



City of Rochester Hills  
AGENDA SUMMARY  
FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

---

Legislative File No: 2020-0298 Version 2

**TO:** Mayor and City Council Members

**FROM:** Ken Elwert, CPRE, Director of Parks and Natural Resources

**DATE:** February 22, 2021

**SUBJECT:** Approval of Amendment Change/Addition to Scope of Work for Development and Construction of Playground at Innovation Hills Project

---

**REQUEST:**

City Council is requested to authorize an increase to the contract/blanket purchase order, as well as approve an amendment to add additional scope of work to this contract for the design, fabrication/construction, and installation of a unique entrance to the Development and Construction of the Playground at Innovation Hills Project in the amount not to exceed \$175,000.00 for a new total not-to-exceed contract amount of \$3,876,255.07 to T.R. Pieprzak Co., Inc., China Township, MI and further authorizes the Mayor to execute a contract addendum on behalf of the City.

**REASON FOR PURCHASE:**

During our final review of ordering playground equipment and fencing, we realized we had an opportunity to develop a unique and remarkable entranceway to the playground, providing a rare experience for visitors. The entrance we envision will be a hallmark of the landscape at Innovation Hills, immediately visible from the point of entry to the park. It will also build on our vision for the park to be a one-of-a-kind destination in SE Michigan, if not the entire State, and contribute to the quality of life our residents have come to love about the City.

The concept shown below depicts a custom tree tunnel entranceway that ties into the two-story treehouse that will be a dominant feature within the playground. Other designs are being considered, as well.



Given our current state of construction, and the overwhelmingly positive community response that Innovation Hills has received, now is the time to consider this enhancement.

City Council awarded the contract for the Development and Construction of Playground at Innovation Hills at their August 10, 2020 meeting. The playground is progressing as scheduled. If authorized, this custom piece will take 12 to 14 weeks to construct and install, still allowing for a summer playground opening.

The City is requesting City Council to approve an amendment that will increase the contract amount in the amount of \$175,000.00. T.R. Pieprzak Co., Inc., working with Spalding DeDecker and City staff, will engage multiple playground vendor designs and bids to complete the entrance based on the playground site requirements. The selected subcontractor will be selected on their ability to perform the work, within the timeline and budget established at the overall lowest cost.

Since the approval of the Playground contract in August of 2020, the City has obtained additional funding for playground items, including a \$30,000 donation from the Rochester Rotary Club and a \$40,000 donation from the Modetz family. In addition, to help fund this project the City is developing a spring fundraising drive called "Public Spaces, Community Places" through the Michigan Economic Development Corporation (MEDC) that has the potential to raise \$100,000 (\$50,000 through crowd funding and a \$50,000 matching grant from MEDC). Lastly the City is very close to securing a six figure donation to support other park elements, which not only helps with overall park development funding but also continues to show the tremendous support our community has for this park.

**PROCESS:**

**Vendor Name and Address:**

T.R. Pieprzak Co., Inc.  
6267 St. Clair Highway  
China Township, MI 48054

**Reason for Selection:**

Best Value

**Method of Purchase:**

Contract/Blanket Purchase Order

**BUDGET:**

The Entranceway for the Innovation Hills Playground is not included in the FY 2021 current project Budget.

If approved by City Council, a 2<sup>nd</sup> Quarter Budget Amendment shall be presented to increase the Innovation Hills Playground project expense budget by \$175,000 with an offsetting transfer-in to the Facilities Fund (631) from the Capital Improvement Fund (420) to fund the additional expense.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.974000	Land Improvement	\$0	\$175,000	(\$175,000)

**RECOMMENDATION:**

It is recommended that City Council authorize an increase to the contract/blanket purchase order, as well as approve an amendment to add additional scope of work to this contract for the design, fabrication/construction, and installation of an entranceway to the Development and Construction of Playground at Innovation Hills Project in the amount not to exceed \$175,000.00 for a new total not-to-exceed contract amount of \$3,876,255.07 to T.R. Pieprzak Co., Inc., China Township, MI and further authorizes the Mayor to execute a contract addendum on behalf of the City.

---

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Supervisor of Procurement		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A

Document2