
5	NOVI COUNCIL APPROVAL - GMP	5 d	Fri 1/28/28	Thu 2/3/28								
7	AWARD TRADES	20 d	Fri 2/4/28	Thu 3/2/28								
8	NOVI PRE-CON MEETING	0 d	Thu 3/9/28	Thu 3/9/28								
9	START CONSTRUCTION	0 d	Thu 3/30/28	Thu 3/30/28								
10	CONSTRUCTION COMPLETE	0 d	Tue 1/16/29	Tue 1/16/29								
11	PROJECT COMPLETE	0 d	Thu 2/8/29	Thu 2/8/29								
12	CONTRACTING & PROCUREMENT	180 d	Fri 3/3/28	Tue 11/14/28								
13	SUBMITTALS	30 d	Fri 3/3/28	Thu 4/13/28								
27	REVIEW & APPROVE SUBMITTALS	35 d	Fri 3/24/28	Thu 5/11/28								
40	MANUF/FABRICATE/PROCURE EQUIPMENT & MATERIA	125 d	Fri 3/31/28	Tue 9/26/28								
57	CONSTRUCTION	202 d	Fri 3/31/28	Tue 1/16/29								
58	MOBILIZE TO SITE	5 d	Fri 3/31/28	Thu 4/6/28								
59	SITE WORK	140 d	Fri 4/7/28	Tue 10/24/28								
60	CLEAR, GRUB, STRIP TOPSOIL	5 d	Fri 4/7/28	Thu 4/13/28								
61	GRADE SITE - ROUGH	15 d	Fri 4/14/28	Thu 5/4/28								
62	BUILDING PAD	10 d	Fri 5/5/28	Thu 5/18/28								
63	SITE UTILITIES	20 d	Tue 8/1/28	Mon 8/28/28								
64	GRADE SITE - FINAL	10 d	Tue 8/29/28	Tue 9/12/28								

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Fire Station #3

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Fire Station #3

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CITY OF NOVI

Fire Station #3

ID	Task Name	Durati	Start	Finish	3, 2027 AugSep	Qtr 4, 2027 OctNovDec	Qtr 1, 2028 JanFebMar	Qtr 2, 2028 AprMayJun	Qtr 3, 2028 Jul AugSep	Qtr 4, 2028 OctNovDec	Qtr 1, 2029 JanFebMar
112	ACT CEILING GRID	5 d	Fri 12/1/28	Thu 12/7/28							■ ACT CEILIN
118	MILLWORK	7 d	Wed 12/6/28	Thu 12/14/28							■ MILLWOR
113	MECHANICAL GRILLES, REGISTERS & DIFFUSERS	10 d	Fri 12/8/28	Thu 12/21/28							■ MECHAN
114	APPERATUS BAY EQUIPMENT INSTALL	15 d	Fri 12/8/28	Fri 12/29/28							■ APPERA
115	ABOVE CEILING INSPECTIONS	5 d	Wed 12/13/28	Tue 12/19/28							■ ABOVE CI
119	PLUMBING FIXTURES	5 d	Fri 12/15/28	Thu 12/21/28							■ PLUMBIN
111	FLOORING (CARPET & CERAMIC TILE)	10 d	Wed 12/20/28	Thu 1/4/29							■ FLOORI
116	ACT CEILING PADS	7 d	Wed 12/20/28	Fri 12/29/28							■ ACT CEII
117	DOORS & HARDWARE	8 d	Fri 1/5/29	Tue 1/16/29							■ DOOR:
120	TOILET PARTITIONS & ACCESSORIES	6 d	Fri 1/5/29	Fri 1/12/29							■ TOILET
121	FINAL CLEAN BUILDING INTERIOR	7 d	Mon 1/8/29	Tue 1/16/29							■ FINAL
122	COMMISSIONING & CLOSEOUT	39 d	Thu 12/14/28	Thu 2/8/29							▬
123	Test & Startup	39 d	Thu 12/14/28	Thu 2/8/29							▬
124	FIRE SUPPRESSION FLUSH & TEST	6 d	Thu 12/14/28	Thu 12/21/28							■ FIRE SUPP
126	TEST FIRE ALARM SYSTEM	6 d	Thu 12/14/28	Thu 12/21/28							■ TEST FI
127	TEST, BALANCE, & COMMISION HVAC	7 d	Tue 1/2/29	Wed 1/10/29							■ TEST, B
128	FINAL BLDG INSPECTIONS & PUNCHLIST	5 d	Wed 1/17/29	Tue 1/23/29							■ FINAL B
125	READY FOR FF&E (BY OTHERS)	0 d	Tue 1/30/29	Tue 1/30/29							◆ READY F
129	SITE UTILITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29							■ SITE UTI
130	SITE AMMENITIES - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29							■ SITE AMM
131	LANDSCAPING - FINAL INSPECTION (SPRING)	5 d	Wed 1/31/29	Tue 2/6/29							■ LANDSCA
132	TRAFFIC - FINAL INSPECTION	5 d	Wed 1/31/29	Tue 2/6/29							■ TRAFFIC
133	SUBSTANTIAL COMPLETION/TCO	2 d	Wed 2/7/29	Thu 2/8/29							■ SUBSTA

6 CLARIFICATIONS & EXCEPTIONS



CONTRACT CLARIFICATIONS

A. Requested revisions to A133 Agreement

Remove Section § 1.1.13.1.2.

Revise Section § 3.1.2 to read:

§ 3.1.2 In addition to the provisions stated within this Agreement, the Construction Manager shall provide design consultation on the Project in its capacity as a contractor, not a design professional; to monitor Project costs and to keep costs within established limitations; to schedule the Project efficiently for both design development and construction phases so that the Project will be ready for occupancy at the earliest possible date; and to review the design of the Project with the intent that the most efficient use of materials and methods will be employed to provide quality construction at the least cost.

Revise Section § 3.3.4 to read:

§ 3.3.4 Construction Manager's Contingency

In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager may include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order. If the Guaranteed Maximum Price is established prior to any of the Work being bid or bought out the Construction Manager's contingency may be up to five percent (5%) of the estimated Cost of the Work. When the Guarantee Maximum Price is established with ninety percent (90%) or more of the value of the Cost of the Work bid or bought out, the Construction Manager's contingency shall not exceed **three percent (3%)** of the estimated cost of the Work.

Remove Section § 3.3.4.3 unless separate contracts are issued for individual projects.

Revise Section 4.1.4.2 to read:

§ 4.1.4.2 The Construction Manager shall request, and the Owner shall furnish surveys describing known physical characteristics, legal limitations and known utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. Construction Manager shall be responsible for independently confirming the location of those disclosed utility lines and exercising due caution related thereto.

CONTRACT CLARIFICATIONS

Revise Section § 6.1.3 to read:

If the Construction Manager's Fee is based on a percentage of the Cost of the Work, the basis of the Construction Manager's Fee shall be adjusted based on changes in the Work to 5% of the Cost of the change.

§ 11.1.8.1.1 The following items are not subject to retainage:

Fee, Staffing Costs, Consultants, General Conditions, Construction Support Costs

B. Requested revisions to A201 General Terms and Conditions:

Revise Section 1.6.2: Add email as an acceptable method to submit a Notice of Claim.

Revise Section 3.2.1 to read:

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, is familiar with the conditions under which the Work is to be performed, and has correlated personal observations with requirements of the Contract Documents. Prior to establishing the Contract Sum, Guaranteed Maximum Price, or Contract Time, the Contractor and the Construction Team have evaluated and satisfied themselves as to the conditions and limitations under which the Work is to be performed, including, without limitation, (i) the location, condition, layout, history, and nature of the Project site and surrounding areas, (ii) generally prevailing climatic conditions, (iii) anticipated labor supply and costs, (iv) availability and cost of materials, tools and equipment, and (v) other similar issues. ~~The Owner has no responsibility or liability under this Agreement for the physical condition or safety of the Project site or any improvement on the Project site.~~ Except as provided under Section 10.3, the Contractor shall be solely responsible for providing a safe place for the performance of the Work. Except as permitted by Sections 3.2.4 and 3.7.4, the Contract Sum and Contract Time shall not be adjusted because of existing conditions affecting the Work.

Revise Section 3.4.1 to read:

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

Revise Section 3.7.1 to read:

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for ~~the building permit as well as for other permits,~~ trade permits, fees, licenses, connection fees, municipal performance bonds and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded. All such fees are included in the Contract Sum.

CONTRACT CLARIFICATIONS

Revise Section 3.7.4 to read:

§ 3.7.1 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

Revise Section 5.2.5 to read:

§ 5.2.5 The Owner may enter into agreements with trade contractors for portions of the Project and assign one or more of the agreements to the Contractor, which the Contractor shall accept unless reasonable and particularized objection is promptly made in writing. With any such assignment, the agreement shall become a Subcontract, the trade contractor shall become a Subcontractor, and the work being performed shall become Work for which the Contractor is responsible. The Contract Sum shall be equitably adjusted to account for the price of the Subcontract.

Revise Section 6.1.1 to read:

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right, but shall have no obligation, to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors under Conditions of the Contract substantially similar to those of this Contract pertaining to insurance, waiver of subrogation, indemnification of the Contractor for personal injury and property damage, and schedule coordination of their work.

CONTRACT CLARIFICATIONS

Revise Section 8.2.4 to read:

§ 8.2.4 Should the Contractor fail, refuse or neglect to supply sufficient workers or to cause the delivery of equipment and materials promptly to prevent delay, or fail in any material respect to commence and execute the Work diligently in accordance with the Contract Documents, or if the Contractor is otherwise responsible for the Work fallings behind schedule, the Owner may require the Contractor to take additional measures and to have the members of the Construction Team do likewise, all at no additional cost to the Owner. Such Additional Measures shall continue until the progress of the Work complies with the stage of completion required by the Contract Documents. The Owner's right to require additional measures is solely for the purpose of ensuring the Contractor's compliance with the construction schedule and subject to the following:

Revise Section 8.3.1 to read:

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

Revise Section 8.3.2 to read:

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

Revise Section 8.3.3 to read:

§ 8.3.3

- .4 when the Contractor has failed to identify and avoid a reasonably preventable foreseeable delay;
- .6 when the Contractor has failed to give the Owner and Architect written notice of a critical path delay within two business days twenty four (24) hours of its occurrence and failed to give the Owner and Architect an opportunity to resolve the delay.

Revise Section 9.8.1 to read:

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use; provided, however, that as a condition precedent to Substantial Completion, the Owner has received all permanent or temporary certificates of occupancy and any other permits, approvals, licenses, or any other certifications necessary for the beneficial occupancy or intended use of the Project.

CONTRACT CLARIFICATIONS

Revise Section 9.8.2.1 to read:

§ 9.8.2.1 The Work shall not be considered ready for Substantial Completion review until testing and commissioning of all systems included in the Work is complete and all systems are operational in accordance with the Contract Documents and finishing the Work will not materially interfere or hamper the Owner's or Project occupant's normal operations. All occupational permits by governmental authorities with jurisdiction are also required, and temporary permits are only allowable with the Owner and Architect's written consent, which will not be unreasonably withheld.

Reinsert deleted Section § 10.3.6:

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

Reinsert deleted Section § 11.3.1:

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

Reinsert deleted Section § 11.3.2:

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

7 ADDITIONAL INFORMATION

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ABOUT OHC

Our experience extends throughout the US to a broad range of clients from small to medium-sized businesses, to some of the nation's largest and most well-known real estate developers.

Since 1995, our team has constructed more than 21 million square feet of industrial building space, 14 million square feet of redeveloped space, and nearly 2.5 million square feet of office interiors.

Oliver/Hatcher Construction isn't a traditional construction company. We combine the wisdom of years of experience in the industry, with the creativity of forward-thinking individuals who are able to solve traditional problems in unconventional and surprising new ways. Experience is something you can find anywhere, and ours is solid, but sitting down with a group of the most creative and progressive individuals in the field is what sets us apart.



30 YEARS OF SERVICE

35+ EMPLOYEES

ISO CERTIFIED

Services

PRE-CONSTRUCTION

Planning and Design/Engineering Coordination | Municipal Approvals
Budgeting | Constructability Review | Value Engineering
Preliminary Scheduling | Estimates

CONSTRUCTION MANAGEMENT

Safety | Quality Control | Site Logistics | Management of Trades
Cost Control | Project Reporting | Project Close-Out

PROJECT ADVISORY

Brownfield Redevelopment | Economic Incentives | Site Analysis & Evaluation | Environmental Assessments | Survey and Civil Engineering
Facility Design & Engineering | Sustainable Solutions





80% OF BUSINESS FROM REPEAT CLIENTS

We believe in putting the client first and helping to solve every challenge and need presented. It shows when the majority of our work is from repeat clients who want to work together again. Our core values shape the way we approach business and how we deliver the same experience to new and repeat clients.

CORE VALUES

Our core values shape the culture and define the character of our company. They serve as the foundation in how we act and make decisions. OHC personnel live the core values through individual behaviors.

LOVE WHAT YOU DO

Be a "Passionate Builder" | Set the Example/Lead Others
Be the Best Take Pride in Your Work and Value the Efforts of Others | Have Fun!

DO WHAT'S RIGHT – EVERY TIME

Build it Right | Make Decisions Ethically and Honestly
Let Your Actions do the Talking.....Not Your Words

RELATIONSHIP DRIVEN

Create Customers for Life | Value All Relationships
Provide Cohesive Family Atmosphere



Oliver / Hatcher Construction is honored to be named one of the 2024 Best Places to Work in Michigan by Crain's Detroit Business!

Being a recipient of this honor is a testament to our incredible team's dedication and commitment to creating a workplace that embodies our core value of "Love What You Do."



Community Partner

SUPPORTING
THOSE IN THE
COMMUNITIES
WE BUILD AND
LIVE IN

“

“We are very glad that we selected your firm for this project. I always felt that OHC was looking out for Hope. I have already recommended Oliver / Hatcher to one organization.”

Catherine Robinson, Hope Clinic

““Oliver / Hatcher completed a project that held many critical points to patient safety in a hospital setting. They excelled at communication and all critical issues were discussed and agreed upon prior to the start of them. I felt like our input had value and was heard. I would definitely recommend OHC for any project.”

*Mary Anne Harris, St. Joseph
Mercy Health System*



We partner with our clients to help them with their mission, seek to hire local subcontractors, and get to know our neighbors in efforts to make an impact and support however we can. When working with non-profit organizations, we take extra care and time to learn their goals and needs for the finished project. We work together to find solutions and ways we can lend a hand in hopes of making a strong community impact.

\$1,125,000+
RAISED IN THE LAST 20 YEARS
TO SUPPORT C.S. MOTT CHILDREN'S HOSPITAL

Oliver / Hatcher remains the largest benefactor to the Child & Family Life Department at The University of Michigan C.S. Mott Children's Hospital for over 20 years and raised over \$1M during that time span. Our efforts directly support the Child and Family Life Department as they creatively use therapy and other activities to ease a child's anxiety and stress.



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Guidelines for Using Artificial Intelligence (AI) in Preparing Public Meeting Minutes

Mayor and Council –

Following up on an initiative to develop guidelines for using AI to aid in the capture of minutes for committee work.

- Victor

PURPOSE:

These guidelines address the limited use of AI tools to assist with transcribing, summarizing, or drafting public meeting minutes in **some limited circumstances**.

The use of AI tools for minute preparation can be compared to the use of a non-AI recording device that staff use to record a meeting and then subsequently use that recording to assist in the preparation by staff of draft minutes for approval by the public body. Except that with the use of AI tools a transcription and the draft minutes (and possibly a meeting summary) can be prepared by the tool/program itself—and as a direct result of that there is a much greater likelihood that what is prepared is actually wrong.

For example, AI-generated transcripts and summaries may fail to accurately capture critical elements, such as formal motions, roll call votes, or the precise language of decisions, especially if there is cross-talk, unclear audio, or ambiguous phrasing. They can also misidentify speakers or simply transcribe words used incorrectly.

Relying **solely on** AI to generate official records risks creating incomplete or inaccurate minutes, which could expose the City to legal challenges for non-compliance with the OMA. It is the City's policy, then, that tools may be used in some instances to support staff by reducing manual work and increasing efficiency, but they cannot be allowed to replace human oversight. Final minutes must always be reviewed and approved by a staff member before they are distributed to the public body for approval.

SCOPE:

These guidelines only apply to the use of AI tools to assist in preparing public meeting minutes. They are not applicable to, and do not allow or authorize, the use of such tools in connection with non-public meetings or meetings where minutes are not required to be kept. **The use is not authorized for, and the guidelines do not apply to, the City Council, Planning Commission, Zoning Board of Appeals, Election Commission, or Library Board.** The use is not authorized for, and the guidelines do not apply to, any board, commission, or committee that does not specifically authorize the use of AI tools for minutes preparation.

What AI Tools Can Be Used For:

1. Making and transcribing audio recordings of open meetings.
2. **Creating a draft version** of the meeting minutes.
3. Highlighting key decisions, motions, or discussion points as a starting point for staff review.
4. Formatting or organizing meeting notes into standard templates used by the City.

AI Tools Cannot Be Used For:

1. Recording or transcribing closed sessions.
2. Publishing or distributing minutes without human oversight, review, and correction.
3. Interpreting votes, legal decisions, or summarizing discussions without final review by staff.
4. Replacing the formal meeting minutes approval process required under Michigan's Open Meetings Act.

Staff Responsibilities:

If you are using AI to prepare minutes:

1. Start with a clear audio recording of the meeting. Poor audio quality leads to more errors in the AI transcription.
2. Check the AI draft very carefully. Look for errors in names, motions, votes, and other key details.
3. Revise and finalize the minutes.
4. **AI-generated transcripts and drafts may be considered public records under the Freedom of Information Act (FOIA). Keep all files related to the meeting (i.e. recordings, transcripts, and drafts) until the Clerk's Office confirms they are ready for archiving or disposal under Michigan's official records retention schedule.**

FOIA and Record Retention:

Because of the inherent possibility (or likelihood) that AI-generated recordings, transcripts, summaries, and draft documents created through the AI tool will contain errors or mistakes or inaccuracies, all efforts shall be made to make clear that the recording or document is a **draft** that (a) may be inaccurate and (b) must still be verified and finalized by City staff and cannot be relied upon for accuracy or veracity.

The formal record of any public meeting is the adopted final minutes. **Upon approval of the final minutes by the public body, all recordings, transcripts, summaries, and draft documents created through the AI tool must be destroyed.**

In the event that a FOIA request or a subpoena for an AI-generated recording, transcript, summary, or draft document is received, all efforts shall be made to ensure that the

document provided is locked and non-writeable or non-editable. No AI-generated documents may be provided in response to a FOIA request or subpoena until their release is approved by the Integrated Solutions Department and the City Attorney's office.

MEMORANDUM



TO: MAYOR FISCHER AND CITY COUNCIL
CC: VICTOR CARDENAS, CITY MANAGER
FROM: DANIELLE MAHONEY, ASSISTANT CITY MANAGER
SUBJECT: HIGH-PERFORMANCE ORGANIZATION (HPO) TRAINING
DATE: OCTOBER 9, 2025

Last week, approximately 30 members of Team Novi participated in a High-Performance Organization (HPO) training led by Angela Nicholson of Kansas University's *HPO in Local Government* program. The session was part of our ongoing effort to strengthen Novi's organizational culture and reinforce our shared values of Team, Innovation, Commitment, and Trust, and continue our focus on building a high-performing organization. The session provided an opportunity for staff to reflect on how they show up as stewards for the organization and how we can continue aligning our internal culture with the expectations of a high-performing, service-oriented government.

Key Themes & Insights

1. **Alignment Around Innovation and Priorities**
Participants shared thoughtful reflections on how innovation connects to stability and direction. There was appreciation that Novi's elected leadership is actively engaging in the long-range strategic planning process (Novi 2050 Plan), which will provide clear long-term priorities and a consistent framework for innovation across departments.
2. **Resourcing and Capacity**
Participants noted that with the City's growth and changing expectations, some functions have not evolved as quickly as others. This underscores the importance of regularly reviewing workload and service delivery approaches to ensure departments are equipped to serve the community effectively.
3. **Strengthening Internal Communication**
Employees consistently praised Novi's external communication with the community and expressed a desire for earlier or more proactive internal updates. Many noted that receiving key information sooner helps them serve as more effective stewards and ambassadors for the City's message.
4. **Continued Engagement of Novi Next Participants**
The Novi Next group remains enthusiastic and eager to be part of ongoing organizational development efforts. Their engagement represents an opportunity to

cultivate peer leaders and champions of the HPO framework throughout the organization.

5. After Action Reviews and Learning Culture

The team expressed interest in implementing After Action Briefings following significant events (such as the recent water main break). This would provide a safe, constructive space to reflect on what went well, identify opportunities for improvement, and celebrate teamwork, which is consistent with HPO's "learning organization" principles.

6. Leadership Philosophy Refinement

As part of the training, participants revisited the City's Leadership Philosophy, and updated drafts were created to help further define the behaviors that align with Novi's values and leadership expectations.

7. Focusing on What We Can Control

A recurring theme was empowerment, focusing on what's within our control: how we show up, how we support one another, and how we model the principles of a high-performing organization in every interaction.

Next Steps

Building on the momentum from this session, staff will continue to integrate HPO principles into our day-to-day work and leadership practices. In the months ahead, the Manager's Office will designate an internal lead(s) to coordinate ongoing HPO efforts, oversee future trainings, and maintain alignment across departments.

As City Council continues its long-range strategic planning process, staff will ensure that the HPO framework serves as a foundation for connecting organizational culture with long-term goals and priorities. Departments will also work to embed HPO concepts (including the Seven Questions, stewardship model, and Team Novi values) into meetings, onboarding, evaluations, and team development conversations.

The HPO framework is more than a training course; it is what drives us, and is a long-term investment in Novi's people, culture, and shared purpose. By continuing to live our values and strengthen our internal capacity, we position Novi to remain a high-performing, values-driven organization that delivers exceptional service to our community.



MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: FINALIZED FY 25-26 STATE BUDGET
DATE: OCTOBER 9, 2025

We've been tracking the developments from the State FY 25-26 Budget deliberations. Before it was ratified, we were under the impression that we'd be held harmless, similar to years past. I couldn't be more incorrect.

First, the Michigan Municipal League has summarized this webpage, highlighting what made it into the budget:

<https://mml.org/inside208/2025/10/06/final-recap-state-budget-overview-and-highlights/>

We've previously shared coverage from the [Bridge Michigan](#), here is their recap:

<https://bridgemi.com/michigan-government/michigan-gets-a-new-state-budget-winners-losers-in-the-81b-deal/>

As I mentioned previously, Novi will be affected in positive and negative ways:

Revenue Sharing

Cities, Villages, and Townships (CVTs) received a 6% decrease in our constitutional revenue sharing due to the change in sales tax collection. The reduction will decrease our revenue **\$356,605** for a total of \$6,812,901.

Public Safety Revenue Sharing

Because of the 6% the legislature instituted a new \$50 million distribution for CVTs to help offset the loss in constitutional revenue sharing. Currently, Novi is slated to receive around **\$50,000**

Road Funding

CVTs will see an increase. Novi is slated to see a 33% in road funding, currently estimated **at \$2,823,700**, for a total of \$11,276,500.

Additional dollars to help make improvements to the road network are appreciated; however, not at the loss of dollars coming into our General Fund. We'll incorporate these changes in our ongoing FY 26/27 Budget deliberations and development.

If there are any new developments (which I highly doubt), we'll keep you in the loop.

Buzz Report

October 9, 2025



Hot Topics:

- **West Park Drive Rehab**

The road work occurring over on West Park Dr. has received a Work Hour Variance, allowing them to pave from 7 a.m. to 7 p.m. on Sunday, October 12th.

- **Haverhill Access Management**

Per the remarks made at Monday's public comment, staff have engaged GLWA and RCOC to affirm that whatever work is done it will be done in a manner that will ensure access to the subdivision for residents.

- **Power Park Construction**

Starting October 2, the playgrounds, south parking lot, fields 5 & 6, and pathways will be closed at Ella Mae Power Park for several weeks. Re-construction of the parking lot and pathways will be taking place during this time. Barricades and signage will be placed to deter entry.

- **Novi Special Temporarily Away from the Civic Center**

The historic 1965 Novi Special is being loaned to the M1 Concourse in Pontiac, MI as part of their 5th Annual [American Speed Festival](#) (October 3 – 5). The Novi Special is expected to return to its home in the Civic Center atrium shortly.

- **[GLWA Transmission Main Break](#)**

The Boil Water Advisory was lifted on Tuesday, September 30th. GLWA continues to work on their 42" water main to get it repaired and back in service, with anticipated completion within two weeks. For the time being 14 Mile Road, between Welch and M-5, remains closed to thru-traffic for the repair work. We also continue to urge the conservation of water usage until we are back to normal operation on the 42" water main (especially turning off irrigation systems, unless supplied by a well), to help ensure that we do not lose water pressure while repairs are still being made.

- **Shawood Lake Island Structure Demolition**

Bids for demolishing the structure on the recently purchased Shawood Lake island are due today, Thursday, September 25, at 2:00 p.m. The bids will be presented to City Council soon, with demolition anticipated in late fall.

- **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. The restrooms will remain closed until such time as the repairs have been completed. Signs and barricades have been posted at each of the restroom doors and Port-A-Johns have been placed, including a handicap accessible unit.

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***

- **North Eight Kitchen & Cocktails** (Former Border Cantina) – Novi Road north of Eight Mile
New restaurant by the owners of Benstein Grille in Commerce. Modified site plan with building additions and remodel has been approved by Planning Commission and Zoning Board. Interior Demolition work has commenced as of September.

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. *All interior work has been completed and approved, a TCO has been issued as of late September due to a small number of outstanding sitework items to be completed.*
*Estimated Completion Date: ~~Summer~~ **Fall 2025***

Frequently Asked Questions:

None at current

Road Report

A publication of the Road Commission for Oakland County for public officials serving Oakland County

www.rcocweb.org

Road agencies, communities show up at funeral to honor RCOC employee killed in tragic workzone crash

An amazing show of support took place during the Aug. 2 funeral for Road Commission for Oakland County (RCOC) employee Cedric Jones: In addition to RCOC, the Michigan Department of Transportation (MDOT), 13 other county road agencies and 10 municipalities sent staff and trucks to the event.

Jones was killed July 23 while on the job, working on Orchard Lake Road in Farmington Hills, when a motorist crossed the Orchard Lake median and hit the RCOC crew. RCOC employees Robert Dinkins and George Thomas were seriously injured in the incident.

"This event was a terrible tragedy. Words cannot express my thoughts for Mr. Jones' family," stated RCOC Managing Director Dennis Kolar. "The show of support at the funeral was amazing, and I hope that helped convey



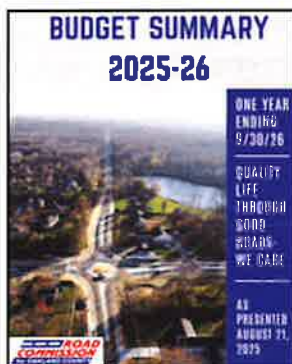
Drone photos show the trucks lined up hours before the service started at Second Ebenezer Baptist Church in Detroit.

RCOC 2026 budget comes in at \$193.4 million

The Road Commission for Oakland County (RCOC) Board was expected to approve the agency's \$193.4 million fiscal year 2026 budget on Sept. 25.

The budget represents about a \$15.7 million increase from the 2025 budget of \$177.7 million. The 2026 budget increase is primarily due to increases in federal road funds, state road funding and local government contributions.

The proposed budget is available to review on the RCOC website, www.rcocweb.org (click on the "Financials" button on the home page, select the "RCOC Budget Summary" item and click on "2025-26 Budget").



The federal funding level and the contributions from local communities fluctuate from year to year depending on the type and number of road projects conducted.

RCOC anticipates an increase in its largest source of revenue — state road funds generated by the state fuel taxes, vehicle-registration fees and income tax — for

the coming year. The agency expects to receive about \$132 million in state road funding in fiscal year 2026, up from the \$122.3 million budgeted in 2025 and that has remained stagnant since 2022.

The state dollars are RCOC's main funding source for operations.

CONT'D ON PAGE 2 — SEE **BUDGET**

What's Inside

RCOC Managing Director hits 40 year milestone . . .2

RCOC 2026 road project list3

Cameras show projects in real time3

How to contact RCOC . . .4

RCOC managing director hits 40-year milestone with agency

For many of us, racking up one, five, 10 or 20 years at the same employer may seem daunting. But Road Commission for Oakland County (RCOC) Managing Director Dennis Kolar was just getting started at 20 years.

On June 26, the RCOC Board recognized Kolar's 40th anniversary at the agency. He started in 1985 after six years with the Michigan Department of Transportation (MDOT).

As a point of reference, some noteworthy events happening in 1985, in addition to Kolar's hiring by RCOC, included President Ronald Reagan's second-term inauguration, the Live Aid concert to address famine in Ethiopia and the release of the "We Are the World" song, the release of Microsoft Windows 1.0, Mikhail Gorbachev was named the new leader of the Soviet Union (yes, the Soviet Union still existed), the domain-name system for the internet was created, Coca-Cola released the ill-fated "New Coke" and

DNA was used for the first time to help solve a criminal case.

Meanwhile, back in Beverly Hills, Michigan, Kolar, a graduate of Lawrence Technological University with a degree in civil engineering, was hired as a civil engineer (CE) I. While it took him the next 27 years to make it to the managing director's office, Kolar filled a number of other roles en route to the top spot.

Those positions included CE II, CE III, design engineer (head of the Design Division of the Engineering Department), maintenance operations engineer in the Highway Maintenance Department, director of the Central Operations Department, Director of the Highway Maintenance Department, deputy managing director and, finally, in 2012, managing director.

In honor of his reaching the 40-year milestone, the RCOC Board presented



RCOC Board Chairman Eric McPherson, left, and Vice Chair James Esshaki, right, present Kolar with the resolution of tribute.

Kolar with a resolution of tribute, recognizing his numerous contributions to the agency over four decades. In addition to noting his history with the agency, the resolution notes that Kolar is highly respected among RCOC's peer agencies and is frequently called upon statewide for his expertise.

BUDGET — CONT'D FROM FRONT

RCOC anticipates receiving \$28.3 million in federal funding in FY 2026 (compared to \$28.2 million for the current year), \$800,000 in interest revenue (no change from the current year) and \$11.6 million in local government contributions (compared to \$10.1 million for the current year).

The remaining revenue making up the budget comes from RCOC's contract with the Michigan Department of Transportation (MDOT) to maintain state highways in the county (\$14 million, up slightly from the current year) and fees and other revenues (\$2.8 million, about the same as received for the current year).

The 2026 budget includes nearly \$62 million in annual contributions toward

safety-focused road-improvement projects to be constructed in 2026 and future years (this is not the total cost for these projects - some costs were included in the current year's budget or will be included in the 2027 budget where projects were expected to be carried over from 2025 into 2026 or will be carried over from 2026 into 2027); \$38.1 million for road maintenance efforts such as pothole patching, gravel road grading and salting and plowing in the winter; and \$18.1 million for maintaining traffic signs, signals, pavement markings and guardrails among other activities.

The remainder of the budget is dedicated to operating expenses, including customer services, vehicle maintenance, staff wages, buildings and grounds and administration.

"The 2026 budget is more than just numbers -- it's a step toward better, safer roads," noted RCOC Board Chair Eric McPherson. "We're not just maintaining what we have; we are building a future-ready road network that supports Oakland County's growth and prosperity," McPherson added.

RCOC Vice Chair James Esshaki concurred. "The proposed budget reflects a continued focus on fiscal accountability and transparency while supporting road and safety needs across the county."

Managing Director Dennis Kolar agreed. "Everything we do starts with safety," he noted. "And this budget puts that commitment front and center."

The complete list of 2026 road projects included in the budget is on page 3.

TRUCKS — CONT'D FROM FRONT

to the family how many people are thinking about them."

RCOC sent nine trucks to the funeral.

At the funeral, all the trucks lined up in the church's parking lot, and then, after the service, the trucks lined the street outside the church, and all the drivers and staff members stood beside their trucks, hands on their hearts, as a sign of respect as the hearse and the family's vehicles drove by.

"I was very impressed by the outpouring of support by our staff and the staff

members of all the other agencies and municipalities that participated," Kolar said, noting that all those in attendance volunteered their time to be there.

Many of the organizations represented sent multiple trucks to the event, resulting in more than 45 total road-agency or municipal vehicles in the procession that joined Jones' hearse and family vehicles following the funeral.

In addition to RCOC and MDOT, the county road agencies represented at the event were from the following counties: Berrien, Genesee, Ionia, Kalamazoo,

Kent, Lapeer, Livingston, Macomb, Montcalm, Muskegon, Washtenaw, Wayne and Van Buren.

The cities and townships participating were: Ann Arbor, Bloomfield Township, Detroit, Farmington, Farmington Hills, Grand Rapids, Kentwood, Rochester Hills, Walker and Wyoming.

"Thank you to all those agencies and municipalities that joined us in honoring Cedric Jones," Kolar stated. "We were humbled by the incredible outpouring of support. I'm sure Mr. Jones' family was very moved."

2026 RCOC Road Improvement Program (RIP)

Below is the 2026 Road Commission for Oakland County (RCOC) Road Improvement Program (RIP) list of projects to be constructed in 2026. The project costs listed are the estimated contractor payments for the projects and do not include costs such as right of way acquisition, preliminary engineering and construction engineering.

Repair, Rehabilitate & Resurface (repair road base and add 3 to 4 inches of new asphalt)

• 12 Mile Road, Orchard Lake to Autumn Ridge in Farmington Hills	\$ 3.8 million
• 12 Mile Road, Novi to Farmington in Novi and Farmington Hills	\$ 8.5 million
• Greenfield Road, Lincoln to 12 Mile in Southfield, Berkley and Oak Park	\$ 4 million
• Novi Road, 8 Mile to 9 Mile (two-year project started in 2025) in Novi and Northville	\$ 4.35 million
• Pontiac Trail, 9 Mile to the CSX railroad tracks in South Lyon and Lyon Twp.	\$ 11.6 million

Intersection Improvement

• Wixom/Duck Lake/Sleeth intersection (construct roundabout) in Milford and Commerce townships	\$ 2.7 million
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Pave Gravel

• Pontiac Lake Road, Margie to Kingston in White Lake Twp.	\$3.5 million
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Bridge Replacements

• Deerhill Street over Deer Lake Creek in Independence Twp.	\$ 1.8 million
• Edgemoor Street over the Clinton River in Waterford Twp.	
• Emburke Street over the Clinton River in Waterford Twp. (removing existing bridge and replacing with pedestrian bridge; Edgemoor and Emburke bridges will be bid as one project)	\$ 3.3 million

Bridge Rehabilitations

• 14 Mile Road over the Rouge River in Franklin and Bloomfield Twp.	
• Franklin Road over the Rouge River in Franklin and Bloomfield Twp.	
• Inkster Road over the Rouge River in Bloomfield Twp. and West Bloomfield Twp. (all three bid as one project)	\$ 3.2 million

Culverts

• 10 Mile Road over the Rouge River in Farmington Hills	\$ 1.5 million
• Avonlea Street over the Huron River in White Lake Twp.	\$ 2.2 million
• Heatherwood Street over the Huron River in Commerce Twp.	\$ 1.1 million
• Walnut Lake Road over the Rouge River in West Bloomfield Twp.	\$ 1.3 million

Total annual estimated construction costs for projects to be constructed in 2026: **\$52,850,000**

Work zone cameras provide public with real-time views of two Road Commission culvert-replacement projects

Anyone interested can now watch the status of two ongoing Road Commission for Oakland County (RCOC) culvert-replacement projects through real-time work zone cameras: Pontiac Trail just west of Old Wixom Road in Wixom and Wise Road over the Huron River in Commerce Township.

The cameras take photos of the projects every 15 minutes from approximately 7 a.m. to 7 p.m. Contractor crews are expected to work on the projects most days, excluding during inclement weather and Sundays.

Viewers can follow the construction progress on the RCOC website (www.rcocweb.org). Click on the "Road Projects" icon on the website home-page and scroll down to Road Construction Cameras to find the links to the cameras. Site visitors can view project photos or time-lapse series that combine all



The view of the Wise Road culvert project from the work zone camera.

images taken in succession.

RCOC will produce a compilation of all photos after the projects are completed.

ROAD COMMISSION for OAKLAND COUNTY

**31001 Lahser Road
Beverly Hills, MI 48025**



Water continued to pour over the road following the July 16 torrential rainfall washed out a portion of the road.

Severe July flooding washed out part of Orion Road; road now repaired and re-opened

The Rochester Hills and Oakland Township area breathed a collective sigh of relieve on Aug. 18, when the Road Commission for Oakland County (RCOC) reopened Orion Road at Dutton Road on the border of the two communities following emergency repairs after part of the road was washed away in flooding on July 16.

The flooding also damaged three utility services buried in the area washed away. To re-open the road, RCOC had to backfill the large area washed away and then repair the road. The utility companies had to replace their services in the washed out area, including a gas line, water line and fiber optic line.

As part of its emergency work at the site, RCOC repaired a culvert under the road and backfilled the area washed away by the flooding. The repaired section was repaved, new guardrail installed and new pavement markings were placed. In all, the emergency

work cost RCOC an estimated \$165,000.

The road was reopened as soon as the utility work and additional minor road repairs (the result of utility cuts in the pavement necessary for the work) were completed.

"We appreciate the public's patience as we worked to make the emergency repairs to this road following the unexpected flooding," RCOC Managing Director Dennis Kolar stated. "We know this was an inconvenience, and we and the utility companies did everything we could to get the work done as quickly as possible."

The flooding was caused by the record rainfall in the area on July 16, which was considered a 200-year rain event, meaning the area is expected to see that much rain in that amount of time only every 200 years or so. Other parts of the county and region received far less rain on July 16.

Contacting RCOC

If your constituents need information about a road project or want to report a pothole, traffic-signal concern or other road issue, they should call RCOC's **Department of Customer Services** toll free at:

(877) 858-4804

OR

Fill out a report via the RCOC Web site:

www.rcocweb.org

ROAD REPORT

*Road Report is published quarterly by the Road Commission for Oakland County. Have a question or comment about **Road Report**? Call Senior Communications Manager Craig Bryson at (248) 645-2000, ext. 2202.*

Board of Road Commissioners:

Eric McPherson, Chair

James Esshaki, Vice Chair

Vacant, Commissioner

Dennis G. Kolar, PE, Managing Director

*Gary Piotrowicz, PE, PTOE,
Deputy Managing Director/
County Highway Engineer*